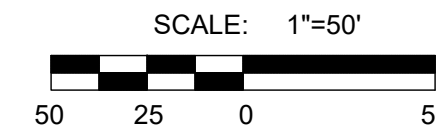


Where will snow be placed for snow removal?



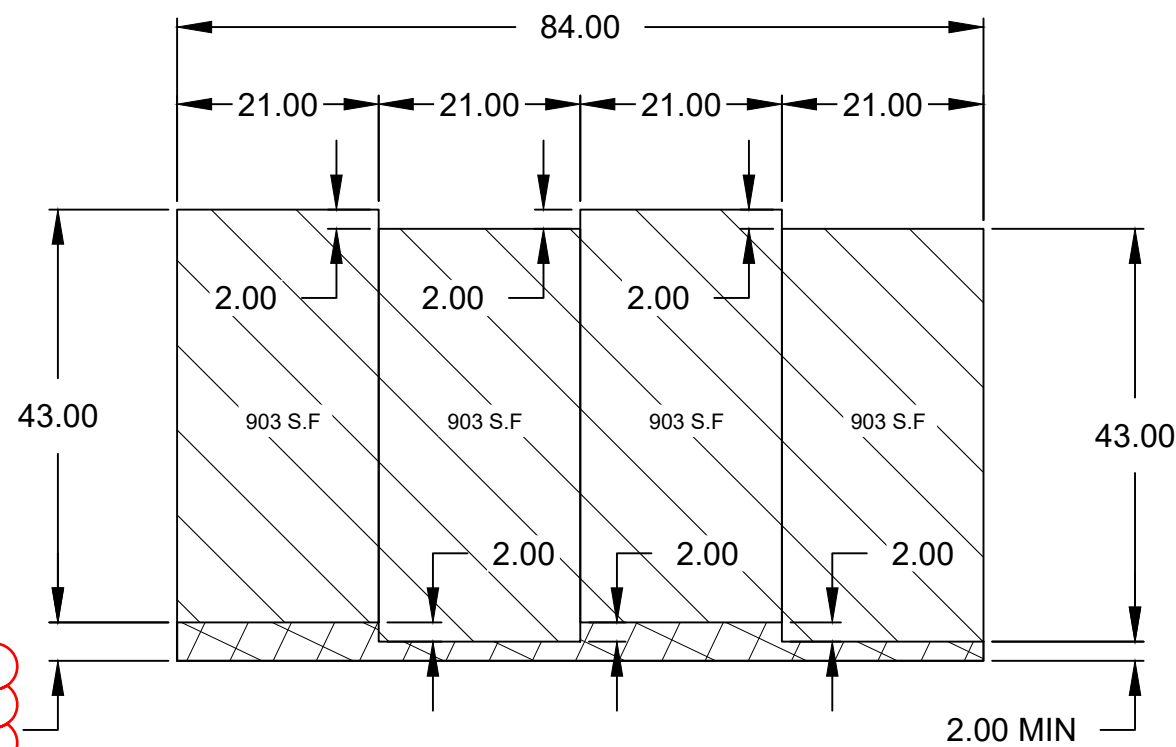
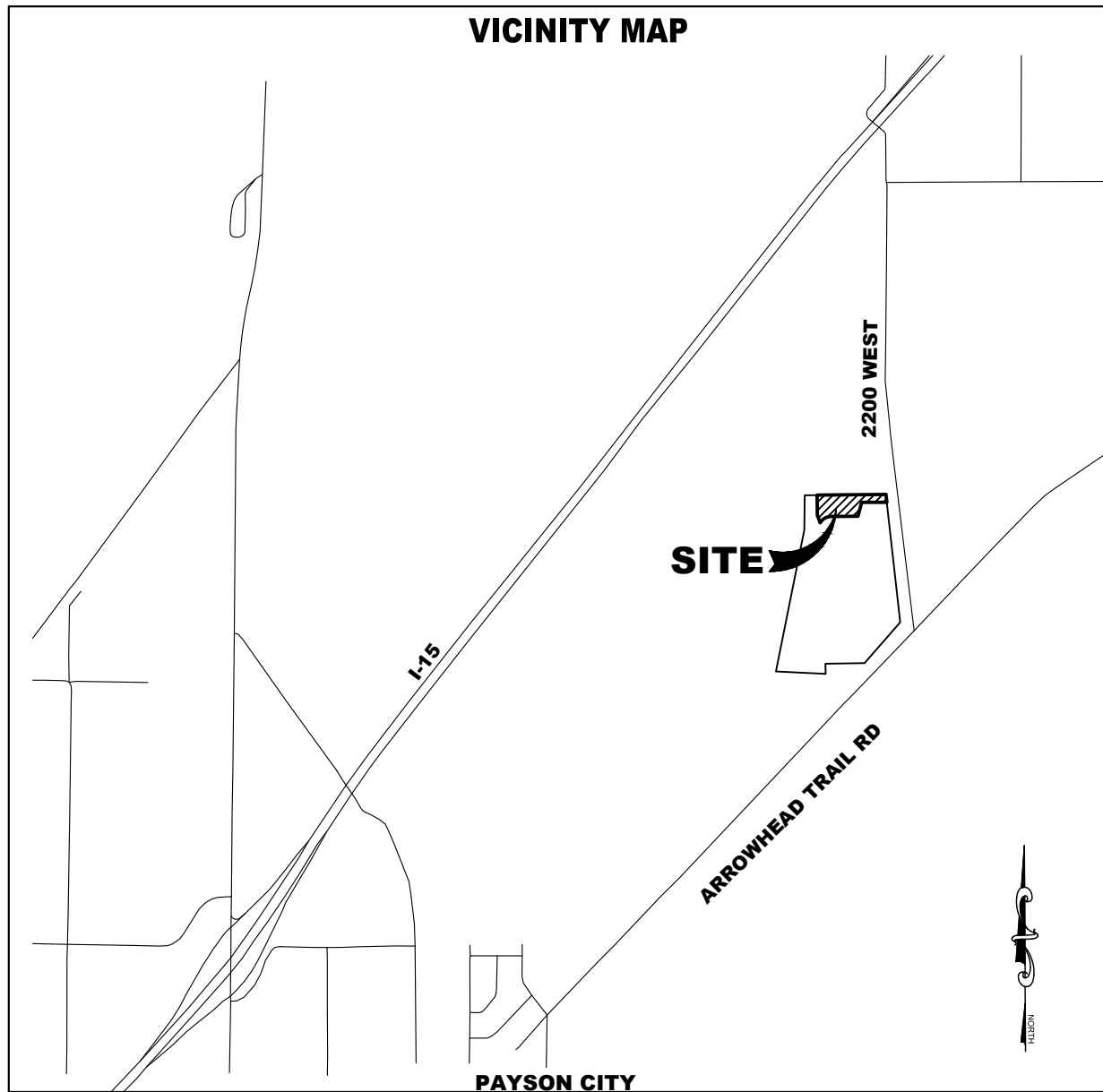
COVER

LEGEND

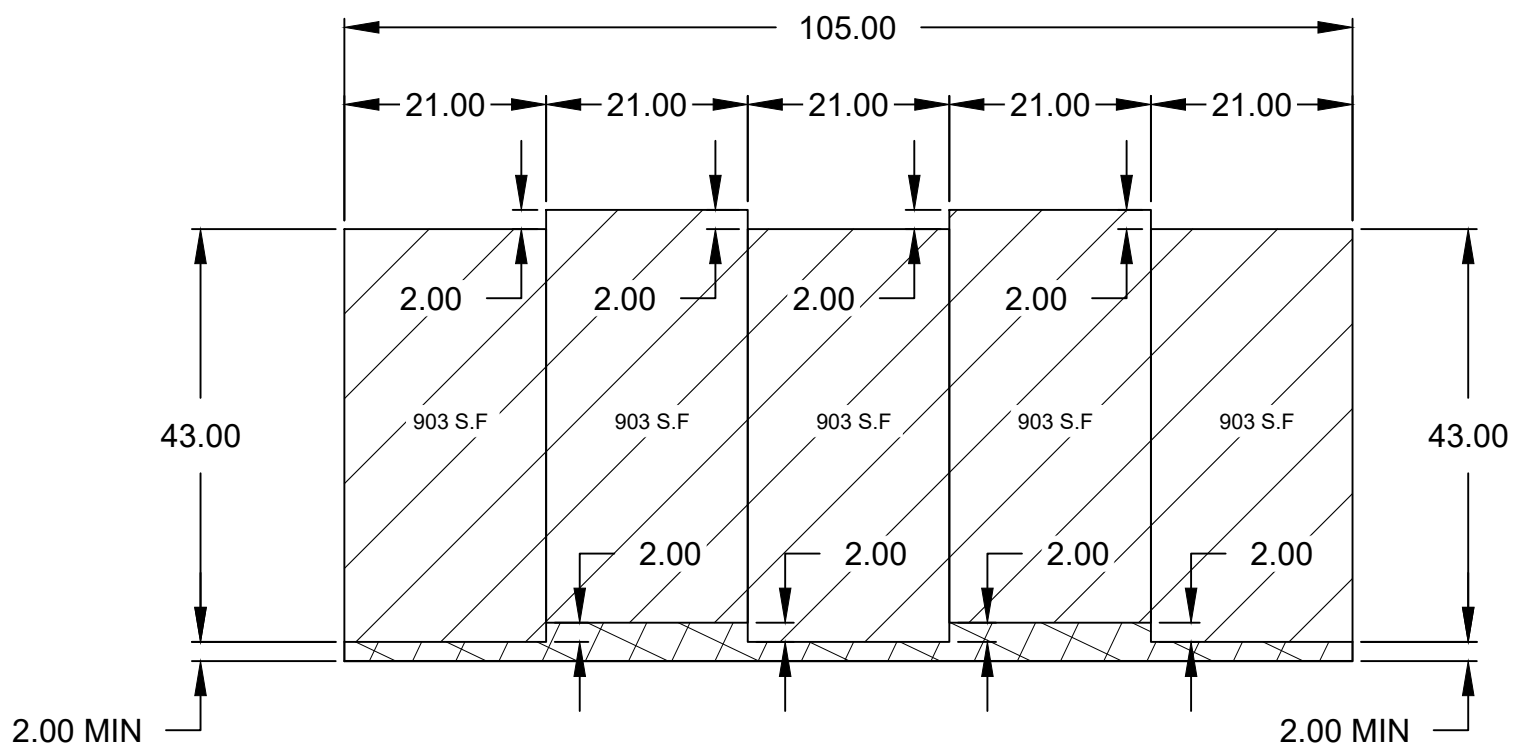
- BOUNDARY LINE
CENTERLINE
EASEMENT LINE
PROPOSED LOT LINE
PROPOSED STREET MONUMENT
LIMITED COMMON AREA
PRIVATE AREA
COMMON AREA (LESS PUBLIC ROADWAYS & LOTS 101-118)

NOTES

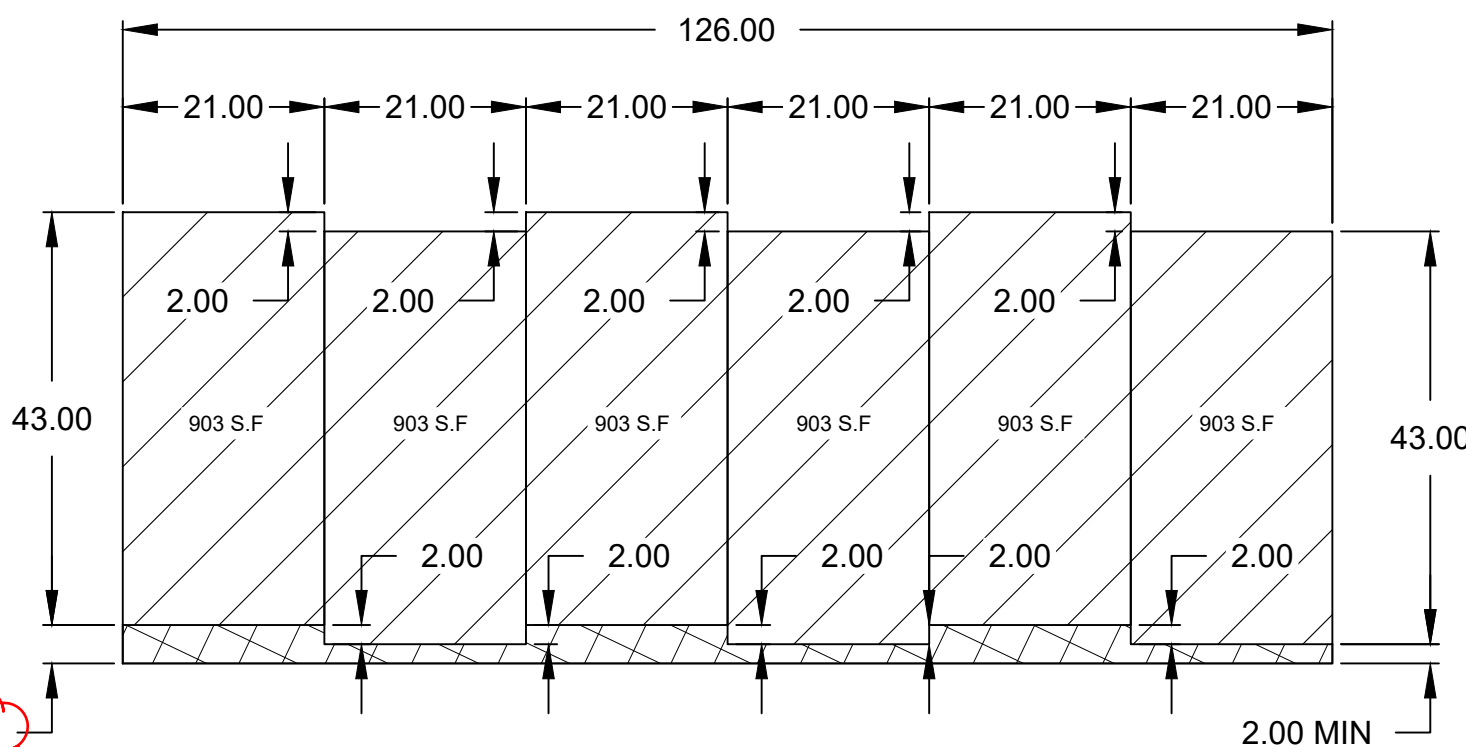
- ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY EARTHTEC DATED DECEMBER 19, 2017
- ALL OPEN SPACE AREAS TO SERVE AS PUBLIC UTILITY EASEMENTS.
- IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE PAYSON CITY DEVELOPMENT GUIDELINES AND ASSOCIATED STUDIES
- TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- REFER TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER
- DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED AS FAR FROM THE INTERSECTION AS PRACTICAL AND KEPT OUTSIDE OF THE SIGHT TRIANGLE DEFINED BY CITY ORDINANCE.
- BASEMENTS WILL BE RESTRICTED IN THIS PHASE DUE TO GROUNDWATER ISSUES.



LOTS 1229-1268



LOTS 1201-1210



LOTS 1211-1228

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____

PAYSON CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, A.D. 20____

PAYSON CITY ATTORNEY

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S0°28'54"E BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 3); THENCE N89°49'34"E 980.36 FEET; THENCE S07°04'00"E 61.44 FEET; THENCE S89°49'34"W 242.32 FEET; THENCE S07°03'03"E 12.41 FEET; THENCE S82°56'57"W 66.00 FEET; THENCE S07°03'03"E 153.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 18.64 FEET WITH A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 97°03'59", CHORD: S41°28'56"W 16.49 FEET; THENCE N89°59'08"W 643.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 83.51 FEET WITH A RADIUS OF 77.00 FEET THROUGH A CENTRAL ANGLE OF 62°08'29", CHORD: S58°56'38"W 79.48 FEET; THENCE N76°09'58"W 75.71 FEET; THENCE N03°53'16"W 21.51 FEET; THENCE N38°51'16"W 31.64 FEET; THENCE N54°31'55"E 22.75 FEET; THENCE N01°58'10"W 15.10 FEET; THENCE N08°24'38"W 71.85 FEET; THENCE N21°16'29"W 7.72 FEET; THENCE N11°02'08"W 59.19 FEET; THENCE N23°56'08"W 60.73 FEET; THENCE N89°46'48"E 147.81 FEET TO THE POINT OF BEGINNING.
CONTAINS: ± 5.03 ACRES.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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. 20____

APPROVED BY _____

APPROVED _____
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "L"

VILLAGES AT ARROWHEAD PARK

SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

PAYSON

UTAH COUNTY, UTAH

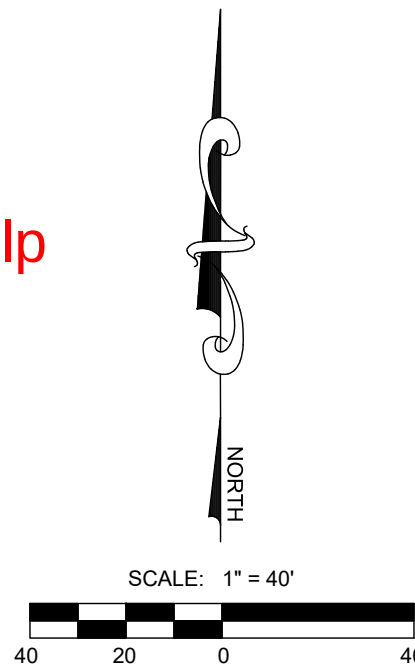
SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

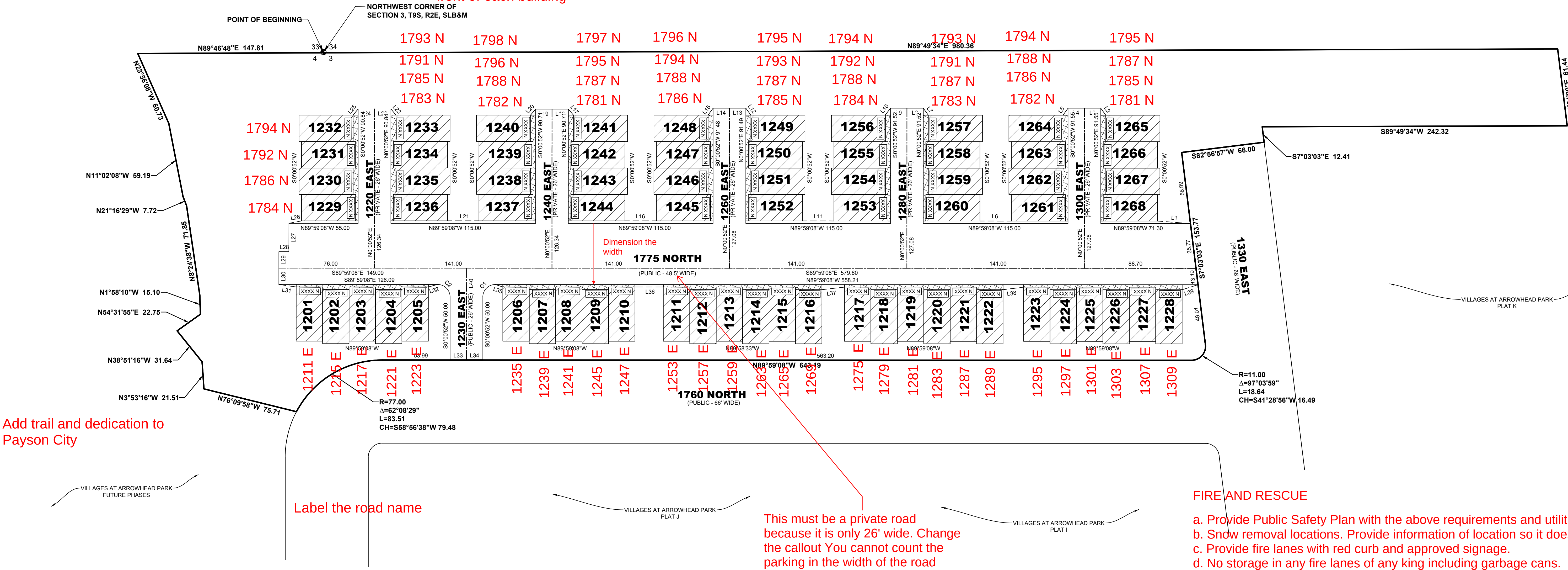
COUNTY-RECORDER SEAL



I feel it would be better to name these different clusters at arrowhead due to the response issues we are having at this development. Example this could be named "Northfield", just something that will help first responders understand which part of the development we are responding to. Travis's building numbers would also help.

The addresses are going to be a large problem for the post office and for the home owners. All of these buildings are all at the same location with only the street name being different and mail will be delivered to the wrong home and address because they are all the same. Do you want to call them Building 1 and Units 101-104, Building 2 and Units 201-204, etc? Public Safety should also review these with the developer.

This would be better for Public Safety. Otherwise they will need to list address range in the front of each building



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S85°38'09"E	26.37
L2	S35°46'55"E	6.85
L3	S89°59'08"E	13.00
L4	S89°59'08"E	13.00
L5	S35°46'26"W	6.84
L6	N89°59'08"W	25.00
L7	S35°55'10"E	6.82
L8	S89°59'08"E	13.00
L9	S89°59'08"E	13.00
L10	S38°12'51"W	6.96
L11	S89°57'39"E	25.00
L12	S36°04'45"E	6.79
L13	N80°00'00"E	13.00
L14	N90°00'00"E	13.00
L15	S36°08'26"W	6.78
L16	N89°59'08"W	25.00
L17	S40°21'02"E	6.18
L18	S89°59'08"E	13.00
L19	S89°59'08"E	13.00
L20	S40°35'42"W	6.20

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S89°59'08"E	24.97
L22	S39°35'08"E	6.28
L23	S89°59'08"E	13.00
L24	S89°59'08"E	13.00
L25	N39°19'51"E	6.31
L26	N78°58'42"E	10.19
L27	S0°00'52"W	22.50
L28	N89°59'08"W	7.99
L29	N0°00'52"E	13.00
L30	N0°00'52"E	13.00
L31	S81°44'22"E	13.94
L32	S74°40'42"W	7.56
L33	S89°59'08"E	13.00
L34	N89°59'08"W	13.00
L35	N71°07'14"W	6.19
L36	N89°59'08"W	22.54
L37	S83°38'29"W	18.02
L38	S83°01'19"W	16.43
L39	N72°24'39"E	13.23
L40	N0°00'52"E	73.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00	90°00'00"	15.71	S45°00'52"W 14.14
C2	10.00	90°00'00"	15.71	S44°59'08"E 14.14



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	PROPOSED LOT LINE
	PROPOSED STREET MONUMENT
	LIMITED COMMON AREA
	PRIVATE AREA
	COMMON AREA (LESS PUBLIC ROADWAYS & LOTS 101-118)

PLAT "L"

VILLAGES AT ARROWHEAD PARK

SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

PAYSON

UTAH COUNTY, UTAH

SCALE: 1" = 40'

SHEET 2 OF 2

Dumpsters must be used according to the Preliminary City Council approval and individual garbage cans are not allowed.

Snow removal must also be shown on a sheet where it will be piled and it cannot block the dumpster locations or be pushed out into the City ROW.

A note must be added to the cover sheet and plat that no Certificates of Occupancy will be given until the PI line in Arrowhead Trail Road is completed.

Add a note that all of the utilities are private in this phase once they leave the public ROW and will be owned and maintained by the HOA.

PROJECT SUMMARY

TOTAL ACREAGE	16.98 ACRES
TOTAL UNITS	70
LANE MILES	0.70
OPEN SPACE ACREAGE	3.62 ACRES
(ACREAGE IN WETLANDS)	2.06 ACRES
PI SIZE	8" Ø
WATER SIZE	8" Ø
SEWER SIZE	8" Ø

LEI

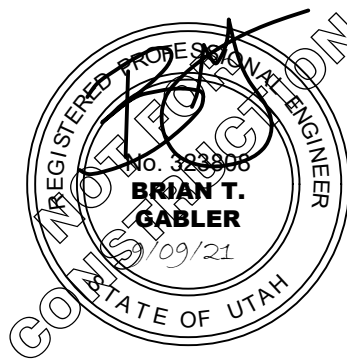
A Utah Corporation

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

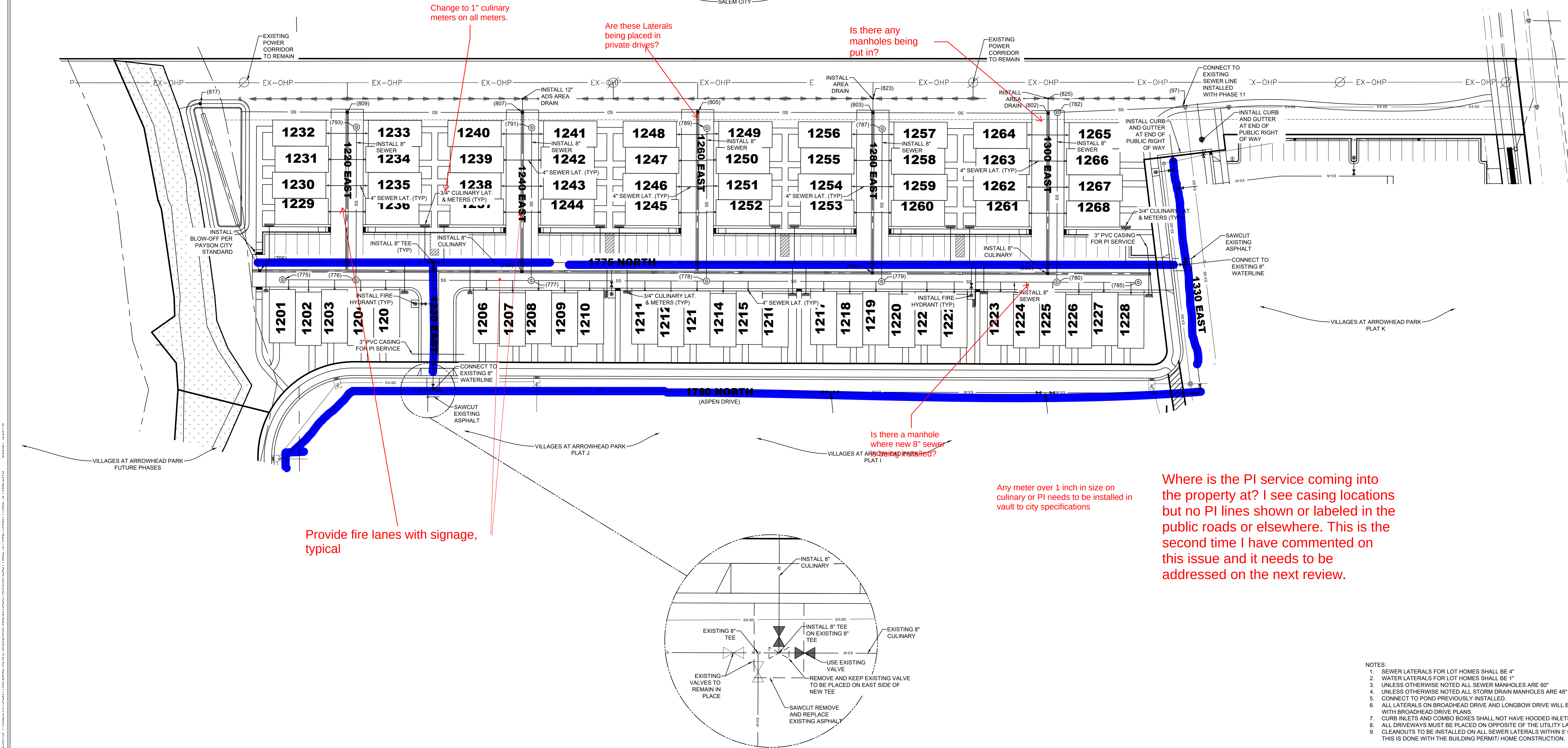


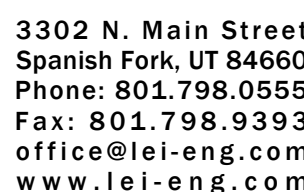
VILLAGES AT ARROWHEAD PARK PLAT L
PAYSON, UTAH
UTILITY PLAN

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

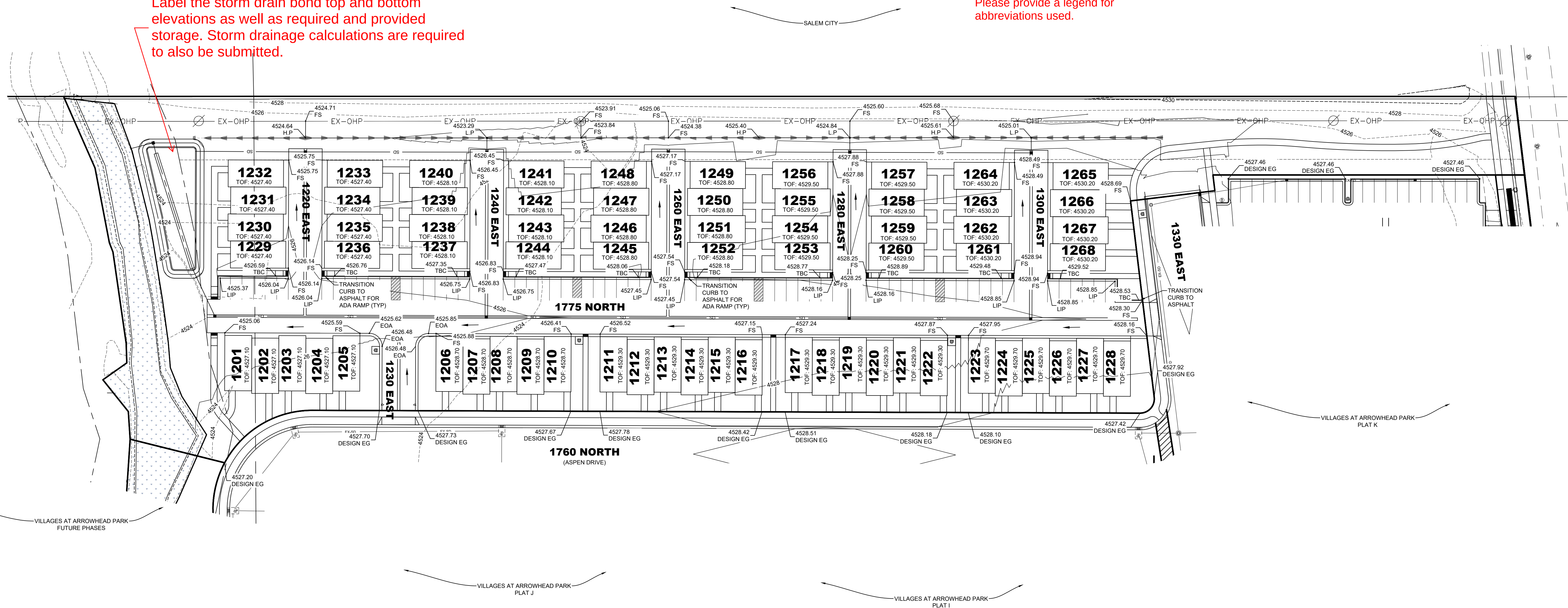
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DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=40'
DATE:	09/9/2021

SHEET
C-100





Please provide a legend for abbreviations used.



VILLAGES AT ARROWHEAD PARK PLAT L

PAYSON, UTAH

GRADING PLAN

REVISIONS	
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

DESIGNED BY:
BTG

SCALE:
1"=40'

DATE:
09/9/2021

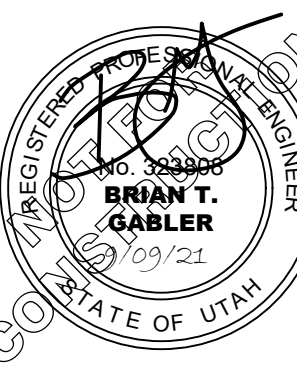
SHEET

C-200



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PLANNERS**

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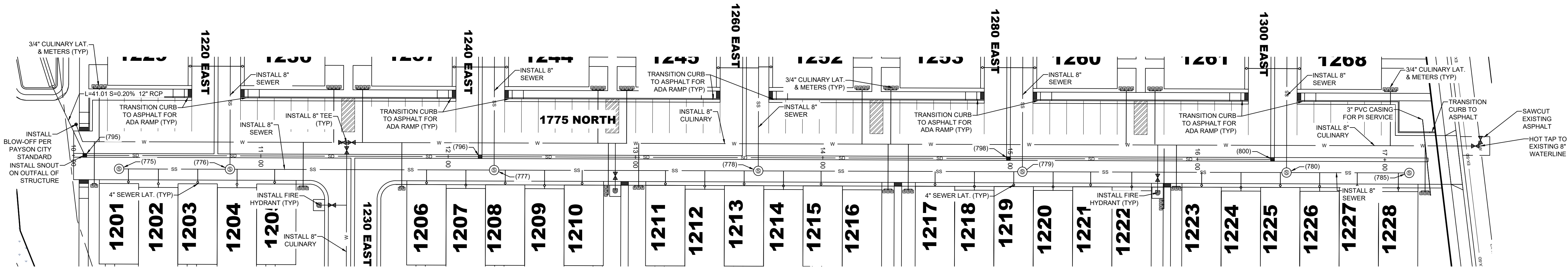
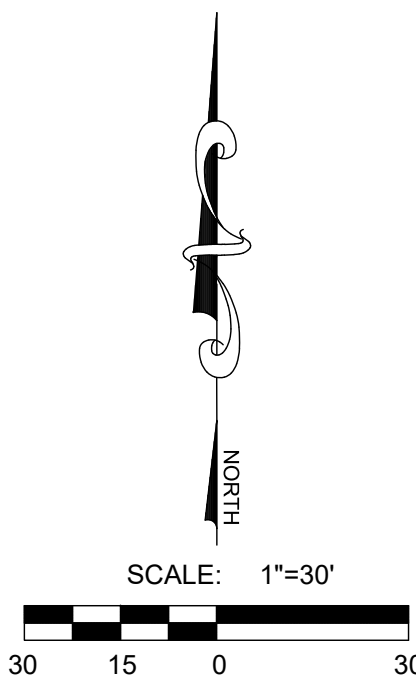


VILLAGES AT ARROWHEAD PARK PLAT L
PAYSON, UTAH
1775 NORTH PLAN AND PROFILE

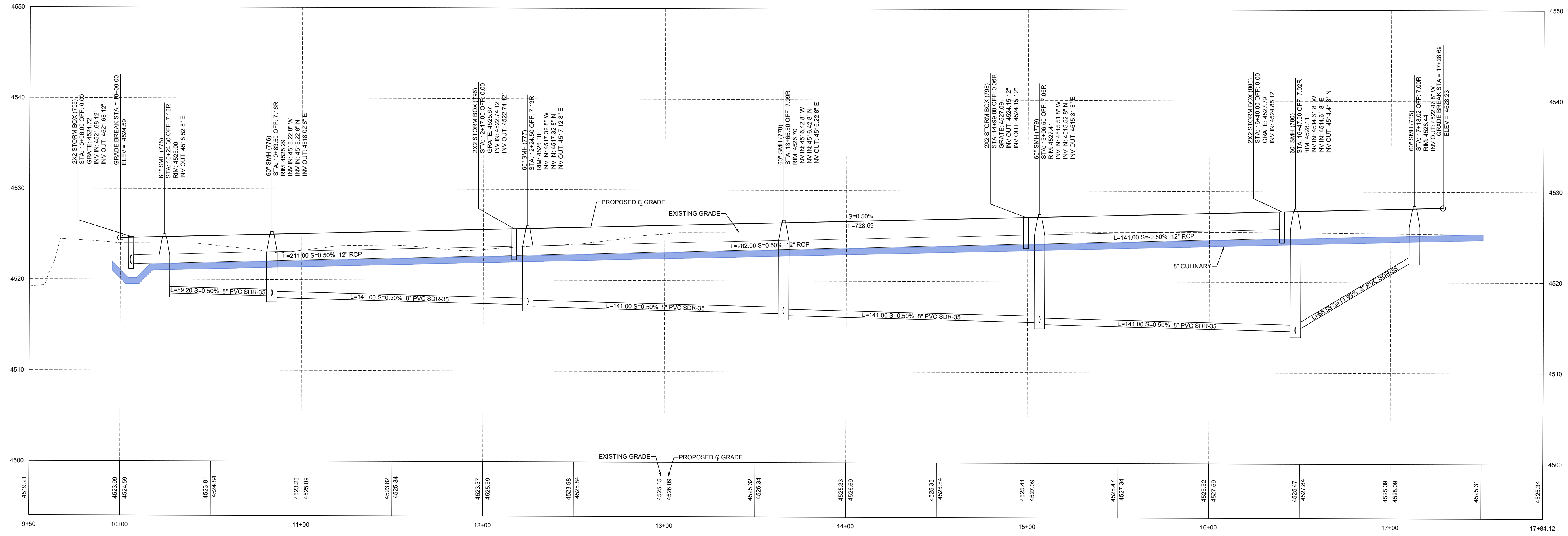
REVISIONS	
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2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
09/9/2021

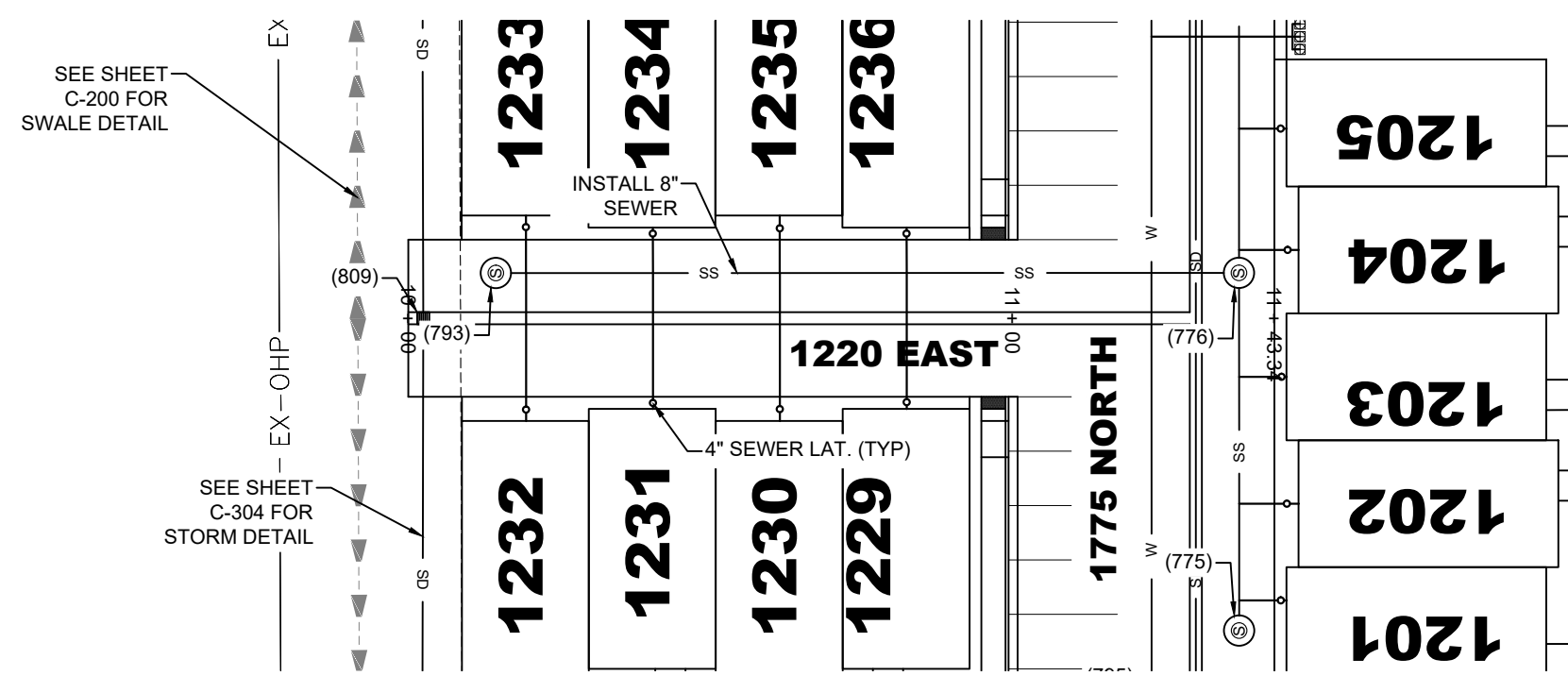
SHEET
C-300



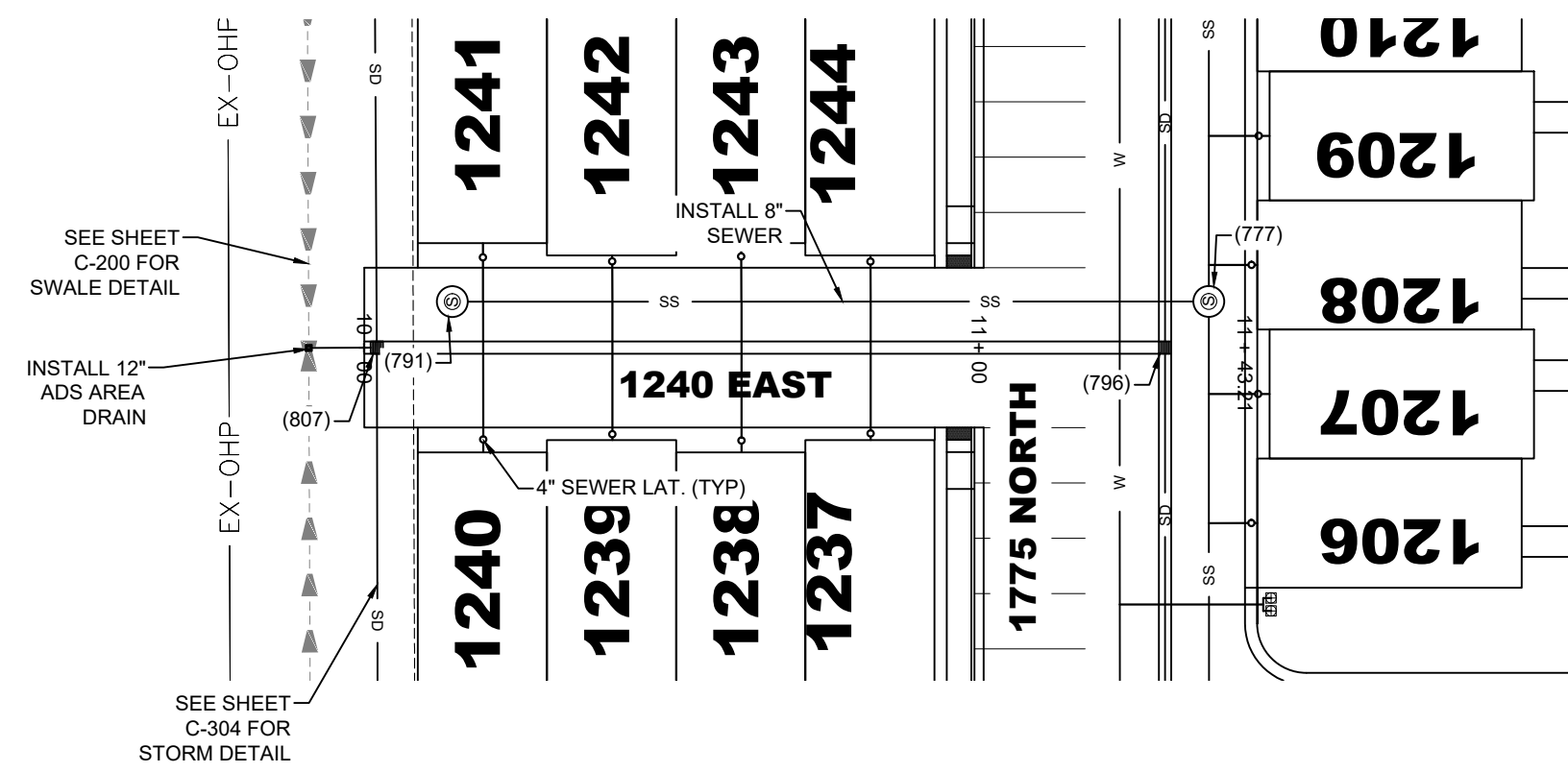
1775 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



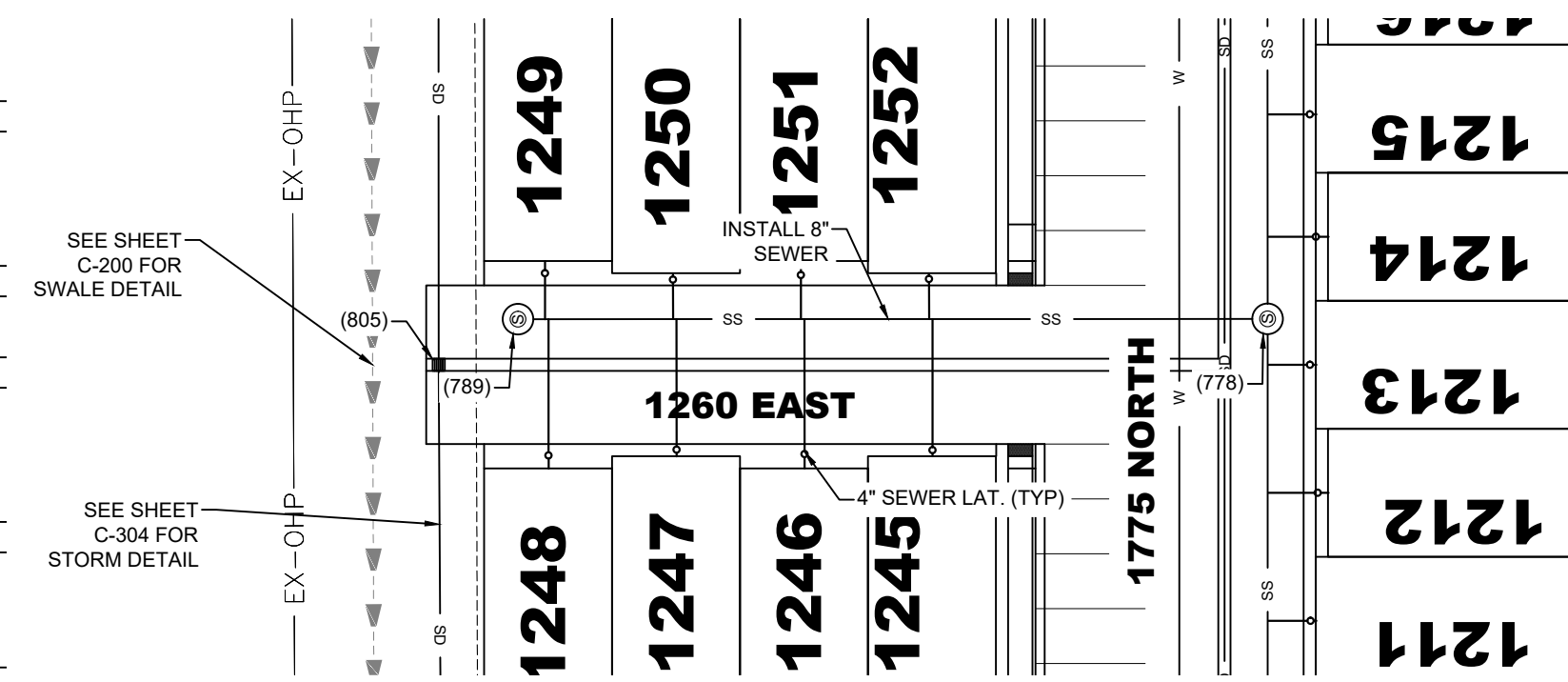
1775 NORTH PROFILE VIEW



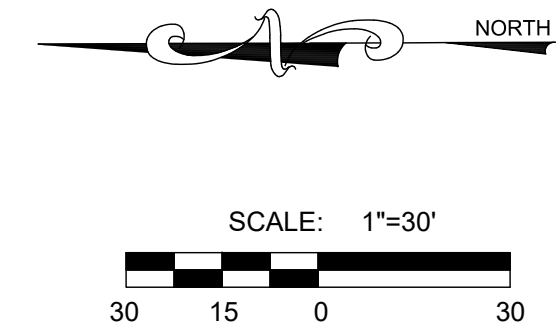
1220 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1240 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1260 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

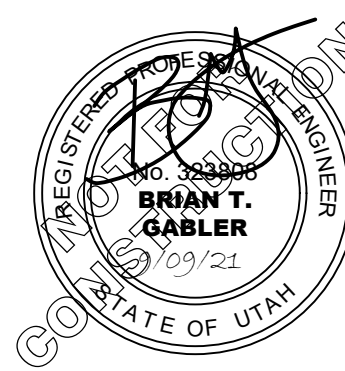


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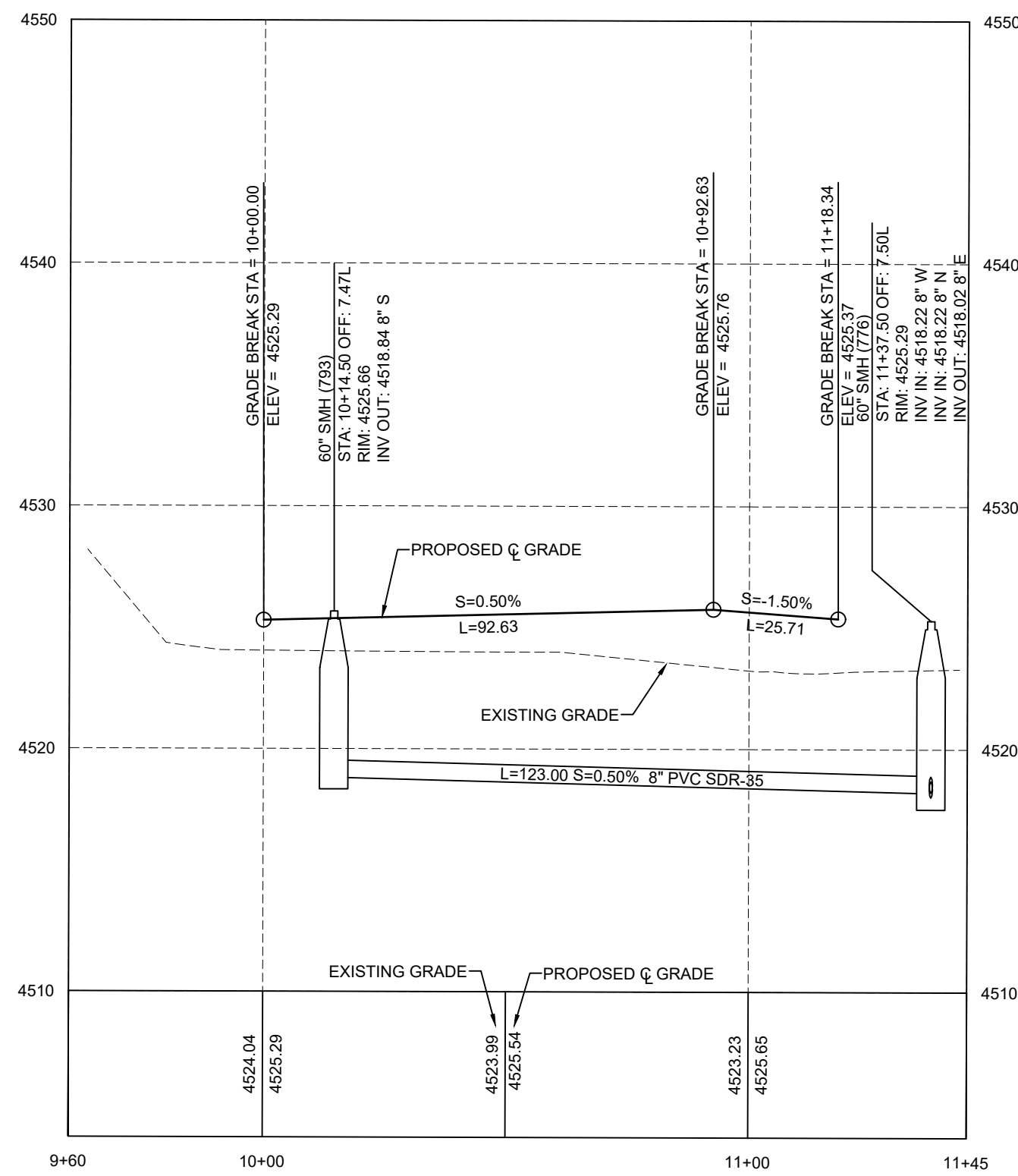
VILLAGES AT ARROWHEAD PARK PLAT L
PAYSON, UTAH
1220, 1240, AND 1260 EAST PLAN AND PROFILE

REVISIONS	
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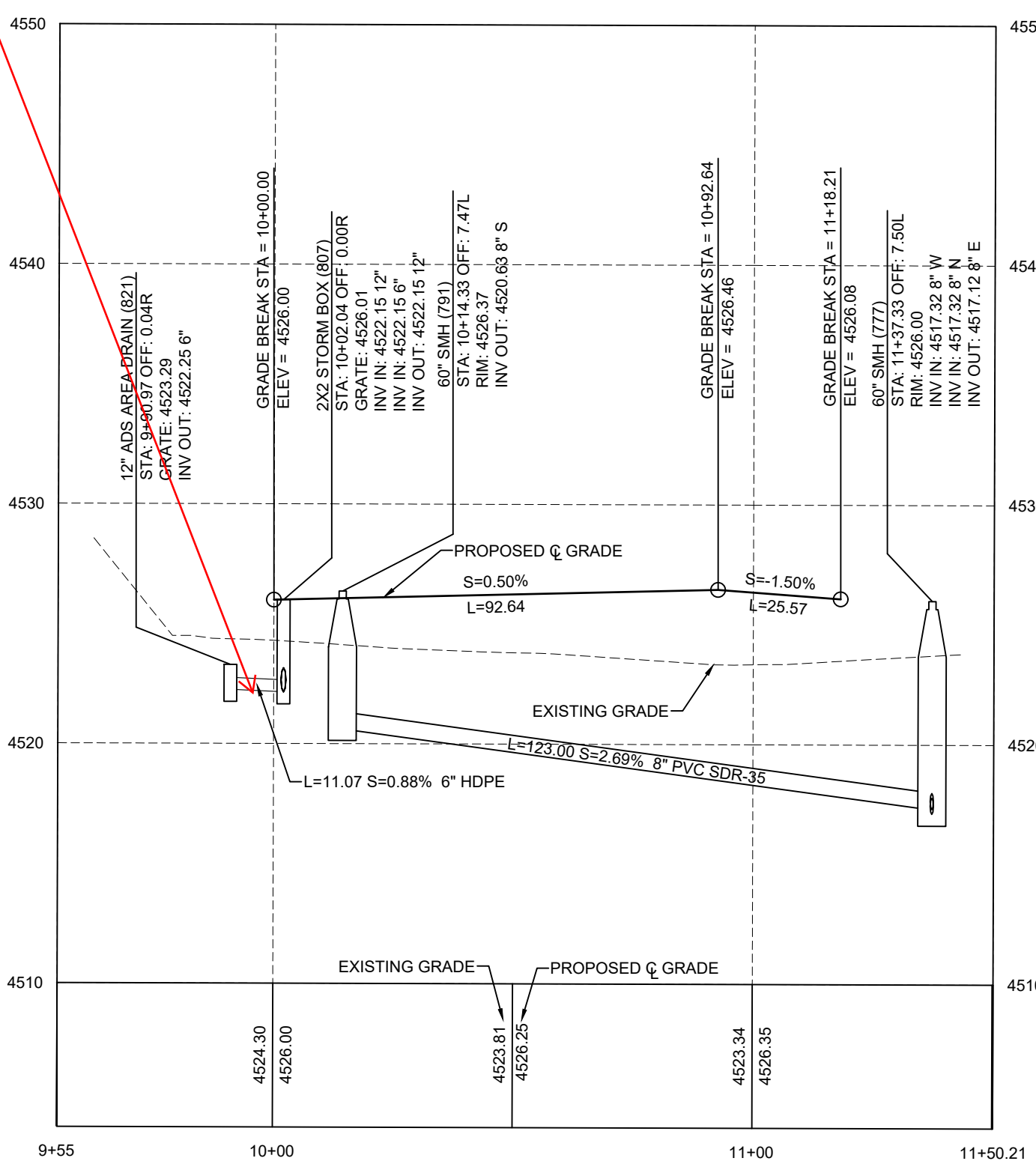
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2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
09/9/2021

SHEET
C-301

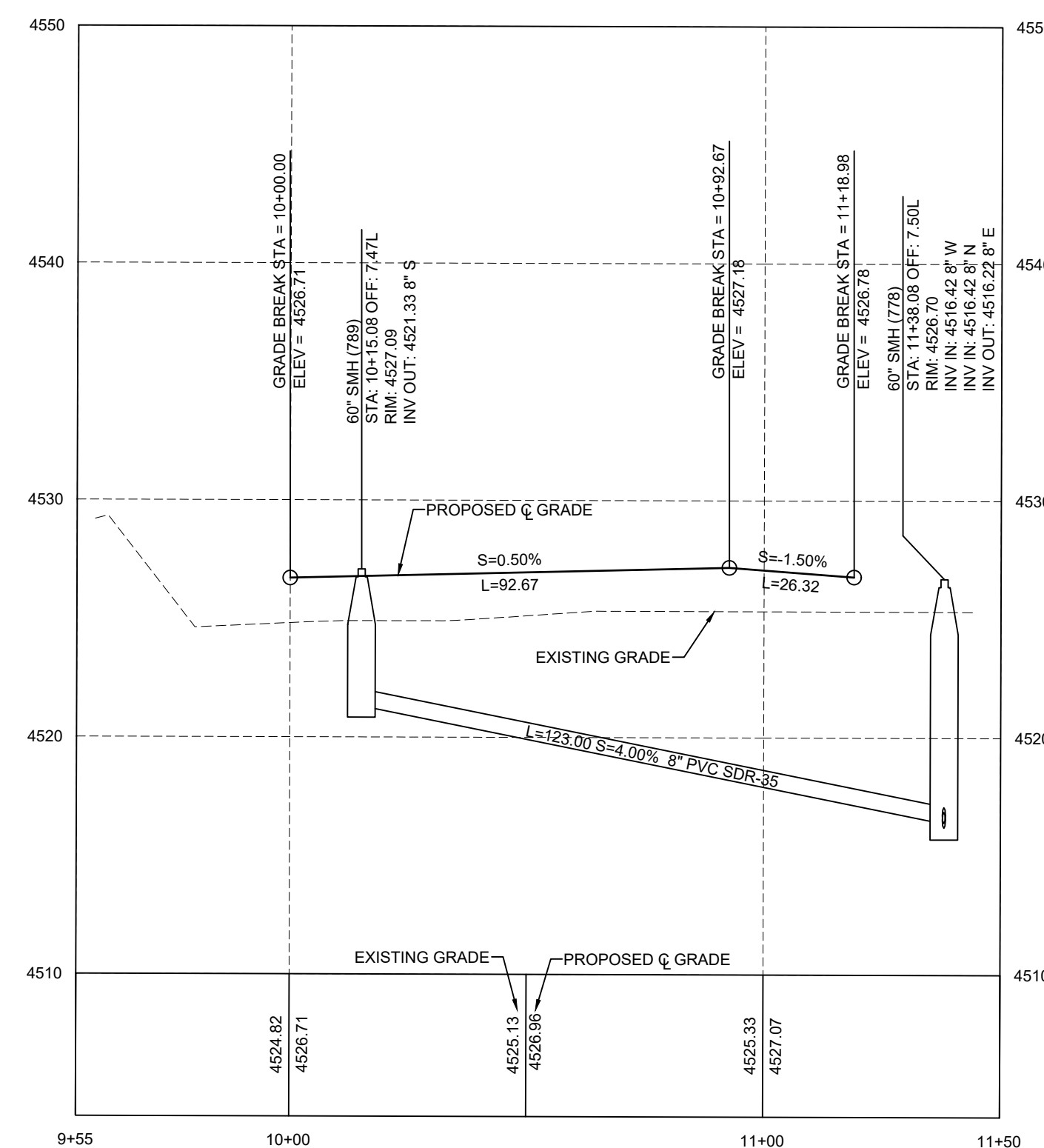
A 6" line will be very hard to maintain and clean, storm drain should be a minimum of 12" to 15"



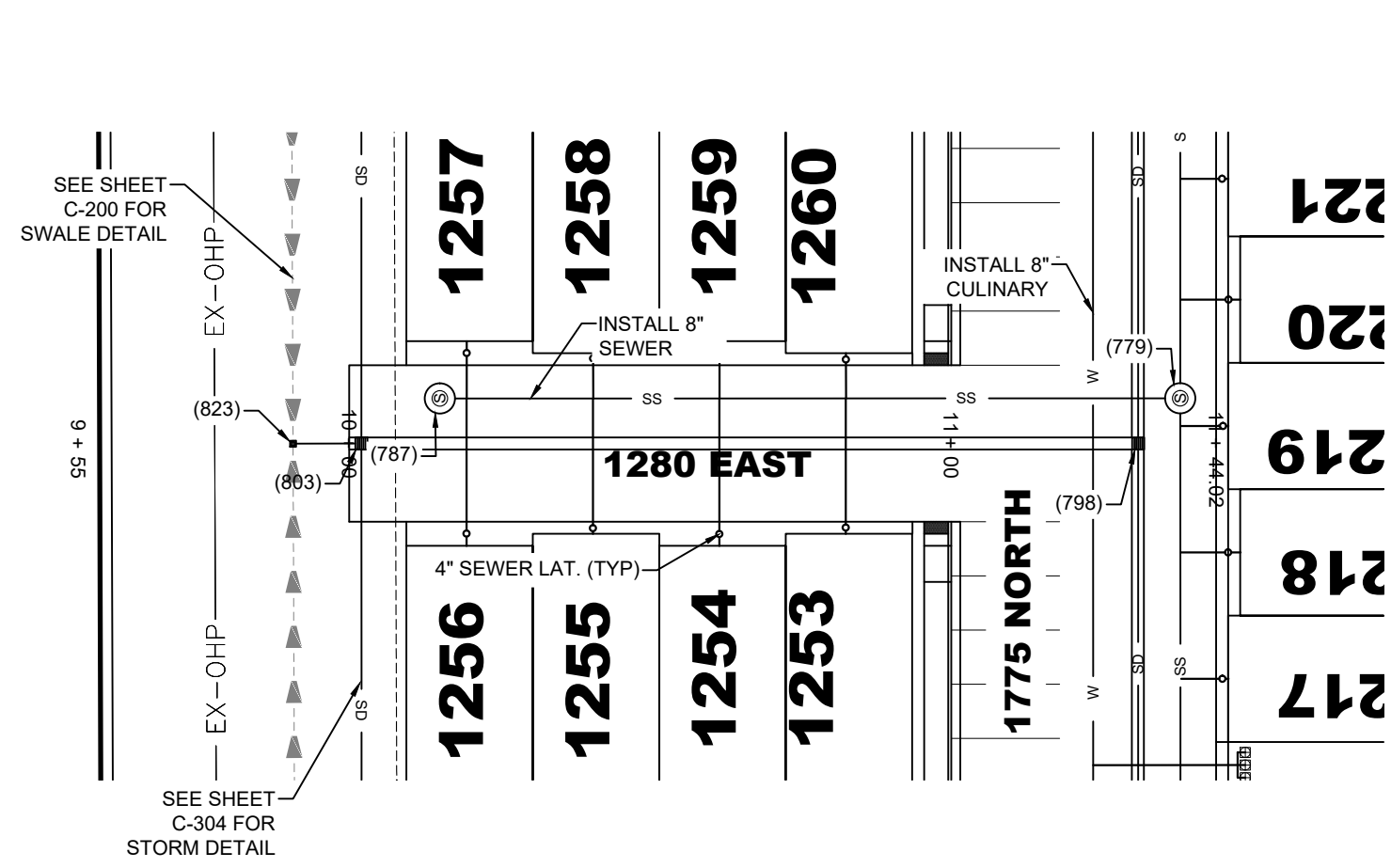
1220 EAST PROFILE VIEW



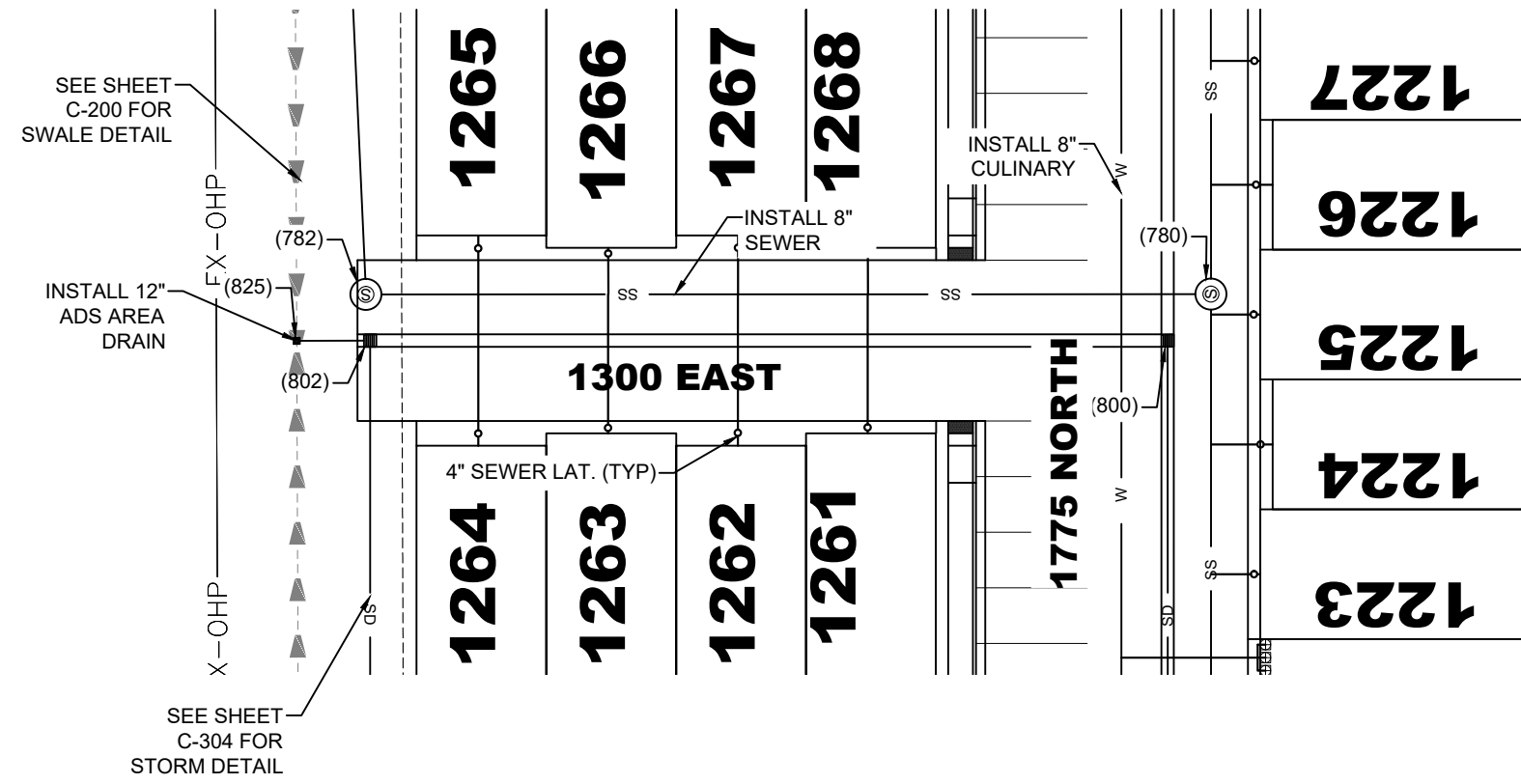
1240 EAST PROFILE VIEW



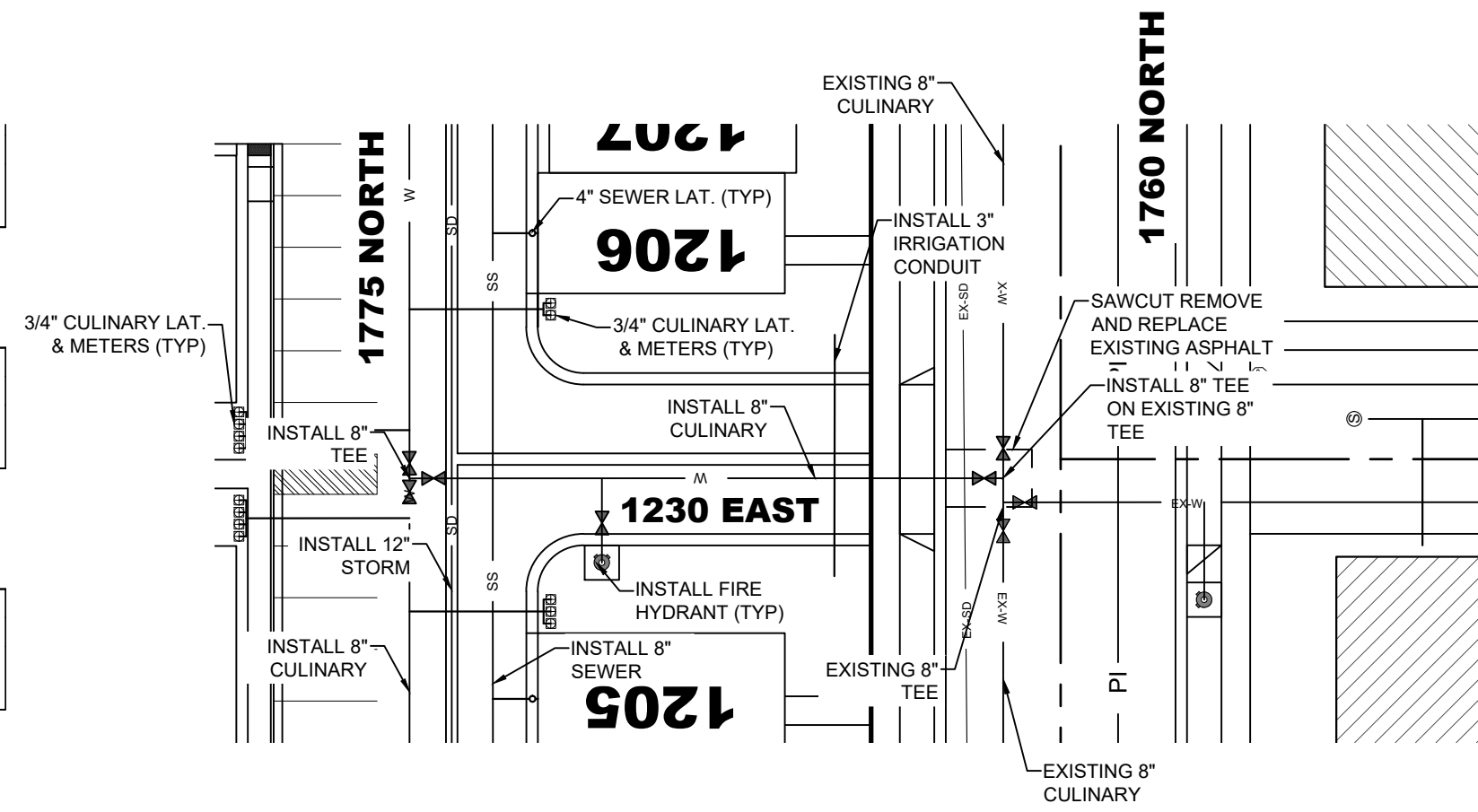
1260 EAST PROFILE VIEW



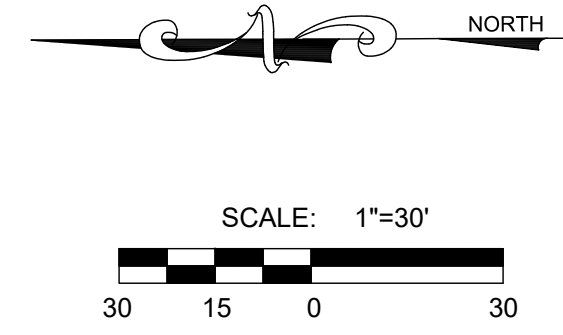
1280 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



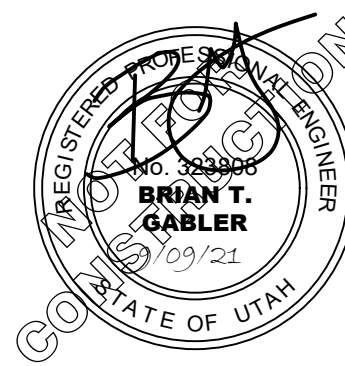
1300 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1230 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



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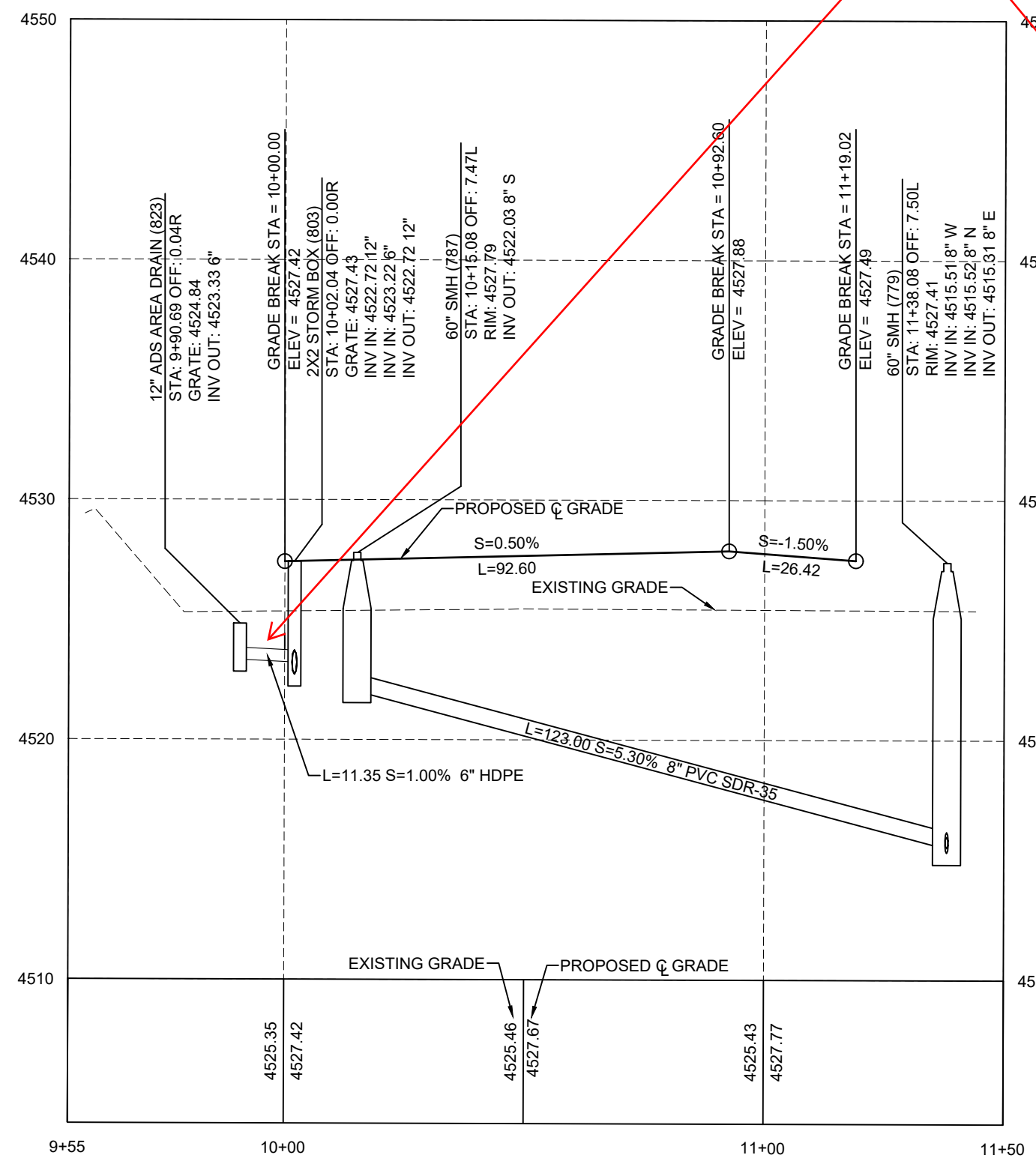
VILLAGES AT ARROWHEAD PARK PLAT L
PAYSON, UTAH
1280, 1300, AND 1230 EAST PLAN AND PROFILE

REVISIONS	
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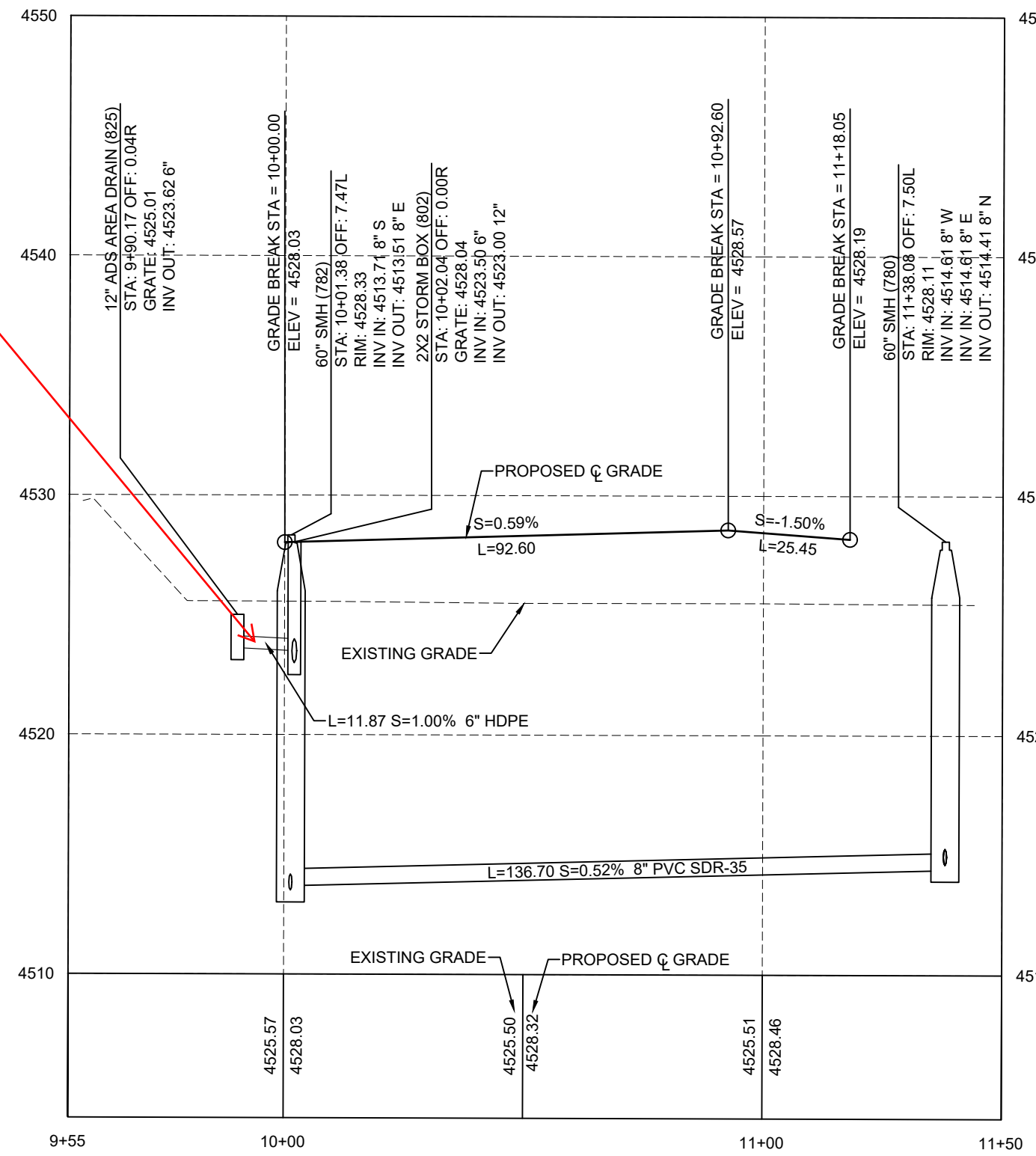
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2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=30'
DATE:
09/9/2021

SHEET
C-302

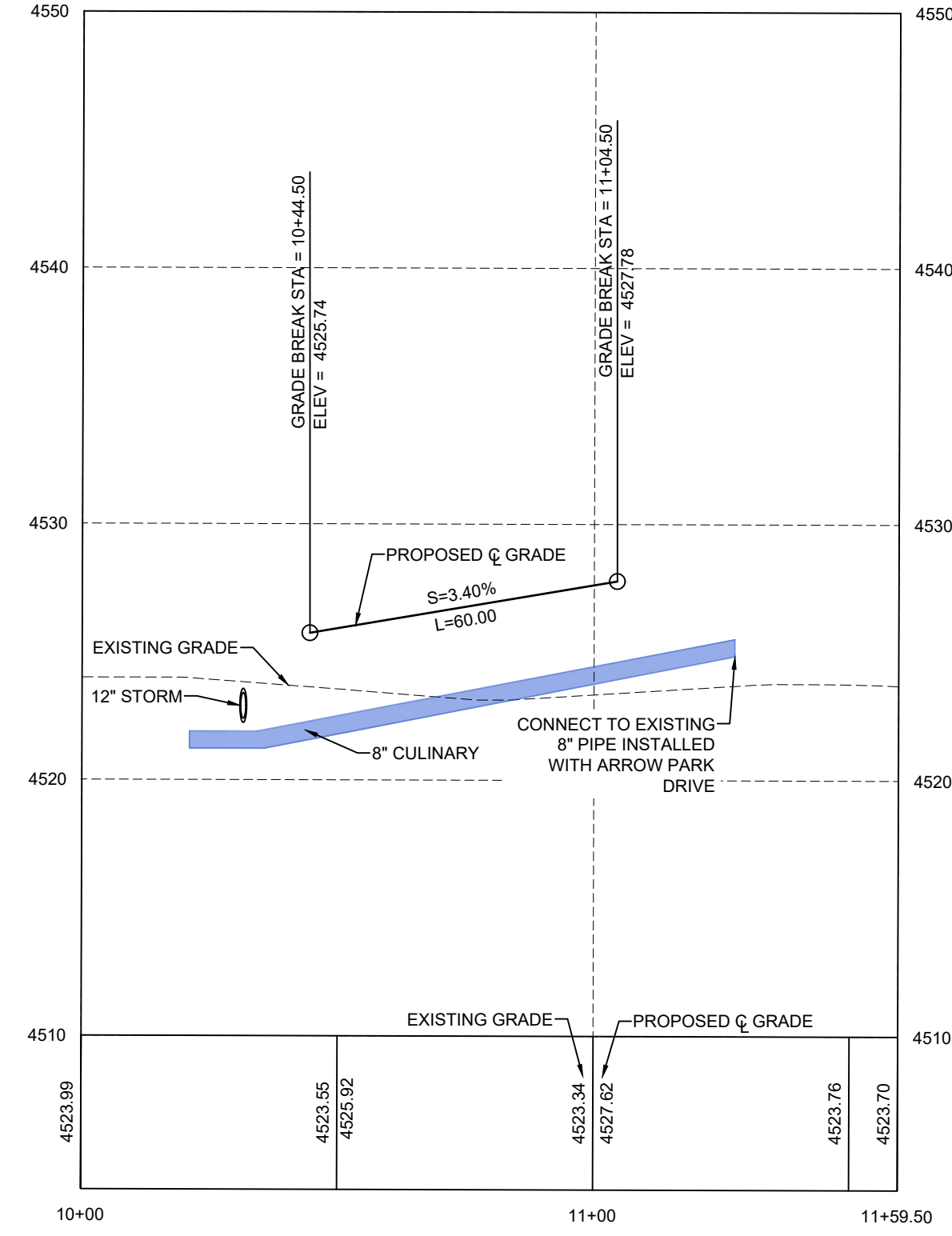
A 6" line will
be very hard
to maintain
and clean,
storm drain
should be a
minimum of
12" to 15"



1280 EAST PROFILE VIEW

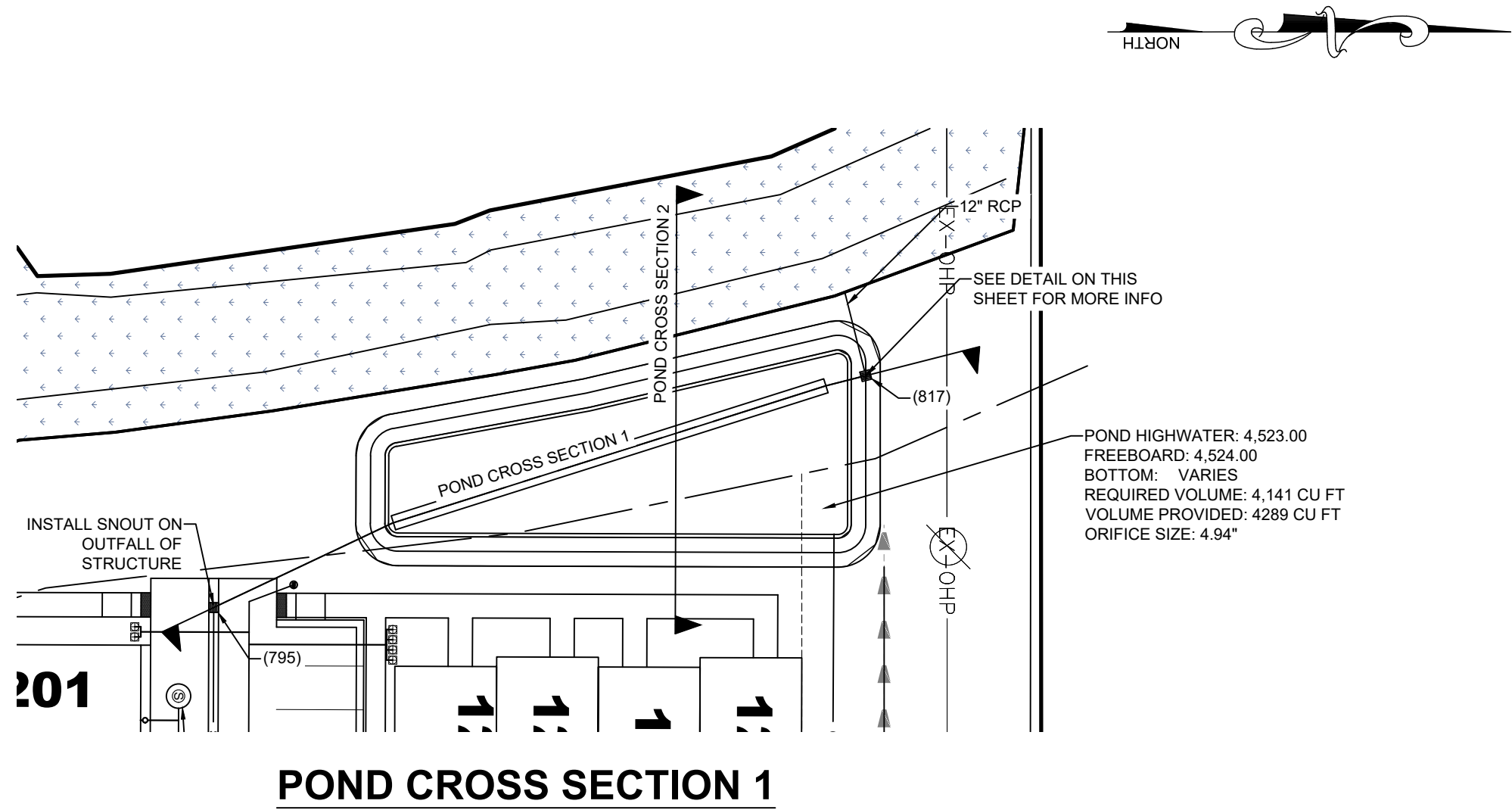


1300 EAST PROFILE VIEW

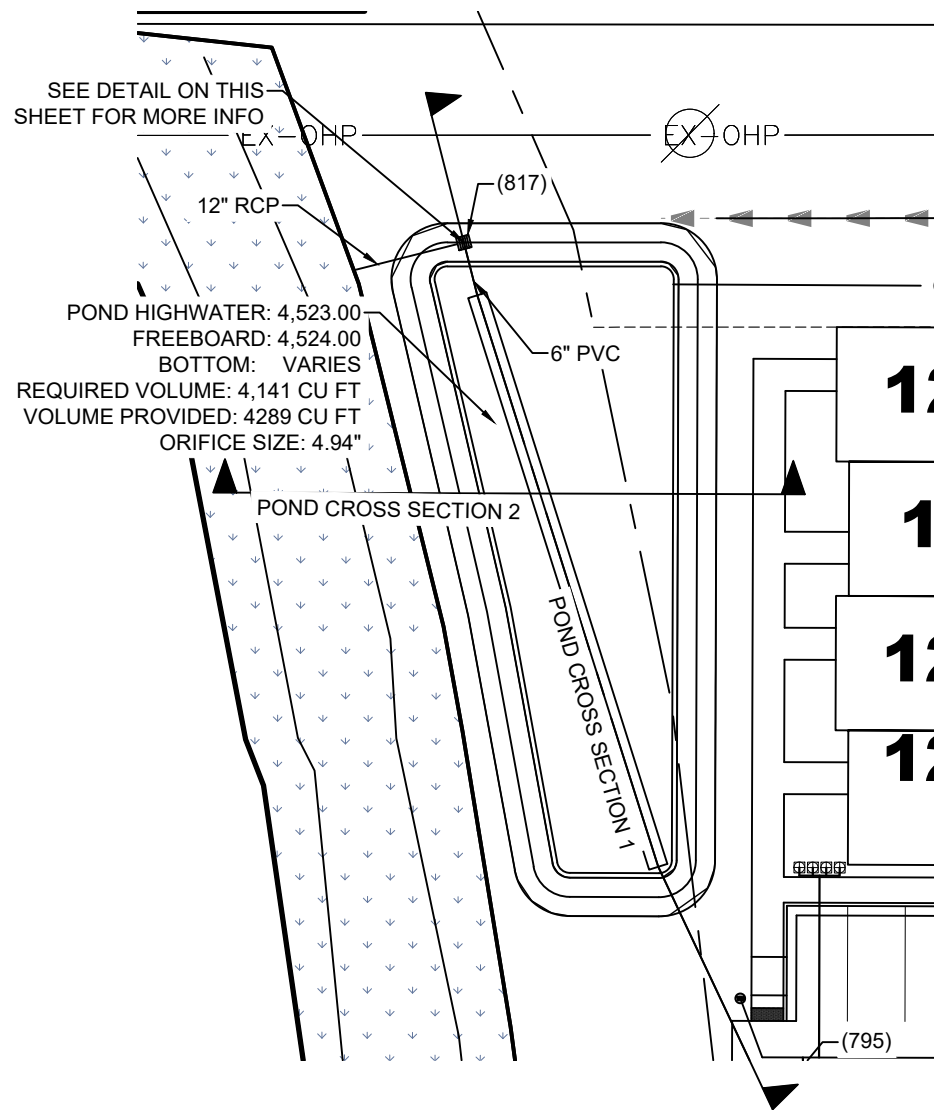


1230 EAST PROFILE VIEW

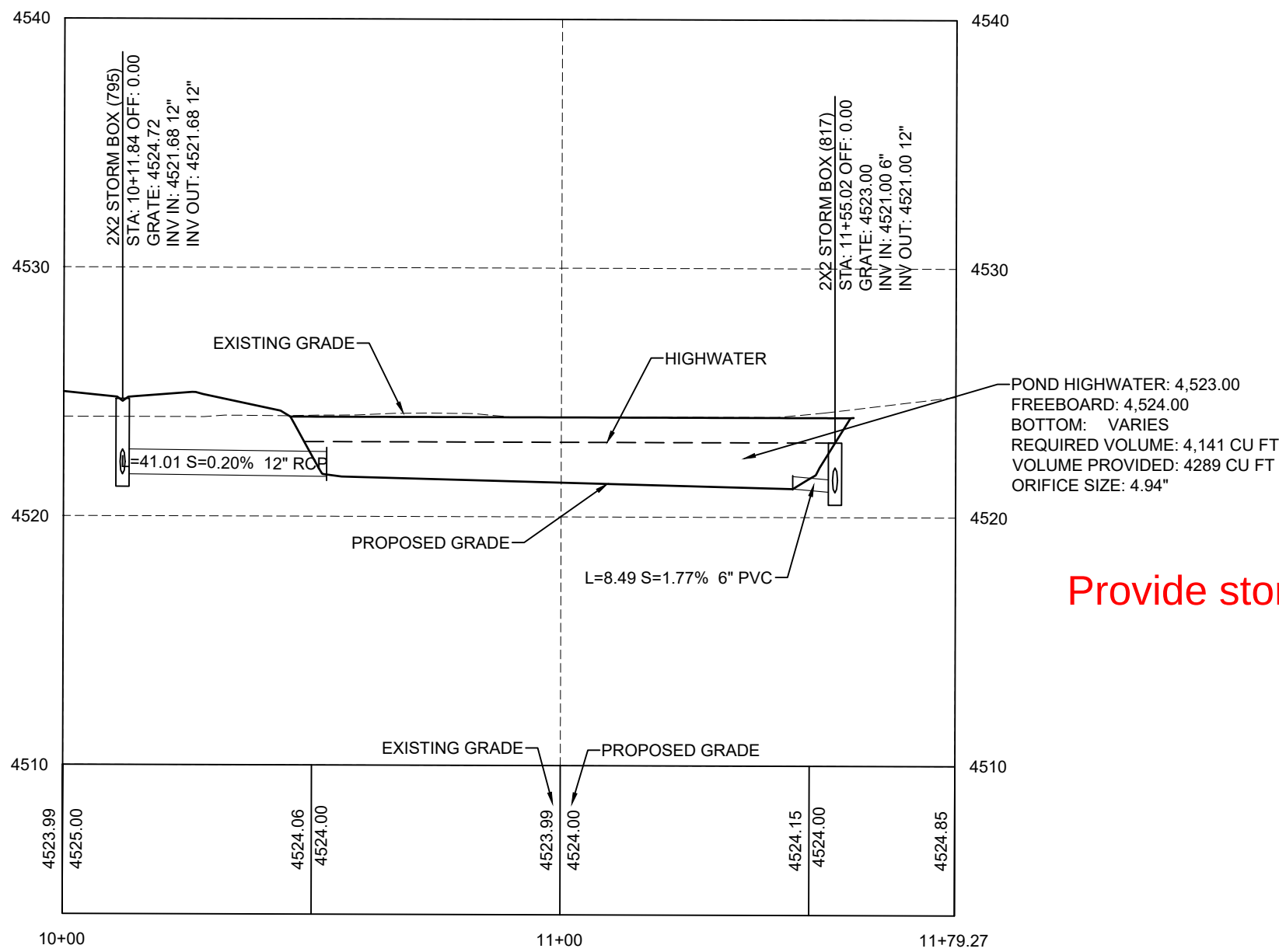
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DRAWN BY: BTG
DESIGNED BY: BTG
CHECKED BY: BTG
APPROVED BY: BTG
PROJECT: VILLAGES AT ARROWHEAD PARK PLAT L
SHEET: C-303



POND CROSS SECTION 1

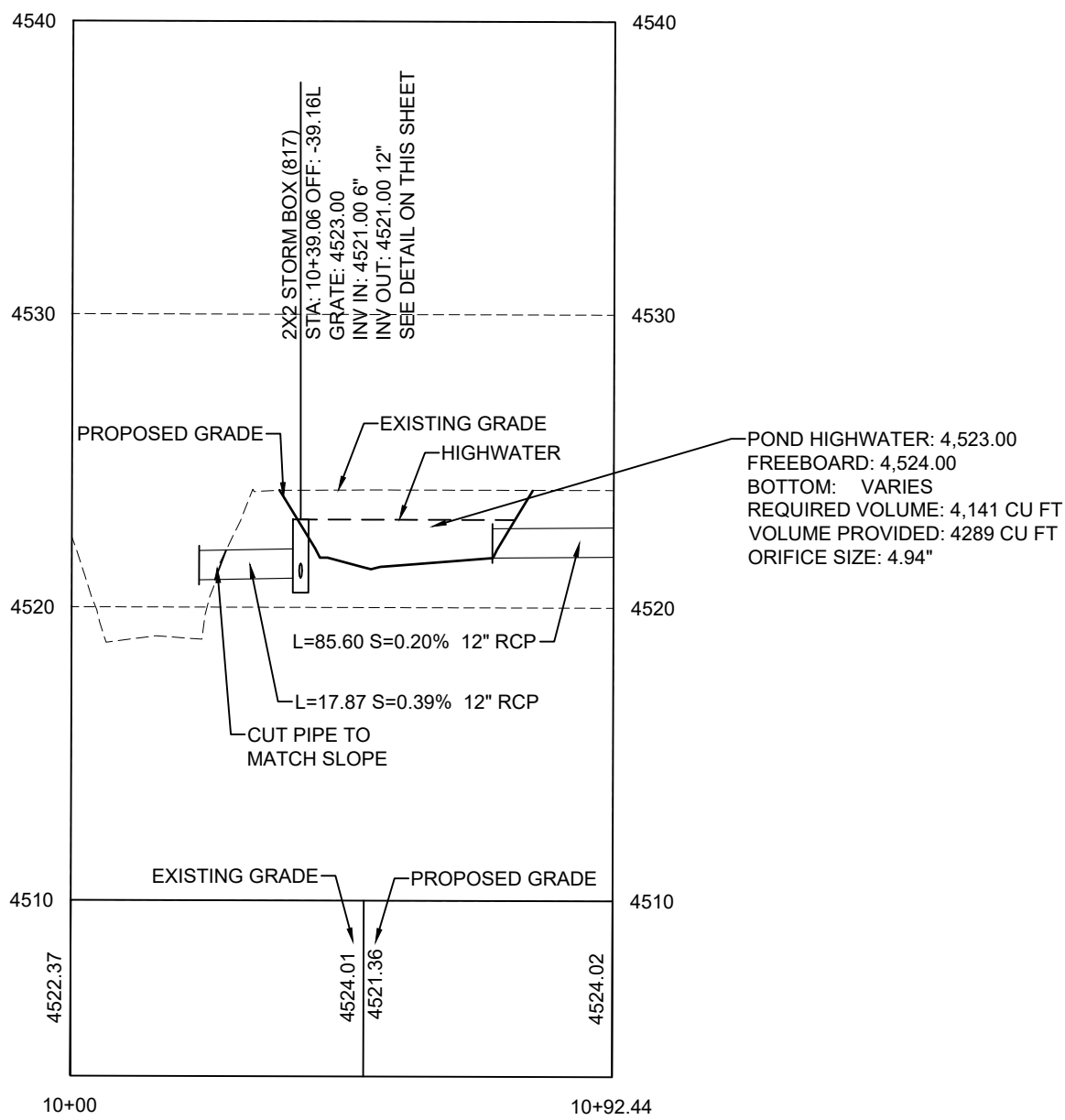


POND CROSS SECTION 2

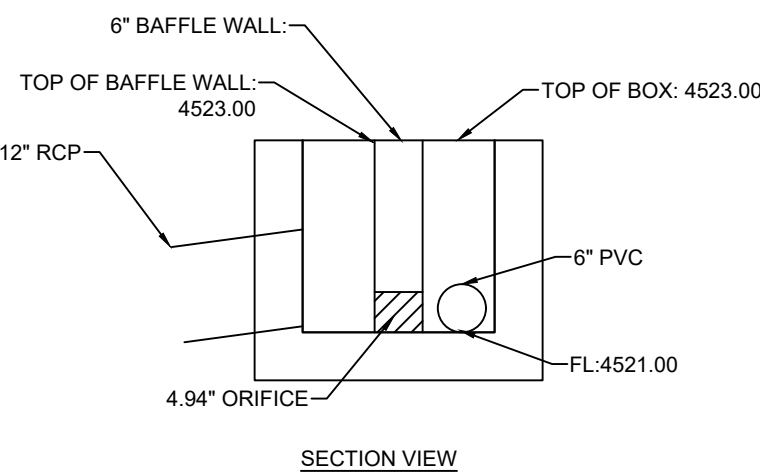
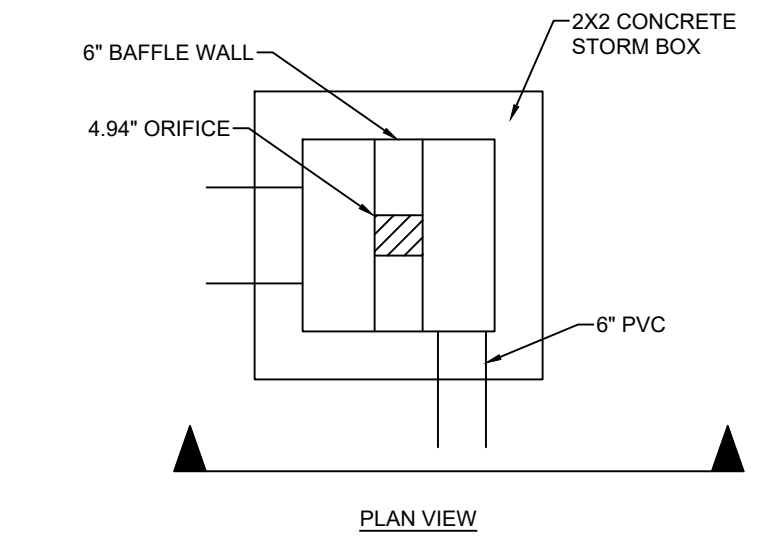


POND CROSS SECTION 1 PROFILE VIEW

Provide storm drain calculations



POND CROSS SECTION 2 PROFILE VIEW



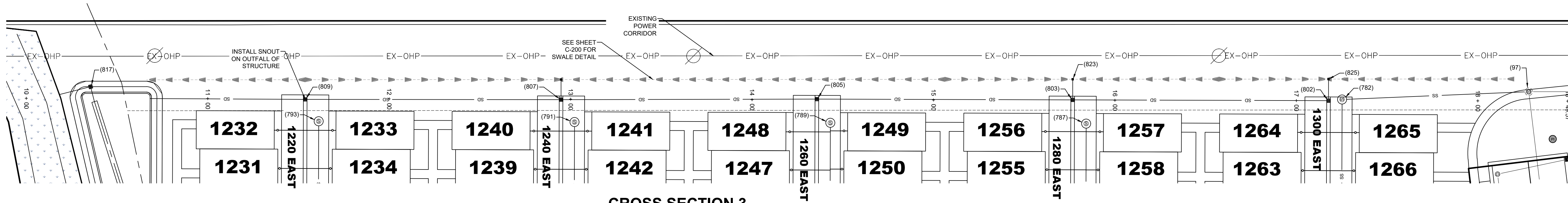
Provide storm drain calculations on pre-development and post-development flows and have the orifice plate sized to meet this requirement. Calculations need to be provided.

REVISIONS	
1	-
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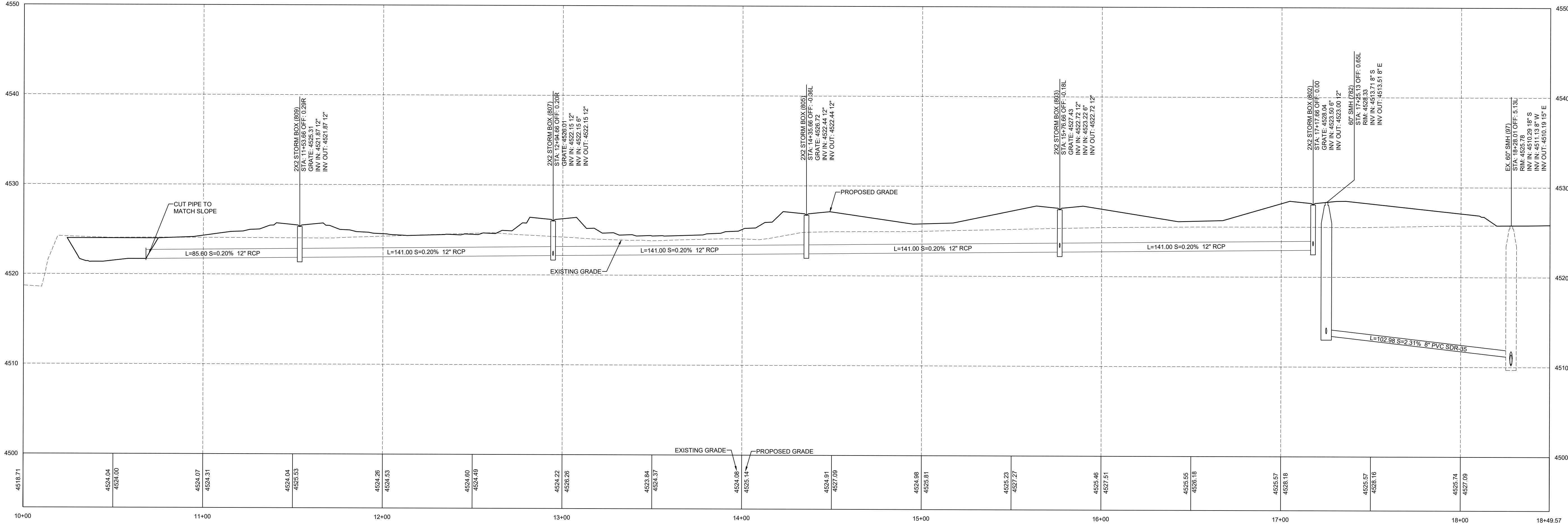
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DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	09/9/2021

SHEET

C-303



CROSS SECTION 3



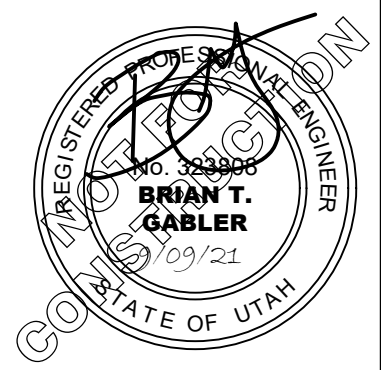
CROSS SECTION 3 PROFILE VIEW

LEI

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ENGINEERS
SURVEYORS
PLANNERS

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VILLAGES AT ARROWHEAD PARK PLAT L

PAYSON, UTAH

ONSITE STORM TO POND

REVISIONS	
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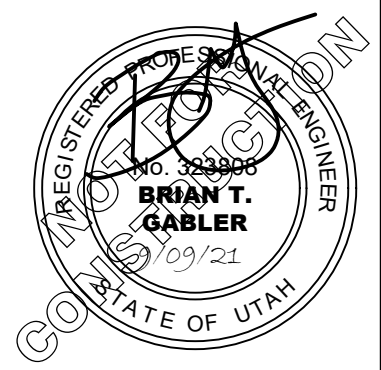
LEI PROJECT #:
2013-0931

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DESIGNED BY:
BTG

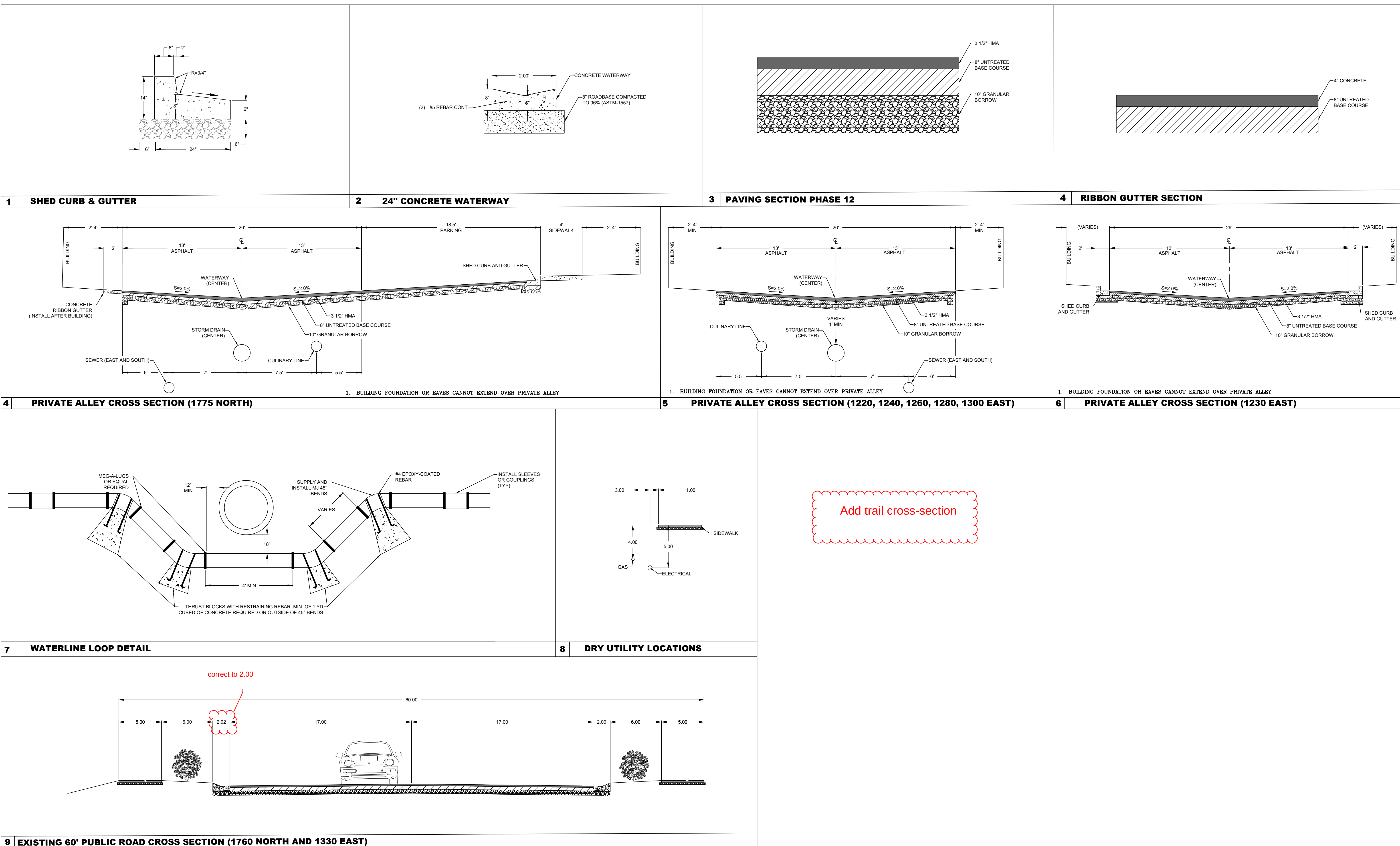
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DATE:
09/9/2021



REVISIONS	
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LEI PROJECT #:	2013-0931
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	N/A
DATE:	09/9/2021

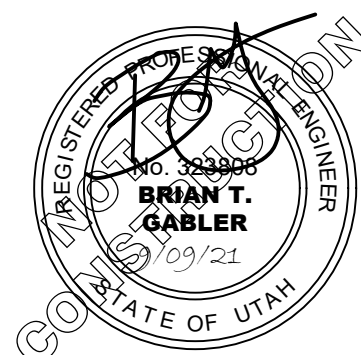


NOTE: SEE PAYSON CITY STANDARD DETAILS



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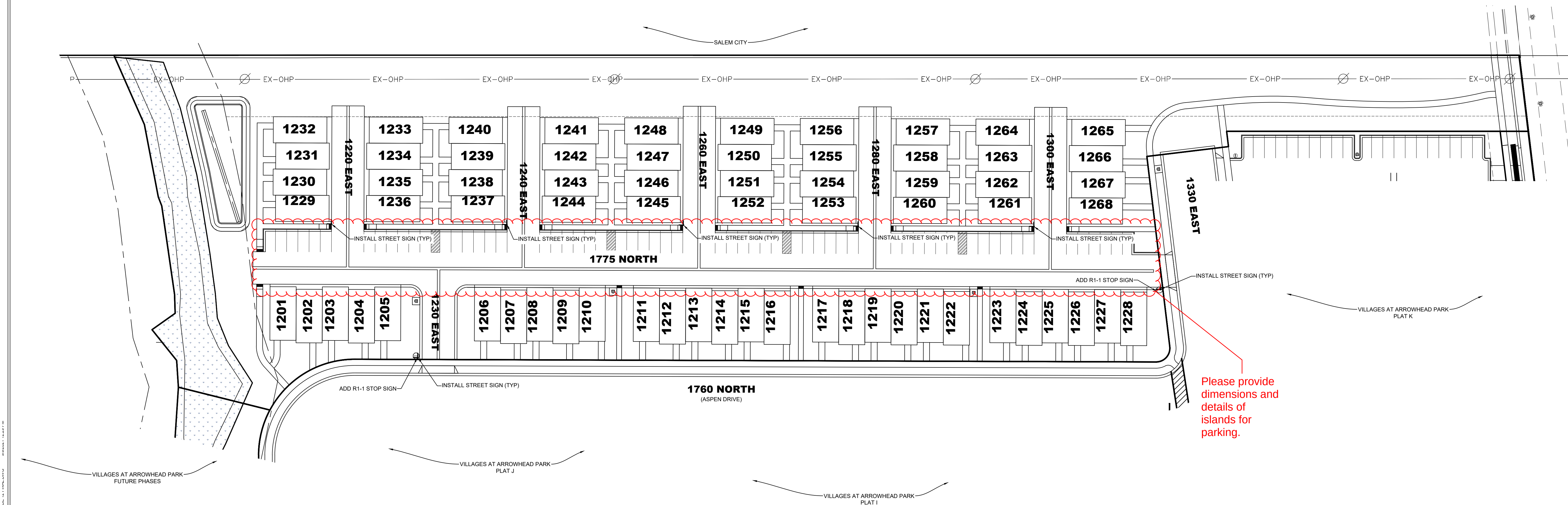
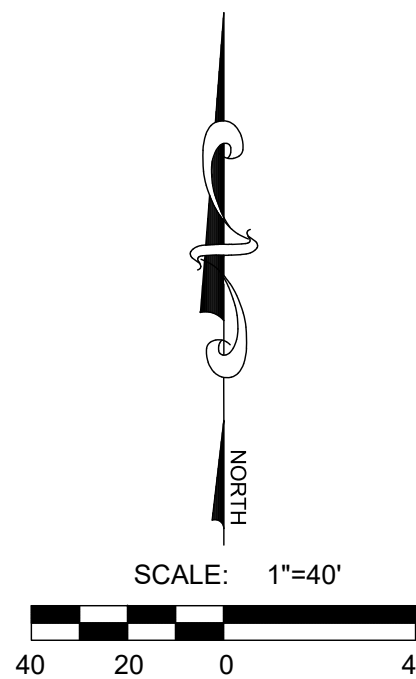


VILLAGES AT ARROWHEAD PARK PLAT L
PAYSON, UTAH
SIGNAGE AND STRIPING

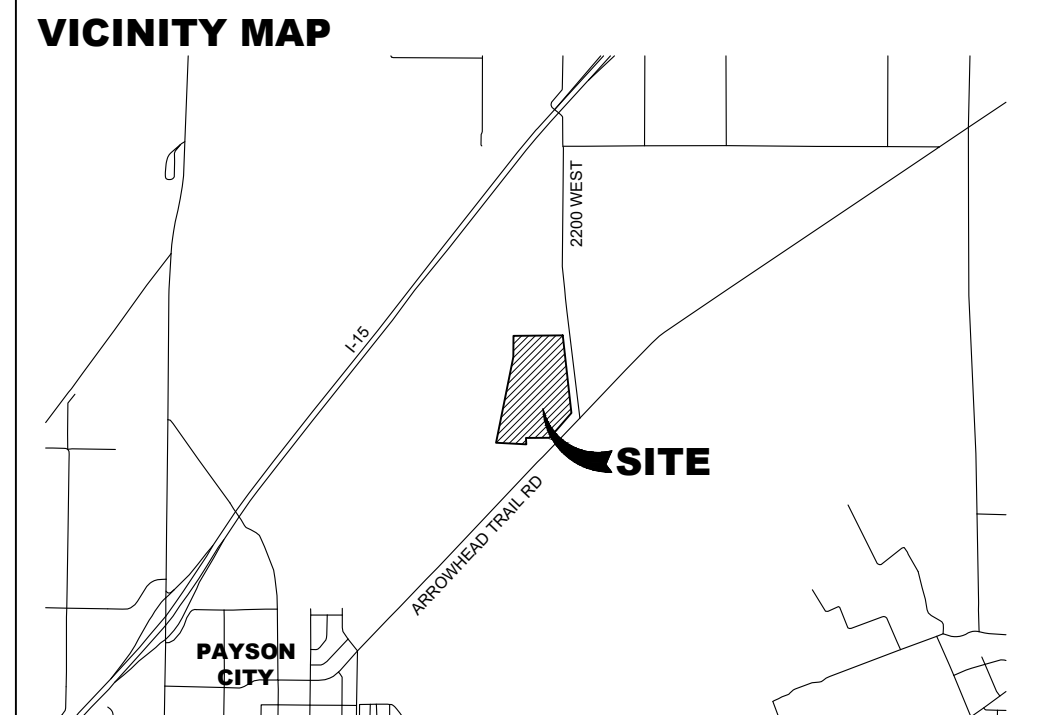
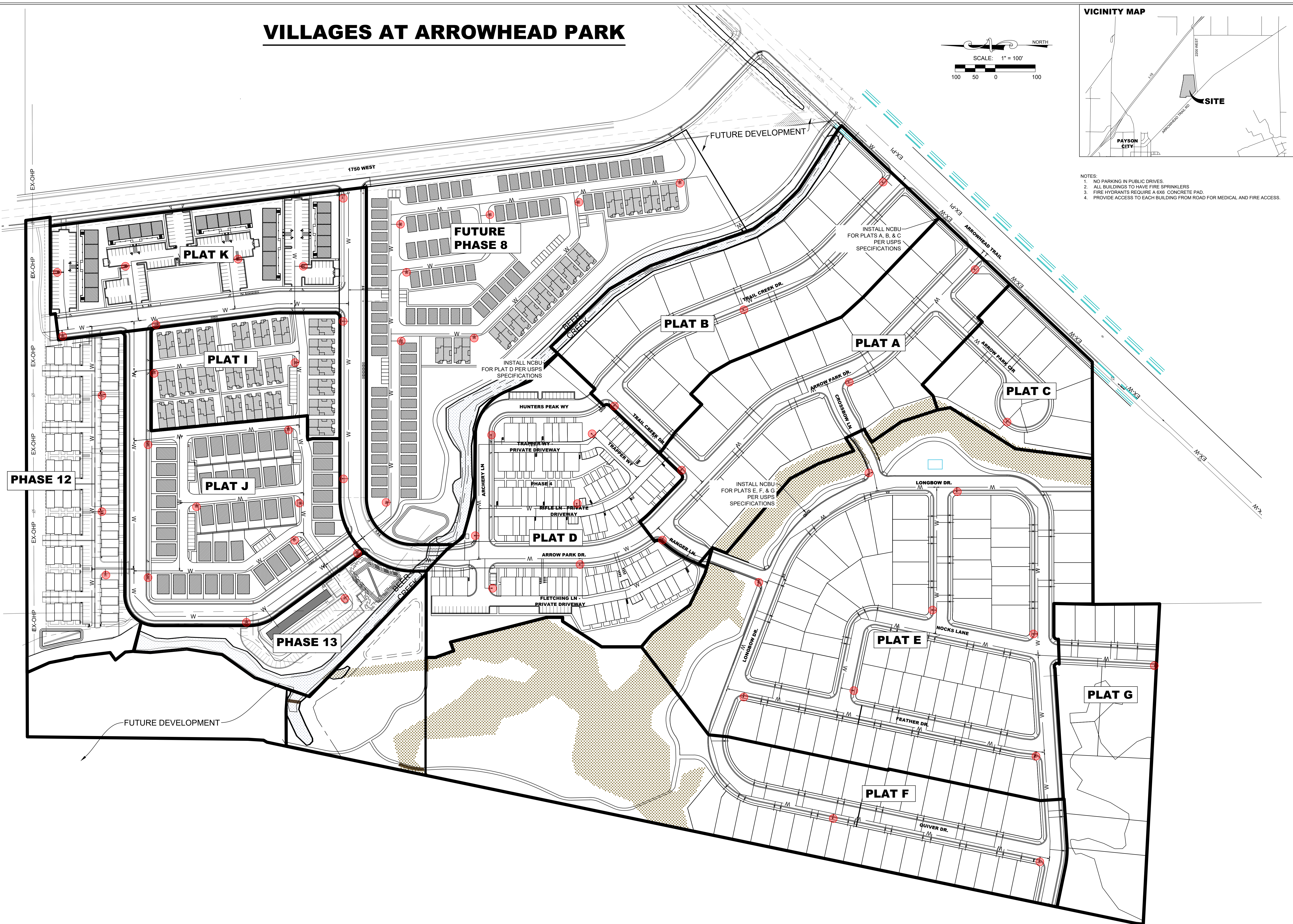
REVISIONS	
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DESIGNED BY:
BTG
SCALE:
1"=40'
DATE:
09/9/2021

SHEET
C-400



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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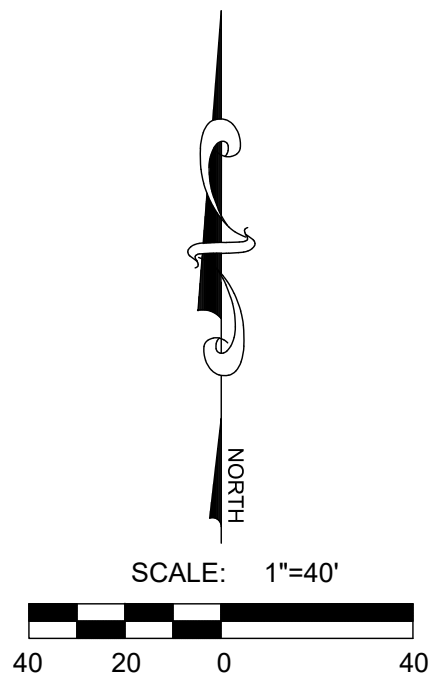
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NOT FOR
CONSTRUCTION

VILLAGES AT ARROWHEAD PARK PAYSON, UTAH PUBLIC SAFETY PLAN

REVISIONS	
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LEI PROJECT #: 2013-0931	
DRAWN BY: DSE/BJA	
DESIGNED BY: BTG	
SCALE: 1" = 100'	
DATE: 09/9/2021	
SHEET	
PS-1	

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)				
BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS



LEI

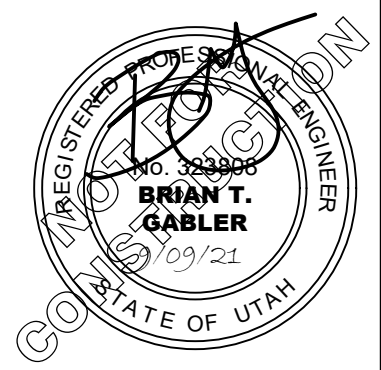
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PLANNERS

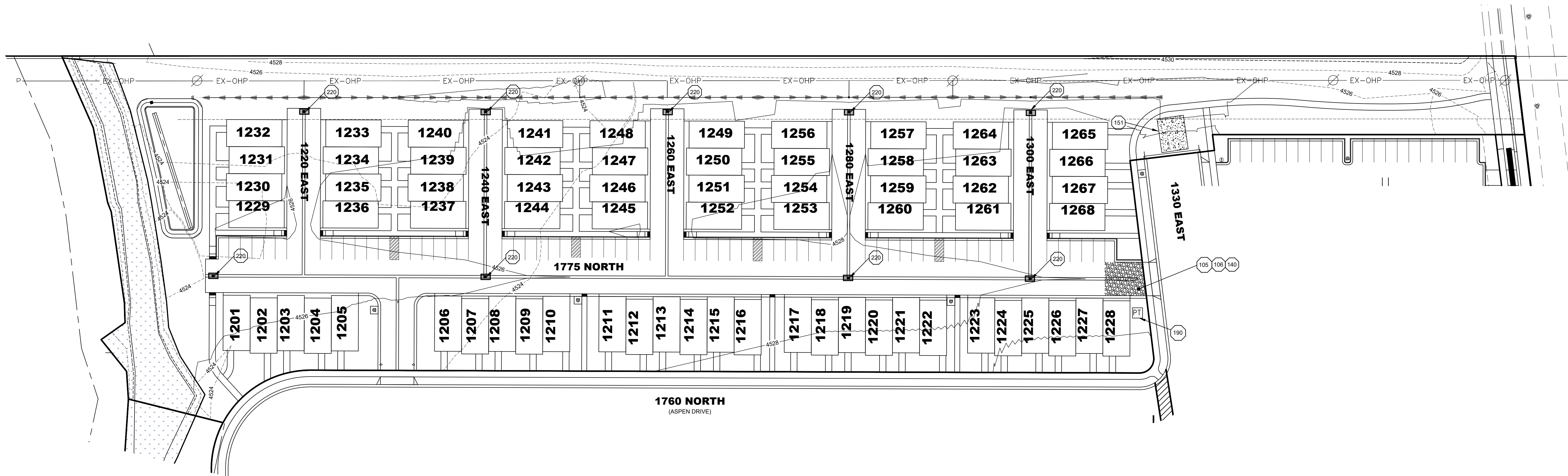
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VILLAGES AT ARROWHEAD PARK PLAT L

PAYSON, UTAH

EROSION CONTROL PLAN



LEGEND

SITE BOUNDARY

SILT FENCE

STORM DRAIN CURB INLET

INLET PROTECTION

CONCRETE WASTE MGMT.

CONSTRUCTION ENTRANCE

PT

PORTABLE TOILETS

REVISIONS

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4

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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

DESIGNED BY:
BTG

SCALE:
1"=40'

DATE:
09/9/2021

SHEET

EC-1