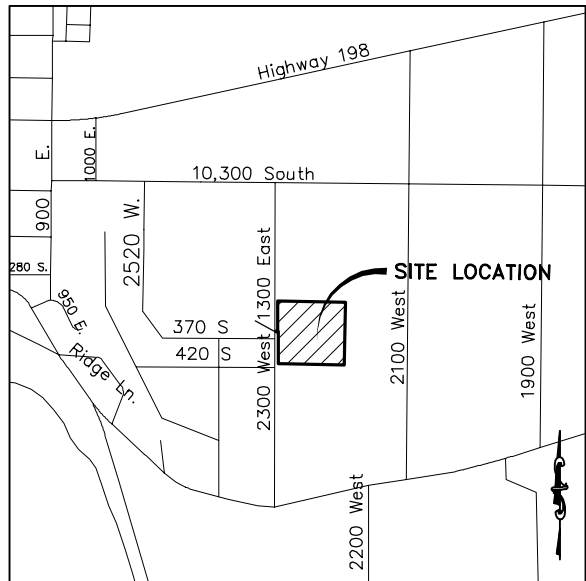


QUAIL MOUNTAIN
A RESIDENTIAL SUBDIVISION
420 SOUTH 1300 EAST
PAYSON, UTAH
PRELIMINARY PLAN SET
OCTOBER 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	PRELIMINARY PLAT 1 OF 2
2B	PRELIMINARY PLAT 2 OF 2
3	UTILITY & INDEX
4	GRADING & DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	PUBLIC SAFETY PLAN
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
ROS	RECORD OF SURVEY



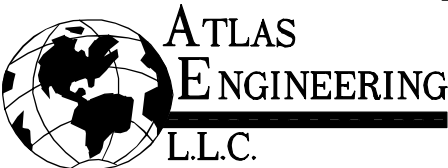
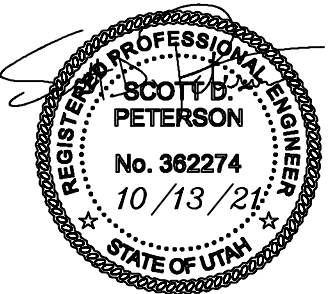
VICINITY MAP
-NTS-

DATA TABLE

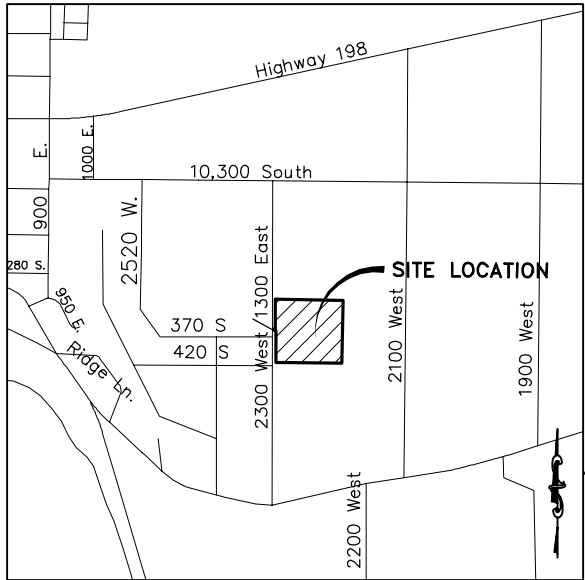
TOTAL ACREAGE=10.48
TOTAL # OF LOTS=26
TOTAL ACREAGE OF LOTS=7.32
TOTAL ACREAGE IN ROADS=3.16
LOTS/ACRE=2.48
TOTAL ACREAGE OF OPEN SPACE=0
% OF OPEN SPACE=0%
ZONING: R-1-10

DEVELOPER
CLINT GARNER
DOUBLE A
SPANISH FORK, UTAH
CLINT@AMERITRUE.COM
(801) 473-6368

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



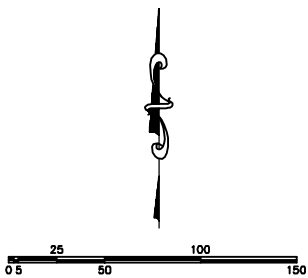
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND

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



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

NOTES:
1. DRIVEWAYS TO BE LOCATED AS FAR FROM INTERSECTION AS PRACTICABLE.

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 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 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 _____

DATA TABLE

TOTAL ACREAGE=10.48
TOTAL # OF LOTS=26
TOTAL ACREAGE OF LOTS=7.32
TOTAL ACREAGE IN ROADS=3.16
LOTS/ACRE=2.48
TOTAL ACREAGE OF OPEN SPACE=0
% OF OPEN SPACE=0%
ZONING: R-1-10

ENGINEER/SURVEYOR INFO:

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

DEVELOPER

CLINT GARNER
DOUBLE A
SPANISH FORK, UTAH
CLINT@AMERITRUE.COM
(801) 473-6368

UTAH COUNTY
RECORDER SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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 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; THENCE N89°05'45"W 633.27 FEET; THENCE 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.

AREA = 10.48 ACRES, MORE OR LESS

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 WHEREOF 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 _____ APPROVED _____

MAYOR CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) 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
FINAL PLAT

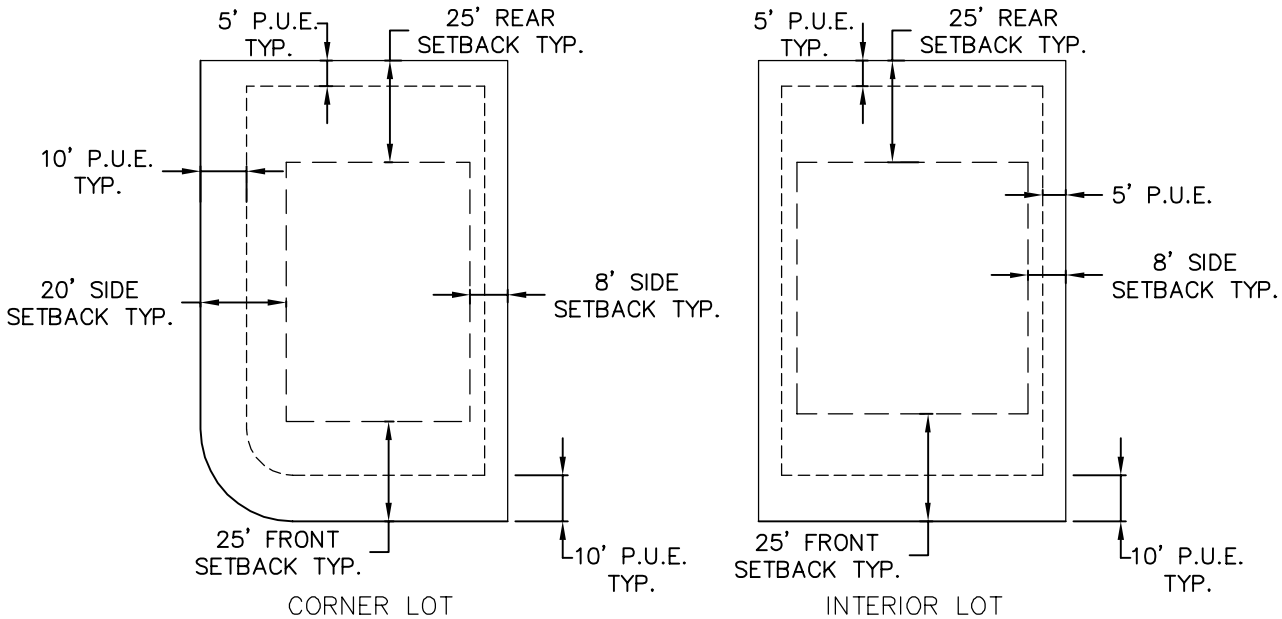
PAYSON CITY, UTAH COUNTY, UTAH

CONTAINING 26 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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.68	21.30	S 44°46'15" E	90°27'30"
C2	120.00	31.09	31.00	N 82°34'44" E	14°50'32"
C3	120.00	24.84	24.80	N 69°13'40" E	11°51'36"
C4	180.23	81.02	80.34	S 76°10'36" W	25°45'28"
C5	15.00	23.31	21.03	N 45°28'51" E	89°02'17"
C6	150.00	69.91	69.28	N 76°38'56" E	26°42'08"
C7	150.00	69.91	69.28	S 76°38'56" W	26°42'08"
C8	15.00	23.44	21.13	S 45°13'45" W	89°32'30"
C9	180.00	25.74	25.72	N 85°54'13" E	8°11'34"
C10	180.00	58.15	57.90	N 72°33'09" E	18°30'33"
C11	120.00	47.26	46.96	S 74°34'52" W	22°33'59"
C12	120.00	8.66	8.66	S 87°55'55" W	4°08'09"
C13	86.99	2.87	2.87	N 90°00'00" W	1°53'20"
C14	15.00	23.81	21.39	N 44°31'08" W	90°57'43"
C15	15.00	23.68	21.30	S 44°46'29" E	90°27'58"
C16	15.00	23.44	21.13	S 45°13'31" W	89°32'02"
C17	15.00	13.27	12.84	N 25°20'04" E	50°40'08"
C18	15.00	23.87	21.43	N 45°35'08" W	91°10'15"
C19	470.00	115.61	115.32	S 81°46'56" W	14°05'38"
C20	470.00	25.31	25.31	S 73°11'32" W	3°05'09"
C21	330.00	77.53	77.36	N 78°22'49" E	13°27'42"
C22	330.00	28.11	28.10	N 87°33'06" E	4°52'52"
C23	500.00	160.16	159.48	S 80°49'34" W	18°21'12"
C24	300.00	96.04	95.63	N 80°49'15" E	18°20'34"
C25	270.00	51.98	51.90	N 77°09'53" E	11°01'50"
C26	270.00	34.46	34.43	N 86°20'10" E	7°18'43"
C27	529.67	100.98	100.83	S 82°38'20" W	10°55'25"
C28	530.66	51.20	51.18	S 74°24'48" W	5°31'40"
C29	514.25	17.59	17.59	S 89°04'52" W	1°57'37"
C30	56.00	75.55	69.95	N 12°01'15" W	77°17'46"
C31	56.00	61.94	58.83	N 58°18'49" E	63°22'22"
C32	56.00	61.94	58.83	S 58°18'49" E	63°22'22"
C33	56.00	75.55	69.95	S 12°01'15" W	77°17'46"
C34	15.00	23.56	21.21	S 45°00'05" W	90°00'10"
C35	15.00	13.27	12.84	S 25°20'04" E	50°40'08"
C36	15.00	23.81	21.38	N 44°32'12" W	90°57'33"
C37	15.01	23.32	21.04	N 45°27'48" E	89°02'27"

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
L5	3.99	NORTH
L6	4.08	NORTH



DETAIL-TYP. BUILDING SETBACK & EASEMENT

—NTS—

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
Z:\2021\21-013 Payson Quail Mountain\CADD\FINAL\FINAL PLAT.dwg 10/13/2021 2:30:10 PM MDT					



ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

QUAIL MOUNTAIN
CONTAINING 26 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

(APPLIES TO ALL SHEETS)

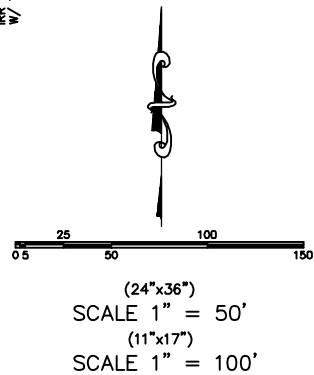
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CONSTRUCTION NOTES:

- 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 8" 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 PIPE (24" FUSED HDPE PIPE).
- ⑰ INSTALL 10" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
- ⑱ INSTALL STOP SIGN PER PAYSON CITY STANDARDS.



HASKELL, IVAN & DE LOWA
30-050:0075



**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

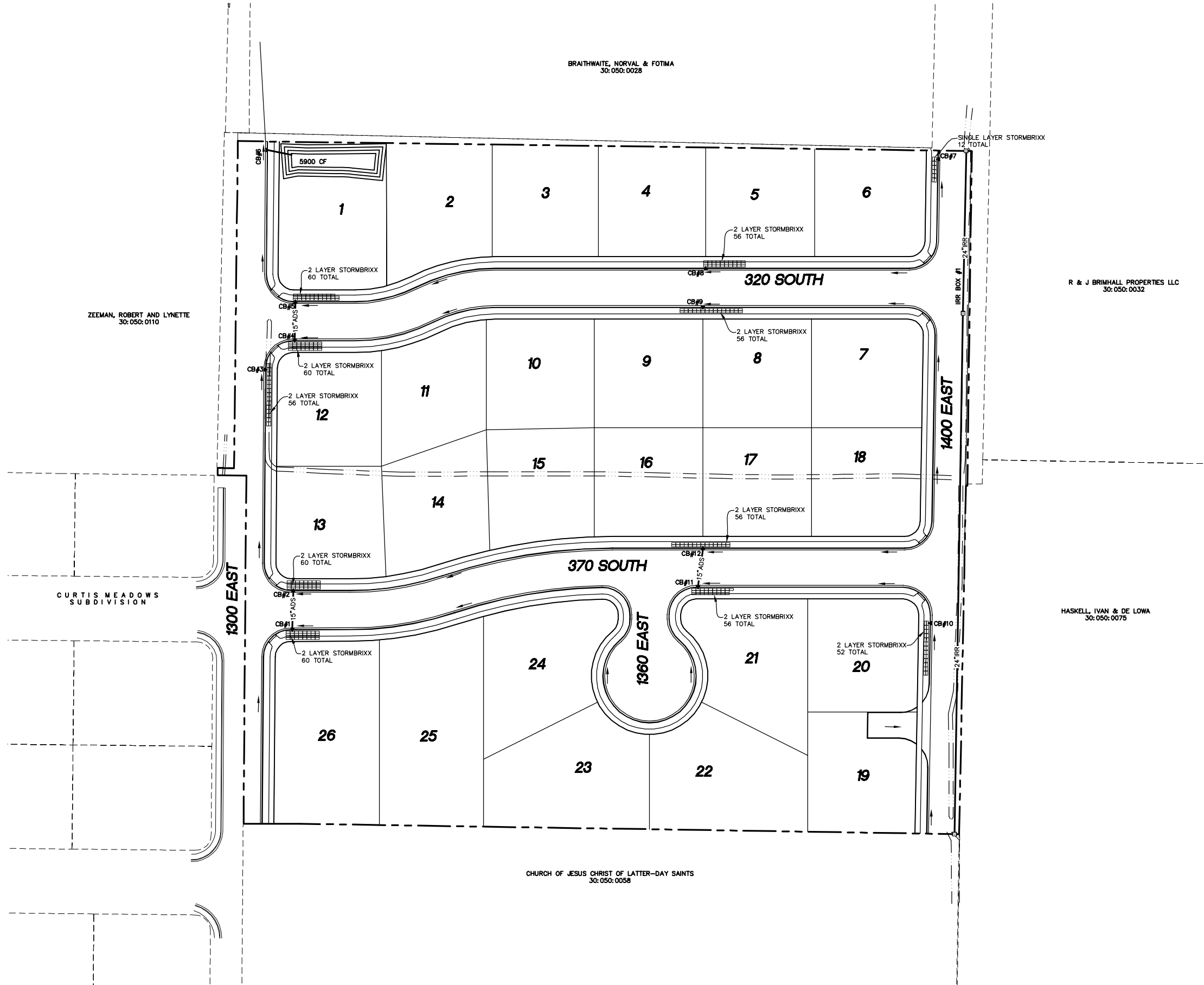
UTILITY & INDEX

PAYSON CITY, UTAH

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SHEET NO.

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ZEEMAN, ROBERT AND LYNETTE
30:050:0110

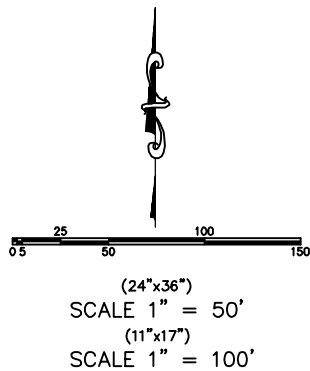
CURTIS MEADOWS
SUBDIVISION

BRAITHWAITE, NORVAL & FOTIMA
30:050:0028

R & J BRIMHALL PROPERTIES LLC
30:050:0032

HASKELL, IVAN & DE LOWA
30:050:0075

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
30:050:0058



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

GRADING PLAN

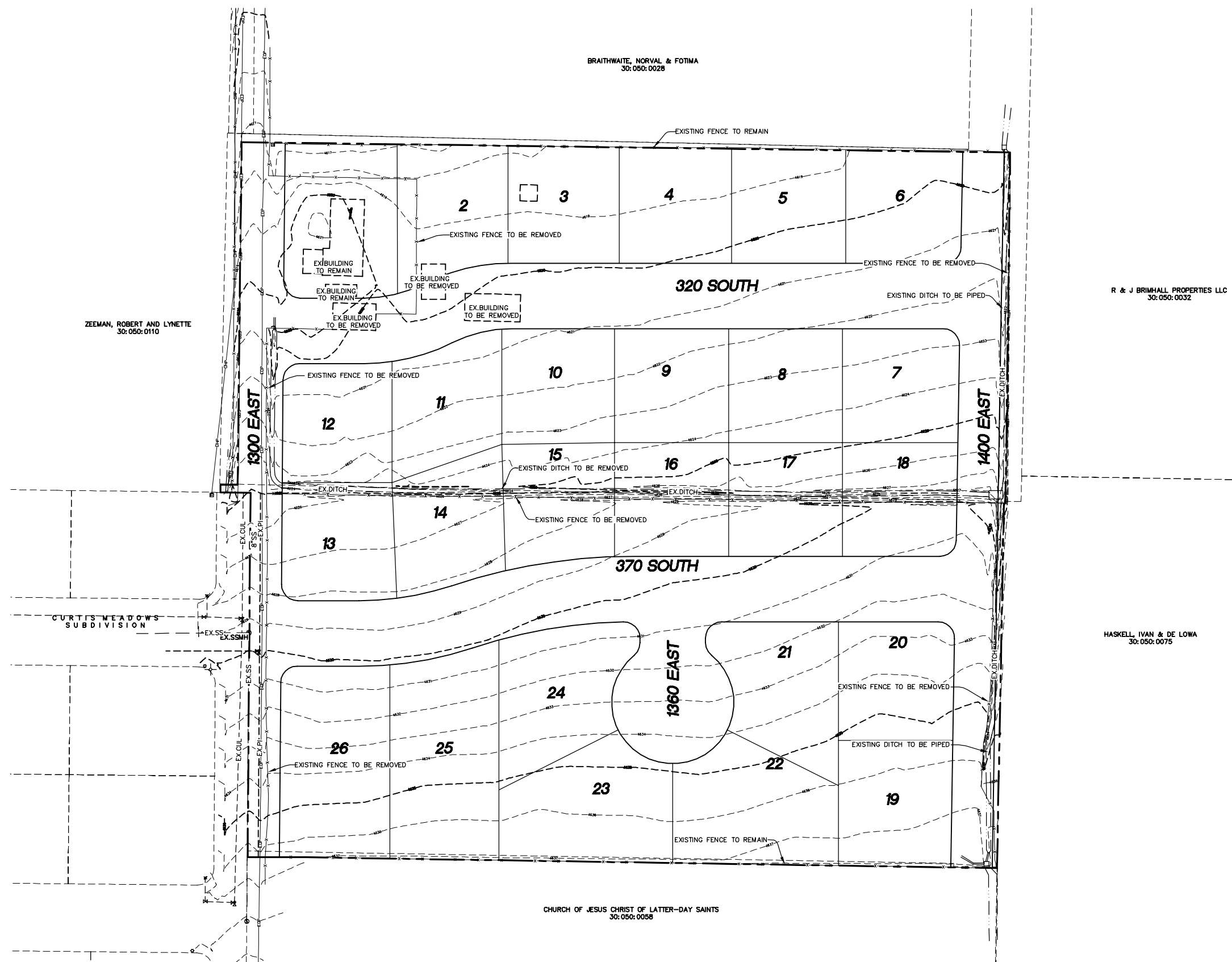
PAYSON CITY, UTAH

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EXISTING TOPOGRAPHY

PAYSON CITY, UTAH

QUAIL MOUNTAIN

ATLAS

ENGINEERING

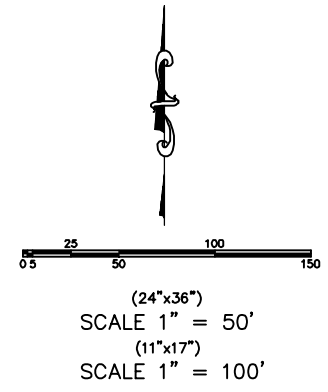
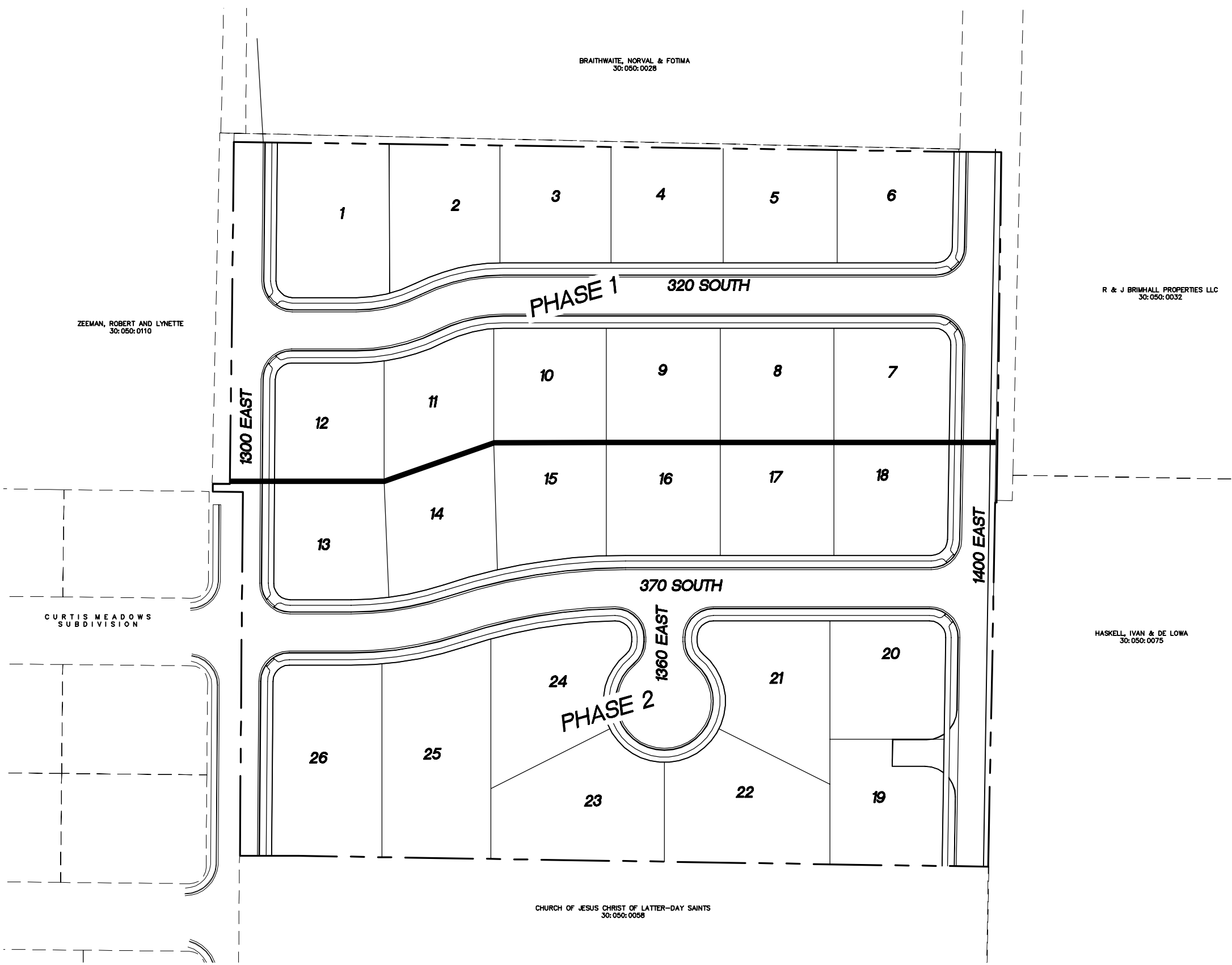
IN C

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 846

7/21/2021 2:01:33 PM Payson Quail Mountain CADDD\FINAL\05-EXISTING TOPD.dwg 10/13/2021 2:21:20 PM MDT



A graphic scale bar and a north arrow. The scale bar is horizontal with markings at 0, 5, 25, 50, 100, and 150 feet. Below the bar, the text reads: (24" x 36") SCALE 1" = 50' (11" x 17") SCALE 1" = 100'. To the right of the scale bar is a north arrow pointing upwards, labeled 'N'.



QUAIL MOUNTAIN



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

PHASING PLAN

PAYSON CITY, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.
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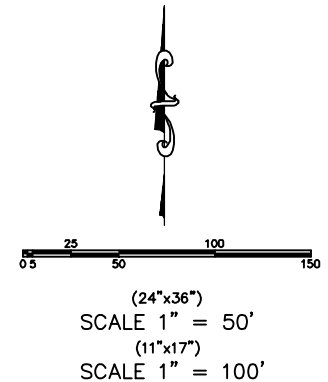
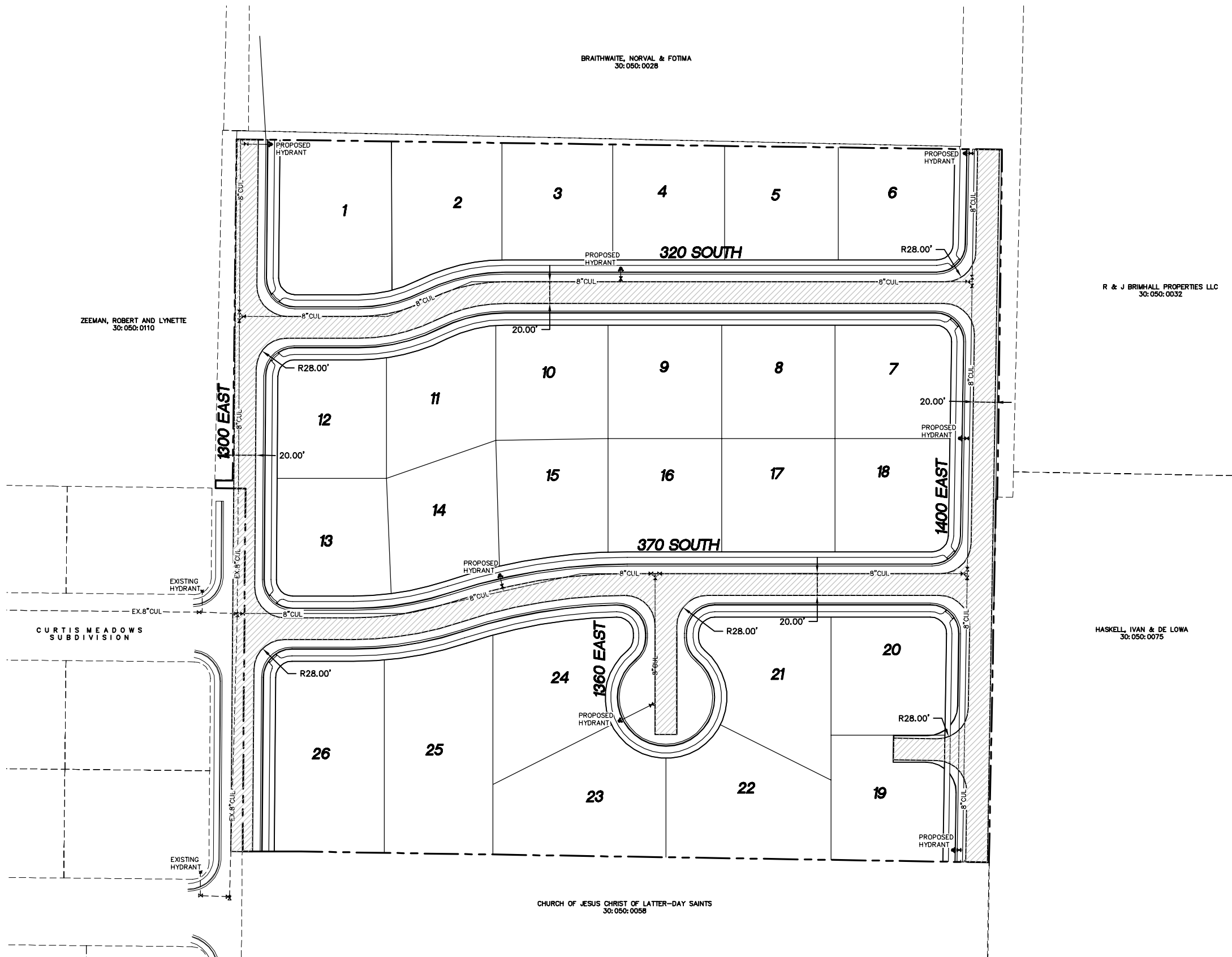
PUBLIC SAFETY PLAN	PAYSON CITY, UTAH
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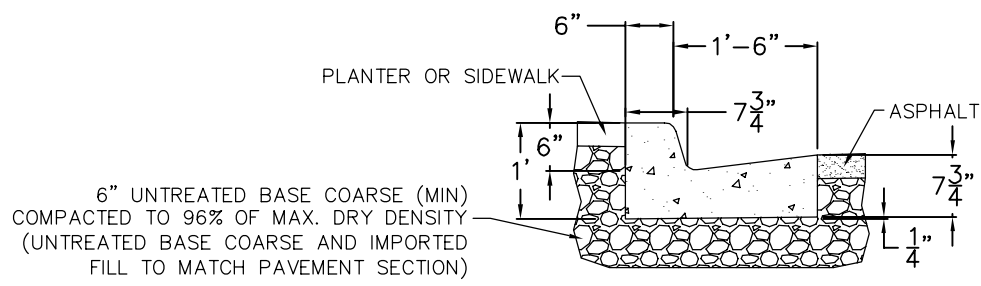
QUAIL MOUNTAIN
ATLAS

ENGINEERING
L.L.C.

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

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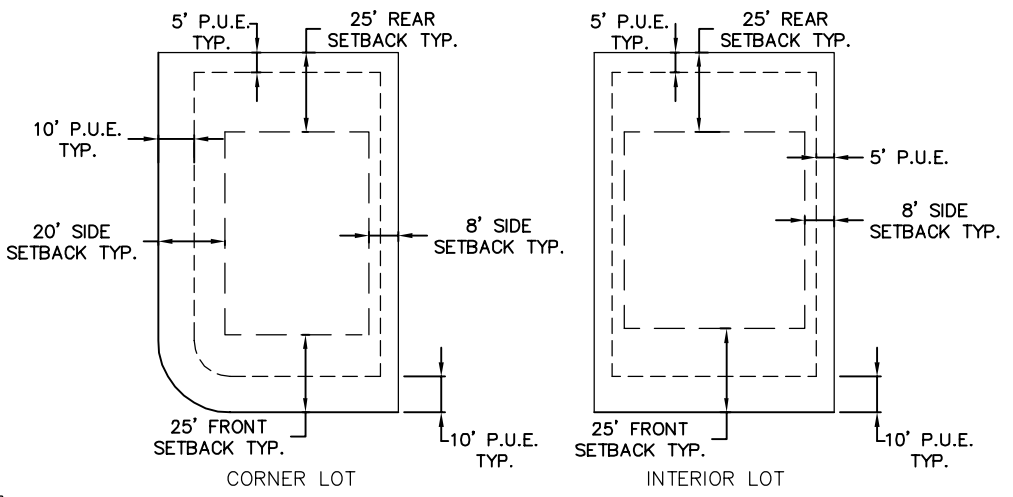




24" STANDARD CURB & GUTTER

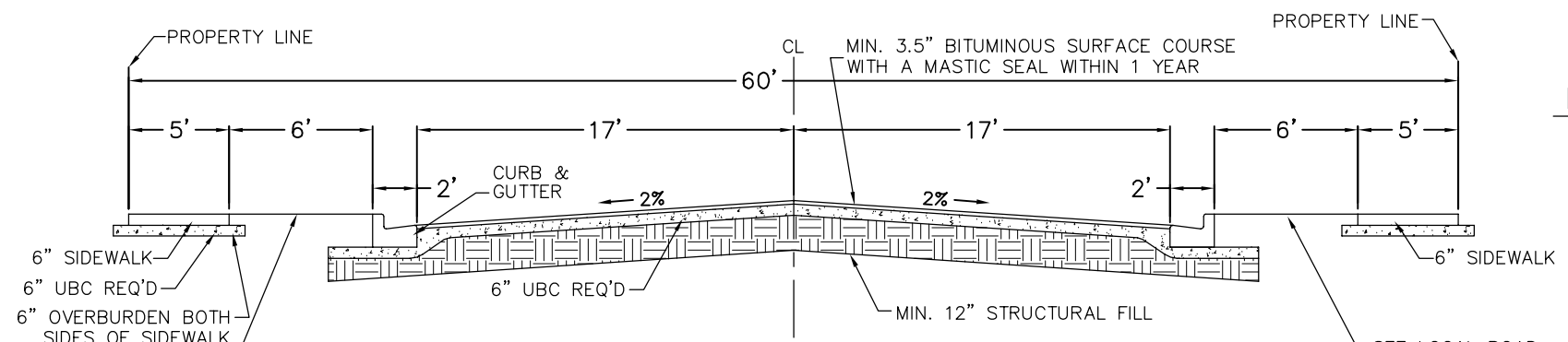
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NOTE: PLACE CONTROL JOINTS AT 10 FOOT INTERVALS

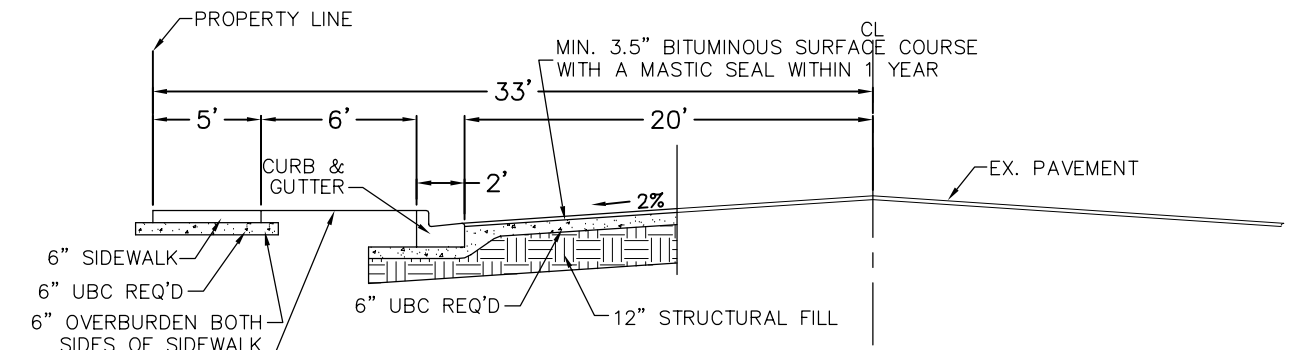


DETAIL-TYP. BUILDING SETBACK & EASEMENT

-NTS-

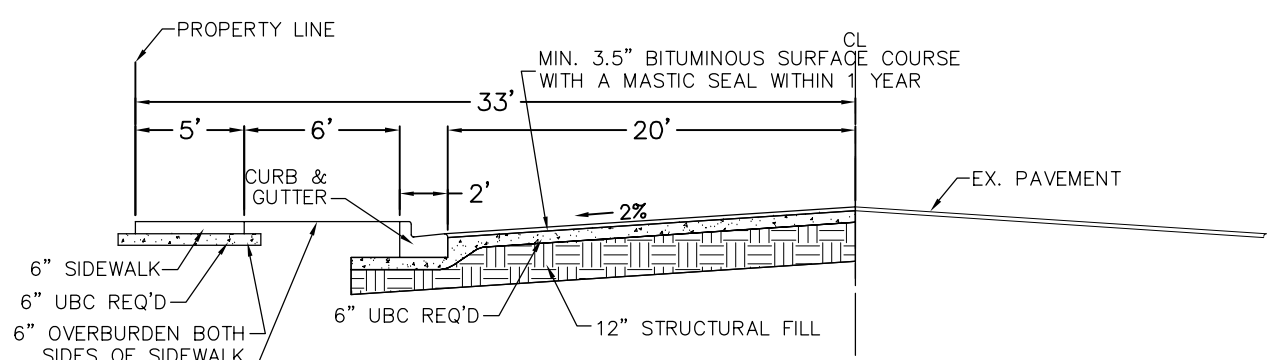


-NTS-



-NTS-

NOTE: STRUCTURAL FILL TO FOLLOW ALL ENGINEERING RECOMMENDATIONS PER EARTHTEC ENGINEERING GEOTECHNICAL REPORT #218531 DATED JUNE 18, 2021



-NTS-

SHEET NO. DT-01

REVISIONS

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DETAILS

PAYSON CITY, UTAH

QUAIL MOUNTAIN
ATLAS
ENGINEERING
L.L.C.

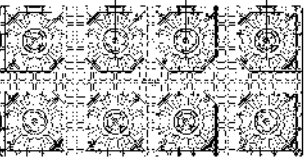
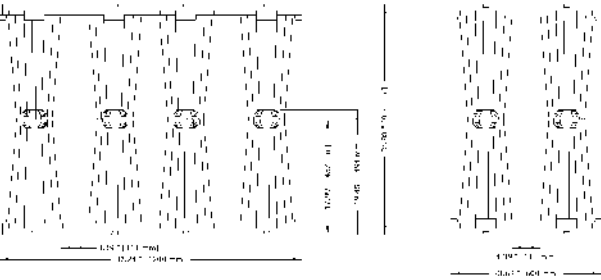
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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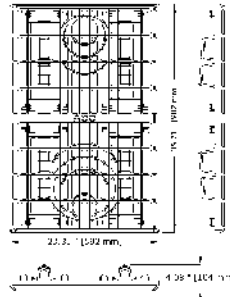
ACO STORMBRIXX SD

Stormwater Detention/Infiltration/Retention System

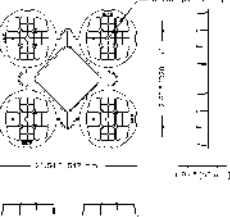
Tank body cell



Side panel



Top cover

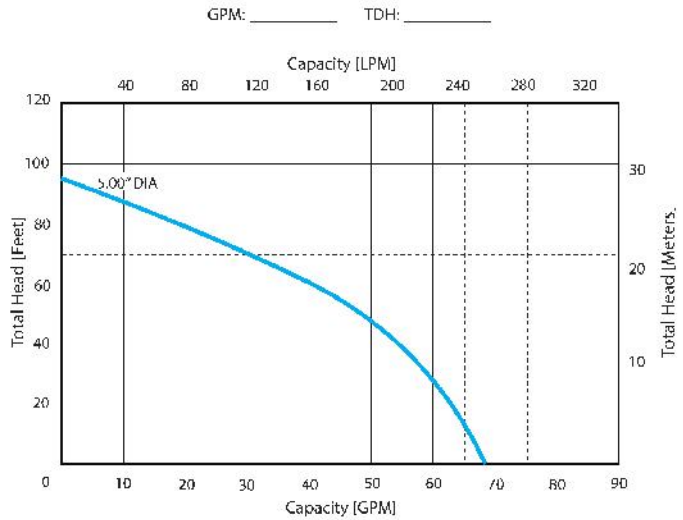


ACO Specification Information



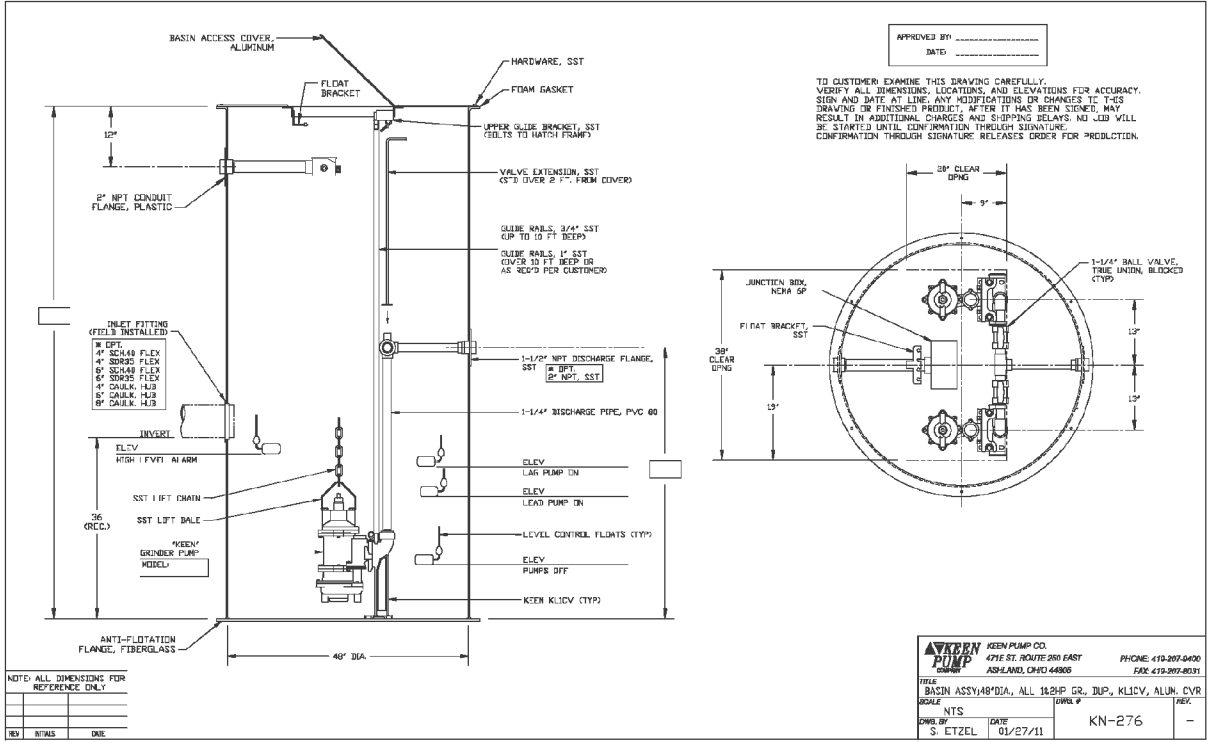
Section
Date
GRINDER
MAR 2018

Pump Series	KFG2		2-P RECESSED IMPELLER (5.00" Dia.)	
Speed	3450 RPM	Discharge	1-1/4"	HIGH FLOW



The curves reflect maximum performance characteristics without exceeding full load.
Operation is recommended in the bounded area with operational point within the curve limit.
Performance curves are based on actual tests with clear water at 70°F and 1.280 feet site elevation.

K20351



SHEET NO.

DT-02

DETAILS

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

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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.

RECORD PARCEL

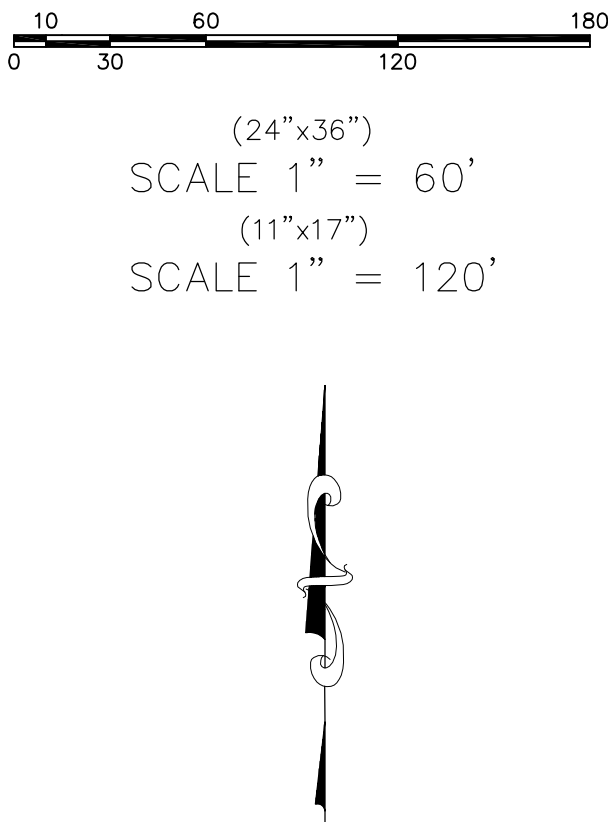
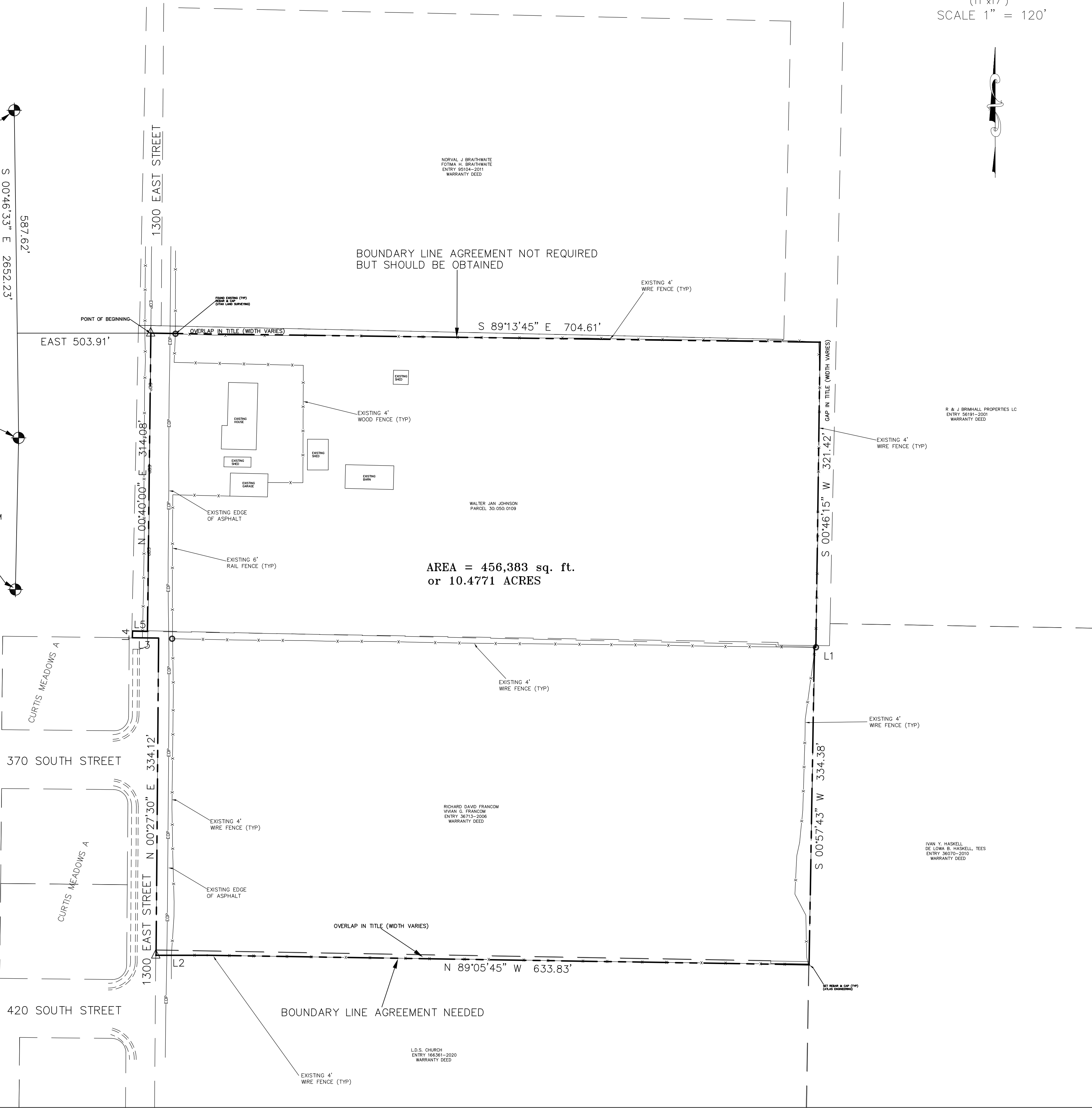
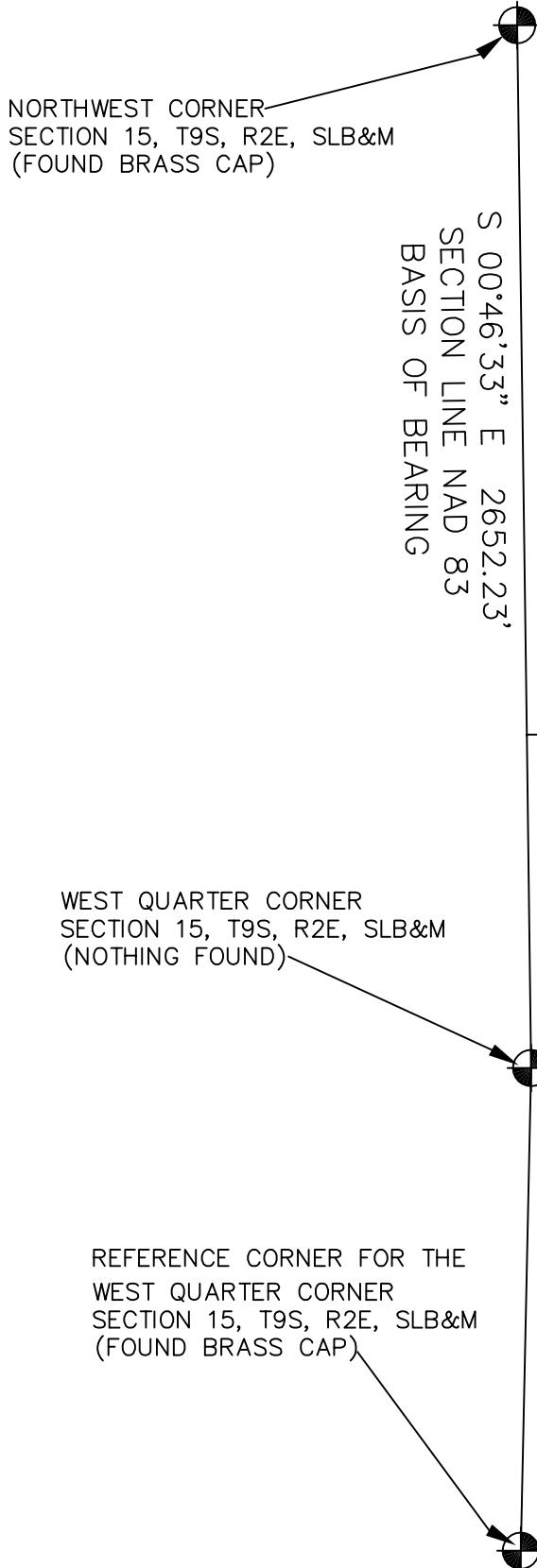
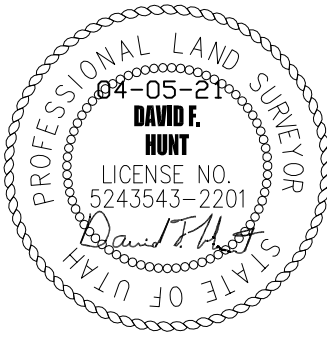
ALL OF PARCELS 30:050:0074 AND 30:050:0109 AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE.

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



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

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

UPDATED 01-11-21