

This has been asked for multiple times now
PLEASE PROVIDE LANDSCAPING & IRRIGATION
PLANS FOR COMMON AREAS AS WELL AS AMENITIES
PLAN

ARROWHEAD RANCH SUBDIVISION

A RESIDENTIAL SUBDIVISION

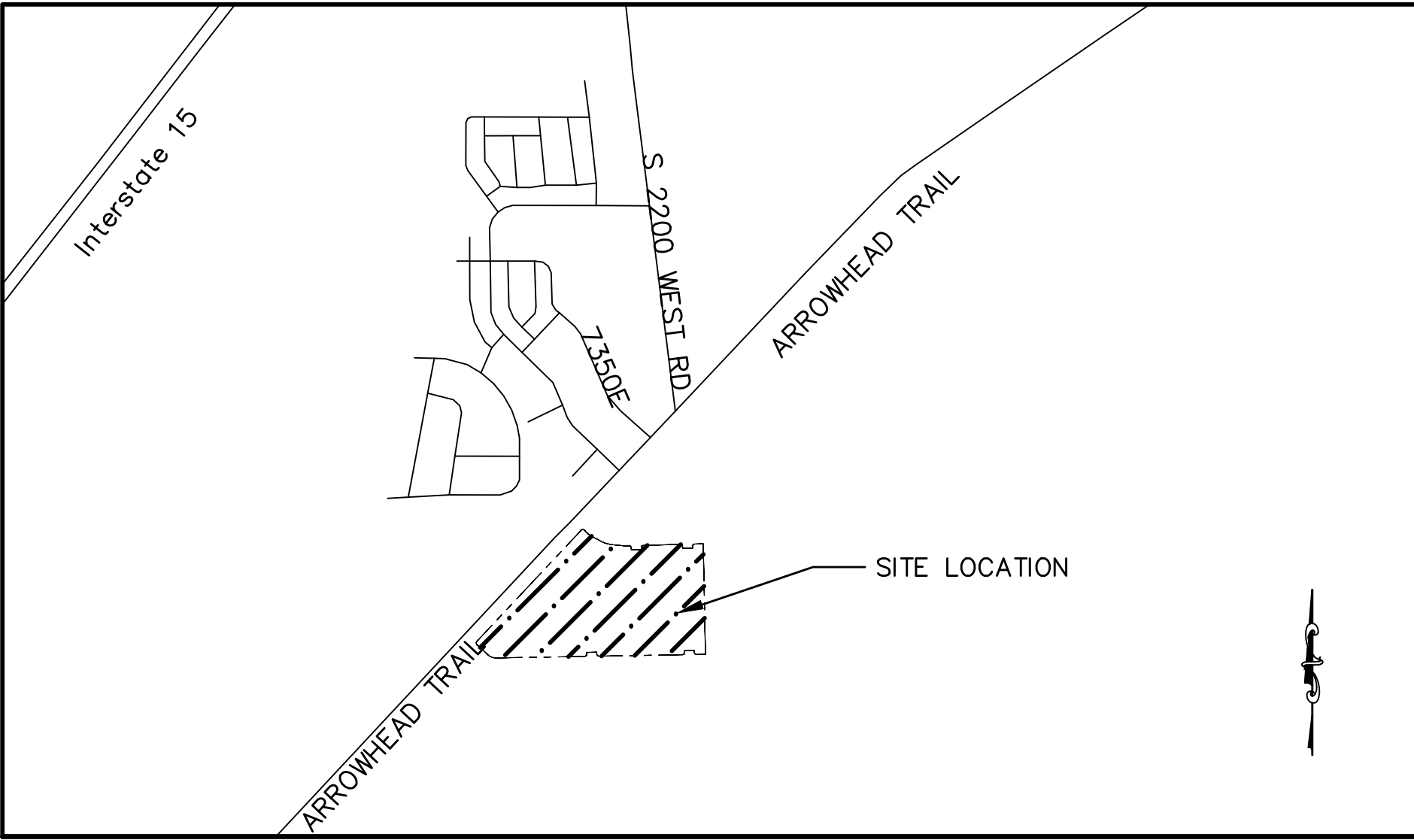
PAYSON, UTAH

PRELIMINARY PLAN SET

MARCH 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT SHEET 1
2B	FINAL PLAT SHEET 2
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	SEWER AND STORM DRAIN PLAN
7	WATER PLAN
8	OPEN SPACE PLAN
9	PUBLIC SAFETY SHEET
PP-1	PLAN & PROFILE-1250 EAST STA. 9+50-14+50
PP-2	PLAN & PROFILE-1250 EAST STA. 14+50-18+50
PP-3	PLAN & PROFILE-1360 NORTH STA. 18+50-23+50
PP-4	PLAN & PROFILE-1280 NORTH STA. 8+50-14+00
PP-5	PLAN & PROFILE-1280 NORTH STA. 14+00-19+00
PP-6	PLAN & PROFILE-1280 NORTH STA. 19+00-21+50
PP-7	PLAN & PROFILE-1400 EAST STA. 9+00-12+50
PP-8	PLAN & PROFILE-1400 EAST STA. 12+50-15+50
PP-9	PLAN & PROFILE-DRIVE 1
PP-10	PLAN & PROFILE-DRIVE 2
PP-11	PLAN & PROFILE-DRIVE 3
PP-12	PLAN & PROFILE-DRIVE 4
PP-13	PLAN & PROFILE-DRIVE 5
PP-14	PLAN & PROFILE-DRIVE 6
PP-15	ARROWHEAD TRAIL-STA. 9+50 TO STA. 14.50
PP-16	ARROWHEAD TRAIL-STA. 14+50 TO STA. 19.50
DT-1	DETAIL SHEET
DT-2	DETAIL SHEET



VICINITY MAP
-NTS-

DATA TABLE
TOTAL ACREAGE=17.30 AC (753,588 SF)
TOTAL # OF LOTS=226
TOTAL ACREAGE OF LOTS=5.18 AC (225,641 SF)
TOTAL ACREAGE IN ROW=4.19 AC (182,516 SF)
TOTAL ACREAGE OF OPEN SPACE=5.86 AC
TOTAL ACREAGE OF LIMITED COMMON=1.72 AC (79,923 SF)
TOTAL ACREAGE OF WETLANDS=.35 AC

LEGEND

(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 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 SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



ATLAS
ENGINEERING
LLC.

OWNER/DEVELOPER
ARROWHEAD RANCH LLC.
CONTACT: GREG WALL
(801)-663-1206

PHONE: 801-655-0566
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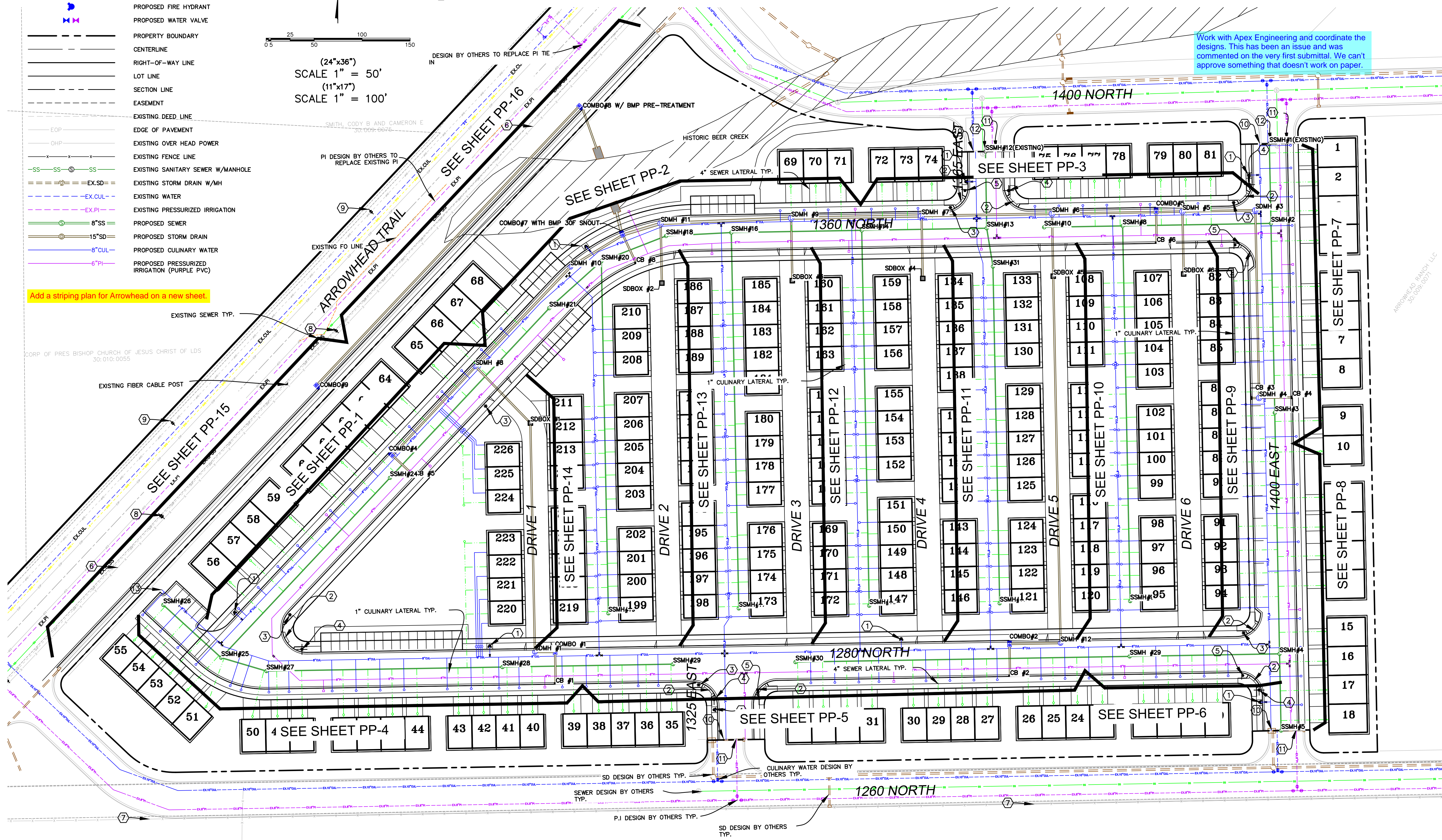
LEGEND

- EXISTING POWER POLE
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- EXISTING WATER VALVE
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- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

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

- CONSTRUCTION NOTES:
- 1. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
 - 2. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
 - 3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
 - 4. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
 - 5. INSTALL STOP SIGN PER PAYSON CITY STANDARDS.
 - 6. EXISTING FENCE TO BE REMOVED
 - 7. EXISTING FENCE TO REMAIN
 - 8. EXISTING OVERHEAD POWER TO BE RELOCATED
 - 9. EXISTING OVERHEAD POWER TO REMAIN
 - 10. LOCATE AND TIE TO EXISTING CULINARY WATER
 - 11. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION
 - 12. LOCATE AND TIE TO EXISTING SEWER
 - 13. STUB, CAP AND MARK TO SURFACE

Work with Apex Engineering and coordinate the designs. This has been an issue and was commented on the very first submittal. We can't approve something that doesn't work on paper.





ARROWHEAD RANCH

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GRADING PLAN

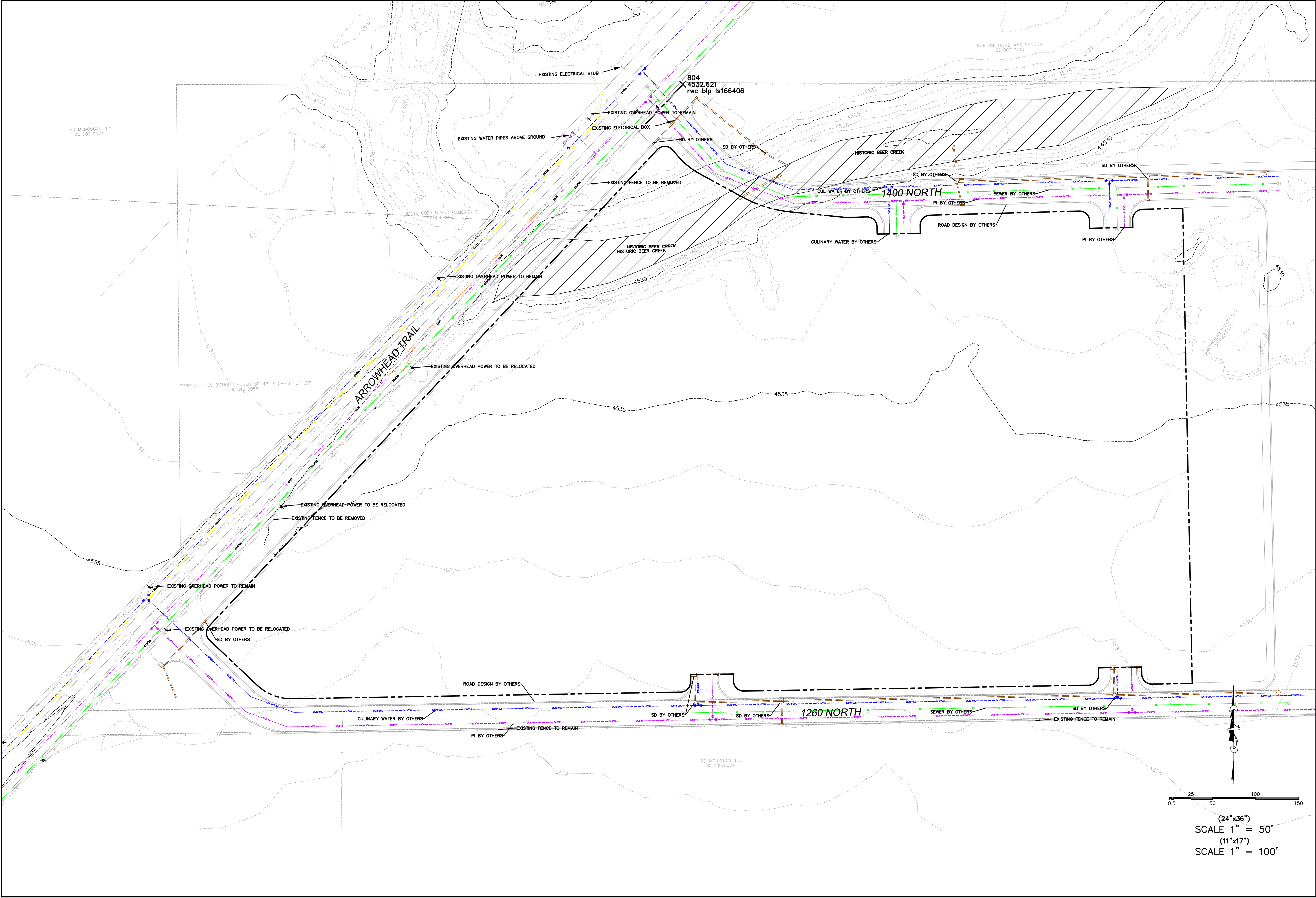
PAYSON, UTAH

SHEET NO.

4

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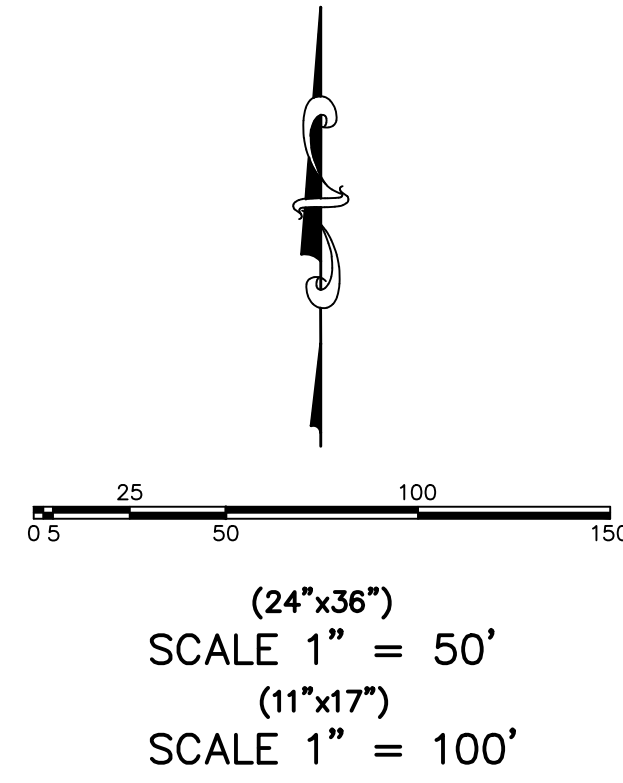
EXISTING TOPOGRAPHY

PAYSON, UTAH

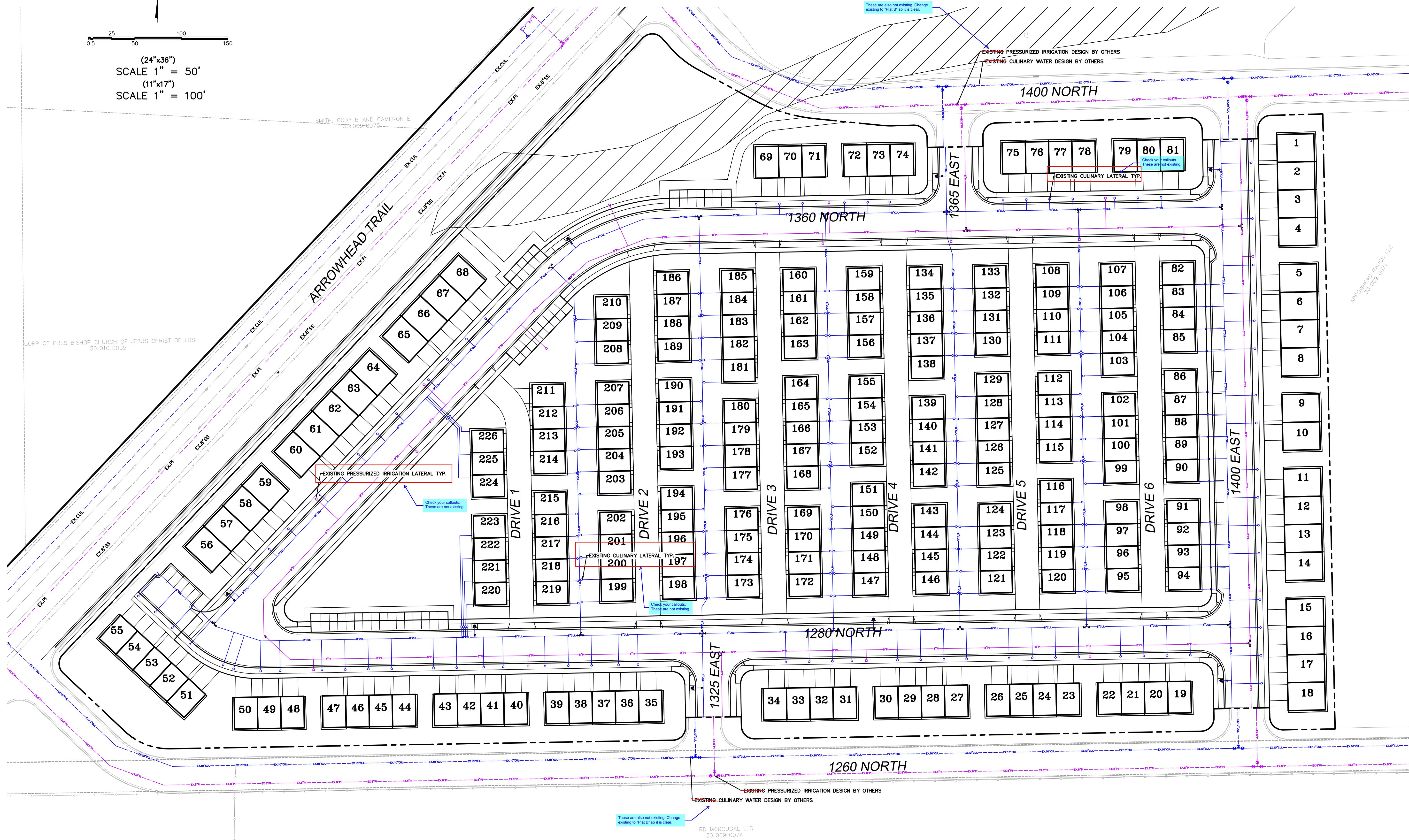
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Work with Apex Engineering and coordinate the designs. This has been an issue and was commented on the very first submittal. We can't approve something that doesn't work on paper.



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WATER PLAN

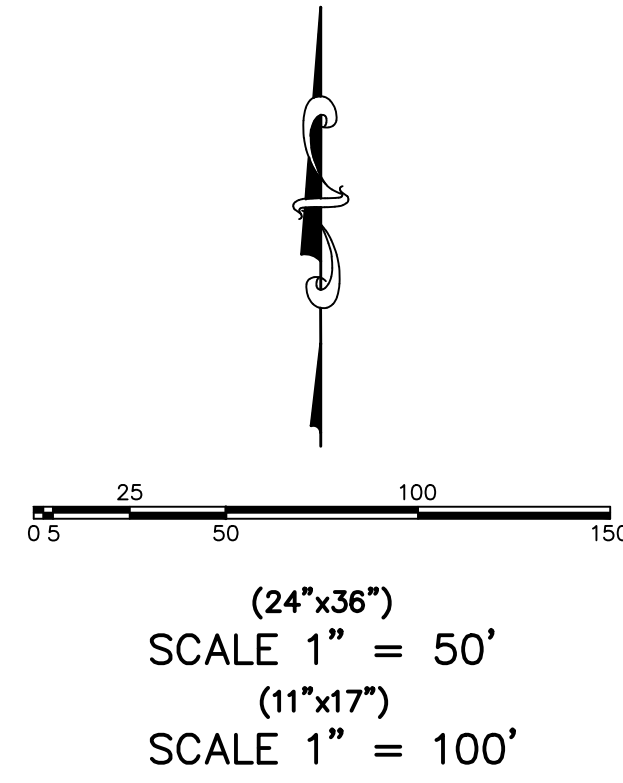
PAYSON, UTAH

SHEET NO.

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RD. MCDOUGAL LLC
30:009:0074

ARROWHEAD RANCH
ATLAS
ENGINEERING
L.L.C.

SEWER PLAN

ARROWHEAD RANCH LLC
30:009:0071

SEWER PLAN/DWG
PRELIMINARY

12
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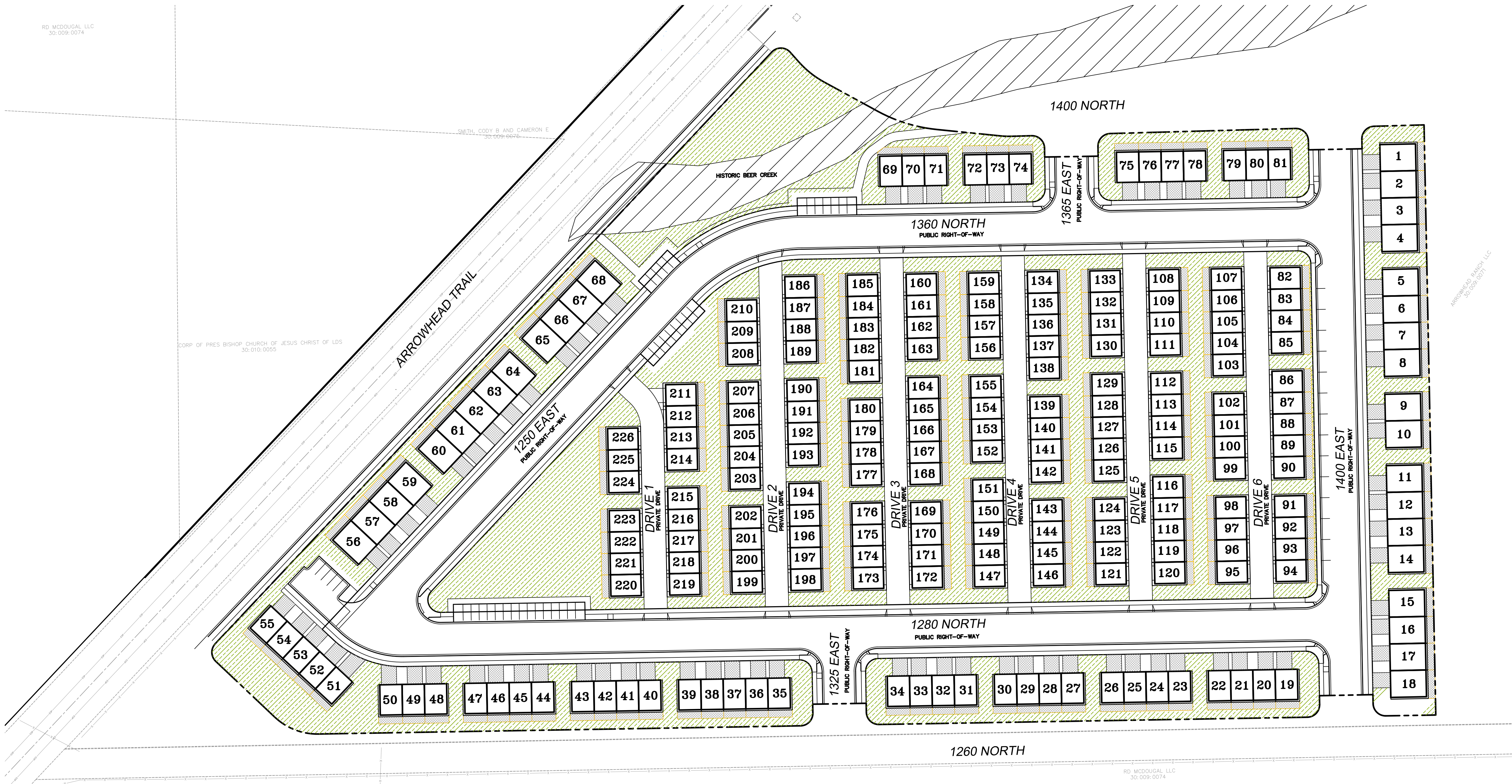
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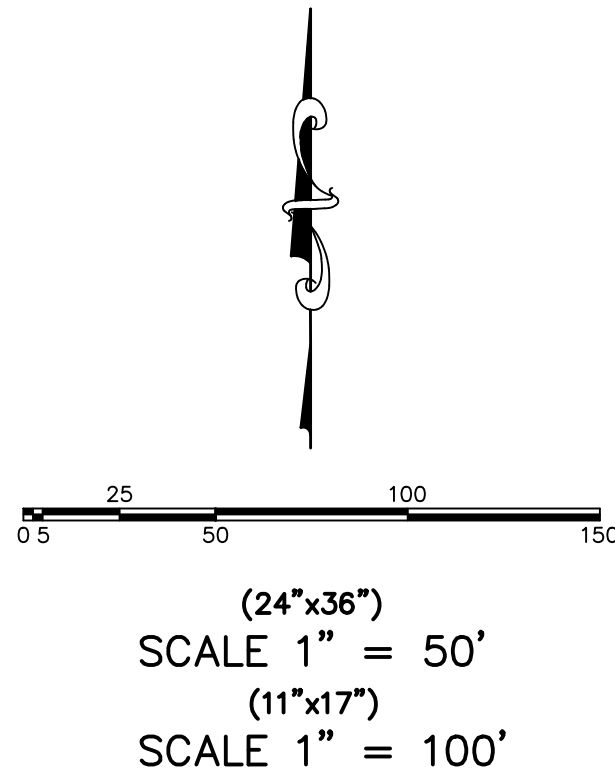
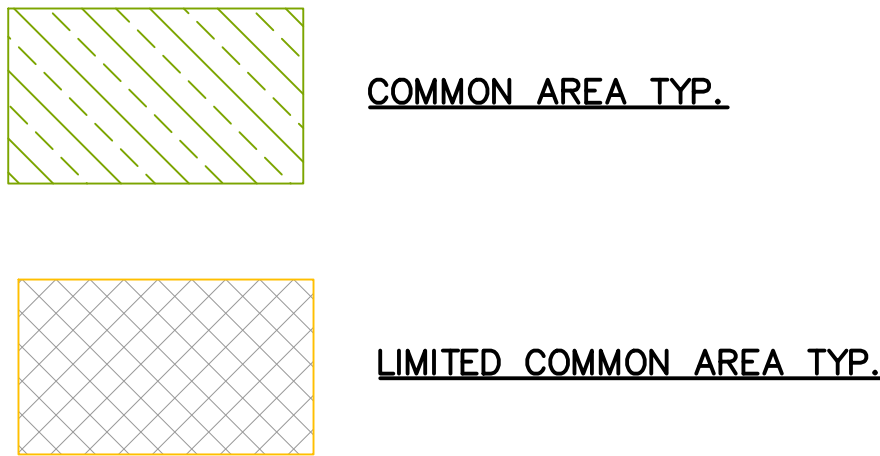
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PAYSON, UTAH

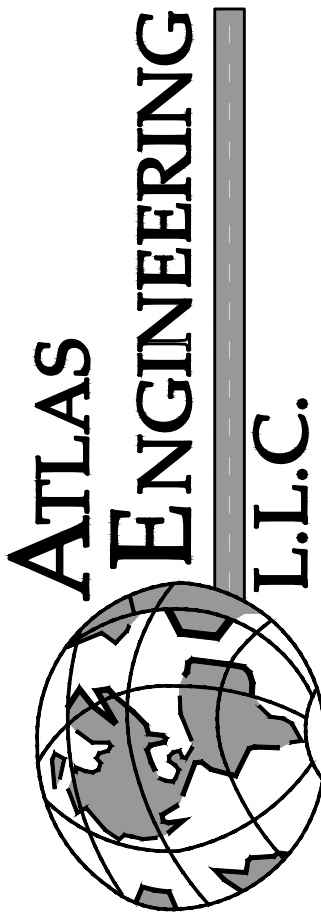
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OPEN SPACE

PAYSON, UTAH

SHEET NO.

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