

PAYSON PW Director No Comments
02/27/2023 9:11:27 AM

PAYSON No Additional
DEV ENGINEER Comments
27 Feb 2023 10:02

PAYSON Planner II
UTAH No
HOME TO ADVENTURE comments



Chief Brad Bishop
Plan review comments



Fire Department
Review with no Comment

PAYSON No Additional
POWER Comments
08 Mar 2023 16:45



SCALE: 1"=60'

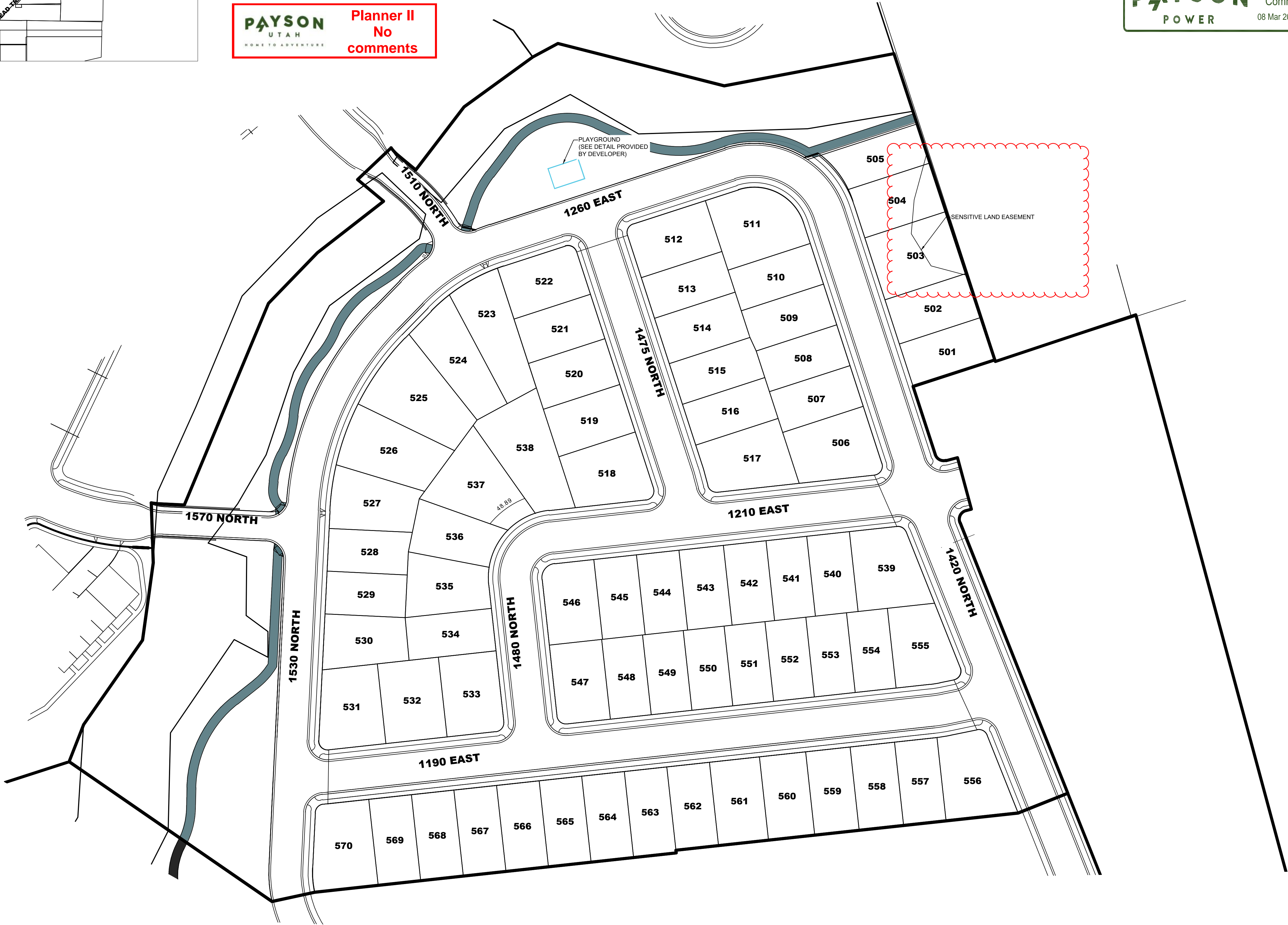


TABLE OF CONTENTS

| | |
|----------------------|--|
| COVER | |
| FINAL PLAT | |
| UTILITY PLAN | |
| GRADING PLAN | |
| INTERSECTION GRADING | |
| C-100 | 1190 EAST PLAN AND PROFILE |
| C-200 | 1480 NORTH AND 1210 EAST PLAN AND PROFILE |
| C-300 | 1475 NORTH AND 1180 NORTH PLAN AND PROFILE |
| C-301 | |
| C-302 | DETAILS |
| C-400 | SIGNAGE AND STRIPING |
| C-500 | |
| EC-1 | EROSION CONTROL PLAN |
| EC-2 | EROSION CONTROL DETAILS |
| PS-1 | PUBLIC SAFETY PLAN |

TABULATIONS

| | |
|--------------------|-----------------|
| TOTAL ACREAGE | 16.98 ACRES |
| OVERALL UNITS/LOTS | 70 UNITS |
| DENSITY | 4.12 UNITS/ACRE |
| OPEN SPACE | 3.62 ACRES |

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.
- CURB INLETS AND COMBO BOXES SHALL NOT HAVE HOODED INLETS.
- SEE BROADHEAD DRIVE PLANS FOR DETAILS ON 1530 NORTH, 1260 EAST, AND 1420 NORTH DESIGN.
- MAILBOXES FOR THE PHASE WILL BE INSTALLED AT THE EXISTING MAILBOX LOCATION IN PLAT A.

LEGEND

| | |
|------------------------|-----------|
| EXISTING | |
| WATER METER | — EX-W — |
| WATER | — |
| WATER VALVE | — X — |
| FIRE HYDRANT | — (H) — |
| SEWER | — EX-SS — |
| SEWER MANHOLE | — (S) — |
| STORM DRAIN | — EX-SD — |
| STORM DRAIN MANHOLE | — (D) — |
| STORM DRAIN CURB INLET | — (C) — |
| PI | — EX-PI — |
| PI VALVE | — X — |
| FENCE | — X — |
| PROPOSED | |
| WATER | — W — |
| WATER VALVE | — X — |
| WATER METER | — (M) — |
| FIRE HYDRANT | — (H) — |
| SEWER | — S — |
| SEWER MANHOLE | — (S) — |
| STORM DRAIN | — SD — |
| STORM DRAIN MANHOLE | — (D) — |
| STORM DRAIN CURB INLET | — (C) — |
| PI | — PI — |
| PI VALVE | — X — |

DEVELOPER / OWNER

ARROWHEAD DEVELOPMENT
704 N. 1690 W. PROVO UT 84601
TERRY HARWARD OR TRENT
BEESLEY
801-377-5600

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

VILLAGES AT ARROWHEAD PARK



- 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 E

PAYSON, UTAH

COVER

REVISIONS

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

LEI PROJECT #:

2013-0931

DRAWN BY:

DSE/BJA

DESIGNED BY:

BTG

SCALE:

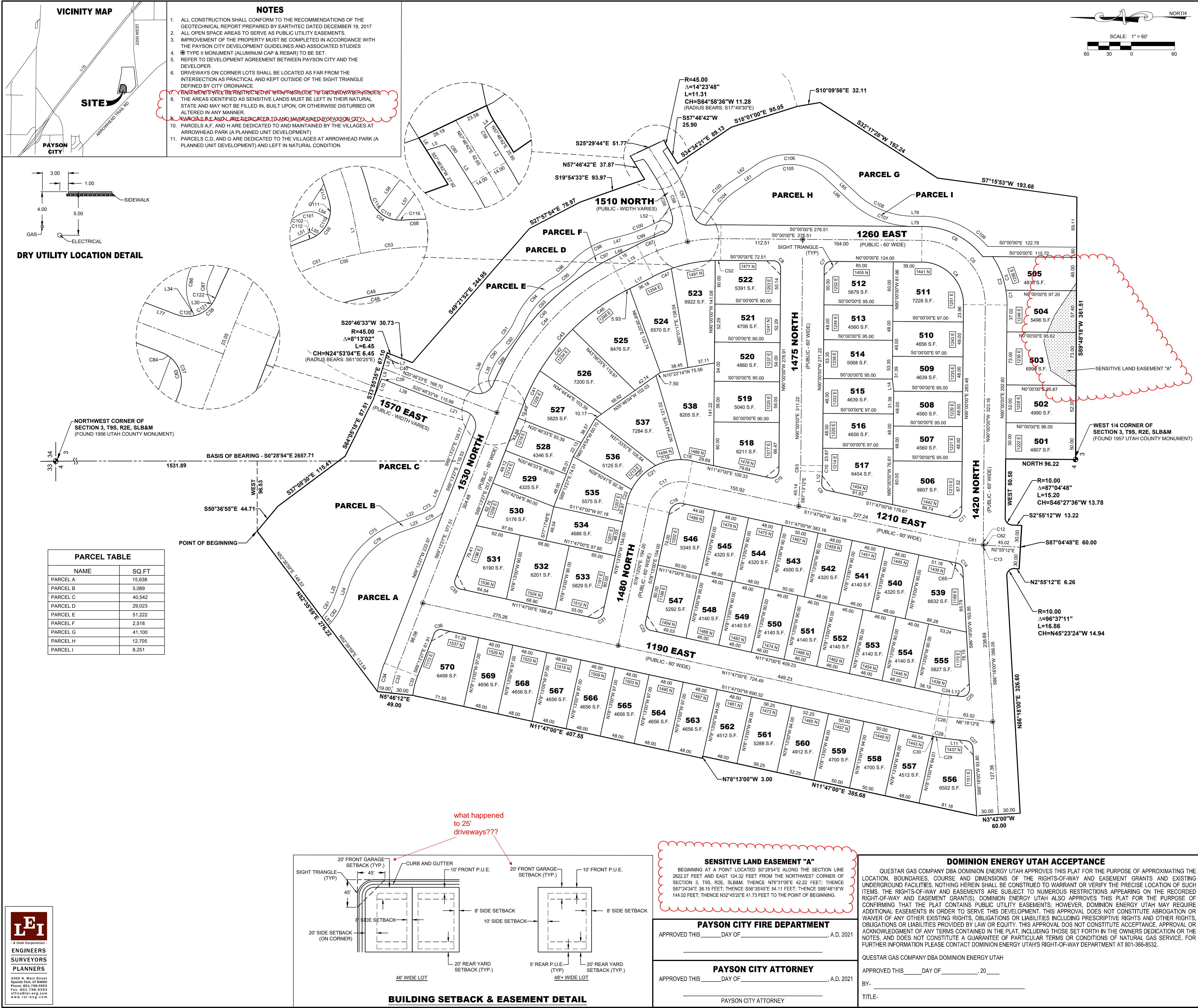
1" = 60'

DATE:

3/25/2021

SHEET

COVER



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 OWNERS(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 AND 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 A POINT ON THE SOUTHERLY LINE OF VILLAGES AT ARROWHEAD PARK, SAID POINT LOCATED S0°28'54"E ALONG THE SECTION LINE 1531.89 FEET AND WEST 96.53 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING EIGHTEEN (18) COURSES: S50°36'55"E 44.71 FEET; THENCE S37°08'30"E 115.41 FEET; THENCE S64°05'18"E 87.51 FEET; THENCE S73°55'35"E 67.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S61°00'25"E) 6.45 FEET THROUGH A CENTRAL ANGLE OF 8°13'02" (CHORD: S24°53'04"W 6.45 FEET); THENCE S20°46'33"W 30.73 FEET; THENCE S49°21'52"E 244.95 FEET; THENCE S27°57'54"E 78.97 FEET; THENCE S19°54'33"E 93.97 FEET; THENCE S57°46'42"E 37.87 FEET; THENCE S25°29'44"E 51.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S17°49'30"E) 11.31 FEET THROUGH A CENTRAL ANGLE OF 14°23'48" (CHORD: S64°58'36"W 11.28 FEET); THENCE S57°46'42"W 25.90 FEET; THENCE S34°34'21"E 89.13 FEET; THENCE S18°01'00"E 95.05 FEET; THENCE S10°09'56"E 32.11 FEET; THENCE S32°17'28"W 192.24 FEET; THENCE S7°15'53"W 193.68 FEET; THENCE S89°48'18"W 361.51 FEET; THENCE NORTH 96.22 FEET; THENCE WEST 90.58 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.20 FEET THROUGH A CENTRAL ANGLE OF 87°04'48" (CHORD: S46°7'36"W 13.78 FEET); THENCE S2°55'12"W 13.22 FEET; THENCE N87°04'48"W 60.00 FEET; THENCE N2°55'12"E 6.26 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 16.86 FEET THROUGH A CENTRAL ANGLE OF 96°37'11" (CHORD: N45°23'24"W 14.94 FEET); THENCE S86°18'00"W 326.60 FEET; THENCE N3°42'00"W 60.00 FEET; THENCE N11°47'00"E 385.68 FEET; THENCE N78°13'00"W 3.00 FEET; THENCE N11°47'00"E 407.55 FEET; THENCE N5°46'12"E 49.00 FEET; THENCE N52°35'59"E 276.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±16.98 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, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

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 MAYOR _____
APPROVED _____ ENGINEER (See Seal Below) _____ ATTEST _____ CLERK-RECORDER (See Seal Below) _____

PLANNING COMMISSION APPROVAL

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

DEVELOPMENT SERVICES DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "E"

VILLAGES AT ARROWHEAD PARK

SUBDIVISION

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

PAYSON _____ UTAH COUNTY, UTAH

SHEET 1 OF 2

CITY ENGINEER SEAL CITY RECORDER SEAL COUNTY RECORDER SEAL

This form approved by Utah County and the municipalities therein.

| CURVE TABLE | | | | |
|-------------|--------|------------|--------|--------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 118.00 | 9°56'50" | 20.49 | N85°01'35"E 20.46 |
| C2 | 118.00 | 34°14'03" | 70.50 | N72°52'59"E 69.46 |
| C3 | 118.00 | 24°17'12" | 50.02 | N67°54'34"E 49.64 |
| C4 | 58.00 | 90°00'00" | 91.11 | N45°00'00"E 82.02 |
| C5 | 88.00 | 90°00'00" | 138.23 | S45°00'00"W 124.45 |
| C6 | 107.00 | 51°39'14" | 96.46 | S25°49'37"W 93.23 |
| C7 | 10.00 | 90°00'00" | 15.71 | N45°00'00"W 14.14 |
| C8 | 10.00 | 90°00'00" | 15.71 | S45°00'00"W 14.14 |
| C9 | 10.00 | 80°59'48" | 14.14 | S52°16'54"W 12.99 |
| C10 | 180.00 | 2°46'48" | 8.73 | N88°36'36"W 8.73 |
| C11 | 10.00 | 101°47'00" | 17.76 | S39°06'30"E 15.52 |
| C12 | 200.00 | 2°06'59" | 7.39 | S88°56'30"W 7.39 |
| C13 | 200.00 | 1°35'01" | 5.53 | S87°05'31"W 5.53 |
| C14 | 10.00 | 75°01'35" | 13.09 | S48°47'14"W 12.18 |
| C15 | 10.00 | 101°47'00" | 17.76 | N39°06'30"W 15.52 |
| C16 | 16.00 | 89°59'58" | 25.13 | S33°12'59"E 22.63 |
| C17 | 46.00 | 90°00'00" | 72.26 | S33°13'00"E 65.05 |
| C18 | 76.00 | 11°42'51" | 15.54 | N5°55'34"E 15.51 |
| C19 | 76.00 | 27°23'18" | 36.33 | N13°37'30"W 35.98 |
| C20 | 76.00 | 35°36'55" | 47.24 | N45°07'37"W 46.49 |
| C21 | 76.00 | 90°00'00" | 119.38 | N33°13'00"W 107.48 |
| C22 | 76.00 | 15°16'55" | 20.27 | N70°34'32"W 20.21 |
| C23 | 10.00 | 90°00'00" | 15.71 | N56°47'00"E 14.14 |
| C24 | 120.00 | 5°28'48" | 11.48 | N9°02'36"E 11.47 |
| C25 | 10.00 | 100°00'12" | 17.45 | N43°41'54"W 15.32 |
| C26 | 150.00 | 5°28'48" | 14.35 | N9°02'36"E 14.34 |
| C27 | 10.00 | 79°59'48" | 13.96 | S46°18'06"W 12.86 |
| C28 | 180.00 | 5°28'48" | 17.22 | S9°02'36"W 17.21 |
| C29 | 180.00 | 5°00'59" | 15.76 | S8°48'41"W 15.75 |
| C30 | 180.00 | 0°27'49" | 1.46 | S11°33'05"W 1.46 |
| C31 | 10.00 | 90°00'00" | 15.71 | N33°13'00"W 14.14 |
| C32 | 105.00 | 15°00'21" | 27.50 | S76°43'38"E 27.42 |
| C33 | 135.00 | 15°00'21" | 35.36 | S76°43'38"E 35.26 |
| C34 | 154.00 | 15°00'21" | 40.33 | N76°43'38"W 40.22 |
| C35 | 10.00 | 98°59'33" | 17.28 | N61°16'46"E 15.21 |
| C36 | 10.00 | 81°00'27" | 14.14 | S28°43'14"E 12.99 |
| C37 | 21.00 | 90°00'00" | 32.99 | S65°46'33"W 29.70 |
| C38 | 21.00 | 88°08'39" | 32.31 | S23°17'48"E 29.21 |
| C39 | 50.00 | 9°55'04" | 8.65 | N15°49'01"E 8.64 |
| C40 | 50.00 | 16°07'09" | 14.07 | S28°50'07"W 14.02 |
| C41 | 299.00 | 10°01'46" | 52.34 | N64°12'34"W 52.27 |
| C42 | 299.00 | 13°57'23" | 72.83 | N52°13'00"W 72.65 |
| C43 | 299.00 | 41°25'03" | 216.09 | N48°31'11"W 211.42 |
| C44 | 329.00 | 41°24'32" | 237.78 | S48°31'11"E 232.63 |
| C45 | 348.00 | 39°33'12" | 240.24 | N47°35'31"W 235.50 |
| C46 | 299.00 | 17°25'23" | 90.92 | N36°31'37"W 90.57 |
| C47 | 199.00 | 7°51'39" | 27.30 | N23°53'06"W 27.28 |
| C48 | 199.00 | 17°47'49" | 61.81 | N11°03'22"W 61.56 |
| C49 | 199.00 | 27°48'55" | 96.61 | N13°54'28"W 95.66 |
| C50 | 229.00 | 27°48'55" | 111.17 | S13°54'28"E 110.08 |
| C51 | 229.00 | 16°15'57" | 65.01 | N19°40'56"W 64.79 |
| C52 | 199.00 | 2°09'28" | 7.49 | N1°04'44"W 7.49 |
| C53 | 229.00 | 11°32'58" | 46.16 | N5°46'29"W 46.08 |
| C54 | 21.00 | 39°27'07" | 14.46 | S27°34'47"W 14.18 |
| C55 | 21.00 | 39°30'34" | 14.48 | S52°46'06"E 14.20 |
| C56 | 183.50 | 17°21'36" | 55.60 | N66°27'30"E 55.39 |
| C57 | 211.50 | 18°21'44" | 67.78 | S66°57'34"W 67.49 |
| C58 | 197.50 | 21°17'52" | 73.41 | N68°25'38"E 72.99 |
| C59 | 48.00 | 6°29'31" | 5.44 | S61°01'28"W 5.44 |
| C60 | 50.00 | 11°58'22" | 10.45 | N51°47'31"E 10.43 |

| CURVE TABLE | | | | |
|-------------|--------|-----------|--------|--------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C61 | 250.00 | 7°28'09" | 32.59 | S8°02'56"W 32.57 |
| C62 | 250.00 | 1°23'39" | 6.08 | S3°37'02"W 6.08 |
| C63 | 150.00 | 2°46'48" | 7.28 | S88°36'36"E 7.28 |
| C65 | 280.00 | 0°30'33" | 2.49 | S11°31'44"W 2.49 |
| C67 | 248.00 | 8°47'44" | 38.07 | N23°25'03"W 38.03 |
| C68 | 248.00 | 4°03'00" | 17.53 | N2°01'30"W 17.53 |
| C73 | 73.00 | 18°53'16" | 24.06 | S29°50'34"E 23.96 |
| C75 | 135.00 | 50°13'16" | 118.33 | S45°30'33"E 114.58 |
| C76 | 121.00 | 50°13'16" | 106.06 | S45°30'33"E 102.70 |
| C78 | 87.00 | 21°27'13" | 32.58 | S31°07'32"E 32.39 |
| C81 | 78.00 | 23°46'40" | 32.42 | S56°42'51"E 32.18 |
| C82 | 92.00 | 25°15'11" | 40.55 | S57°59'36"E 40.22 |
| C83 | 21.00 | 70°31'44" | 25.85 | S75°30'41"W 24.25 |
| C84 | 21.00 | 19°28'16" | 7.14 | S30°30'41"W 7.10 |
| C86 | 32.00 | 46°20'11" | 25.88 | S89°52'55"W 25.18 |
| C87 | 18.00 | 46°20'11" | 14.56 | S89°52'55"W 14.16 |
| C89 | 73.00 | 23°06'30" | 29.44 | N55°23'45"W 29.24 |
| C90 | 87.00 | 23°06'30" | 35.09 | N55°23'45"W 34.85 |
| C91 | 110.00 | 22°12'03" | 42.62 | N54°56'31"W 42.36 |
| C92 | 124.00 | 22°12'03" | 48.05 | N54°56'31"W 47.75 |
| C93 | 113.00 | 35°21'06" | 68.72 | N48°21'59"W 68.62 |
| C94 | 127.00 | 35°21'06" | 78.36 | N48°21'59"W 77.12 |
| C95 | 107.00 | 18°24'49" | 34.39 | N39°53'51"W 34.24 |
| C96 | 93.00 | 18°24'49" | 29.89 | N39°53'51"W 29.76 |
| C97 | 101.00 | 34°03'47" | 60.05 | N32°04'22"W 59.17 |
| C98 | 115.00 | 34°03'47" | 68.37 | N32°04'22"W 67.37 |
| C99 | 196.00 | 12°18'49" | 42.12 | N21°11'53"W 42.04 |
| C100 | 182.00 | 12°18'49" | 39.11 | N21°11'53"W 39.04 |
| C101 | 15.00 | 56°05'07" | 14.68 | N0°41'15"E 14.10 |
| C102 | 1.00 | 56°05'07" | 0.98 | N0°41'15"E 0.94 |
| C103 | 127.00 | 18°35'50" | 41.22 | S44°05'09"E 41.04 |
| C104 | 113.00 | 18°35'50" | 36.68 | S44°05'09"E 36.52 |
| C105 | 71.00 | 77°13'06" | 95.69 | S3°49'19"W 88.61 |
| C106 | 65.00 | 77°13'06" | 114.56 | S3°49'19"W 106.08 |
| C107 | 127.00 | 42°25'52" | 94.05 | S21°12'56"W 91.92 |
| C108 | 113.00 | 42°25'52" | 83.68 | S21°12'56"W 81.78 |
| C109 | 121.00 | 48°22'12" | 102.15 | S24°11'06"W 99.14 |
| C110 | 21.00 | 39°30'34" | 14.48 | S52°46'06"E 14.20 |
| C111 | 21.00 | 32°20'19" | 11.85 | S88°41'32"E 11.70 |
| C112 | 21.00 | 13°59'38" | 5.13 | S26°01'00"E 5.12 |
| C113 | 183.50 | 17°21'36" | 55.60 | N66°27'30"E 55.39 |
| C114 | 21.00 | 28°50'05" | 10.57 | S61°43'23"W 10.46 |
| C115 | 21.00 | 39°27'07" | 14.46 | S27°34'47"W 14.18 |
| C116 | 21.00 | 11°54'14" | 4.36 | S1°54'07"W 4.36 |
| C120 | 21.00 | 33°53'28" | 12.42 | S3°49'47"W 12.24 |
| C121 | 21.00 | 39°31'01" | 14.48 | S32°52'27"E 14.20 |
| C122 | 21.00 | 14°44'10" | 5.40 | S60°00'02"E 5.39 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | N79°04'34"E | 26.17 |
| L2 | S57°46'42"W | 22.37 |
| L3 | N57°46'42"E | 22.11 |
| L4 | S38°54'38"E | 7.74 |
| L5 | N16°57'40"W | 13.38 |
| L6 | N57°46'42"E | 9.95 |
| L7 | S73°55'35"E | 6.52 |
| L8 | S73°55'35"E | 16.02 |
| L9 | N73°55'35"W | 44.56 |
| L11 | S6°16'12"W | 29.95 |
| L12 | N87°13'12"W | 14.98 |
| L14 | N83°08'02"E | 16.73 |
| L15 | S27°48'55"E | 42.11 |
| L16 | N27°48'55"W | 42.11 |
| L17 | N27°48'55"W | 36.18 |
| L21 | S20°46'33"W | 115.99 |
| L22 | S20°23'56"E | 30.15 |
| L23 | S20°23'56"E | 30.15 |
| L24 | S70°37'11"E | 24.17 |
| L25 | S70°37'11"E | 24.17 |
| L28 | S20°46'33"W | 115.99 |
| L35 | N66°56'59"W | 7.67 |
| L36 | N66°56'59"W | 7.67 |
| L47 | N15°02'29"W | 18.66 |
| L48 | N15°02'29"W | 18.66 |
| L51 | N27°21'18"W | 9.97 |
| L52 | N27°21'18"W | 9.97 |
| L54 | N28°23'16"E | 6.65 |
| L55 | N28°43'49"E | 4.55 |
| L57 | S53°23'03"E | 28.27 |
| L58 | S53°23'03"E | 30.49 |
| L61 | S34°47'14"E | 41.02 |
| L62 | S34°47'14"E | 41.02 |
| L65 | S42°25'52"W | 47.21 |
| L66 | S42°25'52"W | 47.21 |
| L76 | S69°13'27"E | 135.77 |
| L78 | S0°00'00"E | 12.65 |
| L79 | S0°00'00"E | 12.65 |
| L80 | N89°48'18"E | 14.00 |
| L81 | N52°35'59"E | 14.16 |



PLAT "E"

VILLAGES AT ARROWHEAD PARK

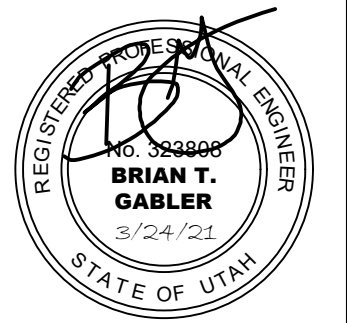
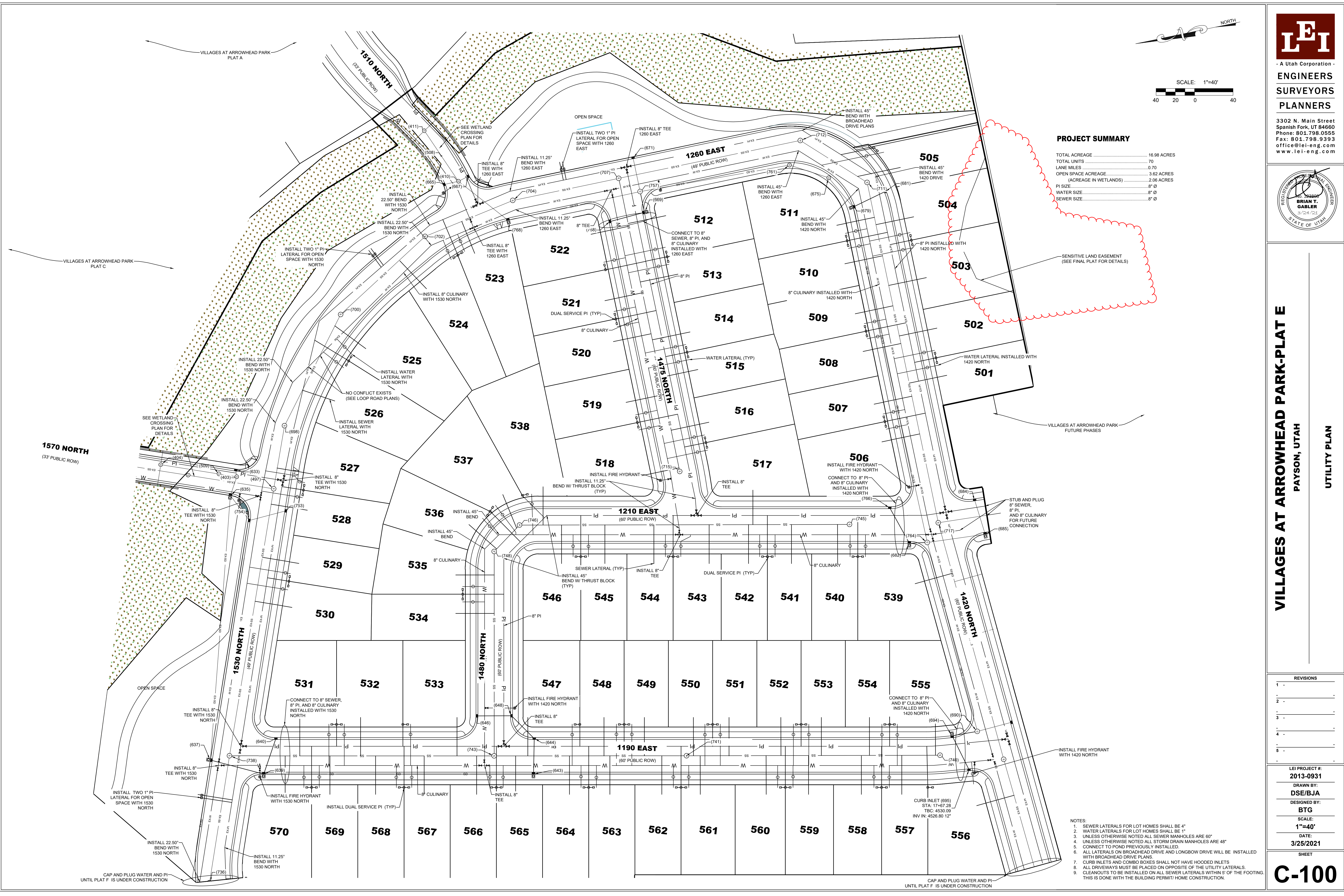
SUBDIVISION

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

PAYSONUTAH COUNTY, UTAH

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.



VILLAGES AT ARROWHEAD PARK-PLAT E
PAYSON, UTAH
UTILITY PLAN

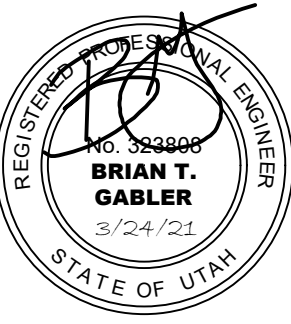
A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

302 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-PLAIE

**KROWNEA
PAYSON, UTAH**

GRADING PLAN

| REVISIONS | |
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

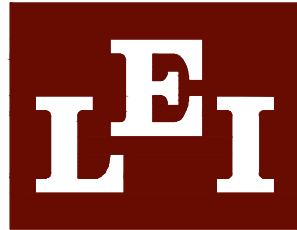
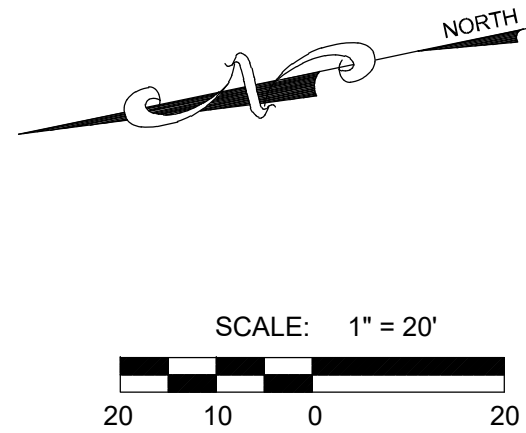
DESIGNED BY:
BTG

SCALE:
1"=40'

DATE:
3/25/2021

SHEET

C-200



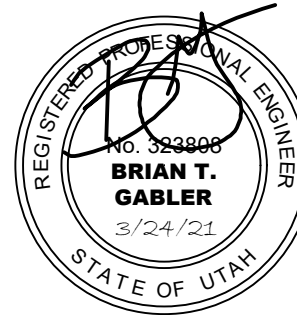
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SURVEYORS

PLANNERS

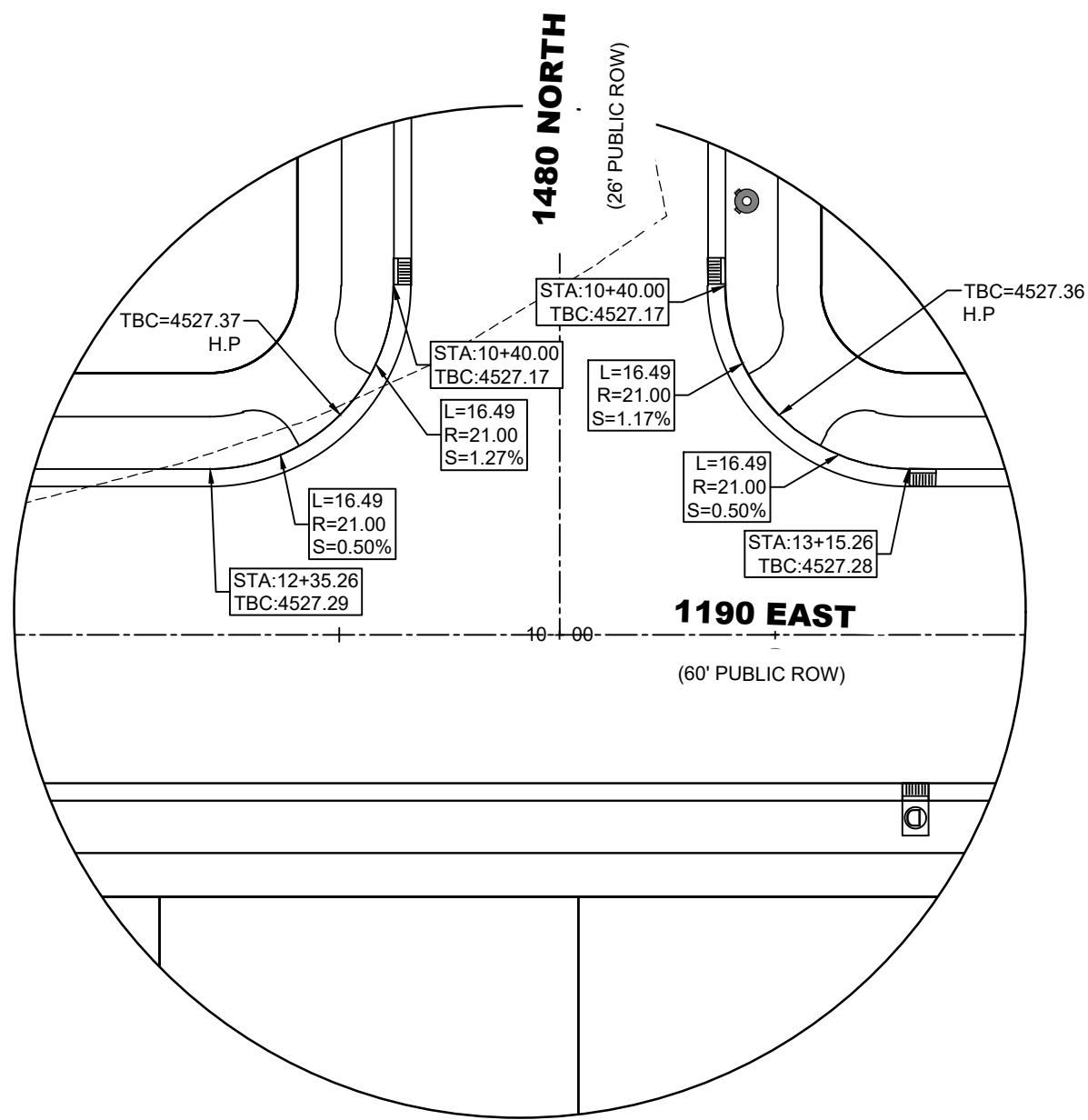
3302 N. Main Street
Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



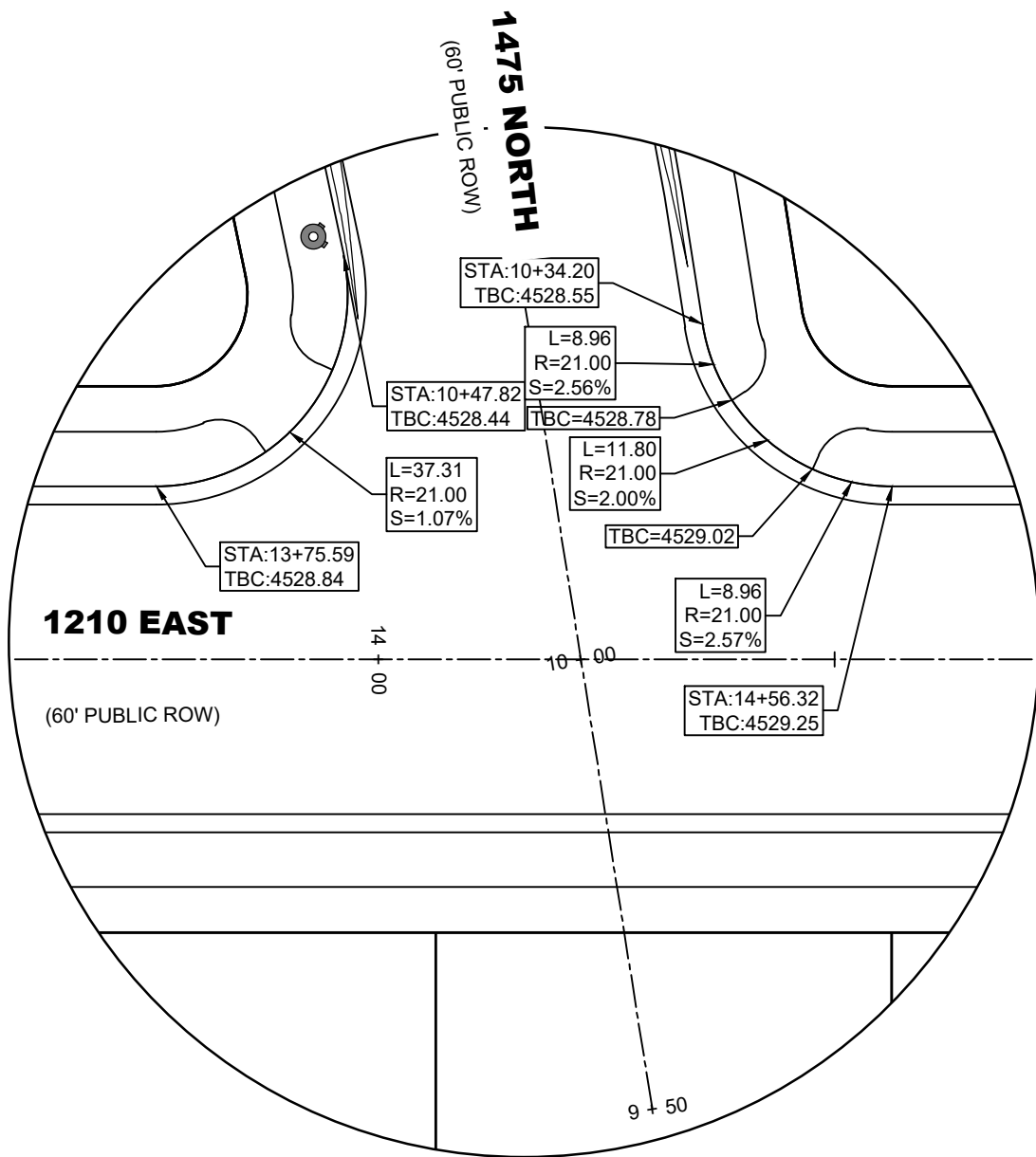
VILLAGES AT ARROWHEAD PARK-PLAT E

PAYSON, UTAH

INTERSECTION GRADING



DETAIL 1



DETAIL 2

- NOTES:
- SEWER LATERALS FOR LOT HOMES SHALL BE 4"
 - WATER LATERALS FOR LOT HOMES SHALL BE 1"

| REVISIONS | |
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

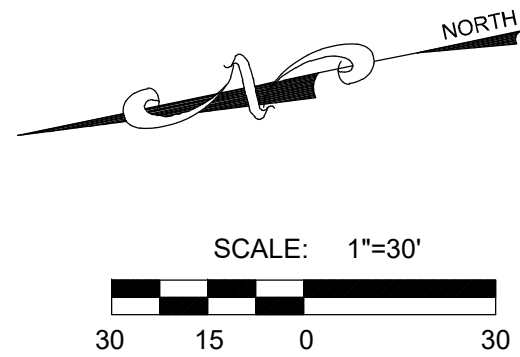
DESIGNED BY:
BTG

SCALE:
1"=20'

DATE:
3/25/2021

SHEET

C-201



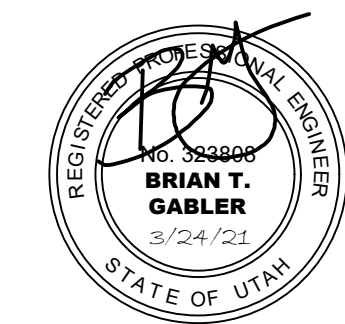
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ENGINEERS

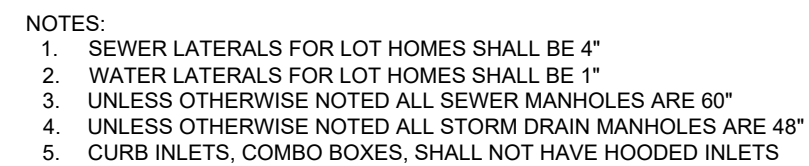
SURVEYORS

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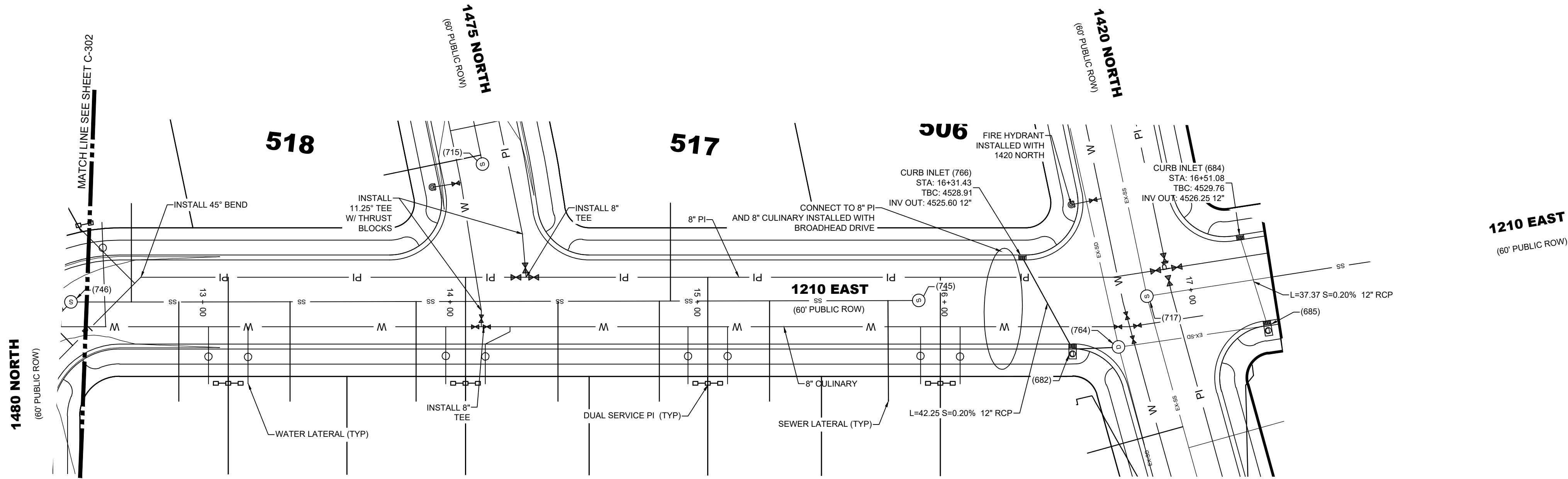


1190 EAST PLAN AND PROFILE

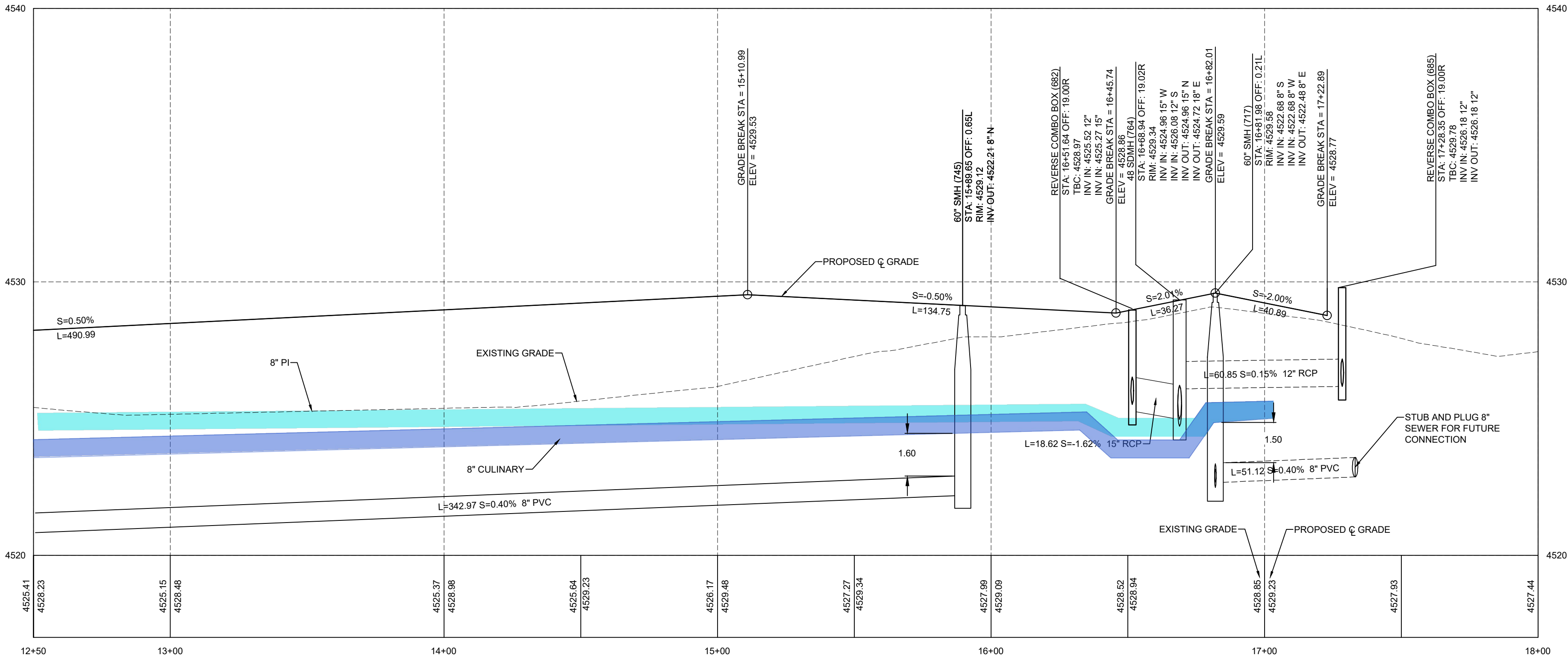


SHEET

C-300



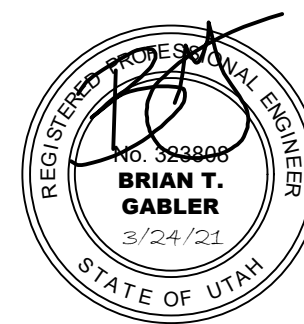
1210 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



1210 EAST PROFILE VIEW CONT.

- NOTES:
1. SEWER LATERALS FOR LOT HOMES SHALL BE 4"
 2. WATER LATERALS FOR LOT HOMES SHALL BE 1"
 3. UNLESS OTHERWISE NOTED ALL SEWER MANHOLES ARE 60"
 4. UNLESS OTHERWISE NOTED ALL STORM DRAIN MANHOLES ARE 48"
 5. CURB INLETS, COMBO BOXES, SHALL NOT HAVE HOODED INLETS

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VILLAGES AT ARROWHEAD PARK-PLAT E
PAYSON, UTAH
1210 EAST PLAN AND PROFILE CONT.

| REVISIONS | |
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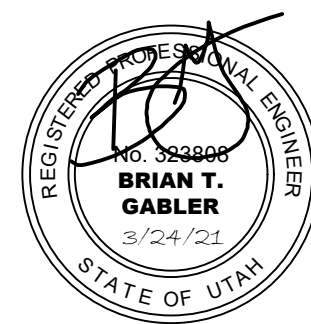
LEI PROJECT #:
2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1"=20'
DATE:
3/25/2021

SHEET
C-301



NOTES:

1. SEWER LATERALS FOR LOT HOMES SHALL BE 4"
2. WATER LATERALS FOR LOT HOMES SHALL BE 1"
3. UNLESS OTHERWISE NOTED ALL SEWER MANHOLES ARE 60"
4. UNLESS OTHERWISE NOTED ALL STORM DRAIN MANHOLES ARE 48"
5. CURB INLETS, COMBO BOXES, SHALL NOT HAVE HOODED INLETS



VILLAGES AT ARROWHEAD PARK-PLAT E
PAYSON, UTAH

1475 NORTH AND 1480 NORTH PLAN AND PROFILE

| REVISIONS | |
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

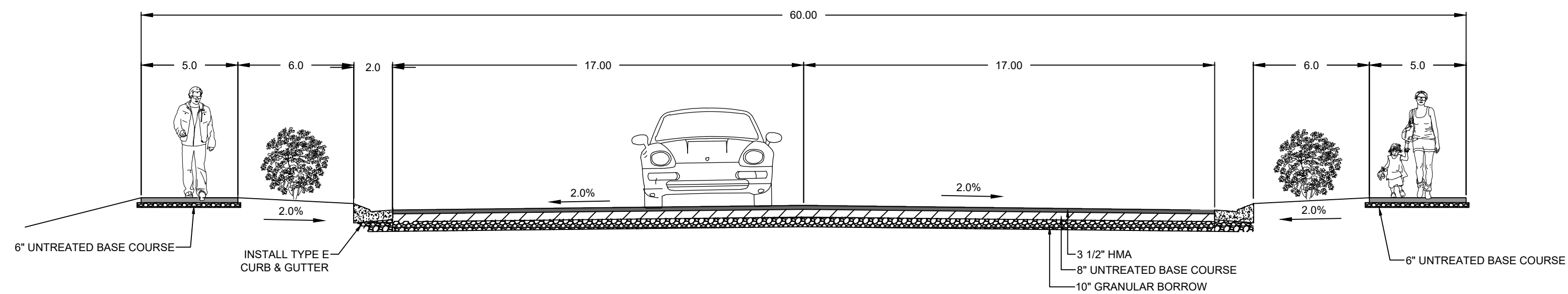
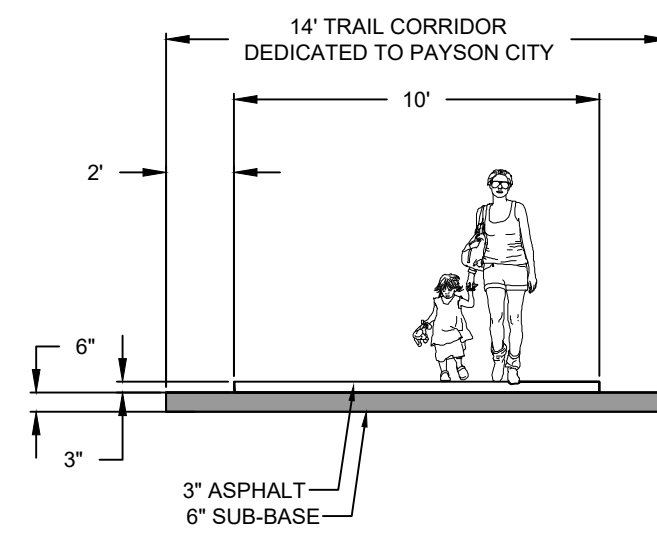
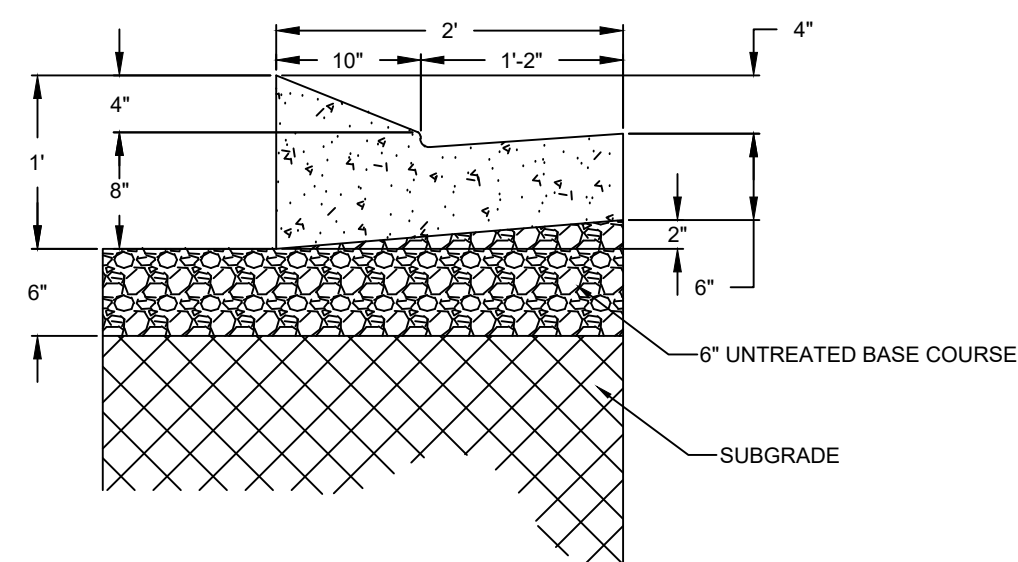
DESIGNED BY:
BTG

SCALE:
1"=30'

DATE:
3/25/2021

SHEET

C-302

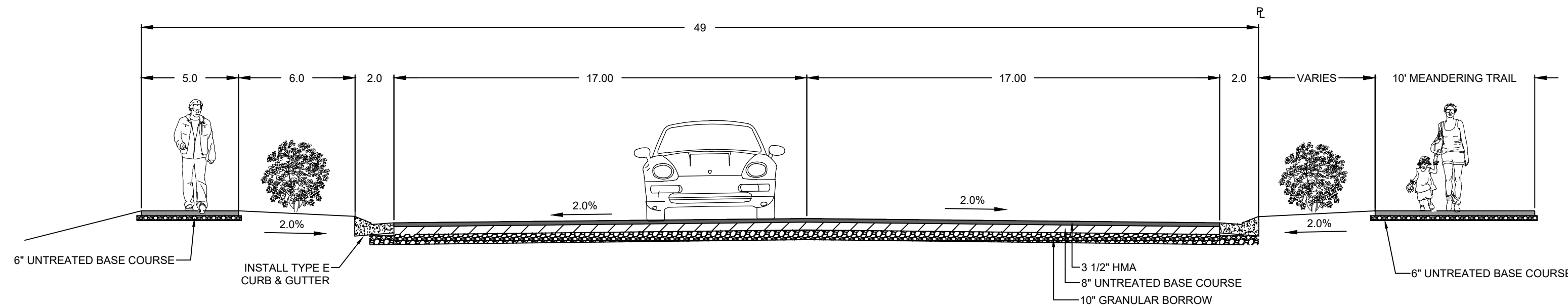


ALL CONCRETE PUBLIC SIDEWALKS TO BE 6" IN THICKNESS

| | |
|----------|-----------------------------------|
| 1 | MODIFIED CURB & GUTTER |
|----------|-----------------------------------|

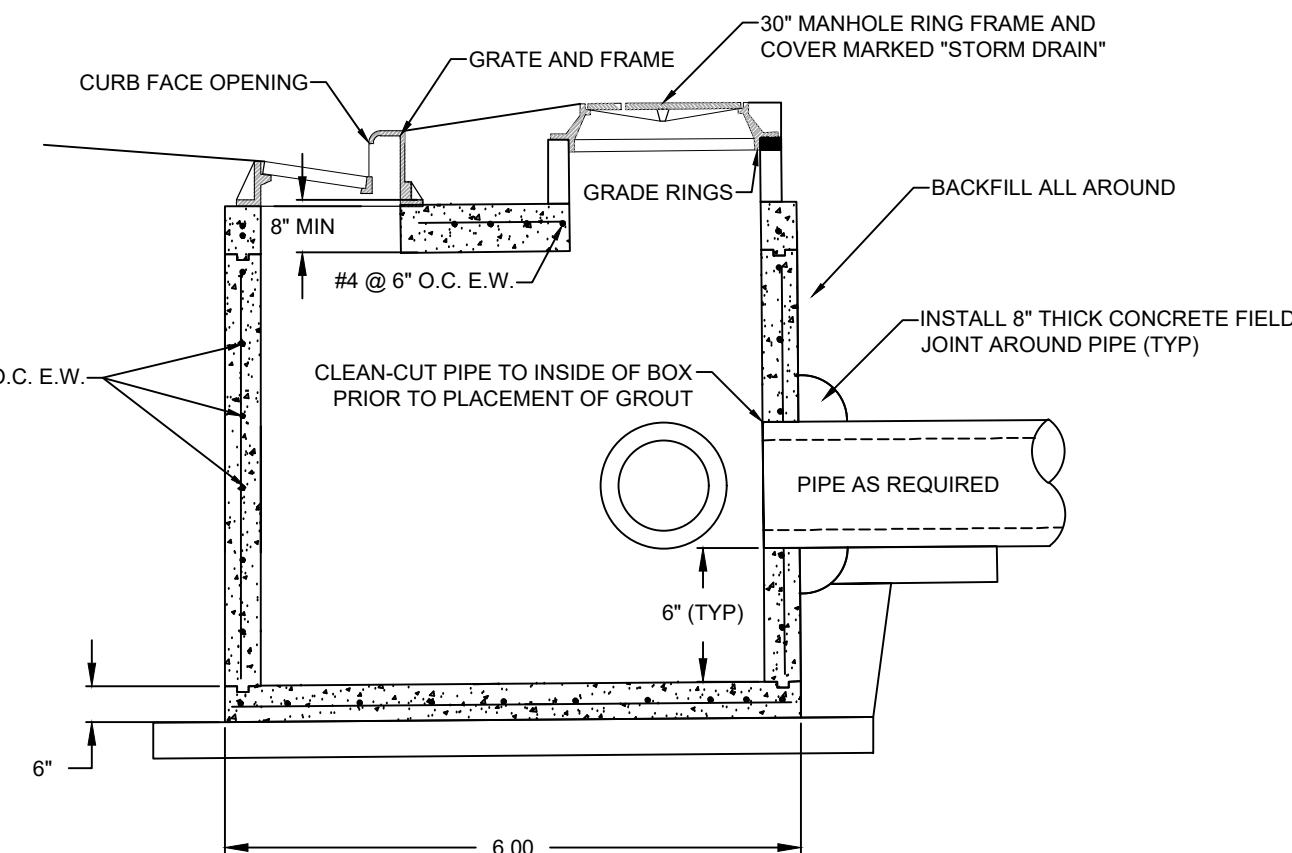
| | |
|---|-----------|
| 2 | 10' TRAIL |
|---|-----------|

| | |
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| 3 | 60' PUBLIC ROAD CROSS SECTION |
|---|-------------------------------|



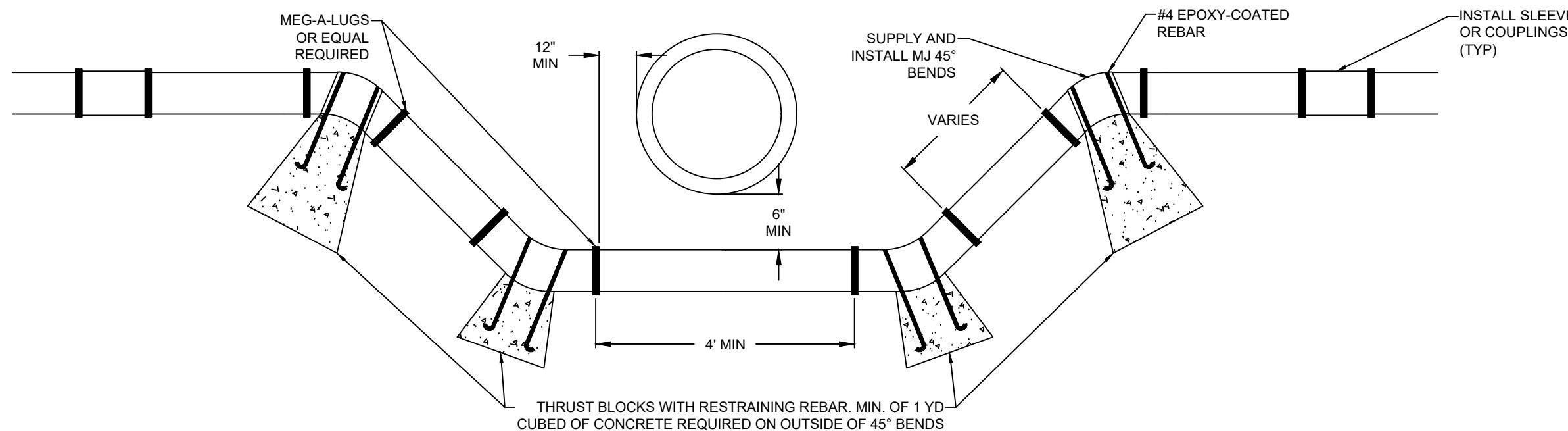
ALL CONCRETE PUBLIC SIDEWALKS TO BE 6" IN THICKNESS

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| 4 | 49' PUBLIC ROAD CROSS SECTION |
|---|-------------------------------|

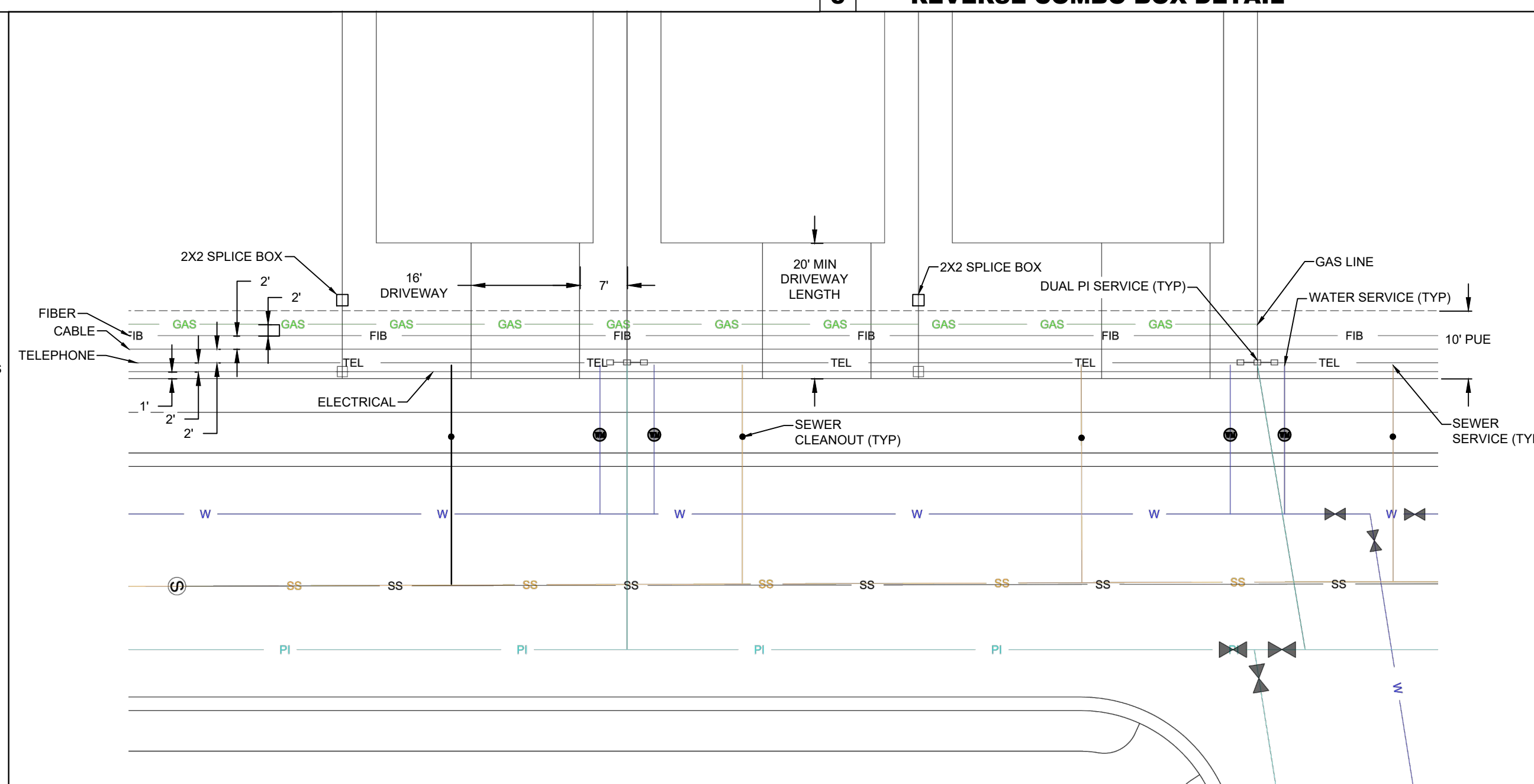


| | |
|---|--------------------------|
| 5 | REVERSE COMBO BOX DETAIL |
|---|--------------------------|

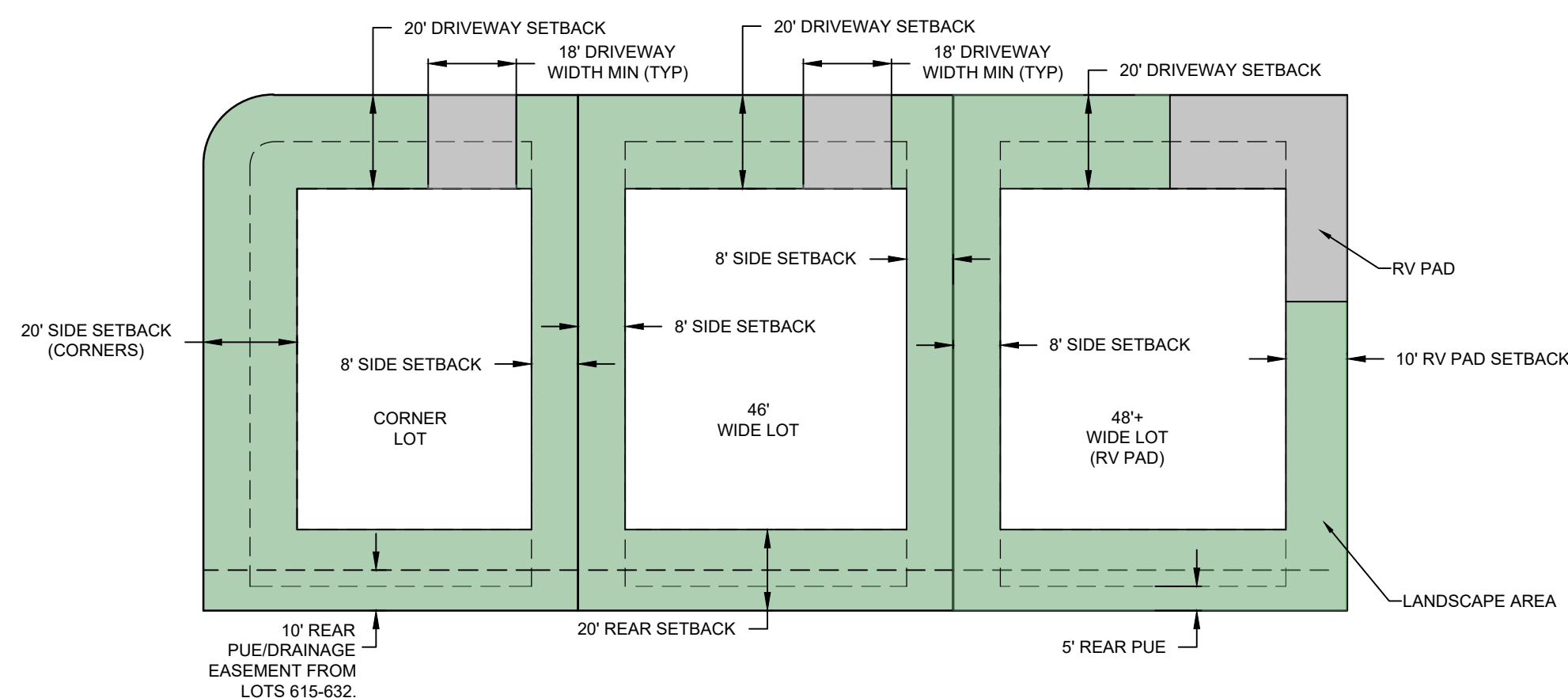
| | |
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| 6 | NOT USED |
|---|----------|



| | |
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| 7 | WATERLINE LOOP DETAIL |
|----------|------------------------------|

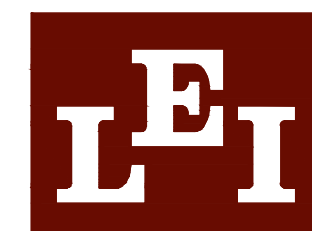


| | |
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| 8 | TYPICAL UTILITY DETAIL |
|----------|-------------------------------|



*BUILDING SETBACK IS 10' IF IT HAS AN RV PAD

| | |
|---|--------------------|
| 9 | TYP SETBACK DETAIL |
|---|--------------------|



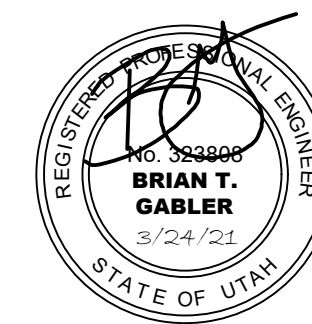
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ENGINEERS

SURVEYORS

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office@lei-eng.com
www.lei-eng.com



VILLAGES AT ARROWHEAD PARK-PLATE
PAYSON, UTAH

PAYSON, UTAH

DETAILS

| REVISIONS | |
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

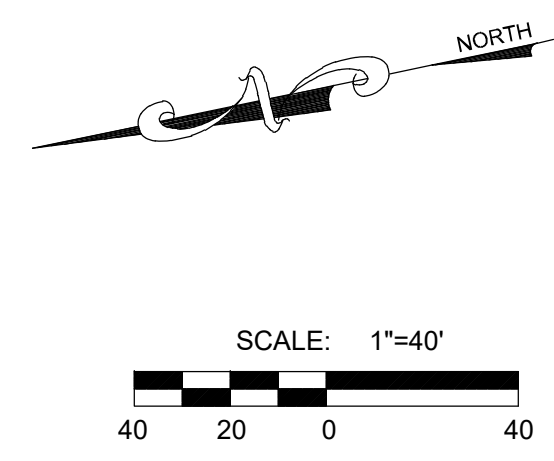
DESIGNED BY:
BTG

SCALE:
N/A

DATE:
3/25/2021

SHFF

C-400



LEI

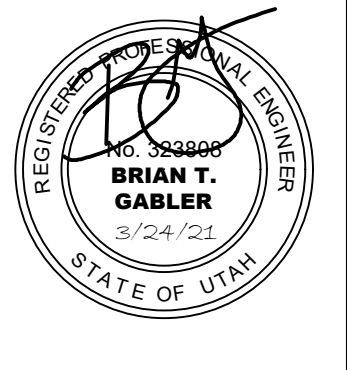
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VILLAGES AT ARROWHEAD PARK-PLAT E

PAYSON, UTAH

SIGNAGE AND STRIPING PLAN

| REVISIONS | |
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| LEI PROJECT #: | 2013-0931 |
| DRAWN BY: | DSE/BJA |
| DESIGNED BY: | BTG |
| SCALE: | 1"=40' |
| DATE: | 3/25/2021 |

SHEET

C-500

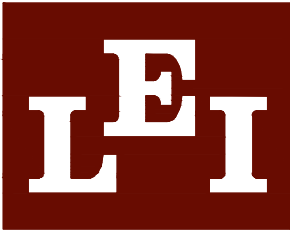
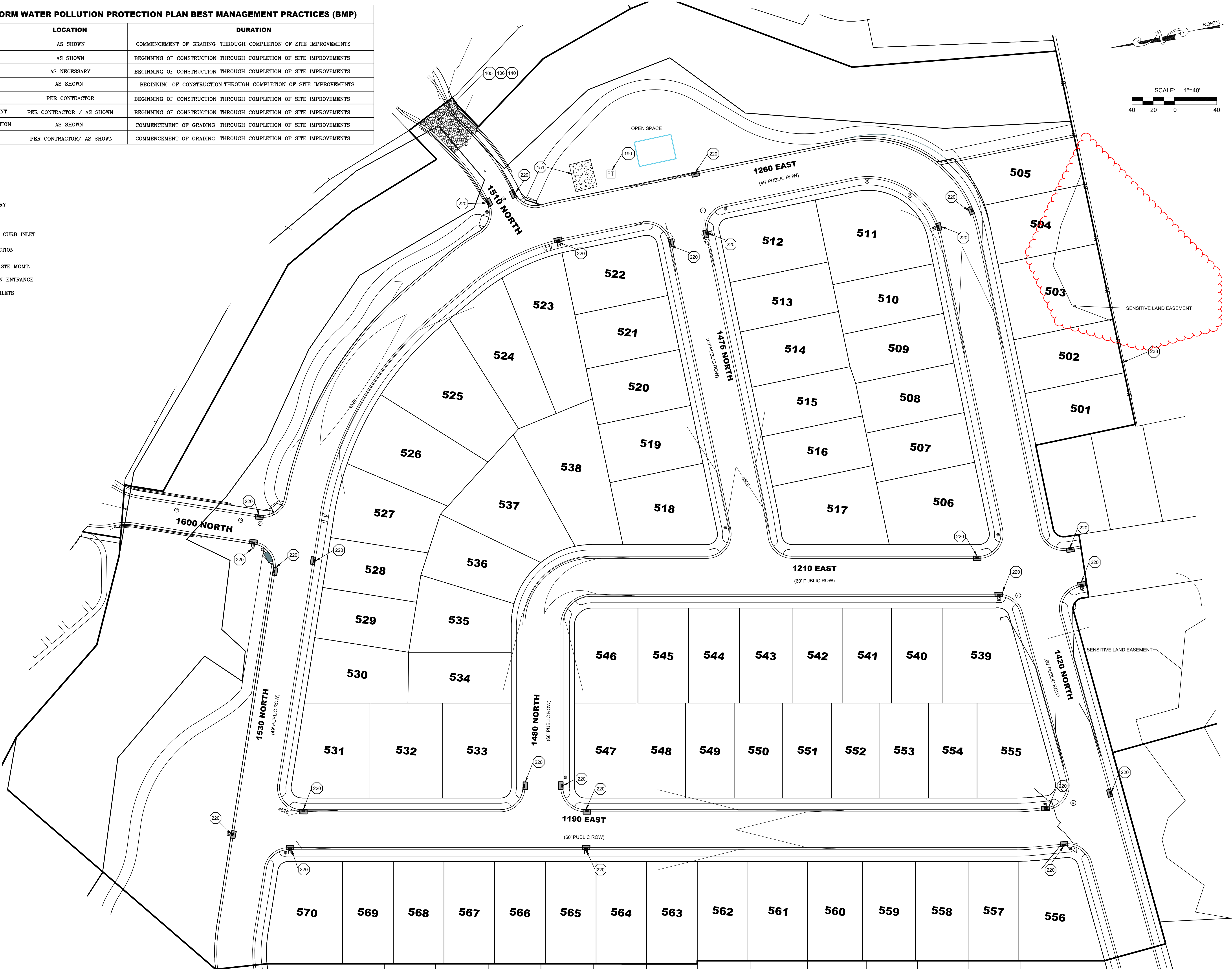
| CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP) | | | | |
|--|------------|----------------------------------|---------------------------|---|
| BMP# | BMP SYMBOL | TITLE | LOCATION | DURATION |
| C101 | 101 | PRESERVING NATURAL VEGETATION | AS SHOWN | COMMENCEMENT 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 |

LEGEND

- SITE BOUNDARY
- SF — SF —

SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- CONSTRUCTION ENTRANCE
- PT

PORTABLE TOILETS



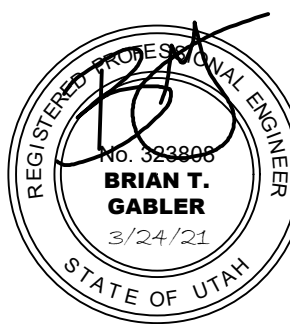
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VILLAGES AT ARROWHEAD PARK-PLAT E

PAYSON, UTAH

EROSION CONTROL PLAN

| REVISIONS | |
|-----------|--|
| 1 | |
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LEI PROJECT #:
2013-0931

DRAWN BY:
DSE/BJA

DESIGNED BY:
BTG

SCALE:
1"=40'

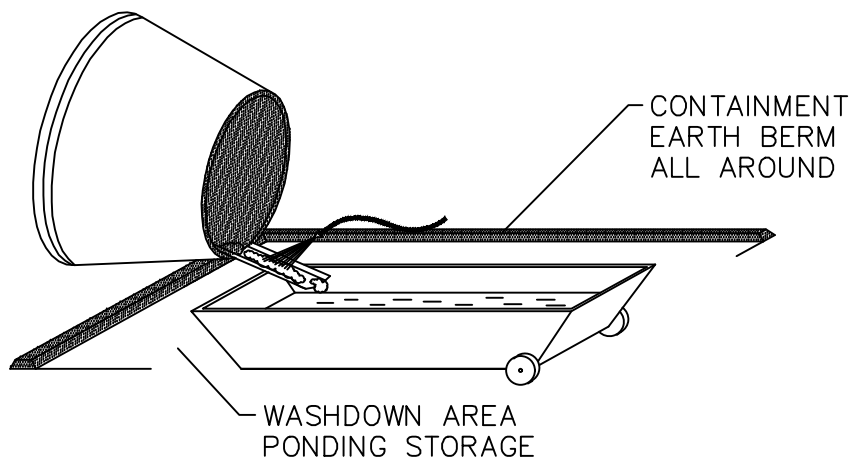
DATE:
3/25/2021

SHEET

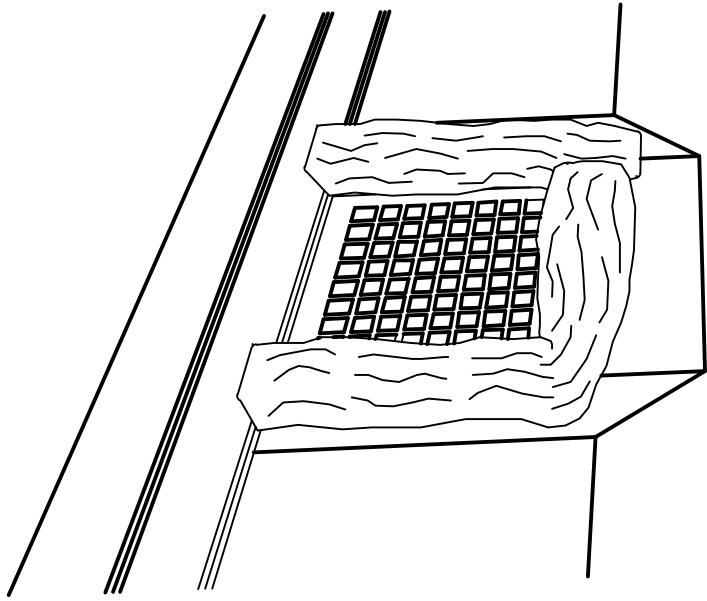
EC-1

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.
17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

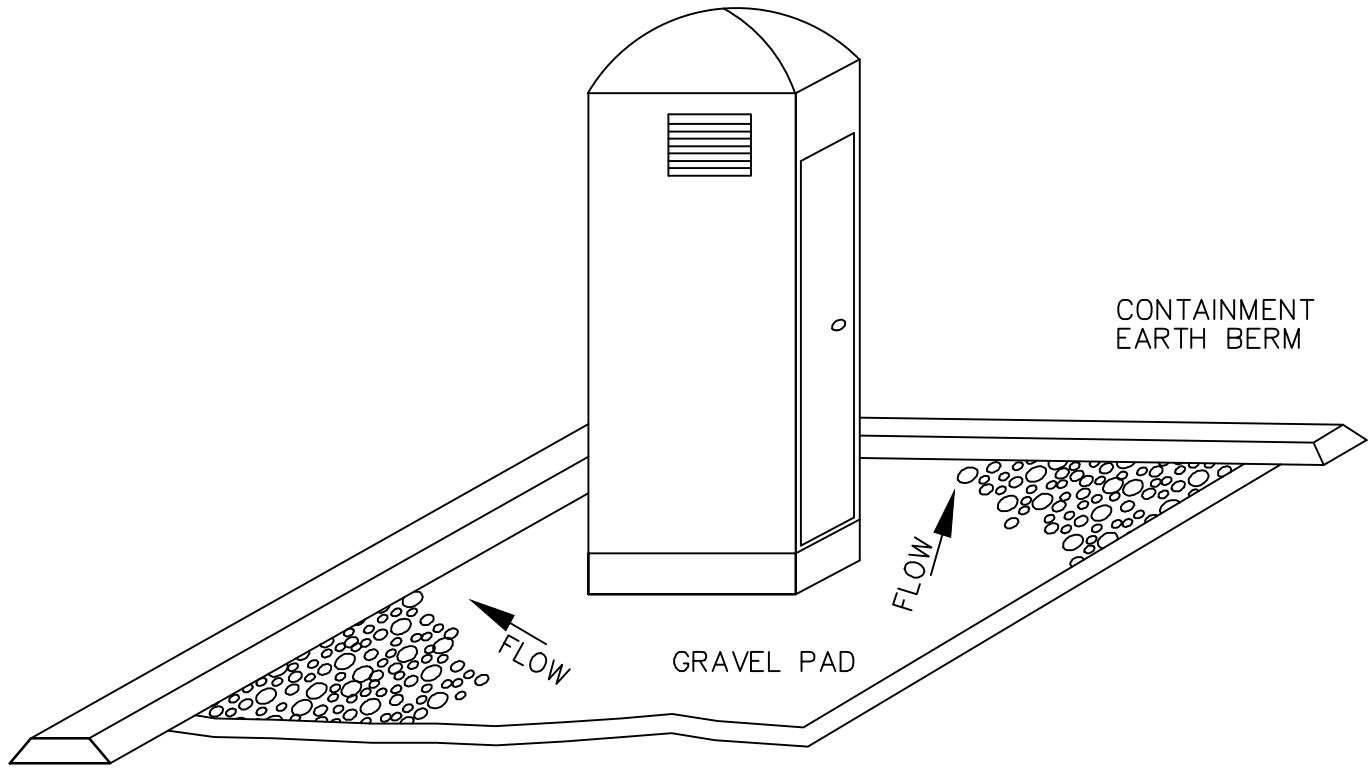


CONCRETE WASTE MANAGEMENT



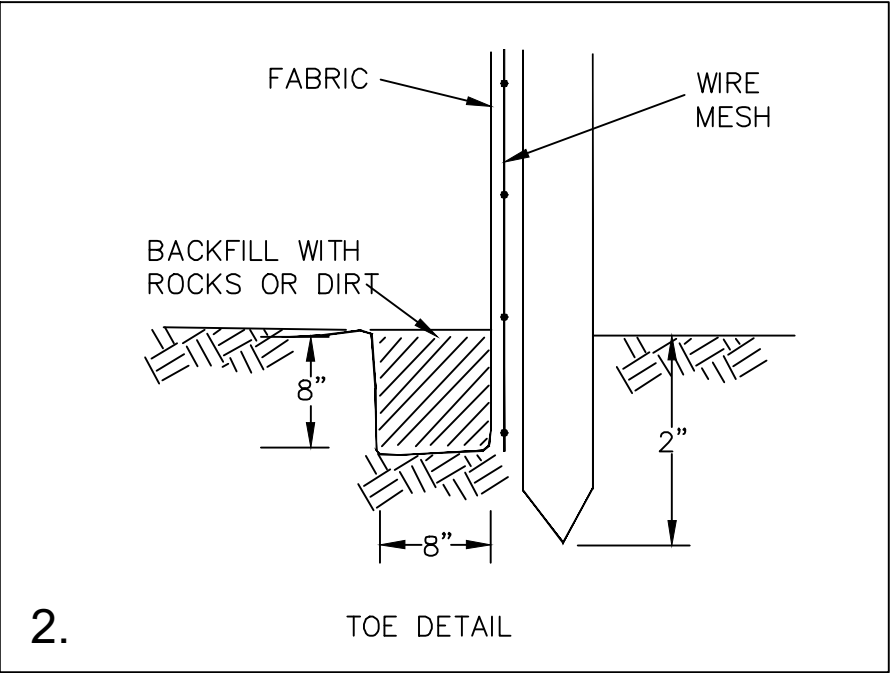
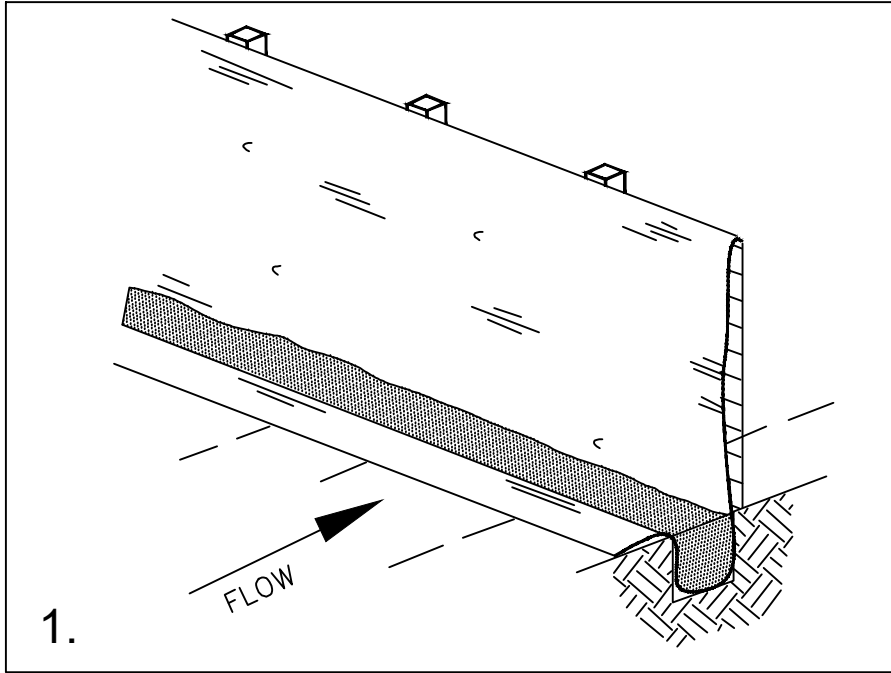
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



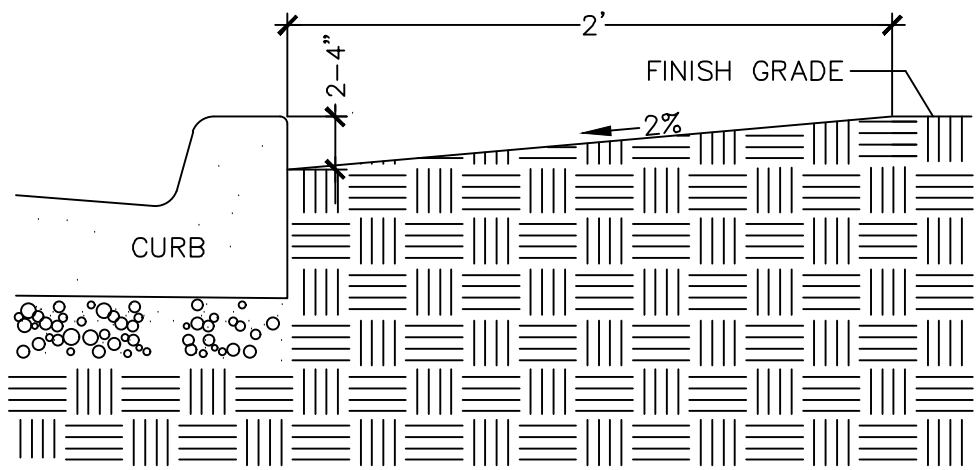
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

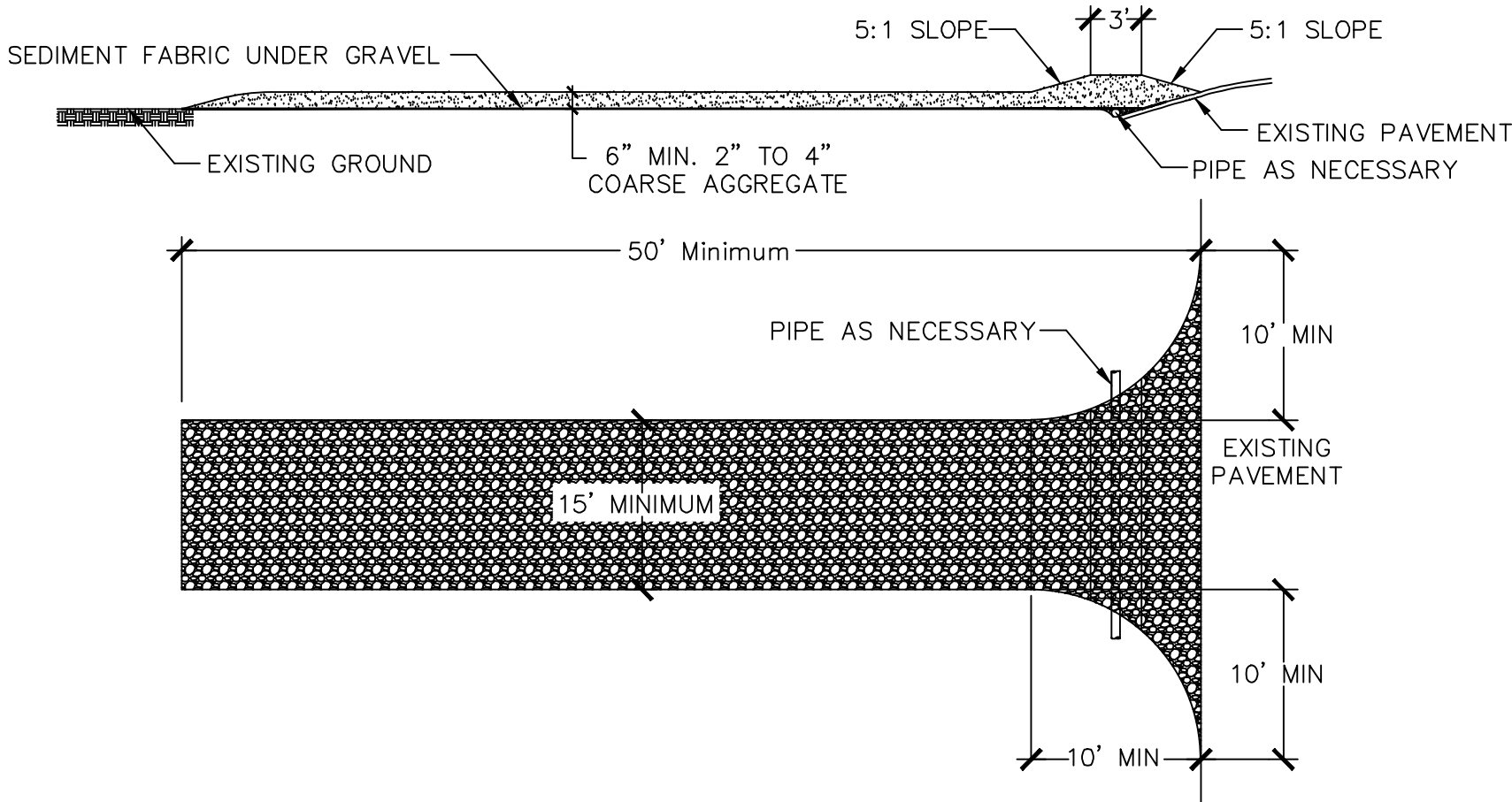


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

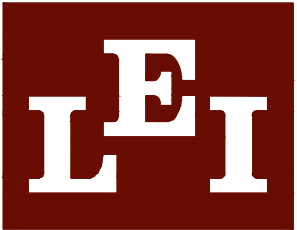


CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012



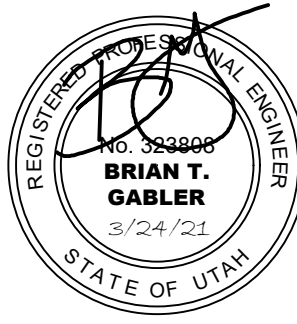
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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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 E

PAYSON, UTAH

EROSION CONTROL DETAILS

REVISIONS

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

LEI PROJECT #:

2013-0931

DRAWN BY:

DSE/BJA

DESIGNED BY:

BTG

SCALE:

N/A

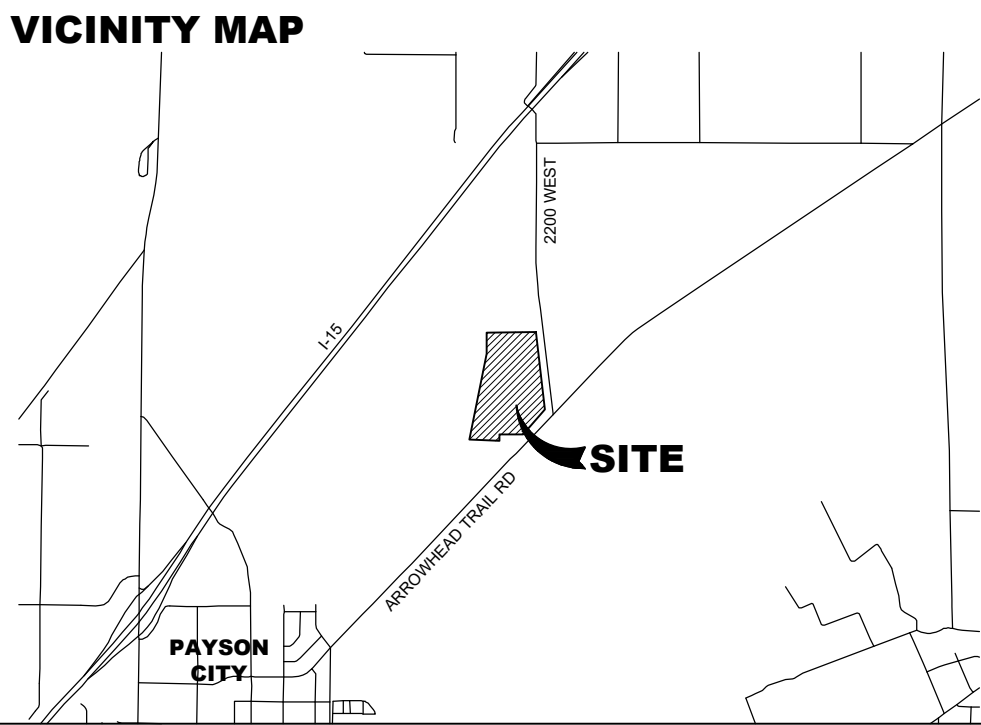
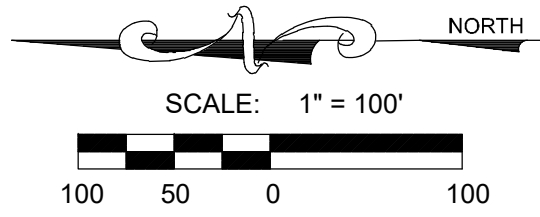
DATE:

3/25/2021

SHEET

EC-2

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.

LEI

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NOT FOR
CONSTRUCTION

VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PUBLIC SAFETY PLAN

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

LEI PROJECT #:
2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1" = 100'
DATE:
3/8/2021

SHEET
PS-1