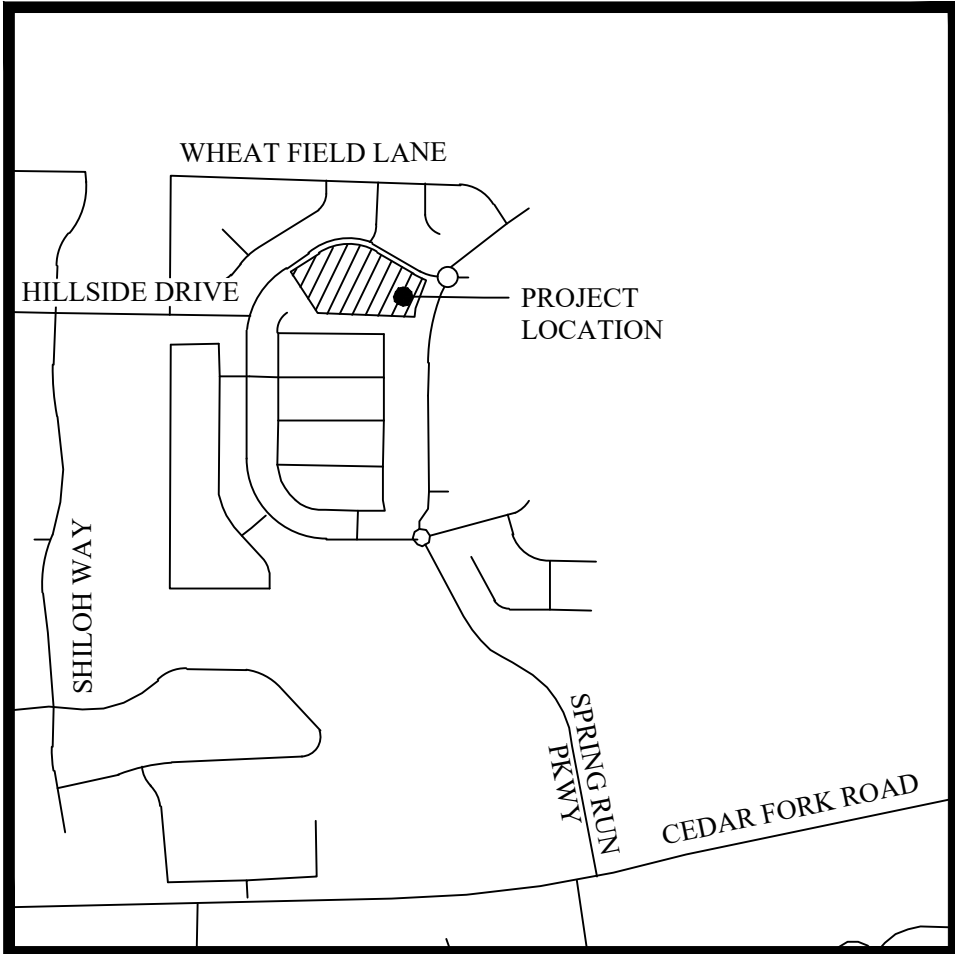
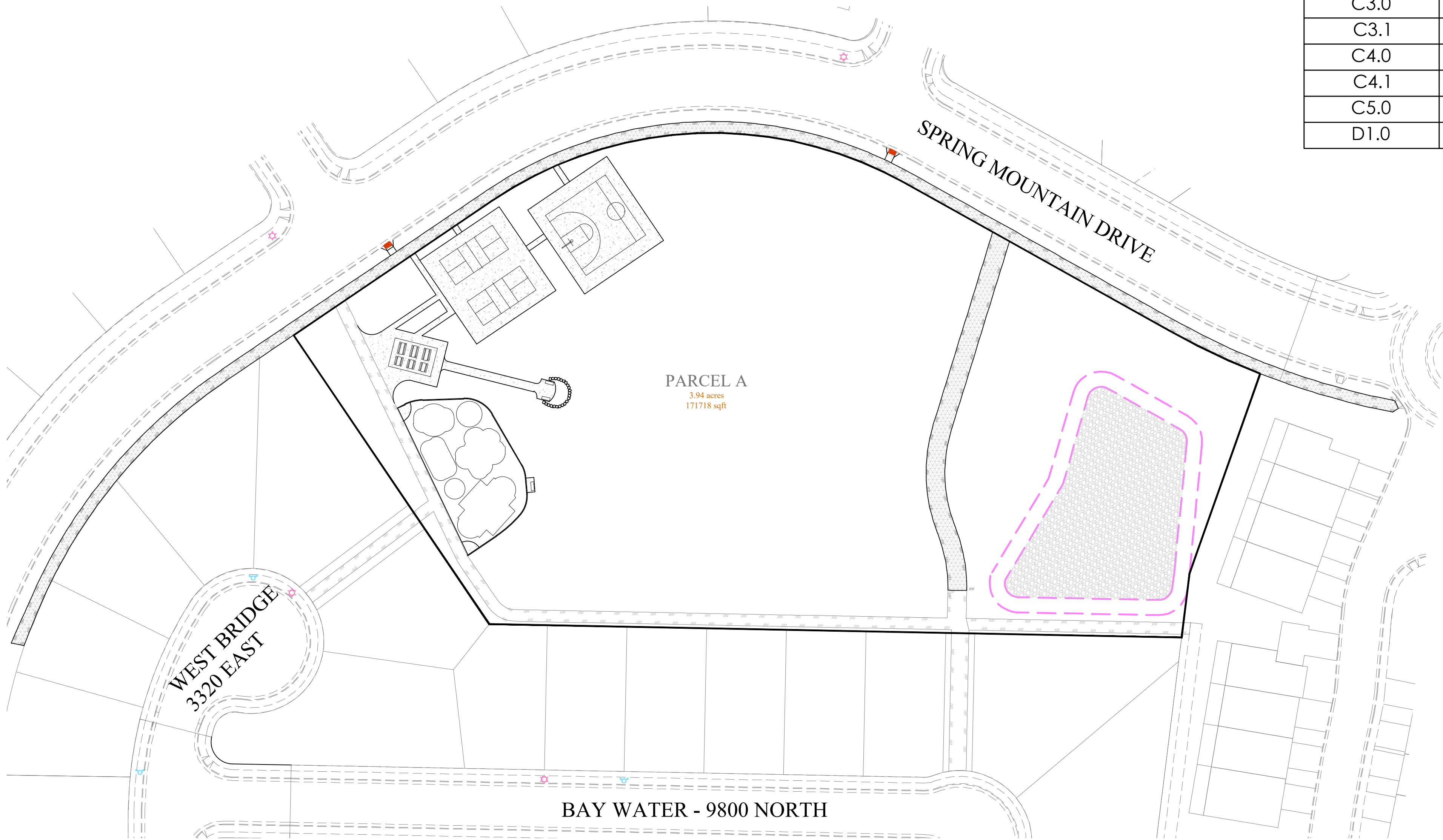


SPRING RUN B5 PARK

PREPARED FOR:
TRIUMPH CONSTRUCTION
LOCATED IN:
EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

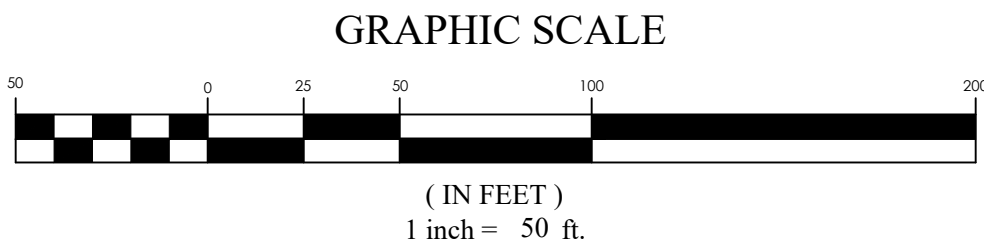
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: RYLAN HUFF
SURVEY MANAGER: JUSTIN WAPSHOTT

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

BENCHMARK
SOUTHWEST CORNER OF SECTION 17
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4641.53
DATUM: NAVD83



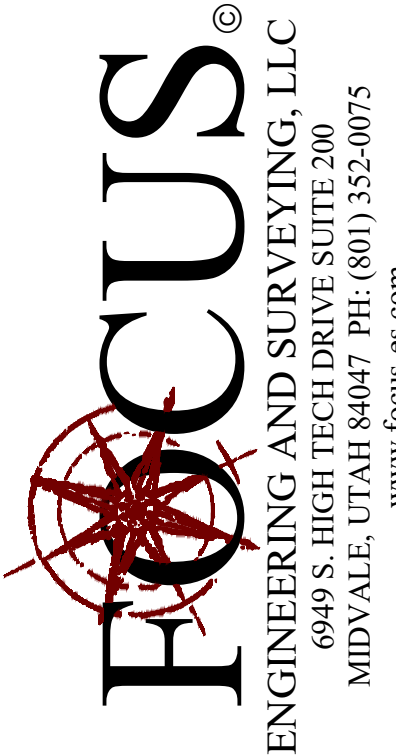
Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C3.0	SITE PLAN
C3.1	HARDSCAPE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	GRADING PLAN
C5.0	EROSION CONTROL PLAN
D1.0	DETAILS

SPRING RUN B5 PARK

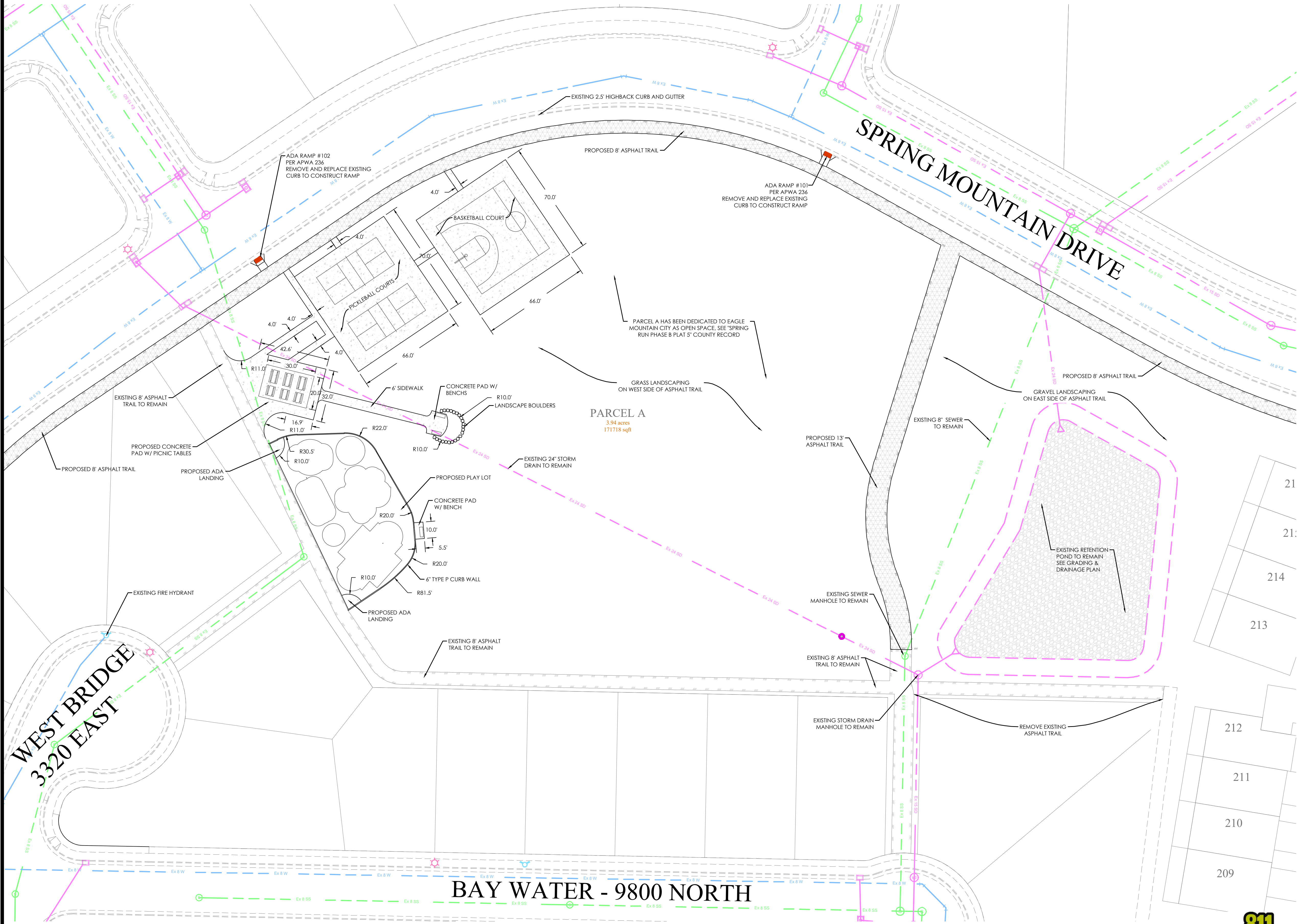
EAGLE MOUNTAIN, UTAH
COVER

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER	
Scale: 1"=50'	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet: C1.0	



FOR
REVIEW
ONLY



LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
XX" STORM DRAIN	XX" STORM DRAIN
XX" SANITARY SEWER	XX" SANITARY SEWER
XX" CULINARY WATER	XX" CULINARY WATER
XX" PRESSURE IRRIGATION	XX" PRESSURE IRRIGATION
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
SECONDARY METER, WATER METER	SECONDARY METER, WATER METER
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION

SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=30'	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet:	C3.0

GRAPHIC SCALE

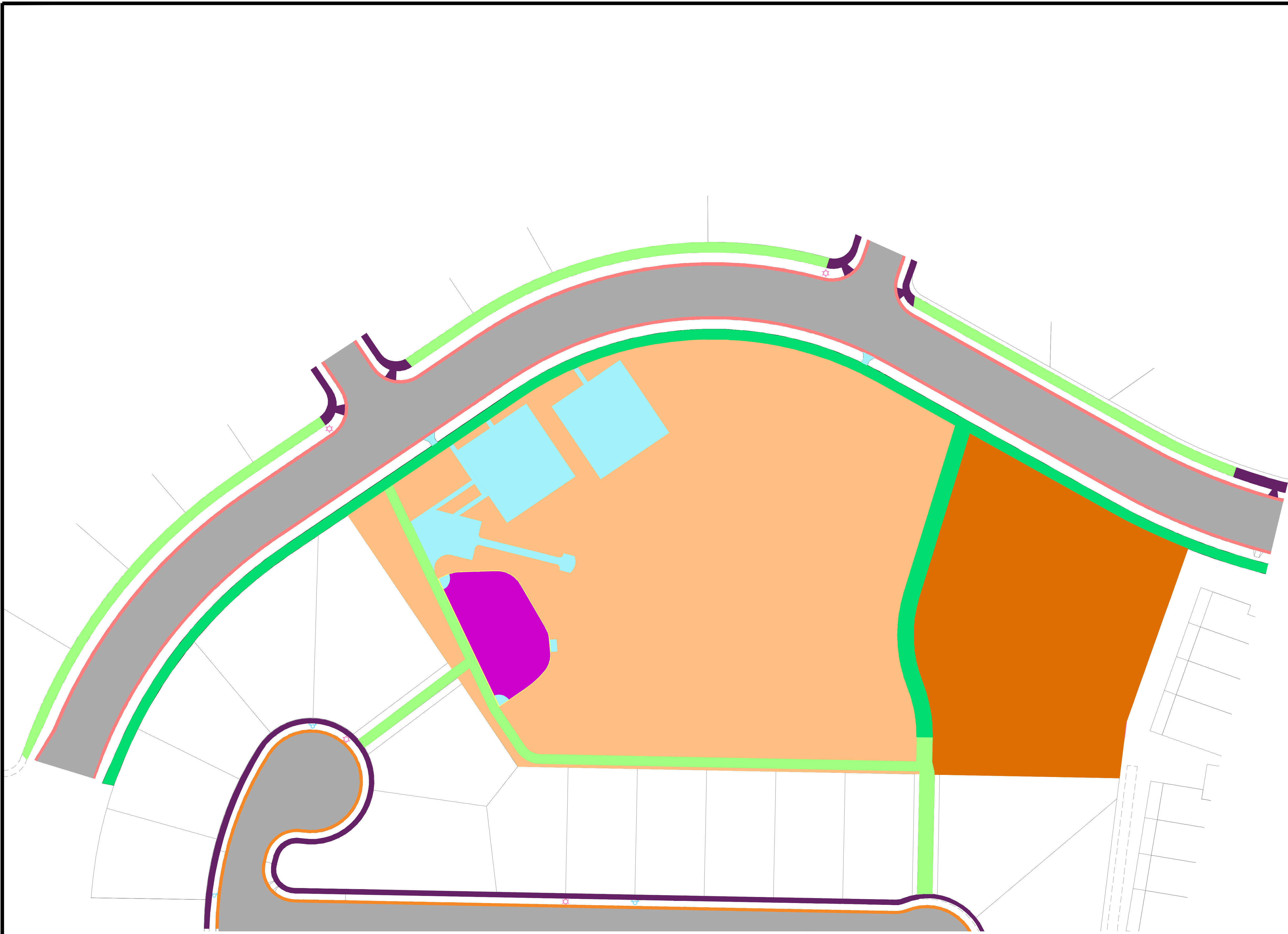
(IN FEET)
1 inch = 30 ft.

FOR REVIEW ONLY

WEST BRIDGE
3320 EAST



z:\2018\18-277 Spring Run B5.dwg 18-277.dwg Sheets\North Park Sheets\C3.0 - SITE PLAN.dwg



HARDSCAPE LEGEND

- EXISTING 2.5' HIGHBACK CURB & GUTTER
- EXISTING 2.5' TYPE D CURB & GUTTER
- EXISTING 8' ASPHALT TRAIL
- EXISTING ASPHALT ROADWAY
- EXISTING SIDEWALK
- PROPOSED 8' ASPHALT TRAIL
- PROPOSED CONCRETE PAD/WALKWAY
- PROPOSED TYPE P CURB WALL
- PROPOSED GRASS LANDSCAPE AREA
- PROPOSED GRAVEL LANDSCAPE AREA
- PROPOSED PLAY LOT AREA



GRAPHIC SCALE

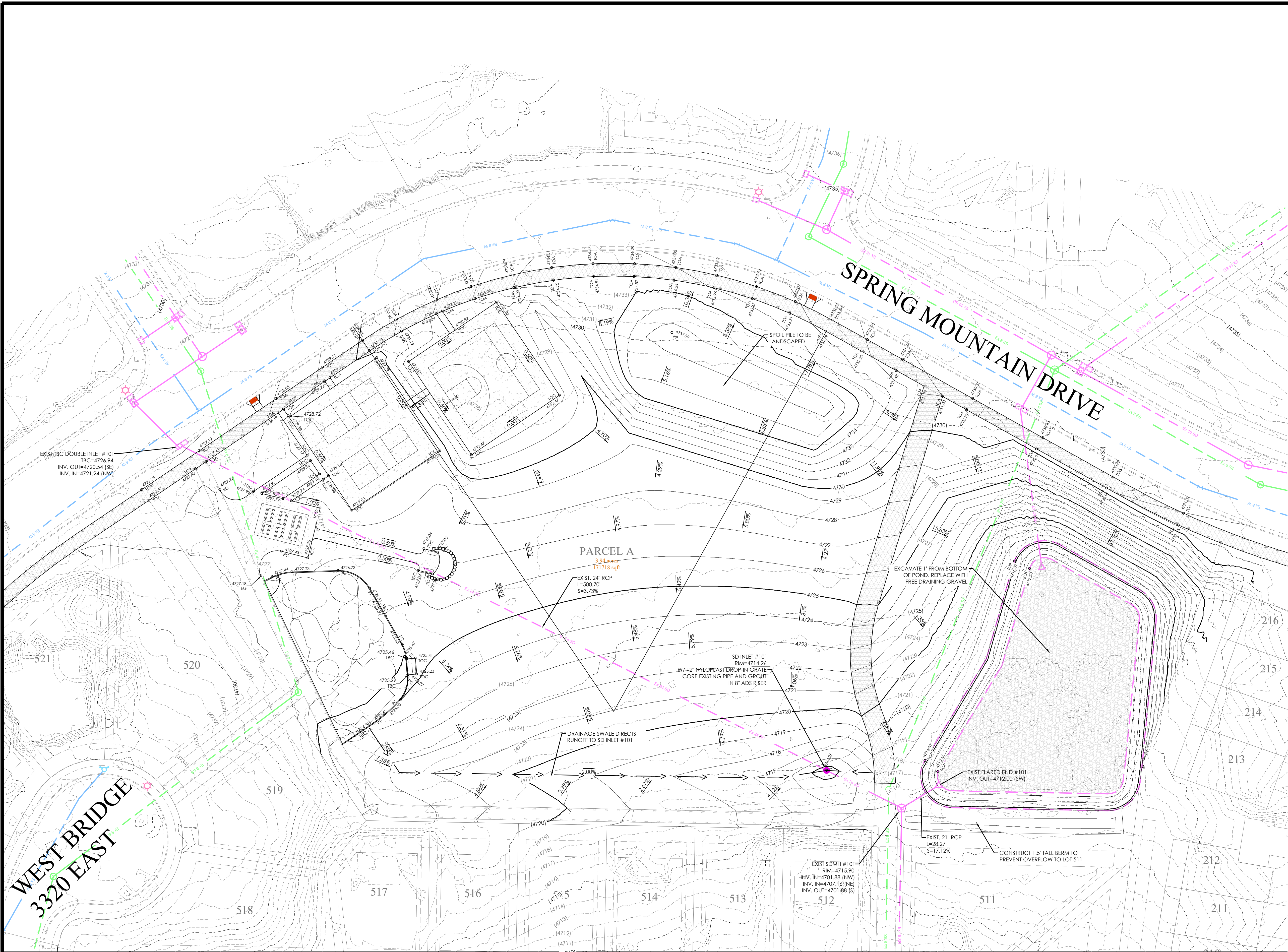


FOR
REVIEW
ONLY

SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
HARDSCAPE PLAN

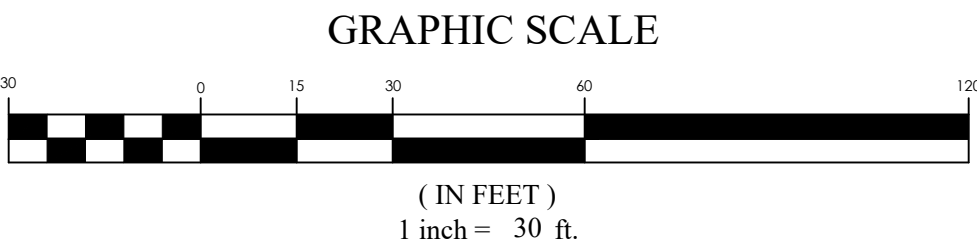
REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
2	****	
3	****	
4	****	
5	****	
6	****	

HARDSCAPE PLAN	
Scale: 1"=40'	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet: C3.1	



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - XXXX CONTOUR MAJOR
 - XXXX CONTOUR MINOR
 - XXXX EXIST. STORM DRAIN
 - XXXX EXIST. SANITARY SEWER
 - XXXX EXIST. CULINARY WATER
 - XXXX EXIST. FENCE
 - XXXX EXIST. CONTOUR MAJOR
 - XXXX EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - SECONDARY METER, WATER METER
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION

DRAINAGE POND DATA:
TOP OF POND ELEV: 4716.00'
HIGH WATER ELEV: 4715.00'
BOTTOM OF POND ELEV: 4712.50'
EXISTING VOLUME: 21,277 CF
GRAVEL VOID VOLUME: 4,865 CF
TOTAL POND VOLUME: 26,142 CF

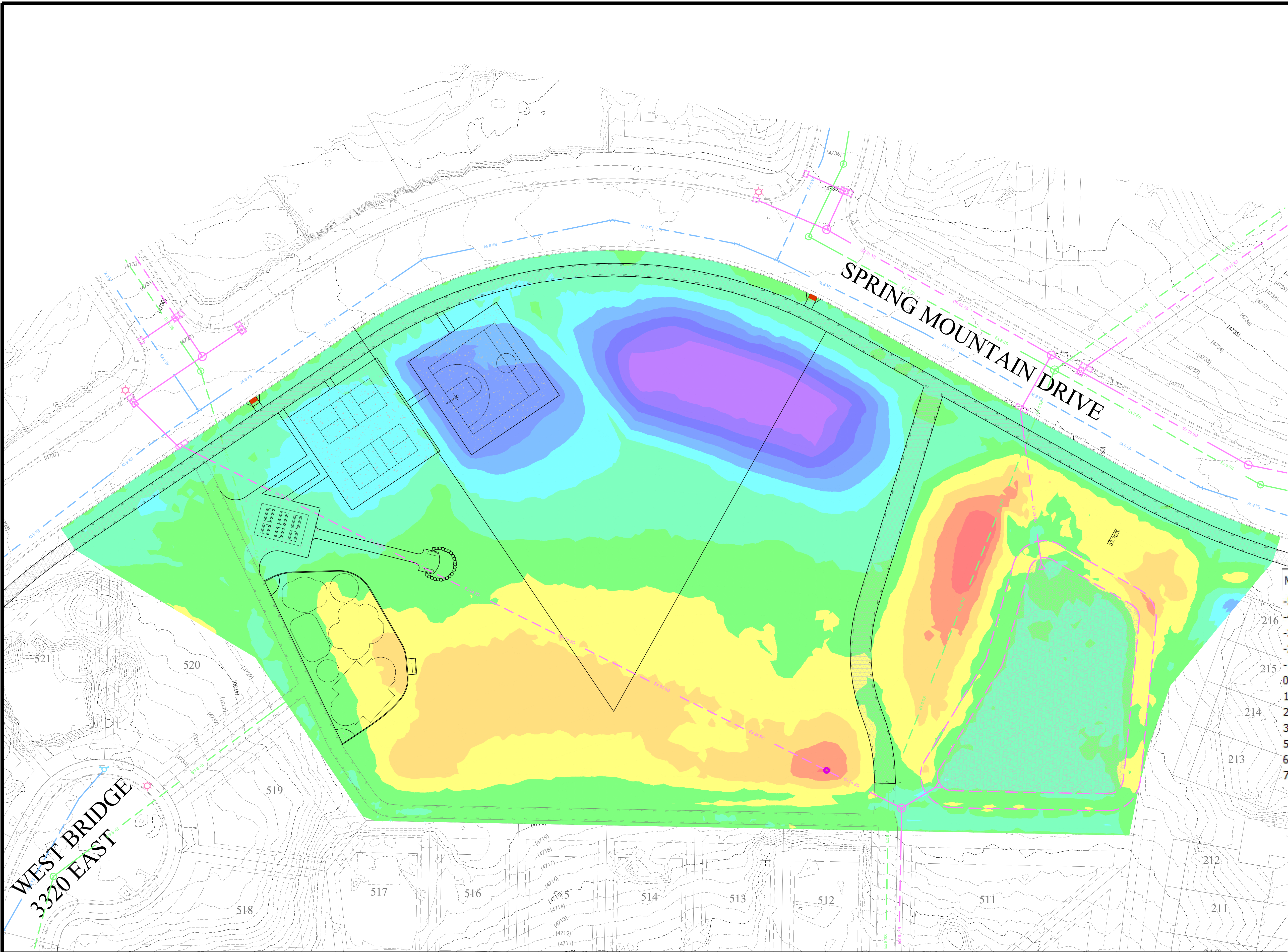


FOR
REVIEW
ONLY

SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
GRADING AND DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	04/24/25	ISSUED FOR PERMIT
2		
3		
4		
5		
6		

GRADING AND DRAINAGE PLAN	
Scale: 1"=30'	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet:	C4.0



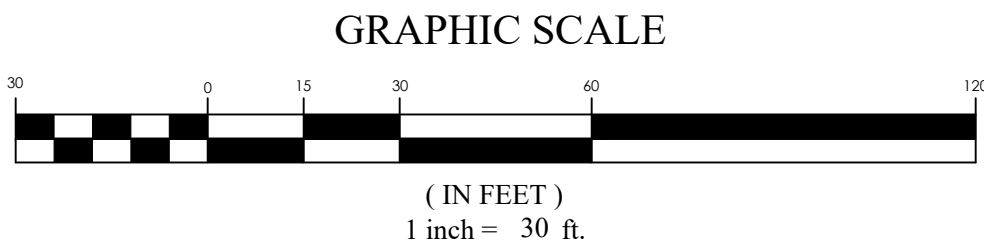
LEGEND

BOUNDARY	XX SD	EXIST. STORM DRAIN
ROW	XX SS	EXIST. SANITARY SEWER
CENTERLINE	XX W	EXIST. CULINARY WATER
LOT LINE	XX P	EXIST. PRESSURE IRRIGATION
EASEMENT	XXXX	CONTOUR MAJOR
CONTOUR MAJOR	XXXX	CONTOUR MINOR
CONTOUR MINOR	XXXX	EXIST. STORM DRAIN
EXIST. STORM DRAIN	XXXX	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	XXXX	EXIST. CULINARY WATER
EXIST. CULINARY WATER	XXXX	EXIST. FENCE
EXIST. FENCE	XXXX	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	XXXX	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	XXXX	SIGN
SIGN	XXXX	STREET LIGHT
STREET LIGHT	XXXX	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	XXXX	SEWER MANHOLE
SEWER MANHOLE	XXXX	SECONDARY METER, WATER METER
SECONDARY METER, WATER METER	XXXX	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	XXXX	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	XXXX	WATER BLOW-OFF
WATER BLOW-OFF	XXXX	FIRE HYDRANT
FIRE HYDRANT	XXXX	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	XXXX	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	XXXX	EXIST. SD INLET & MH
EXIST. SD INLET & MH	XXXX	EXIST. SEWER MH
EXIST. SEWER MH	XXXX	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	XXXX	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	XXXX	SPOT ELEVATION

Earthworks:
CUT: 5,661 CY
FILL: 5,059 CY
NET: 602 CY CUT

CUT
FILL

Minimum Elevation	Maximum Elevation	Color Scheme
-5.985'	-4.752'	
-4.752'	-3.518'	
-3.518'	-2.285'	
-2.285'	-1.052'	
-1.052'	0.182'	
0.182'	1.415'	
1.415'	2.648'	
2.648'	3.882'	
3.882'	5.115'	
5.115'	6.348'	
6.348'	7.582'	
7.582'	8.815'	



WEST BRIDGE
3320 EAST

SPRING MOUNTAIN DRIVE

FOR
REVIEW
ONLY

SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING PLAN

Scale: 1"=30'
Date: 04/24/25
Sheet: C4.1

Drawn: RRH
Job #: 18-277



NOTE: CONTRACTOR TO INSTALL
INLET PROTECTION
DOWNSTREAM OF PROJECT

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- OWNERSHIP
- SIGNAGE
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL
- SWALE

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 40°23'21" EASTING: -111°58'44"

AREA AFFECTED:

- TOTAL PROJECT AREA IS 3.86 ACRES, AN ESTIMATED 3.86 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES THAT CONVEY WATER FROM THE SURROUNDING SUBDIVISION TO THE REGIONAL POND LOCATED ON THE EAST SIDE OF THE POND.
- THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 0.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 4".
- THE INITIAL SITE IS APPROXIMATELY 3.5% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 10.8% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

- THE PROJECT EXTENTS CONSIST OF A 3.8 ACRE OPEN SPACE PARCEL. PLANNED ACTIVITIES INCLUDE GRADING OF THE SITE AND MINOR CONSTRUCTION OF AMENITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, HARDSCAPE CONSTRUCTION, LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

- THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.18. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.23 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
- DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

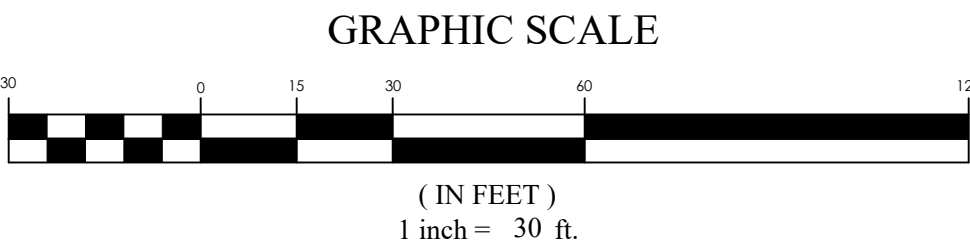
GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
- THE BMP'S AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING 6949 S. HIGH TECH DRIVE, SUITE 200 MIDVALE, UTAH 84047 PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

- ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.23

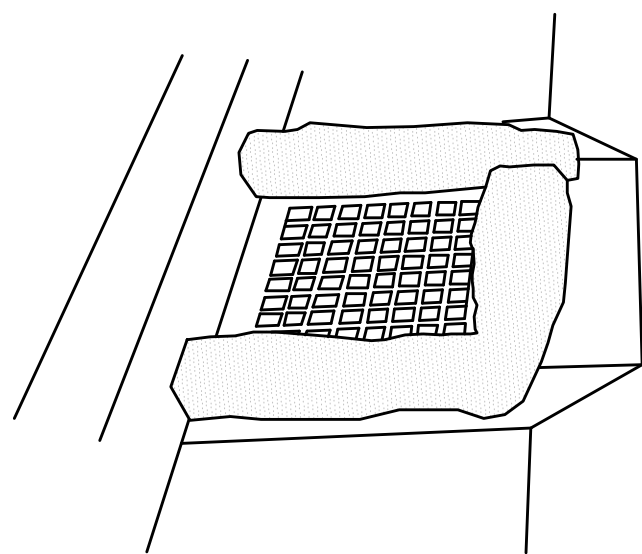


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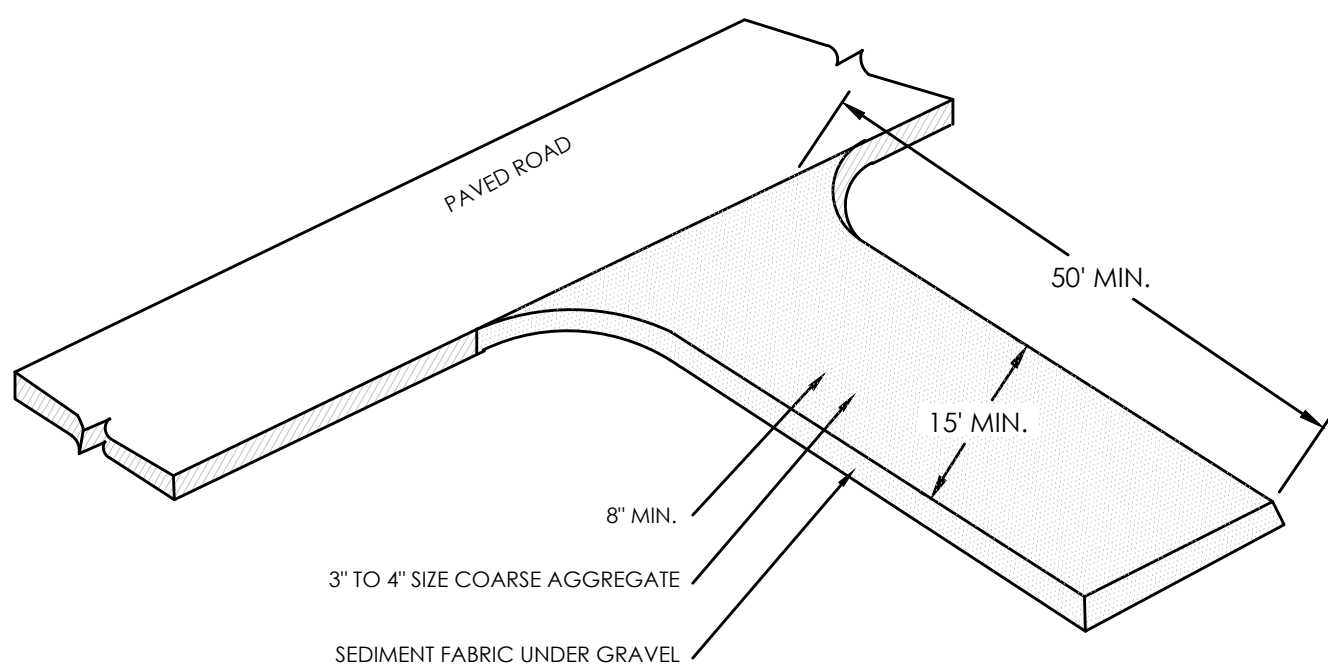
SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
EROSION CONTROL PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	04/24/25	Initial Design
2	04/24/25	Revised Design
3	04/24/25	Final Design
4	04/24/25	As-Built
5	04/24/25	Final Review
6	04/24/25	Final Approval

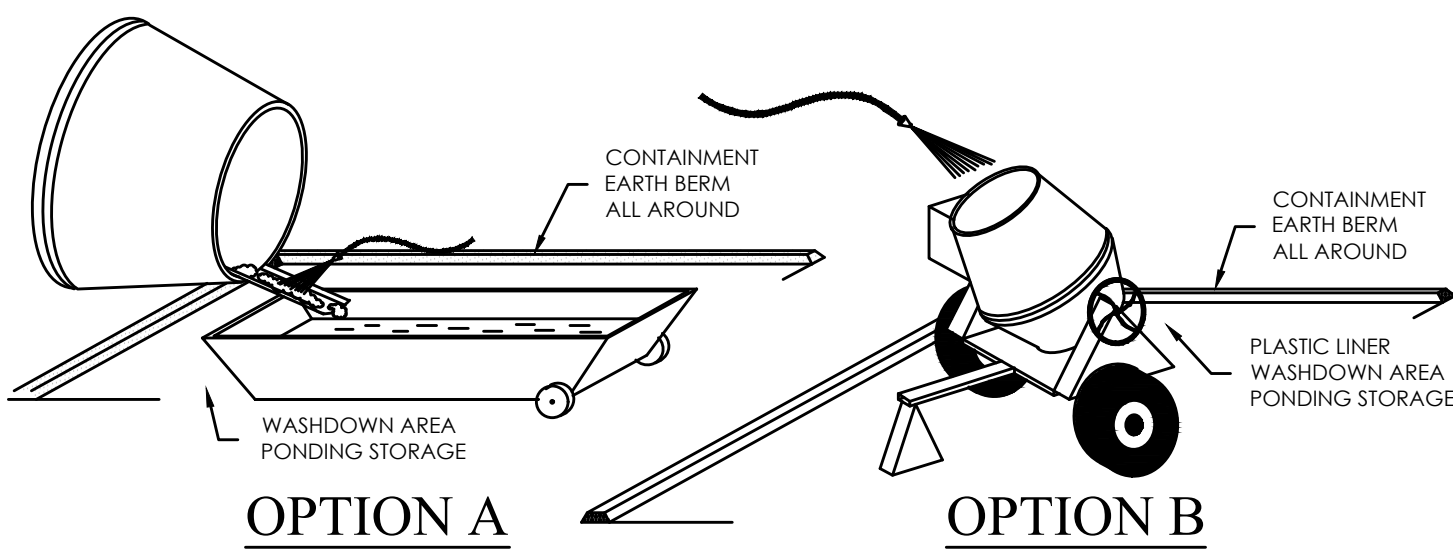
EROSION CONTROL PLAN	
Scale: 1"=30'	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet:	C5.0



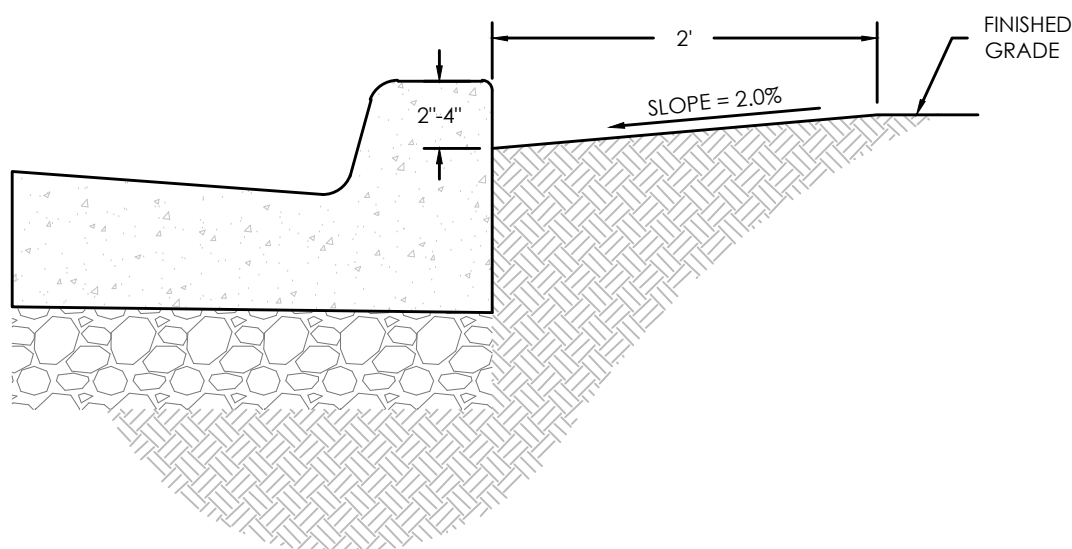
INLET PROTECTION - GRAVEL BAGS
NTS



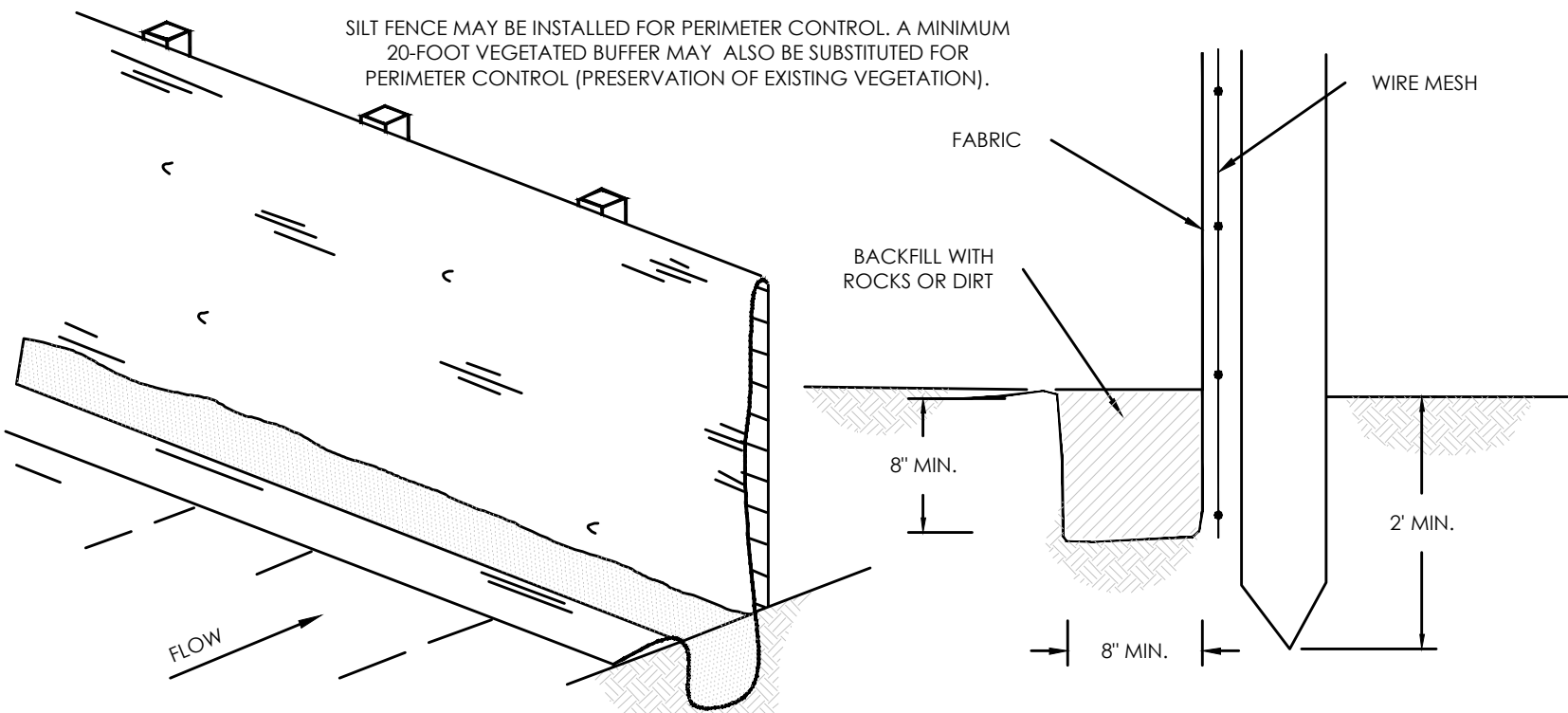
STABILIZED CONSTRUCTION ENTRANCE
NTS



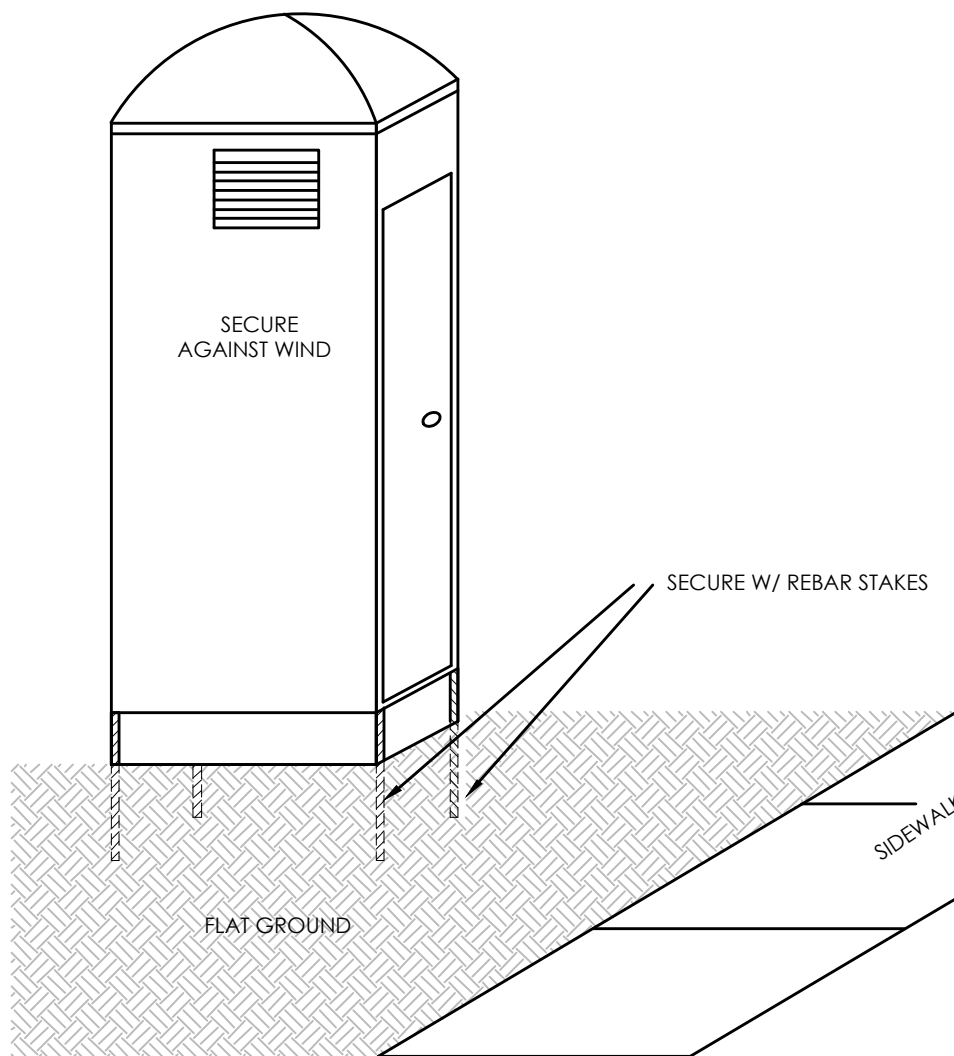
CONCRETE WASTE MANAGEMENT
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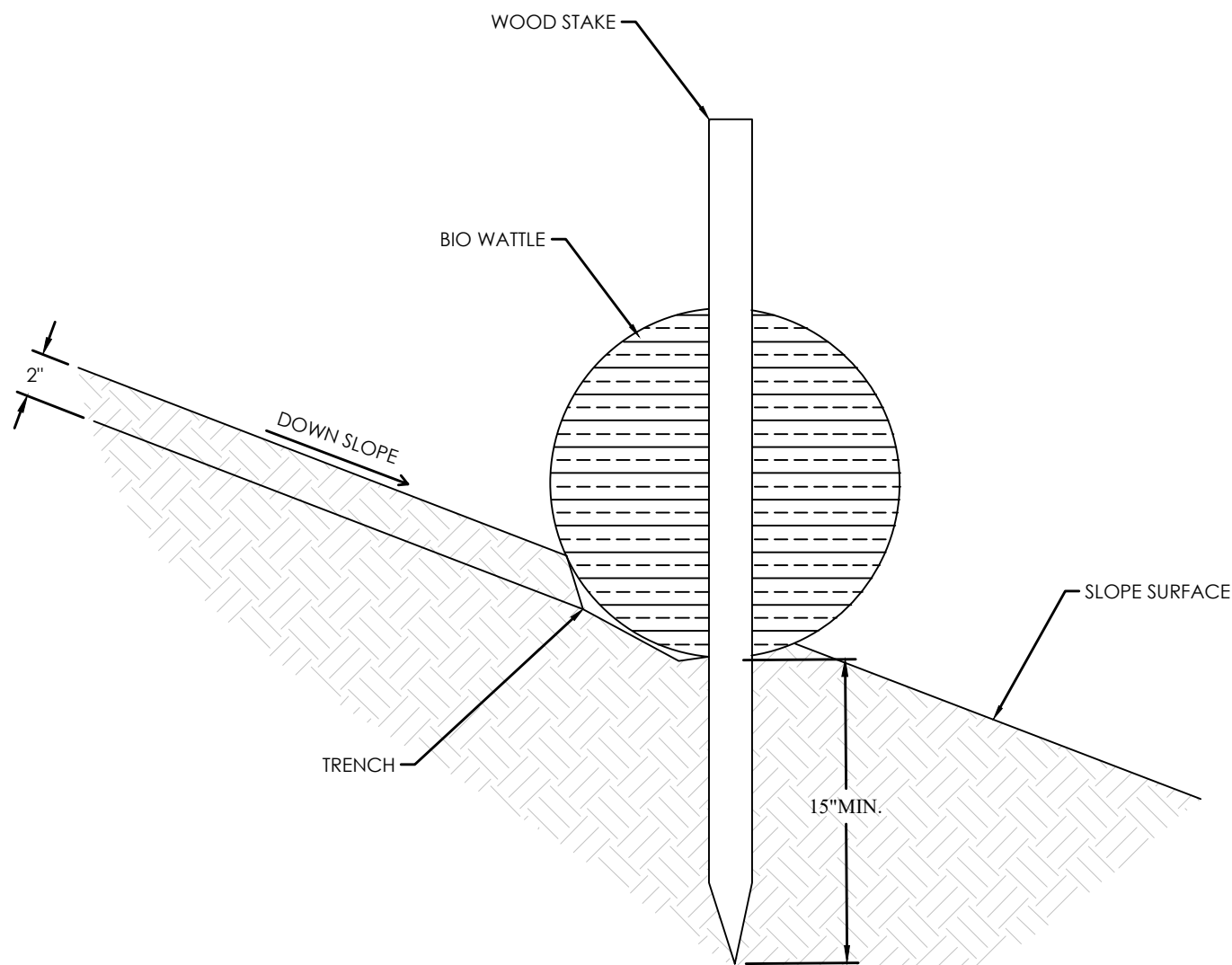
CURB SEDIMENTATION TRAP
NTS



SILT FENCE
NTS



PORTABLE TOILET
NTS



STRAW WATTLE(ON BARE SOIL)
NTS

SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	
2	----	
3	----	
4	----	
5	----	
6	----	

DETAILS	
Scale: N/A	Drawn: RRH
Date: 04/24/25	Job #: 18-277
Sheet:	D1.0