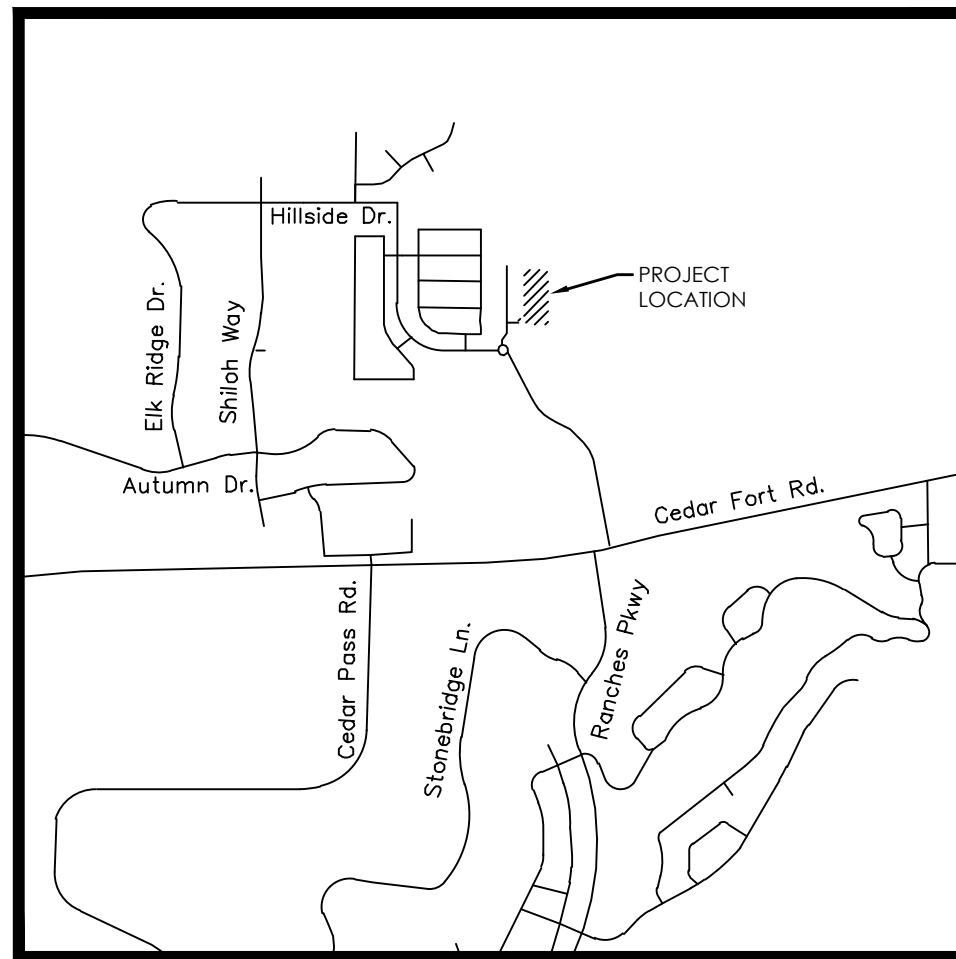


# SPRING RUN PHASE C PLAT 3

PREPARED FOR:  
**JIM ALLRED**  
 LOCATED IN:  
**EAGLE MOUNTAIN CITY, UTAH**



**VICINITY MAP**  
 NTS

**ROAD SECTION NOTES**

- PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS. COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

**WATER NOTES**

- VALVES:**
  - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
  - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3" MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
- WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS:** HYDRANTS TO BE 5' BURY (MINIMUM)
- LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER. AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS. DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

**SEWER NOTES**

- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S:** 3" MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS:**
  - STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
  - ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

**STORM DRAIN NOTES**

- BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS:** ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS:** COLLARS TO BE 1X1" AROUND PIPE, 4000 PSI CONCRETE. INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.



**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**

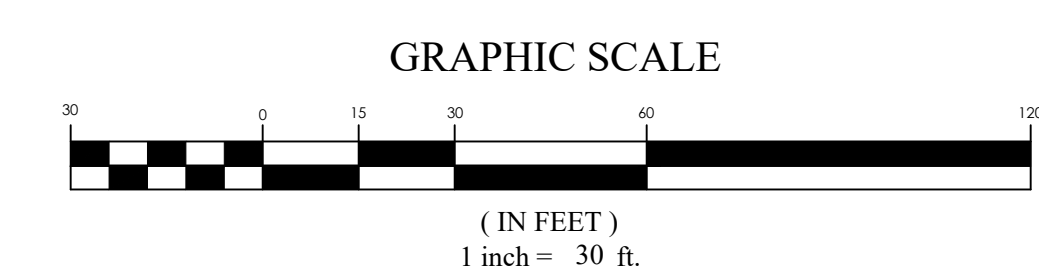
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY 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 WARRANT 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**

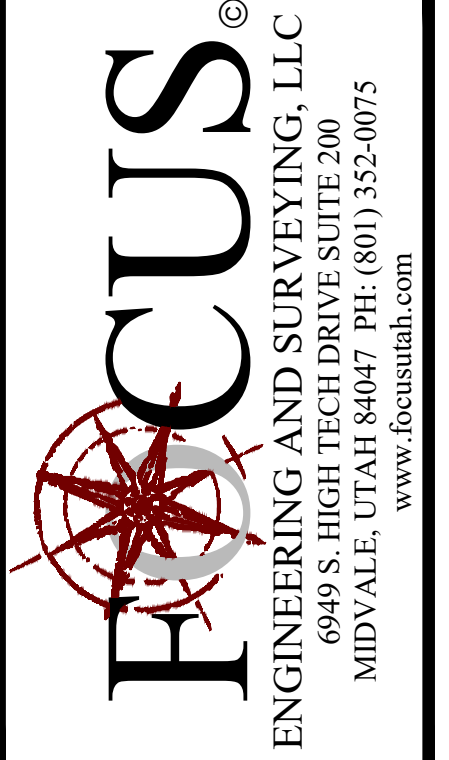
**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047  
 (801) 352-0075  
 PROJECT MANAGER: MAT WANGSGAARD  
 SURVEY MANAGER: EVAN WOOD

**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 BASIN AND MERIDIAN  
 ELEV: 4641.53  
 UTAH COUNTY NGVD29 EQUIVALENT  
 ELEV: 4986.42



Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING & DRAINAGE PLAN
C5	SEWER PLAN
C6	WATER PLAN
C7	EROSION CONTROL PLAN
PP1	ELLA AVENUE
PP2	TWELVE HORSE ROAD
PP3	TWELVE HORSE ROAD



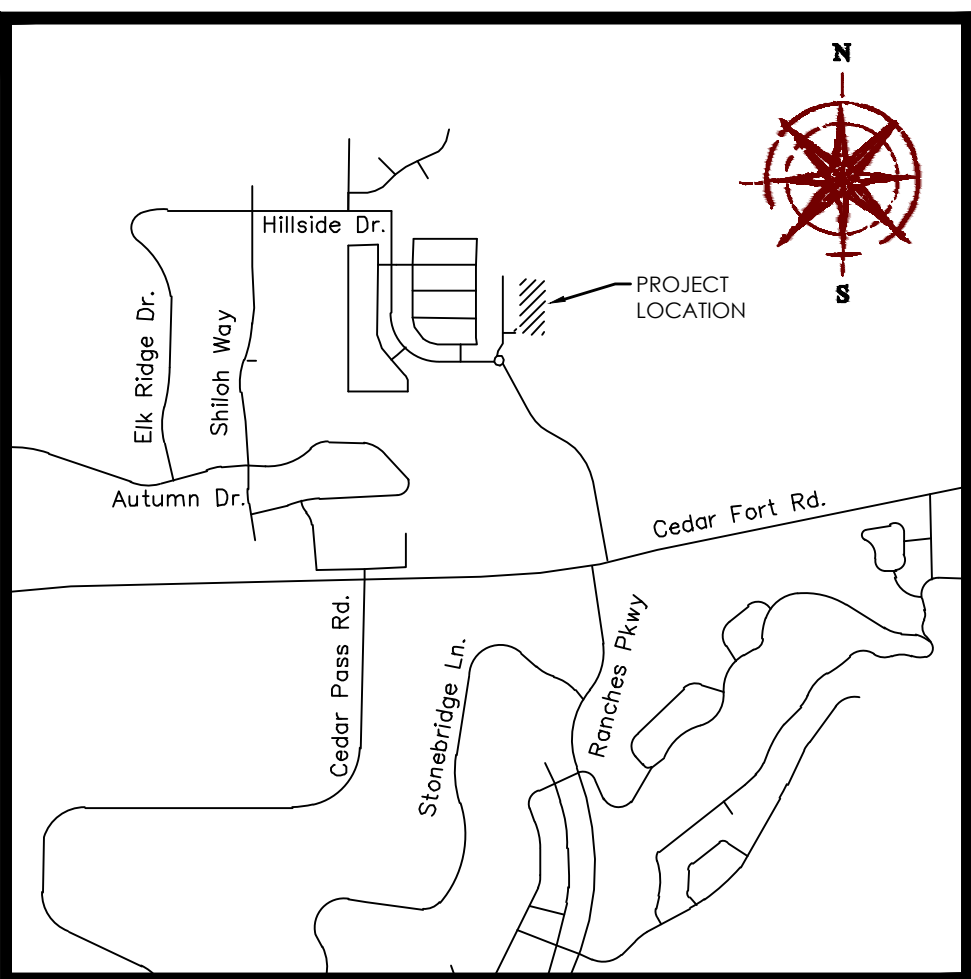
FOR REVIEW ONLY

**SPRING RUN PHASE C PLAT 3**  
 EAGLE MOUNTAIN CITY, UTAH  
**COVER**

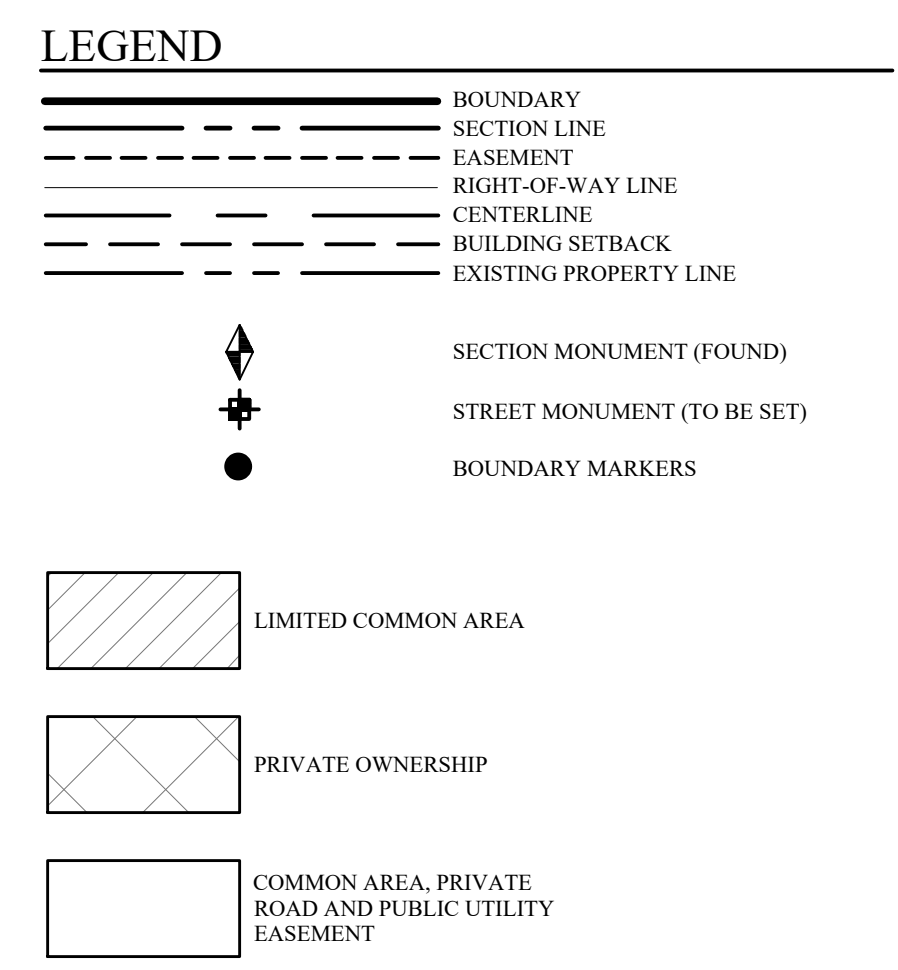
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1		
2		
3		
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6		

<b>COVER</b>	
Scale: 1"=30'	Drawn: RRH
Date: 05/26/22	Job #: 21-0403
Sheet:	<b>C1</b>

Z:\2021\21-0403 Spring Run Phase C Plat 3\Design\21-0403\_Cover\Sheet\C1 COVER.dwg



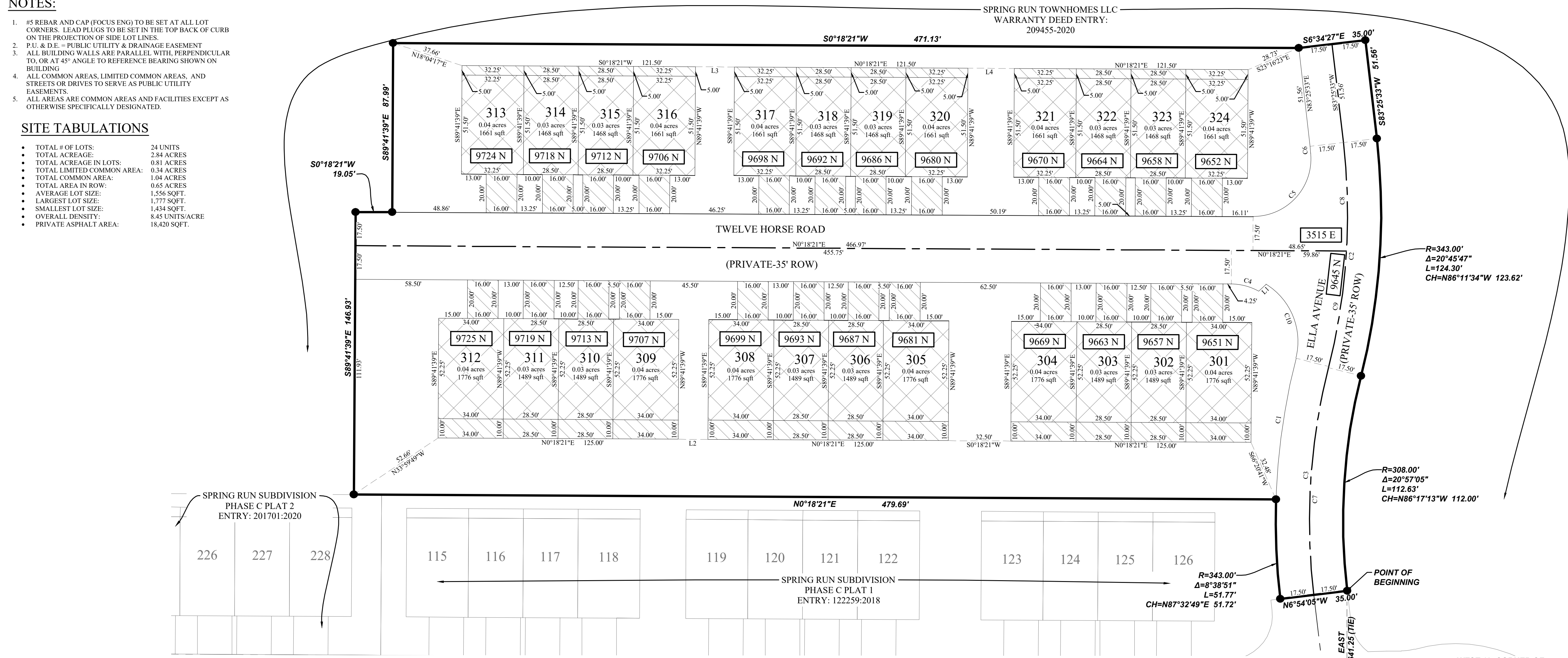
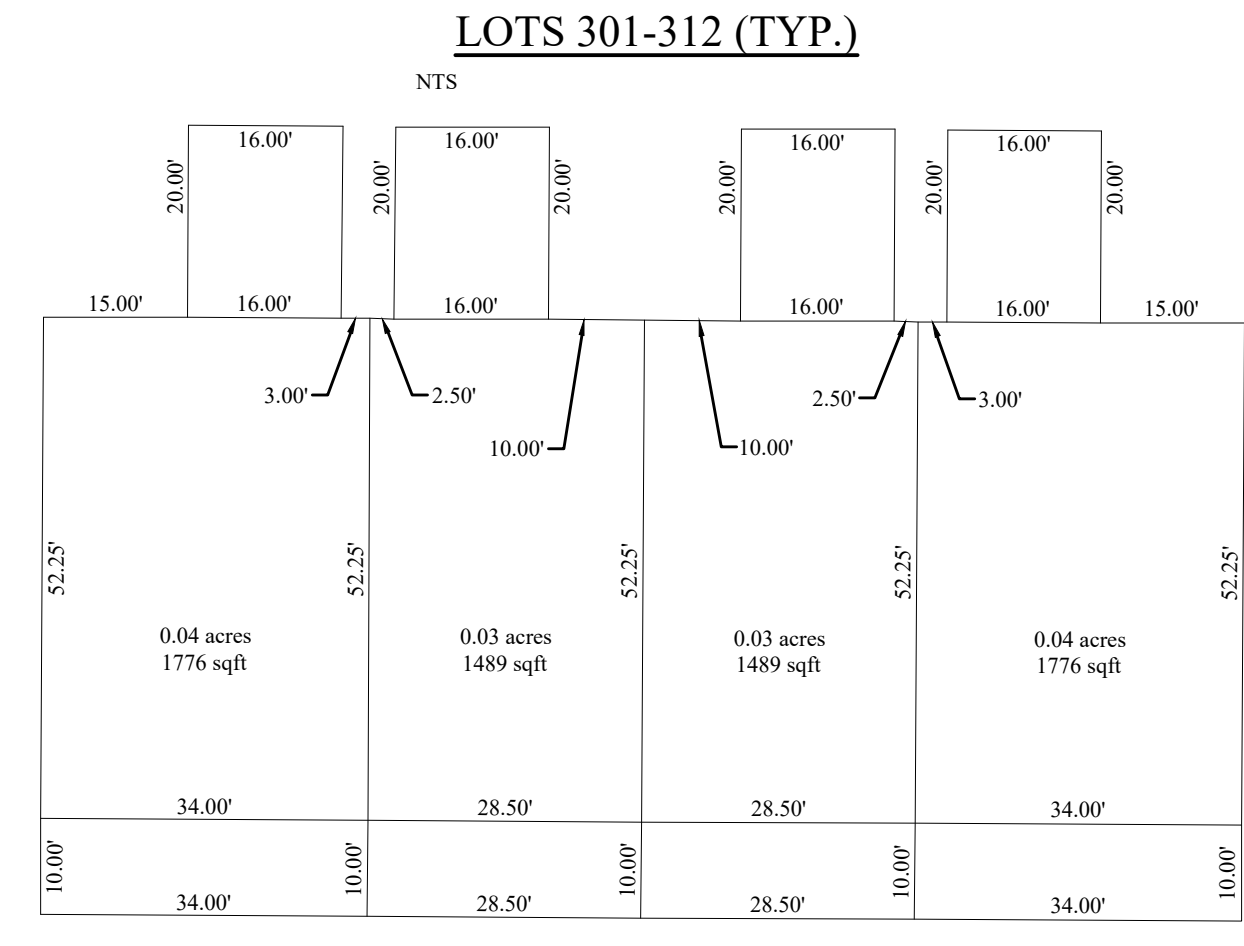
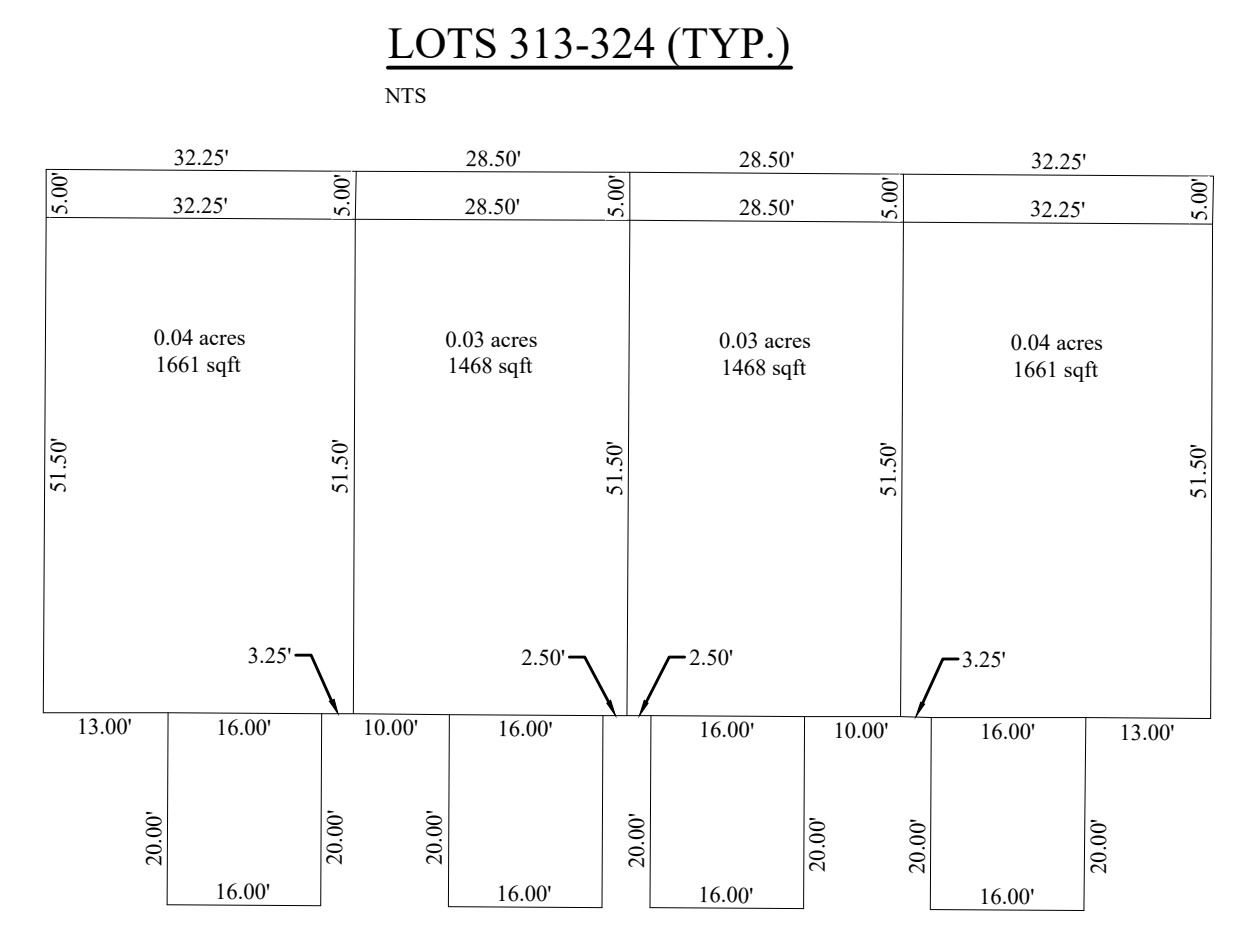
VICINITY MAP  
N.T.S.



- NOTES:**
- #5 REBAR AND CAP (FOCUS ENGI) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
  - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
  - ALL COMMON AREAS, LIMITED COMMON AREAS, AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
  - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

**SITE TABULATIONS**

- TOTAL # OF LOTS: 24 UNITS
- TOTAL ACREAGE: 2.84 ACRES
- TOTAL ACREAGE IN LOTS: 0.81 ACRES
- TOTAL LIMITED COMMON AREA: 0.34 ACRES
- TOTAL COMMON AREA: 1.04 ACRES
- TOTAL AREA IN ROW: 0.65 ACRES
- AVERAGE LOT SIZE: 1,556 SQFT.
- LARGEST LOT SIZE: 1,777 SQFT.
- SMALLEST LOT SIZE: 1,434 SQFT.
- OVERALL DENSITY: 8.45 UNITS/ACRE
- PRIVATE ASPHALT AREA: 18,420 SQFT.

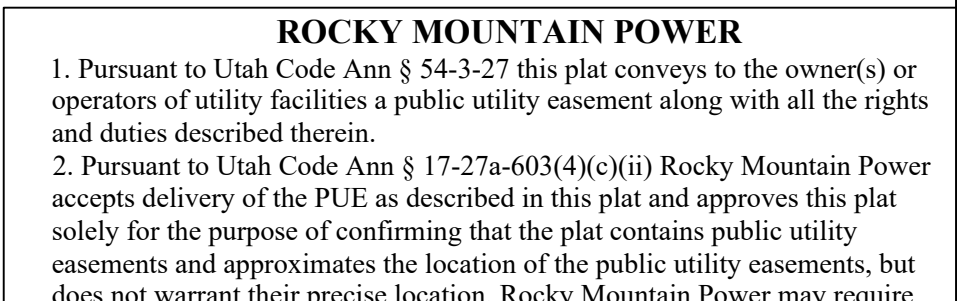
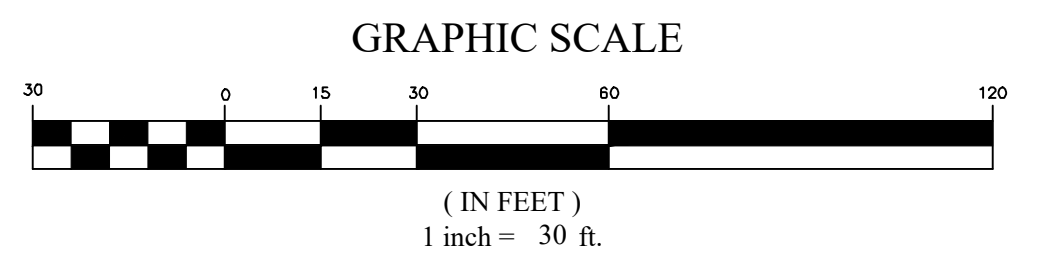


**Line Table**

LINE	DIRECTION	LENGTH
L1	N43°15'26"W	5.21
L2	S00°18'21"W	15.50
L3	N00°18'21"E	20.25
L4	N00°18'21"E	24.19

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	343.00	12°24'41"	74.30	S81°55'25"E	74.15
C2	325.50	20°45'47"	117.96	N86°11'34"W	117.31
C3	325.53	21°03'39"	119.66	N86°14'21"W	118.99
C4	30.00	28°39'06"	15.00	N14°37'54"E	14.85
C5	30.00	96°12'51"	50.38	S47°48'04"E	44.66
C6	308.00	0°39'57"	3.58	N83°45'32"E	3.58
C7	325.50	20°57'32"	119.07	N86°11'26"W	118.41
C8	325.50	9°56'45"	56.50	N88°23'55"E	56.43
C9	325.50	10°42'49"	60.87	S81°16'18"E	60.78
C10	35.00	72°43'01"	44.42	N67°55'25"E	41.50



**ROCKY MOUNTAIN POWER**

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

(1) A recorded easement or right-of-way

(2) The law applicable to prescriptive rights

(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

(4) Any other provision of law

**DOMINION ENERGY UTAH**

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 Owner Dedication or in 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 800-366-8532.

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Title \_\_\_\_\_

PREPARED BY:

ENGINEERING AND SURVEYING, LLC

6949 HIGH TECH DRIVE  
MIDVALE, UTAH 84047 TEL: (801) 352-0075  
www.focusutah.com

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

**DIRECT COMMUNICATIONS**

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tarif.

DIRECT COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

**ROCKY MOUNTAIN POWER**

\_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 12554439

DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, being a part of a parcel described in that certain Special Warranty Deed recorded as Entry No. 209455:2020 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a southeasterly corner of SPRING RUN PHASE C PLAT 1 Subdivision, according to the official plat thereof recorded as Entry No. 122259:2018 in the office of the Utah County Recorder, said corner located N00°14'22"E 707.80 feet along the Section line and East 1,641.25 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M, running thence along said plat the following three (3) courses: (1) N06°54'05"W 35.00 feet; thence (2) easterly along the arc of a non-tangent curve to the right having a radius of 343.00 feet (radius bears: S06°46'37"E) a distance of 51.77 feet through a central angle of 08°38'51" Chord: N87°32'49"E 51.72 feet; thence (3) N00°18'21"E 479.69 feet and along the easterly line of SPRING RUN PHASE C PLAT 2 Subdivision, according to the official plat thereof recorded as Entry No. 201701:2020 in the office of the Utah County Recorder; thence S89°41'39"E 146.93 feet; thence S00°18'21"W 19.05 feet; thence S89°41'39"E 87.99 feet; thence S00°18'21"W 471.13 feet; thence S06°34'27"E 35.00 feet; thence S83°25'33"W 51.56 feet; thence along the arc of a curve to the right with a radius of 343.00 feet a distance of 124.30 feet through a central angle of 20°45'47" Chord: N86°11'34"W 123.62 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 308.00 feet a distance of 112.63 feet through a central angle of 20°57'05" Chord: N86°17'13"W 112.00 feet to the point of beginning.

Contains: 2.84 acres +/-

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA, LIMITED COMMON, AND PRIVATE STREETS, AS INDICATED HEREON, TO SPRING RUN TOWNHOMES HOA, INC., WITH A REGISTERED ADDRESS OF 6770 S. 900 E., #302 MIDVALE, UT. 84047

TWO A, LLC \_\_\_\_\_

BY: JAMES F. ALLRED \_\_\_\_\_

ITS: \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_

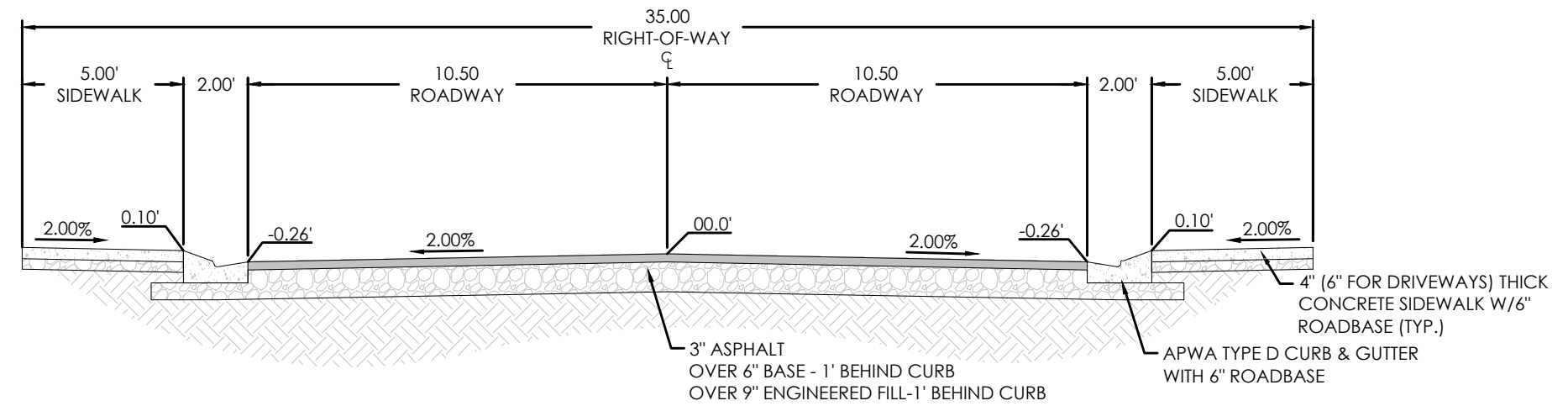
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ ATTEST BY CITY RECORDER (SEE SEAL BELOW) \_\_\_\_\_

**PHASE C - PLAT 3  
SPRING RUN  
SUBDIVISION**

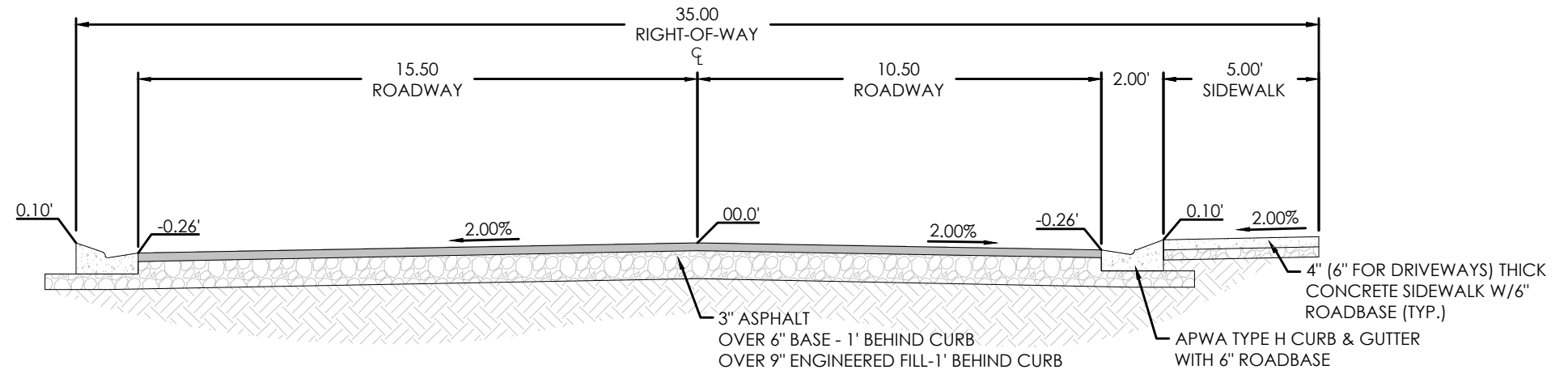
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



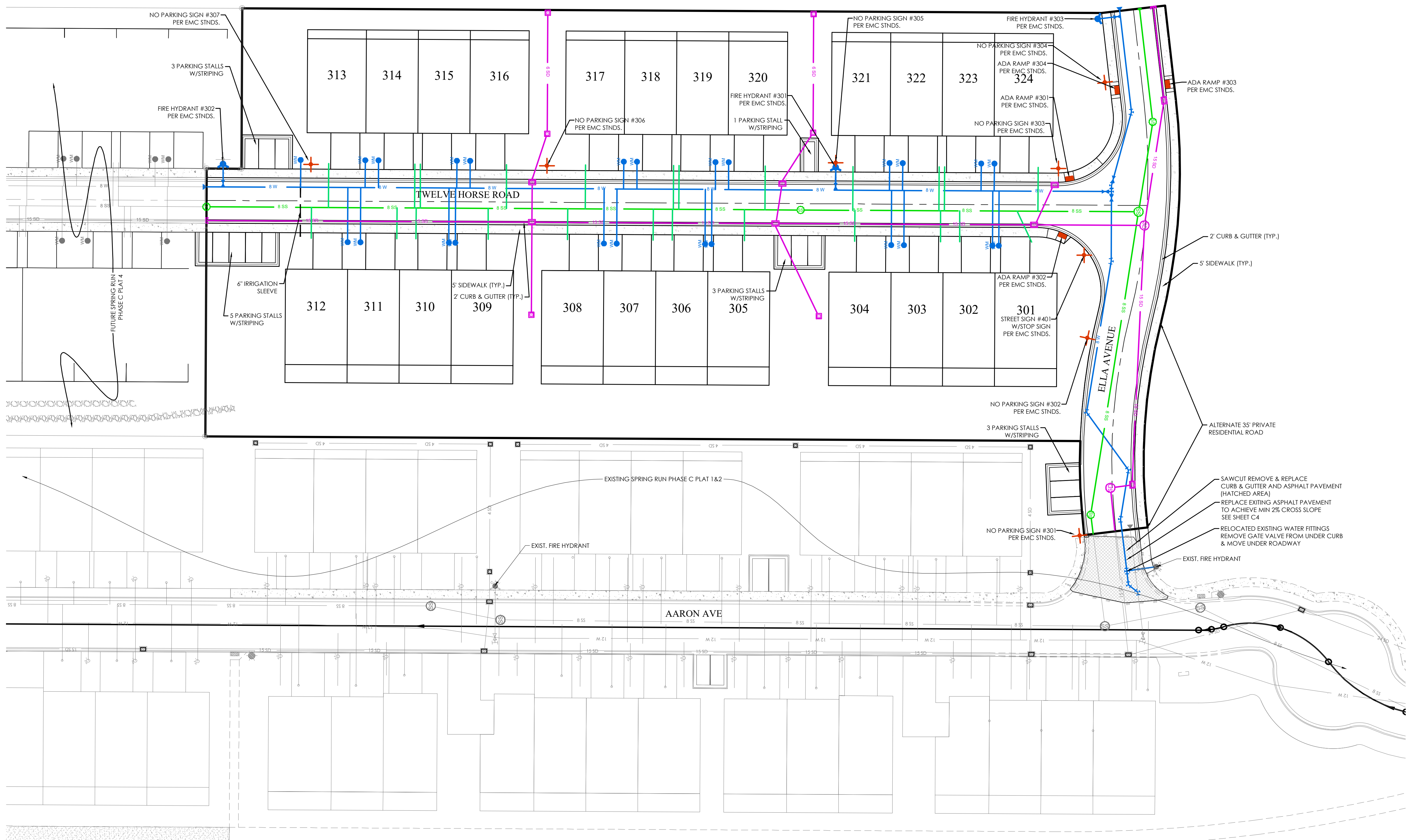
**35' PRIVATE RESIDENTIAL ROAD**  
N.T.S.  
ELLA AVENUE STATION 11+19.07 12+88.59  
TWELVE HORSE ROAD



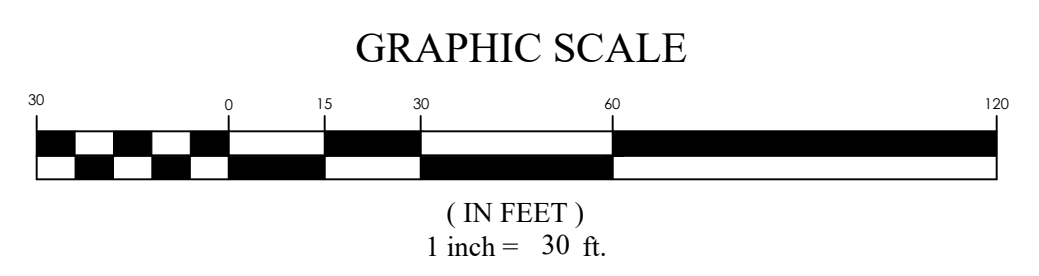
**ALT. 35' PRIVATE RESIDENTIAL ROAD**  
N.T.S.  
ELLA AVENUE STATION 10+00.00 TO 11+19.07

**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	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



**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 17  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV: 4641.53  
UTAH COUNTY NGVD29 EQUIVALENT  
ELEV: 4986.42



**FOR REVIEW ONLY**

**SPRING RUN PHASE C PLAT 3**  
EAGLE MOUNTAIN CITY, UTAH  
**SITE PLAN**

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
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5		
6		

**SITE PLAN**

Scale: 1"=30'  
Date: 05/26/22  
Sheet: C3

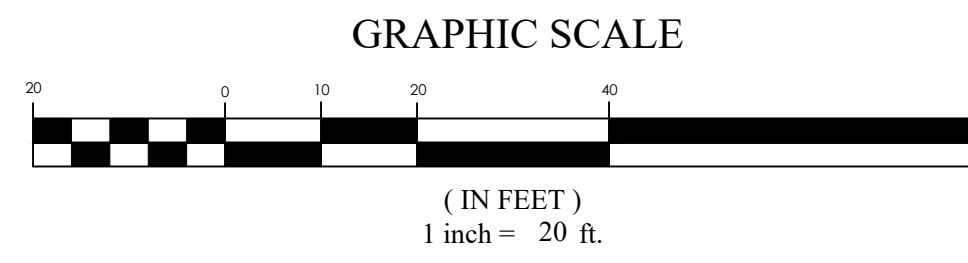
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Job #: 21-0403



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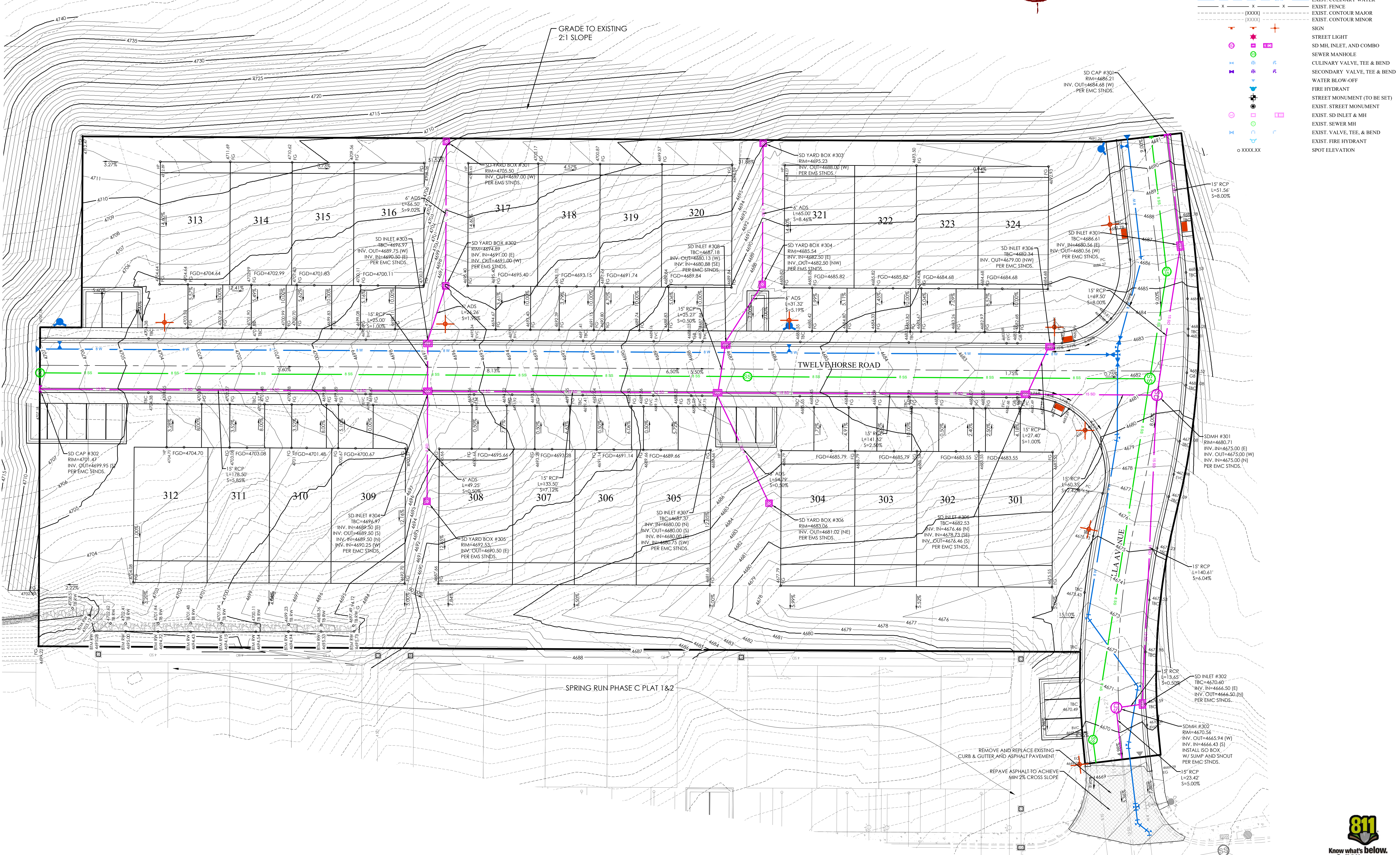
**NOTES**

1. ISO BOX AND ALL UPSTREAM STORM DRAIN WILL BE CONSIDERED PRIVATE AND MUST BE MAINTAINED BY HOA



**LEGEND**

- BOUNDARY
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 CW 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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



**FOR REVIEW ONLY**

**SPRING RUN PHASE C PLAT 3**

EAGLE MOUNTAIN CITY, UTAH

**GRADING & DRAINAGE PLAN**

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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4		
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**GRADING & DRAINAGE PLAN**

Scale: 1"=20' Drawn: RRH  
Date: 05/26/22 Job #: 21-0403  
Sheet: C4



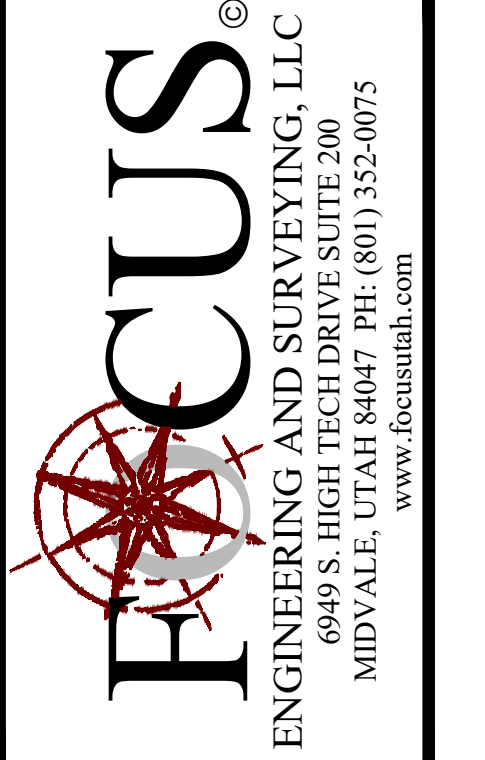
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SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SS LAT #301	TWELVE HORSE ROAD	14+52.50	20.50 R
SS LAT #302	TWELVE HORSE ROAD	14+13.00	20.50 R
SS LAT #303	TWELVE HORSE ROAD	14+02.50	20.50 R
SS LAT #304	TWELVE HORSE ROAD	13+55.50	20.50 R
SS LAT #305	TWELVE HORSE ROAD	12+95.00	20.50 R
SS LAT #306	TWELVE HORSE ROAD	12+55.50	20.50 R
SS LAT #307	TWELVE HORSE ROAD	12+45.00	20.50 R
SS LAT #308	TWELVE HORSE ROAD	11+98.00	20.50 R
SS LAT #309	TWELVE HORSE ROAD	11+54.50	20.50 R
SS LAT #310	TWELVE HORSE ROAD	11+15.00	20.50 R
SS LAT #311	TWELVE HORSE ROAD	11+04.50	20.50 R
SS LAT #312	TWELVE HORSE ROAD	10+57.50	20.50 R
SS LAT #313	TWELVE HORSE ROAD	10+66.92	20.50 L
SS LAT #314	TWELVE HORSE ROAD	11+14.17	20.50 L
SS LAT #315	TWELVE HORSE ROAD	11+17.17	20.50 L
SS LAT #316	TWELVE HORSE ROAD	11+44.42	20.50 L
SS LAT #317	TWELVE HORSE ROAD	12+07.67	20.50 L
SS LAT #318	TWELVE HORSE ROAD	12+55.92	20.50 L
SS LAT #319	TWELVE HORSE ROAD	12+58.92	20.50 L
SS LAT #320	TWELVE HORSE ROAD	13+06.17	20.50 L

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SS LAT #321	TWELVE HORSE ROAD	13+54.36	20.50 L
SS LAT #322	TWELVE HORSE ROAD	14+01.61	20.50 L
SS LAT #323	TWELVE HORSE ROAD	14+04.61	20.50 L
SS LAT #324	TWELVE HORSE ROAD	14+55.86	20.50 L

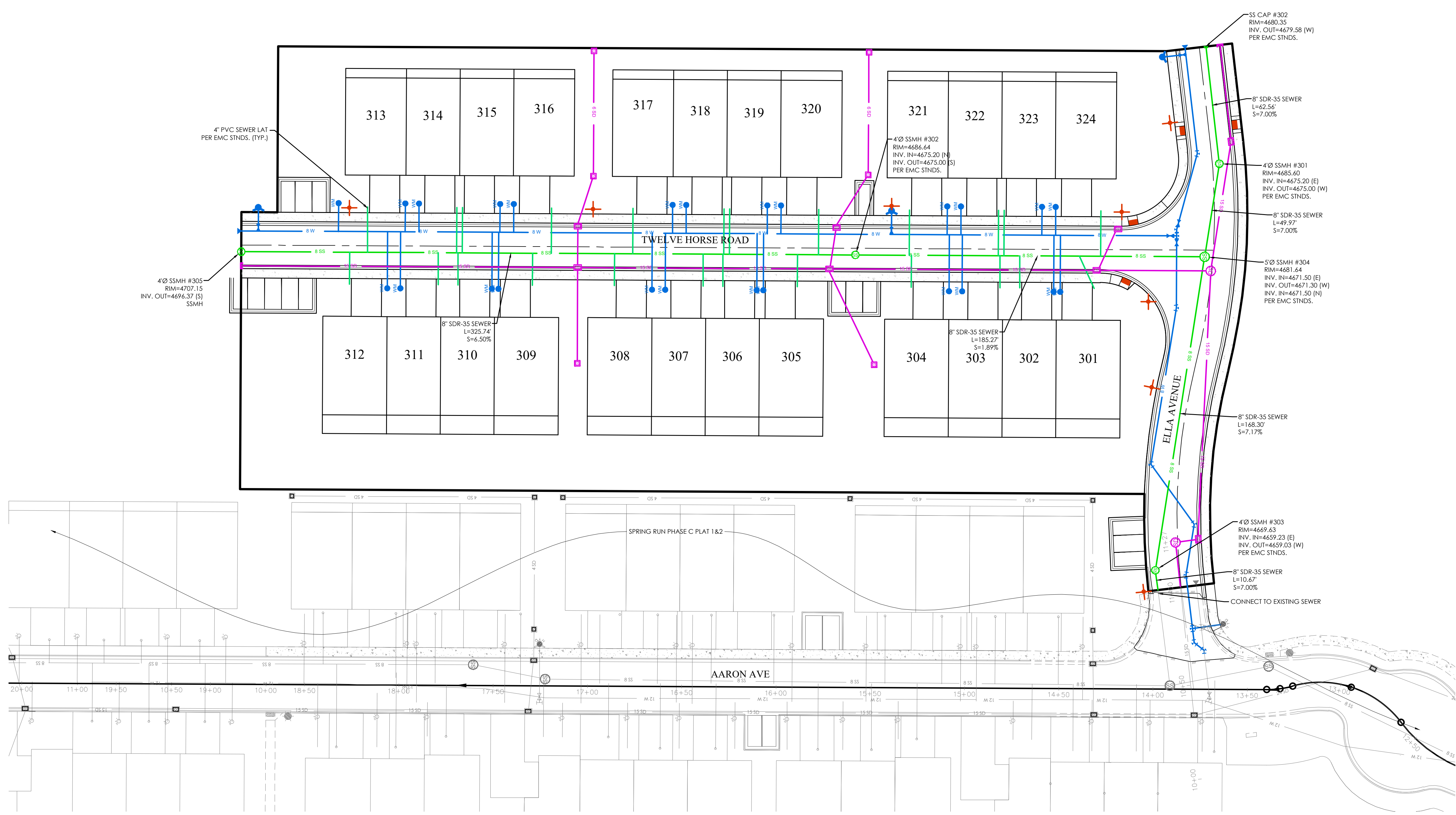
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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

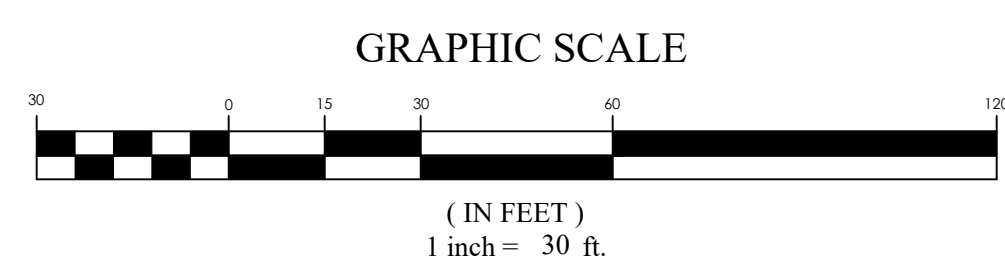


FOR REVIEW ONLY

SPRING RUN PHASE C PLAT 3  
EAGLE MOUNTAIN CITY, UTAH  
SEWER PLAN



**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 17  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV: 4641.53  
UTAH COUNTY NGVD29 EQUIVALENT  
ELEV: 4986.42



REVISION BLOCK	
#	DESCRIPTION
1	
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SEWER PLAN

Scale: 1"=30'  
Date: 05/26/22  
Sheet: C5



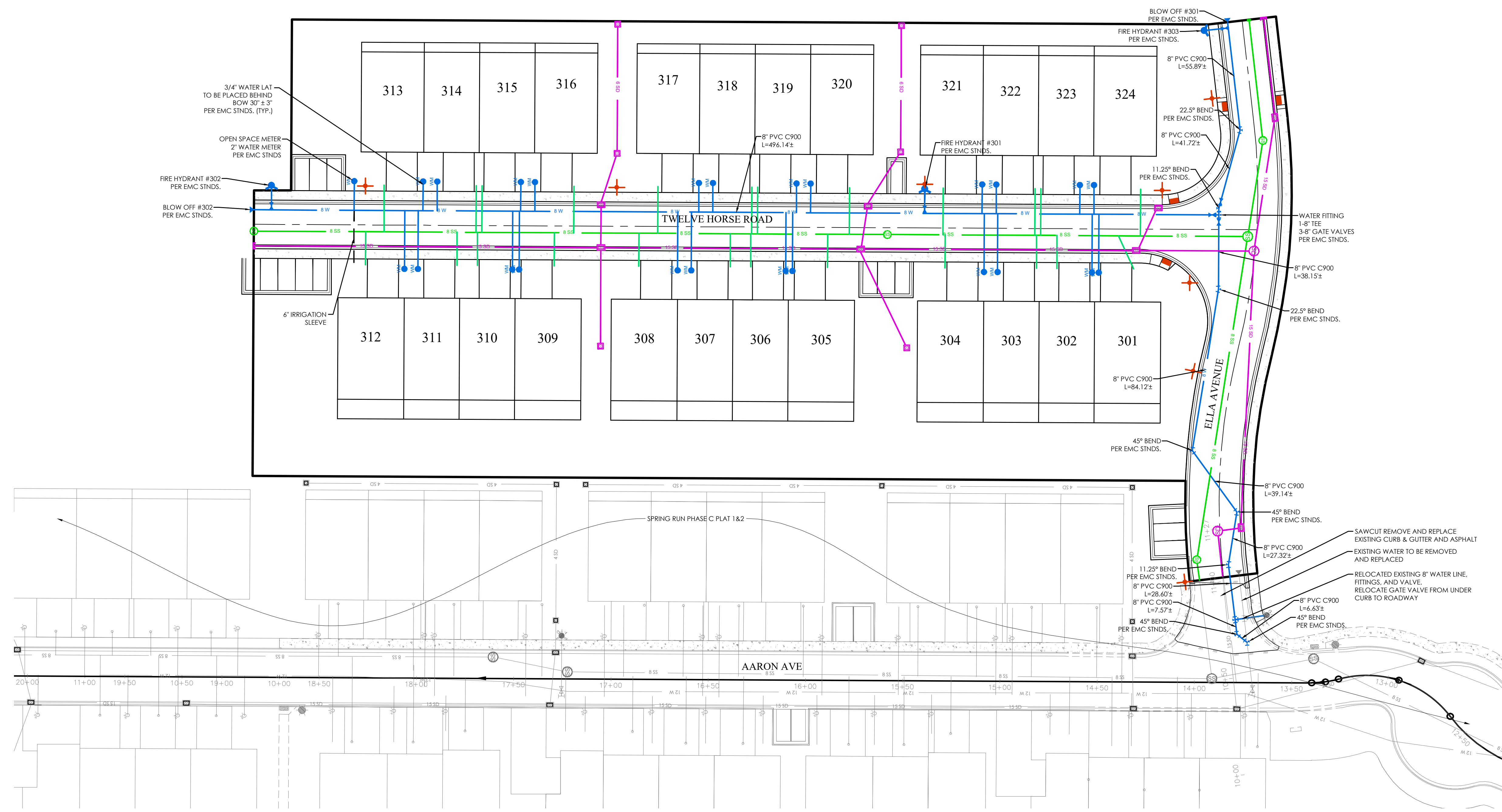
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FOR REVIEW ONLY

**SPRING RUN PHASE C PLAT 3**  
 EAGLE MOUNTAIN CITY, UTAH  
**WATER PLAN**

**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MINOR
	CONTOUR MAJOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	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



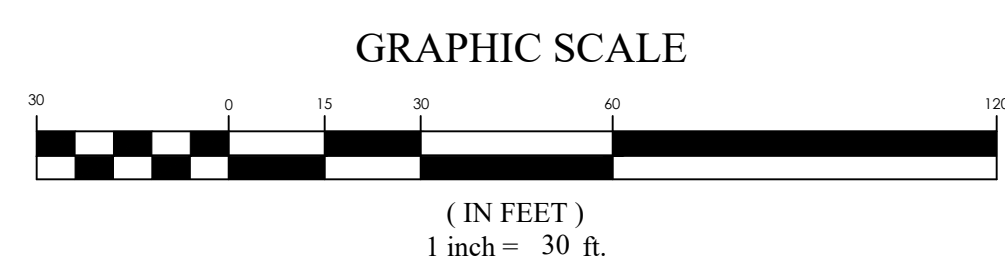
**BENCHMARK**  
 SOUTHWEST CORNER OF SECTION 17  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV: 4641.53  
 UTAH COUNTY NGVD29 EQUIVALENT  
 ELEV: 4986.42

**WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
OPEN SPACE METER	TWELVE HORSE ROAD	10+51.50	22.50 L	4704.63
WATER METER #301	TWELVE HORSE ROAD	14+34.50	22.50 R	4683.18
WATER METER #302	TWELVE HORSE ROAD	14+31.00	22.50 R	4683.19
WATER METER #303	TWELVE HORSE ROAD	13+82.50	22.50 R	4684.76
WATER METER #304	TWELVE HORSE ROAD	13+75.50	22.50 R	4684.94
WATER METER #305	TWELVE HORSE ROAD	12+77.00	22.50 R	4689.69
WATER METER #306	TWELVE HORSE ROAD	12+73.50	22.50 R	4690.10
WATER METER #307	TWELVE HORSE ROAD	12+25.00	22.50 R	4693.48
WATER METER #308	TWELVE HORSE ROAD	12+18.00	22.50 R	4694.28
WATER METER #309	TWELVE HORSE ROAD	11+36.50	22.50 R	4699.97
WATER METER #310	TWELVE HORSE ROAD	11+33.00	22.50 R	4700.21
WATER METER #311	TWELVE HORSE ROAD	10+84.50	22.50 R	4702.74
WATER METER #312	TWELVE HORSE ROAD	10+77.51	22.50 R	4703.30
WATER METER #313	TWELVE HORSE ROAD	10+86.92	22.50 L	4702.92
WATER METER #314	TWELVE HORSE ROAD	10+94.17	22.50 L	4702.35
WATER METER #315	TWELVE HORSE ROAD	11+37.17	22.50 L	4700.10
WATER METER #316	TWELVE HORSE ROAD	11+44.42	22.50 L	4699.52
WATER METER #317	TWELVE HORSE ROAD	12+28.67	22.50 L	4693.60
WATER METER #318	TWELVE HORSE ROAD	12+35.92	22.50 L	4692.82
WATER METER #319	TWELVE HORSE ROAD	12+78.92	22.50 L	4689.99

**WATER METER TABLE**

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #320	TWELVE HORSE ROAD	12+86.17	22.50 L	4689.32
WATER METER #321	TWELVE HORSE ROAD	13+74.36	22.50 L	4684.95
WATER METER #322	TWELVE HORSE ROAD	13+81.61	22.50 L	4684.78
WATER METER #323	TWELVE HORSE ROAD	14+24.61	22.50 L	4683.56
WATER METER #324	TWELVE HORSE ROAD	14+31.86	22.50 L	4683.45



**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
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**WATER PLAN**

Scale: 1"=30'  
 Date: 05/26/22  
 Sheet: C6



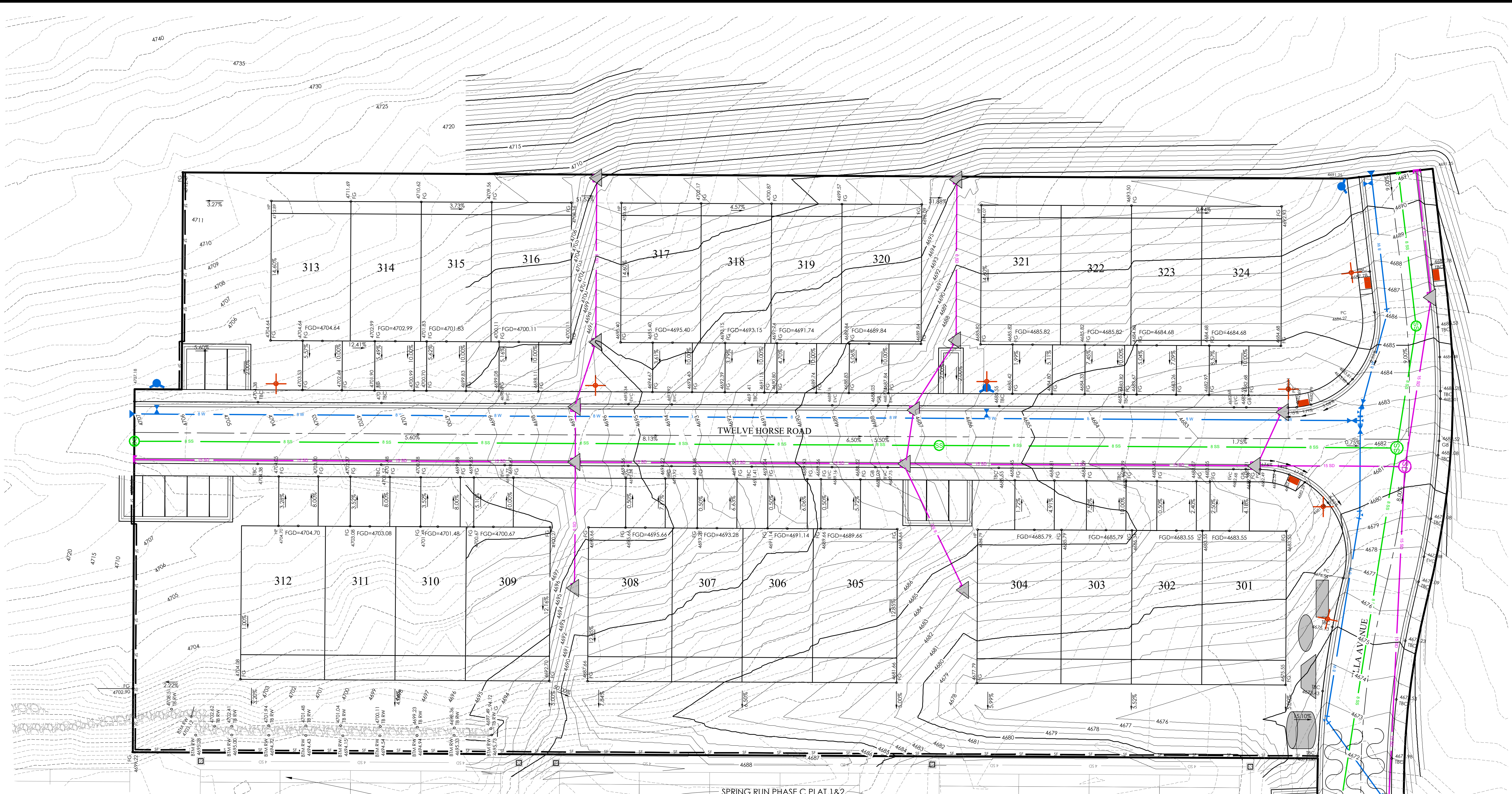
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FOR  
 REVIEW  
 ONLY

**SPRING RUN PHASE C PLAT 3**  
 EAGLE MOUNTAIN CITY, UTAH  
**EROSION CONTROL PLAN**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
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6		

<b>EROSION CONTROL PLAN</b>	
Scale: 1"=20'	Drawn: RRH
Date: 05/26/22	Job #: 21-0403
Sheet:	<b>C7</b>

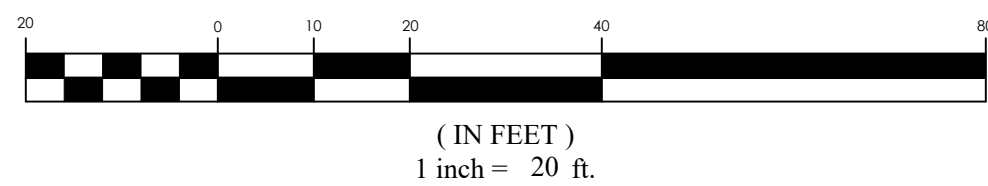


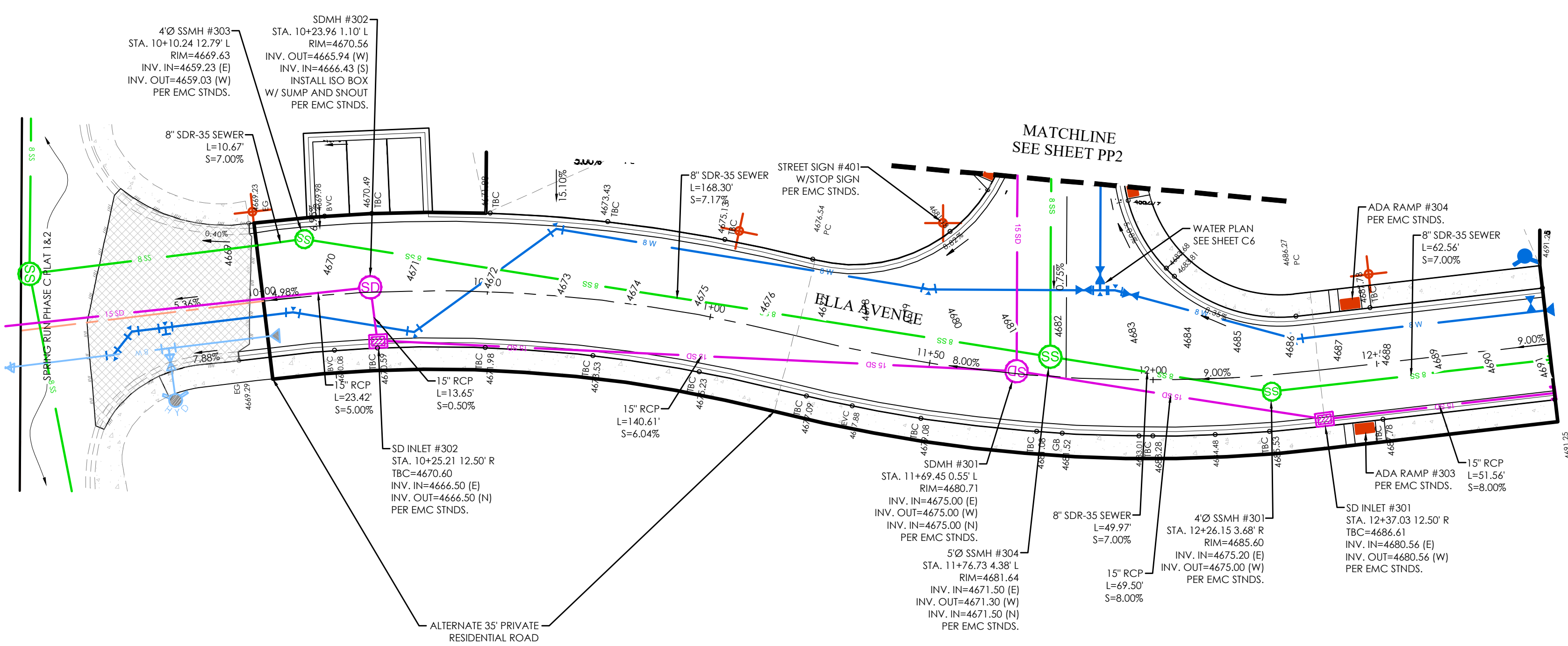
**EROSION CONTROL LEGEND**

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL



**GRAPHIC SCALE**

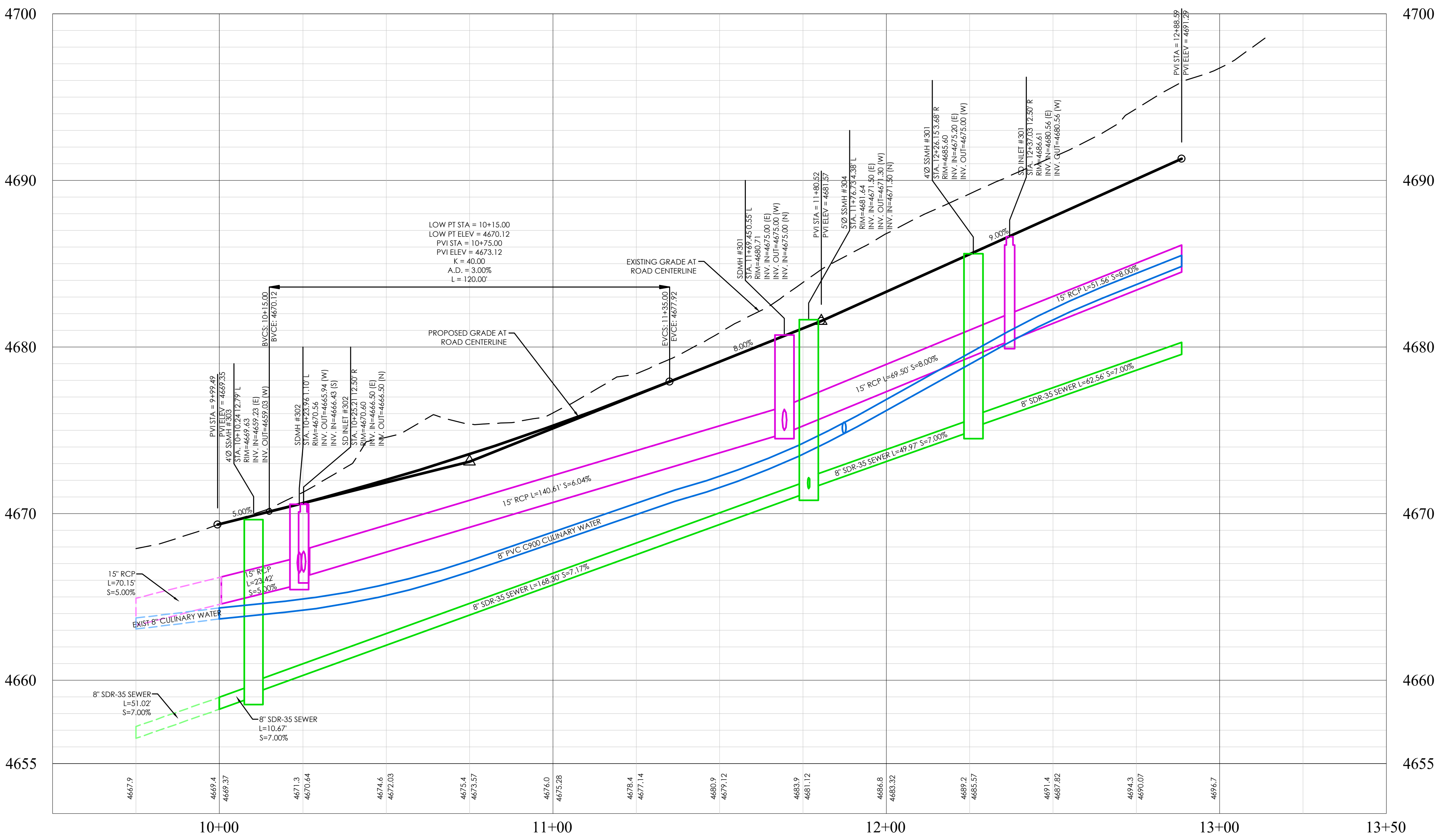
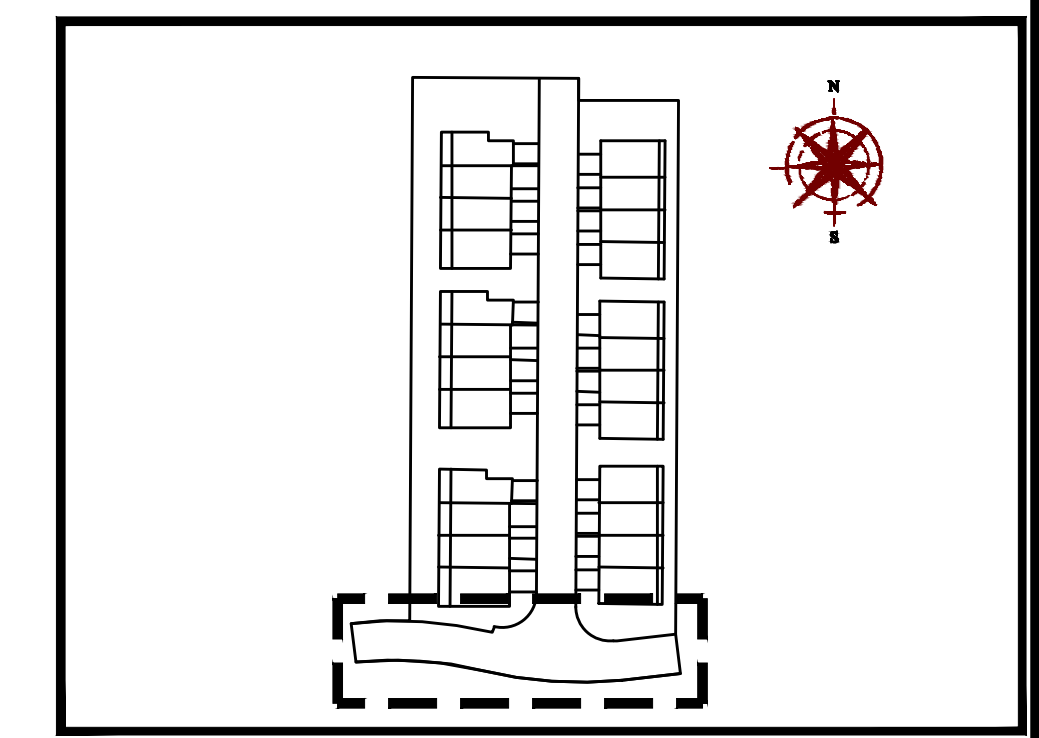




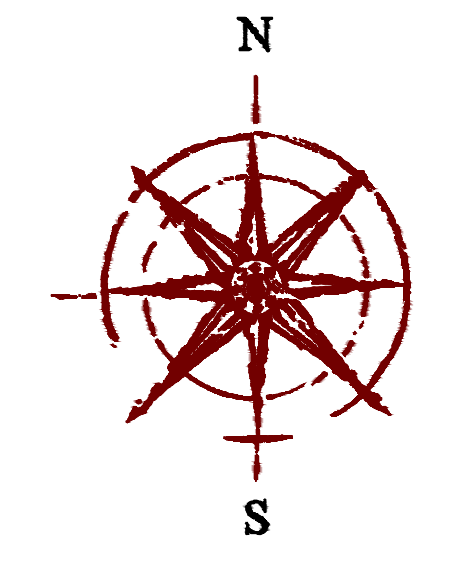
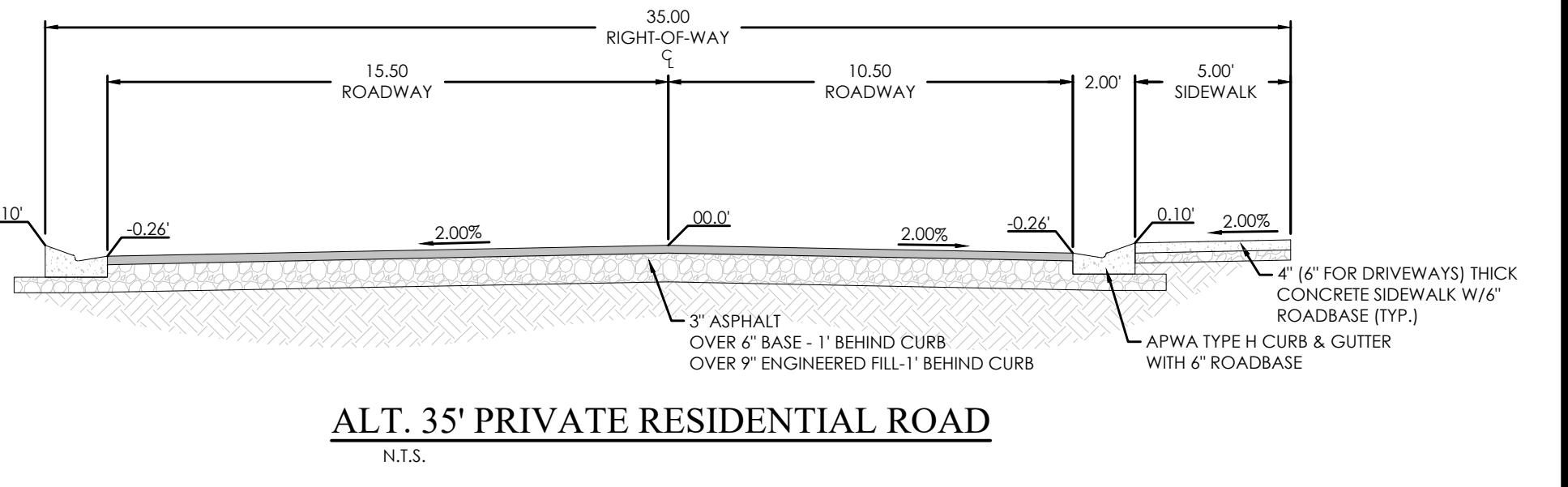
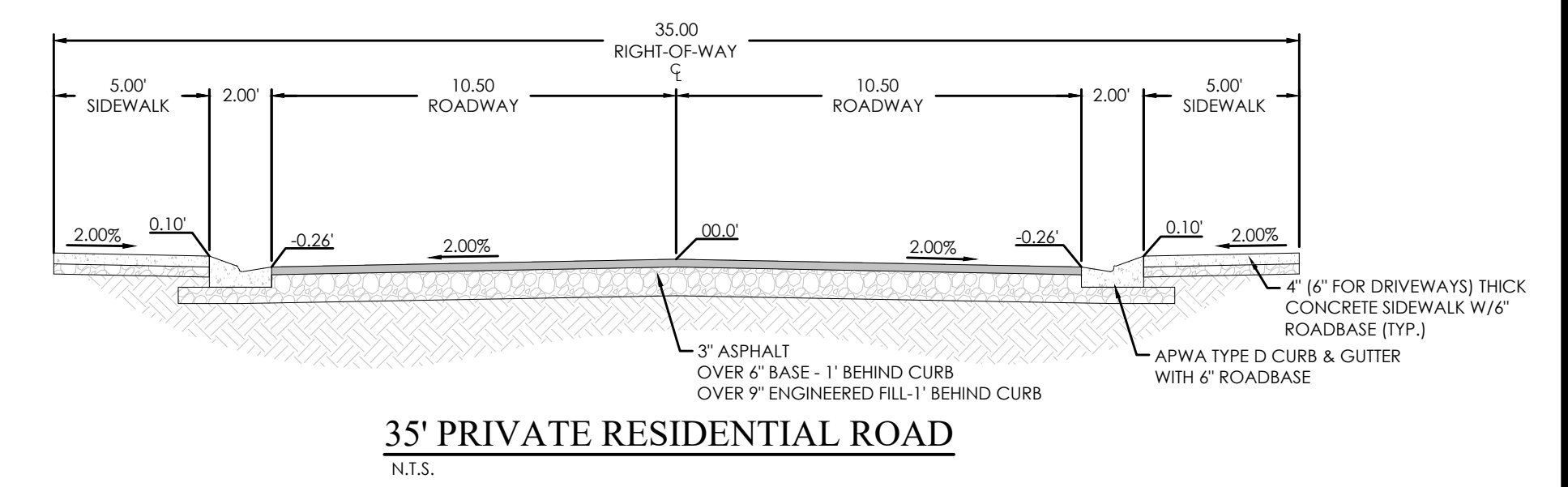
**ELLA AVENUE PLAN**

**LEGEND**

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SDR-35 SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



**ELLA AVENUE PROFILE**



**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 17  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV. = 4641.53  
UTAH COUNTY NGVD29 EQUIVALENT  
ELEV. = 4986.42

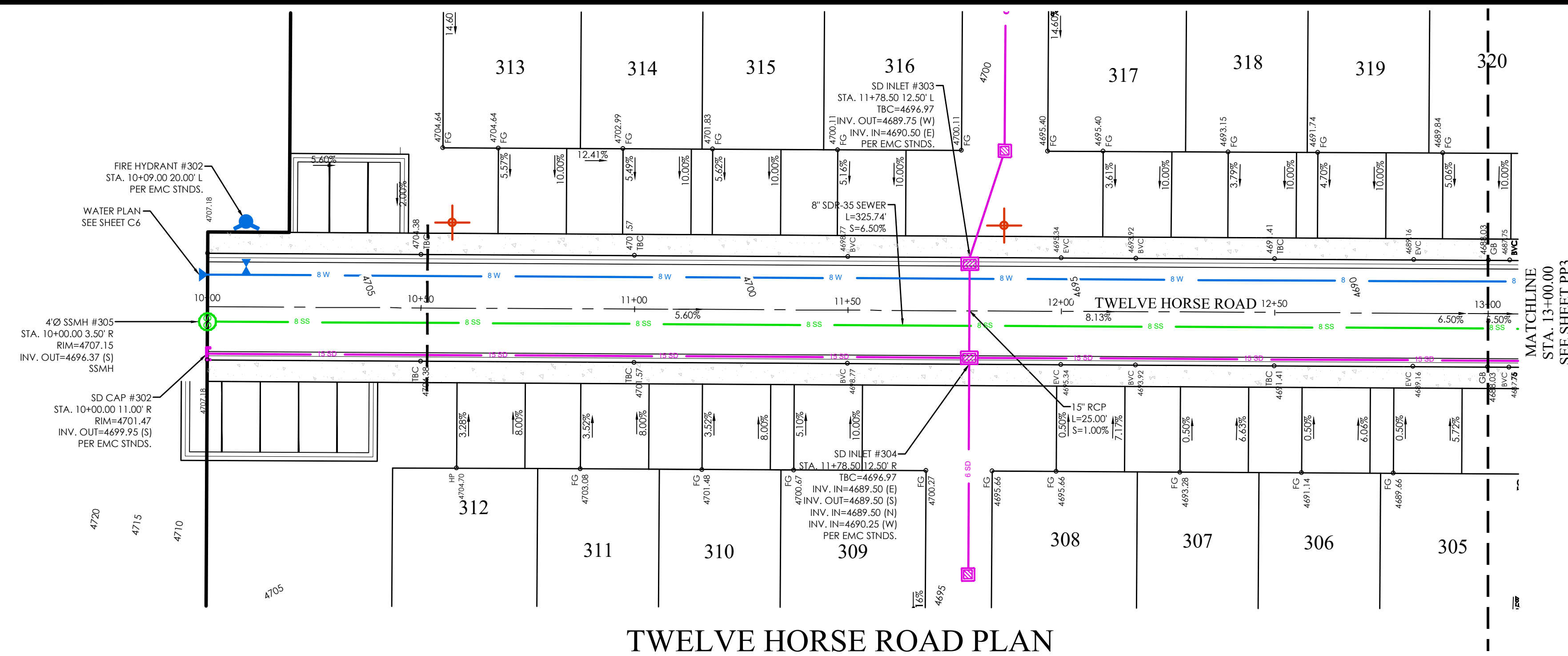
**FOR REVIEW ONLY**

**SPRING RUN PHASE C PLAT 3**  
EAGLE MOUNTAIN CITY, UTAH  
ELLA AVENUE

NO.	DATE	DESCRIPTION
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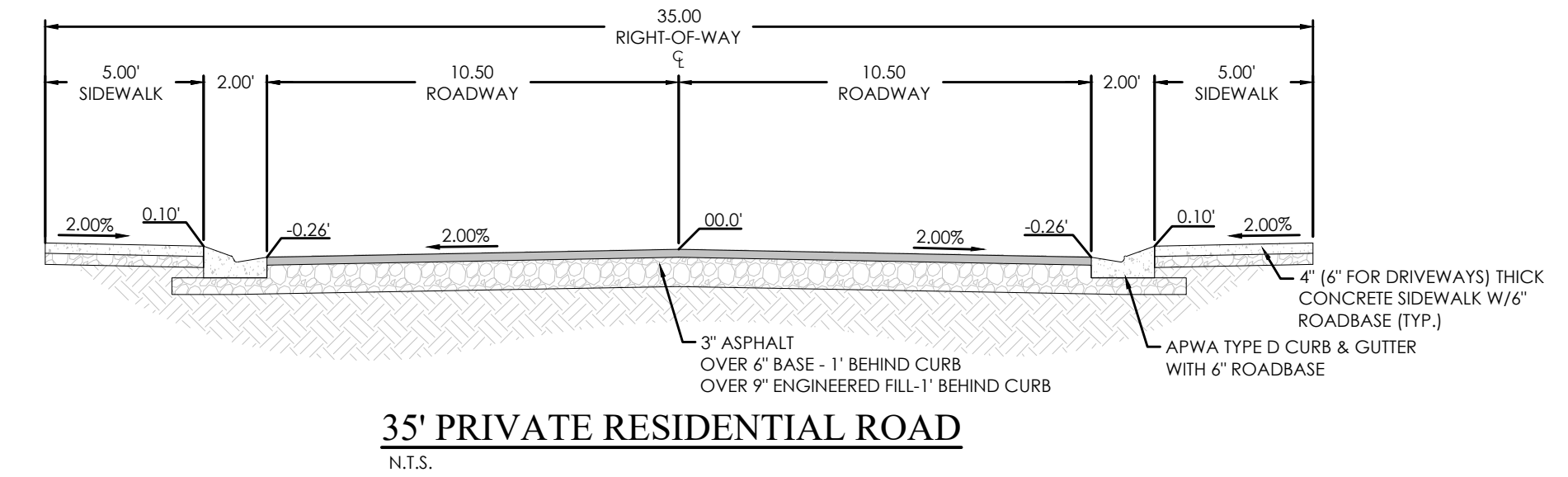
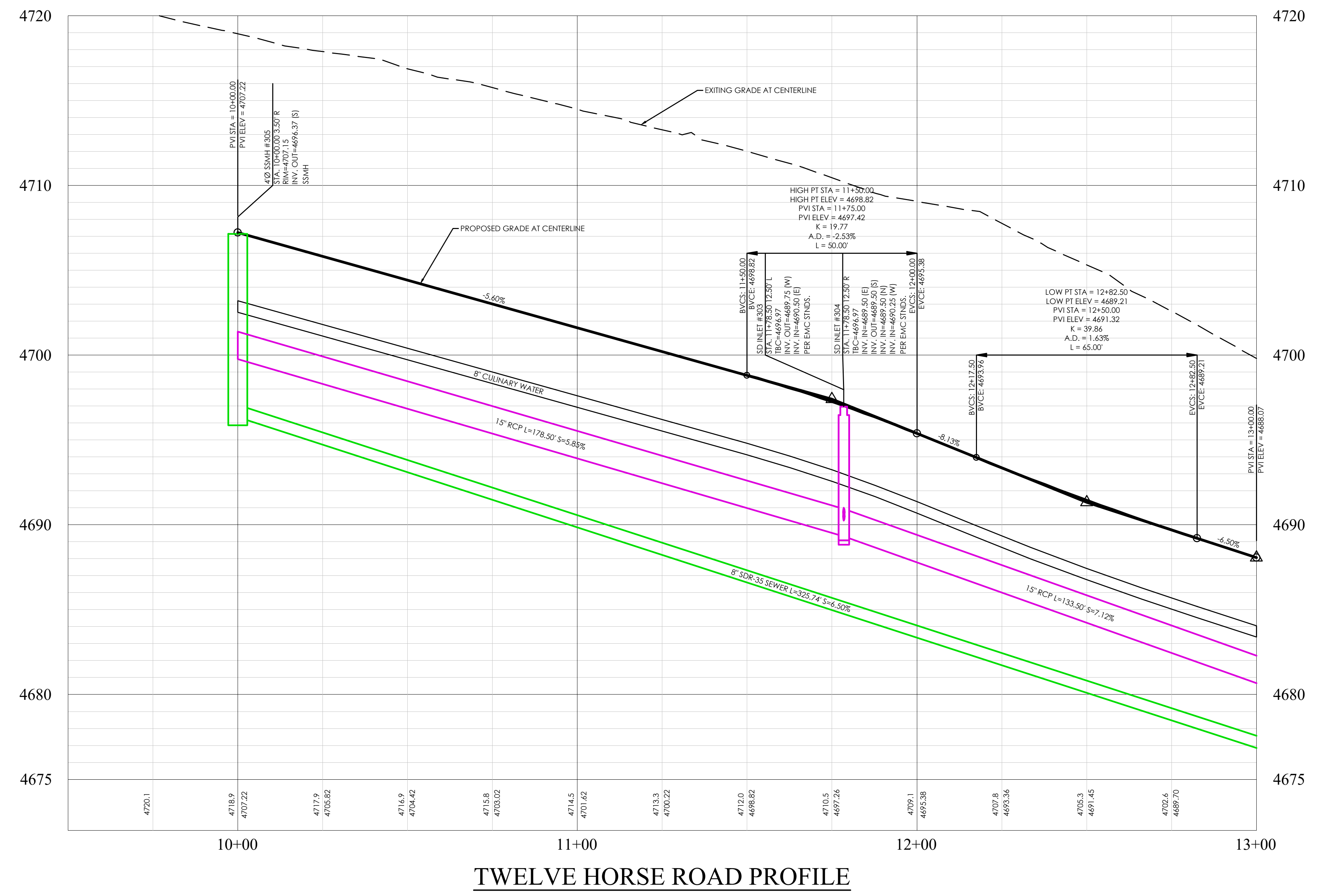
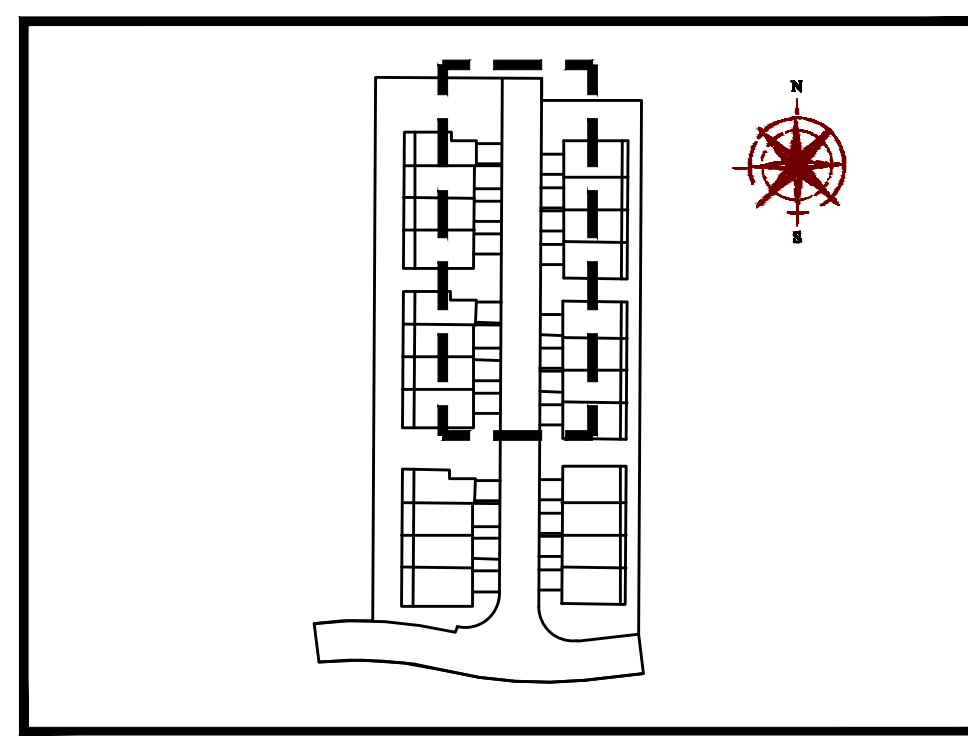
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**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	EASEMENT
---	LOT LINE
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	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



**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 17  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV. 4641.53  
UTAH COUNTY NAD29 EQUIVALENT  
ELEV. 4986.42

**FOCUS**  
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6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 552-0075  
www.focusuh.com

**FOR REVIEW ONLY**

**SPRING RUN PHASE C PLAT 3**  
EAGLE MOUNTAIN CITY, UTAH  
TWELVE HORSE ROAD

**REVISION BLOCK**

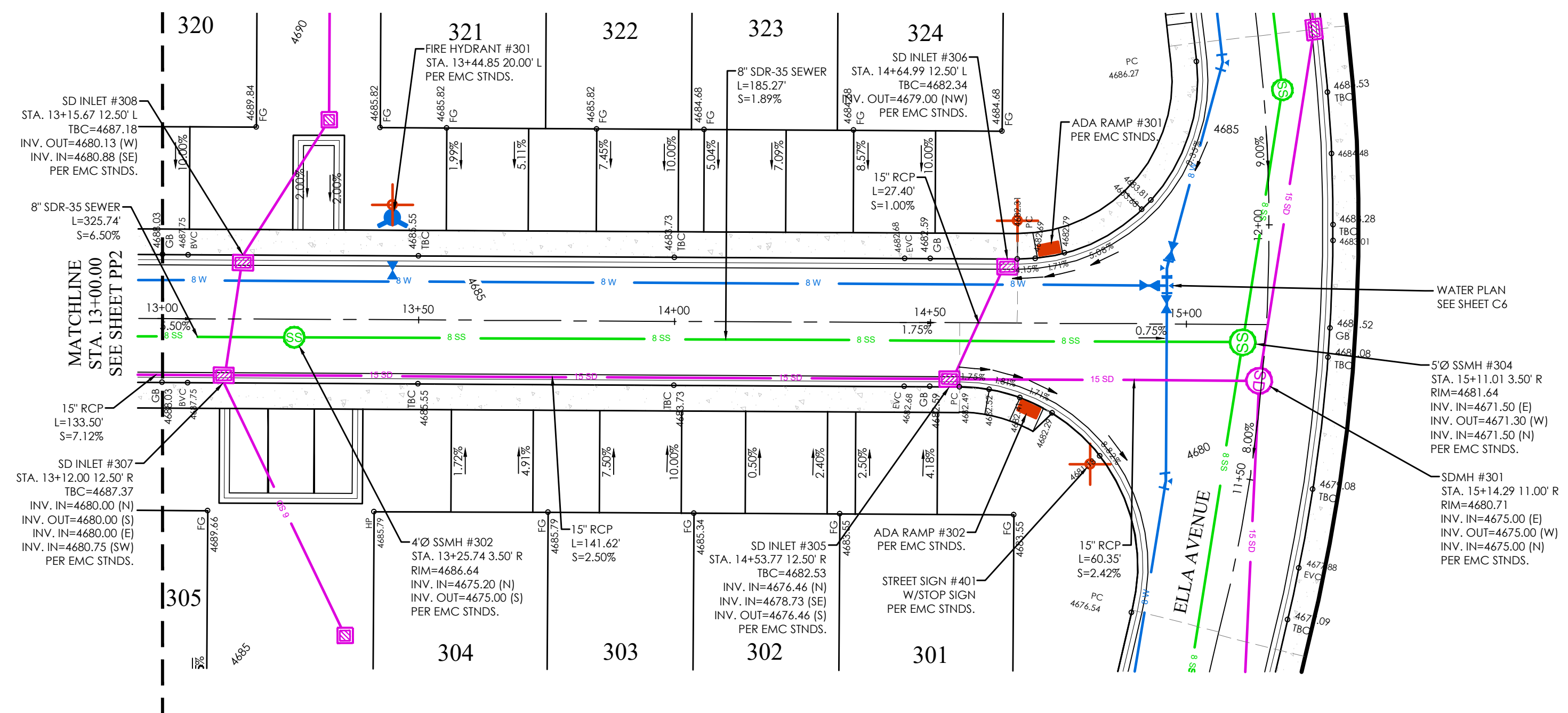
#	DATE	DESCRIPTION
1		
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**TWELVE HORSE ROAD**

Scale: 1"=20'  
Date: 05/26/22  
Sheet: PP2

Drawn: RRH  
Job #: 21-0403

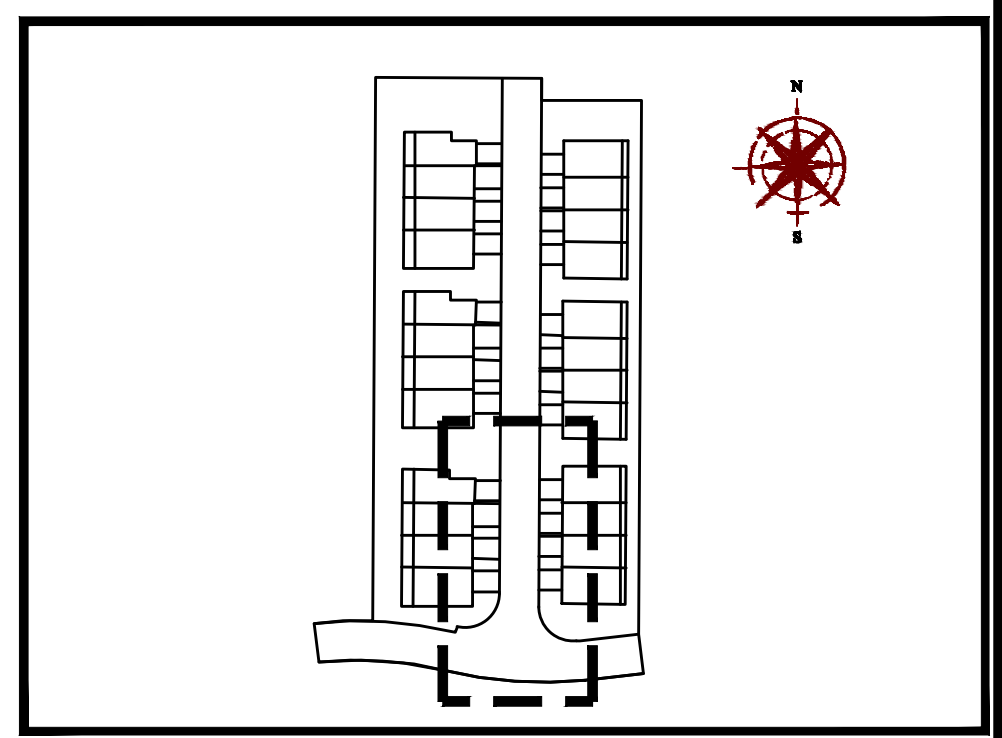
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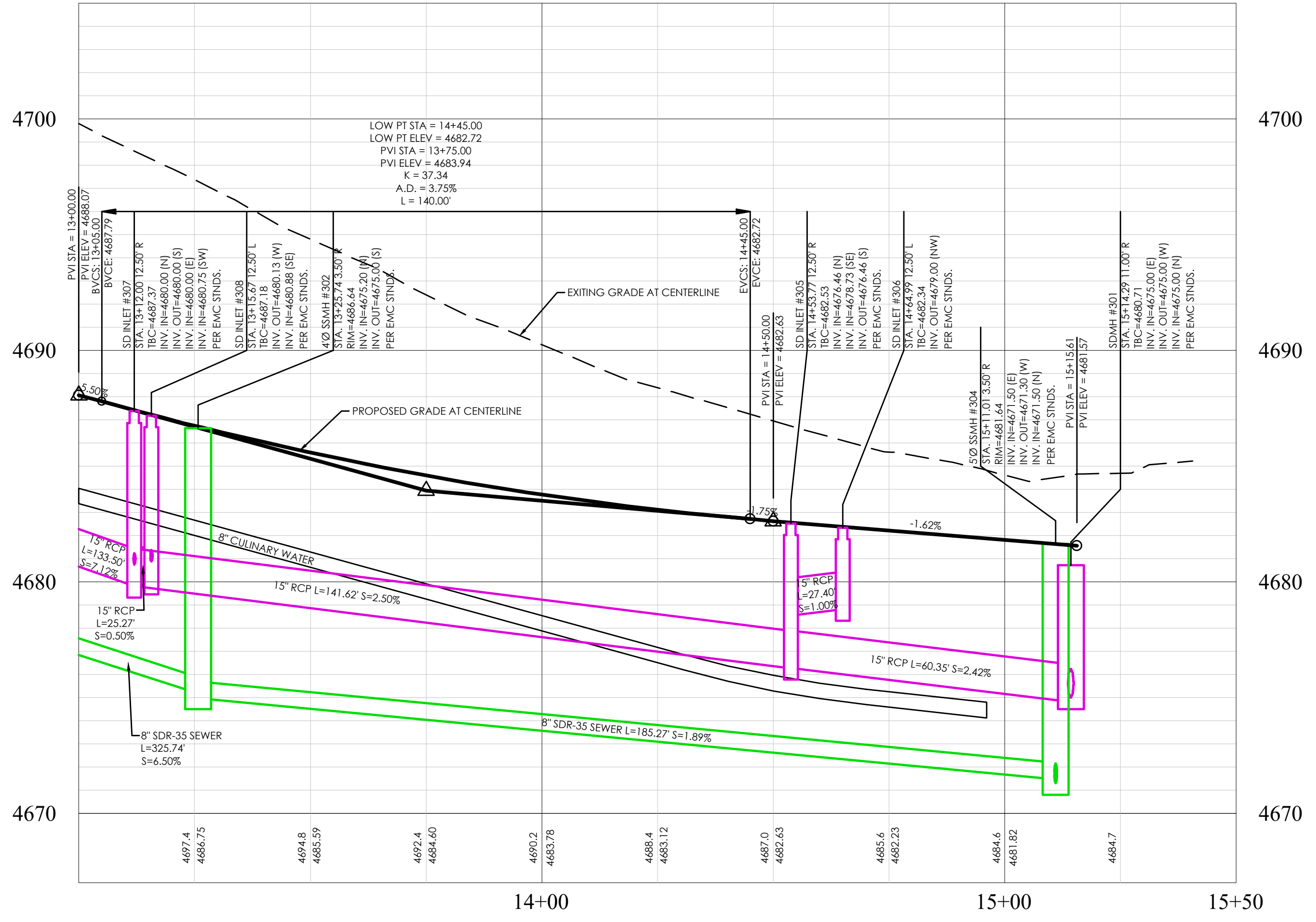
TWELVE HORSE ROAD PLAN

**LEGEND**

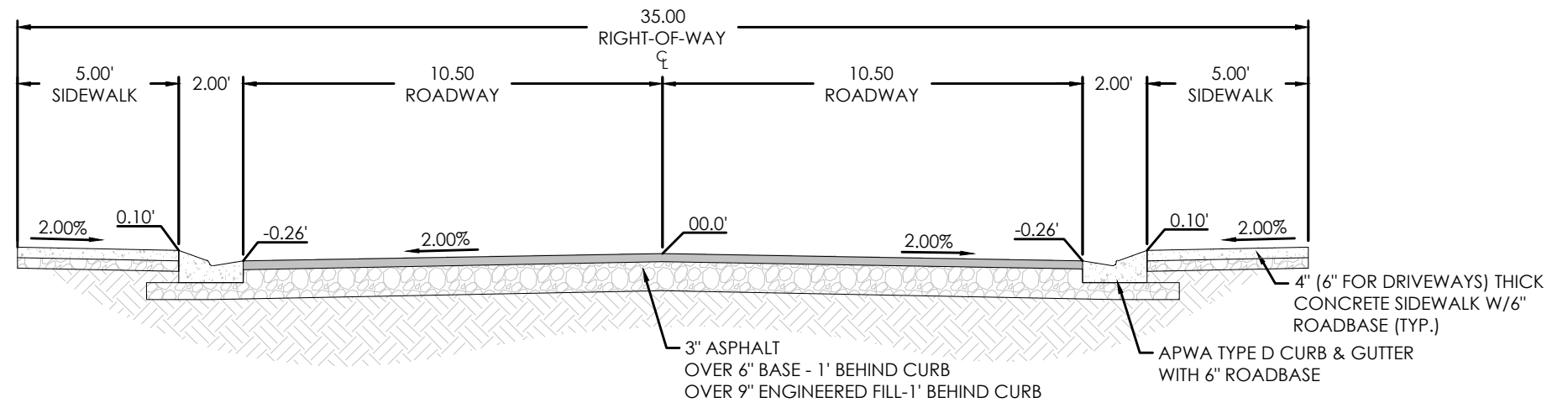
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---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY 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



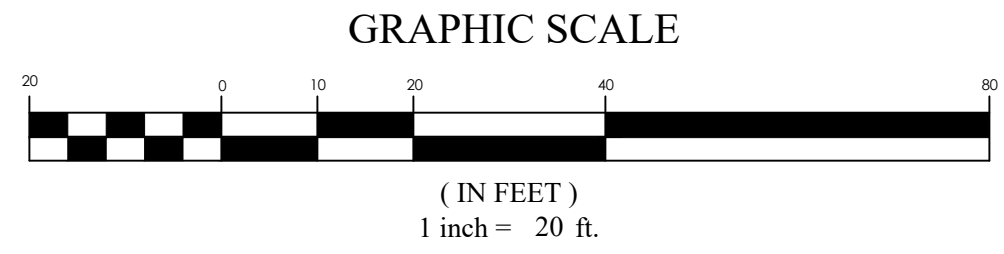
KEY MAP  
N.T.S.



TWELVE HORSE ROAD PROFILE



35' PRIVATE RESIDENTIAL ROAD  
N.T.S.



**BENCHMARK**  
SOUTHWEST CORNER OF SECTION 17  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV. 4641.53  
UTAH COUNTY NGVD29 EQUIVALENT  
ELEV. 4986.42

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MIDVALE, UTAH 84047 PH: (801) 552-0075  
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FOR REVIEW ONLY

SPRING RUN PHASE C PLAT 3  
EAGLE MOUNTAIN CITY, UTAH  
TWELVE HORSE ROAD

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
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TWELVE HORSE ROAD

Scale: 1"=20'  
Date: 05/26/22  
Sheet: PP3

Drawn: RRH  
Job #: 21-0403

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