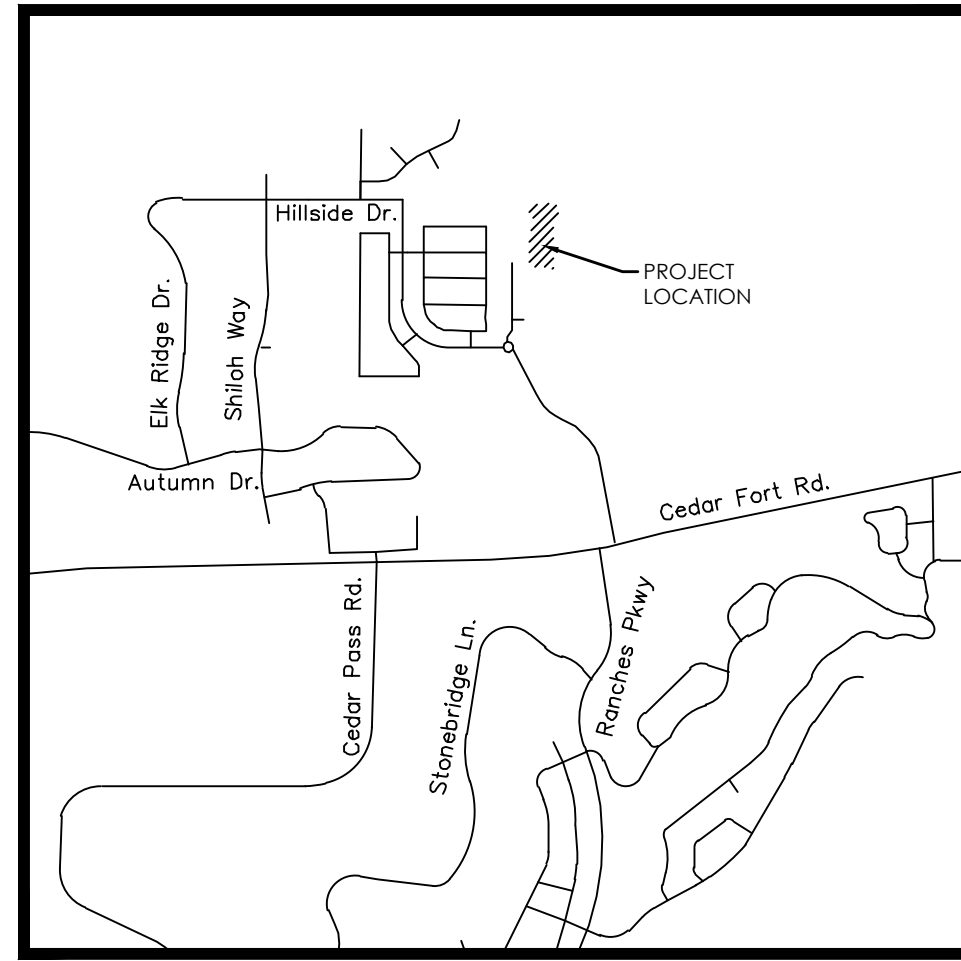


SPRING RUN PHASE C PLAT 4

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

Sheet List Table	
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



VICINITY MAP
N.T.S.

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

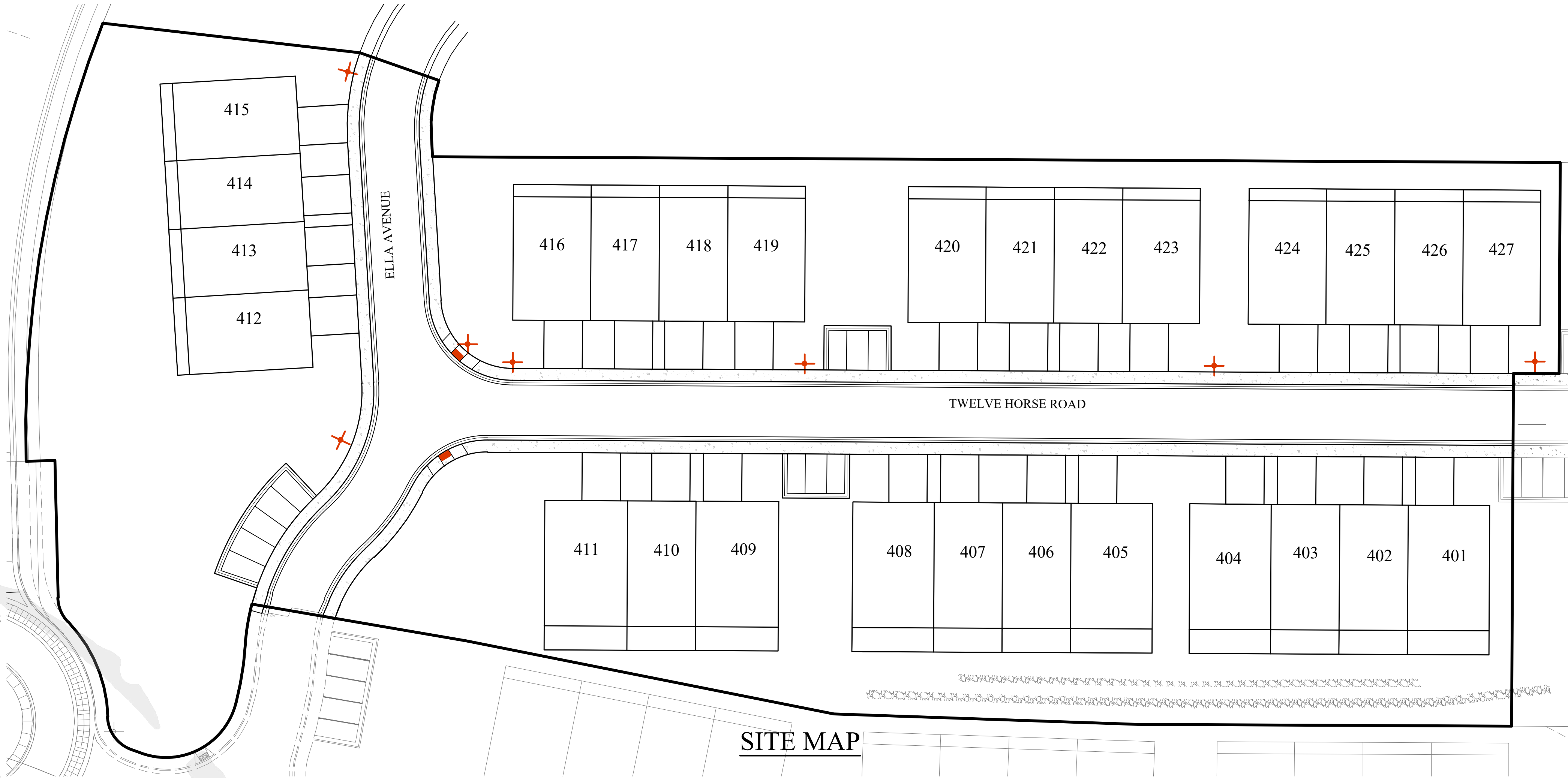
- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM 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 I.D. 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 1"X1" 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 TAKE 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

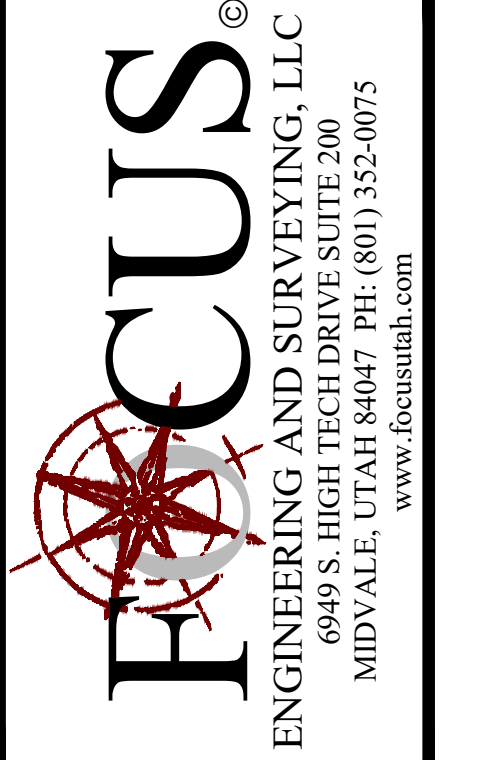
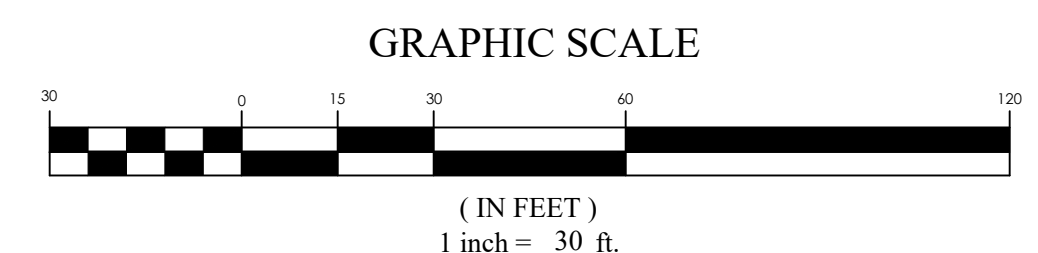
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY 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 BASE AND MERIDIAN
 ELEV: 4641.53
 UTAH COUNTY NGVD29 EQUIVALENT
 ELEV: 4986.42



FOR REVIEW ONLY

SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
 COVER

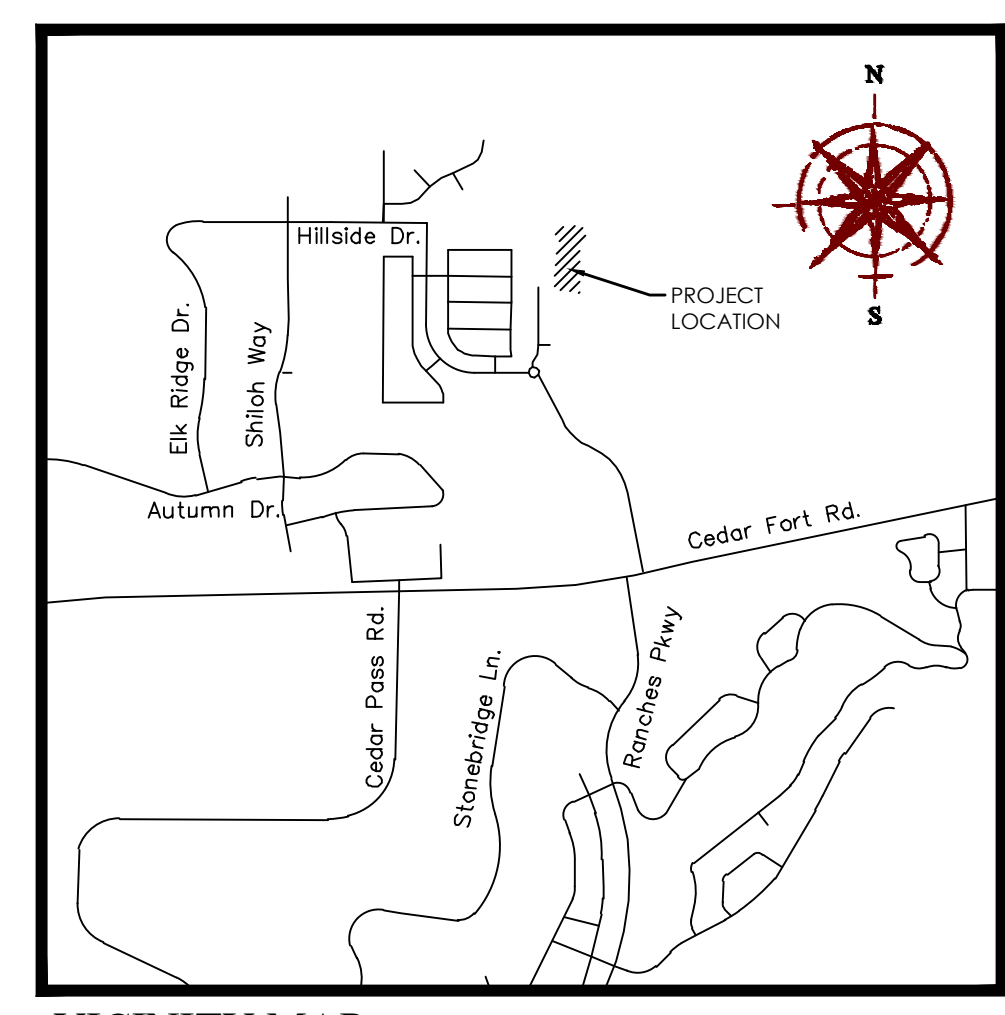
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COVER

Scale: 1"=30'
 Date: 05/26/22
 Sheet: C1

Drawn: RRH
 Job #: 21-0404

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VICINITY MAP
N.T.S.

- NOTES:**
- #5 REBAR AND CAP (FOCUS ENG) 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 UNITS: 27 LOTS
- TOTAL ACREAGE: 3.34 ACRES
- TOTAL ACREAGE IN LOTS: 1.00 ACRES
- TOTAL LIMITED COMMON AREA: 0.44 ACRES
- TOTAL COMMON AREA: 1.12 ACRES
- TOTAL AREA IN ROW: 1.12 ACRES
- PRIVATE ASPHALT AREA: 14,940 SQFT.
- AVERAGE SIZE: 1,566 SQFT.
- LARGEST SIZE: 1,802 SQFT.
- SMALLEST SIZE: 1,434 SQFT.
- OVERALL DENSITY: 7.61 UNITS/ACRE

Line Table

LINE	DIRECTION	LENGTH
L1	S54°27'59"E	14.07
L2	S86°34'53"W	0.83
L3	S72°28'15"W	31.18
L4	S00°18'21"W	15.37

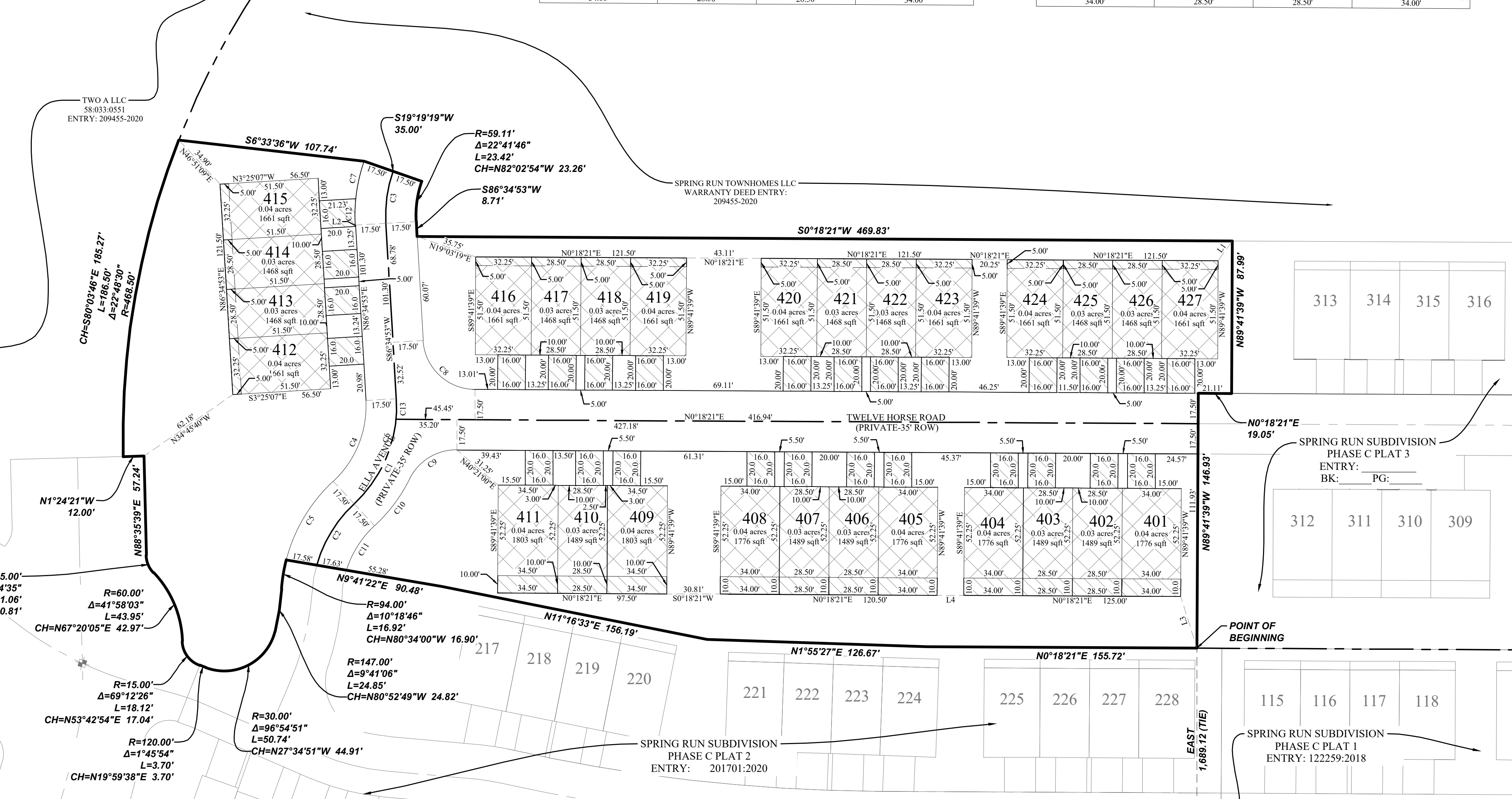
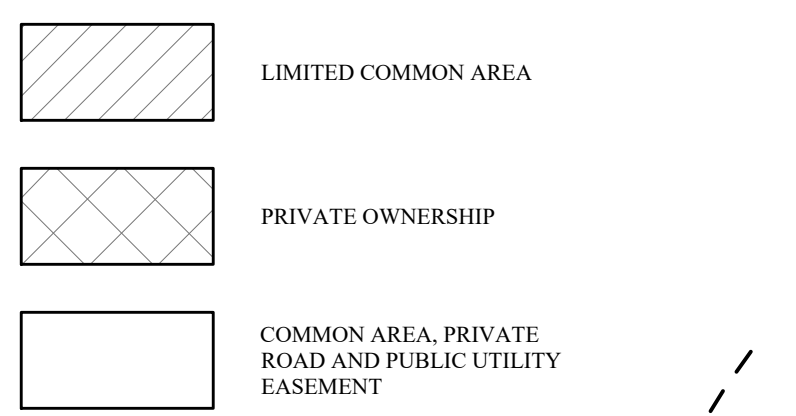
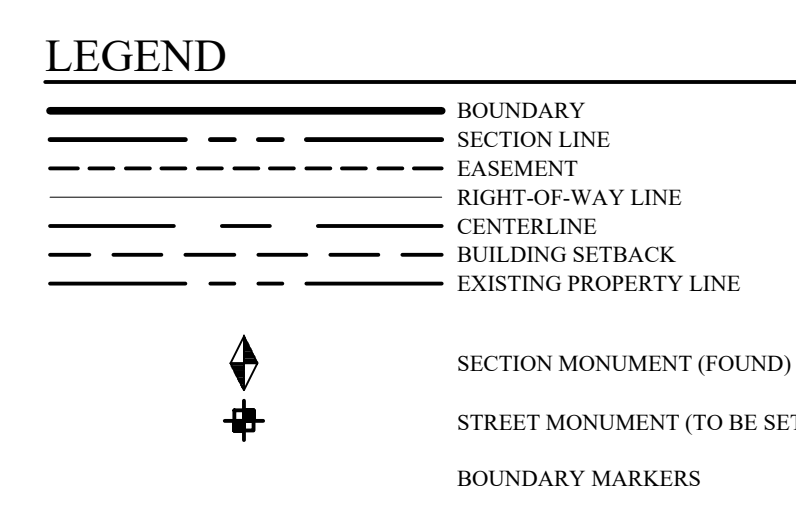
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	76.50	41°34'11"	55.50	N63°39'48"W	54.29
C2	76.50	31°24'25"	41.93	N58°34'55"W	41.41
C3	76.50	22°44'27"	30.36	N82°02'54"W	30.16
C4	59.00	50°32'25"	52.04	S68°08'55"E	50.37
C5	94.00	32°31'54"	53.37	N59°08'40"W	52.66
C6	76.50	50°32'25"	67.48	N68°08'55"W	65.31
C7	94.00	13°27'15"	22.07	N77°24'18"W	22.02
C8	30.00	86°16'32"	45.17	S43°26'37"W	41.03
C9	30.00	63°55'48"	33.47	N31°39'33"W	31.76
C10	94.00	20°44'44"	34.04	S53°15'05"E	33.85
C11	59.00	29°36'36"	30.49	N57°41'01"W	30.15
C12	94.00	9°17'11"	15.24	N88°46'32"W	15.22
C13	76.50	8°58'13"	11.98	N88°56'01"W	11.96

PREPARED BY:

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

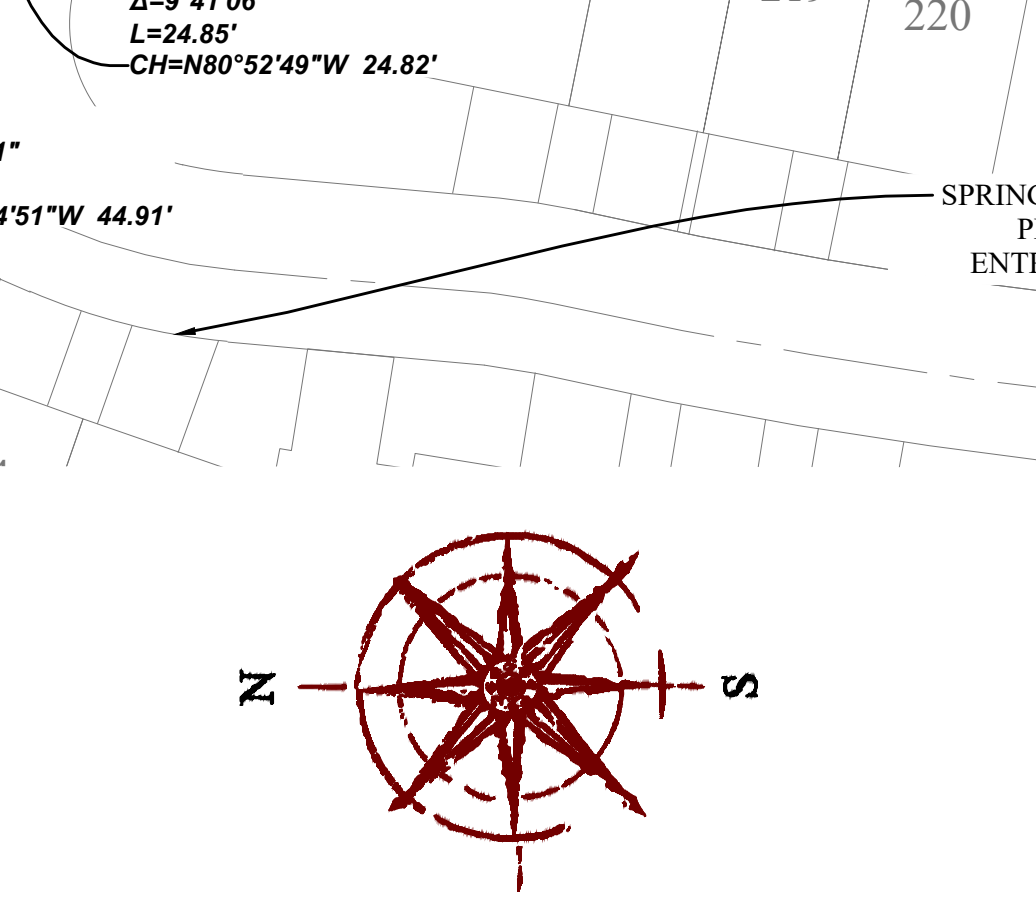
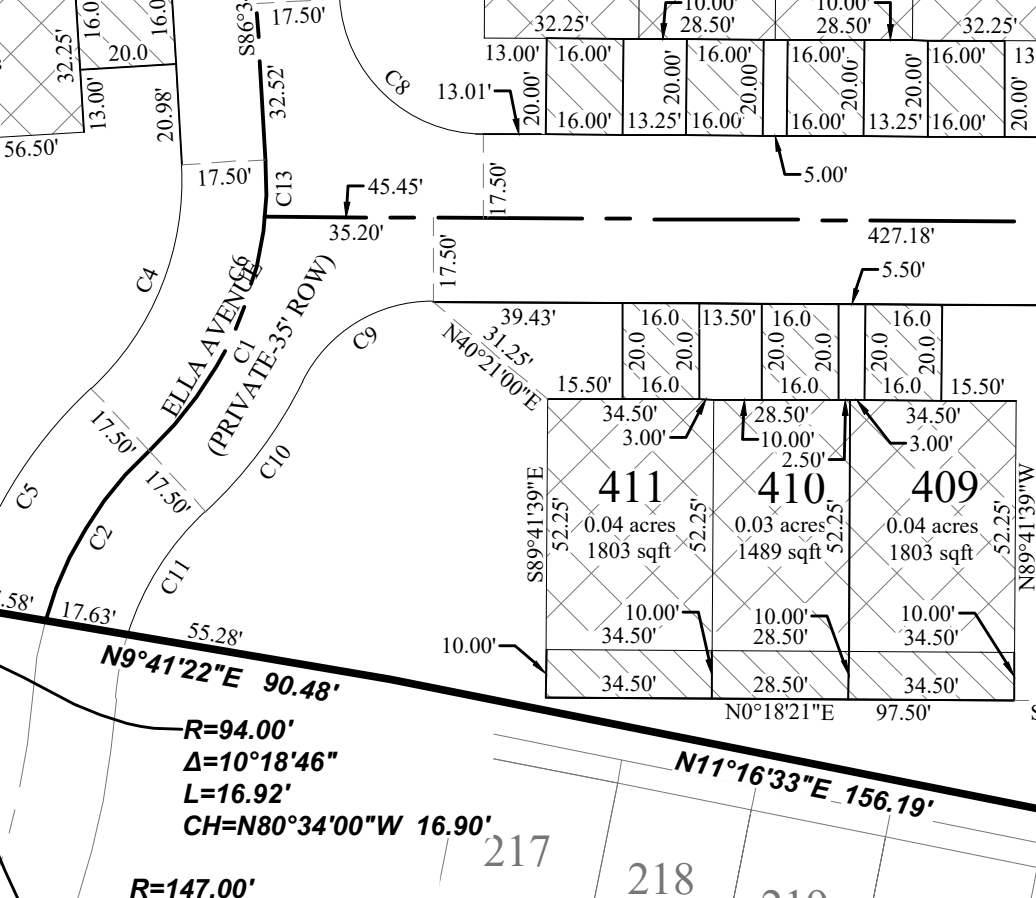
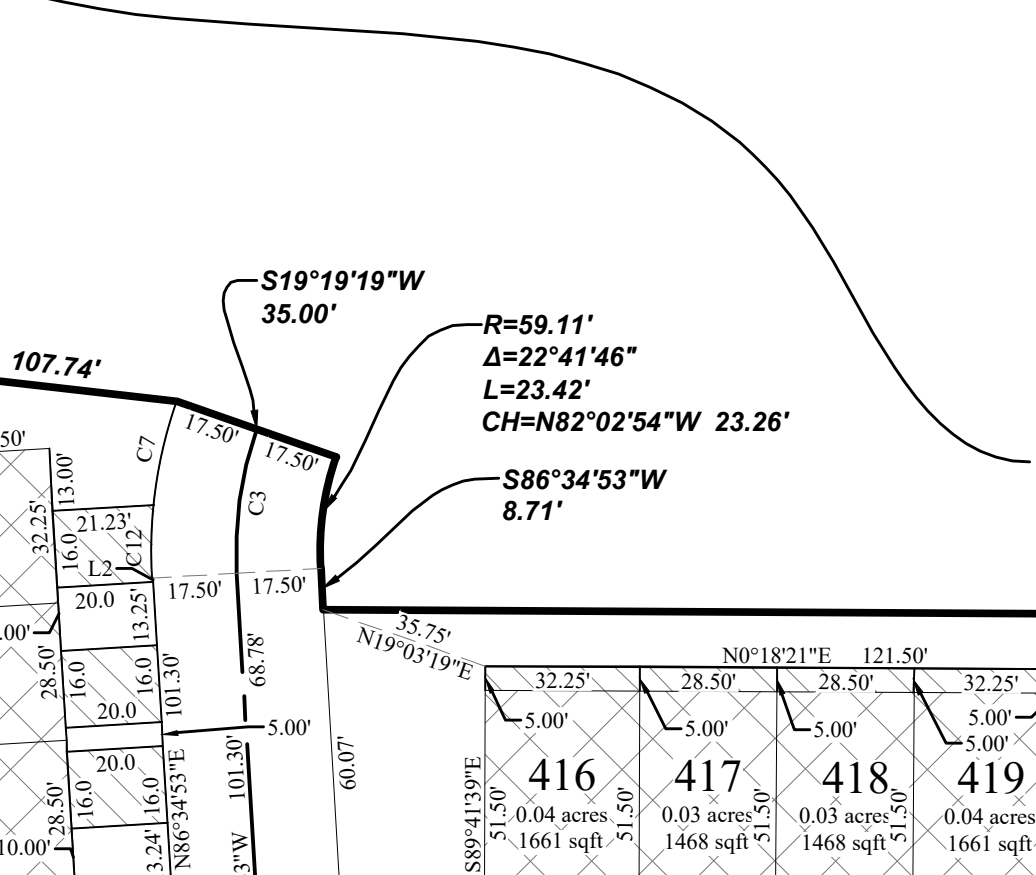
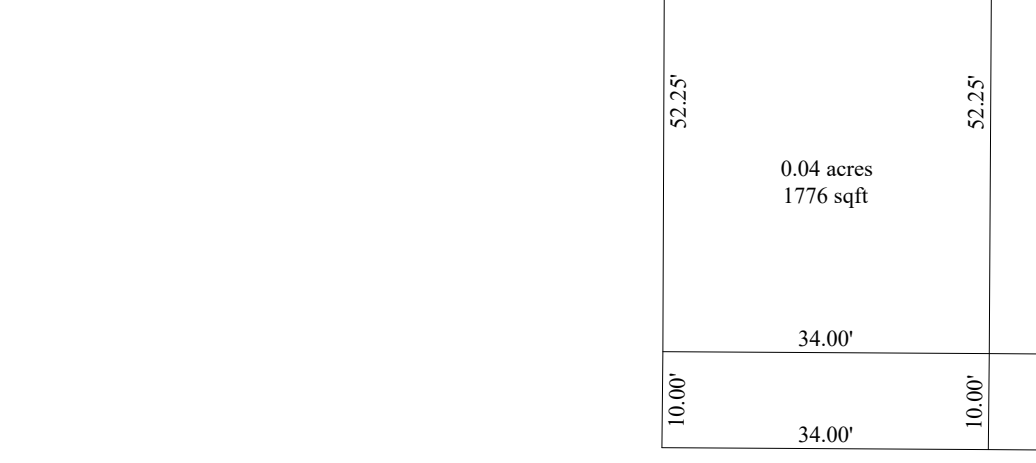
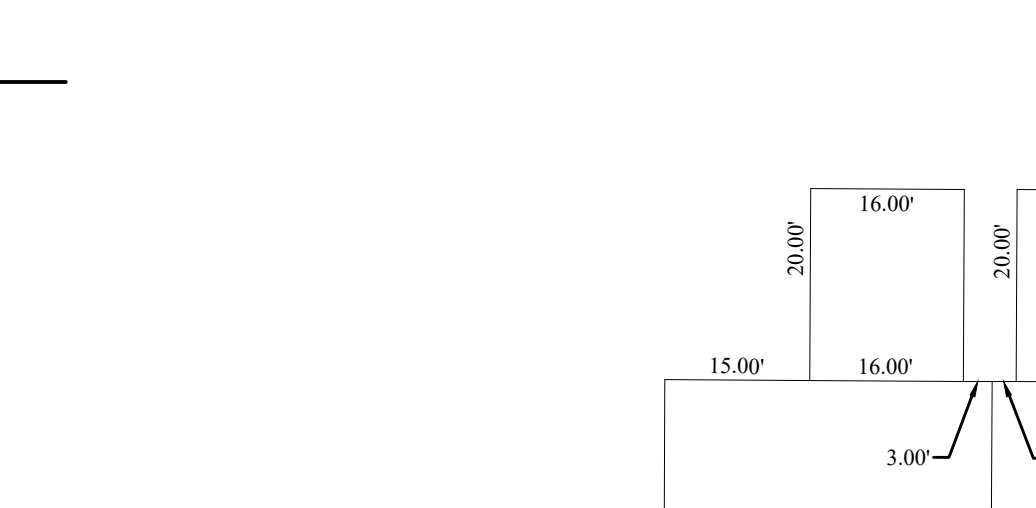
OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED



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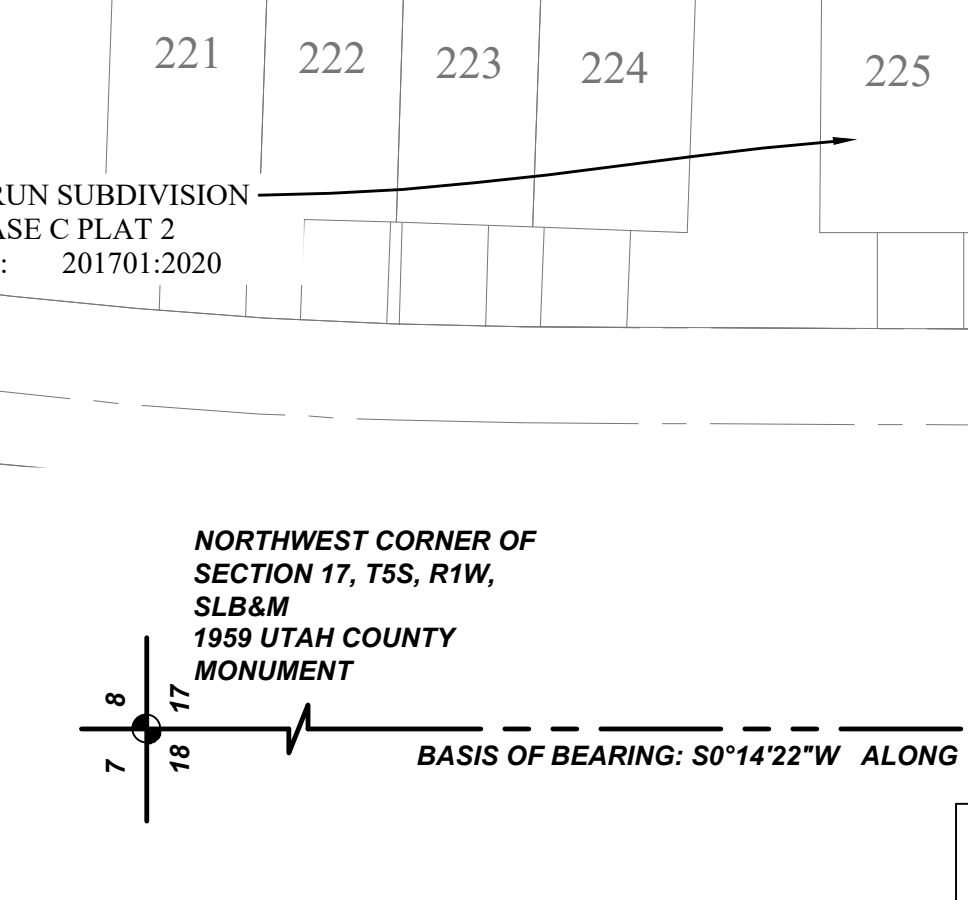
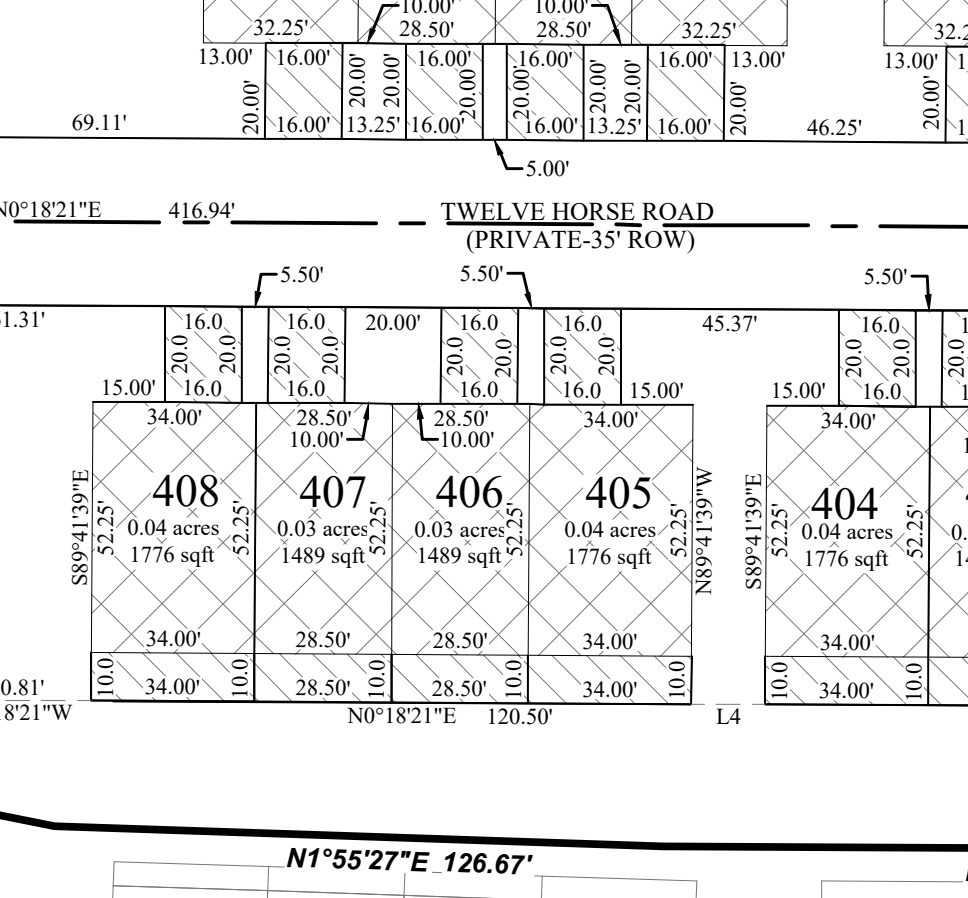
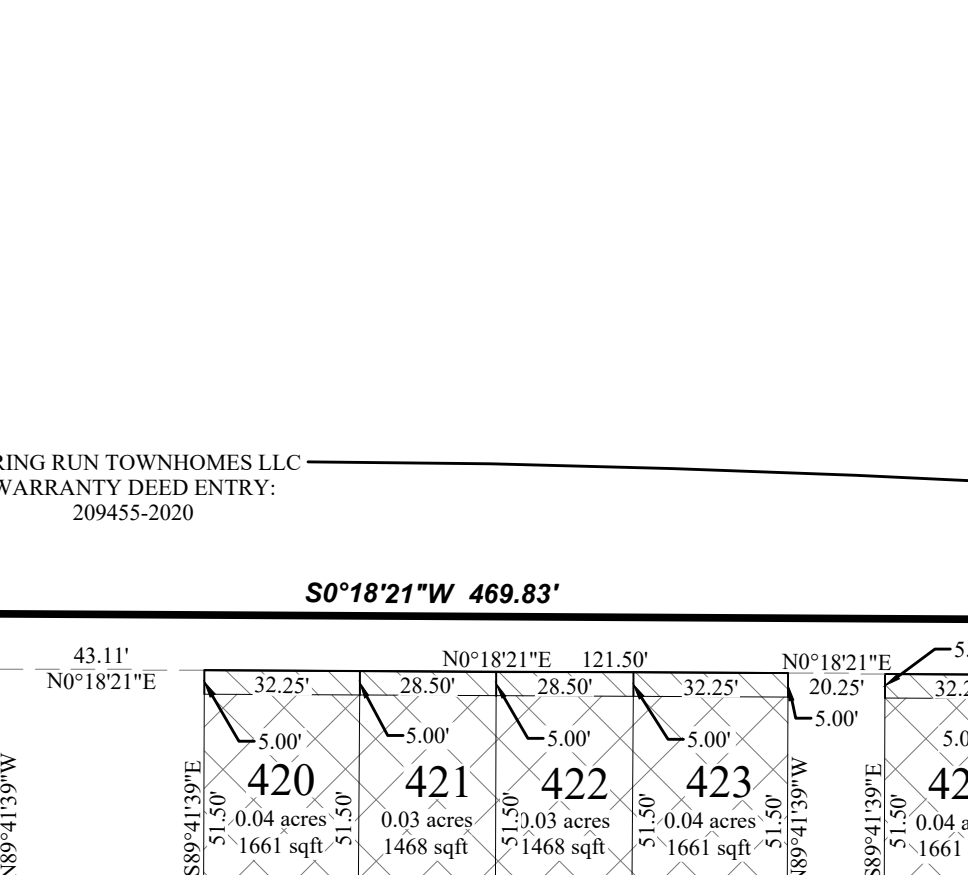
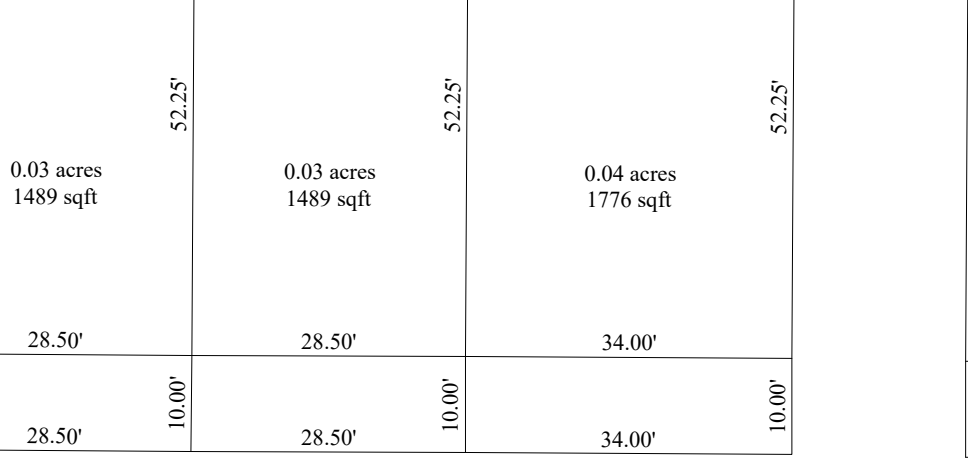
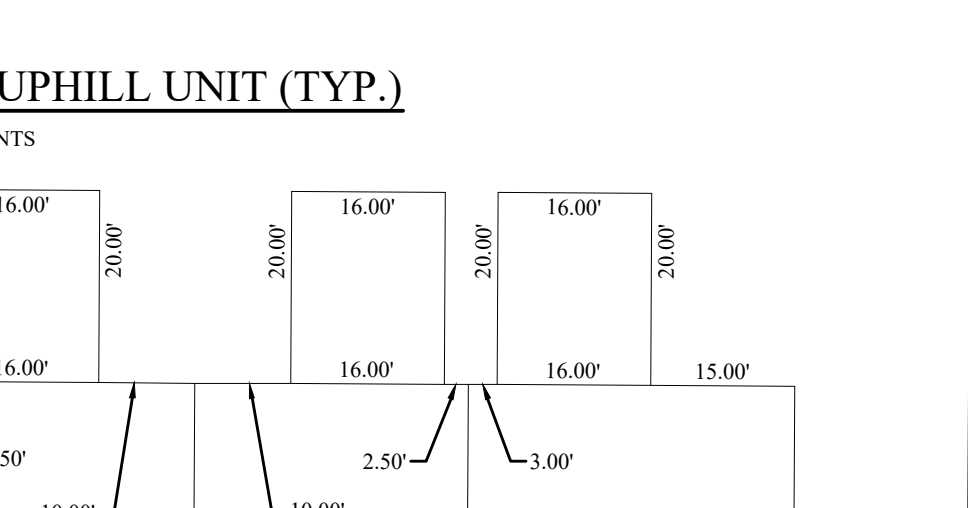
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SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED



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 _____



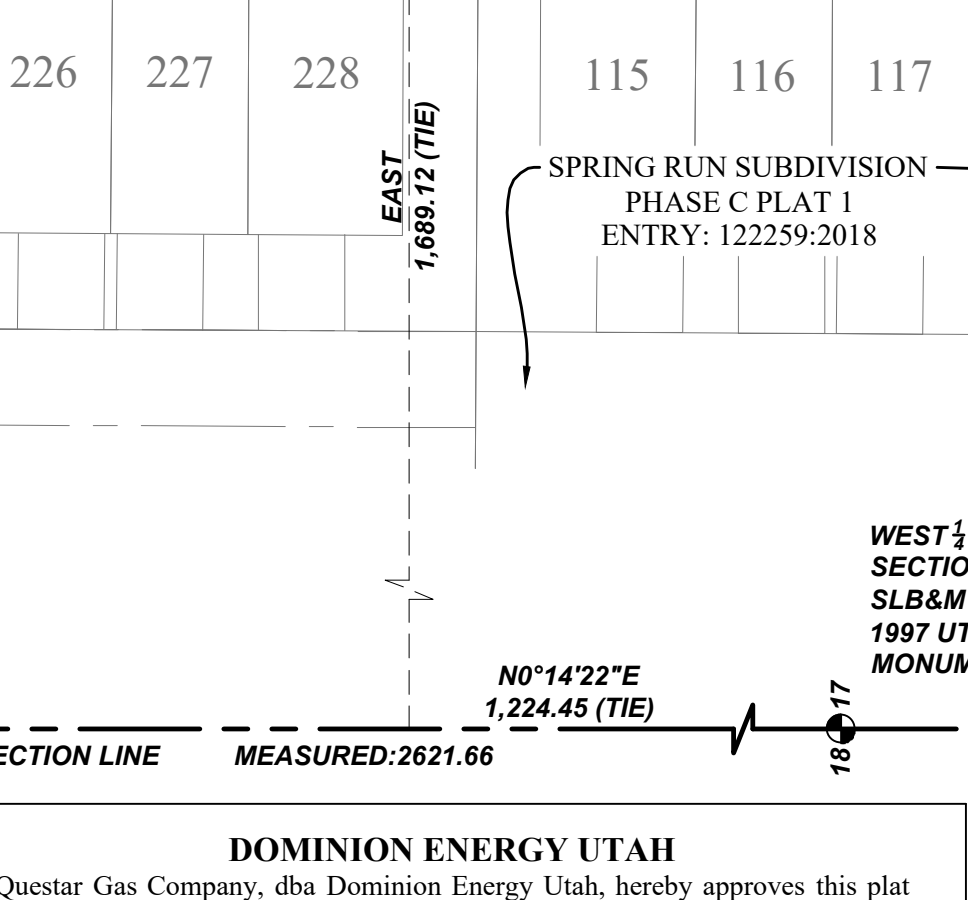
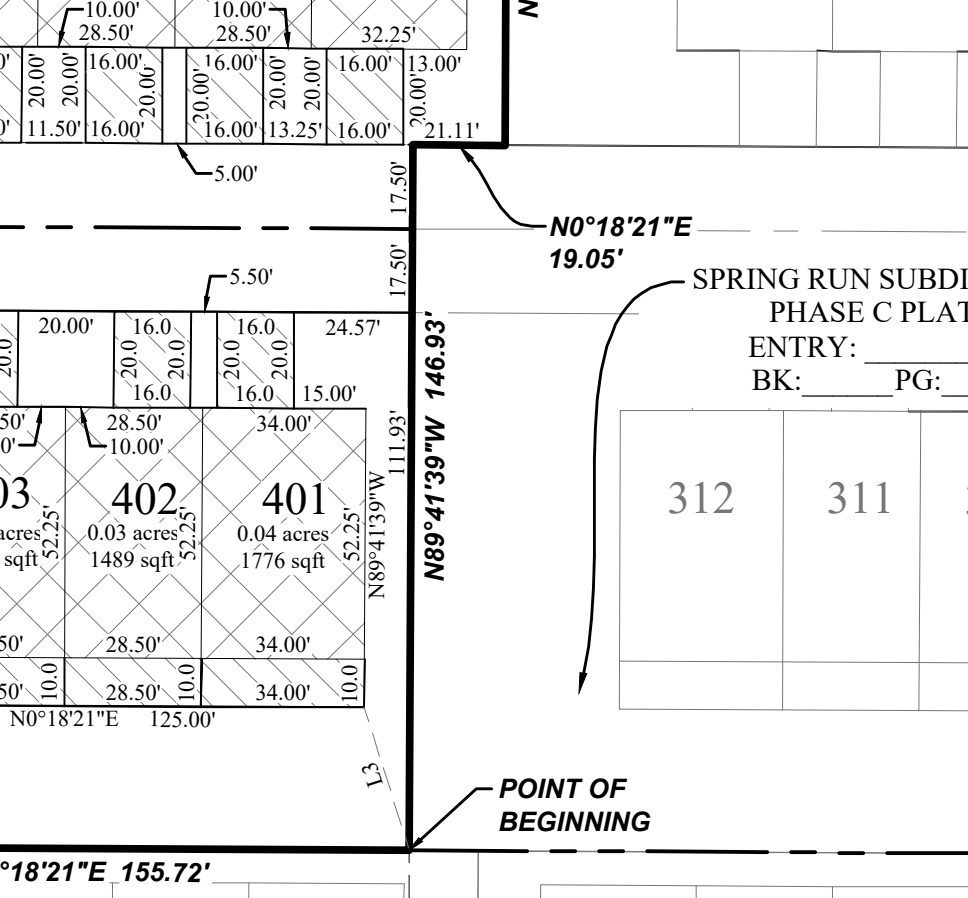
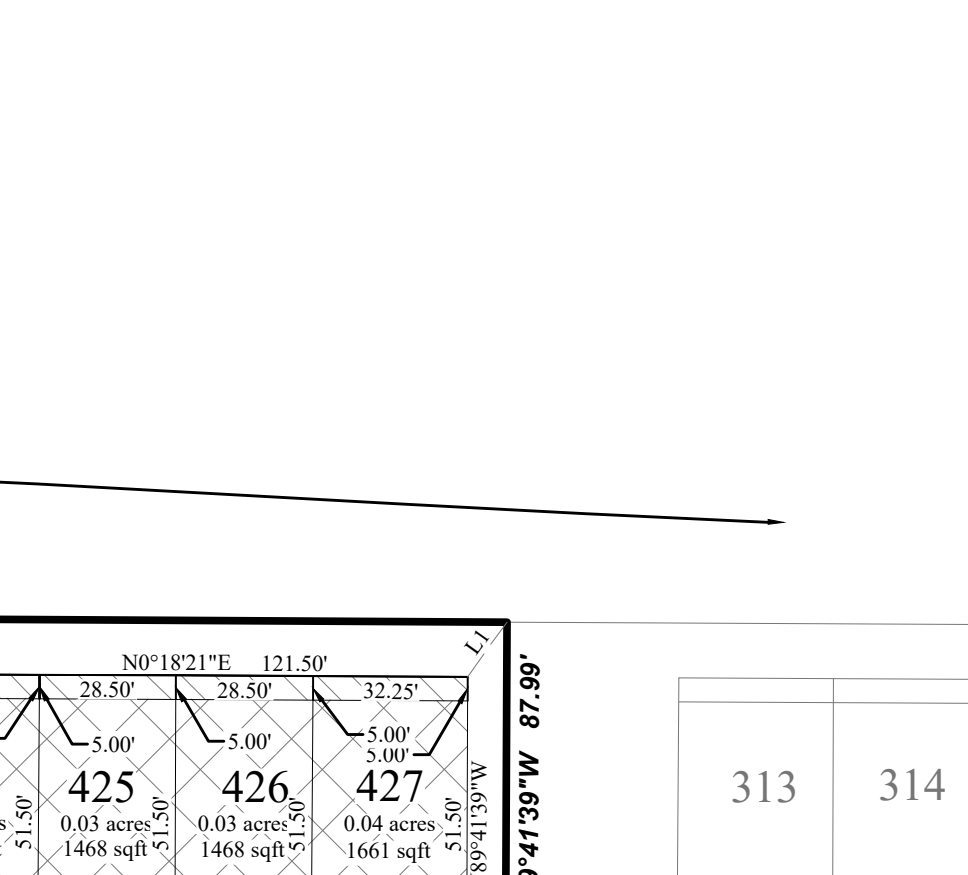
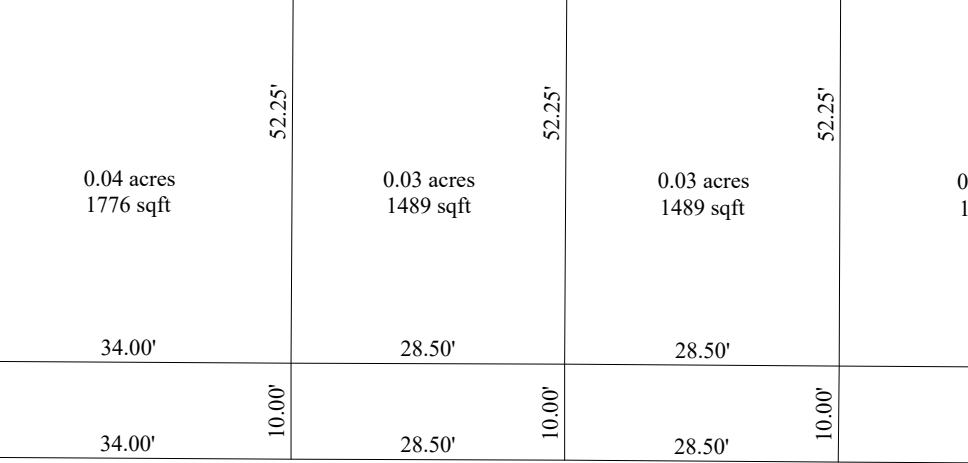
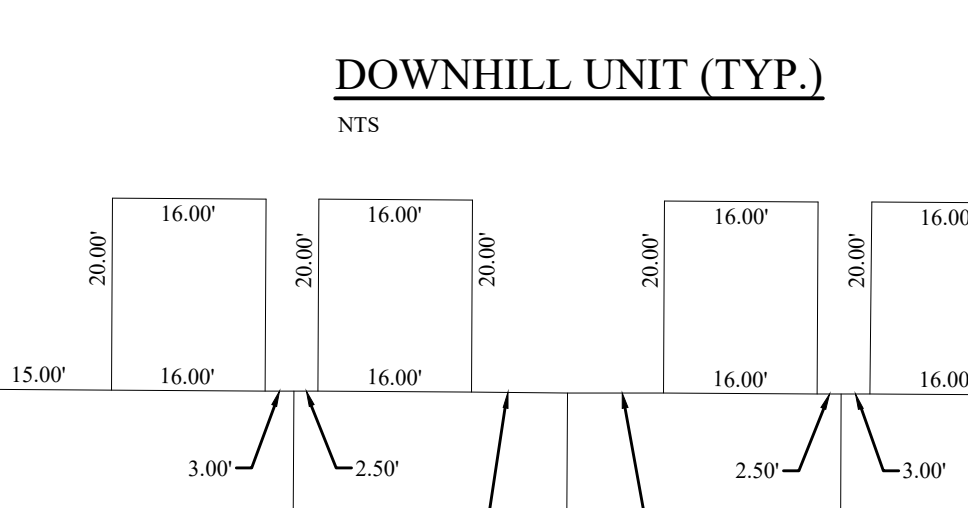
ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER _____ DATE _____



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 acknowledgement 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 _____

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 point on 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, said point located N00°14'22"E 1,224.45 feet along the Section Line and East 1,689.12 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; running thence along said plat the following thirteen (13) courses: (1) N00°18'21"E 155.72 feet; thence (2) N01°55'27"E 126.67 feet; thence (3) N11°16'33"E 156.19 feet; thence (4) N09°41'22"E 90.48 feet; thence (5) westerly along the arc of a non-tangent curve to the left having a radius of 94.00 feet (radius bears: S14°35'23"W) a distance of 16.92 feet through a central angle of 10°18'46" Chord: N80°34'00"W 16.90 feet to a point of reverse curvature; thence (6) along the arc of a curve to the right having a radius of 147.00 feet a distance of 24.85 feet through a central angle of 09°41'06" Chord: N80°52'49"W 24.82 feet to a point of compound curvature; thence (7) along the arc of a curve to the right with a radius of 30.00 feet a distance of 50.74 feet through a central angle of 96°54'51" Chord: N27°34'51"W 44.91 feet to a point of reverse curvature; thence (8) along the arc of a curve to the left having a radius of 120.00 feet a distance of 3.70 feet through a central angle of 01°45'54" Chord: N19°59'38"E 3.70 feet to a point of reverse curvature; thence (9) along the arc of a curve to the right having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: N53°42'54"E 17.04 feet to a point of reverse curvature; thence (10) along the arc of a curve to the left having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: N67°20'05"E 42.97 feet to a point of reverse curvature; thence (11) along the arc of a curve to the right having a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: N67°28'21"E 10.81 feet; thence (12) N88°35'39"E 57.24 feet; thence (13) N01°24'21"W 12.00 feet; thence easterly along the arc of a non-tangent curve to the right having a radius of 468.50 feet (radius bears: S01°28'00"E) a distance of 186.50 feet through a central angle of 22°48'30" Chord: S80°03'46"E 185.27 feet; thence S06°33'36"W 107.74 feet; thence S19°19'19"W 35.00 feet; thence westerly along the arc of a non-tangent curve to the left having a radius of 59.11 feet (radius bears: S19°17'59"W) a distance of 23.42 feet through a central angle of 22°41'46" Chord: N82°02'54"W 23.26 feet; thence S86°34'53"W 8.71 feet; thence S00°18'21"W 469.83 feet; thence N89°41'39"W 87.99 feet; thence N00°18'21"E 19.05 feet; thence N89°41'39"W 146.93 feet to the point of beginning.

Contains: 3.34 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 S.S.
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

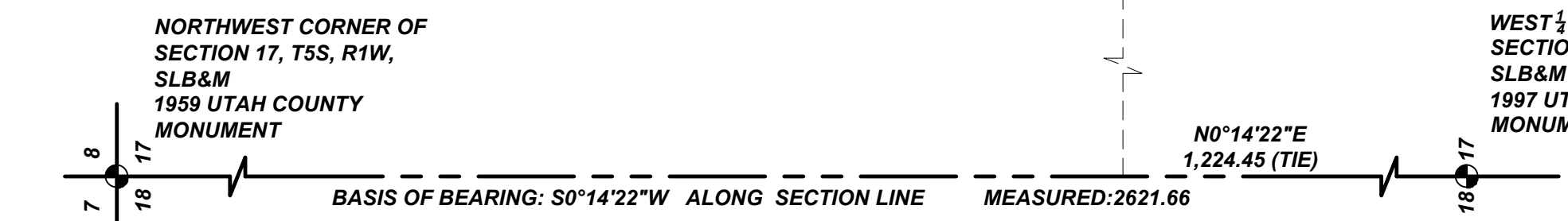
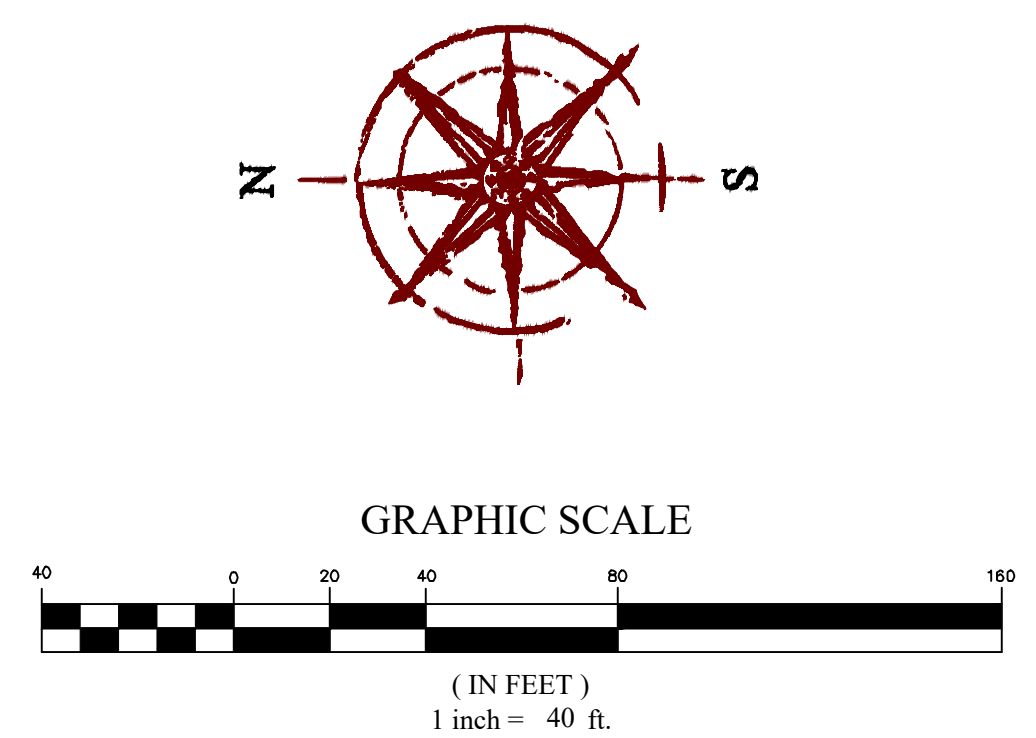
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

PHASE C - PLAT 4
SPRING RUN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=40'

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



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 acknowledgement 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 _____

FOR
 REVIEW
 ONLY

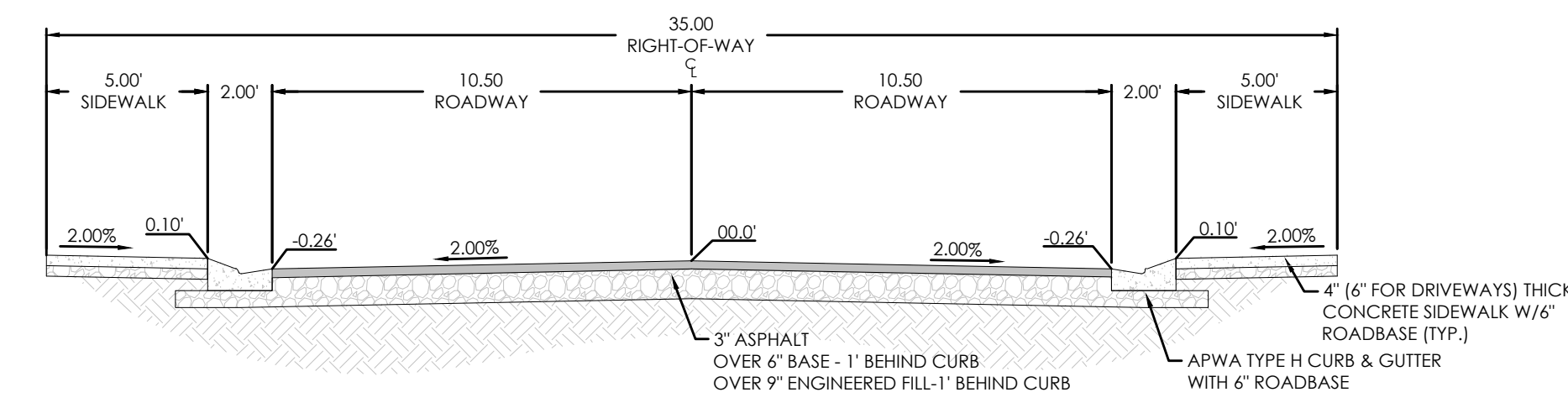
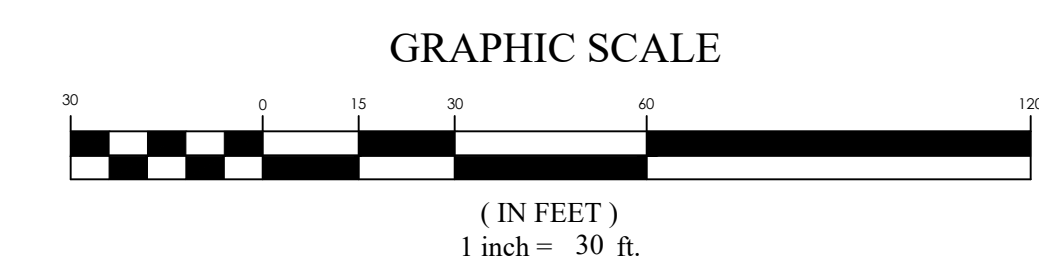
SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
 SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

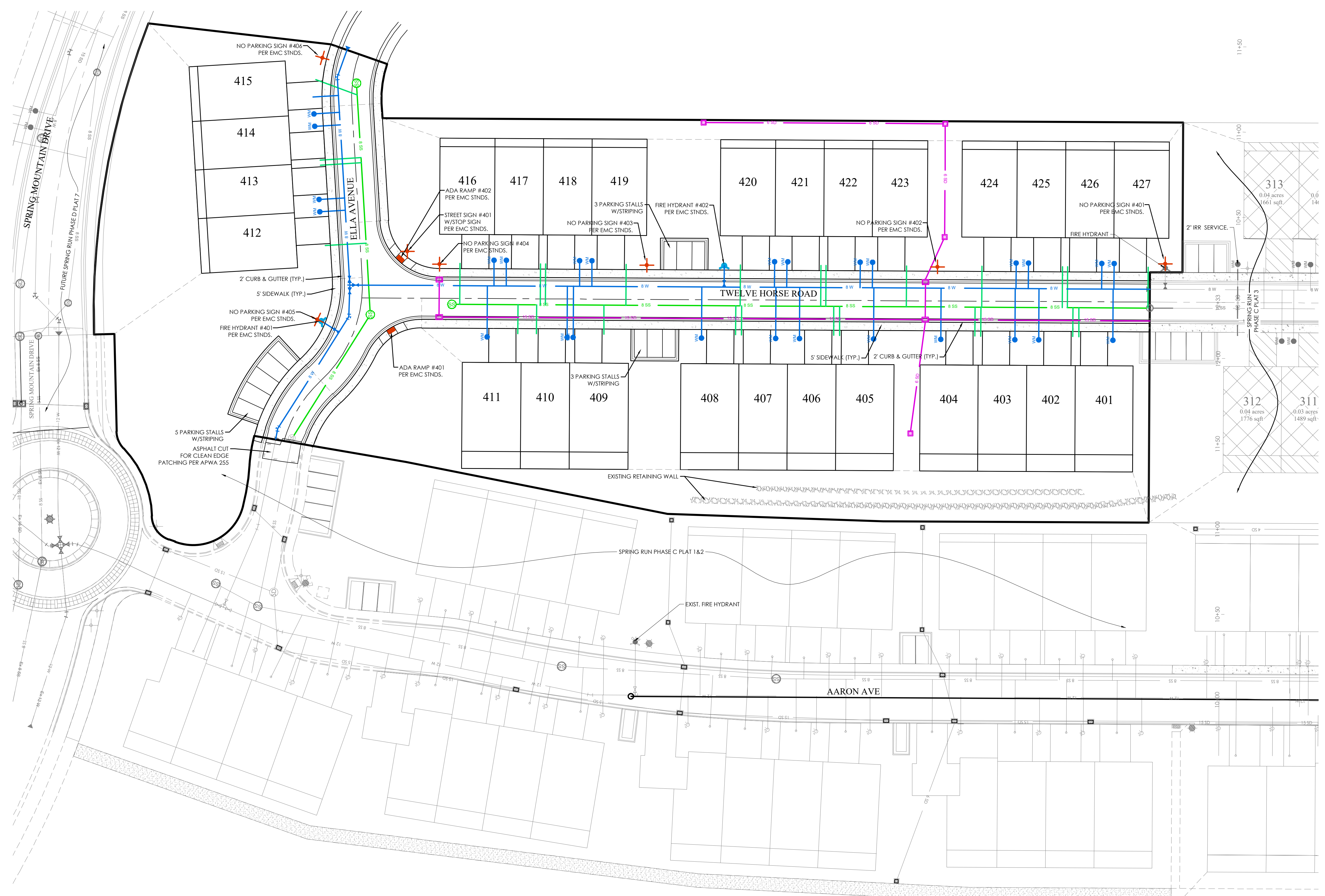
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Scale: 1"=30'	Drawn: RRH
Date: 05/26/22	Job #: 21-0404
Sheet:	C3

LEGEND

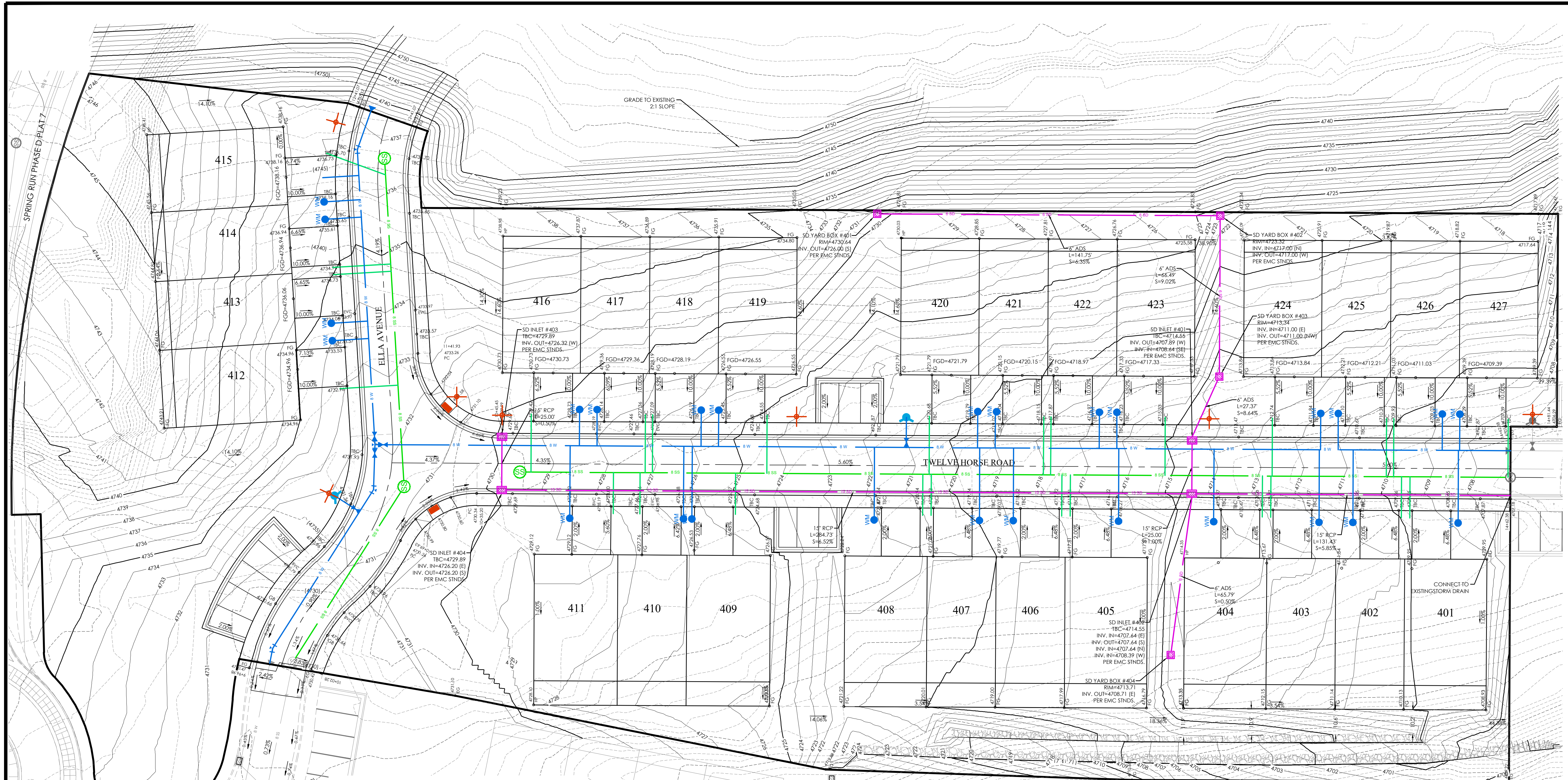
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" SD
	8" SS
	8" CW
	8" SW
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXISTING RETAINING WALL
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER 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



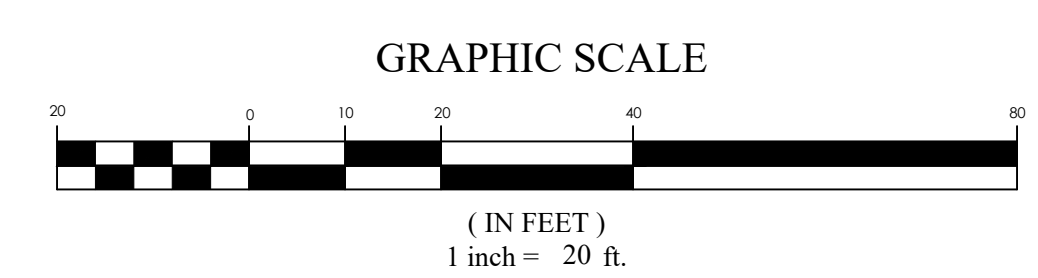
35' PRIVATE RESIDENTIAL ROAD
 N.T.S.



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- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - XXXX CONTOUR MAJOR
 - XXXX CONTOUR MINOR
 - EX SD EXIST. STORM DRAIN
 - EX SS EXIST. SANITARY SEWER
 - EX CW EXIST. CULINARY WATER
 - EX SW EXIST. SECONDARY WATER
 - EX FENCE EXIST. FENCE
 - EX C.M. EXIST. CONTOUR MAJOR
 - EX C.M. EXIST. CONTOUR MINOR
 - EX RW EXISTING RETAINING WALL
 - 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 4
EAGLE MOUNTAIN CITY, UTAH
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
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GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: RRH
Date: 05/26/22	Job #: 21-0404
Sheet:	C4



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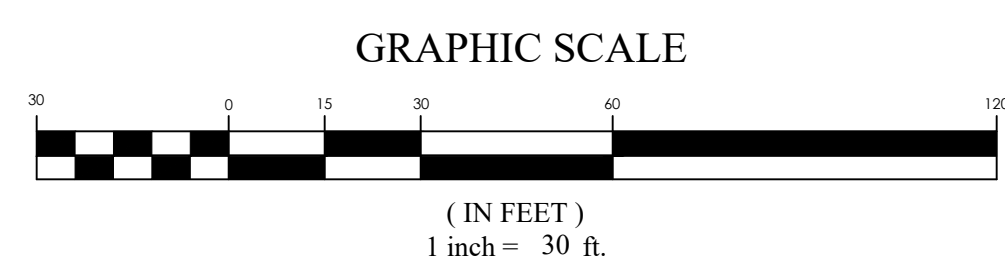
FOR
 REVIEW
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SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
SEWER PLAN



LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SS SANITARY 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. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	EXISTING RETAINING WALL
[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 HYDRANT
[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



SEWER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET
SS LAT #401	TWELVE HORSE ROAD	14+20.82	20.50 R
SS LAT #402	TWELVE HORSE ROAD	14+17.32	20.50 R
SS LAT #403	TWELVE HORSE ROAD	13+63.32	20.50 R
SS LAT #404	TWELVE HORSE ROAD	13+59.82	20.50 R
SS LAT #405	TWELVE HORSE ROAD	12+80.44	20.50 R
SS LAT #406	TWELVE HORSE ROAD	12+76.94	20.50 R
SS LAT #407	TWELVE HORSE ROAD	12+22.94	20.50 R
SS LAT #408	TWELVE HORSE ROAD	12+19.44	20.50 R
SS LAT #409	TWELVE HORSE ROAD	11+42.13	20.50 R
SS LAT #410	TWELVE HORSE ROAD	11+02.63	20.50 R
SS LAT #411	TWELVE HORSE ROAD	10+91.63	20.50 R
SS LAT #412	ELLA AVENUE	11+29.39	20.49 L
SS LAT #413	ELLA AVENUE	11+76.63	20.50 L
SS LAT #414	ELLA AVENUE	11+79.63	20.50 L
SS LAT #415	ELLA AVENUE	12+23.38	21.58 L
SS LAT #416	TWELVE HORSE ROAD	10+57.46	20.50 L
SS LAT #417	TWELVE HORSE ROAD	11+04.71	20.50 L
SS LAT #418	TWELVE HORSE ROAD	11+07.71	20.50 L
SS LAT #419	TWELVE HORSE ROAD	11+54.96	20.50 L
SS LAT #420	TWELVE HORSE ROAD	12+22.08	20.50 L

SEWER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET
SS LAT #421	TWELVE HORSE ROAD	12+69.32	20.50 L
SS LAT #422	TWELVE HORSE ROAD	12+72.32	20.50 L
SS LAT #423	TWELVE HORSE ROAD	13+19.57	20.50 L
SS LAT #424	TWELVE HORSE ROAD	13+63.82	20.50 L
SS LAT #425	TWELVE HORSE ROAD	14+11.07	20.50 L
SS LAT #426	TWELVE HORSE ROAD	14+14.07	20.50 L
SS LAT #427	TWELVE HORSE ROAD	14+61.32	20.50 L

REVISION BLOCK

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SEWER PLAN

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

Drawn: RRH
 Job #: 21-0404



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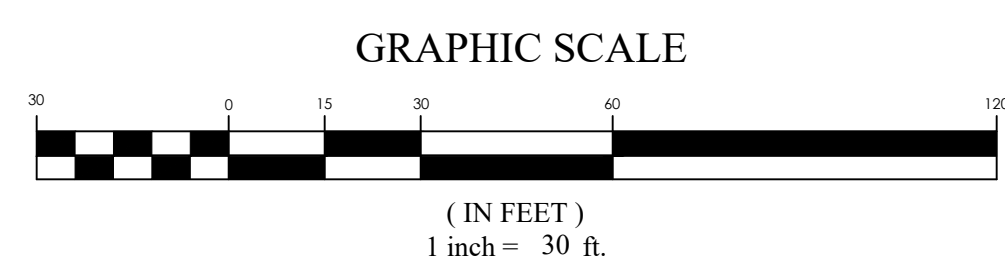
FOR REVIEW ONLY

SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
WATER PLAN



LEGEND

--- (dashed)	BOUNDARY
--- (solid)	ROW
--- (dotted)	CENTERLINE
--- (dash-dot)	LOT LINE
--- (long-dash)	EASEMENT
--- (dotted)	15" STORM DRAIN
--- (dotted)	8" SANITARY SEWER
--- (dotted)	8" CULINARY WATER
--- (dotted)	8" SECONDARY WATER
--- (dotted)	CONTOUR MAJOR
--- (dotted)	CONTOUR MINOR
--- (dotted)	EXIST. STORM DRAIN
--- (dotted)	EXIST. SANITARY SEWER
--- (dotted)	EXIST. CULINARY WATER
--- (dotted)	EXIST. FENCE
--- (dotted)	EXIST. CONTOUR MAJOR
--- (dotted)	EXIST. CONTOUR MINOR
--- (dotted)	EXISTING RETAINING WALL
+	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



WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #401	TWELVE HORSE ROAD	14+40.82	22.50 R	4708.81
WATER METER #402	TWELVE HORSE ROAD	13+97.32	22.50 R	4711.07
WATER METER #403	TWELVE HORSE ROAD	13+83.32	22.50 R	4712.01
WATER METER #404	TWELVE HORSE ROAD	13+39.82	22.50 R	4714.24
WATER METER #405	TWELVE HORSE ROAD	13+00.44	22.50 R	4716.76
WATER METER #406	TWELVE HORSE ROAD	12+56.94	22.50 R	4718.88
WATER METER #407	TWELVE HORSE ROAD	12+42.94	22.50 R	4719.89
WATER METER #408	TWELVE HORSE ROAD	11+99.44	22.50 R	4722.11
WATER METER #409	TWELVE HORSE ROAD	11+24.13	22.50 R	4726.35
WATER METER #410	TWELVE HORSE ROAD	11+20.63	22.50 R	4726.69
WATER METER #411	TWELVE HORSE ROAD	10+73.63	22.50 R	4728.86
WATER METER #412	ELLA AVENUE	11+49.39	22.51 L	4734.04
WATER METER #413	ELLA AVENUE	11+56.63	22.50 L	4734.43
WATER METER #414	ELLA AVENUE	11+99.63	22.50 L	4736.10
WATER METER #415	ELLA AVENUE	12+06.88	22.50 L	4736.53
WATER METER #416	TWELVE HORSE ROAD	10+77.46	22.50 L	4729.09
WATER METER #417	TWELVE HORSE ROAD	10+84.71	22.50 L	4728.62
WATER METER #418	TWELVE HORSE ROAD	11+27.71	22.50 L	4726.49
WATER METER #419	TWELVE HORSE ROAD	11+34.95	22.50 L	4725.96
WATER METER #420	TWELVE HORSE ROAD	12+42.07	22.50 L	4720.11

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #421	TWELVE HORSE ROAD	12+49.82	22.50 L	4719.50
WATER METER #422	TWELVE HORSE ROAD	12+92.32	22.50 L	4717.29
WATER METER #423	TWELVE HORSE ROAD	12+99.57	22.50 L	4716.73
WATER METER #424	TWELVE HORSE ROAD	13+83.82	22.50 L	4712.11
WATER METER #425	TWELVE HORSE ROAD	13+91.07	22.50 L	4711.58
WATER METER #426	TWELVE HORSE ROAD	14+34.07	22.50 L	4709.33
WATER METER #427	TWELVE HORSE ROAD	14+41.32	22.50 L	4708.80

REVISION BLOCK

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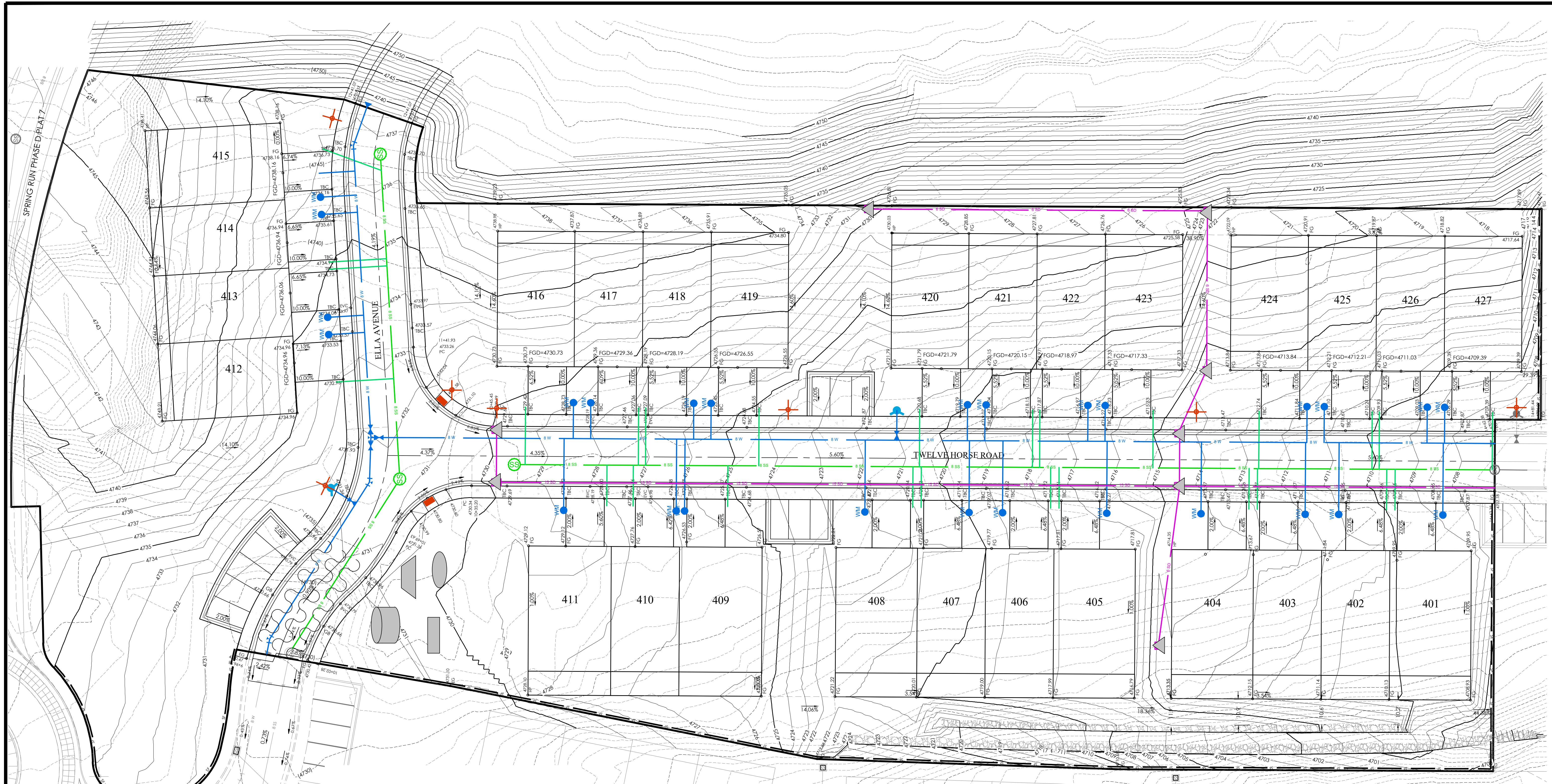
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 Sheet: C6


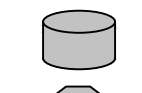
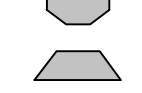
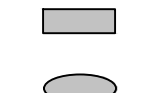
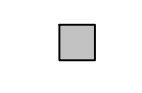
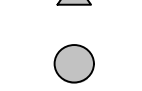
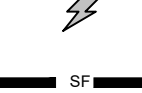
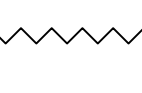



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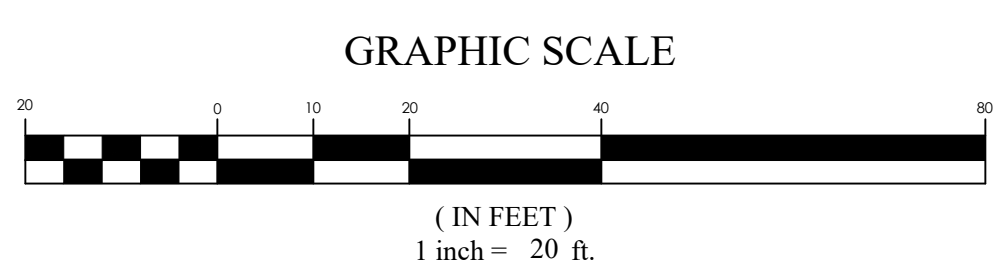


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EROSION CONTROL LEGEND

-  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



SPRING RUN PHASE C PLAT 1&2

FOR REVIEW ONLY

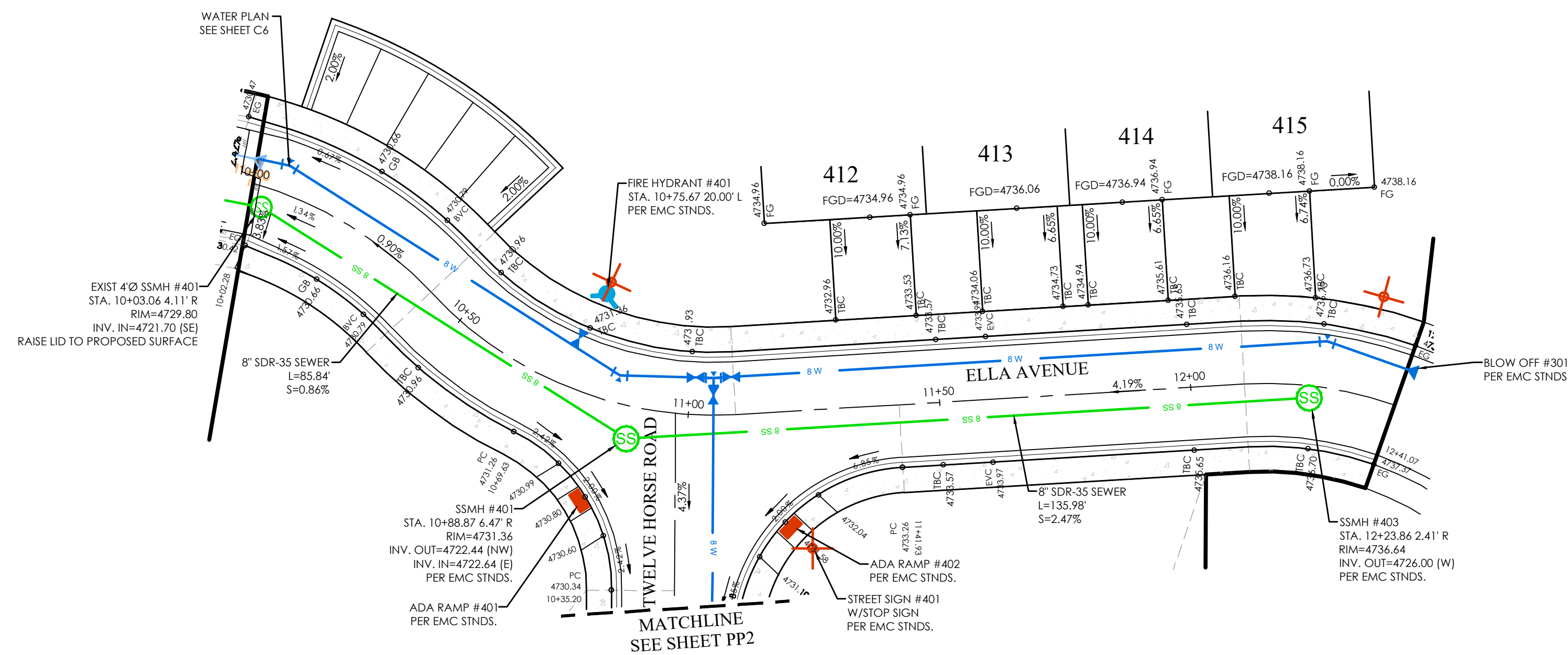
SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
 EROSION CONTROL PLAN

REVISION BLOCK	DATE	DESCRIPTION
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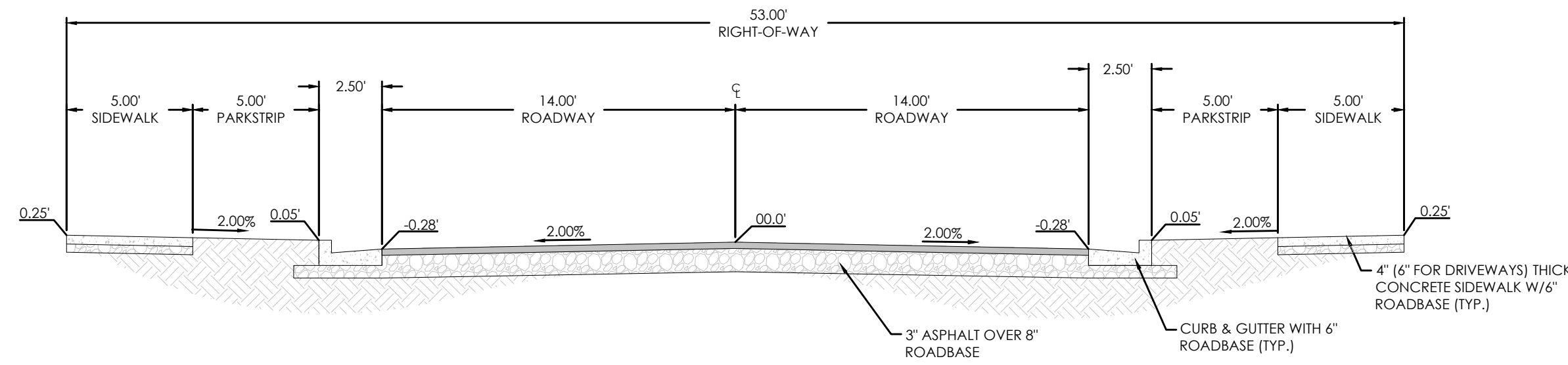
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Sheet:	C7



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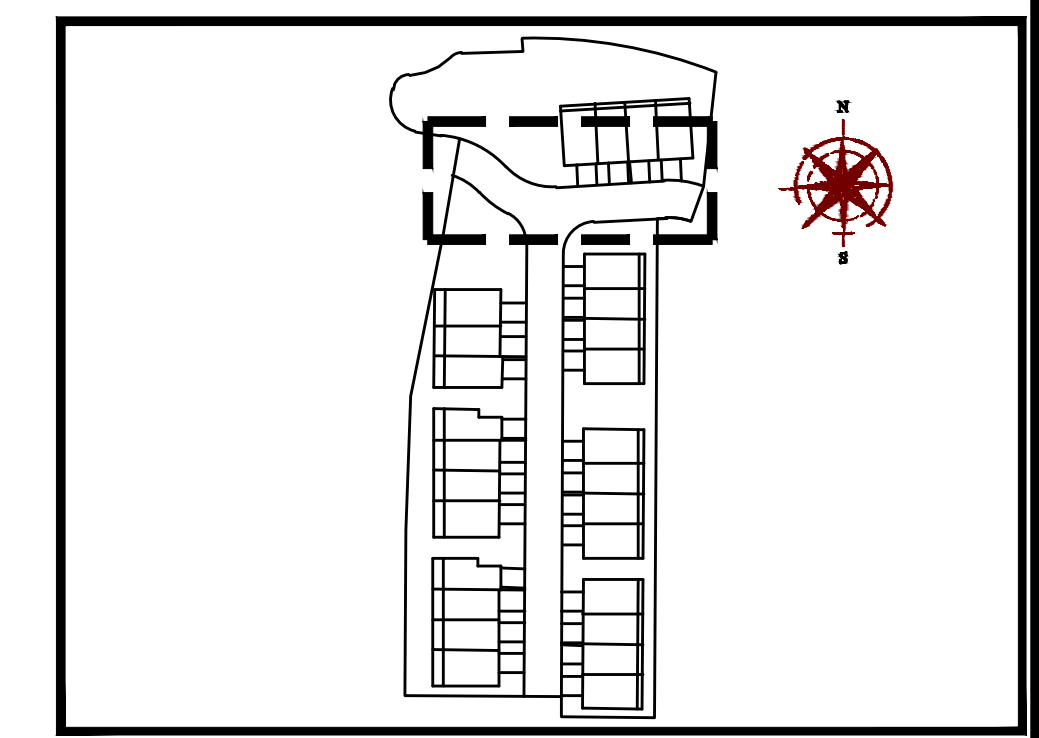


ELLA AVENUE PLAN

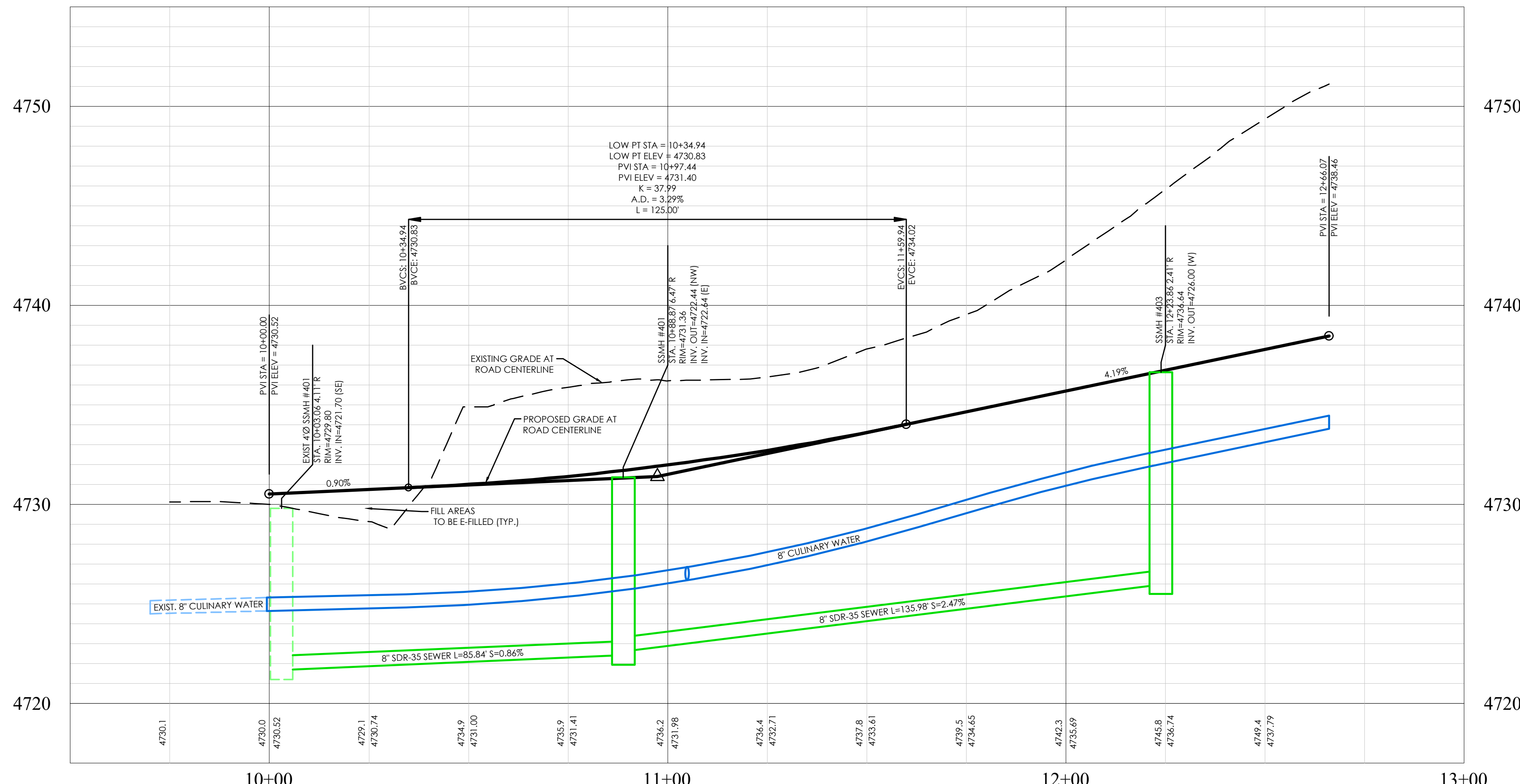


LEGEND

---	BOUNDARY
---	CENTERLINE
---	EASEMENT
---	LOT LINE
---	15\"/>

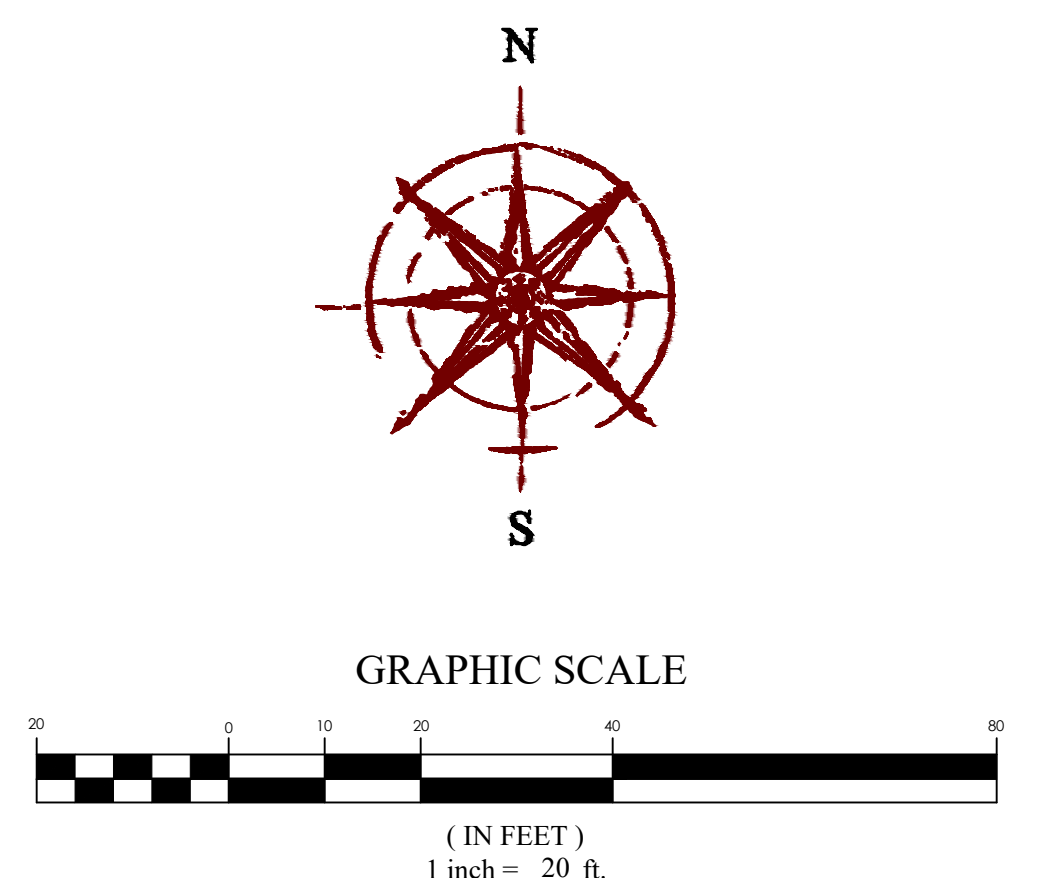


KEY MAP
N.T.S.



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



SPRING RUN PHASE C PLAT 4
EAGLE MOUNTAIN CITY, UTAH
ELLA AVENUE

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

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REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ELLA AVENUE
Scale: 1"=20'
Date: 05/26/22
Sheet: PP1
Drawn: RRH
Job #: 21-0404



21_0404 Spring Run Phase C Plat 4 Design 21_0404.dwg Sheets\PT ELLA AVENUE.dwg

FOR REVIEW ONLY

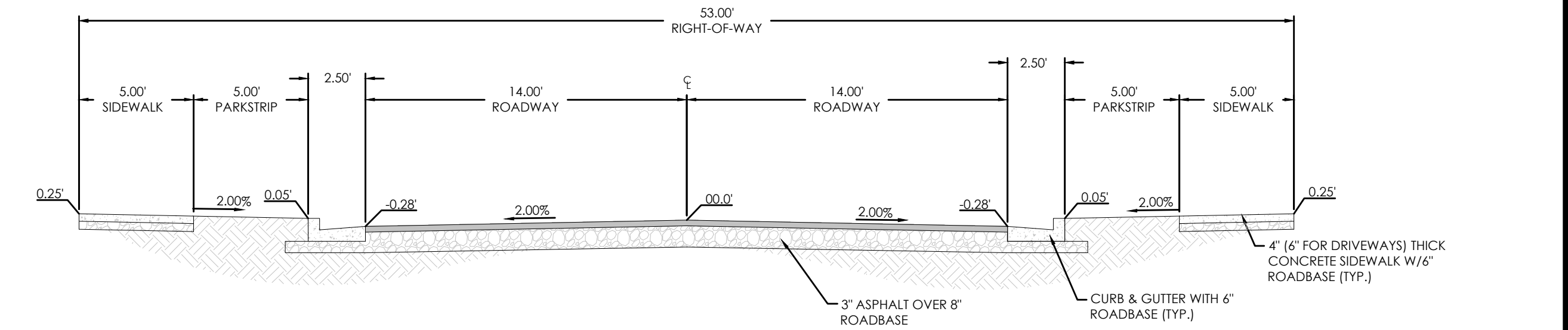
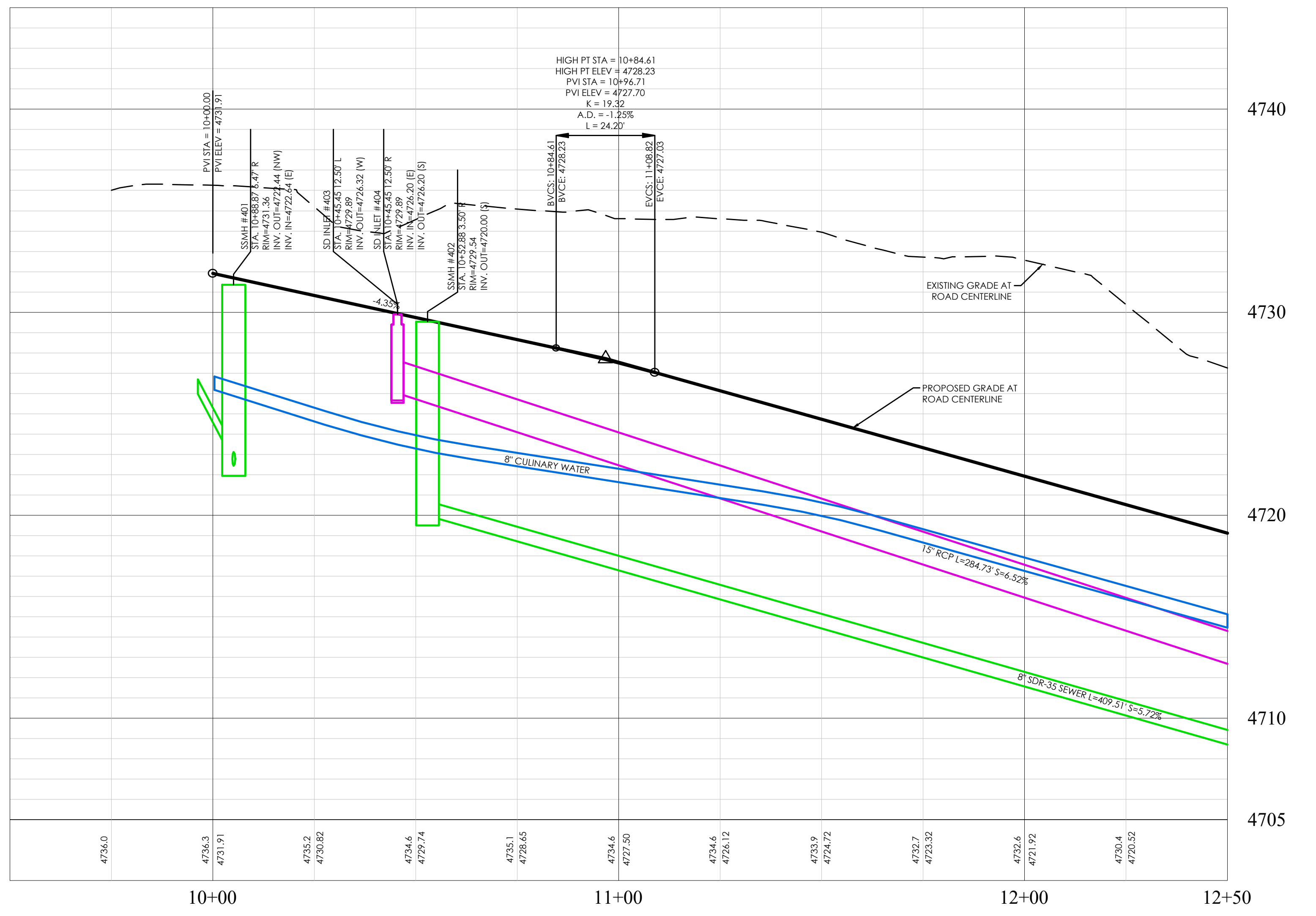
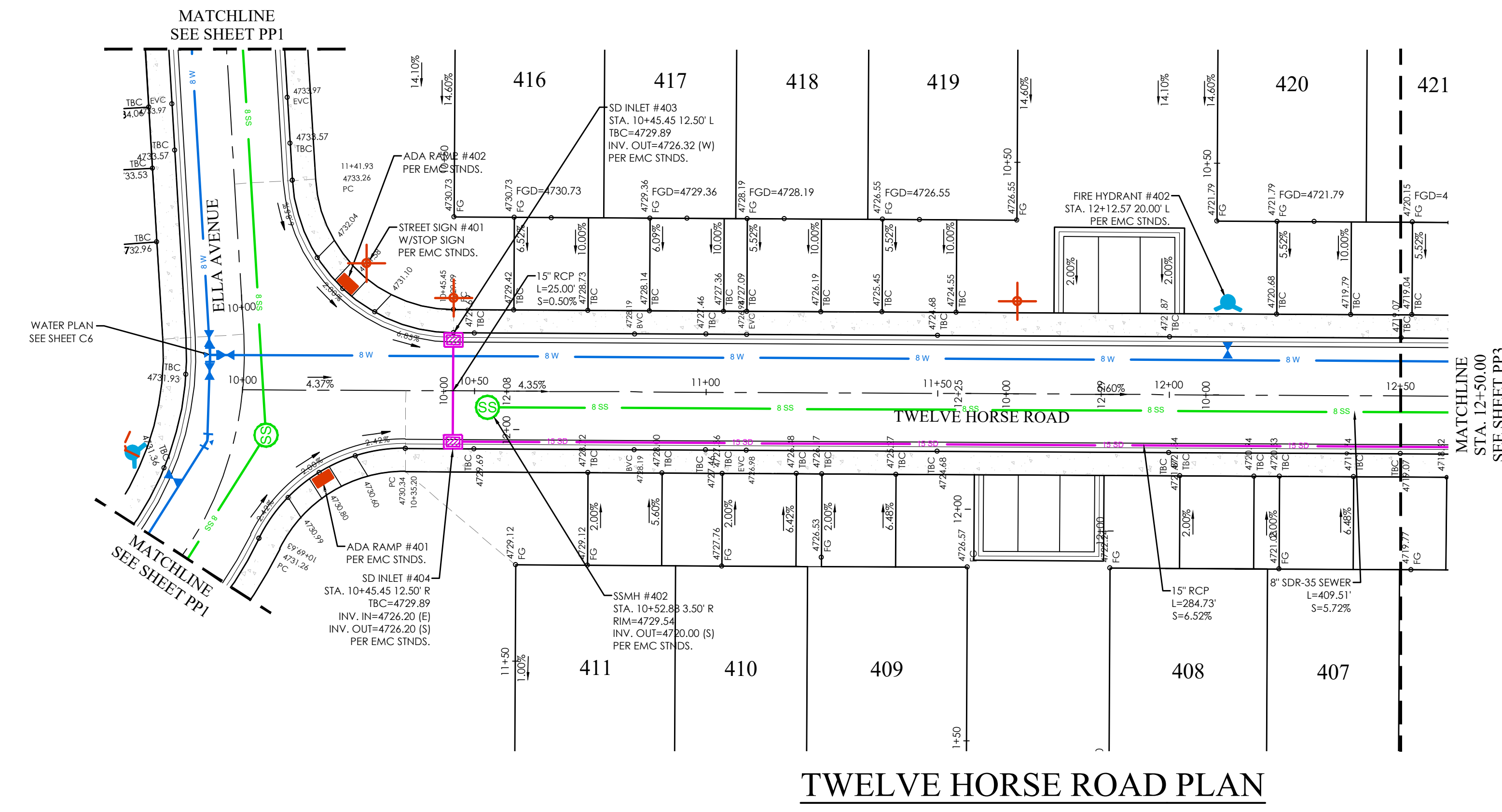
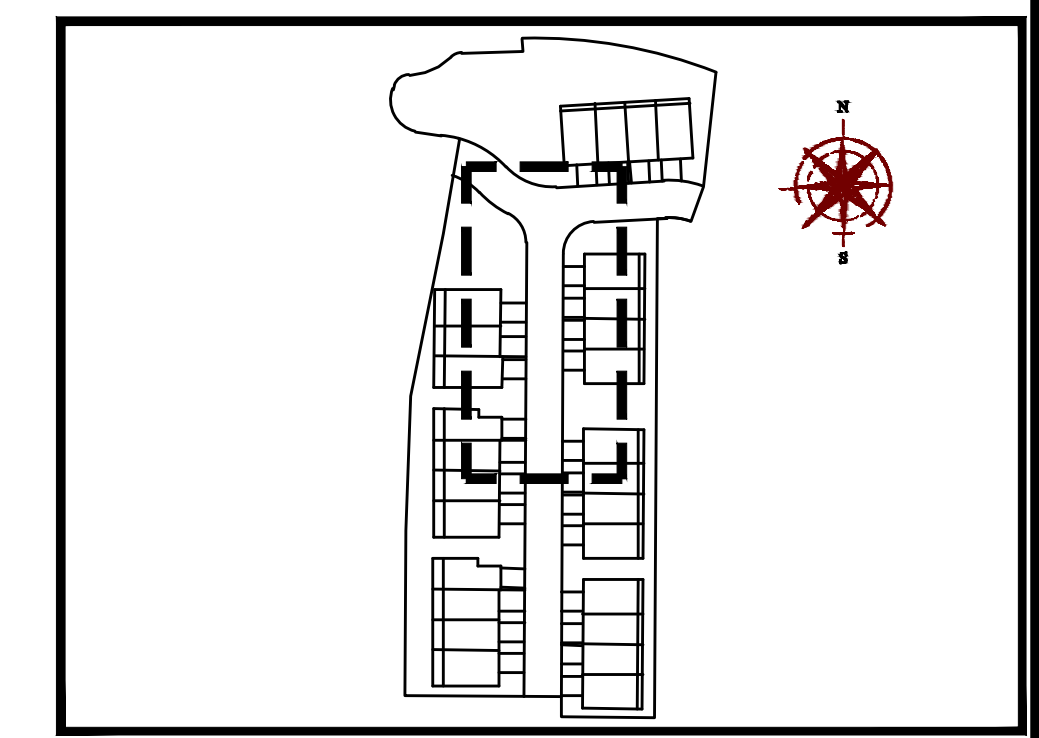
SPRING RUN PHASE C PLAT 4
 EAGLE MOUNTAIN CITY, UTAH
 TWELVE HORSE ROAD

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

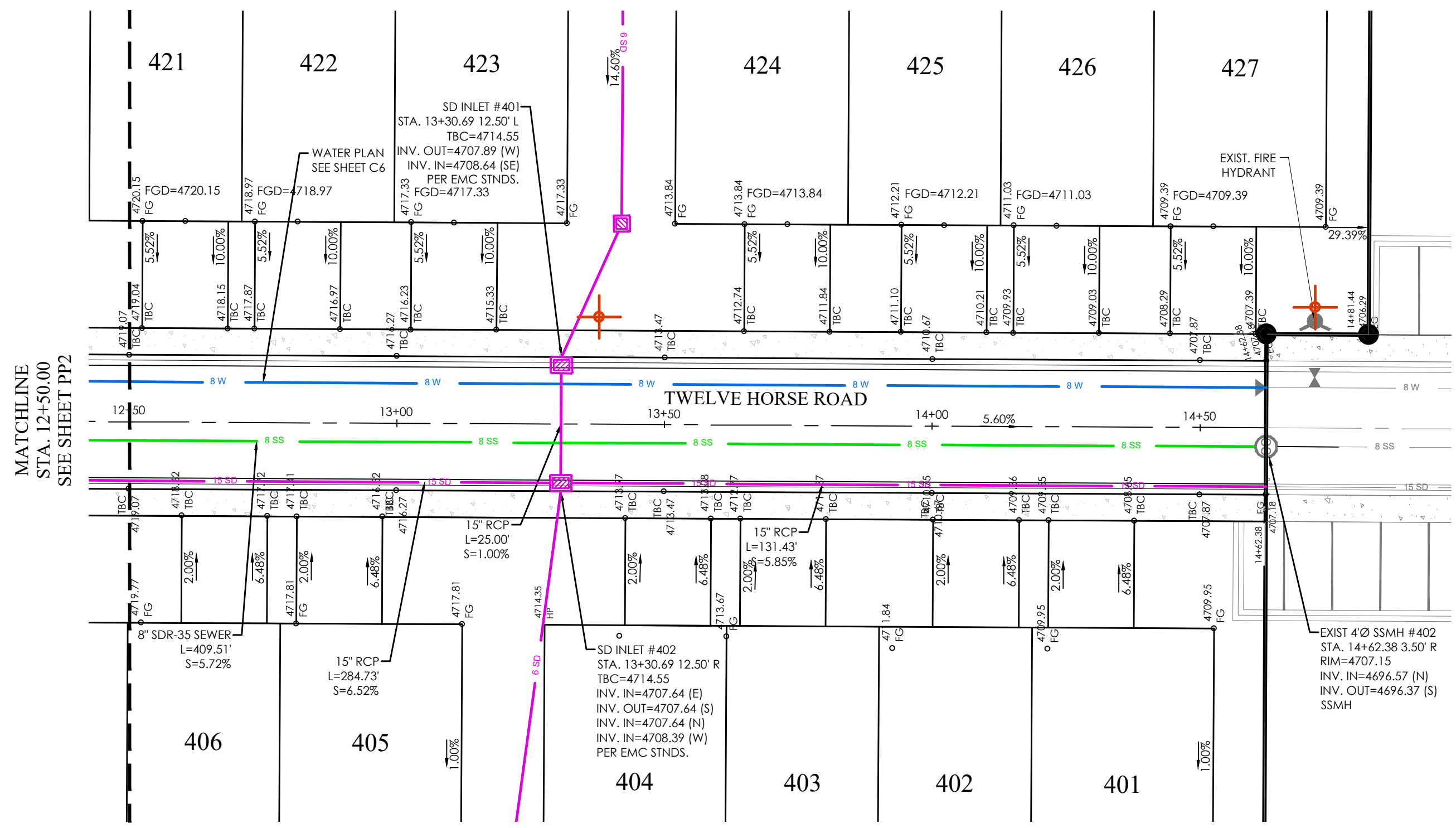
TWELVE HORSE ROAD
 Scale: 1"=20'
 Date: 05/26/22
 Drawn: RRH
 Job #: 21-0404
 Sheet: **PP2**

LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	EASEMENT
[Symbol]	LOT LINE
[Symbol]	15" SD
[Symbol]	8" SANITARY 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. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	EXISTING RETAINING WALL
[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



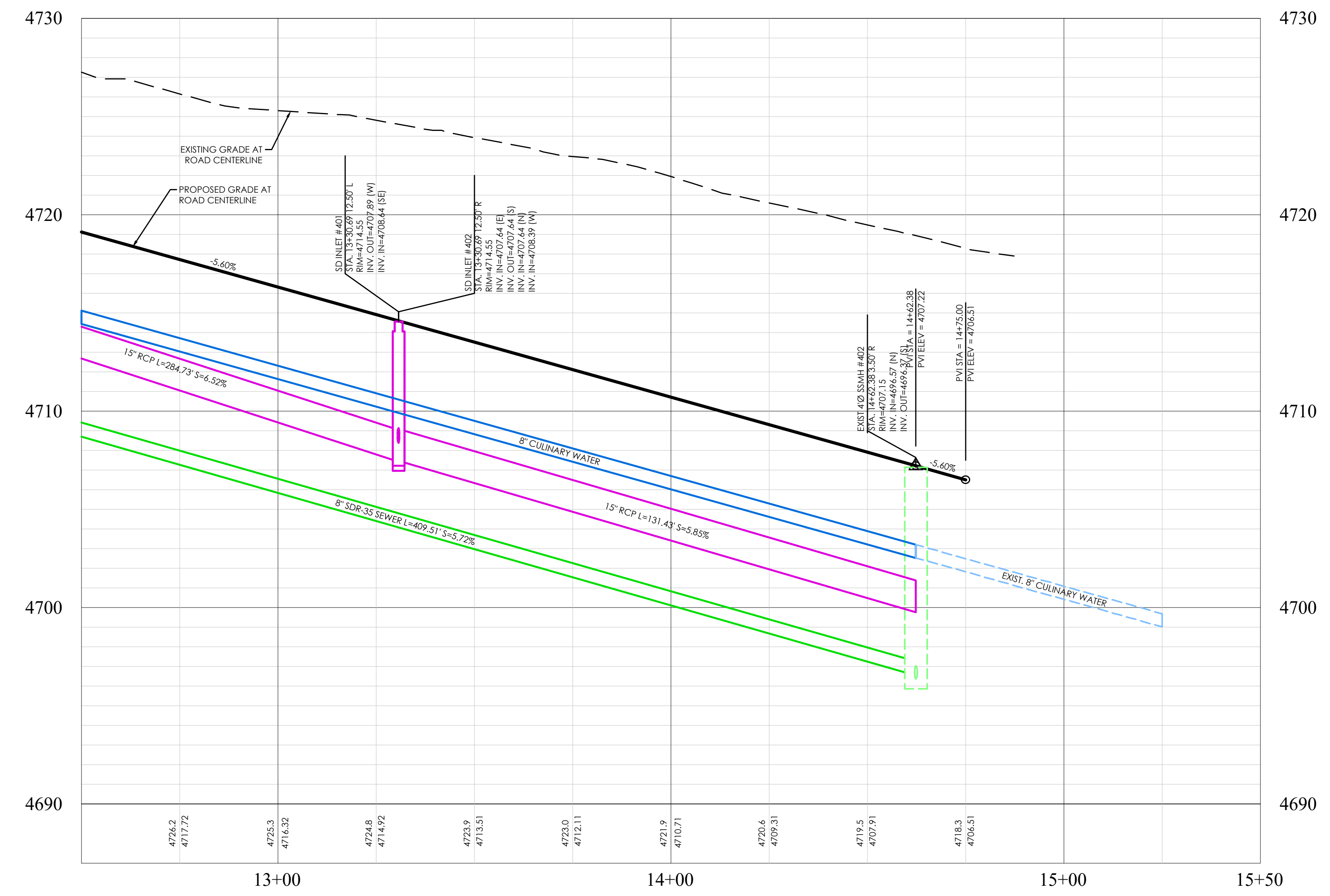
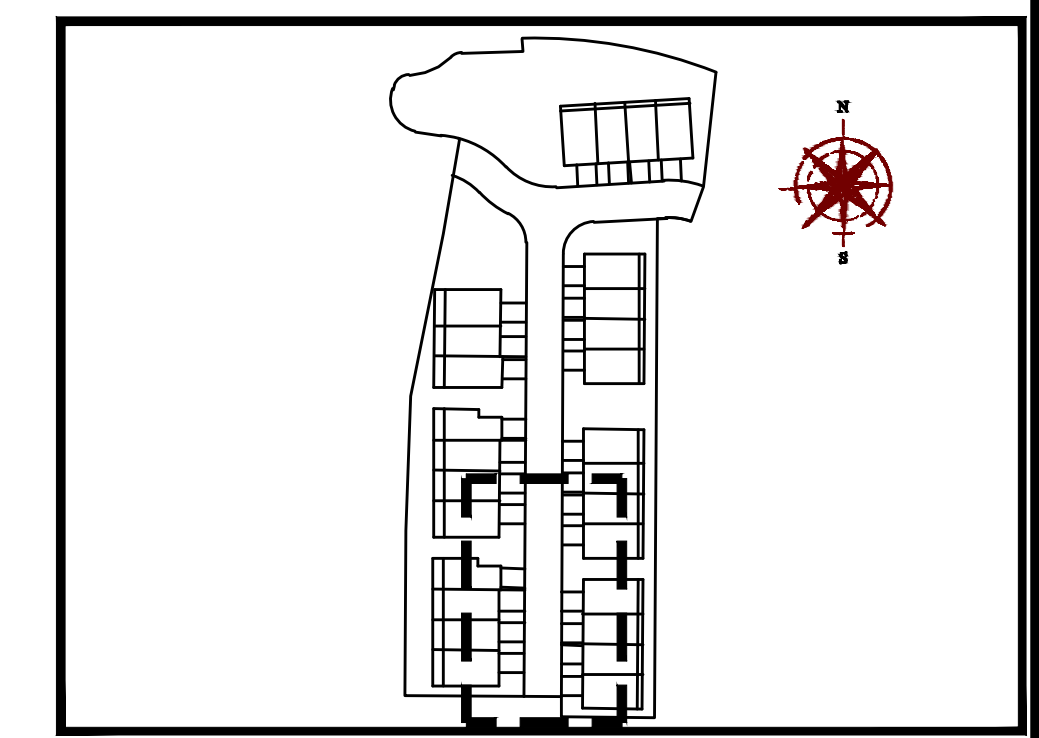
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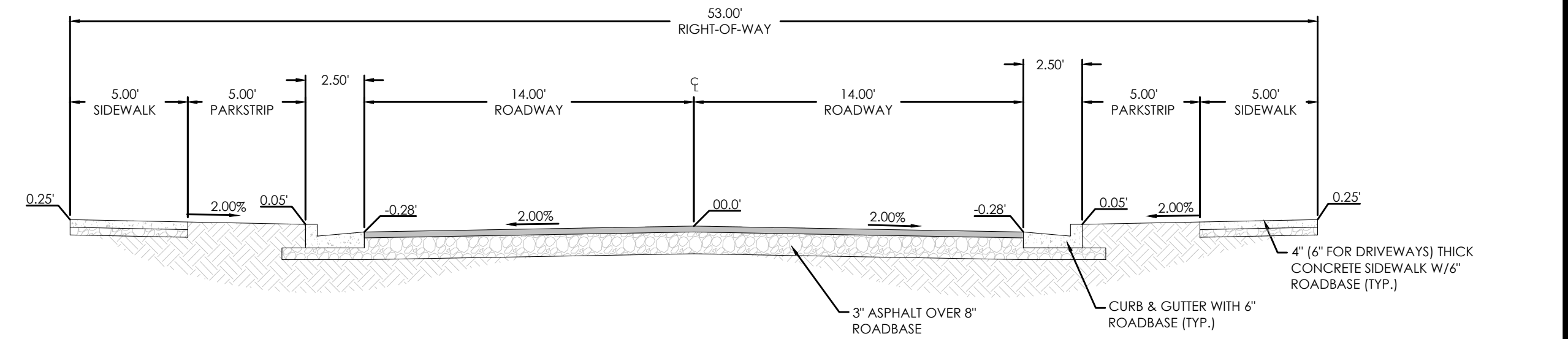
TWELVE HORSE ROAD PLAN

LEGEND

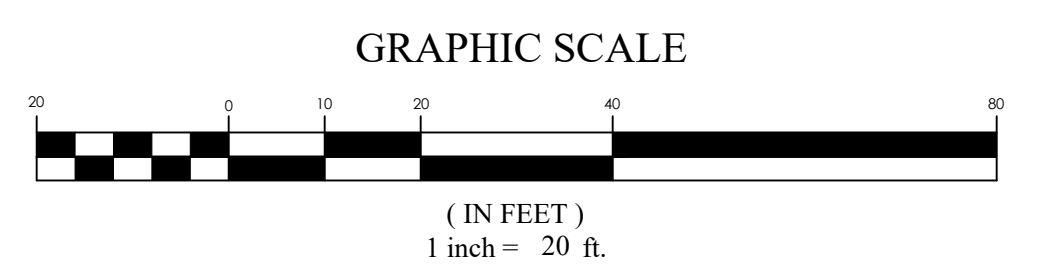
[Symbol]	BOUNDARY
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
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[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. SECONDARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	EXISTING RETAINING WALL
[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
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[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



TWELVE HORSE ROAD PROFILE



BENCHMARK
SOUTHWEST CORNER OF SECTION 17
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ELEV: 4641.53
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SPRING RUN PHASE C PLAT 4
EAGLE MOUNTAIN CITY, UTAH
TWELVE HORSE ROAD

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

TWELVE HORSE ROAD

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

Drawn: RRH
Job #: 21-0404

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Z:\2021\21-0404 Spring Run Phase C Plat 4 Design\21-0404.dwg Sheets\PP3 TWELVE HORSE ROAD.dwg