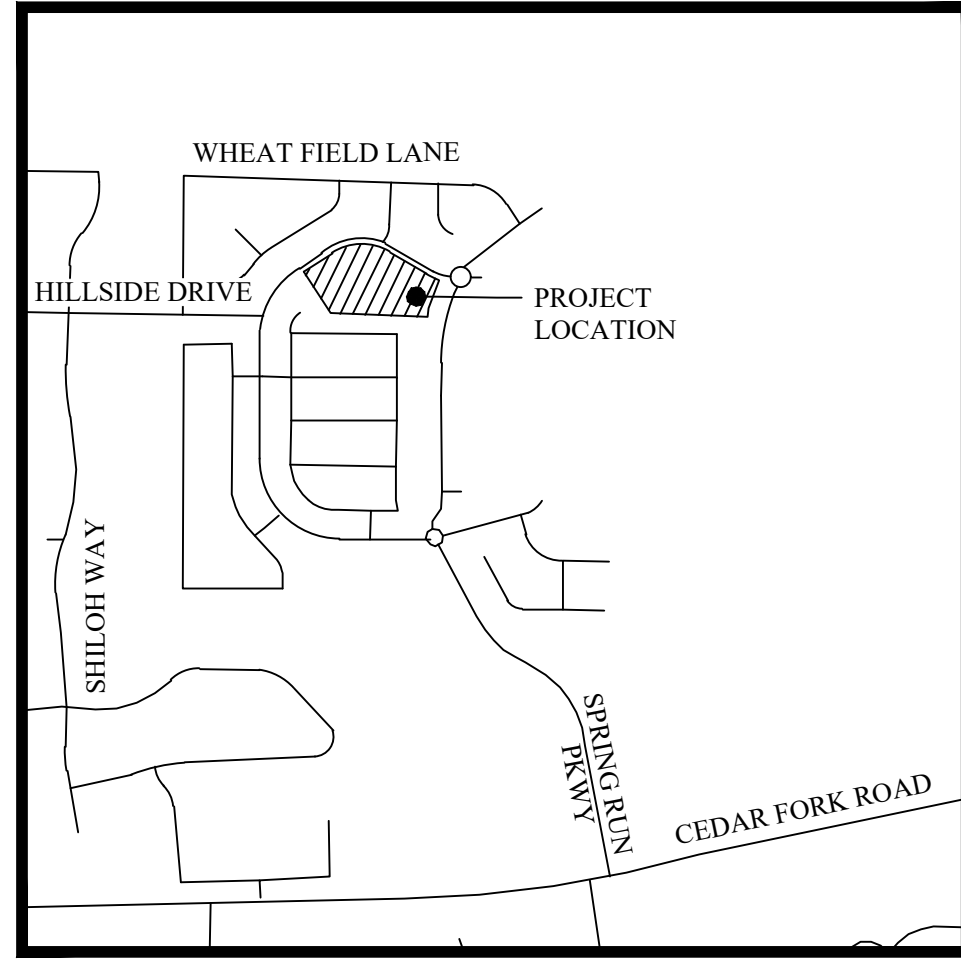


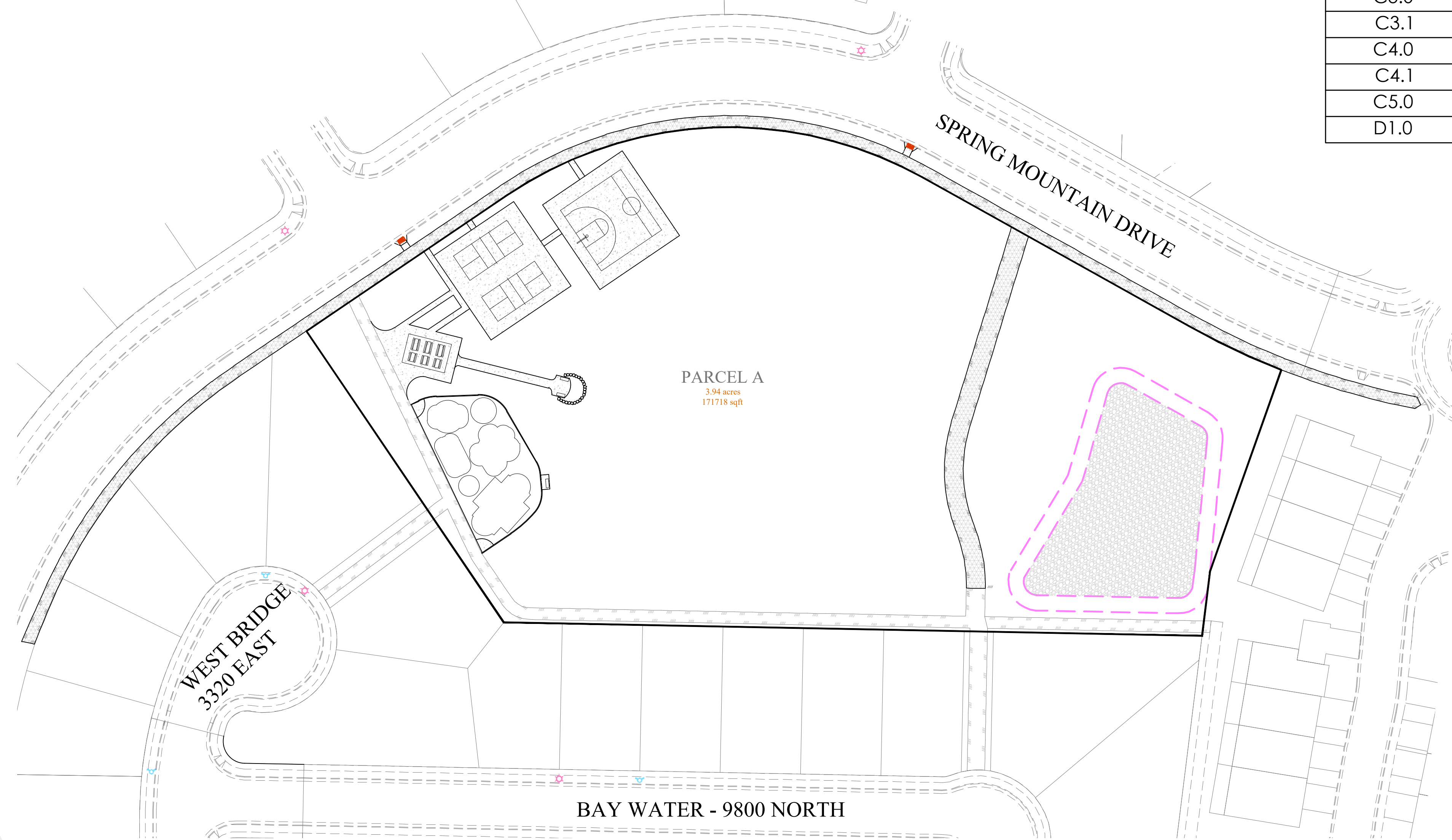
SPRING RUN B5 PARK

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

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



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 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.

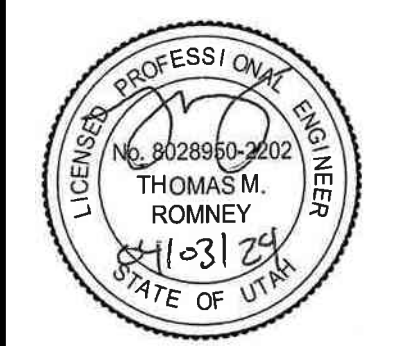
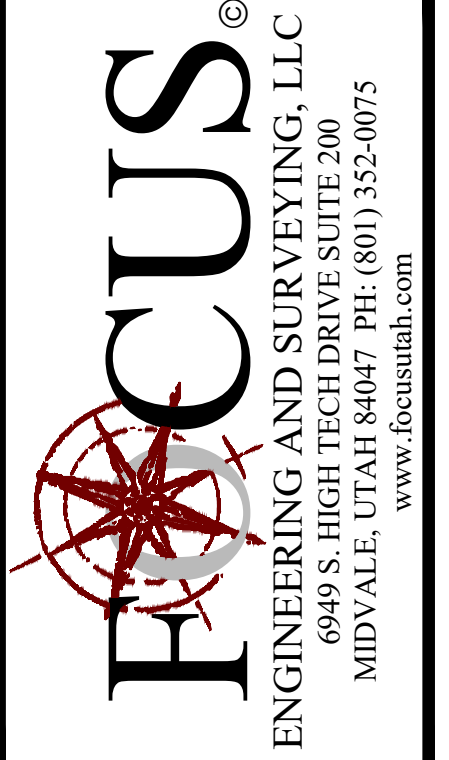
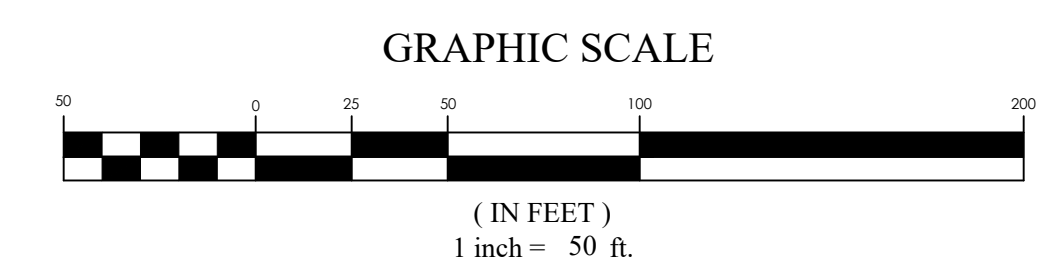
CONTACTS

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



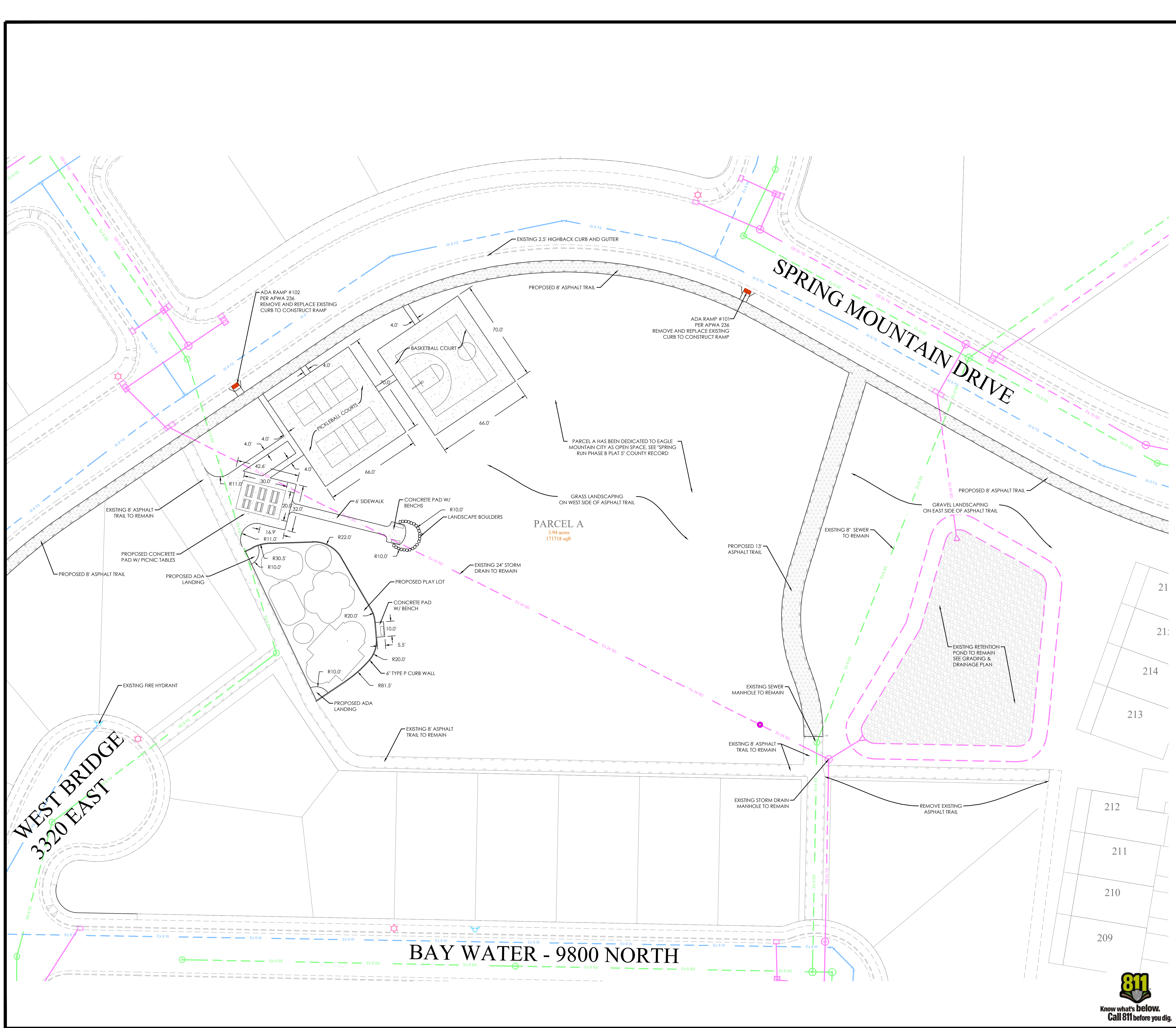
SPRING RUN B5 PARK
 EAGLE MOUNTAIN, UTAH
COVER

REVISION BLOCK	
#	DESCRIPTION
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COVER

Scale: 1"=50'
 Date: 04/03/24
 Sheet: C1.0

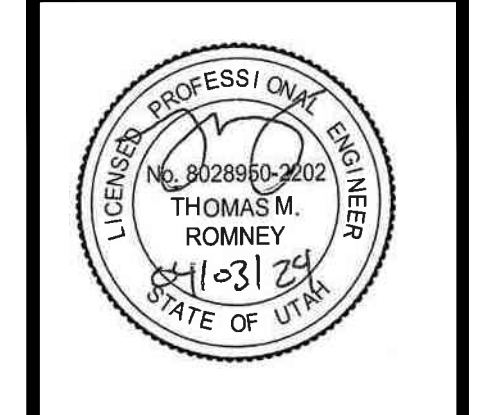
Drawn: RRH
 Job #: 18-277



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX P	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex P	EXIST. PRESSURE IRRIGATION
x	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 FLOW-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

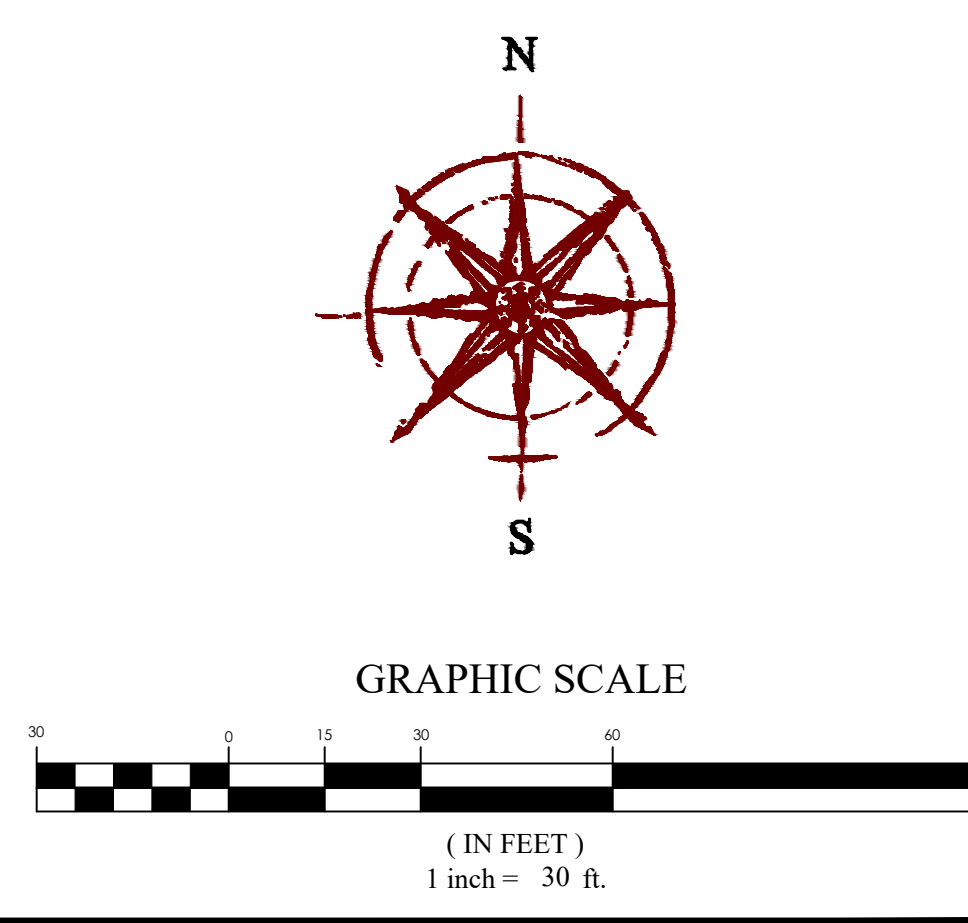
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE, SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com



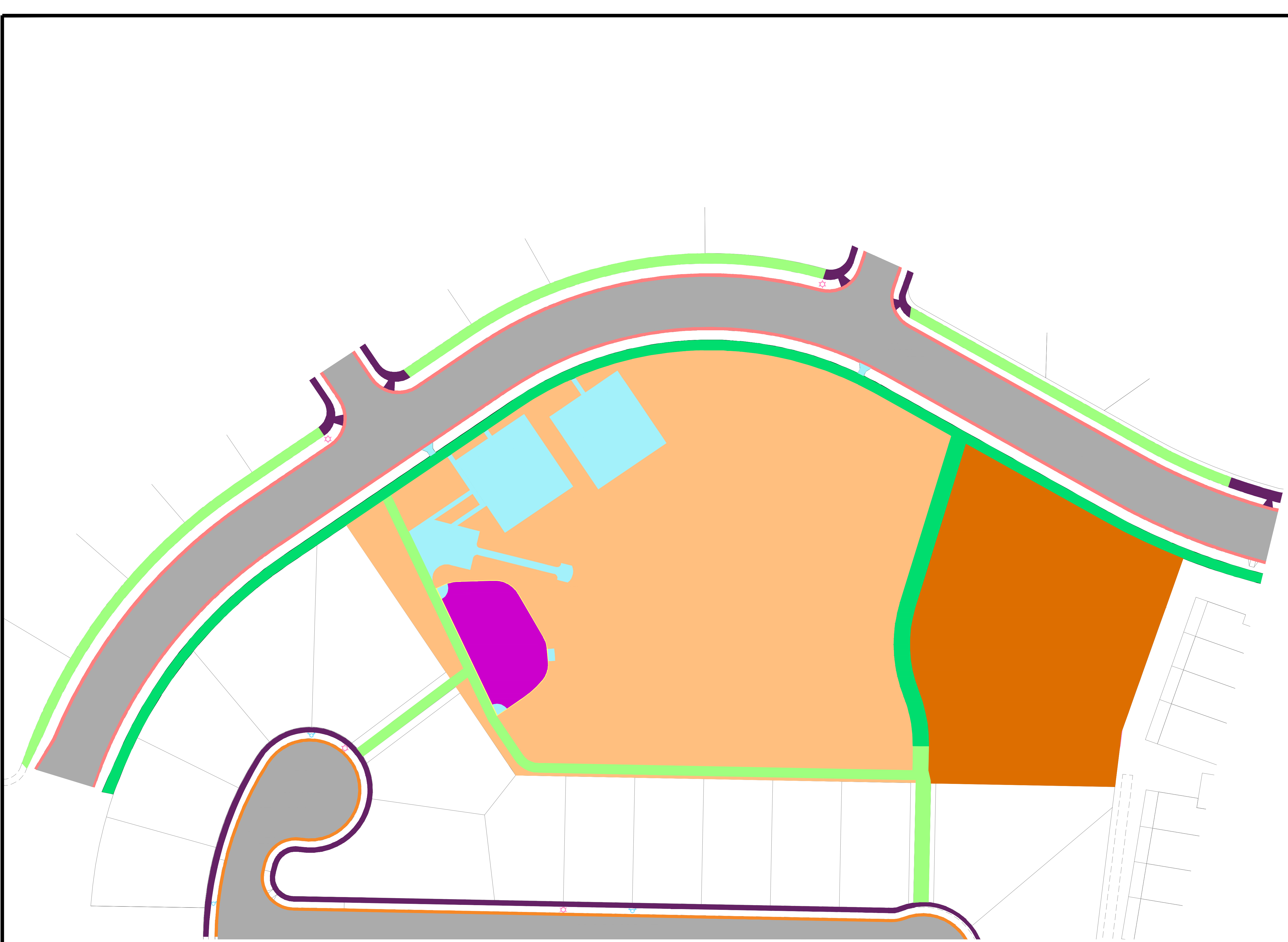
SPRING RUN B5 PARK
 EAGLE MOUNTAIN, UTAH
 SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
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SITE PLAN
 Scale: 1" = 30'
 Date: 04/03/24
 Sheet: C3.0
 Drawn: RRH
 Job #: 18-277

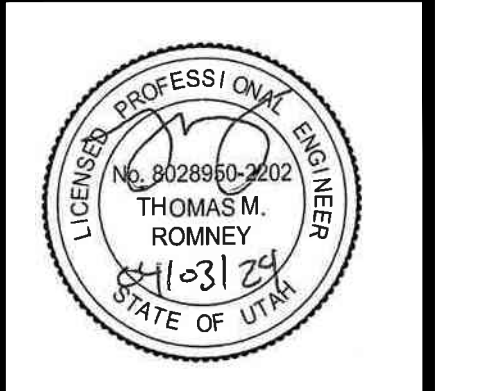


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HARDSCAPE LEGEND

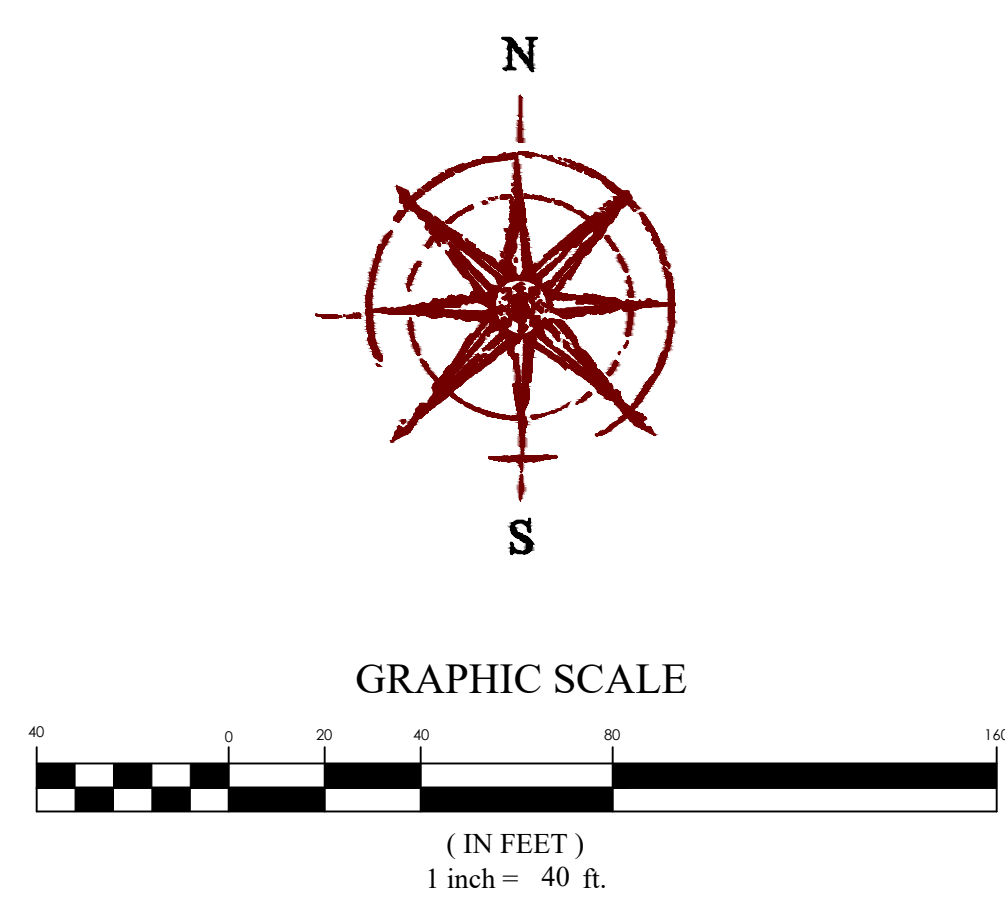
- EXISTING 2.5' HIGHBACK CURB & GUTTER
- EXISTING 2.5' TYPE D CURB & GUTTER
- EXISTING 8' ASPHALT TRAIL
- EXISTING ASPHALT ROADWAY
- EXISTING SIDEWALK
- PROPOSED 8' ASPHALT TRAIL
- PROPOSED CONCRETE PAD/WALKWAY
- PROPOSED TYPE P CURB WALL
- PROPOSED GRASS LANDSCAPE AREA
- PROPOSED GRAVEL LANDSCAPE AREA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

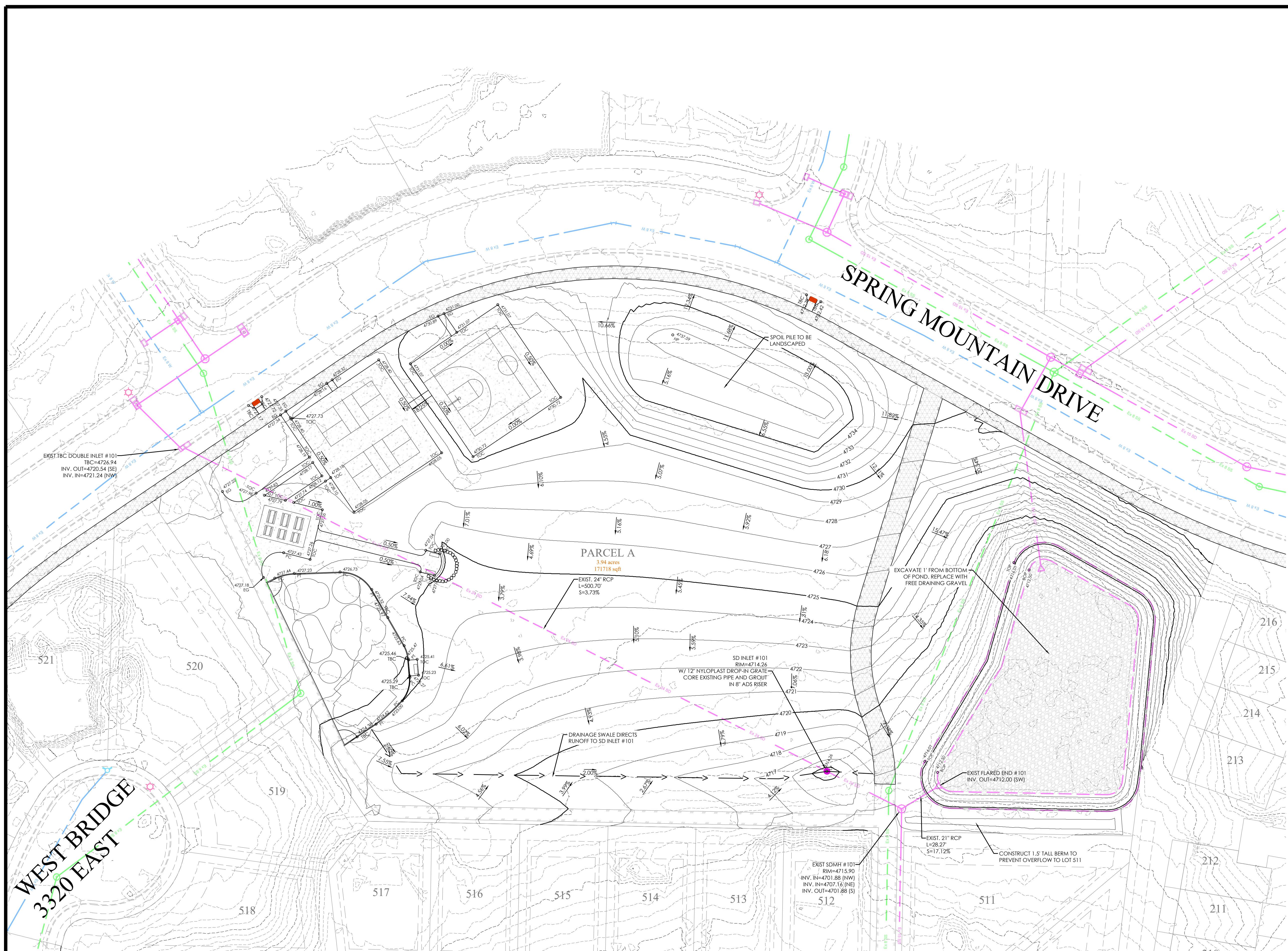


SPRING RUN B5 PARK
 EAGLE MOUNTAIN, UTAH
 HARDSCAPE PLAN

REVISION	DATE	DESCRIPTION
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HARDSCAPE PLAN	
Scale: 1"=40'	Drawn: RRH
Date: 04/03/24	Job #: 18-277
Sheet: C3.1	





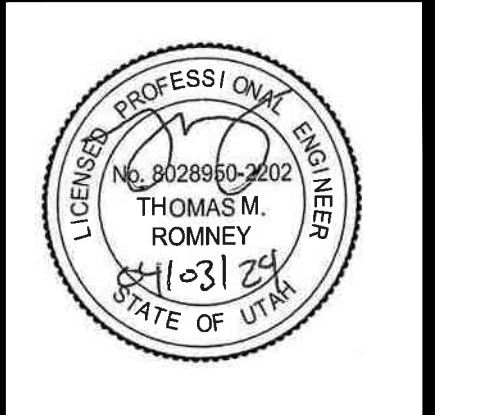
LEGEND

--- (dashed)	BOUNDARY
--- (dotted)	ROW
--- (dash-dot)	LOT LINE
---	EASEMENT
--- (dashed)	XX" STORM DRAIN
--- (dashed)	XX" SANITARY SEWER
--- (dashed)	XX" CULINARY WATER
--- (dashed)	XX" PRESSURE IRRIGATION
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. CONTOUR MAJOR
---	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:	4,716.00'
HIGH WATER ELEV:	4,715.00'
BOTTOM OF POND ELEV:	4,712.50'
EXISTING VOLUME:	21,277 CF
GRAVEL VOID VOLUME:	4,865 CF
TOTAL POND VOLUME:	26,142 CF

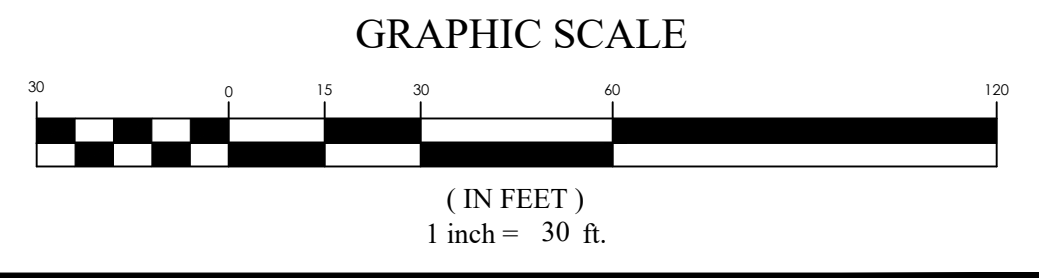
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE, SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 552-0075
 www.focusutah.com



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

WEST BRIDGE
 3320 EAST

PARCEL A
 3.94 acres
 171718 sqft



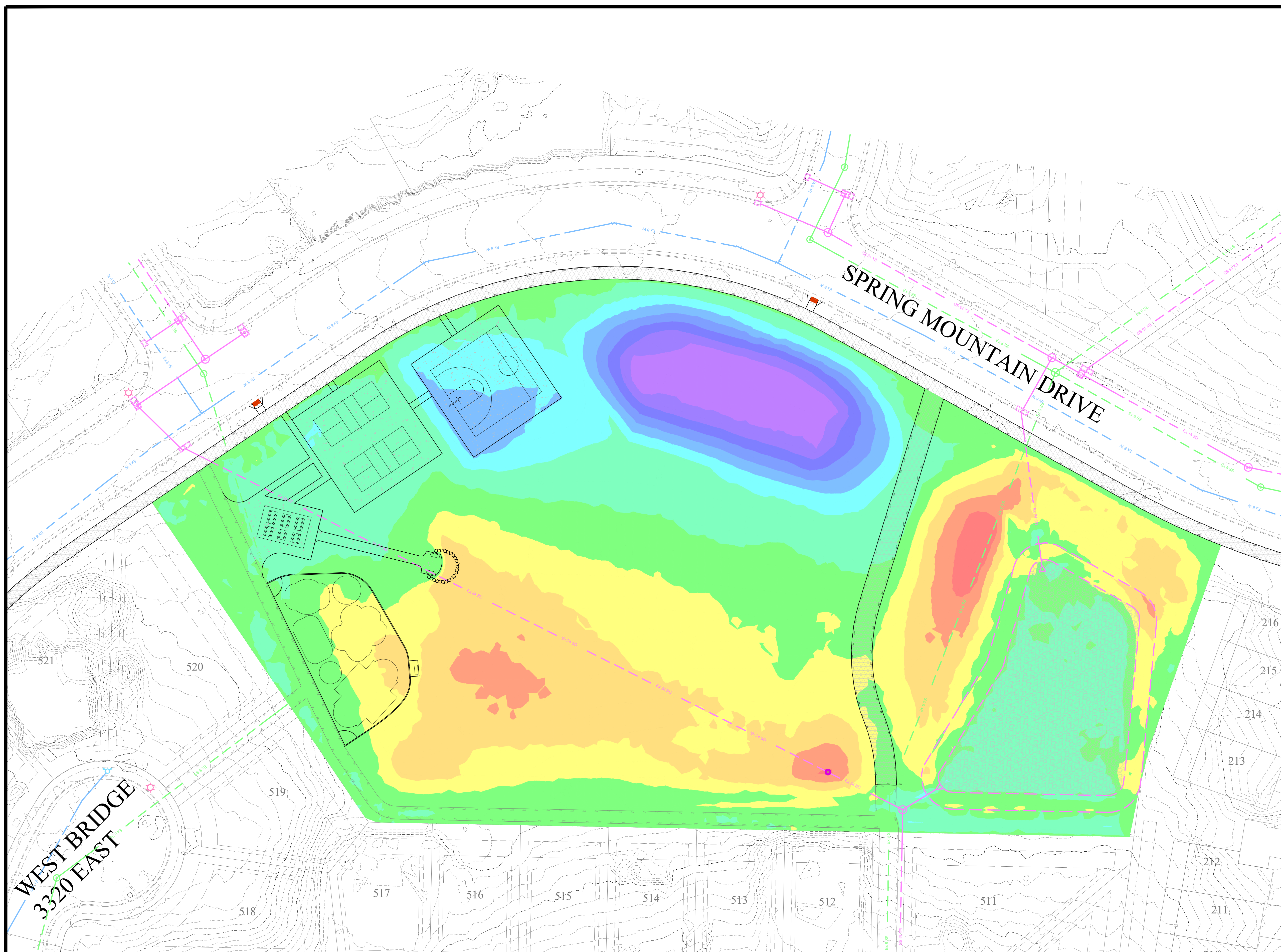
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GRADING AND DRAINAGE PLAN

Scale: 1"=30'	Drawn: RRH
Date: 04/03/24	Job #: 18-277
Sheet:	C4.0

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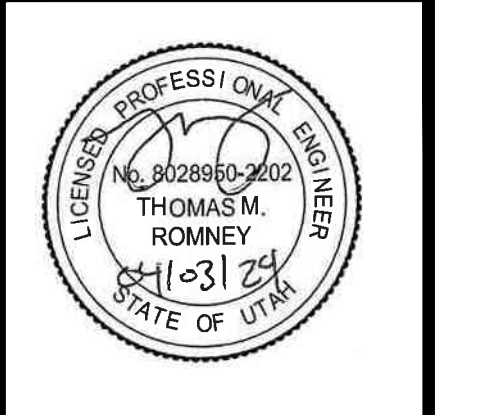
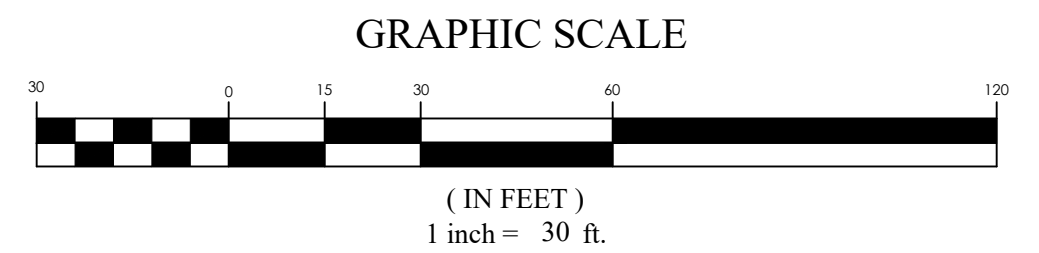
- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" PRESSURE IRRIGATION
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - 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

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 RUN B5 PARK
 EAGLE MOUNTAIN, UTAH
GRADING PLAN

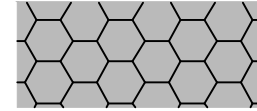

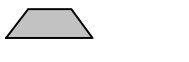








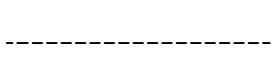
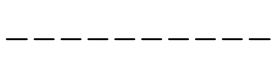
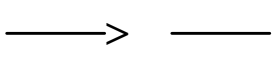

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NOTE: CONTRACTOR TO INSTALL
INLET PROTECTION
DOWNSTREAM OF PROJECT

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: 4923.21' 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 0.00% TO 10.00%. 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.

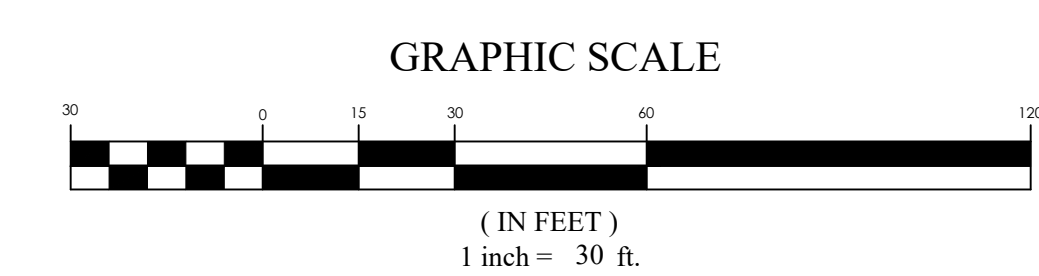
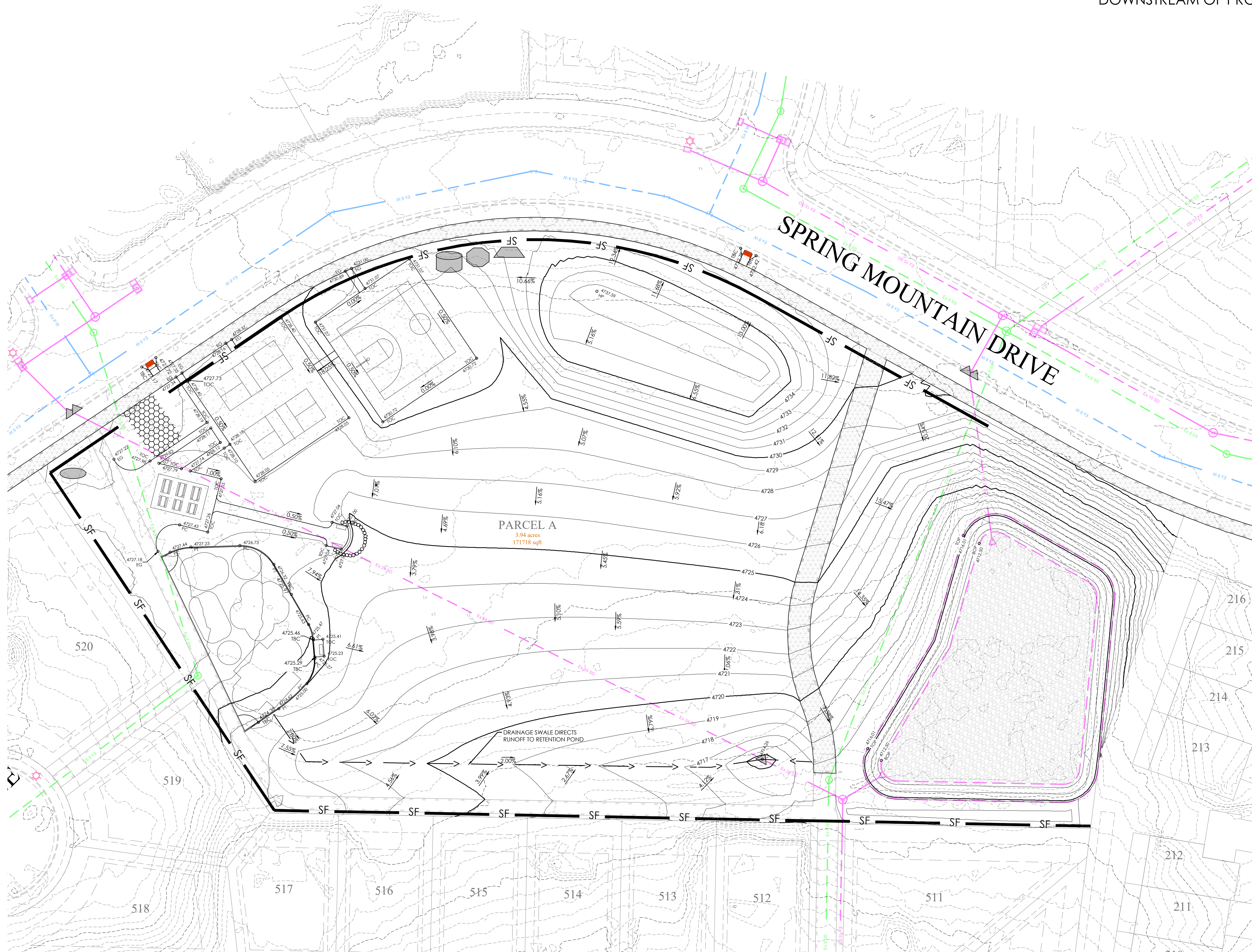
GENERAL STORM WATER POLLUTION CONTROL NOTES:

- 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



SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
EROSION CONTROL PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
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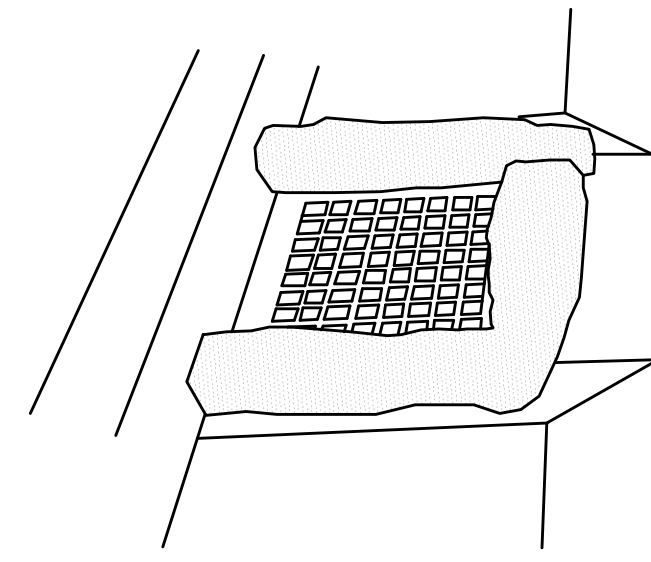
EROSION CONTROL PLAN

Scale: 1"=30' Drawn: RRH
Date: 04/03/24 Job #: 18-277
Sheet: **C5.0**

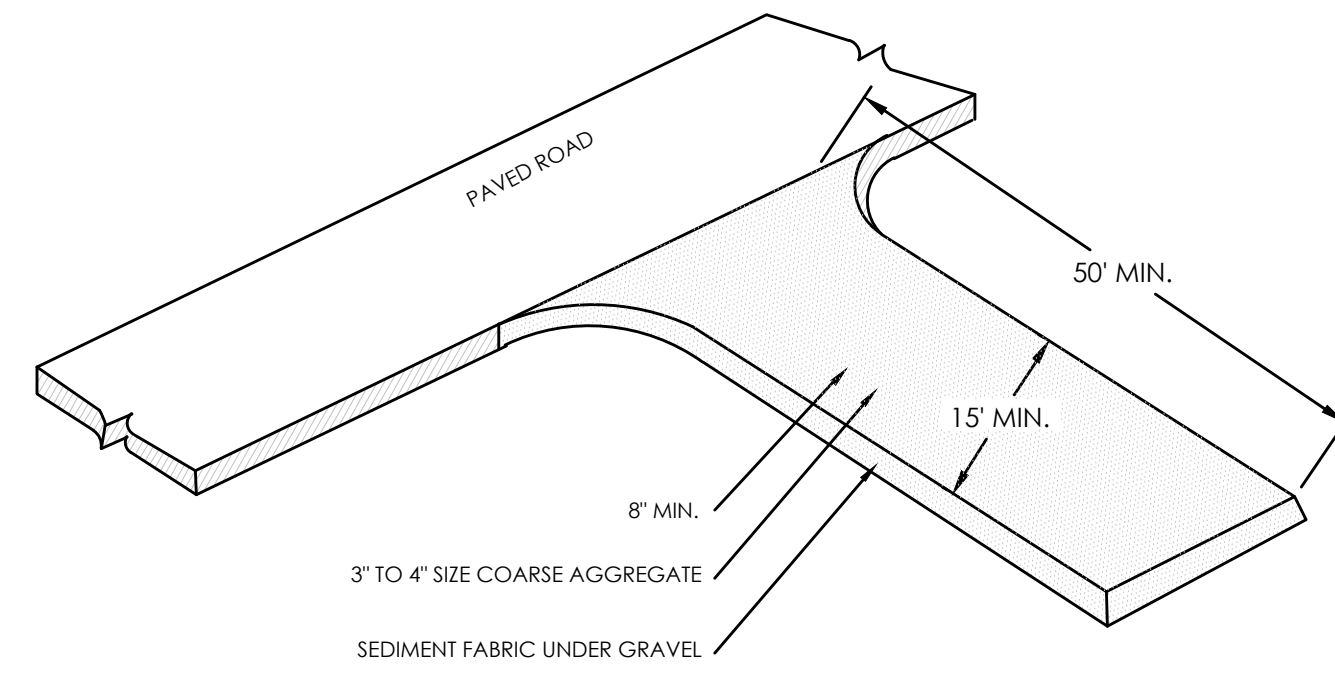
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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



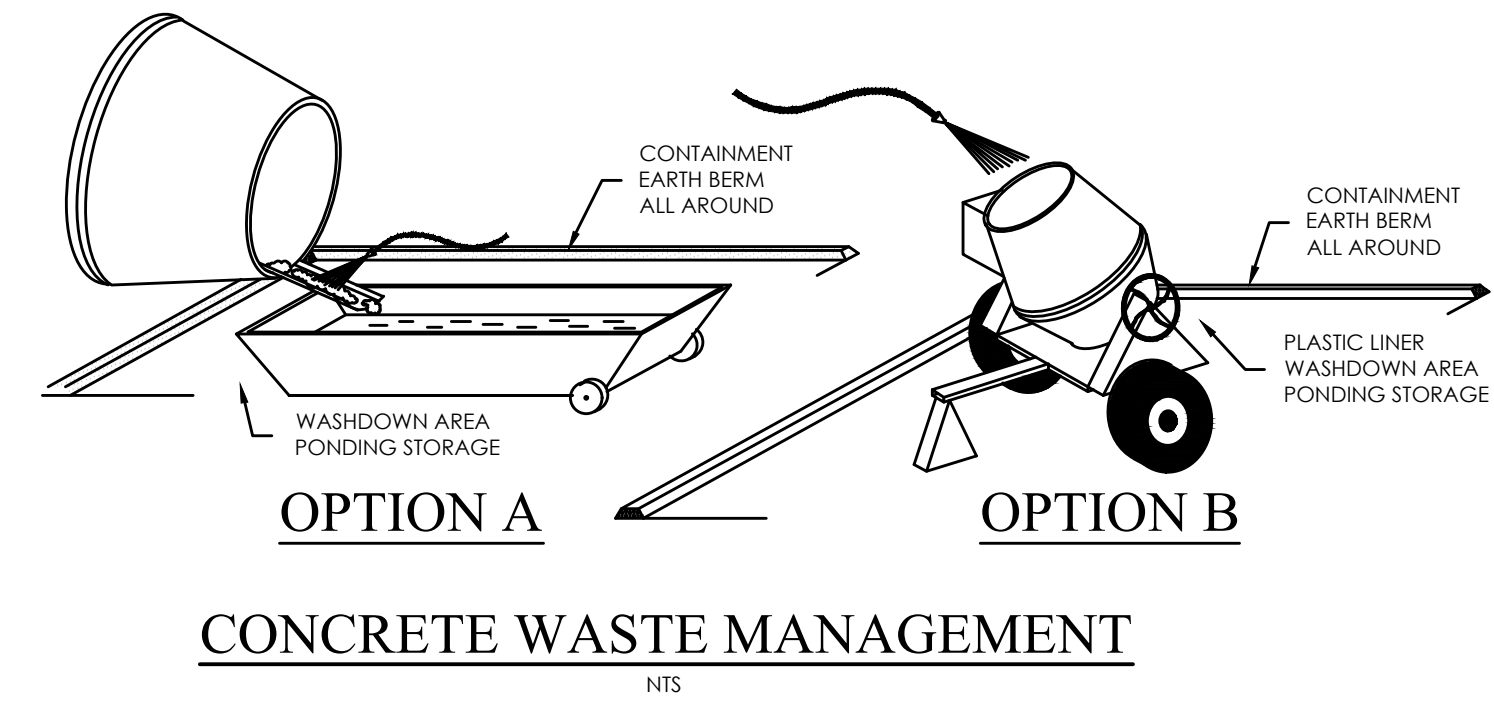
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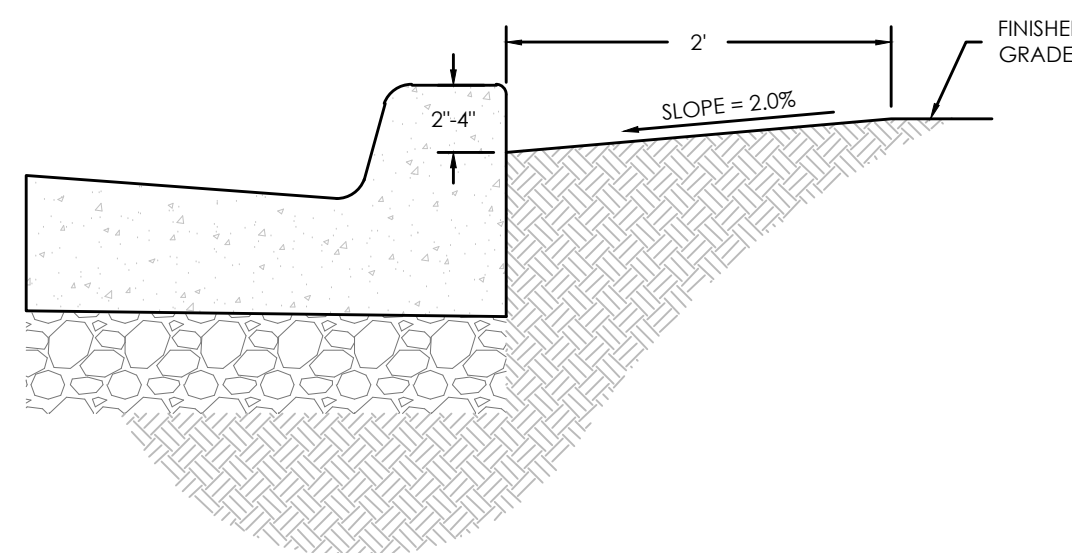
INLET PROTECTION - GRAVEL BAGS
NTS



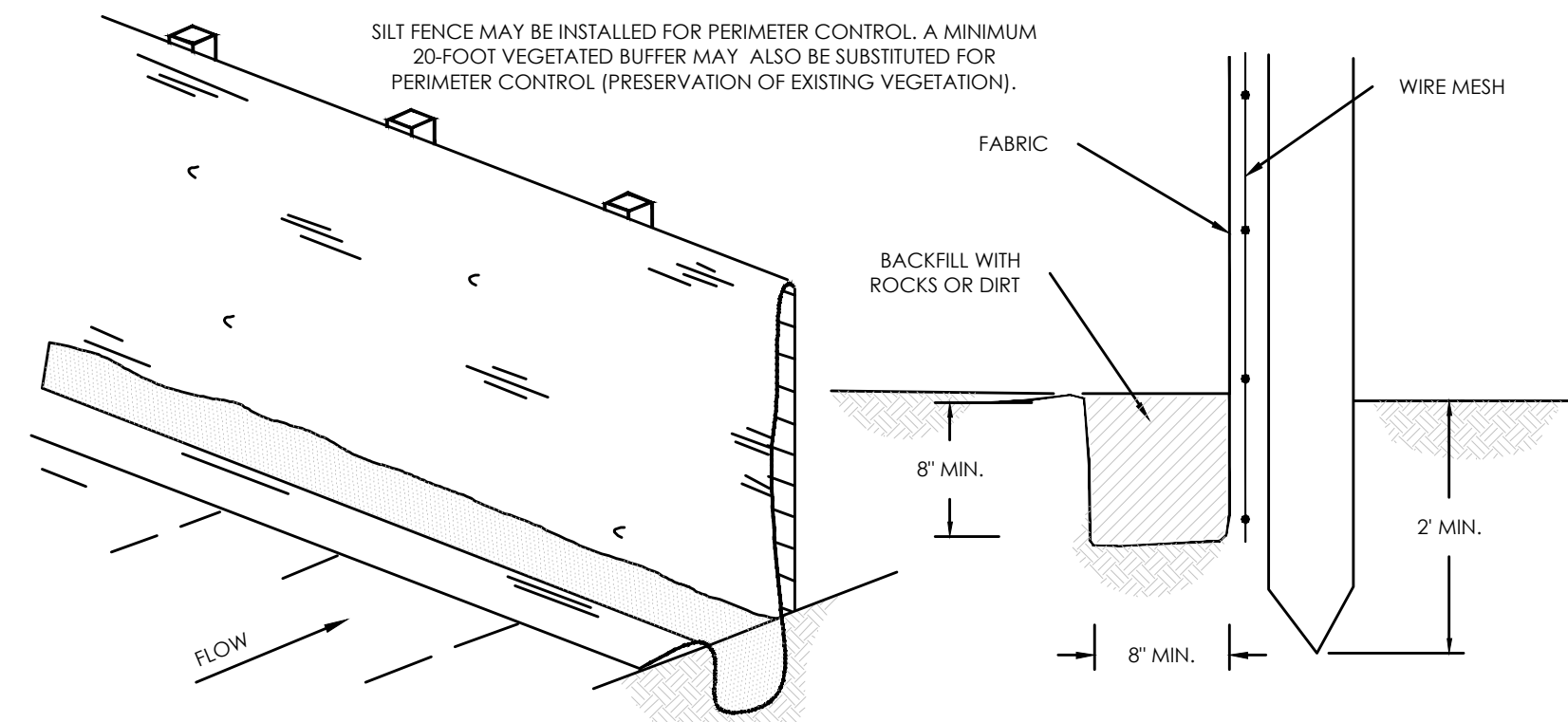
STABILIZED CONSTRUCTION ENTRANCE
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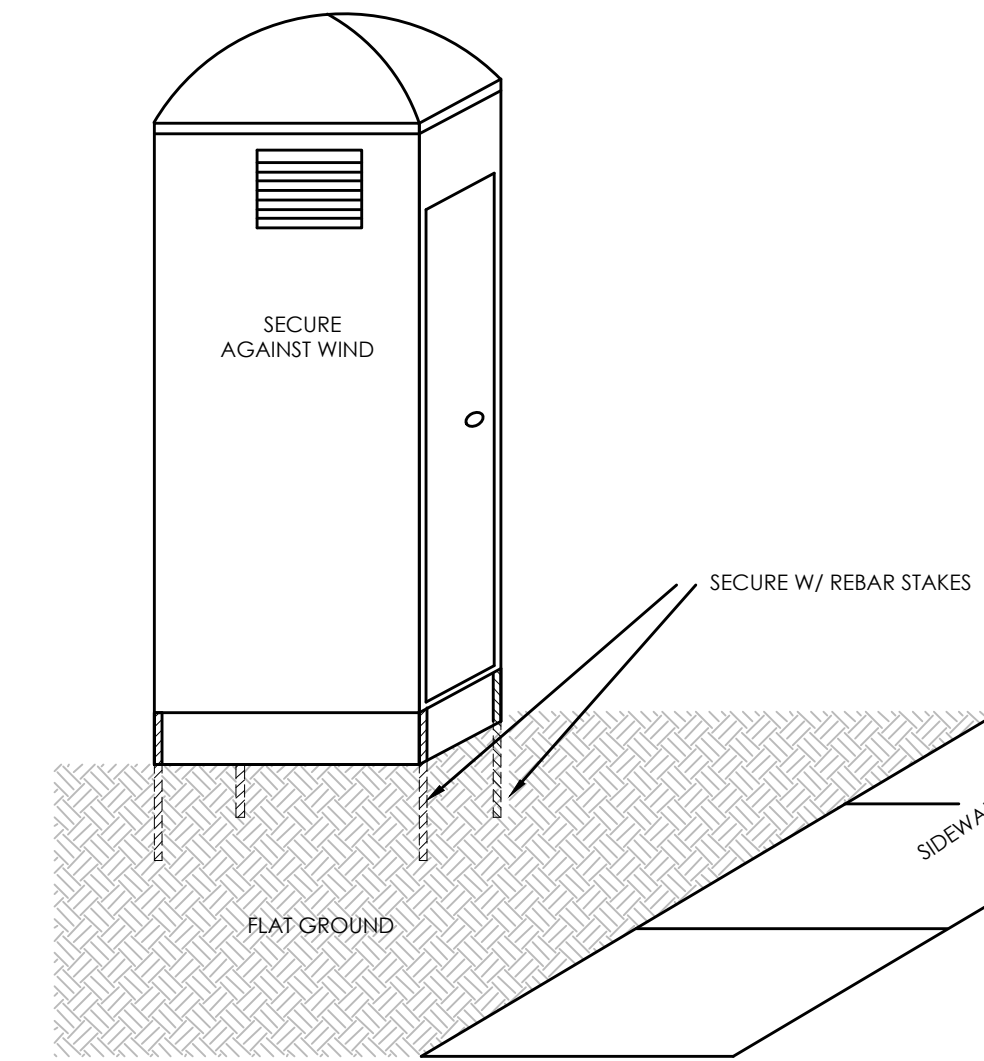
CONCRETE WASTE MANAGEMENT
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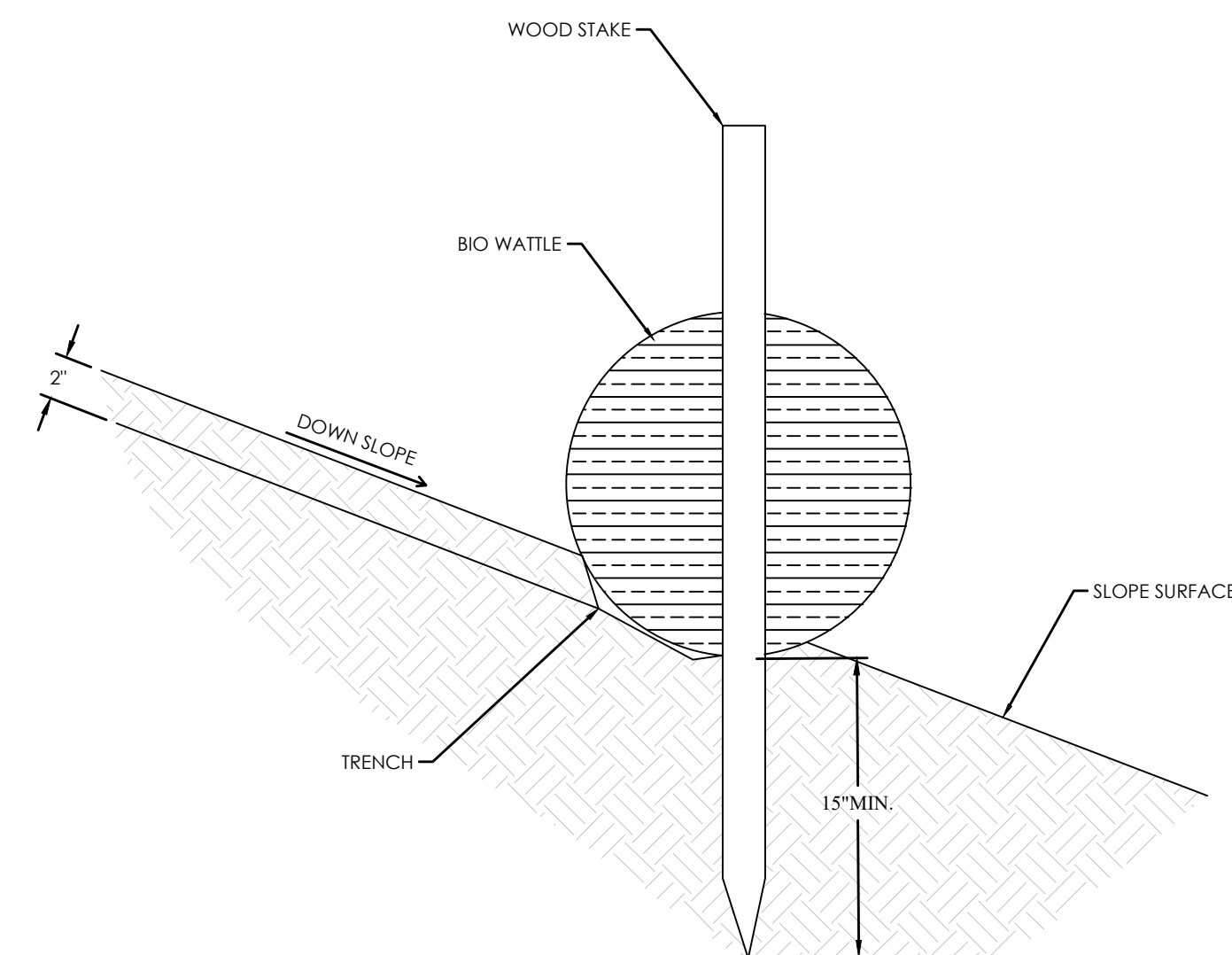
CURB SEDIMENTATION TRAP
NTS



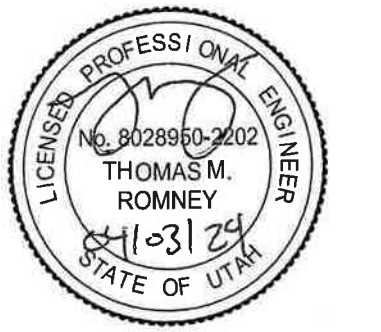
SILT FENCE
NTS



PORTABLE TOILET
NTS



STRAW WATTLE (ON BARE SOIL)
NTS



SPRING RUN B5 PARK
EAGLE MOUNTAIN, UTAH
DETAILS

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DETAILS	
Scale: N/A	Drawn: RRH
Date: 04/03/24	Job #: 18-277
Sheet: D1.0	



z:\2018\18277\spring run b5\design\18277.dwg\sheet\North Park\Sheet\B5.D1 - DETAILS.dwg