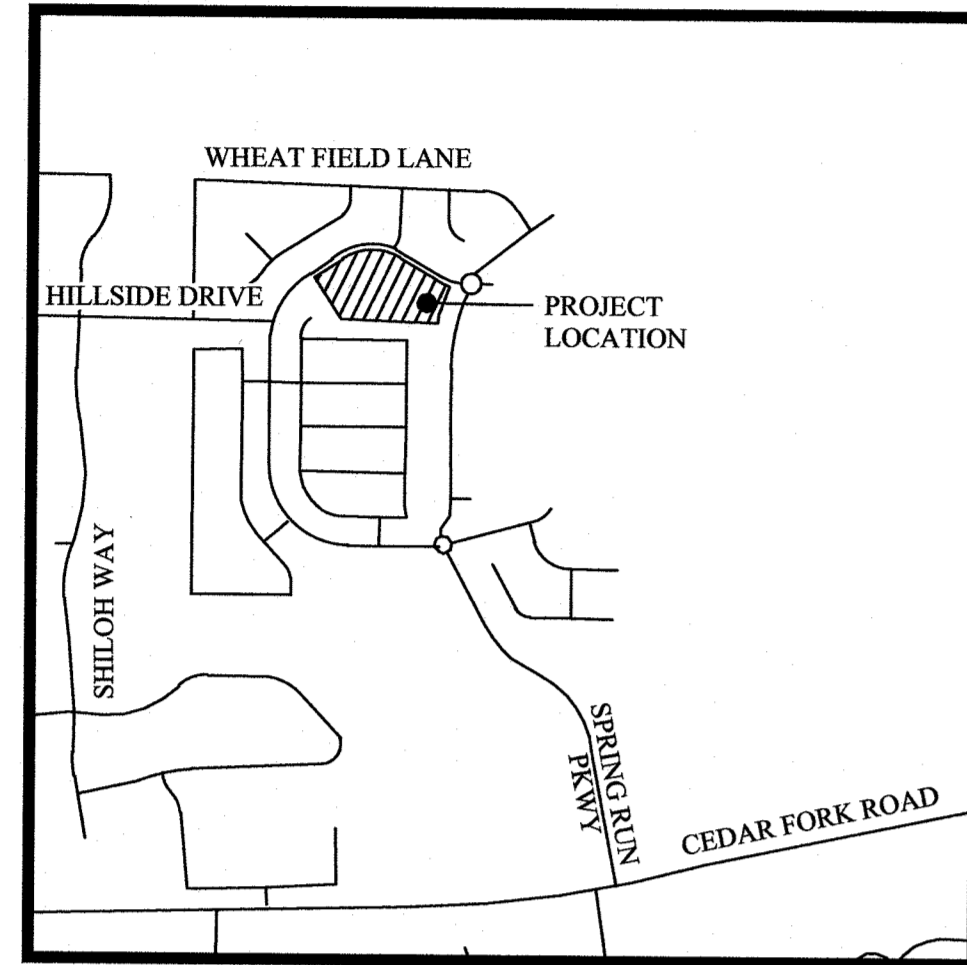


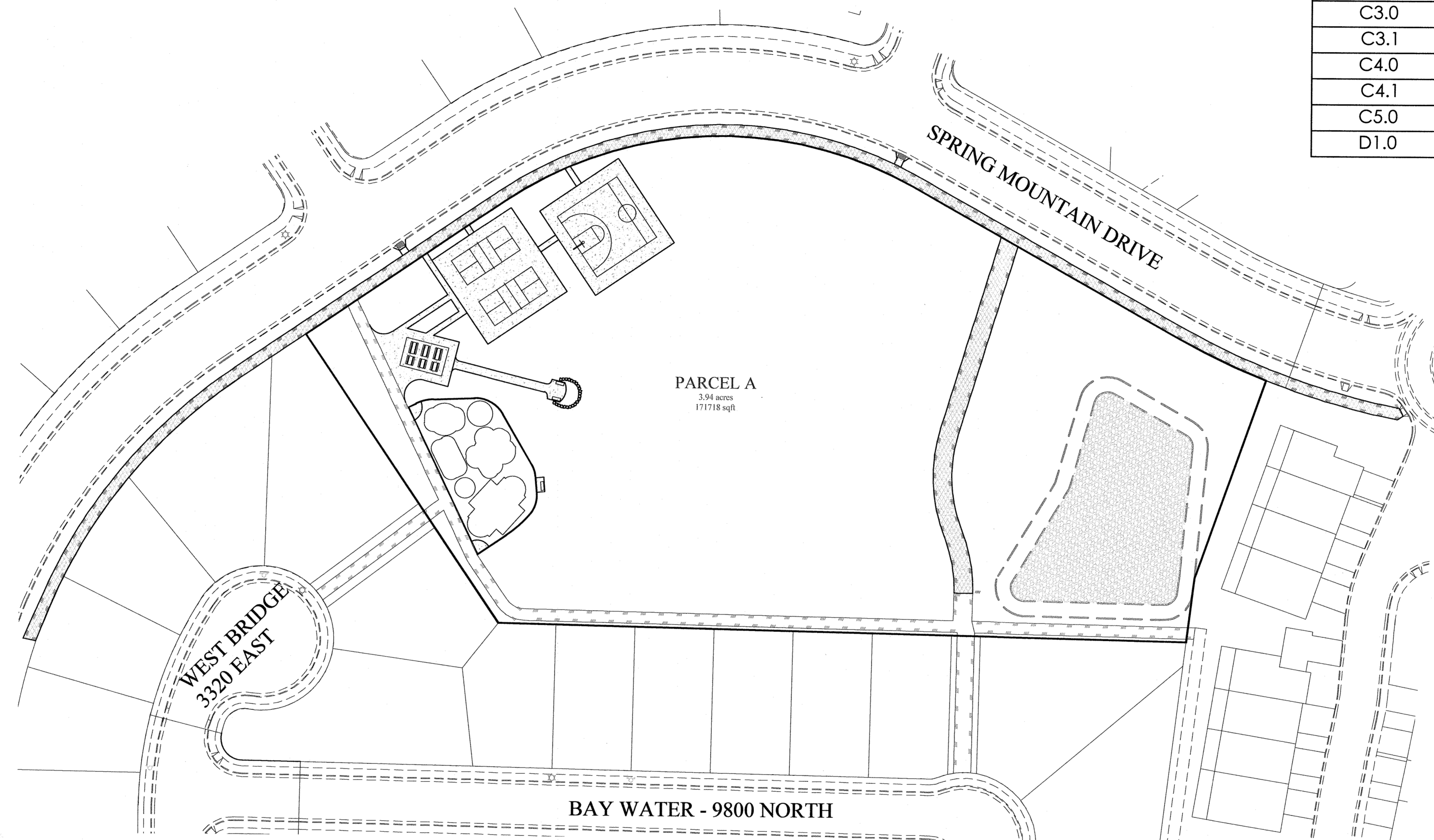
# SPRING RUN B5 PARK

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**

**EAGLE MOUNTAIN CITY APPROVED**

Parks Director: \_\_\_\_\_  
 Planning Director: \_\_\_\_\_

By: *[Signature]*  
 Date: 8/12/2024

**GENERAL NOTES**

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

**NOTICE**

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

**ENGINEER'S NOTES TO CONTRACTOR**

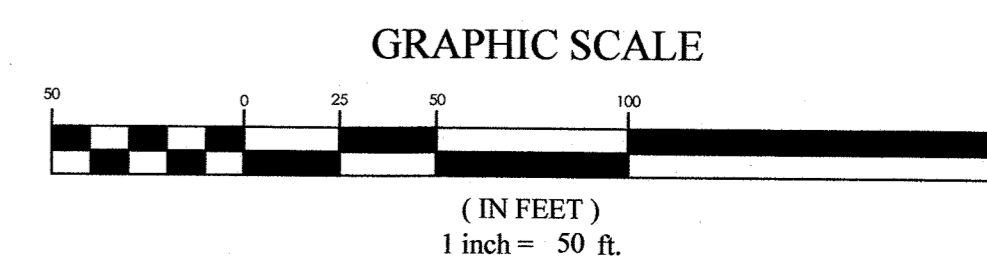
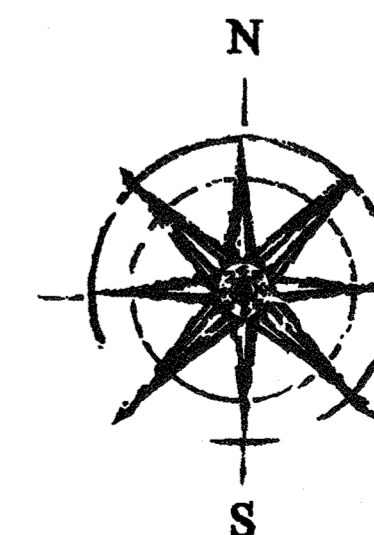
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY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

**CONTACTS**

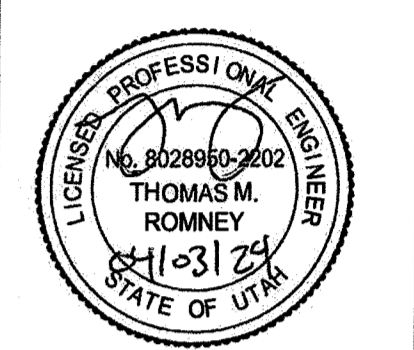
**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047  
 (801) 352-0075  
 PROJECT MANAGER: RYLAN HUFF  
 SURVEY MANAGER: JUSTIN WAPSHOTT

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

**BENCHMARK**  
 SOUTHWEST CORNER OF SECTION 17  
 TOWNSHIP 5 SOUTH RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV: 4641.53  
 DATUM: NAVD88



**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  
**COVER**

CONTRACTOR

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

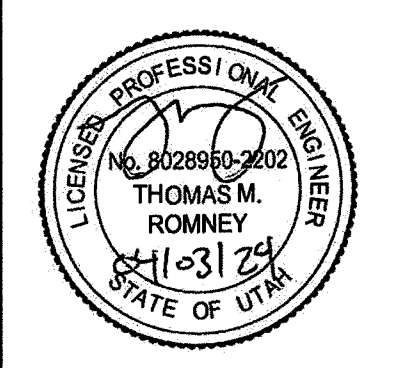
**COVER**

Scale: 1"=50'  
 Date: 04/03/24  
 Sheet: 18-277

Drawn: RRR  
 Job #: 18-277

**C1.0**

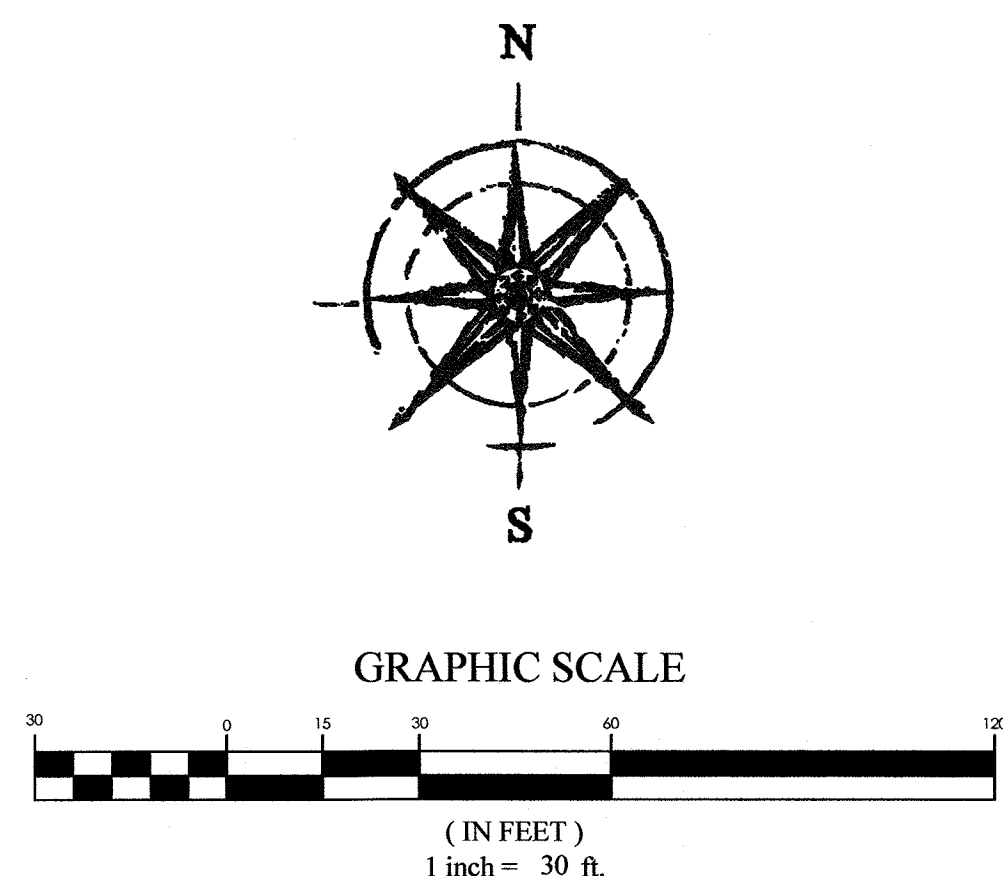
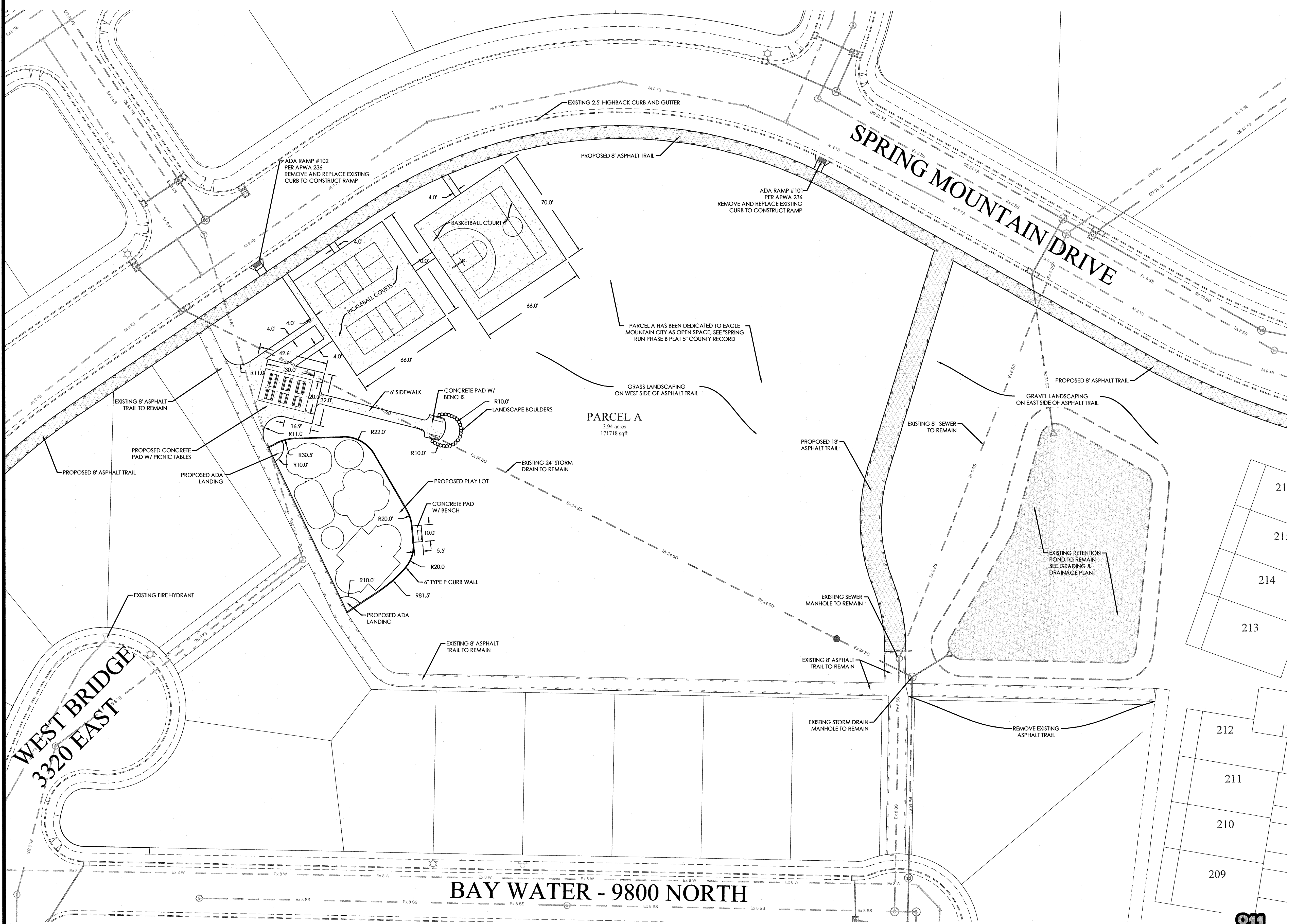
Z:\\_2018\18-277\_spring run b5\design\18-277.dwg Sheets\North Park\_Sheet\C1.0 - COVER.dwg



**SPRING RUN B5 PARK**  
 EAGLE MOUNTAIN, UTAH  
**SITE PLAN**

**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
---	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



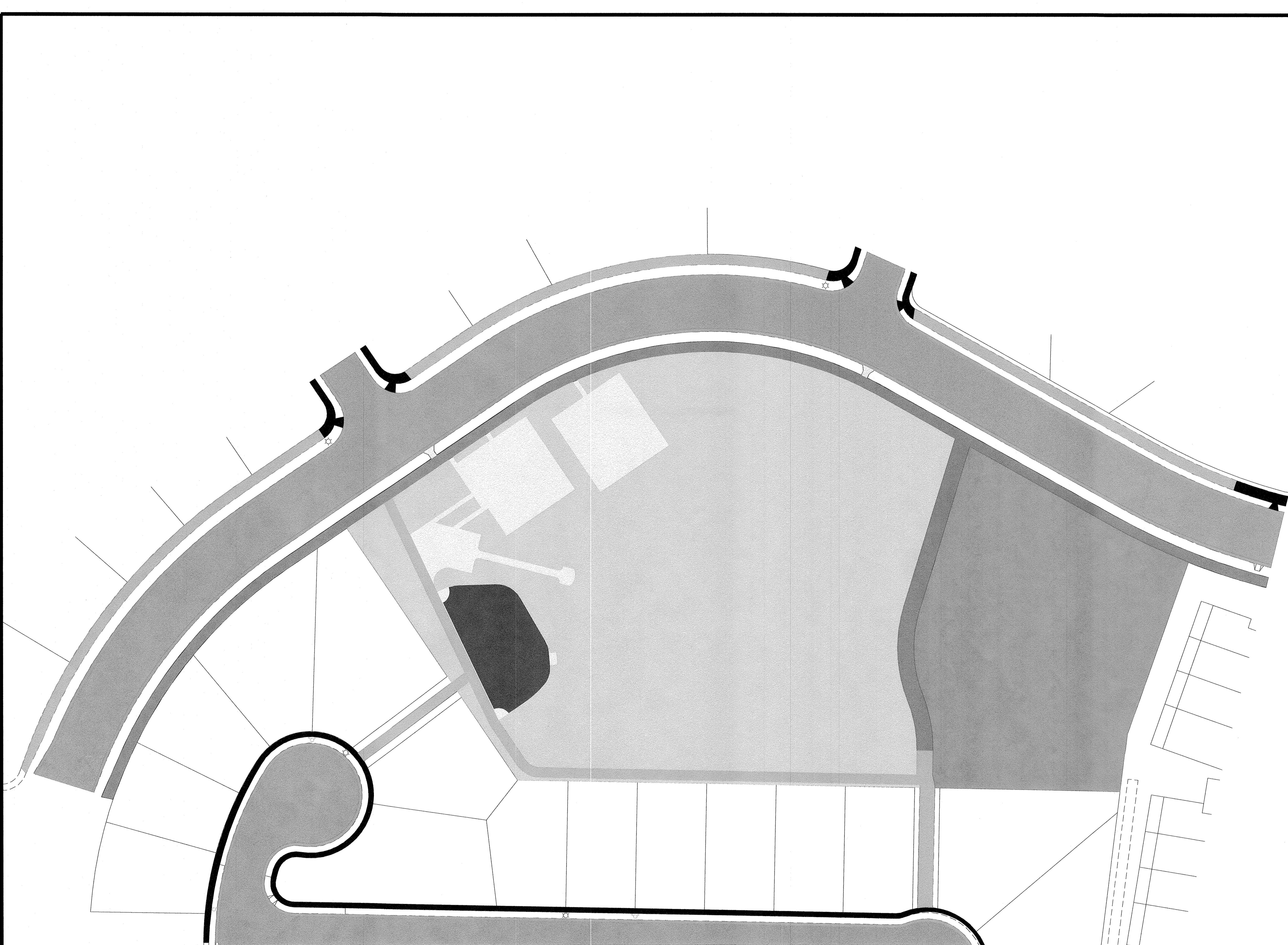
**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		












**SITE PLAN**

Scale: 1"=30'	Drawn: RRH
Date: 04/03/24	Job #: 18-277
Sheet:	<b>C3.0</b>

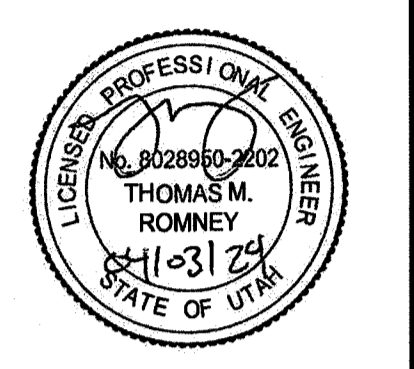




**HARDSCAPE LEGEND**

-  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

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

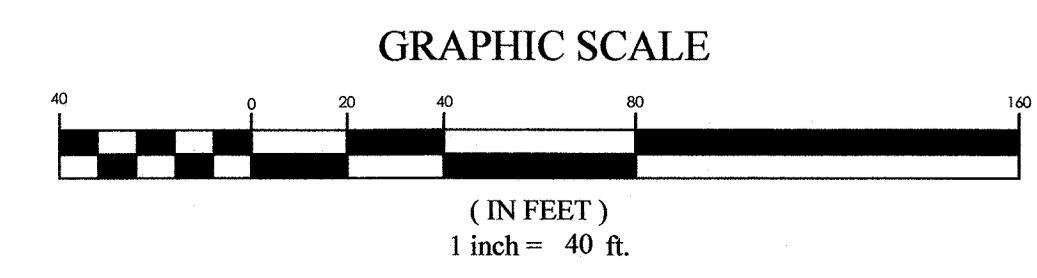
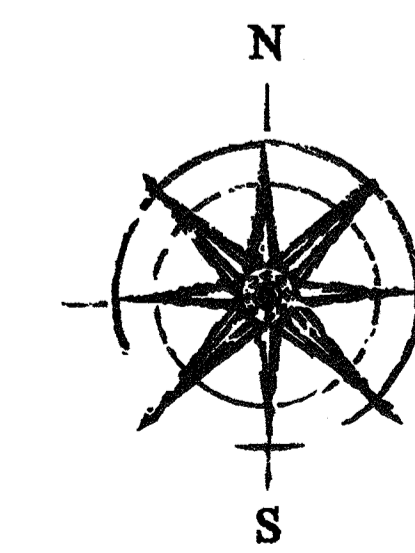


**SPRING RUN B5 PARK**  
 EAGLE MOUNTAIN, UTAH  
 HARDSCAPE PLAN

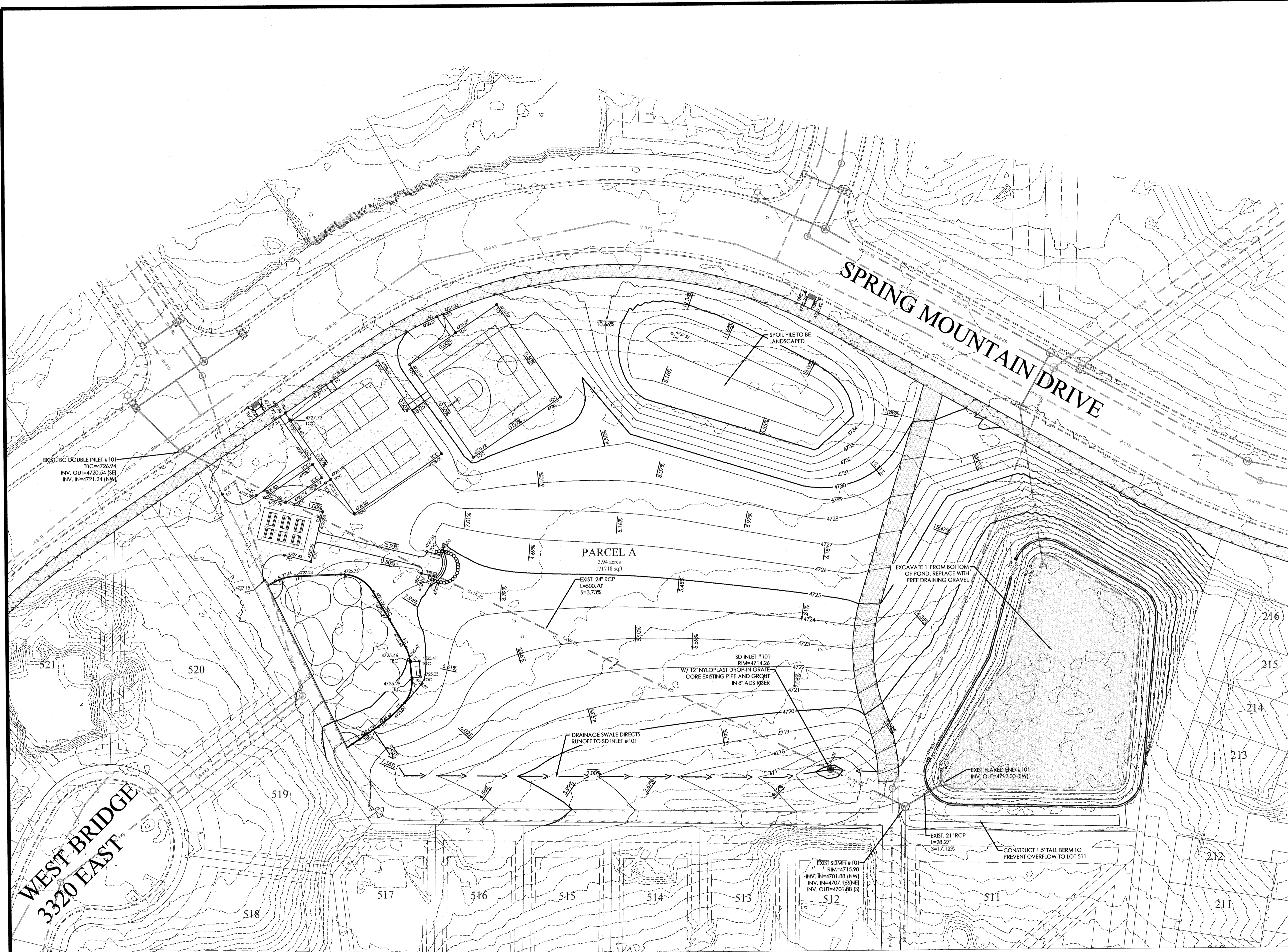
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**HARDSCAPE PLAN**

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



C:\2018\18-277 Spring Run B5 Design\18-277 Spring Run B5 North Park Sheet\C3.1 - HARDSCAPE PLAN.dwg



**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
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

**DRAINAGE POND DATA:**

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



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

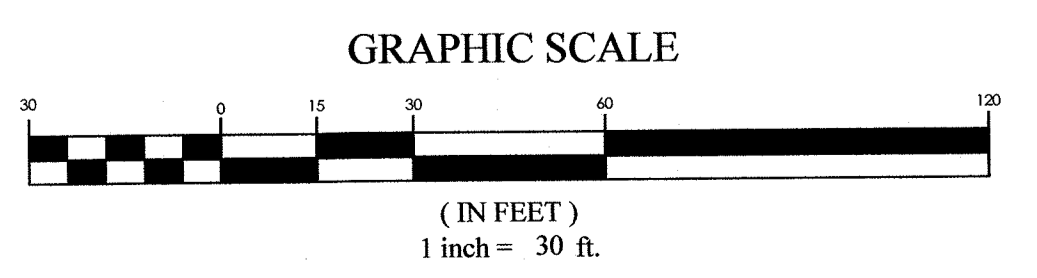
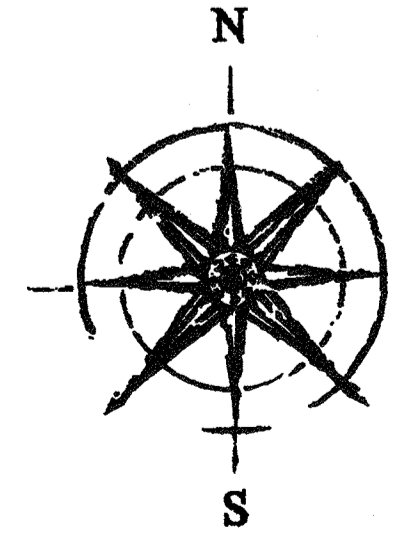
**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

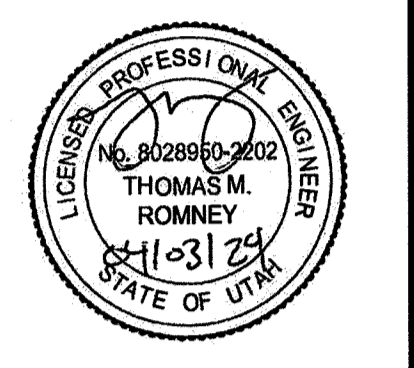
**GRADING AND DRAINAGE PLAN**

Scale: 1"=30'  
 Date: 04/03/24  
 Sheet: C4.0

Drawn: RRH  
 Job #: 18-277



2\_2018 18-277.dwg (18-277) using sheet North Park Sheets (C4.0) - GRADING AND DRAINAGE PLAN.dwg

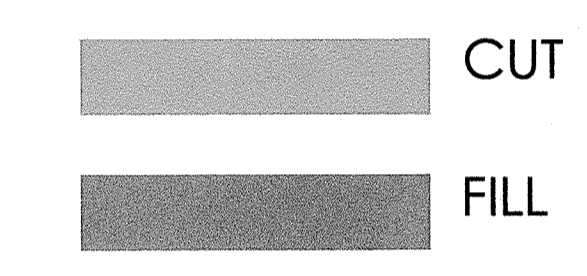


**SPRING RUN B5 PARK**  
 EAGLE MOUNTAIN, UTAH  
**GRADING PLAN**

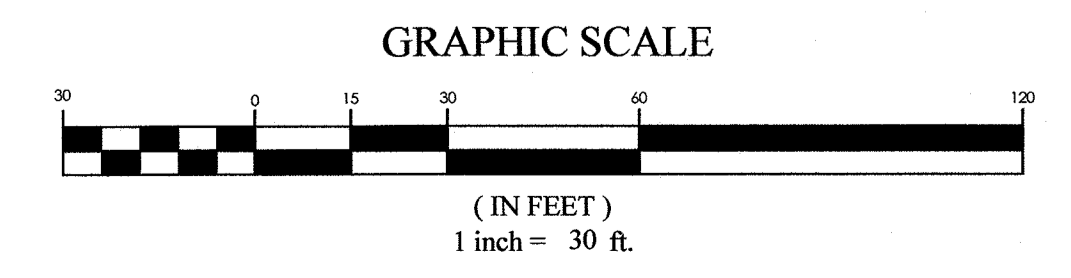
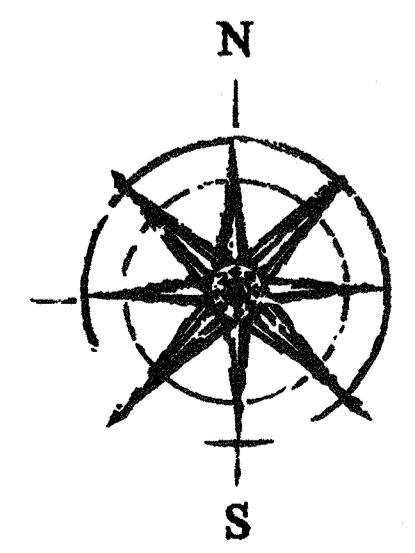
**LEGEND**

---	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. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

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



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**



**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

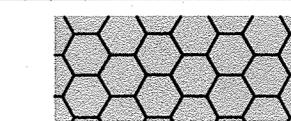









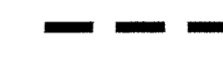

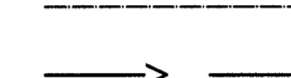


**GRADING PLAN**

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

Z:\2018\18-277\Spring Run B5\cdg\18-277\dwg\Grading\North Park\Sheet\CA.1 - GRADING PLAN.dwg

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: 402921' EASTING: -111°58'44"

**AREA AFFECTED:**

1. 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.
2. 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.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 0.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 4'.
4. THE INITIAL SITE IS APPROXIMATELY 3.5% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 10.8% IMPERVIOUS.

**CONSTRUCTION ACTIVITIES:**

1. 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.
2. INSTALL BMPs ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, HARDSCAPE CONSTRUCTION, LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMPs AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT PERMIT".
5. 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:**

1. 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.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

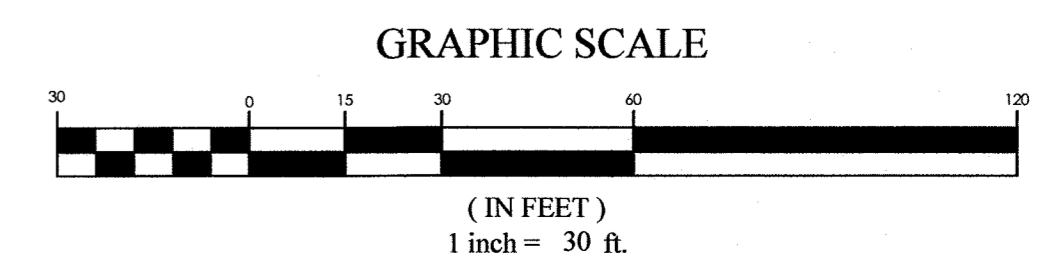
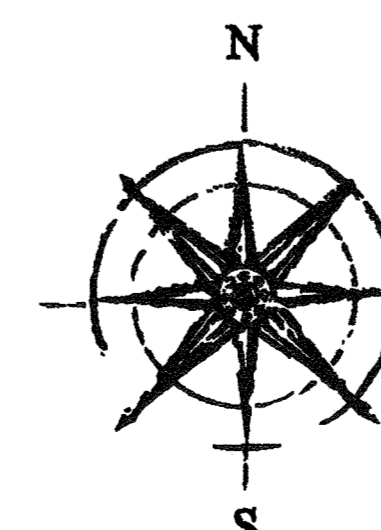
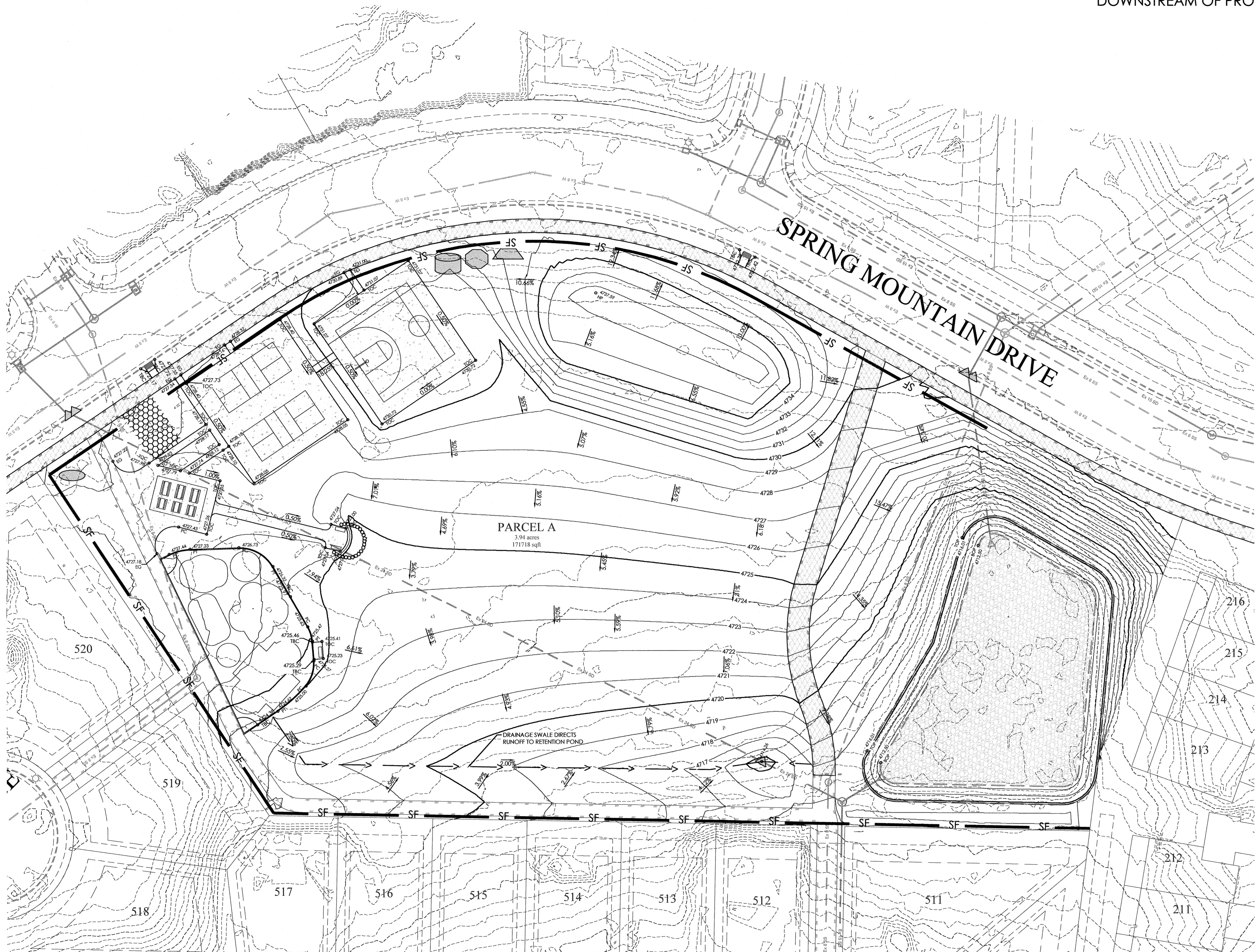
**GENERAL STORM WATER POLLUTION CONTROL NOTES:**

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPs AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPs THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPs WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. 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

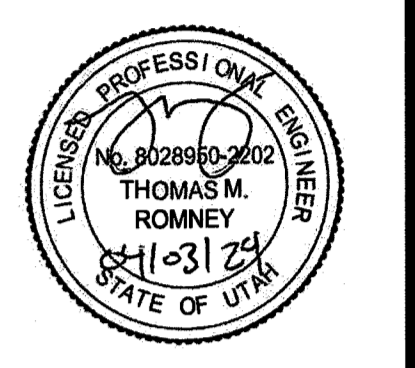
ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

**SWPPP NOTES:**

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



**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  
**EROSION CONTROL PLAN**

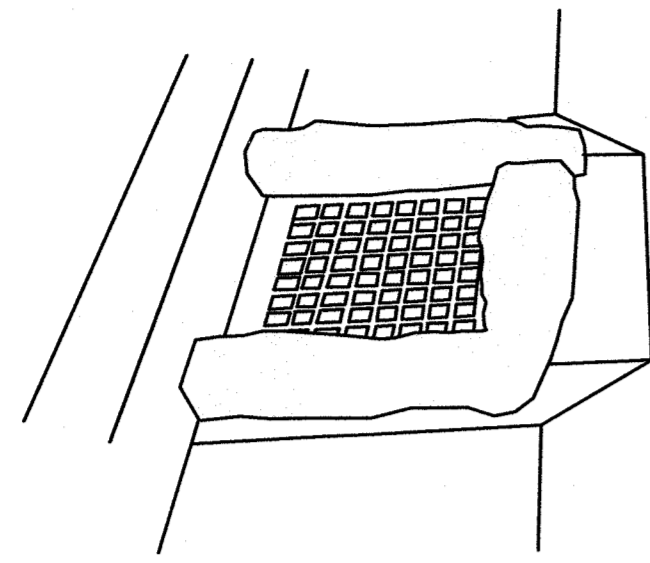
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**EROSION CONTROL PLAN**

Scale: 1"=30'  
Date: 04/03/24  
Sheet: C5.0

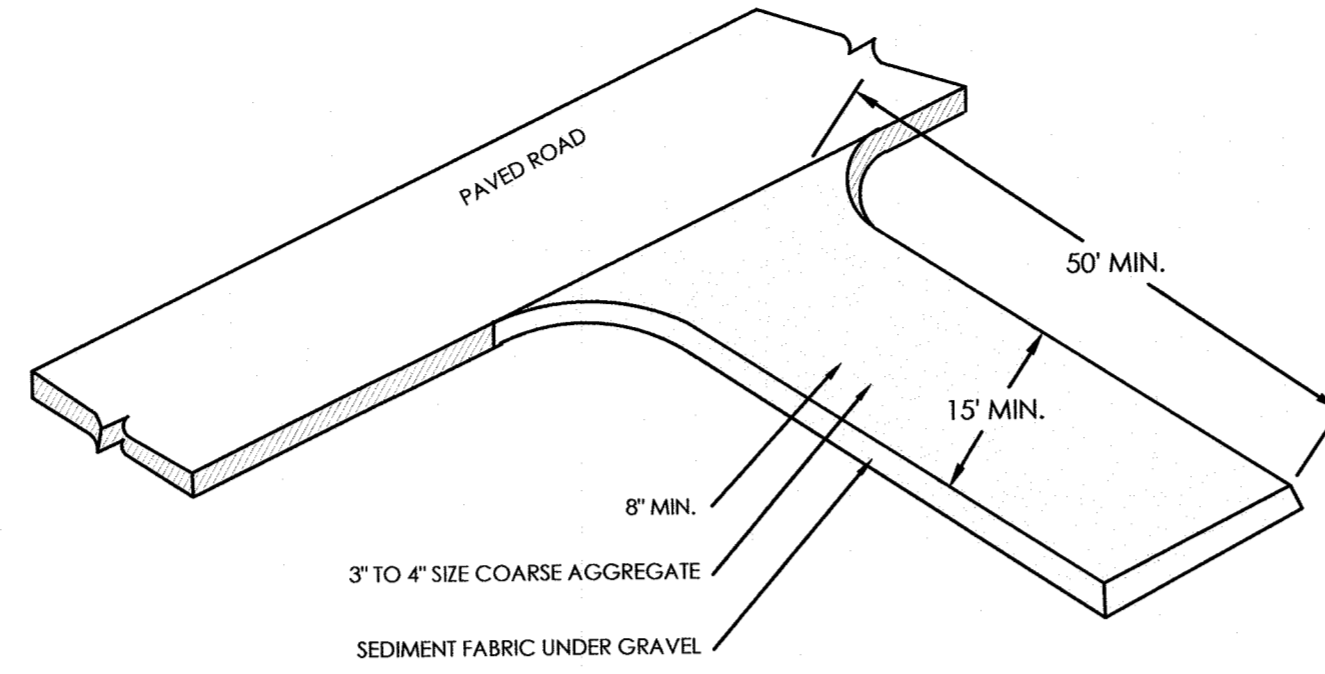
Drawn: RRH  
Job #: 18-277

23\_2018\_18-277\_spring\_run\_b5\_design\_18-277\dwg\sheet\North Park\_SheetA.C5.0 - EROSION CONTROL PLAN.dwg



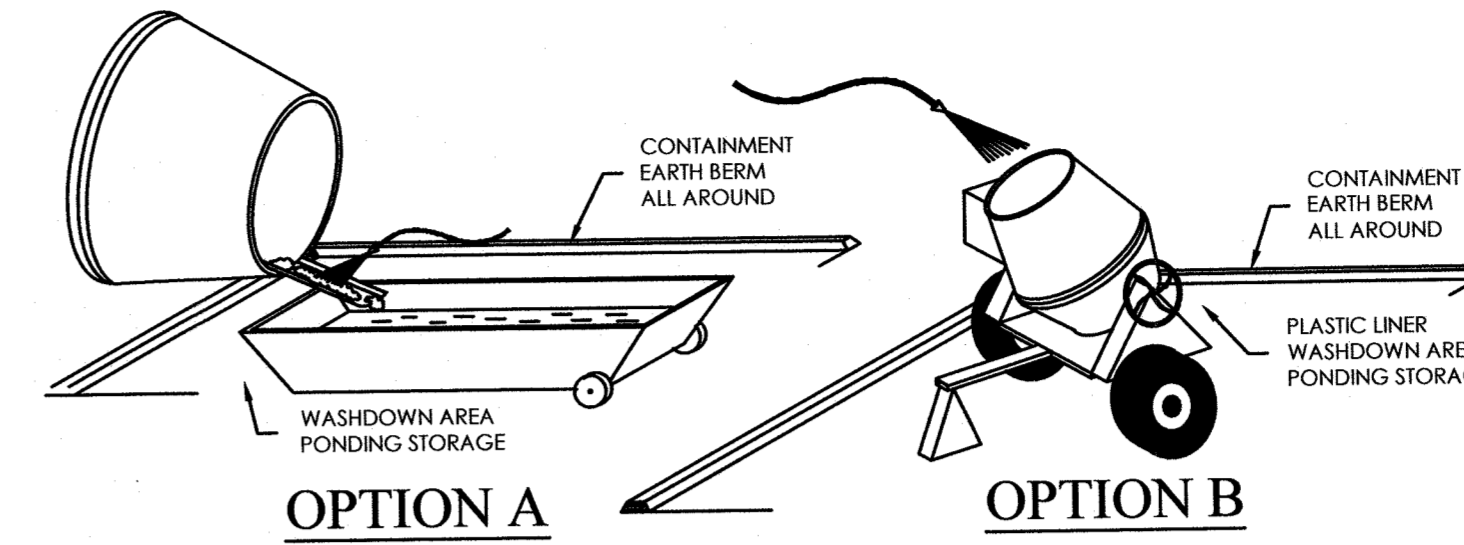
**INLET PROTECTION - GRAVEL BAGS**

NIS



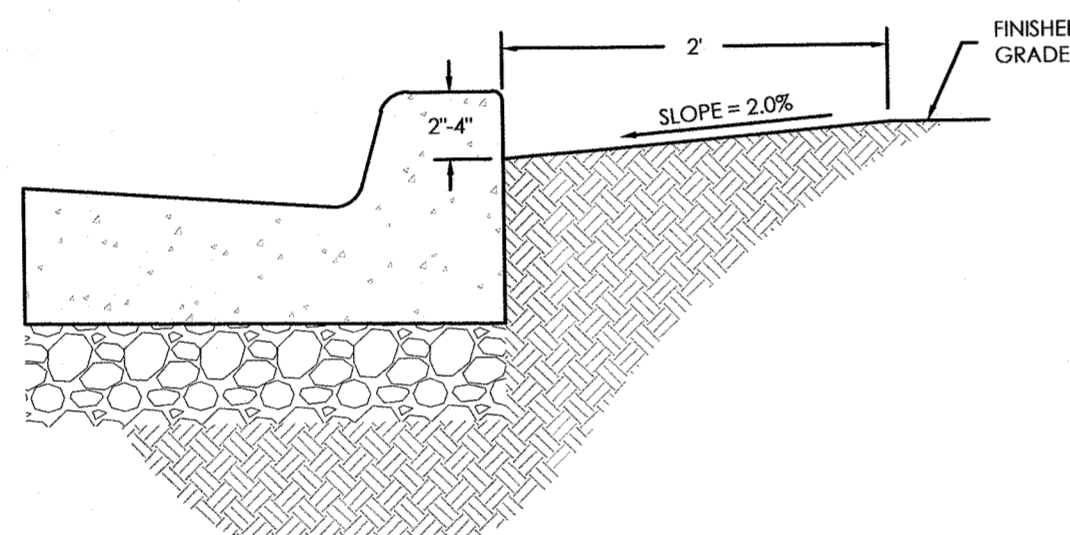
**STABILIZED CONSTRUCTION ENTRANCE**

NIS



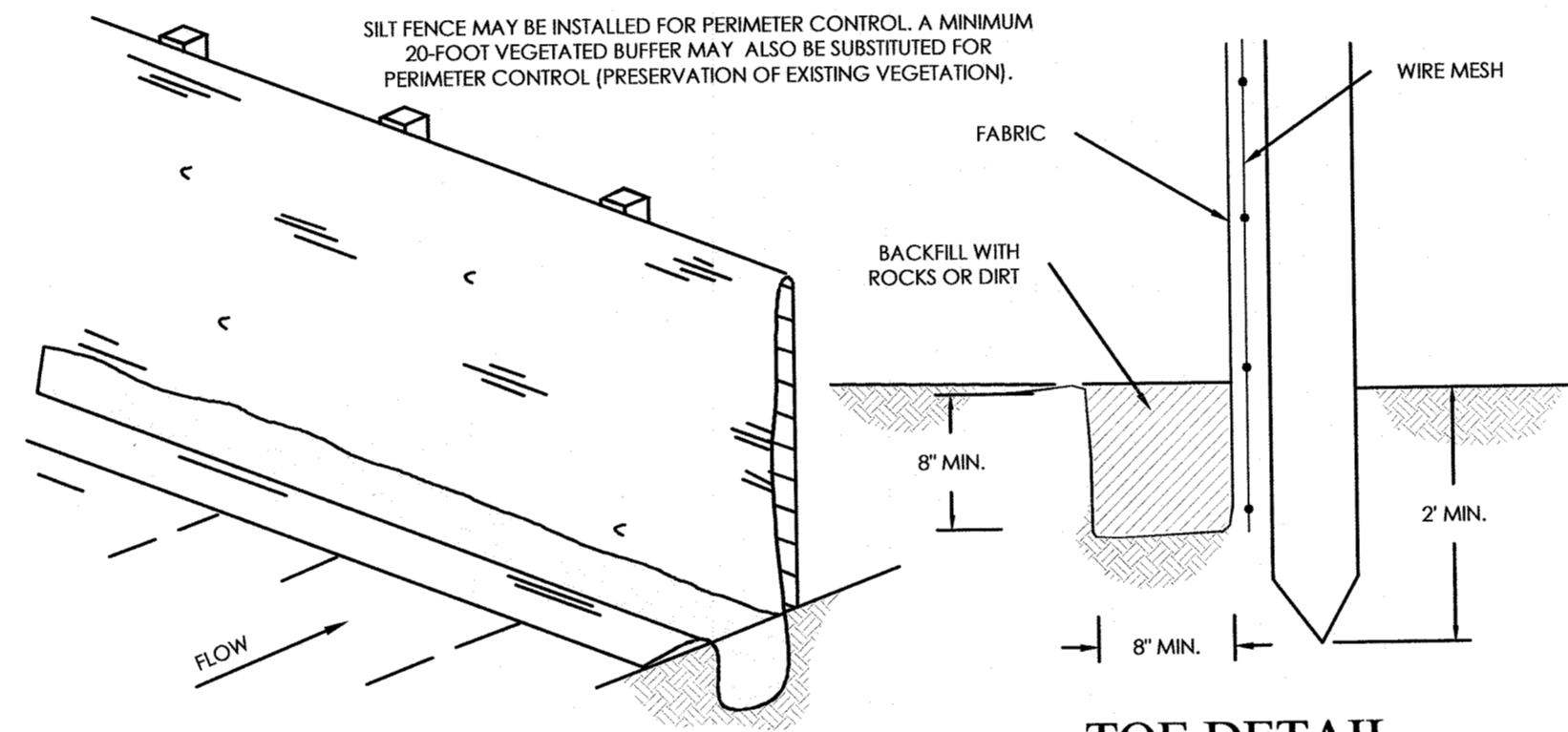
**CONCRETE WASTE MANAGEMENT**

NIS



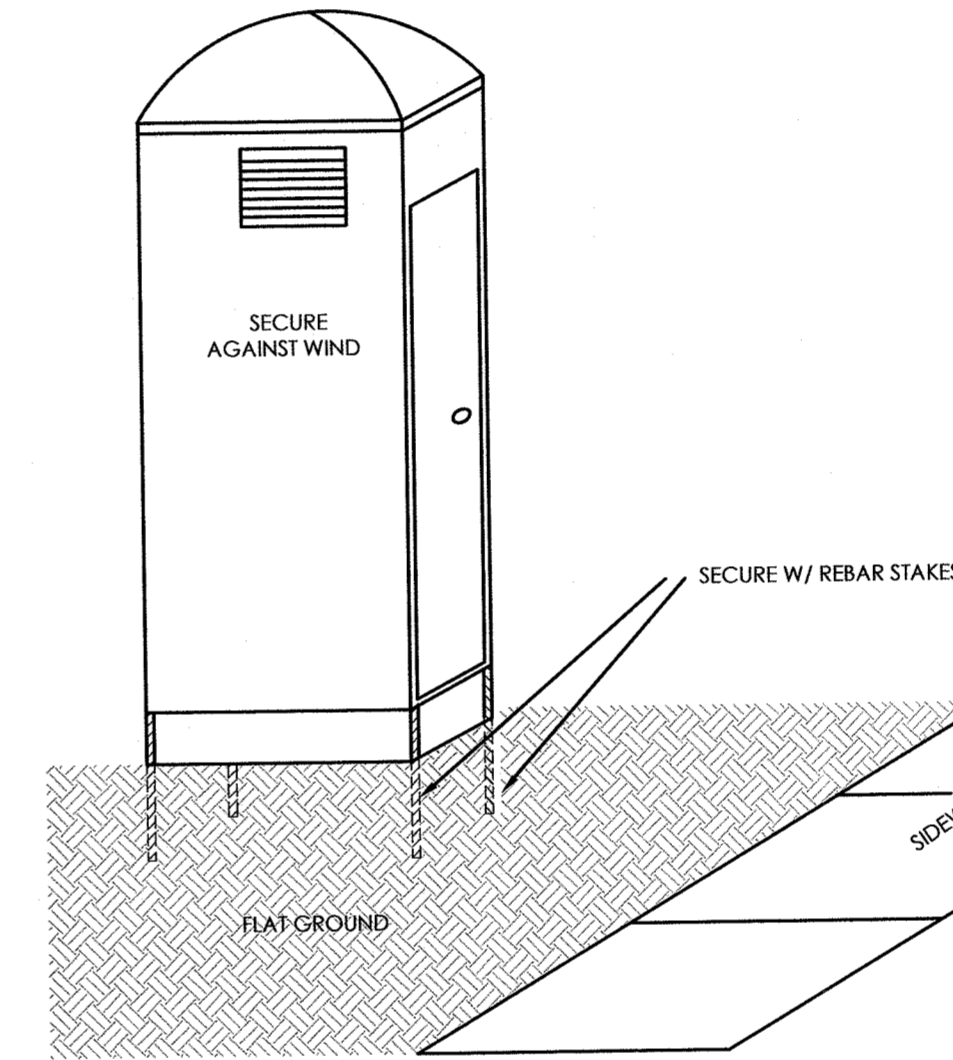
**CURB SEDIMENTATION TRAP**

NIS



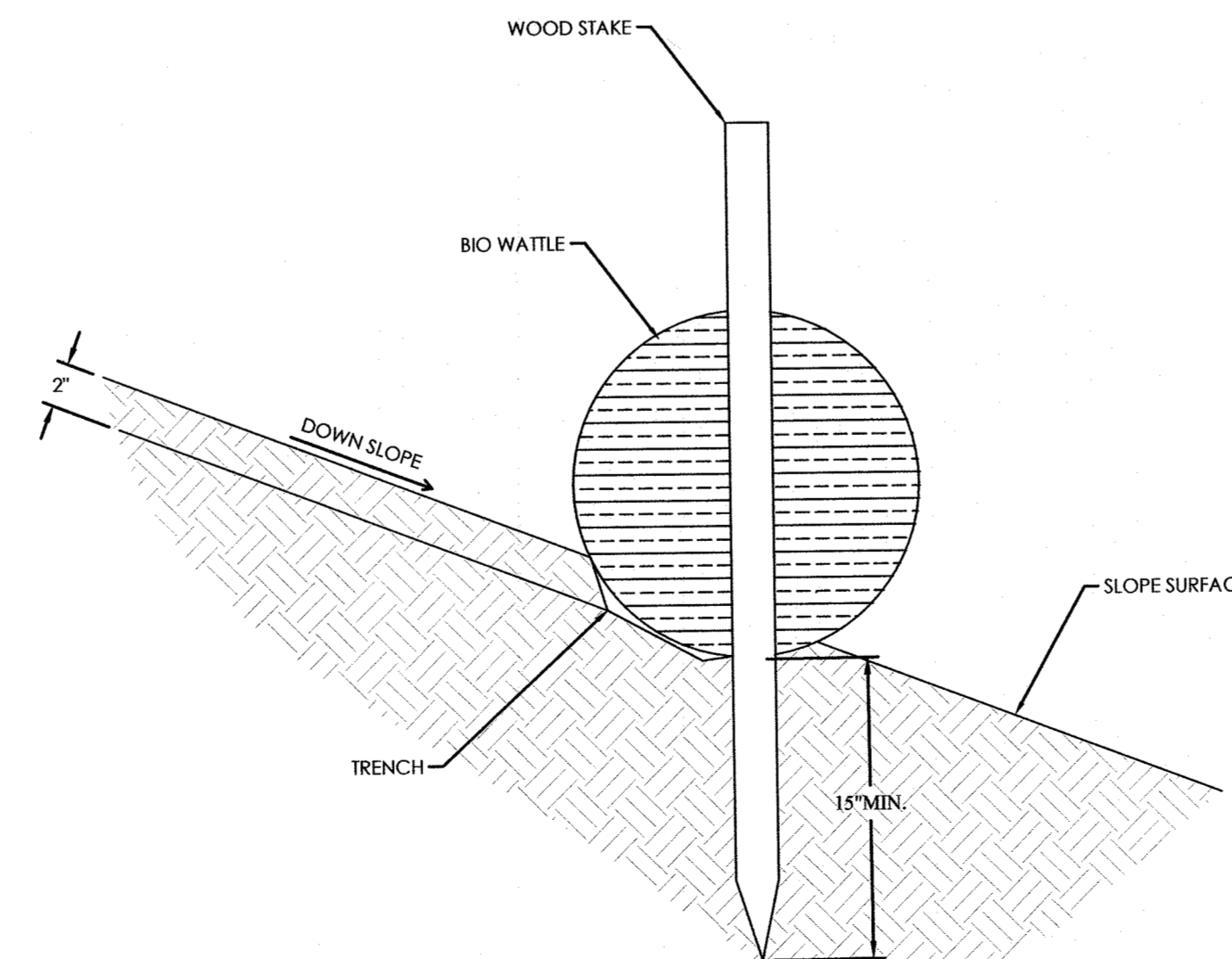
**SILT FENCE**

NIS



**PORTABLE TOILET**

NIS



**STRAW WATTLE (ON BARE SOIL)**

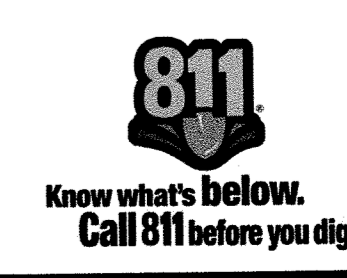
NIS



**SPRING RUN B5 PARK**  
EAGLE MOUNTAIN, UTAH  
**DETAILS**

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

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



z:\\_2018\18-277\_spring run b5\design\18-277.dwg, sheets\North Park Sheets\D1.0 - DETAILS.dwg