



Architecture

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

5151 South 900 East, Suite 200  
Salt Lake City, UT 84117  
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Fax: 801.269.1425  
www.thinkarc.com

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19 JUNE 2019

# PARK DEVELOPMENT FOR SPRING RUN NORTH PARK

EAGLE MOUNTAIN UTAH

Erosion Control plan and detail sheet needed showing BMP and good housekeeping devices.

## SHEET INDEX

L000	COVER SHEET
L101	SITE DEVELOPMENT PLAN
L111	PLANTING PLAN
L121	IRRIGATION PLAN
L501 - L505	SITE DEVELOPMENT DETAILS
L506 - L507	PLANTING / IRRIGATION DETAILS

PROJECT NO. 13162.40  
DATE: 19 JUNE 2018

REVISIONS:

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:

L000

LANDSCAPE

SPRING RUN NORTH PARK  
EAGLE MOUNTAIN CITY UTAH



Architecture

Interior Design  
Landscape Architecture  
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Construction Management

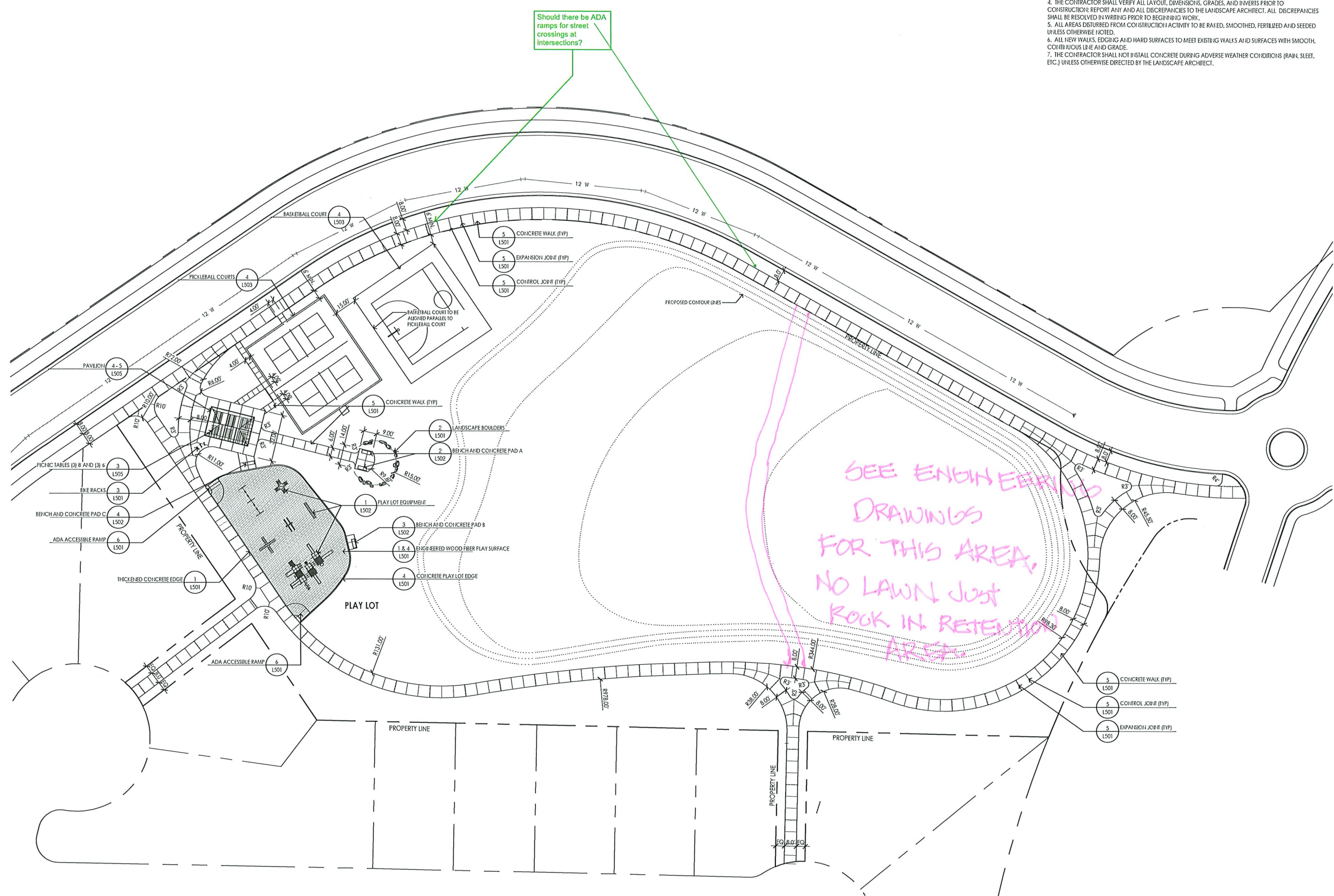
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SITE DEVELOPMENT NOTES

1. ALL PROPOSED IMPROVEMENTS TO CONFORM TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE DATA. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL BLUE STAKES OF UTAH AT 811 PRIOR TO CONSTRUCTION TO HAVE LOCATION OF ALL UTILITIES IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
4. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY AND ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
5. ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED UNLESS OTHERWISE NOTED.
6. ALL NEW WALKS, EDGING AND HARD SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
7. THE CONTRACTOR SHALL NOT INSTALL CONCRETE DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.) UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

Should there be ADA ramps for street crossings at intersections?



SPRING RUN NORTH PARK  
EAGLE MOUNTAIN CITY UTAH

PROJECT NO. 13162.40  
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SHEET TITLE:  
SITE DEVELOPMENT  
PLAN  
SHEET NUMBER:  
**L101**  
LANDSCAPE

EMC is working to move to more native and drought tolerant plants and grasses. Please send tblack@emcilly.org an email if you are interested in assist us in taking steps to reduce our water needs. Many of these will require little to no water to persist in EMC.

**PLANT SCHEDULE**

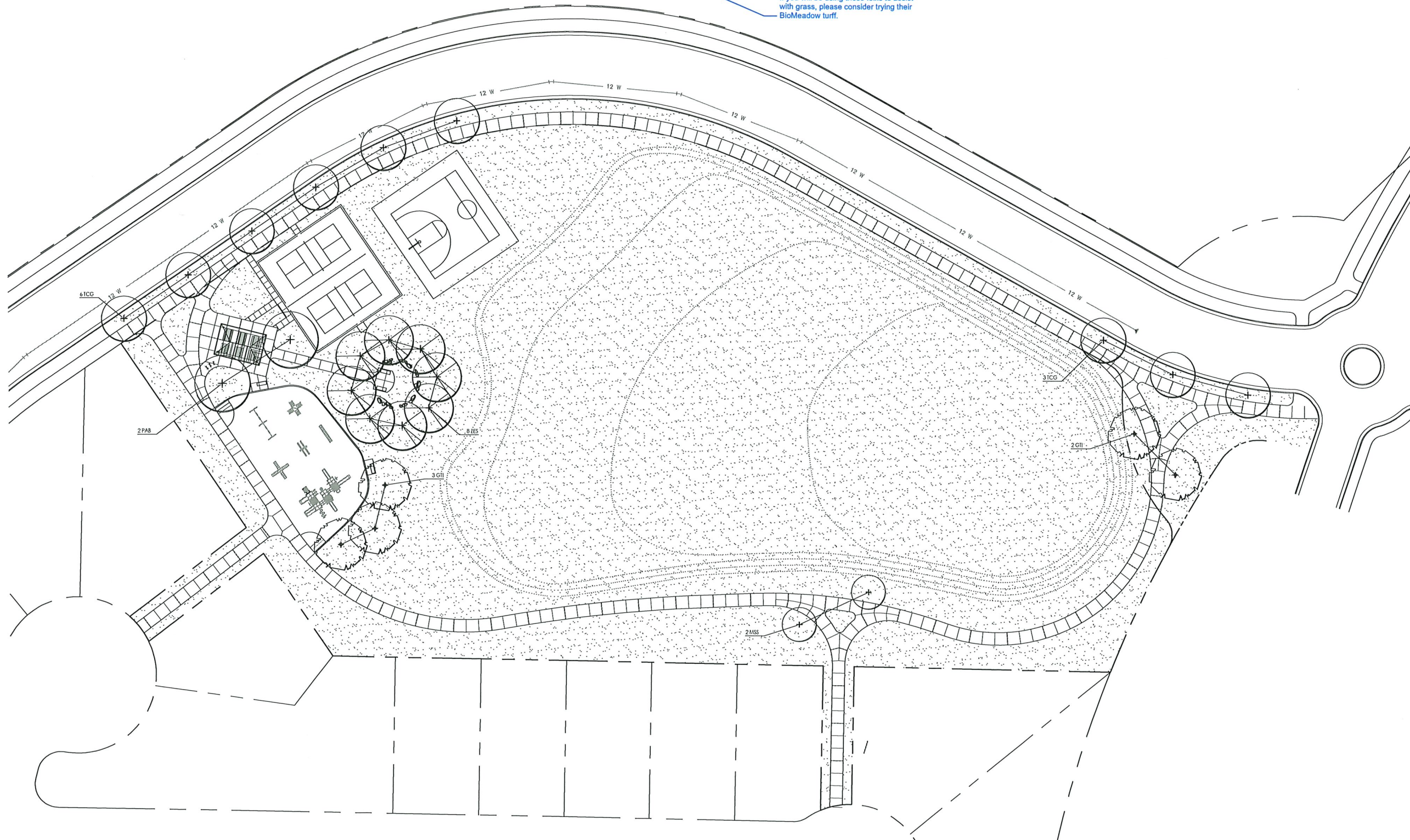
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
GII	5	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL	B&B	SEEDLESS AND THORNLESS
MSS	2	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	B&B	
PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDONI PLANE TREE	2.5" CAL	B&B	
TCG	9	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEH	2" CAL	B&B	
ZSG	8	ZELKOVA SERRATA 'GREENIVASE'	GREENIVASE ZELKOVA	2" CAL	B&B	

 LAWN (SOD)  
 LAWN SOD TO BE 'BIOTURF' AS GROWN BY BIOGRASS SOD FARMS, SANDY, UTAH, TELEPHONE: 801.562.9090, www.BIOGRASS.COM, OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT.

If you will be using these folks to assist with grass, please consider trying their BioMeadow turf.

**PLANTING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
- IF CONFLICTS ARISE BETWEEN SEE OF AREAS EXCAVATED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR ABBREVIATIONS, BOTANICAL/Common NAMES, SIZES, AND OTHER REMARKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- PROVIDE A THREE (3) FOOT DIAMETER SAUCER FREE OF LAWN UNDER ALL TREES PLANTED IN TURF AREAS WITH 3" LAYER OF BARK MULCH.
- LAWN AREAS TO BE SODDED.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD.



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SPRING RUN NORTH PARK

EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
DATE: 19 JUNE 2018  
REVISIONS:

SHEET TITLE:  
PLANTING  
PLAN  
SHEET NUMBER:

L111  
LANDSCAPE



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**SPRING RUN NORTH PARK**  
EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
DATE: 19 JUNE 2018  
REVISIONS:

SHEET TITLE:  
**IRRIGATION PLAN**  
SHEET NUMBER:

**L121**  
LANDSCAPE

**IRRIGATION LEGEND**

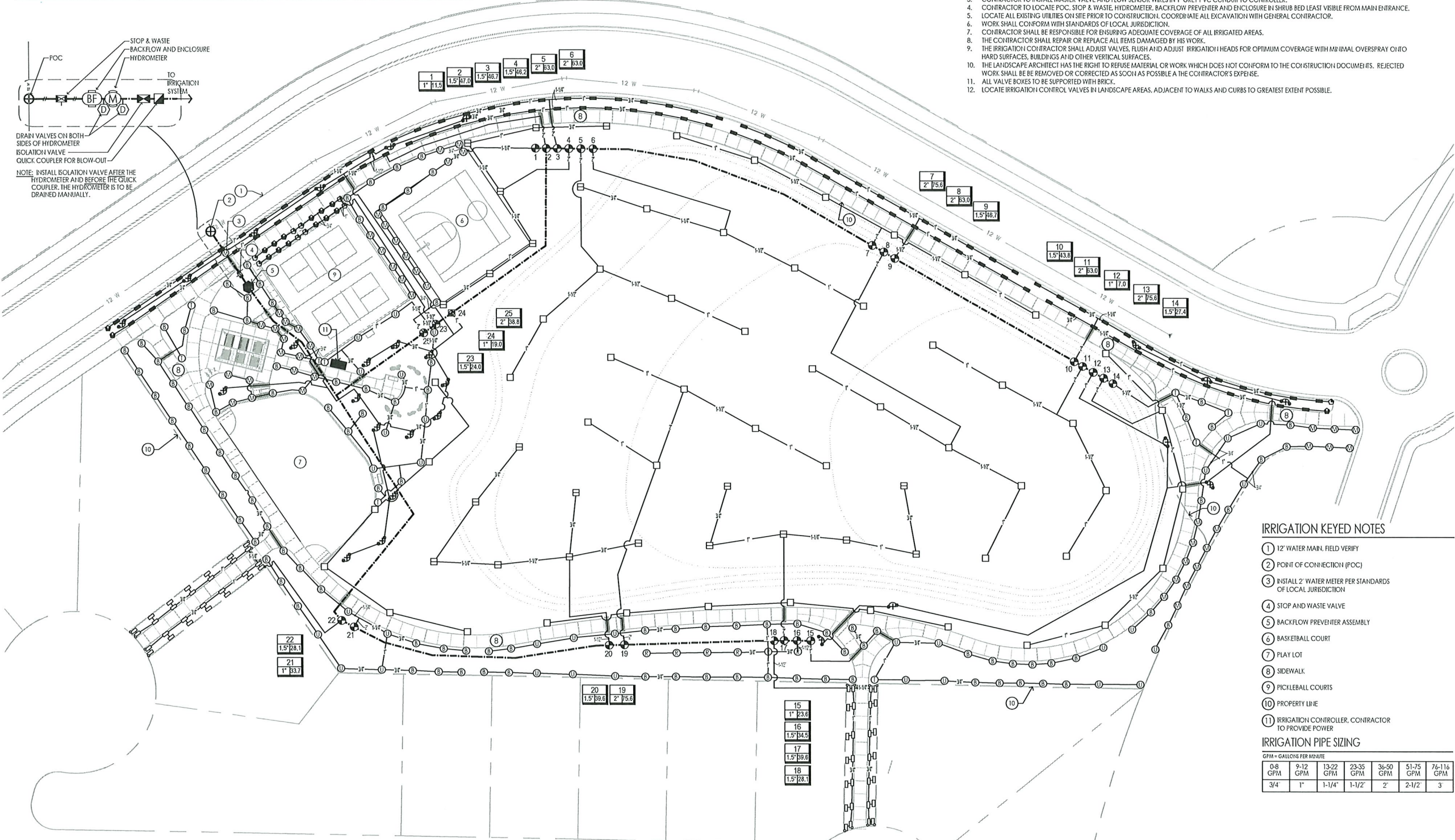
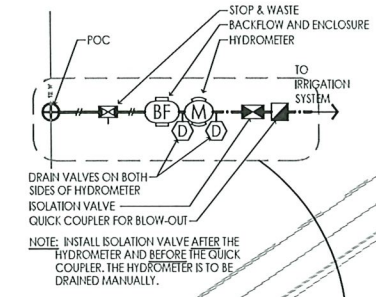
SYMBOL	ITEM	FSI	MAX. RADIUS	SPACING (APPROX. FT.)	FLOW
●	RAINBIRD RWS-B-1402 ROOT WATERING SYSTEM, 2 UNITS AT EACH TREE	30	-	-	0.50
○	RAINBIRD U-80 SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	8	7	0.26
○	RAINBIRD U-8H SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	8	7	0.52
■	RAINBIRD 95ST SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	9 x 18	8 x 16	1.73
○	RAINBIRD 15RCS SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	4 x 15	4 x 15	0.49
○	RAINBIRD 15LCS SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	4 x 15	4 x 15	0.49
○	RAINBIRD 15SS1 SPRAY NOZZLE ON RAINBIRD 1804 SAM-PRS POP UP BODY	30	4 x 30	4 x 30	1.21
○	HUNTER MP-CORNER ROTATOR (JURQUOSE) ON HUNTER PROS-04-PRS40 SPRAY BODY	21	15	VARIABLE	0.39 AT 45°; 0.45 AT 104°
○	HUNTER MP1000-90 ROTATOR (MARCOS) ON HUNTER PROS-04-PRS40 SPRAY BODY	21	15	VARIABLE	0.19 AT 90°; 0.37 AT 180°
○	HUNTER MP2000-90 ROTATOR (BLACK) ON HUNTER PROS-04-PRS40 SPRAY BODY	21	21	VARIABLE	0.40 AT 90°; 0.74 AT 180°
○	HUNTER MP3000-90 ROTATOR (BLUE) ON HUNTER PROS-04-PRS40 SPRAY BODY	21	30	VARIABLE	0.86 AT 90°; 1.82 AT 180°
□	RAINBIRD F4-PC ROTOR WITH 4 NOZZLE	40	41	37	3.3
□	RAINBIRD F4-PC ROTOR WITH 8 NOZZLE	40	49	44	6.6
□	RAINBIRD F4-PC ROTOR WITH 16 NOZZLE	40	55	50	12.6

SYMBOL	ITEM
⊠	RAINBIRD PEB-PRS-D SERIES ELECTRIC REMOTE CONTROL VALVE, SIZE AS INDICATED ON IRRIGATION PLAN, SEE VALVE TAG
⊠	RAINBIRD 44-LRC QUICK COUPLER WITH 44-K KEY AND HOSE SWIVEL
⊠	ISOLATION VALVE, BRASS BALL VALVE, SIZE TO MATCH MAIN LINE
⊠	RAINBIRD X-C2-100-PRB-COM DRIP CONTROL ZONE KIT, SIZED AT 1"
---	LATERAL LINE (CIRCUIT PIPE), PVC SCH 40, SIZE AS INDICATED
---	MAIN LINE (PRESSURE PIPE), PVC SCH 40, SIZE AT 3"
---	IRRIGATION PIPE AND WIRING SLEEVE, PVC PIPE, SEE DETAIL
⊠	CONTROLLER, RAINBIRD ESP-LSME/F CONTROLLER, WITH RAINBIRD LXMSSPFD EXTERIOR STAINLESS STEEL PEDESTAL MOUNT WITH STAINLESS STEEL CABINET, PROVIDE EXPANSION MODULES AS REQUIRED TO ACCOMMODATE NUMBER OF VALVES INDICATED.
⊠	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR, SEE DETAIL
⊠	GROUNDING SYSTEM FOR CONTROLLER, SEE DETAIL
⊠	POINT OF CONNECTION (POC)

SYMBOL	ITEM
⊠	BACKFLOW PREVENTER ASSEMBLY: BRASS STOP AND WASTE VALVE AS REQUIRED BY LOCAL JURISDICTION
⊠	BACKFLOW PREVENTER - WILKINS REDUCED PRESSURE PRINCIPLE ASSEMBLY, MODEL 375XL-B, OR AS REQUIRED BY LOCAL JURISDICTION, SIZED AT 2"
⊠	MANUAL DRAIN VALVE, SIZED AT 3/4"
⊠	HYDROMETER - HETA/FM, MODEL LH21G1-MEL, NORMALLY CLOSED, SIZED AT 2"
XX	VALVE TAG VALVE NUMBER / CONTROLLER STATION
X	VALVE SIZE
---	FLOW IN GPM

**IRRIGATION NOTES**

- THE SYSTEM IS BASED ON AN AVAILABLE STATIC PRESSURE OF 80 PSI/MPI MIN.
- THIS PLAN IS DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY. CONTRACTOR TO LOCATE IN LANDSCAPE AREAS WHEREVER FEASIBLE.
- CONTRACTOR TO INSTALL MASTER VALVE AND FLOW SENSOR WIRES IN 1" GREY PVC CONDUIT TO CONTROLLER.
- CONTRACTOR TO LOCATE POC, STOP & WASTE, HYDROMETER, BACKFLOW PREVENTER AND ENCLOSURE IN SHRUB BED LEAST VISIBLE FROM MAIN ENTRANCE.
- LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION. COORDINATE ALL EXCAVATION WITH GENERAL CONTRACTOR.
- WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK.
- THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ON TO HARD SURFACES, BUILDINGS AND OTHER VERTICAL SURFACES.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.



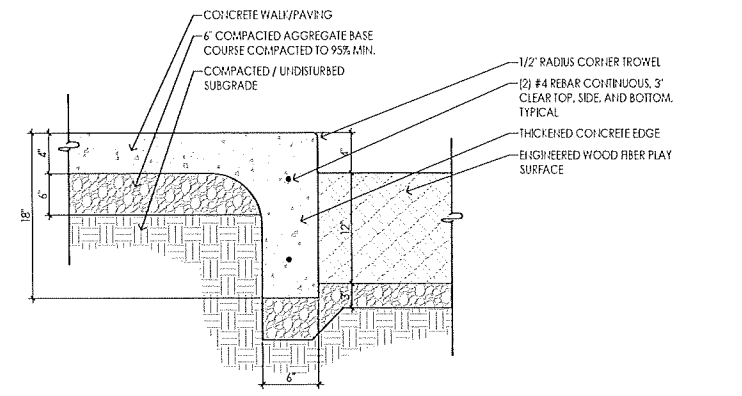
**IRRIGATION KEYED NOTES**

- 12" WATER MAIN, FIELD VERIFY
- POINT OF CONNECTION (POC)
- INSTALL 2" WATER METER PER STANDARDS OF LOCAL JURISDICTION
- STOP AND WASTE VALVE
- BACKFLOW PREVENTER ASSEMBLY
- BASKETBALL COURT
- PLAY LOT
- SIDEWALK
- PICKLEBALL COURTS
- PROPERTY LINE
- IRRIGATION CONTROLLER, CONTRACTOR TO PROVIDE POWER

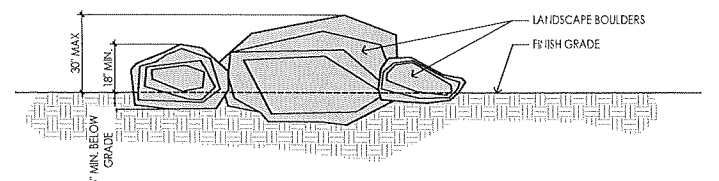
**IRRIGATION PIPE SIZING**

GPM = GALLONS PER MINUTE

0-8 GPM	9-12 GPM	13-22 GPM	23-35 GPM	36-50 GPM	51-75 GPM	76-116 GPM
3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"

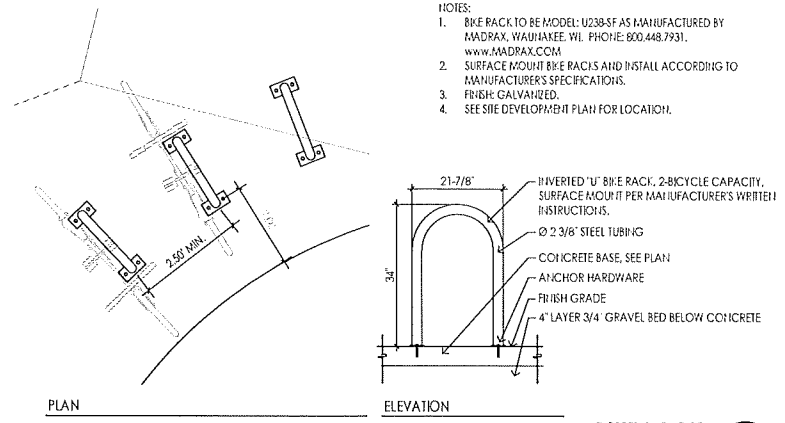


**THICKENED CONCRETE EDGE** 1



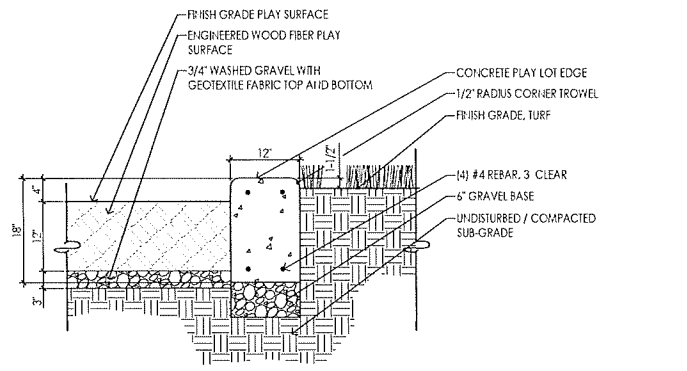
- NOTE:  
 1. SEE SITE DEVELOPMENT PLAN FOR SIZE AND QUANTITY OF BOULDERS.  
 2. BOULDER PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE.  
 3. 25-30% OF BOULDERS TO BE BURIED BELOW FINISH GRADE.

**LANDSCAPE BOULDERS** 2

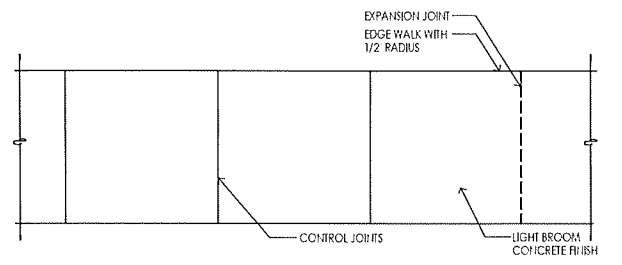


- NOTES:  
 1. BIKE RACK TO BE MODEL U238-SF AS MANUFACTURED BY MADRAX, WAUWATSEGA, WI. PHONE: 800.448.7931. WWW.MADRAX.COM  
 2. SURFACE MOUNT BEE PAILS AND INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
 3. FINISH: GALVANNEED.  
 4. SEE SITE DEVELOPMENT PLAN FOR LOCATION.

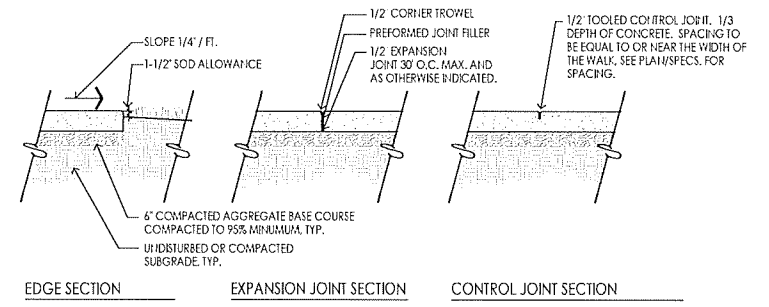
**BIKE RACK** 3



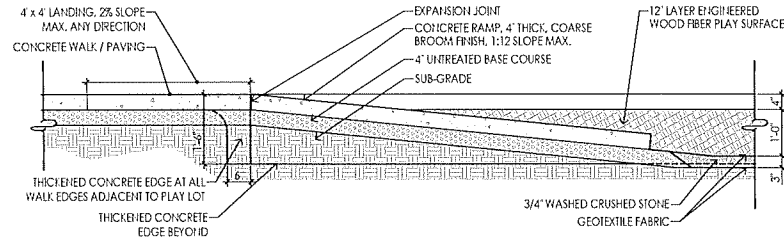
**CONCRETE PLAY LOT EDGE** 4



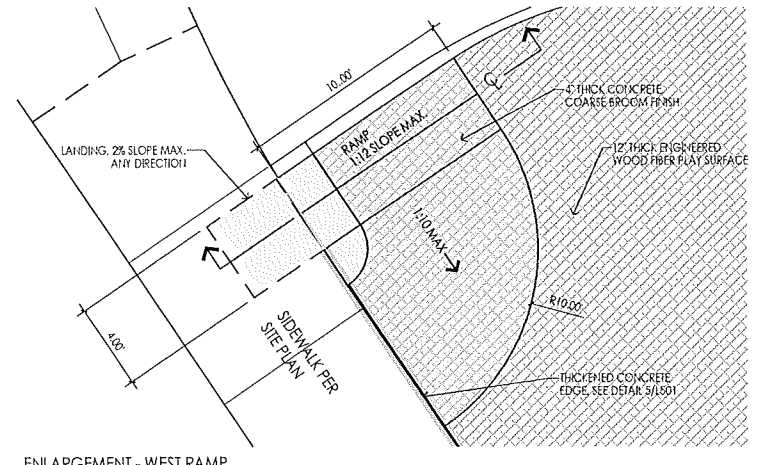
- Typical Walkway Plan
- NOTES:  
 1. EXPANSION JOINTS SHALL OCCUR EVERY 30' UNLESS OTHERWISE NOTED.  
 2. CONCRETE SHALL BE 8-1/2\"/>



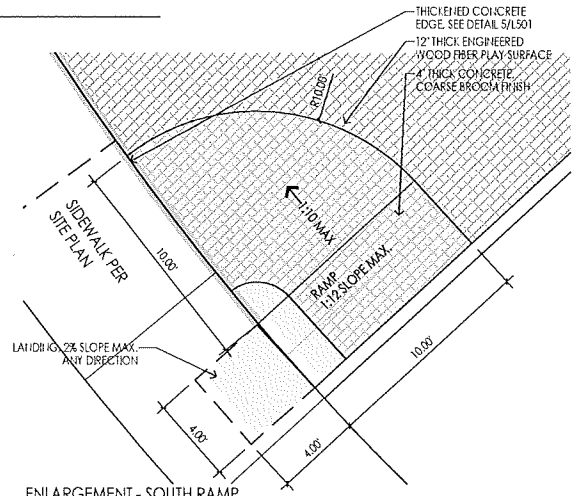
**CONCRETE SIDEWALK / PAVING** 5



TYPICAL ADA RAMP SECTION

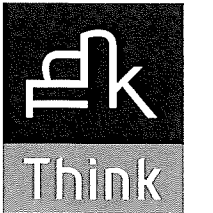


ENLARGEMENT - WEST RAMP



ENLARGEMENT - SOUTH RAMP

**ADA ACCESSIBLE RAMPS AT PLAY LOT** 6



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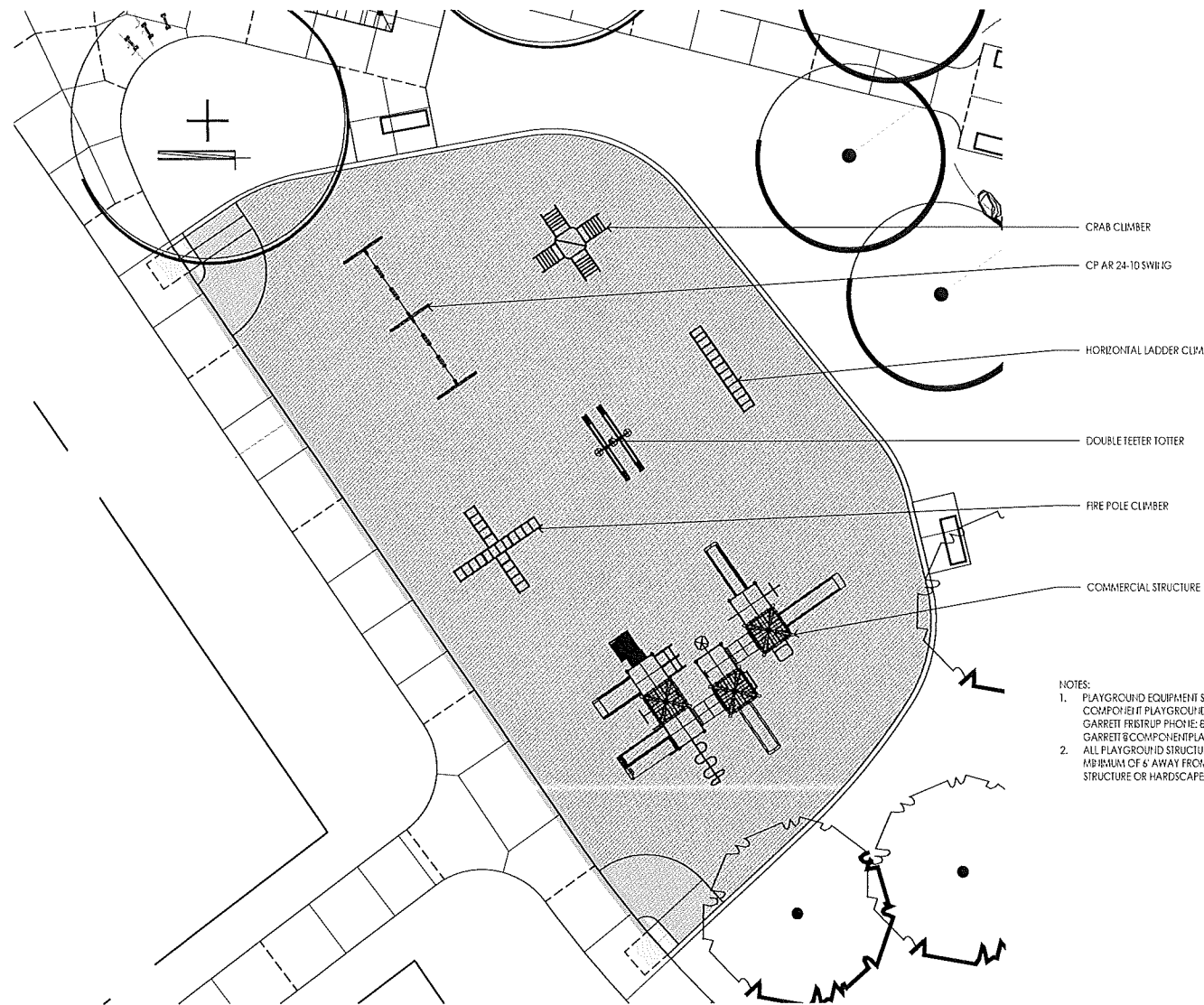
SPRING RUN NORTH PARK

EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
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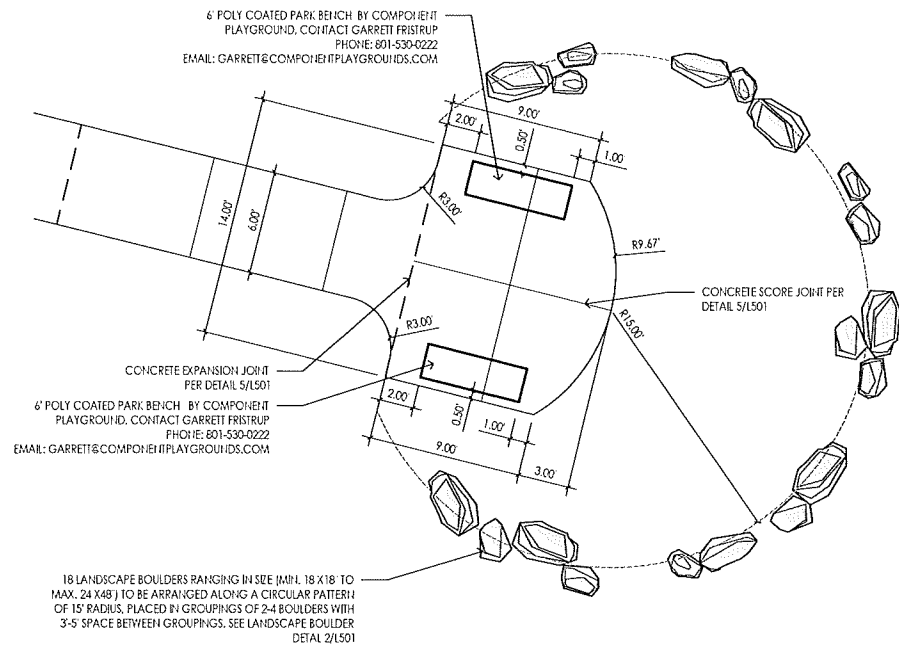
SHEET TITLE:  
SITE DEVELOPMENT  
DETAILS  
SHEET NUMBER:

L501  
LANDSCAPE

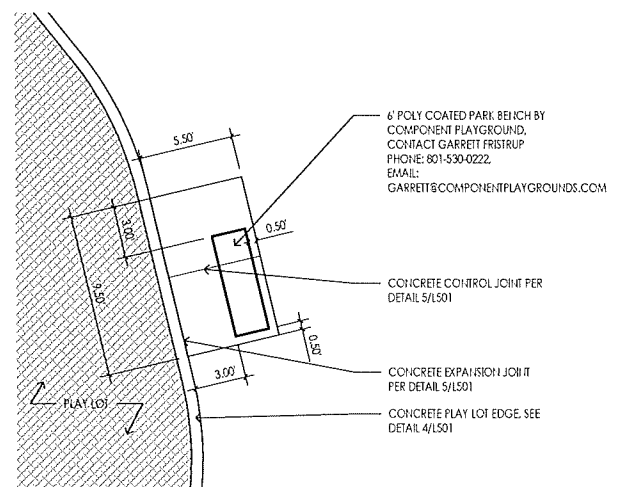


- NOTES:  
1. PLAYGROUND EQUIPMENT SUPPLIED BY COMPONENT PLAYGROUND, CONTACT GARRETT FRISTRUP PHONE: 801-530-0222, EMAIL: GARRETT@COMPONENTPLAYGROUNDS.COM  
2. ALL PLAYGROUND STRUCTURES SHALL BE A MINIMUM OF 6' AWAY FROM ANY OTHER STRUCTURE OR HARDSCAPE

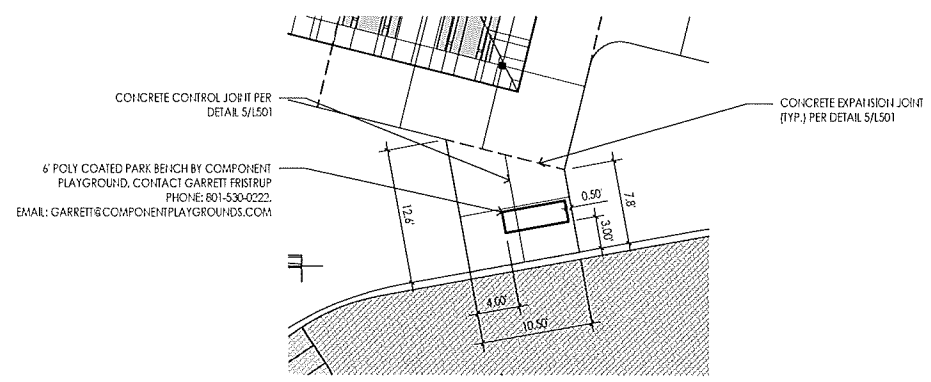
PLAY LOT 1



BENCH AND CONCRETE PAD ENLARGEMENT A 2



BENCH AND CONCRETE PAD ENLARGEMENT B 3



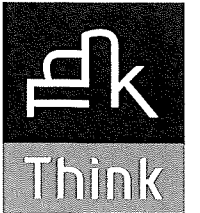
BENCH AND CONCRETE PAD ENLARGEMENT C 4

SPRING RUN NORTH PARK  
EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
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SITE DEVELOPMENT  
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L502  
LANDSCAPE



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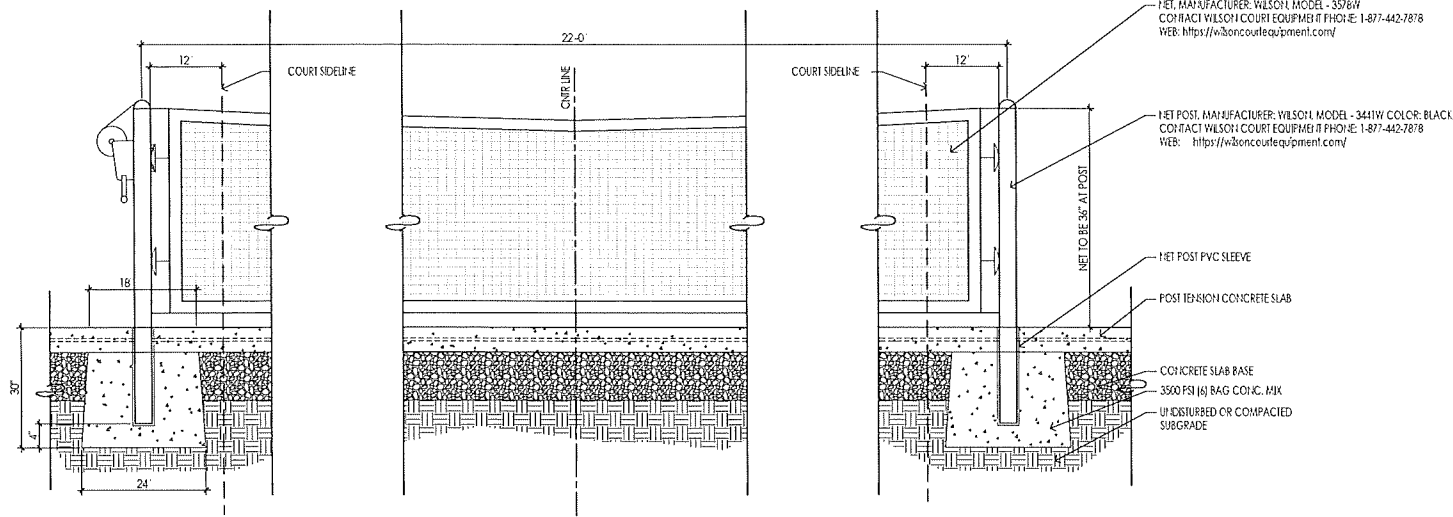
REVISIONS:

SHEET TITLE:

SITE DEVELOPMENT  
DETAILS

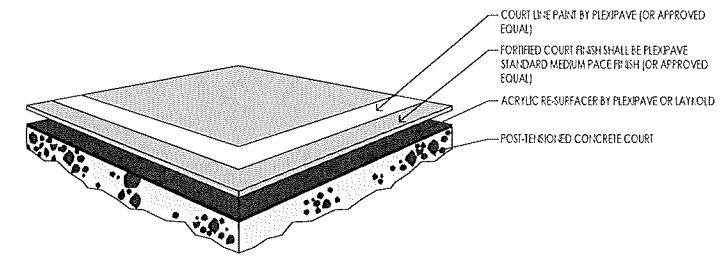
SHEET NUMBER:

**L503**  
LANDSCAPE



**PICKLEBALL POST AND NET DETAIL**

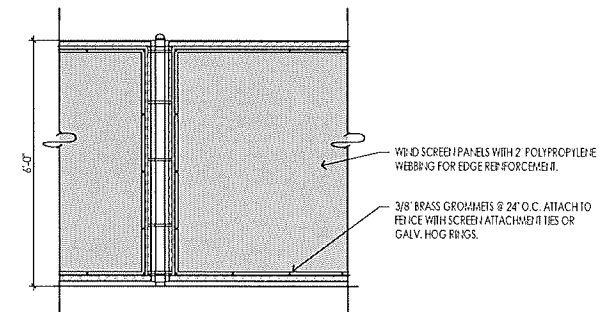
NOT TO SCALE ①



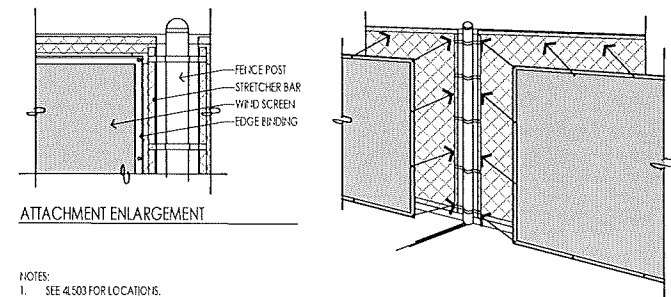
- NOTES:
1. ALL MATERIALS AND METHODS USED TO COMPLETE COURT SURFACING SHALL COMPLY WITH THE PROJECT SPECIFICATIONS.
  2. FINAL SURFACE SHALL BE FREE FROM CRACKS, BUBBLES, AND OTHER DEFECTS.
  3. COURT COLOR SHALL BE AS INDICATED IN DETAIL 41503 BY PLEXPAVE OR APPROVED EQUAL. CONTACT CALIFORNIA SPORTS SURFACES PHONE: 978-423-9980

**COURT SURFACING**

NOT TO SCALE ②



**ELEVATION**



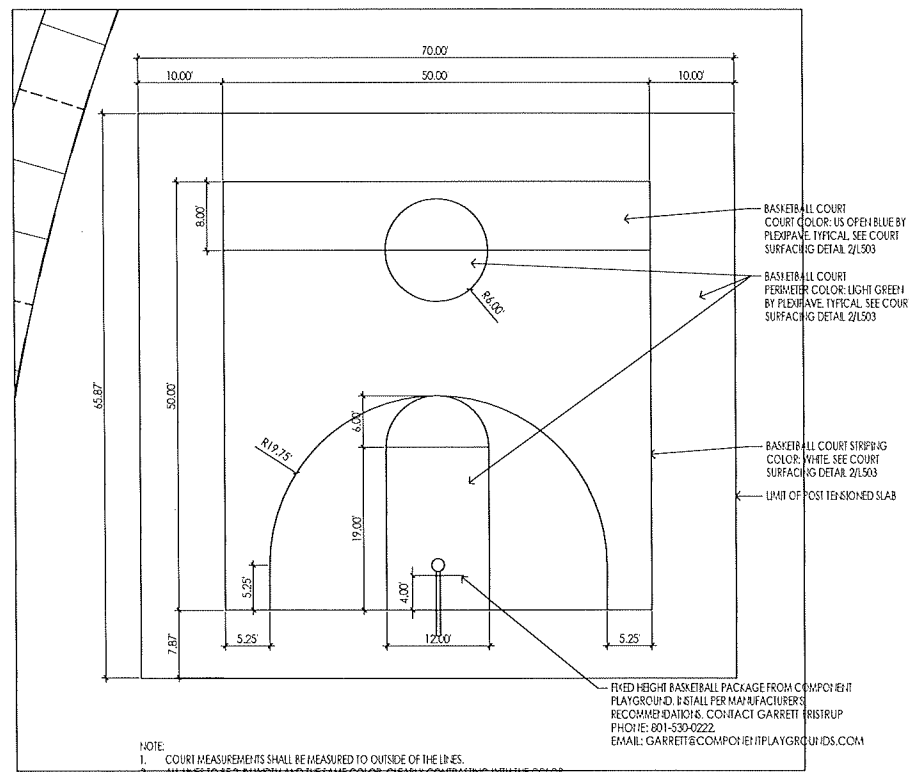
**ATTACHMENT ENLARGEMENT**

**ATTACHMENT DETAIL**

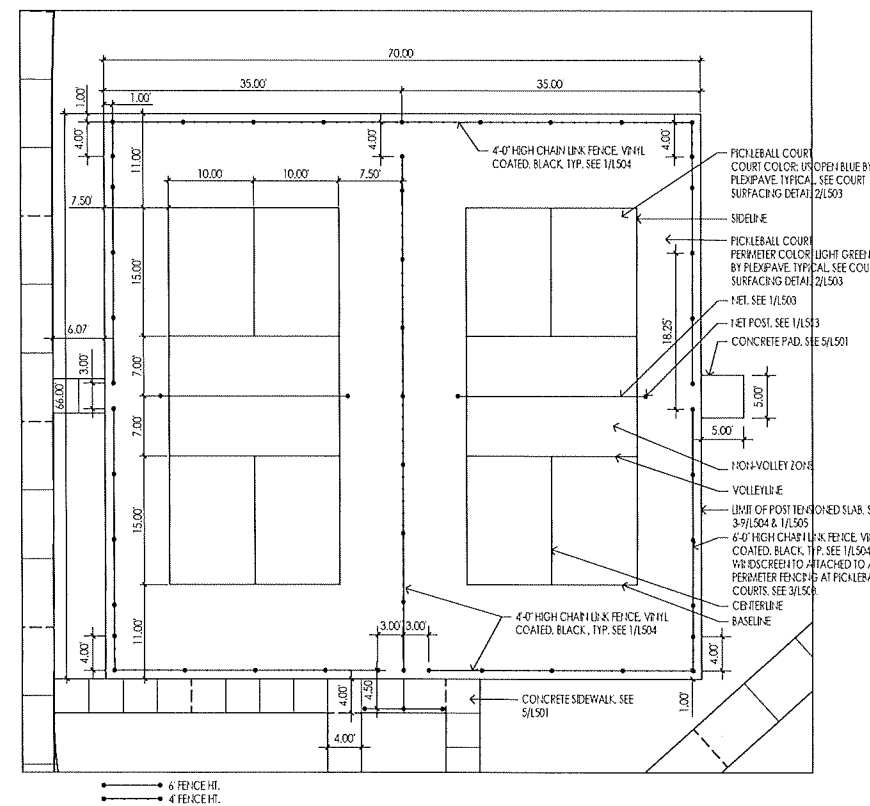
- NOTES:
1. SEE 41503 FOR LOCATION.
  2. INSTALL PER FENCE SCREEN MFG. RECOMMENDATIONS. WIND SCREEN MANUFACTURER: WILSON, MODEL AIR MASTER/OPEN WEAVE 225W, OR APPROVED EQUIVALENT. CONTACT WILSON COURT EQUIPMENT PHONE: 1-877-442-7878 WEB: <https://wilsoncourtequipment.com/> COLOR PER OWNER
  3. COLOR PER OWNER

**WINDSCREEN**

NOT TO SCALE ③



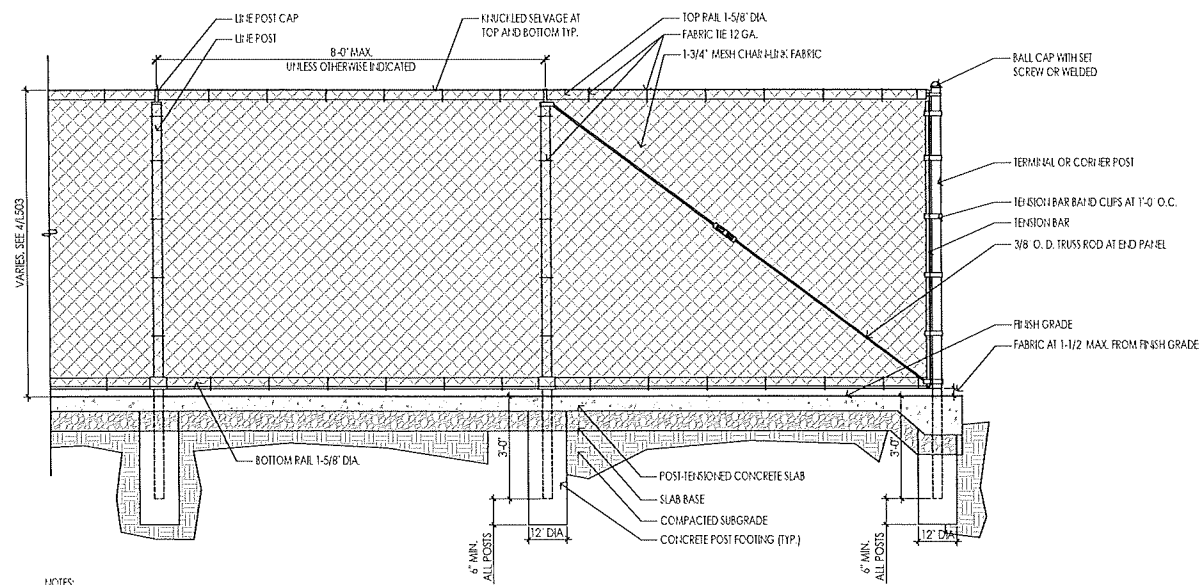
**BASKETBALL COURT - ENLARGED**



**PICKLEBALL COURTS - ENLARGED**

**POST TENSION CONCRETE SLAB COURTS**

1"=20' ④



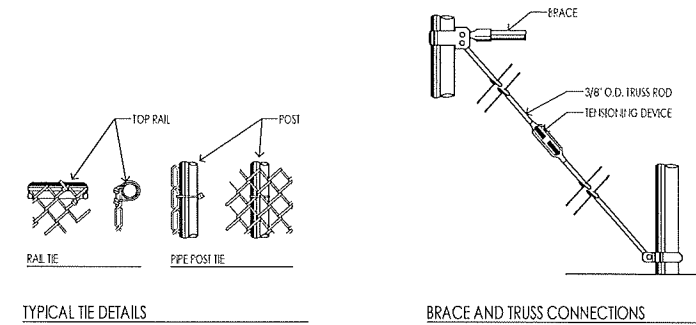
- NOTES:**
1. ALL ABOVE GROUND FENCING MATERIALS SHALL BE PERMACOAT POWDER COATED BY AMERISTAR OR APPROVED EQUIVALENT. COLOR TO BE BLACK.
  2. TOP AND BOTTOM SUPPORT RAILS SHALL BE 1-5/8\"/>

**FENCE MATERIALS**

FABRIC GAUGE	9	
FABRIC HEIGHT	4'-0" - 5'-0"	
FABRIC MESH SIZE	1-3/4" x 3-0"	
POST DEPTH	3'-0" FOR 6' FENCE, 2'-6" FOR 4' FENCE	
LINE POST	LENGTH: 8'-8"	DIAMETER: 2"
CORNER / TERMINAL POST	LENGTH: 9'-0"	DIAMETER: 2-1/2"
		WALL THICKNESS: .120"
		WALL THICKNESS: .130"

**CHAIN LINK FENCE**

NOT TO SCALE

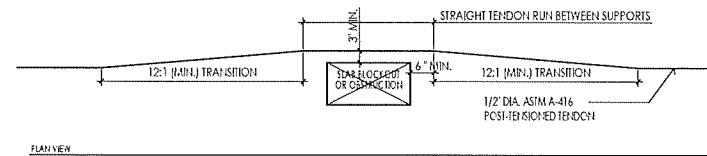


TYPICAL TIE DETAILS

BRACE AND TRUSS CONNECTIONS

**CHAIN LINK HARDWARE**

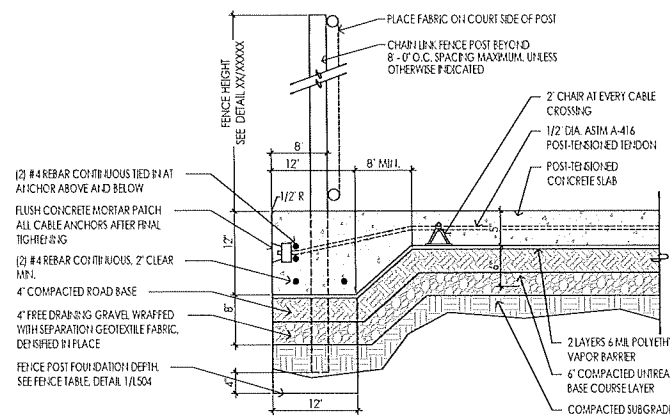
NOT TO SCALE



PLAN VIEW

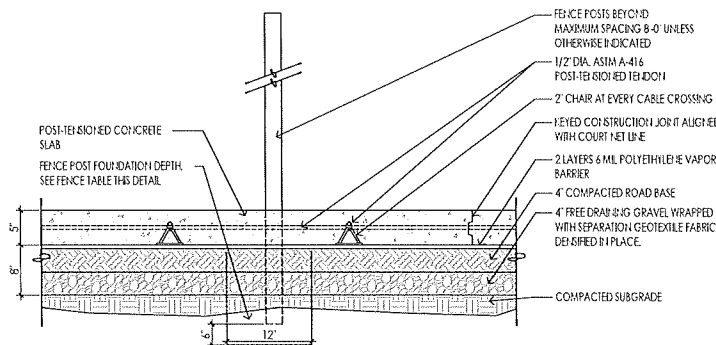
**TENDON DEVIATION**

NOT TO SCALE



**TYPICAL PERIMETER BEAM SECTION**

NOT TO SCALE



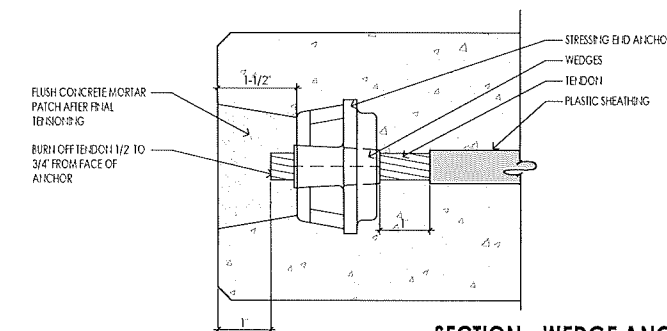
**FENCE TABLE**

FABRIC GAUGE	FABRIC HEIGHT	POST DEPTH	LENGTH OF END CORNER OR FULL POSTS	DIAMETER OF POSTS	LINE POSTS
9	4'	2'-6"	6'-6"	2-1/2"	2"
9	4'	3'-0"	7'-0"	2-1/2"	2"
9	4'	3'-6"	11'-0"	2-1/2"	2"
9	10'	4'-0"	14'-0"	2-1/2"	2"

- NOTE:**
1. ALL CABLES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
  2. SLAB GRADIENT TO BE ONE INCH PER TEN FEET.

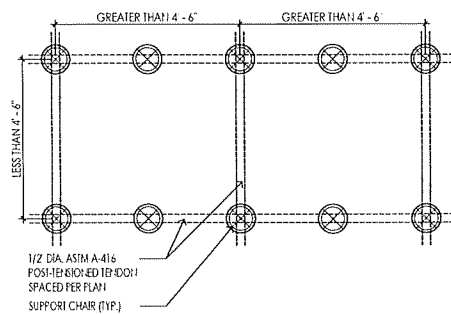
**TYPICAL SLAB SECTION**

NOT TO SCALE



**SECTION - WEDGE ANCHOR**

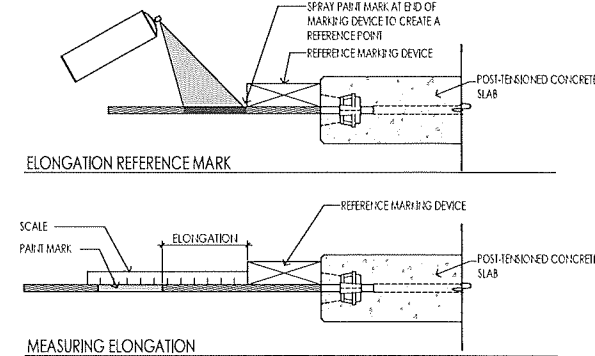
NOT TO SCALE



- NOTE:**
1. FOR SPACING GREATER THAN 4'-6" ADD AN ADDITIONAL CHAIR SPACED EQUALLY.
  2. FOR SPACING LESS THAN 4'-6" NO ADDITIONAL CHAIR NEEDED.

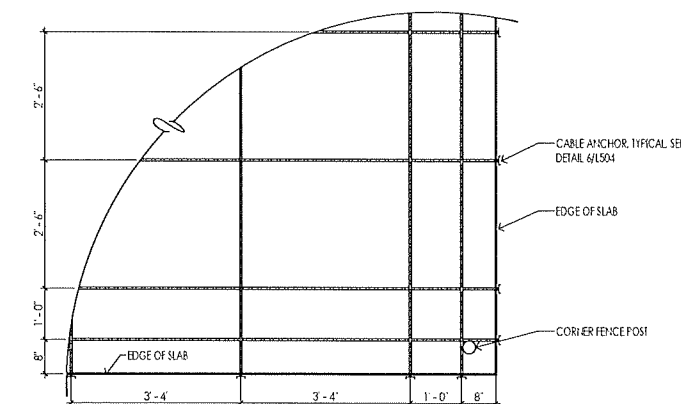
**TENDON SUPPORTS**

NOT TO SCALE



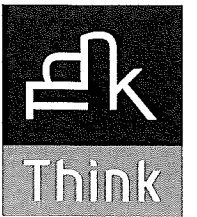
**TENDON ELONGATION PROCEDURE**

NOT TO SCALE



**COURT CABLE ANCHOR DETAIL**

NOT TO SCALE



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**SPRING RUN NORTH PARK**

EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
DATE: 19 JUNE 2018

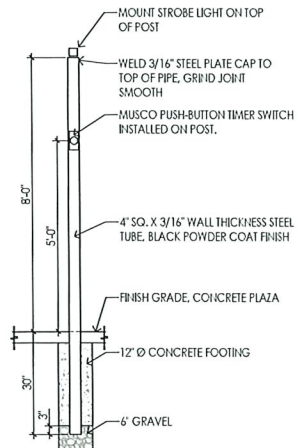
REVISIONS:

SHEET TITLE:

SITE DEVELOPMENT  
DETAILS  
SHEET NUMBER:

**L504**  
LANDSCAPE

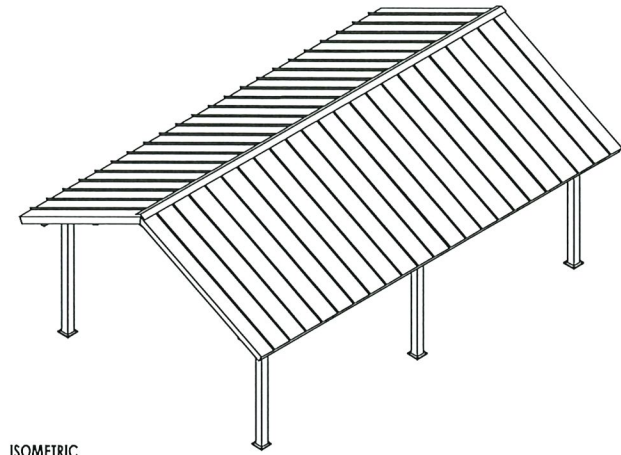




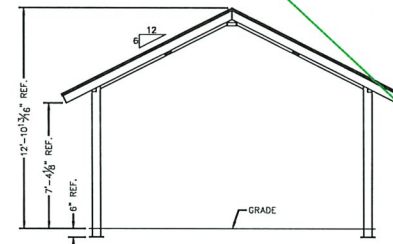
**TIMER SWITCH POST** 1  
NOT TO SCALE

**NOT USED** 2  
NOT TO SCALE

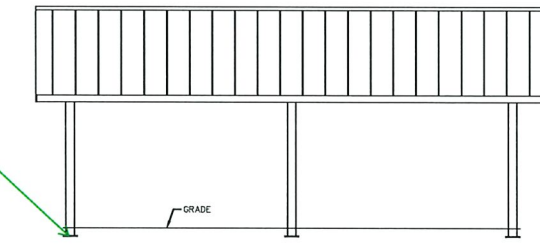
Will post be bolted to footings under concrete pad? Needs to have diamond cut-out on concrete pad around post.



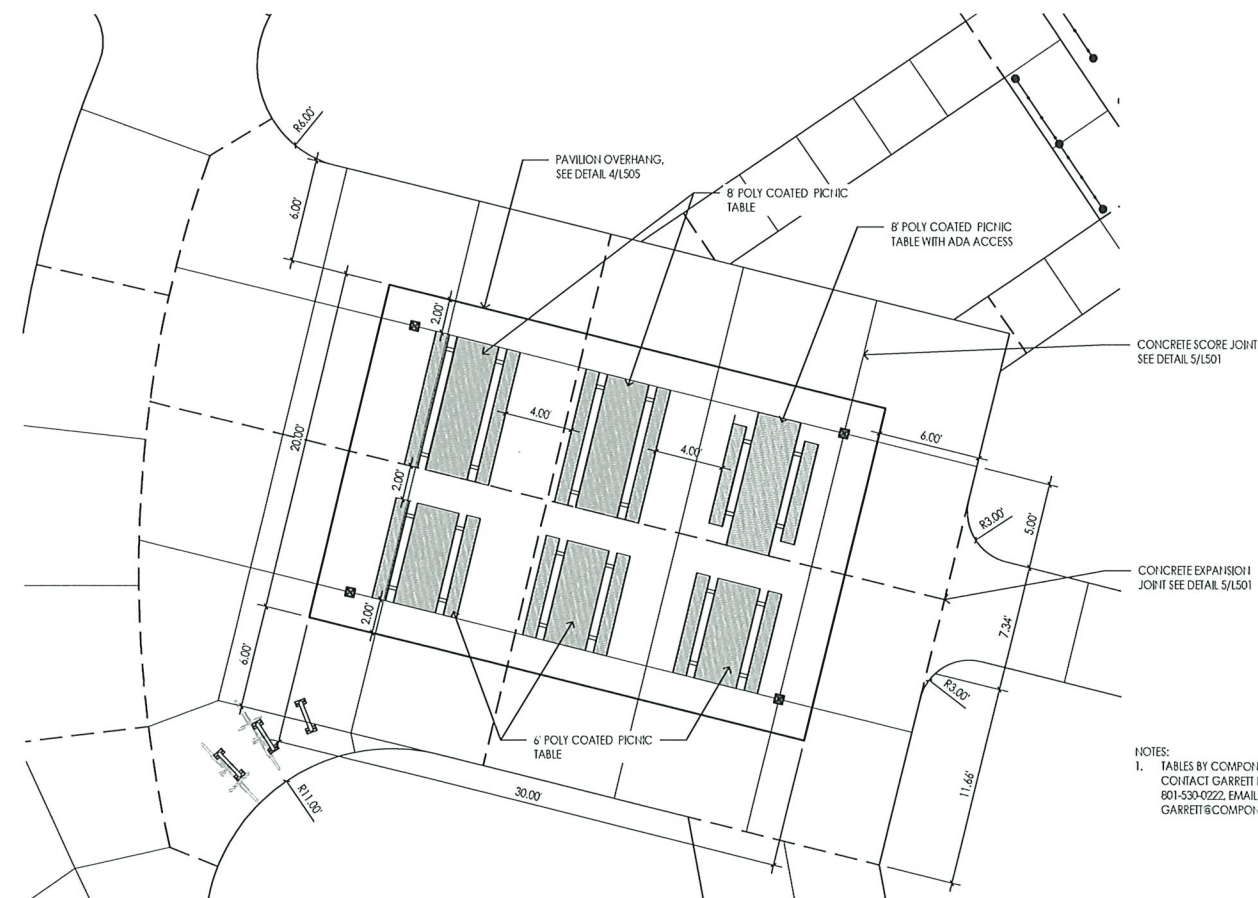
ISOMETRIC



SECTION

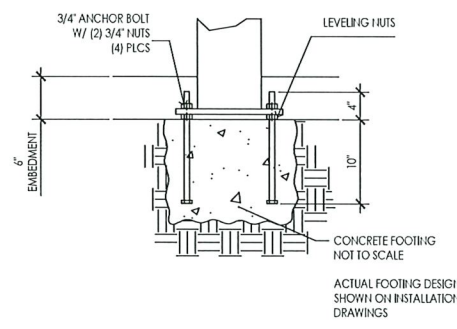


ELEVATION



NOTES:  
1. TABLES BY COMPONENT PLAYGROUND, CONTACT GARRETT FRISTRUP PHONE: 801-530-0222, EMAIL: GARRETT@COMPONENTPLAYGROUNDS.COM

**PICNIC TABLES & PAVILION ENLARGEMENT** 3  
NOT TO SCALE



STANDARD BASE CONNECTION COLUMN TYPE: A (6" BURIED)

NOTES:  
1. THESE DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION. SEE MANUFACTURER FOR FULL SHOP DRAWINGS AND SPECIFICATIONS  
2. MODEL NAME/NUMBER: ICON RG2003015-P6-20-90-30"  
3. PAVILION SEE: 201X30  
4. CONTACT TAFT AT BIG T RECREATION PHONE: 801-572-0782, EMAIL: taft@bigtrec.com  
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS  
6. COLORS PER OWNER

**PAVILION** 4  
NOT TO SCALE



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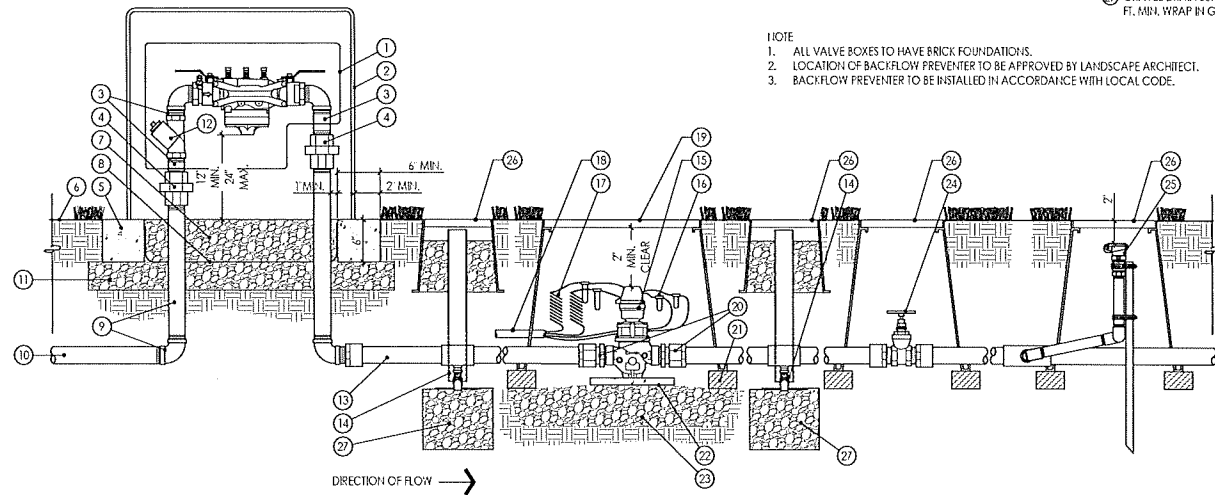
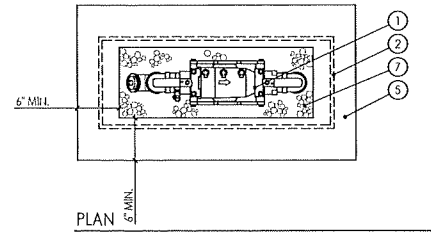
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SPRING RUN NORTH PARK  
EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
DATE: 19 JUNE 2018  
REVISIONS:

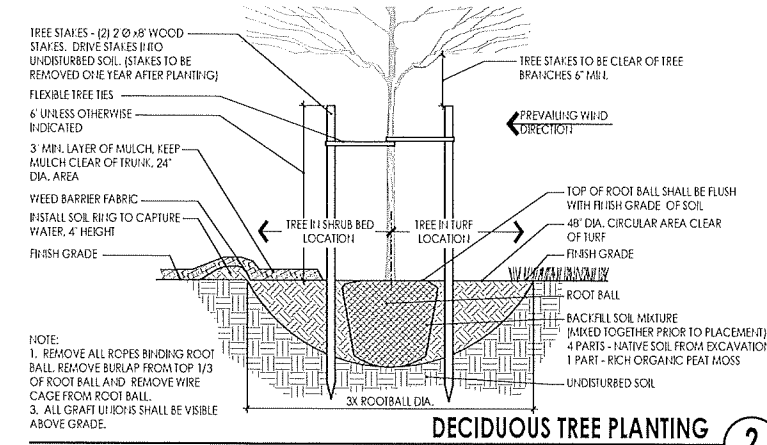
SHEET TITLE:  
SITE DEVELOPMENT  
DETAILS  
SHEET NUMBER:

L505  
LANDSCAPE



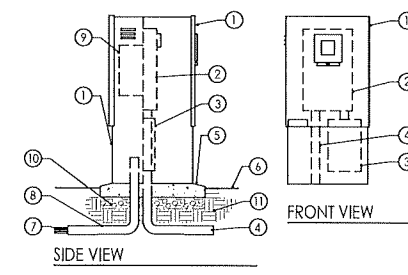
- 1 REDUCED PRESSURE BACKFLOW PREVENTER
- 2 V.I.T. PRODUCTS / SIRCING BOX, METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SEED TO ACCOMMODATE EQUIPMENT
- 3 BRASS HIPPLE
- 4 DIELECTRIC UNION, TYPICAL OF (2)
- 5 POURED CONCRETE BASE, EXTEND 2" MIN. BEYOND OUTSIDE DIMENSION OF ENCLOSURE
- 6 FINISH GRADE
- 7 6" MIN. 3/4" WASHED GRAVEL
- 8 GEOTEXTILE FABRIC
- 9 GALVANIZED PIPE AND FITTINGS THROUGHOUT UNLESS OTHERWISE INDICATED
- 10 18" IE FROM WATER SOURCE
- 11 COMPACTED AGGREGATE, 4" THICK, MIN.
- 12 WYE STRAINER
- 13 PVC PIPE MAIN LINE TO IRRIGATION SYSTEM
- 14 MANUAL DRAIN VALVE, SEE DETAIL
- 15 HYDROMETER
- 16 GREASE CAP WATERPROOF WIRE CONNECTOR, TYP
- 17 30' WIRE COIL FROM CONTROLLER
- 18 WIRES IN GRAY CONDUIT
- 19 JUMBO VALVE BOX
- 20 UNIONS AT EACH SIDE
- 21 BRICK SUPPORT AT EACH CORNER OF VALVE BOX, TYP.
- 22 18" SO. CONCRETE PAVER
- 23 4" LAYER OF 3/4" WASHED GRAVEL
- 24 NON-RISING STEM BRONZE GATE VALVE (ISOLATION VALVE)
- 25 QUICK COUPLER
- 26 VALVE BOX WITH LID, SEE TO ACCOMMODATE EQUIPMENT
- 27 GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 3 CU. FT. MIN., WRAP IN GEOTEXTILE FABRIC

NOTE:  
 1. ALL VALVE BOXES TO HAVE BRICK FOUNDATIONS.  
 2. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.  
 3. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.



**DECIDUOUS TREE PLANTING** 2

NOTE:  
 1. REMOVE ALL ROPES BINDING ROOT BALL. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE CAGE FROM ROOT BALL.  
 2. ALL GRAFT UNIONS SHALL BE VISIBLE ABOVE GRADE.

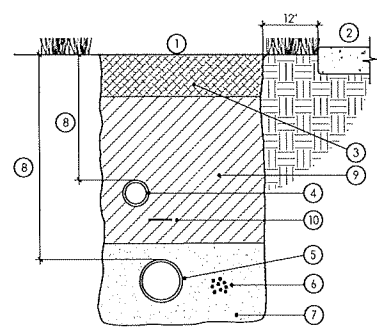


- 1 STRONG BOX BRAND METERED CONTROLLER ENCLOSURE
- 2 METER/PANEL COMBINATION SOCKET WITH TEST BLOCKS
- 3 LOAD CENTER
- 4 CONDUIT (NOT SUPPLIED) FOR LINE FEED INTO METER
- 5 POURED CONCRETE BASE, 6" MIN. THICKNESS, EXTEND 18" BEYOND OUTSIDE DIMENSION OF ENCLOSURE WITH 0.5% MIN. SLOPE FOR DRAINAGE.
- 6 FINISH GRADE
- 7 DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES
- 8 PVC LONG SWEEP ELL - USE ONE SWEEP ELL PER CONTROLLER, IF INSTALL ONE SPARE ELL FOR FUTURE USE
- 9 AUTOMATIC CONTROLLER REMOVE DOOR, IF MORE THAN ONE, PLACE SIDE BY SIDE
- 10 6" MIN. ROAD BASE
- 11 SUBGRADE COMPACTED TO 95%

NOTE:  
 1. GROUNDING TO BE AS INDICATED IN GROUNDING ROD AND PLATE DETAIL.

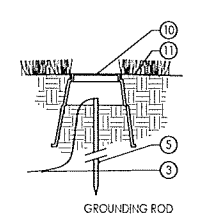
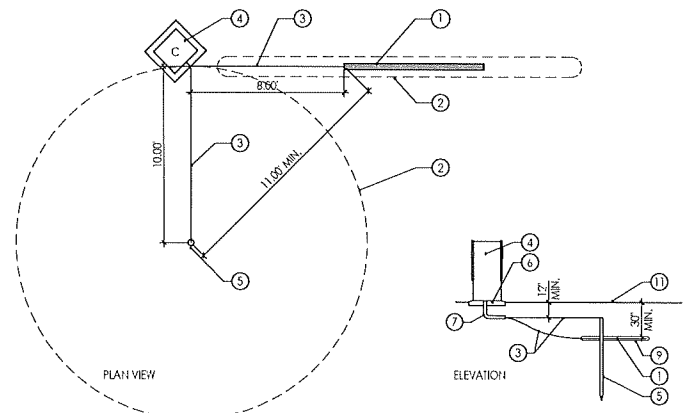
**BACKFLOW PREVENTER ASSEMBLY** 1

**METERED CONTROLLER ENCLOSURE** 3



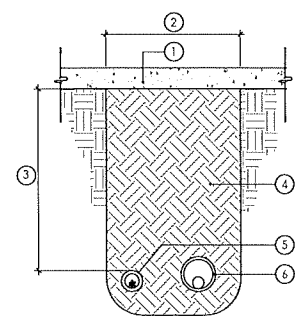
- 1 IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
- 2 ADJACENT HARD SURFACE
- 3 TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
- 4 NON-PRESSURE LATERAL LINE
- 5 PRESSURE MAIN LINE
- 6 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES: TAPE AND BUNDLE AT 10" O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
- 7 MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
- 8 PIPE DEPTHS:  
 MAIN LINE: 24-30" COVER  
 LATERAL LINE: 8-16" COVER
- 9 BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
- 10 DETACHABLE WARNING TAPE AT MAIN LINE

**TRENCH DETAIL** 4



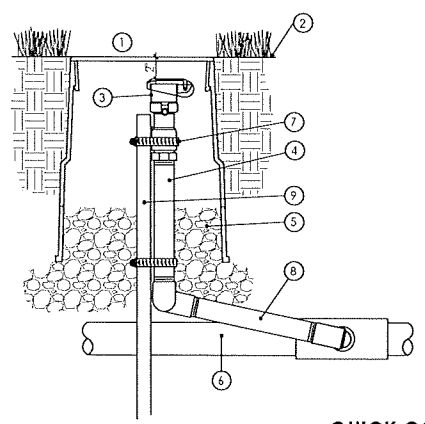
NOTES:  
 1. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.  
 2. PLACE 100 LB POWER SET SOIL AROUND EACH TO EACH PLATE AS PER MANUFACTURER'S WRITTEN INSTRUCTION.

**GROUNDING ROD AND PLATE** 5



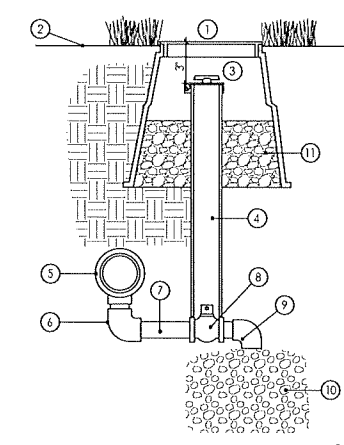
- 1 CONCRETE OR ASPHALT PAVING
  - 2 WIDTH AS REQUIRED
  - 3 DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
  - 4 COMPACTED BACKFILL FREE FROM ROCK, GREATER THAN 1" IN DIAMETER
  - 5 CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BEHIND MAIN LINE
  - 6 MAIN LINE / LATERAL LINE IN PVC SLEEVE
- NOTE:  
 1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.  
 2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.  
 3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.  
 4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.  
 5. SLEEVES CROSSING UNDER EXISTING HARD SURFACES TO BE INSTALLED USING BORING METHODS UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.  
 6. CONCRETE OR ASPHALT PATCH, WHEN APPROVED BY LANDSCAPE ARCHITECT, TO MATCH EXISTING CONCRETE OR ASPHALT CUR FOR TRENCH.

**SLEEVES FOR IRRIGATION PIPE AND WIRE** 6



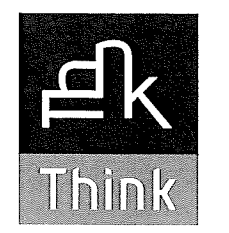
- 1 10" ROUND GREEN PLASTIC VALVE BOX
  - 2 FINISH GRADE
  - 3 QUICK COUPLER - SEE EQUIPMENT SCHEDULE (MOUNT 4-6" BELOW GRADE)
  - 4 1" GALVANIZED RISER, LENGTH AS REQUIRED
  - 5 6" MIN. DEPTH 3/4" WASHED GRAVEL
  - 6 MAIN SUPPLY LINE
  - 7 SECURE VALVE TO REBAR WITH (2) MIN. STAINLESS STEEL SCREW CLAMPS
  - 8 1" DOUBLE ELBOW SWIRLING JOINT ASSEMBLY
  - 9 #4 REBAR, DRIVEN INTO SOIL 18" MIN.
- NOTE:  
 1. INSTALL (1) QUICK COUPLING VALVE BY LOCATION(S) INDICATED ON PLAN  
 2. INSTALL VALVE BOX SO TOP OF BOX IS AT FINISH GRADE IN TURF AND 2" ABOVE FINISH GRADE IN PLANTING AREAS.  
 3. TOP OF QUICK COUPLER VALVE TO HAVE 3" MIN. CLEARANCE FROM VALVE BOX LID

**QUICK COUPLING VALVE ASSEMBLY** 7



- 1 10" ROUND VALVE BOX W/ LOCK BOLT
  - 2 FINISH GRADE
  - 3 LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE, 4" CLEAR
  - 4 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
  - 5 PVC SCH. 80 TEE & MAIN LINE
  - 6 3/4" PVC SCH. 80 ELBOW
  - 7 3/4" PVC SCH. 80 HIPPLE (LENGTH AS REQUIRED)
  - 8 3/4" BALL VALVE
  - 9 3/4" MARLEX STREET ELBOW
  - 10 GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
  - 11 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE
- NOTE:  
 1. ALL PVC HIPPLES TO BE SCH. 80  
 2. PROVIDE VALVE KEY TO OWNER  
 3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

**MANUAL DRAIN VALVE ASSEMBLY** 8



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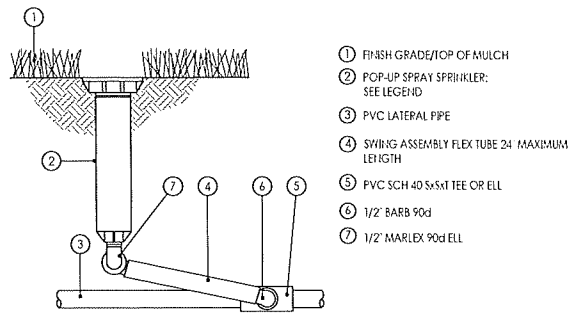
These drawings are suitable for implementation and execution by a competent contractor. CONTRACTOR'S EQUIPMENT, MATERIALS, METHODS AND PRACTICES SHALL BE IN ACCORDANCE WITH THE DRAWING.

**SPRING RUN NORTH PARK**  
 EAGLE MOUNTAIN CITY, UTAH

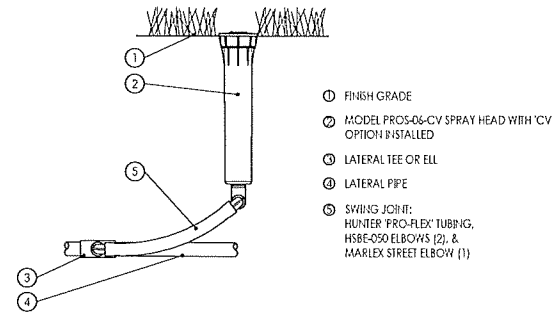
PROJECT NO. 13162.40  
 DATE: 19 JUNE 2018  
 REVISIONS:

SHEET TITLE:  
**PLANTING / IRRIGATION DETAILS**  
 SHEET NUMBER:

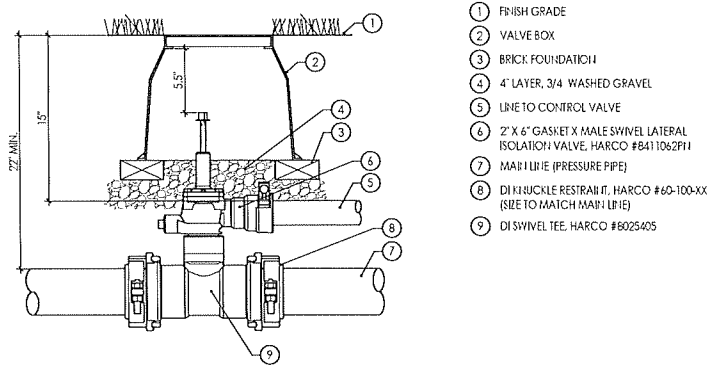
**L506**  
 LANDSCAPE



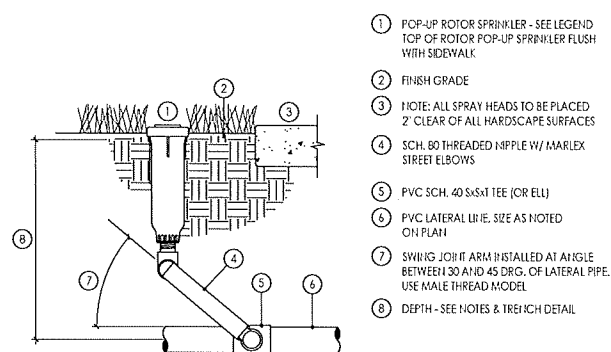
**POP-UP SPRINKLER (LAWN AREA) 1**



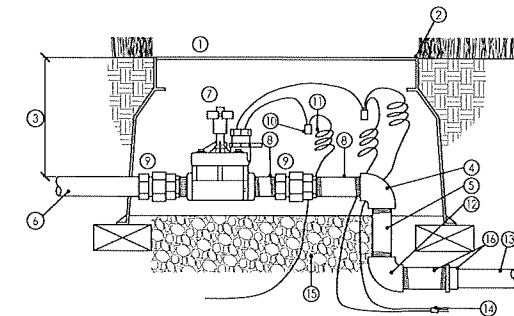
**ROTARY NOZZLE ON POP-UP 2**



**MANIFOLD CONNECTION 3**



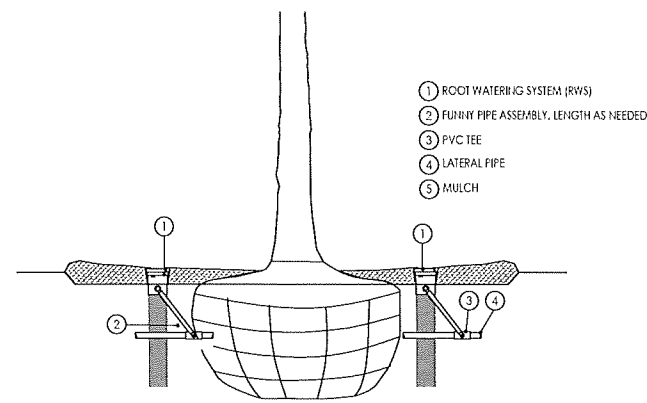
**ROTOR POP-UP SPRINKLER 4**



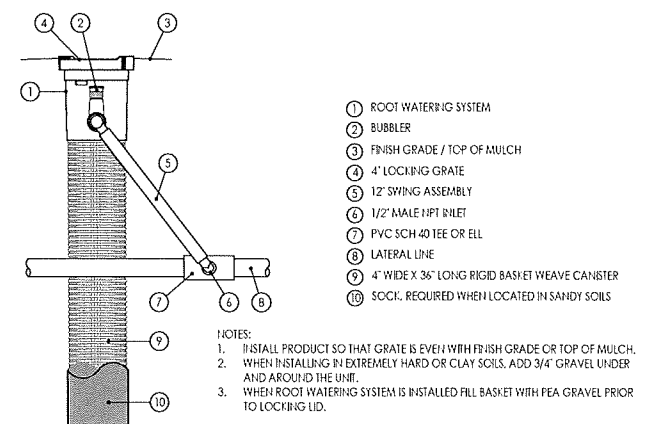
- 1 CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
- 2 TOP OF VALVE BOX FLUSH WITH FINISH GRADE
- 3 10'-16"
- 4 PVC SCH 80 T X T ELBOW
- 5 PVC SCH. 80 NIPPLE LENGTH AS REQUIRED (TYP.)
- 6 LINE FROM MANIFOLD CONNECTION
- 7 ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
- 8 SCH. 80 NIPPLE ON EITHER SIDE OF UNION
- 9 PVC SCH. 80 UNION
- 10 GREASE CAP WIRE CONNECTORS (3M DBY OR ELY)
- 11 PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
- 12 SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO 1 X 1 BUSHING TO LATERAL
- 13 LATERAL LINE
- 14 CONTROL WIRES
- 15 3/4" WASHED GRAVEL, 6" DEPTH MINIMUM
- 16 THREADED NIPPLE WITH BUSHING

NOTE:  
 1. ONE REMOTE CONTROL VALVE PER JUMBO SEE BOX.  
 2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC, USING TEFLON TAPE AND #5 RECTOR SEAL.  
 3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.

**CONTROL VALVE ASSEMBLY 5**

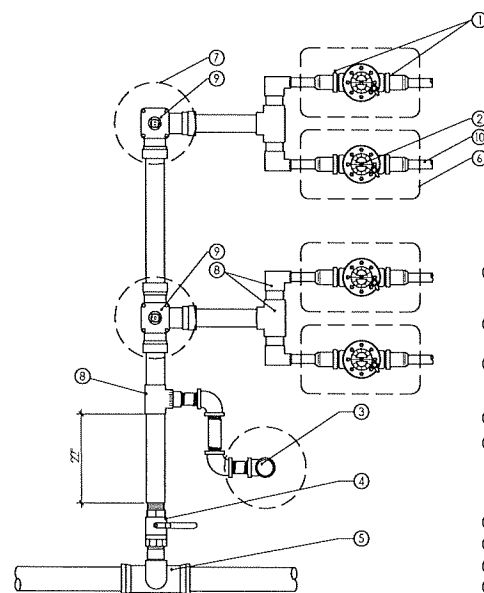


**ROOT WATERING SYSTEM AT TREE 6**



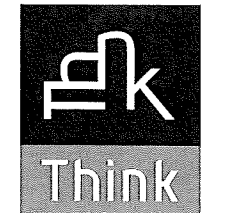
**ROOT WATERING SYSTEM 7**

NOTES:  
 1. INSTALL PRODUCT SO THAT GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.  
 2. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT.  
 3. WHEN ROOT WATERING SYSTEM IS INSTALLED FILL BASKET WITH PEA GRAVEL PRIOR TO LOCKING LID.



- 1 ACTION MACHINING BUTTRESS TRANSITION NIPPLE 18011-20 AND SLIP ADAPTER 18012-20
- 2 RAINBIRD PEB VALVES IN JUMBO VALVE BOX, 1 VALVE PER BOX
- 3 RAINBIRD RC44 QUICK COUPLER 1" BRASS INSERT SWING JOINT & STABILIZER IN 10" ROUND VALVE BOX
- 4 APOLLO BALL VALVE IN STANDARD VALVE BOX
- 5 HARCO LATERAL CONNECTION SYSTEM, SWIVEL TEE & LATERAL 90 DEGREES NO MORE THAN 4 VALVES PER CONNECTIONS TO BE SPACED A MINIMUM 10' APART
- 6 JUMBO VALVE BOX
- 7 ROUND VALVE BOX
- 8 SCH. 80 FITTINGS
- 9 HARCO LATERAL ISOLATION VALVE, SEE MANIFOLD CONNECTION DETAIL
- 10 LATERAL LINE TO IRRIGATION CIRCUITS

**VALVE MANIFOLD 8**



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SPRING RUN NORTH PARK  
 EAGLE MOUNTAIN CITY, UTAH

PROJECT NO. 13162.40  
 DATE: 19 JUNE 2018  
 REVISIONS:

SHEET TITLE:  
 PLANTING / IRRIGATION DETAILS  
 SHEET NUMBER:

**L507**  
 LANDSCAPE