

REVISIONS	
NO.	DESCRIPTION
1	06-16-2015 SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
 1805 State Street, Suite 101
 Bettendorf, IA 52722

**BIOLIFE PLASMA CENTER
 CLINTON, UTAH**

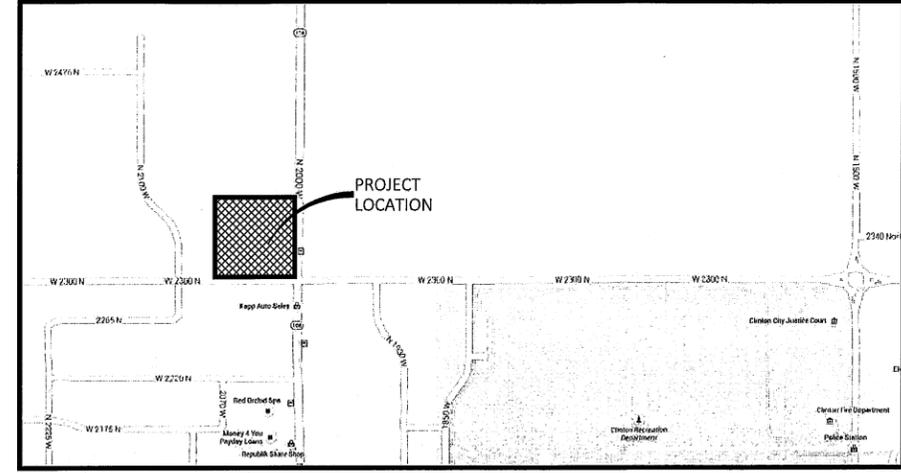
COVER SHEET

Project Number:	145648
Date:	06-16-2015
Scale:	
Sheet #	C-000

SITE LOCATION MAP



VICINITY MAP



BIOLIFE PLASMA CENTER

CLINTON, UTAH

SITE PLAN SUBMITTAL

JUNE 16, 2015
 Project Number: 145648

OWNER:
 BUILD TO SUIT, INC
 CONTACT: JASON HARDER
 1805 STATE STREET, STE 101
 BETTENDORF, IOWA 52722
 PHONE: (563) 355-2022
 EMAIL: jasonh@buildtosuitinc.com

ENGINEER:
 MICHAEL BAKER INTERNATIONAL
 CONTACT: JACOB JENSEN, P.E. OR ERIC WINTERS
 6955 UNION PARK CENTER, STE. 370
 SALT LAKE CITY, UTAH 84047
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1	06-16-2015	SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
1806 State Street, Suite 101
Bettendorf, IA 52722

BIO LIFE PLASMA CENTER
CLINTON, UTAH

Project Number:	145648
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THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CLINTON CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND THE AMERICAN PUBLIC WORKS ASSOCIATION GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (APWA - UTAH EDITION), AND UDOT STANDARDS AND SPECIFICATIONS.

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT THE CLINTON CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A. REGULATORY AGENCY: CLINTON CITY
2367 NORTH 1500 WEST, UT 84015
CONTACT: (801) 614-0700

B. OWNER: BUILD TO SUIT, INC
1805 STATE STREET, BETTENDORF, IA 5272
(563) 355-2022
CONTACT: JASON HARDER

C. ENGINEER: MICHAEL BAKER INTERNATIONAL (BAKER)
6955 UNION PARK CENTER, SUITE 370, SALT LAKE CITY, UT 84047
(801) 255-4400
(801) 255-0404 FAX
CONTACT: JACOB JENSEN, P.E. OR ERIC WINTERS, PROJECT MANAGER
EMAIL: JACOB.JENSEN@MBAKERINTL.COM OR ERIC.WINTERS@MBAKERINTL.COM

D. SEWER: NORTH DAVIS SEWER DISTRICT
4252 WEST 2200 SOUTH, SYRACUSE, UT 84075
(801) 825-0712
CONTACT: CLIFF STECHT OR STEVE LAMB

E. WATER: CLINTON CITY
2367 NORTH 1500 WEST, UT 84015
(801) 614-0700

F. ELECTRIC: ROCKY MOUNTAIN POWER
635 NORTH 1200 WEST, LAYTON, UT 84041
(801) 543-3032
CONTACT: HARVEY MCCOMB

G. GAS: QUESTAR GAS COMPANY.
2974 WASHINGTON BLVD., OGDEN, UT 84402
(801) 395-6702
CONTACT: BOB COMEAU

H. TELEPHONE: CENTURYLINK
431 26TH STREET, ROOM #203, OGDEN, UT 84401
(801) 626-5380
CONTACT: GARY WEAVER

I. CABLE TELEVISION: COMCAST
1350 EAST MILLER AVE.(1310 SOUTH), SALT LAKE CITY, UT 84106
(801) 401-3017
CONTACT: GREG MILLER

J. CANAL COMPANY: DAVIS WEBER CANAL COMPANY
138 WEST 1300 NORTH, SUNSET, UT 84015
CONTACT: KAY MEIKLE

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM THE CLINTON CITY, AND/OR SALT LAKE COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

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10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15) THE CONTRACTOR 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; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.

16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDUCED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH CLINTON CITY STANDARD SPECIFICATIONS, THE AMERICAN PUBLIC WORKS ASSOCIATION GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (APWA - UTAH EDITION), AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE PROJECT GEOTECHNICAL STUDY

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY STANTEC FIELD SURVEY CREWS.

3) BAKER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND SUBMIT REQUEST FOR SWPPP PERMIT. OWNER REQUIRED TO OBTAIN OTHER PERMITS FROM CLINTON CITY, DAVIS COUNTY AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF OWNER. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY, AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

DEWATERING NOTES:

1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

GENERAL NOTES

1) WORK WITHIN THE 2300 NORTH RIGHT-OF-WAY SHALL COMPLY WITH CLINTON CITY STANDARD PLANS AND SPECIFICATIONS.

2) ALL CONSTRUCTION WITHIN THE 2000 WEST/SR-108 RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARDS (INCLUDING SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS). THESE CAN BE FOUND AT UDOT.UTAH.GOV/SD/2012 STANDARDS.

ABBREVIATIONS:

AB	AGGREGATE BASE	O.C.	ON CENTER
&	AND	O.C.E.W.	ON CENTER EACHWAY
APPROX	APPROXIMATELY	O.D.	OUTSIDE DIAMETER
AV	AIR RELEASE VALVE	OG	ORIGINAL GROUND/GRADE
@	AT	ON	OVERSICHT
BND	BOUNDARY	PC	POINT OF CURVATURE
BVC	BEGINNING OF VERTICAL CURVE	P.E.	REGISTERED PROFESSIONAL ENGINEER
CAV	CATCH BASIN	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CL OR CUP	CENTERLINE	PP	POWER POLE
CM	COMBIBATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC.	CONCRETE	PRV	PRESSURE REDUCING VALVE
CT.	COURT	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PS	PRESSURE SEWER
O.A.	DIAMETER	PSI	POUNDS PER SQUARE INCH
DP	DUCTILE IRON PIPE	PT	POINT OF TANGENT
DET.	DISTRICT	PUE	PUBLIC UTILITY EASEMENT
DR.	DRIVE	PVC	POLYVINYL CHLORIDE
DW	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DWG.	DRAWING	PVMT	PAVEMENT
E	EAST	PVT.	PRIVATE
EA	EACH	R	RADIUS
EG	EXISTING GRADE	RCP	REINFORCED CONCRETE PIPE
ENV.	ENVIRONMENTAL	REF.	REFERENCE
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
ELEV	ELEVATION	S	SOUTH
EVC	END OF VERTICAL CURVE	S-	SLOPE
E.W.	EACH WAY	SS	SANITARY SEWER
EX	EXISTING	SD	STORM DRAIN
EXP.	EXPLANATION OR EXPANSION	S.L.CO.	SALT LAKE COUNTY
FG	FINISHED GRADE	S.V.S.D.	SOUTH VALLEY SEWER DISTRICT
FG@ROW	FINISHED GRADE AT BOTTOM OF WALL	SW	SIDEWALK
FI	FIRE HYDRANT	SF	SQUARE FEET
FIN.	FINISH	SHT.	SHEET
FL	FLOWLINE	STA	STATION
GB	GRADE BREAK	STD.	STANDARD
GP	HIGH POINT	TBC	TOP BACK OF CURB
HDPE	HIGH DENSITY POLY-ETHYLENE	TEMP.	TEMPORARY
IMPROV.	IMPROVEMENT	TFW	TOP OF FOUNDATION WALL
INV.	INVERT ELEVATION	THRU	THROUGH
IR.	IRIGATION	TG	TOP OF GRATE
L	LENGTH	TOP	TOP OF FORM
LN.	LANE	TW	TOP OF WALL
LF	LINEAR FEET	TYP.	TYPICAL
LP	LOW POINT	VAR.	VARIOUS
L.U.D.	LIMITED USE DRIVEWAY	U.A.D.	UNLESS NOTED OTHERWISE
MFR	MANUFACTURER	VERT.	VERTICAL
MAX	MAXIMUM	W	WEST
MH	MANHOLE	W	WEST
MIN	MINIMUM	W/	WITH
N	NORTH		
NTS	NOT TO SCALE		

PROJECT LEGEND:

SS	SANITARY SEWER LINE
(SS)	EXISTING SANITARY SEWER
⊙	SANITARY SEWER MANHOLE
W	CULINARY WATER LINE
W	CULINARY WATER SERVICE AND METER CONNECTION
FP	BUILDING FIRE PROTECTION LINE CONNECTIONS
(W)	EXISTING WATER LINE
W	WATER VALVE, FEE & BOND
W	FIRE HYDRANT
W	EXISTING FIRE HYDRANT
IRR	PRESSURIZED IRRIGATION LINES
SS	SANITARY SEWER SERVICE CONNECTION & CLEANOUT
SD	EXISTING STORM DRAINS
SD	PROPOSED STORM DRAIN LINES
RD	PROPOSED BUILDING ROOF DOWNSPOUT DRAIN LINES (TO BE CONNECTED TO STORM DRAIN SYSTEM)
RD	SWALE ALIGNMENTS & DIRECTION OF FLOW
RD	PROPOSED 1' CONTOURS
RD	EXISTING 1' CONTOURS
RD	ROADWAY CENTERLINES
RD	TYPICAL CURB, PARKING STALLS, ADA PARKING, WATERWAY, TRUNCATED DOMES & CURB RAMP LAYOUT

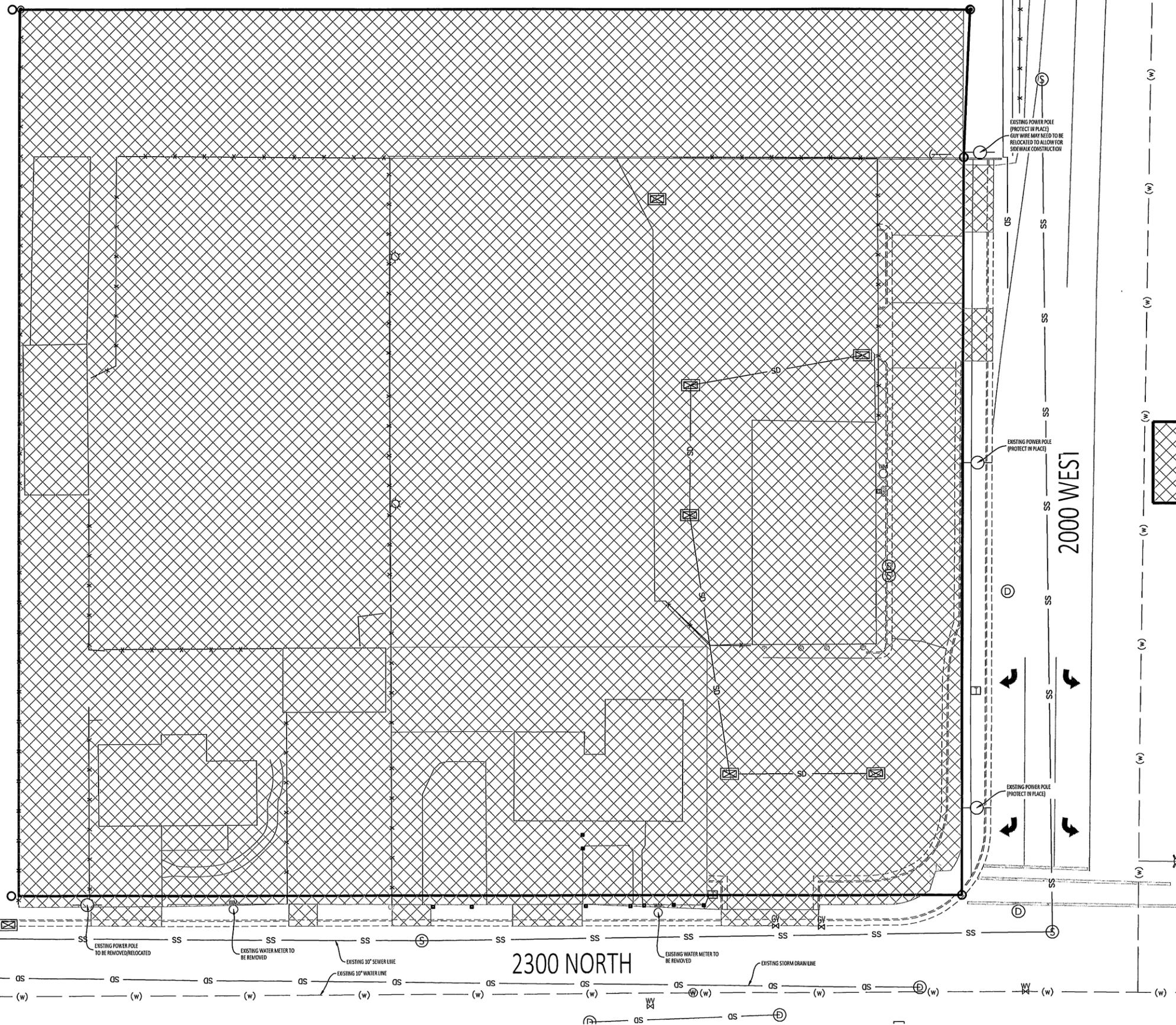
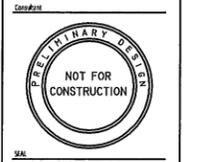
GENERAL NOTES AND ABBREVIATIONS

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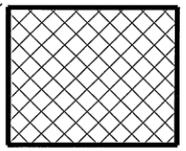


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LEGEND:

— (ss) —	EXISTING SANITARY SEWER
— (w) —	EXISTING WATER LINE
— IR —	NEW IRRIGATION LINE
— (sd) —	EXISTING STORM DRAIN
— (pw) —	EXISTING BURIED POWER
— (t) —	EXISTING BURIED TELEPHONE



ALL OR MOST OF THE EXISTING PAVEMENT, CONCRETE CURB, GUTTER, SIDEWALKS, TREES & INFRASTRUCTURE WITHIN THE LIMITS OF THIS AREA IS SUBJECT TO DEMOLITION, REMOVAL AND/OR REPLACEMENT WITH THE PROPOSED INFRASTRUCTURE, PAVING AND NEW BUILDING EXCAVATION - UNLESS OTHERWISE SPECIFIED.

NOTE:
CONTRACTOR SHALL USE PRECAUTIONS AND SAFEGUARDS TO ENSURE THAT THE EXISTING SURROUNDING PROPERTIES ARE PROTECTED FROM DAMAGE DURING EXCAVATION & CONSTRUCTION

- NOTES:
- EXISTING WATER METER/LATERALS SHALL BE KILLED AT THE MAIN IN ACCORDANCE WITH CLINTON CITY STANDARDS AND SPECIFICATIONS.
 - EXISTING SEWER LATERALS SHALL BE KILLED AT THE MAIN IN ACCORDANCE WITH CLINTON CITY STANDARDS AND SPECIFICATIONS.
 - EXACT LOCATIONS AND NUMBER OF WATER AND SEWER LATERALS ARE UNKNOWN. INFORMATION SHOWN ON THIS PLAN IS BASED ON AN APRIL 2015 SITE SURVEY AND IS BASED ON OBSERVED VISUAL EVIDENCE. CONTRACTOR SHALL FIELD VERIFY EACH LATERAL LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO TELL EACH EXISTING LATERAL.
 - THERE IS AN EXISTING IRRIGATION LINE ALONG THE EAST SIDE OF THE PROJECT. CONTRACTOR SHALL LOCATE THIS LINE AND PROTECT IT IN PLACE THROUGH THE DURATION OF THE CONSTRUCTION. FLOW INTO AND OUT OF THIS PIPE SHALL NOT BE INTERRUPTED.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL CITY, COUNTY AND STATE DEMOLITION PERMITS.
 - CONTRACTOR SHALL NOTIFY BLUE STAKES TO MARK EXISTING UTILITY LOCATIONS WITHIN PROJECT BOUNDARIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF RECORD WITH ANY CONCERNS OBSERVED AFTER BLUE STAKES HAS MARKED PROJECT.

NO.	DATE	DESCRIPTION
1	06-16-2015	SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
1806 State Street, Suite 101
Bentham, IA 52722

**BIOLIFE PLASMA CENTER
CLINTON, UTAH**
OVERALL SITE DEMOLITION PLAN

Project Number: 145648
Date: 06-16-2015
Scale: 0 20' 30'
1"=20'
Sheet #: C-002



THIS PROJECT IS TO CONSTRUCT A MEDICAL FACILITY WHO'S PURPOSE IS THE COLLECTION OF PLASMA AND BLOOD PRODUCTS.

CURRENT TAX ID'S
13-020-0002
13-050-0003
13-050-0004
13-049-0043

THIS PROJECT INCLUDES A SEPARATE SUBDIVISION PLAT THAT WILL COMBINE THE EXISTING PARCELS INTO LOTS.

THE CITY COUNCIL APPROVED A RE-ZONE OF THIS PROPERTY ON MAY 17, 2015. THE PROPERTY WAS MOVED FROM A-1 AND CP-2 ZONING TO THE P2 ZONE.

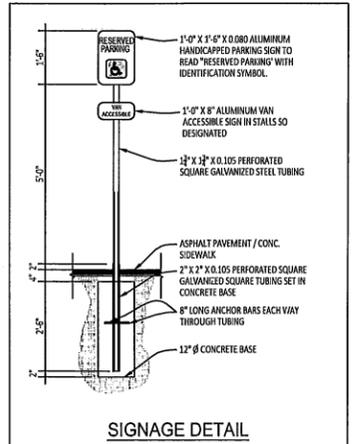
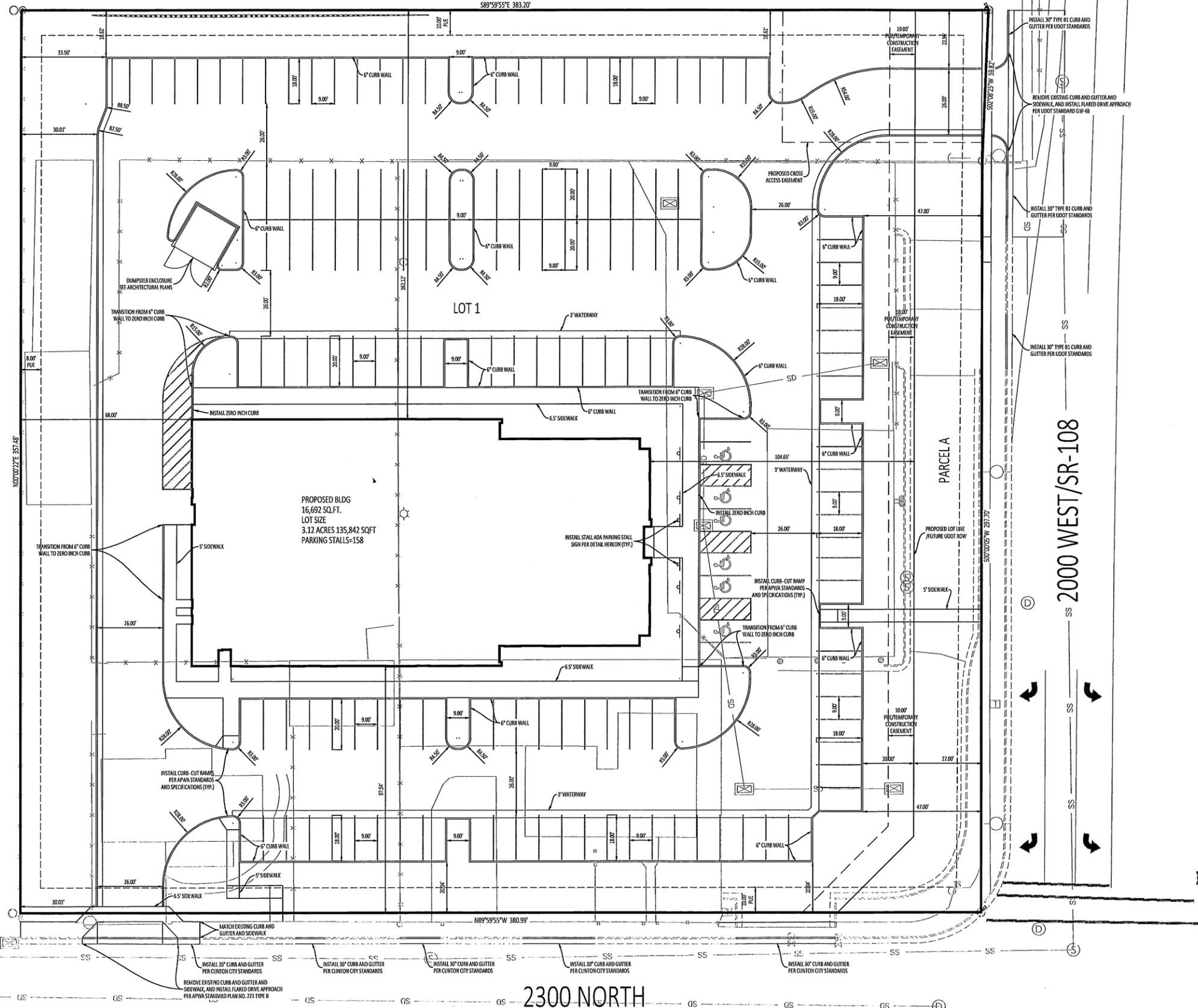
THE PROPERTY DIRECTLY TO THE WEST OF THIS PROJECT IS ZONED R-1-15 AND THE PROPERTY DIRECTLY NORTH OF THIS PROJECT IS ZONED P2.

NO.	DATE	DESCRIPTION
1	06-16-2015	SITE PLAN SUBMITTAL

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET AND THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET, SAID POINT ALSO BEING 889°59'55"W 55.00 FEET, ALONG THE SECTION LINE, AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21, AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE 889°59'55"W 360.89 FEET TO THE EAST LINE OF MANDISON ACRES AS RECORDED AS ENTRY NO. 2350728 IN BOOK 4655 AT PAGE 663 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID EAST LINE N00°07'22"E 357.48 FEET; THENCE S80°55'55"E 383.20 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, (1) S02°08'25"W 259.82 FEET, (2) S00°00'00"W 297.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 136,299 SQUARE FEET OR 3.13 ACRES.



NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG
800-4-A-DIG
1-800-854-5411

NO.	DATE	DESCRIPTION
1	06-16-2015	SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
1805 State Street, Suite 101
Bettendorf, IA 52722

**BIO LIFE PLASMA CENTER
CLINTON, UTAH**

OVERALL SITE PLAN

Project Number: 145648
Date: 06-16-2015
Scale: 1"=20'
Sheet # C-101

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**Biolife Clinton
Clinton, Utah
10-Jun-15**

Total Area	Area sq. ft.	C	CA	Weighted "C"	0.62
Roof Area	17,000	0.85	14,450	Total Acres	3.13
Paved Area	74,843	0.85	63,617	Allowable Q cfs/acre	0.200
Landscaped Area	44,416	0.15	6,682	Allowed Release Rate Q cfs	0.63
Totals	136,259	0.62	84,729	Total Release Rate cfs	0.63

10 Year - 24 Hour Storm Information						
(4) Interval (min.)	(1) Precipitation (inches/hr)	(2) Precipitation (inches)	(3) CAV2 (in./in.)	(3) Accum. S.B. (in.)	(5) Maximum Release Rate (cfs/ft/min.)	(6) Accum. Rel. (cfs/ft)
15	2.12	0.53	7.061	3.742	37.5	563
30	1.43	0.72	7.061	5.046	37.5	1,128
60	0.88	0.88	7.061	6.242	37.5	2,252
360	0.23	1.40	7.061	9.885	37.5	13,313
720	0.16	1.78	7.061	12.540	37.5	27,027
1440	0.09	2.13	7.061	15.039	37.5	54,053

Orifice Calculation		Intensity Calculator	
H = 1.25	Maximum water height to center of orifice (ft)	Time of Concentration (min.)	15
O = 0.63	Flowrate out of orifice (cfs)	Intensity (in/hr)	2.38
Co = 0.62	Coefficient of Contraction	Instructions:	
Cv = 0.98	Coefficient of Velocity	1. Input all yellow cells.	
Area = 9.115	Orifice Area (ft ²)	2. Adjust Orifice Release Rate:	
Q = 32.17	Gravitational Constant	A. Adjust to 1/4" dia. orifice.	
d = 4.59	Orifice Diameter (in)	B. Adjust to make total release rate less than allowable.	
* Use a 4.588 inch diameter orifice		3. Calculate Provided Storage	

Size of Pipe (inches)	Volume provided/foot of pipe (cubic feet)	Length of Pipe (ft)	Storage Provided (cubic feet)
24	3.14	77	242
30	4.91	770	3,780
Total Storage Provided (cubic feet) =			4,022



NO.	DATE	DESCRIPTION
1	06-16-2015	SITE PLAN SUBMITTAL

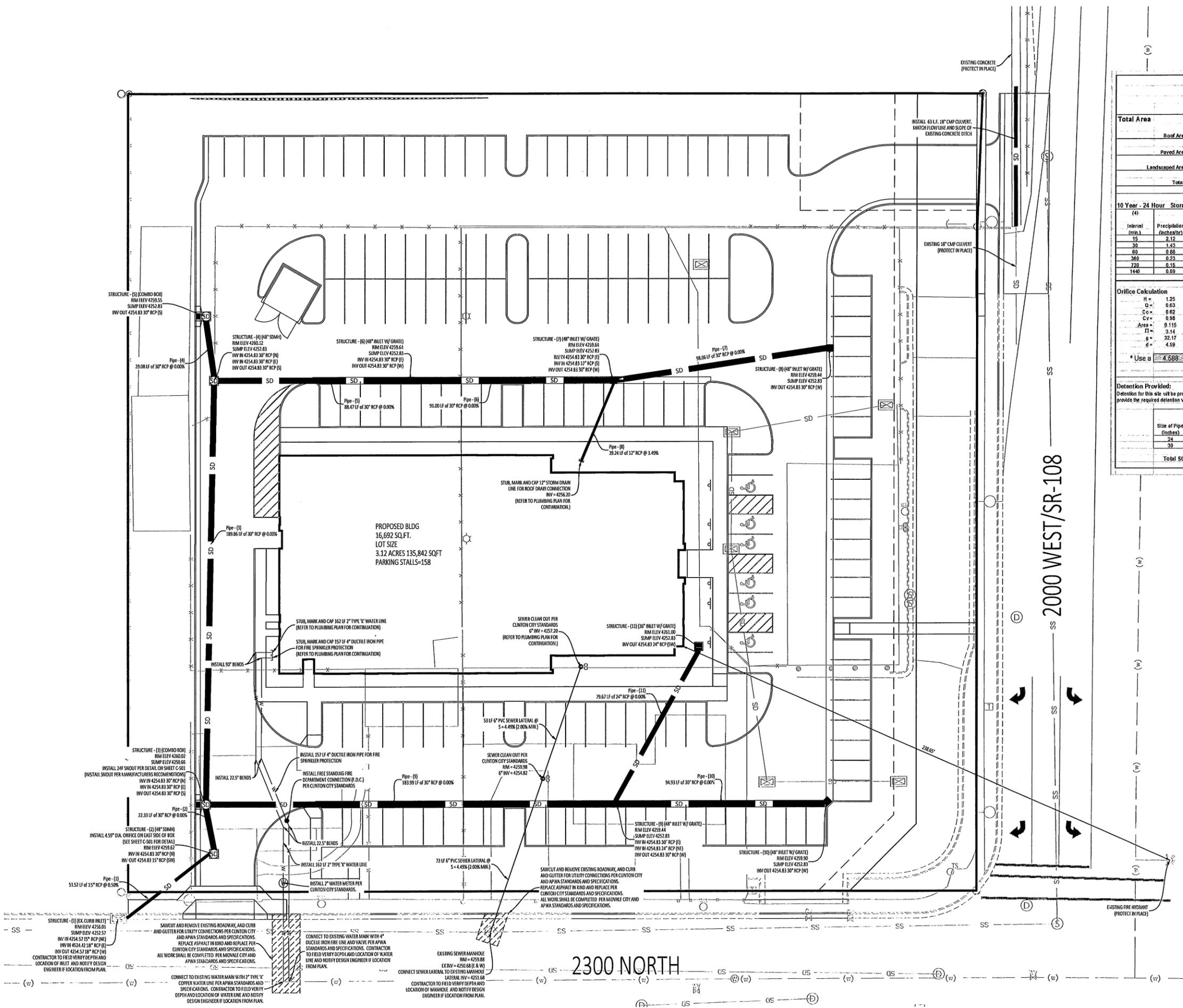
BUILD TO SUIT, INC
1805 State Street, Suite 101
Bentford, IA 52722

OVERALL UTILITY PLAN

Project Number: 145648
Date: 06-16-2015
Scale: 1"=20'
Sheet # C-301

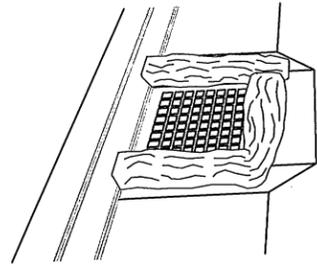
A
B
C
D

Checked by: [Signature]
2015/06/16 2:58 AM By: James Scott



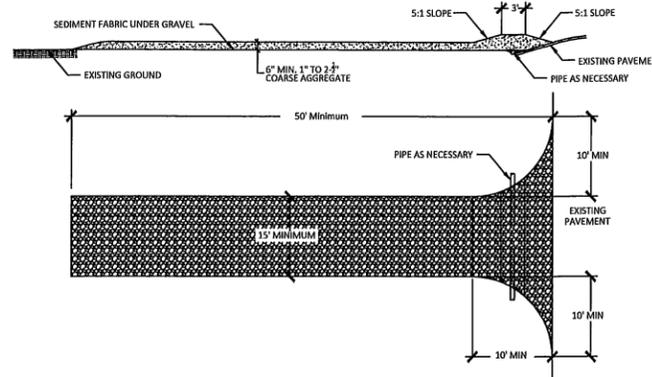
EROSION CONTROL NOTES

- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
- EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
- EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
- CUT SLOPES SHALL BE 1:1 MAXIMUM AND FILL SLOPES 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
- STABILIZATION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED EXCEPT AS PROVIDED BELOW. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THAT PORTION OF THE SITE.
- SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE FLAGGED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDE RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. CUT AND FILL SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGETATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.
- SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
- CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES
- TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
- ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER OCCURS FIRST.
- CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
- CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.



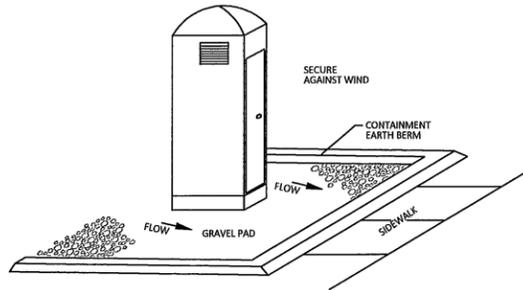
INLET PROTECTION - WATTLE

WATTLE WILL BE STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



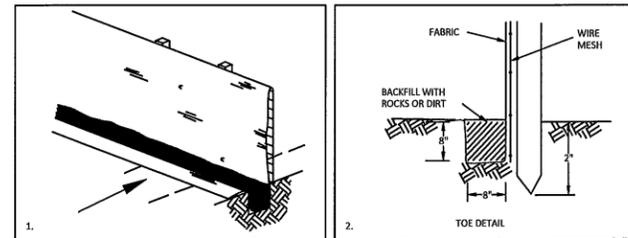
STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED.



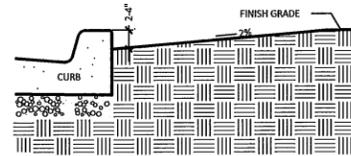
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

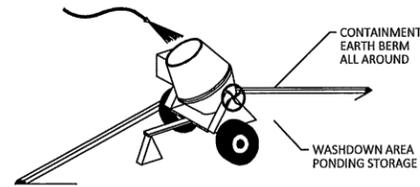


SILT FENCE

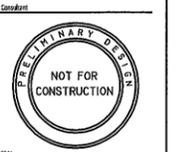
SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



CONCRETE WASTE MANAGEMENT



REVISIONS	
NO.	DESCRIPTION
1	SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
1805 State Street, Suite 101
Bettendorf, IA 52722

**BIO LIFE PLASMA CENTER
CLINTON, UTAH**

EROSION CONTROL DETAILS AND NOTES

Project Number: 145648
Date: 06-16-2015
Scale: 0 20 30
1"=20'
Sheet # C-402

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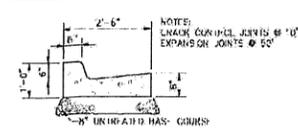
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- NOTES:
 1. 1" THICKNESS IN RESIDENTIAL AND COMMERCIAL DRIVEWAYS
 2. EXPANSION JOINTS @ 30'
 3. SIDEWALK MAXIMUM WIDTH WHERE SPECIFIED BY CITY NOW 4'-0" MINIMUM

SIDEWALK SECTION

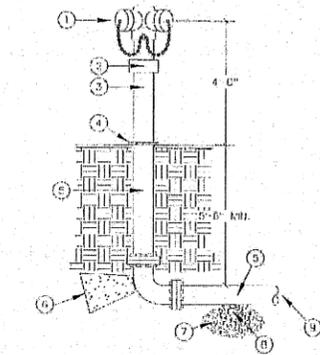


STANDARD CURB & GUTTER SECTION

- NOTES:
 1. CONSTRUCTION & EXPANSION JOINTS @ 30'
 2. EXPANSION JOINTS @ 30' OF APPROX

CLINTON CITY CURB AND SIDEWALK DETAILS

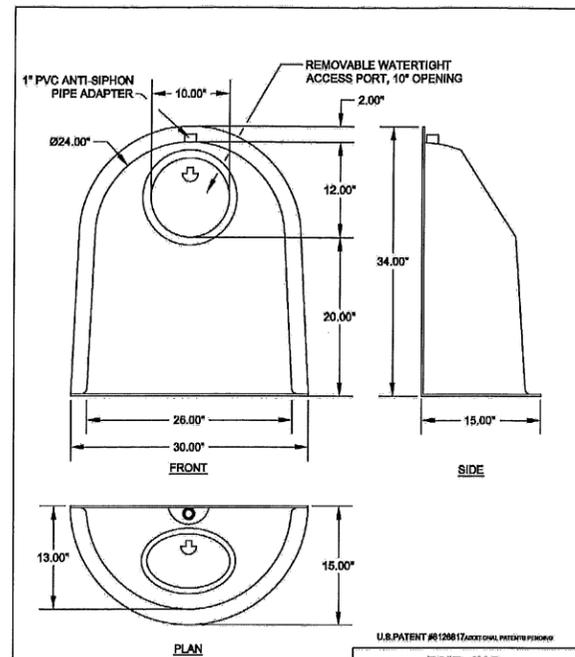
MS



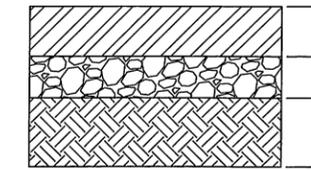
FREE STANDING FIRE DEPARTMENT CONNECTION
 NO SCALE

LEGEND

1. FREE STANDING FIRE DEPARTMENT CONNECTION WITH KNOX CAPS
2. IDENTIFICATION NAME PLATE
3. 4" SCHEDULE 40 GALVANIZED PIPE
4. CORROSION RESISTANT ESCUTCHEON
5. 4" GALVANIZED PIPE BURIED BELOW GRADE TO BE TAPPED AND WEALED
6. CEMENT THIRST BLOCK TO BE SIZED PER NFPA 821
7. GRAVEL DRAIN FIELD TO BE SIZED TO ADEQUATELY ACCOMMODATE DRAINAGE
8. AUTOMATIC BALL COCK DRAIN VALVE LOCATED AT LOWEST POINT IN PIPING
9. RUN 4" GALVANIZED PIPING INTO BUILDING BELOW FOOTING AND UP THROUGH FLOOR. DO NOT RUN EXPOSED OUT THROUGH WALL.

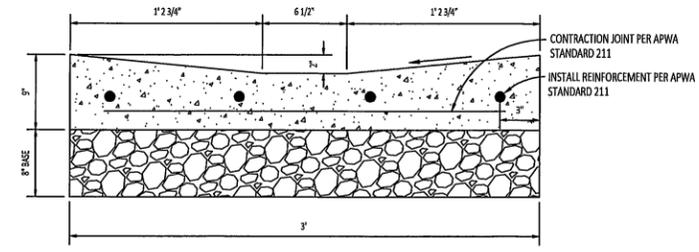


U.S. PATENT #6126817 (ADDITIONAL PATENTS PENDING)
BMP, INC.
 53 MT. ARCHER ROAD, LYME, CT. 06371
 (800) 604-8008 FAX: (860) 434-3185
 DESCRIPTION: 24F SNOOT OIL & DEBRIS STOP
 DATE: 09/20/09
 SCALE: NONE
 DRAWING NUMBER: 24F



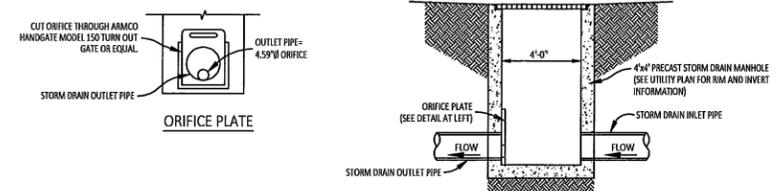
PARKING AREA AISLE PAVEMENT SECTION

NTS
 STRUCTURAL FILL AND AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
 NOTE:
 PROVIDE CONCRETE PAVEMENT JOINTS EVERY 15' ON CENTER, EACH WAY



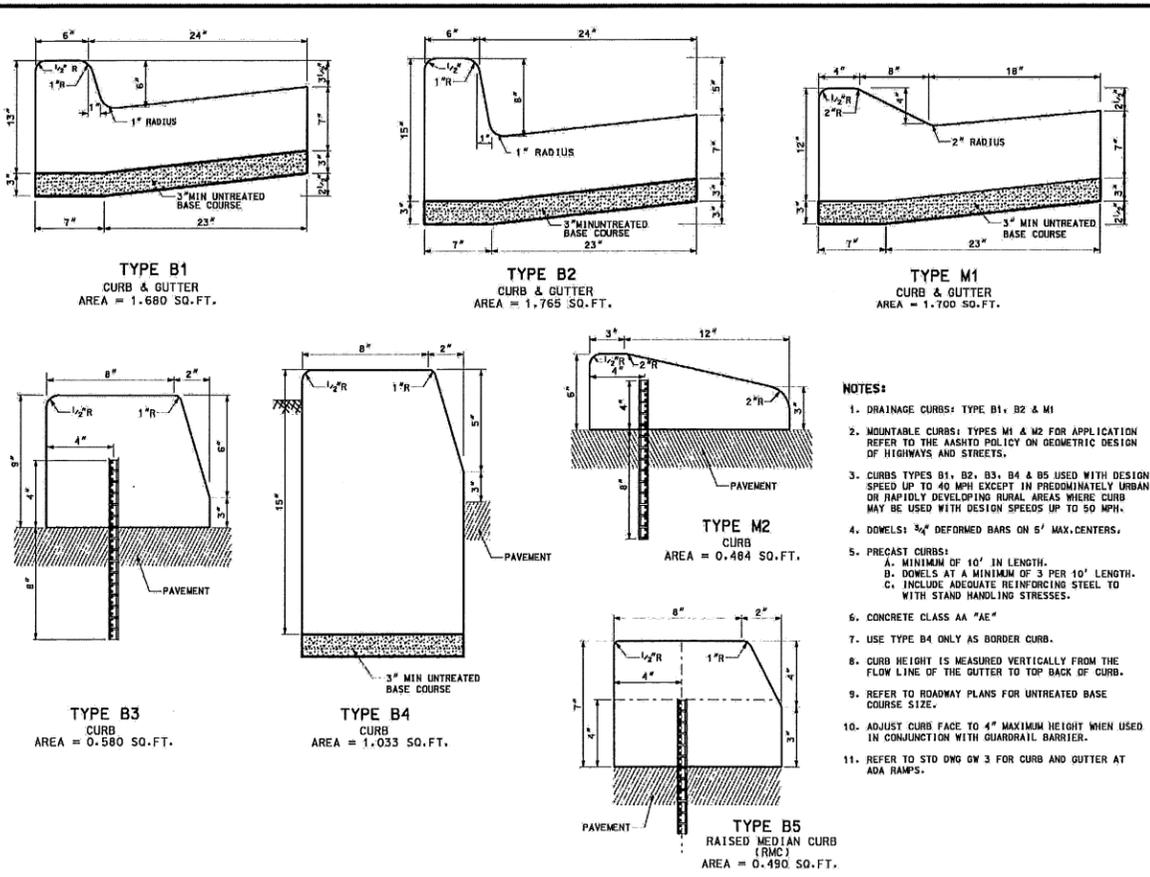
3' WATERWAY

NTS



STORM DRAIN MANHOLE WITH ORIFICE PLATE

NTS



- NOTES:**
1. DRAINAGE CURBS: TYPE B1, B2 & M1
 2. MOUNTABLE CURBS: TYPES M1 & M2 FOR APPLICATION REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
 3. CURBS TYPES B1, B2, B3, B4 & B5 USED WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURB MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
 4. DOWELS: 3/4" DEFORMED BARS ON 5' MAX. CENTERS.
 5. PRECAST CURBS:
 A. MINIMUM OF 10' IN LENGTH.
 B. DOWELS AT A MINIMUM OF 3 PER 10' LENGTH.
 C. INCLUDE ADEQUATE REINFORCING STEEL TO WITH STAND HANDLING STRESSES.
 6. CONCRETE CLASS AA "AE"
 7. USE TYPE B4 ONLY AS BORDER CURB.
 8. CURB HEIGHT IS MEASURED VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
 9. REFER TO ROADWAY PLANS FOR UNTREATED BASE COURSE SIZE.
 10. ADJUST CURB FACE TO 4" MAXIMUM HEIGHT WHEN USED IN CONJUNCTION WITH GUARDRAIL BARRIER.
 11. REFER TO STD DWG GW 3 FOR CURB AND GUTTER AT ADA RAMP.

NO.	DATE	DESCRIPTION
1	05-16-2015	SITE PLAN SUBMITTAL

REVISIONS	DATE	DESCRIPTION

UTAH DEPARTMENT OF TRANSPORTATION	DATE	SCALE
STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION	09/20/09	NONE
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DRAWING NUMBER: 24F
APPROVED BY: [Signature]	DATE: 09/20/09	SCALE: NONE
CONCRETE CURB AND GUTTER		
STANDARD DRAWING TITLE		
STD DWG		
GW 2		

Michael Baker INTERNATIONAL
 MICHAEL BAKER INTERNATIONAL
 6955 UNION PARK CENTER
 SUITE 370, MIDVALE UT, 84047
 (801)255-4400



NO.	DATE	DESCRIPTION
1	05-16-2015	SITE PLAN SUBMITTAL

BUILT TO SUIT, INC
 1805 State Street, Suite 101
 Bettendorf, IA 52722

**BIOLIFE PLASMA CENTER
 CLINTON, UTAH**

Project Number: 145648
 Date: 06-16-2015
 Scale:
 Sheet # C-501

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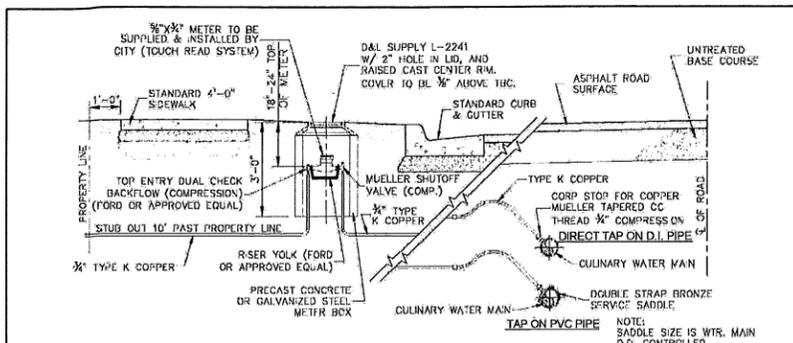
NO.	DATE	DESCRIPTION
1	06-16-2015	SITE PLAN SUBMITTAL

BUILT TO SUIT, INC
1806 State Street, Suite 101
Bettendorf, IA 52722

BIO LIFE PLASMA CENTER
CLINTON, UTAH

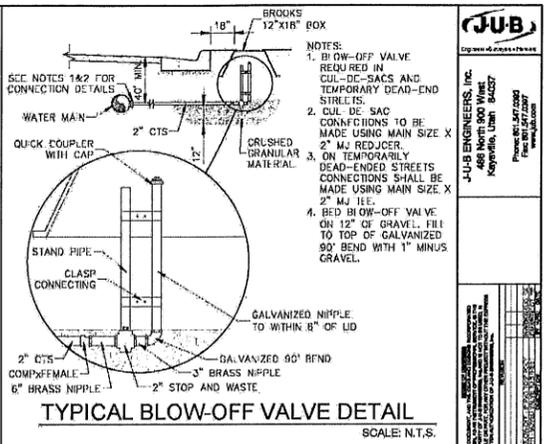
Project Number: 145648
Date: 06-16-2015
Scale:
Sheet # C-502

SITE DETAILS

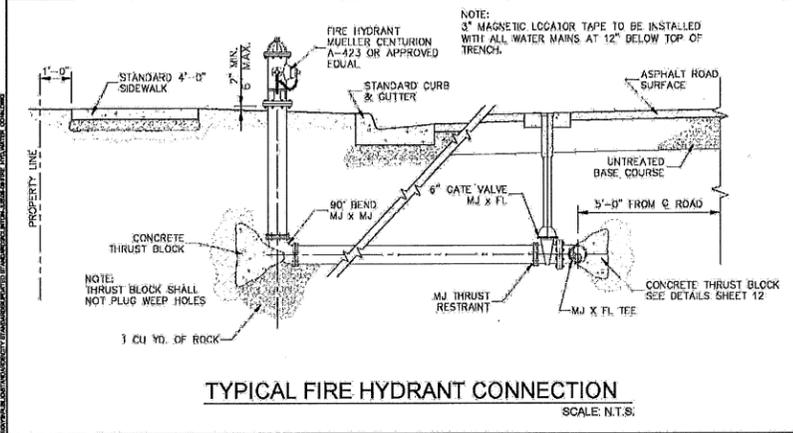


SERVICE	METER SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	WATER CONNECTION	BYPASS
1	3/4"	18" DIA.	CONCRETE	BY C.T.Y.	NO
2	1"	24" DIA.	CONCRETE	BY C.T.Y.	NO
3	1 1/2"	30" DIA.	CONCRETE	BY C.T.Y.	YES
4	2"	36" DIA.	CONCRETE	BY C.T.Y.	YES
5	3"	42" DIA.	CONCRETE	BY C.T.Y.	YES

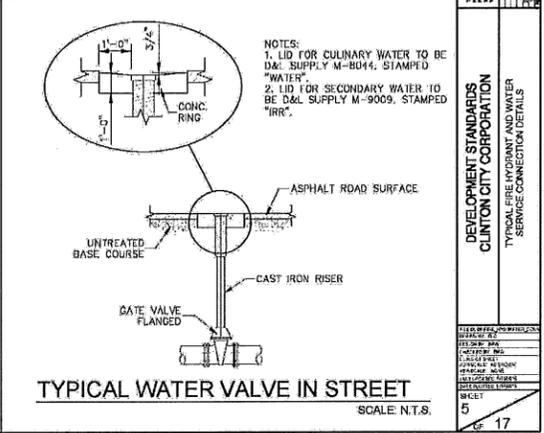
TYPICAL WATER CONNECTION
SCALE: N.T.S.



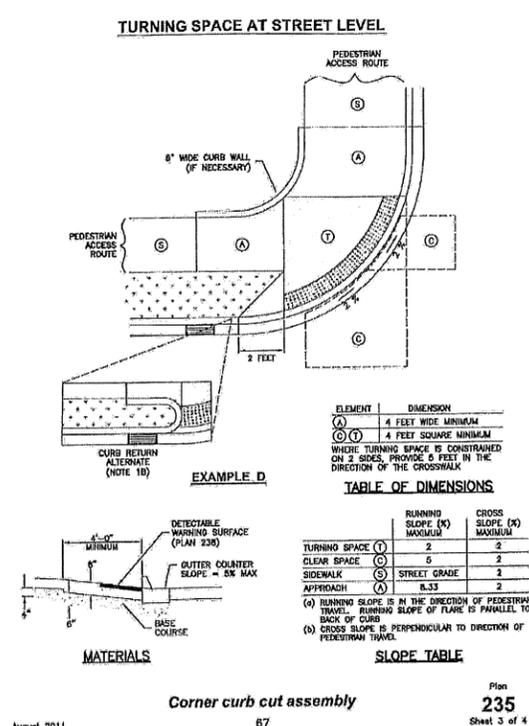
TYPICAL BLOW-OFF VALVE DETAIL
SCALE: N.T.S.



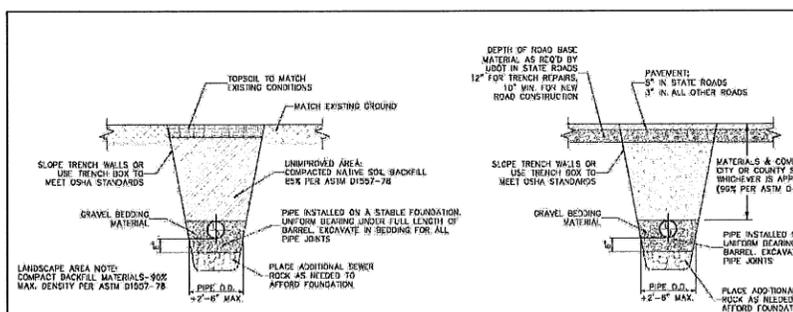
TYPICAL FIRE HYDRANT CONNECTION
SCALE: N.T.S.



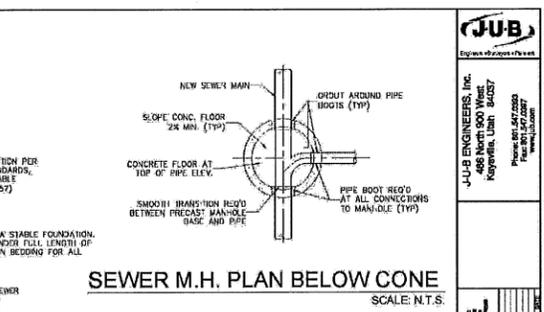
TYPICAL WATER VALVE IN STREET
SCALE: N.T.S.



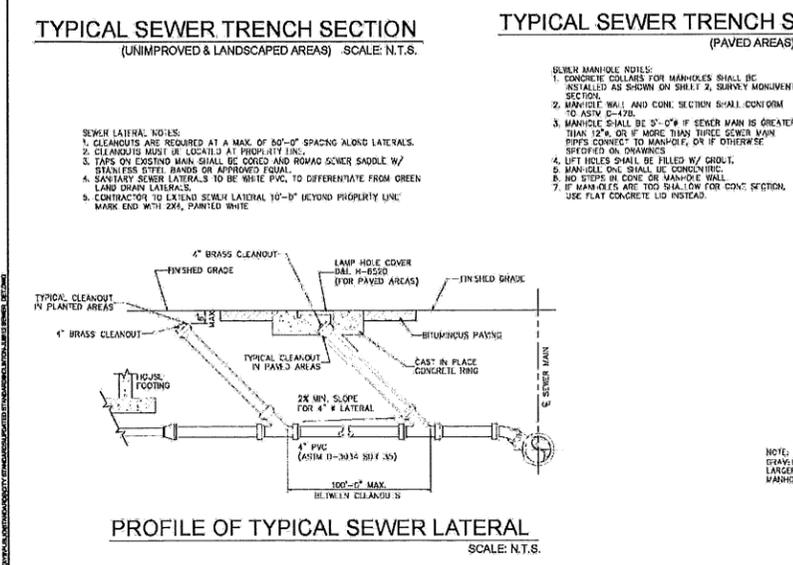
Corner curb cut assembly
Plan 235
Sheet 3 of 4



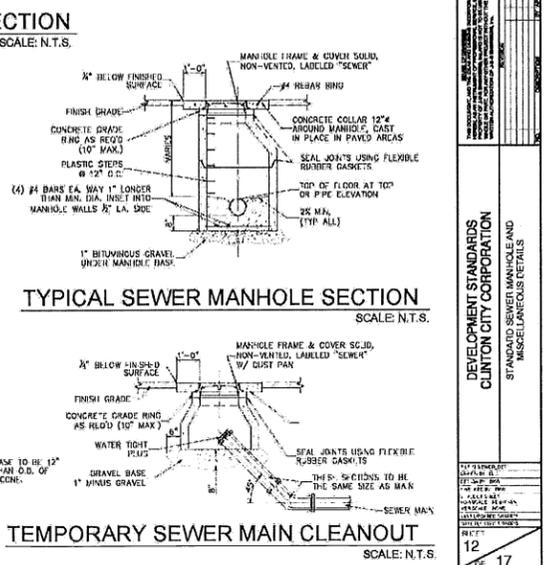
TYPICAL SEWER TRENCH SECTION
(UNIMPROVED & LANDSCAPED AREAS) SCALE: N.T.S.



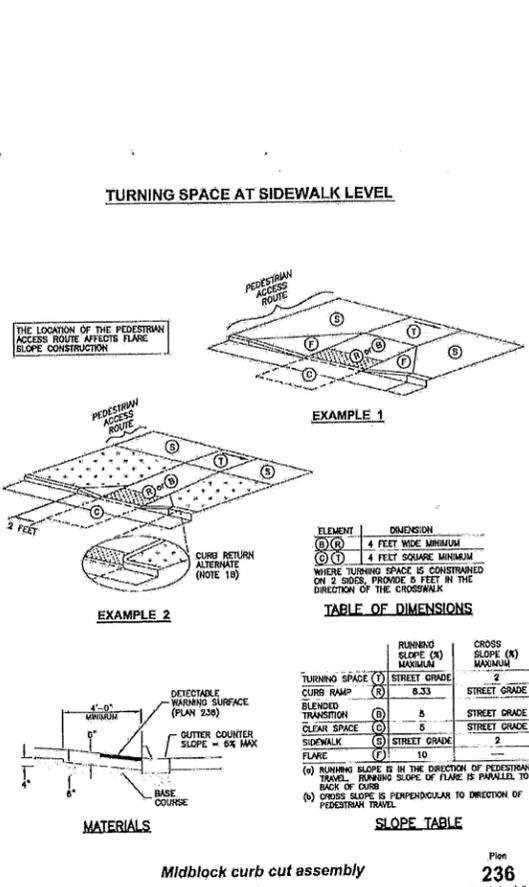
SEWER M.H. PLAN BELOW CONE
SCALE: N.T.S.



PROFILE OF TYPICAL SEWER LATERAL
SCALE: N.T.S.



TYPICAL SEWER MANHOLE SECTION
SCALE: N.T.S.



Midblock curb cut assembly
Plan 236
Sheet 1 of 3

A

B

C

D

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2015/06/16 12:51:01 AM
B:\c502

JUB
JUB ENGINEERS, INC.
1000 W. 1000 S.
KOGONAMA, UTAH 84040
Phone: 801.227.2227
Fax: 801.227.2227
www.jub.com

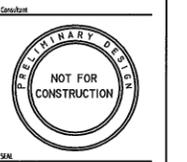
DEVELOPMENT STANDARDS
CLINTON CITY CORPORATION
TYPICAL FIRE HYDRANT AND WATER
SERVICE CONNECTION DETAILS

DATE: 06-16-2015
BY: [Signature]
CHECKED BY: [Signature]
SCALE: N.T.S.

JUB
JUB ENGINEERS, INC.
1000 W. 1000 S.
KOGONAMA, UTAH 84040
Phone: 801.227.2227
Fax: 801.227.2227
www.jub.com

DEVELOPMENT STANDARDS
CLINTON CITY CORPORATION
STANDARD SEWER MANHOLE AND
MANHOLE ACCESS DETAILS

DATE: 06-16-2015
BY: [Signature]
CHECKED BY: [Signature]
SCALE: N.T.S.



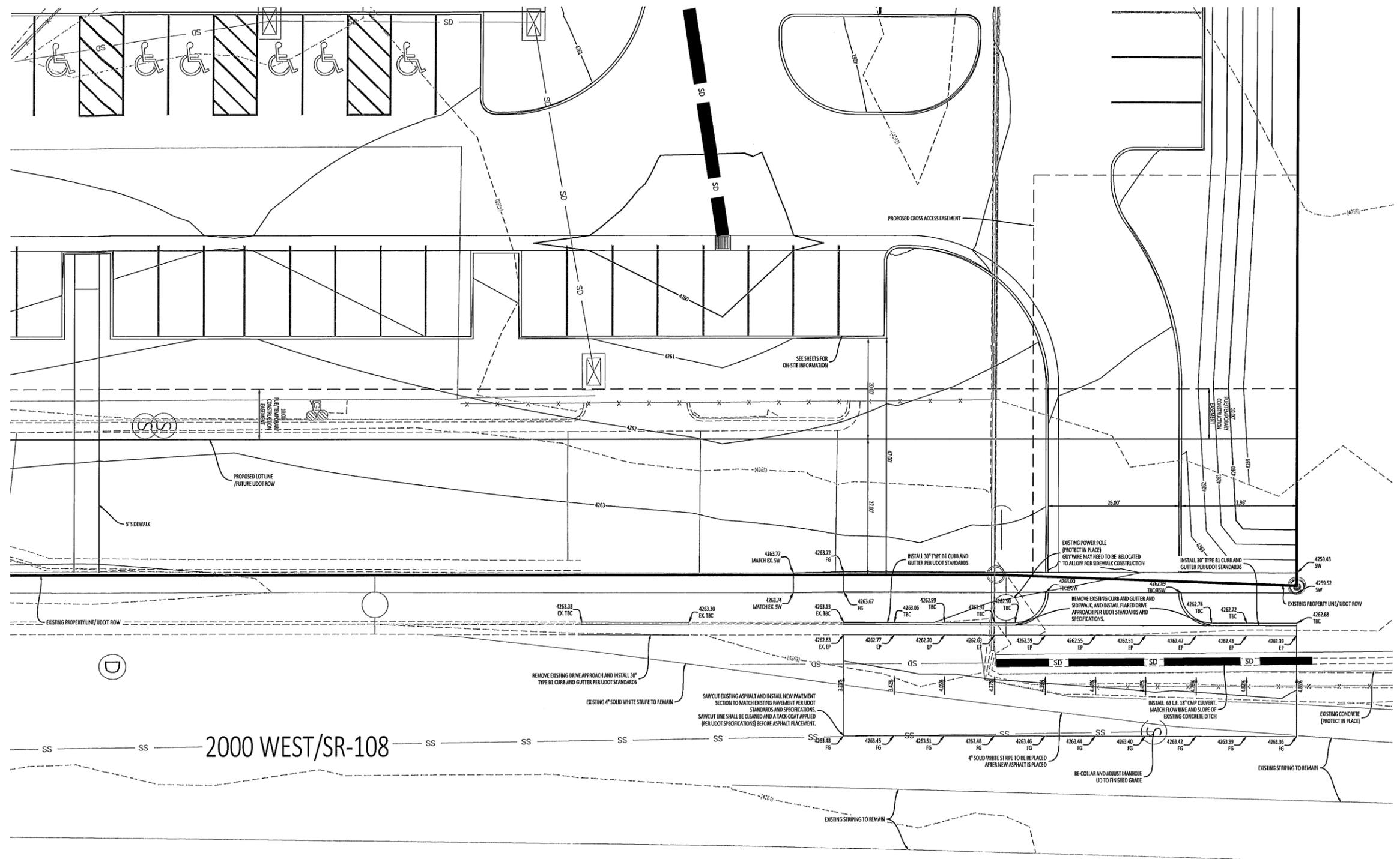
REVISIONS	
NO.	DESCRIPTION
1	05-16-2015 SITE PLAN SUBMITTAL

BUILD TO SUIT, INC
1805 State Street, Suite 101
Bettendorf, IA 52722

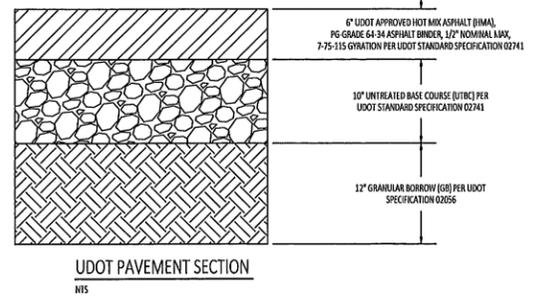
**BIO LIFE PLASMA CENTER
CLINTON, UTAH**

Project Number: 145648
Date: 06-16-2015
Scale: 1"=10'
Sheet # C-601

2000 WEST/SR-108 WIDENING PLAN



- UDOT NOTES:**
- WORK ON THE U.D.O.T. RIGHT-OF-WAY IS RESTRICTED FROM OCTOBER 15 - APRIL 15.
 - ANY NEW PAVEMENT MARKINGS OR PAVEMENT MESSAGES THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOL MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMOPLASTIC PAVEMENT MARKING. WHITE. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS USE AS DETERMINED BY UDOT'S PERMITS OFFICE. ALL LETTERS, ARROWS, AND SYMBOLS SHALL BE IN THE CONFORMANCE WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM).
 - ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE AND INSTALLED PER UDOT STANDARD DRAWINGS SN SERIES.
 - SLP BASE IS S83, POSTS MUST MEET THE SN 30 SERIES, SN 13 SERIES, AND FOR INTERSTATE SN 14 SERIES, SN 15 AND SN 16 SERIES APPLIES.
 - P4 POSTS ARE REQUIRED FOR LESS THAN 40 MPH.
 - P5 POSTS ARE REQUIRED FOR GREATER THAN 40 MPH.
 - SLP BASE MAY VARY DUE TO THE APPLICATION AND THE SIZE OF THE SIGN.
 - BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION TWO PERMITS OFFICE, AND PROVIDE PROOF OF LIABILITY INSURANCE IN THE UTAH DEPARTMENT OF TRANSPORTATION'S NAME. THE MINIMUM AMOUNT IS \$1,000,000.00 PER OCCURRENCE AND \$2,000,000.00 IN AGGREGATE. FOR DETAILS CONTACT UDOT REGION 1.
 - FOR ALL UTILITY TAPS (ROAD CUTS), CONTRACTOR SHALL USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PPS) UDOT SPEC. 03575.
 - ALL PROPOSED UTILITIES WITHIN THE UDOT RIGHT-OF-WAY THAT CROSS MORE THAN 1 LANE OF TRAFFIC MUST BE BORED.
 - FOR EXCAVATIONS OUTSIDE THE ASPHALT OR CONCRETE, CONTRACTOR MUST BACKFILL WITH UDOT APPROVED GRANULAR BORROW# AND ROAD BASE COMPACTING IN 4" LIFTS AND MEET 90% COMPACTION.
 - OWNER, DEVELOPER, AND/OR THE CONTRACTOR WILL BE REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 - OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THIS DEVELOPMENT.
 - WORK ON A TRAFFIC SIGNAL OR SIGNAL INSTALLATION WILL REQUIRE A SEPARATE BOND THAT WILL BE DETERMINED ONCE THE WORK HAS BEEN APPROVED. AN INDEPENDENT INSPECTION COMPANY WILL BE REQUIRED FOR INSPECTION OF THE WORK ON AND/OR INSTALLATION OF THE TRAFFIC SIGNAL. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT UDOT REGION 1.
 - PAVEMENT WIDENING SHALL MATCH EXISTING PAVEMENT SECTION, OR SECTION SHOWN HERE ON, WHICHEVER ONE IS GREATER.
 - PAVEMENT SEALING WILL BE DONE AS PART OF UDOT PROJECT S-R1991(R2) DURING THE 2016 CONSTRUCTION YEAR.



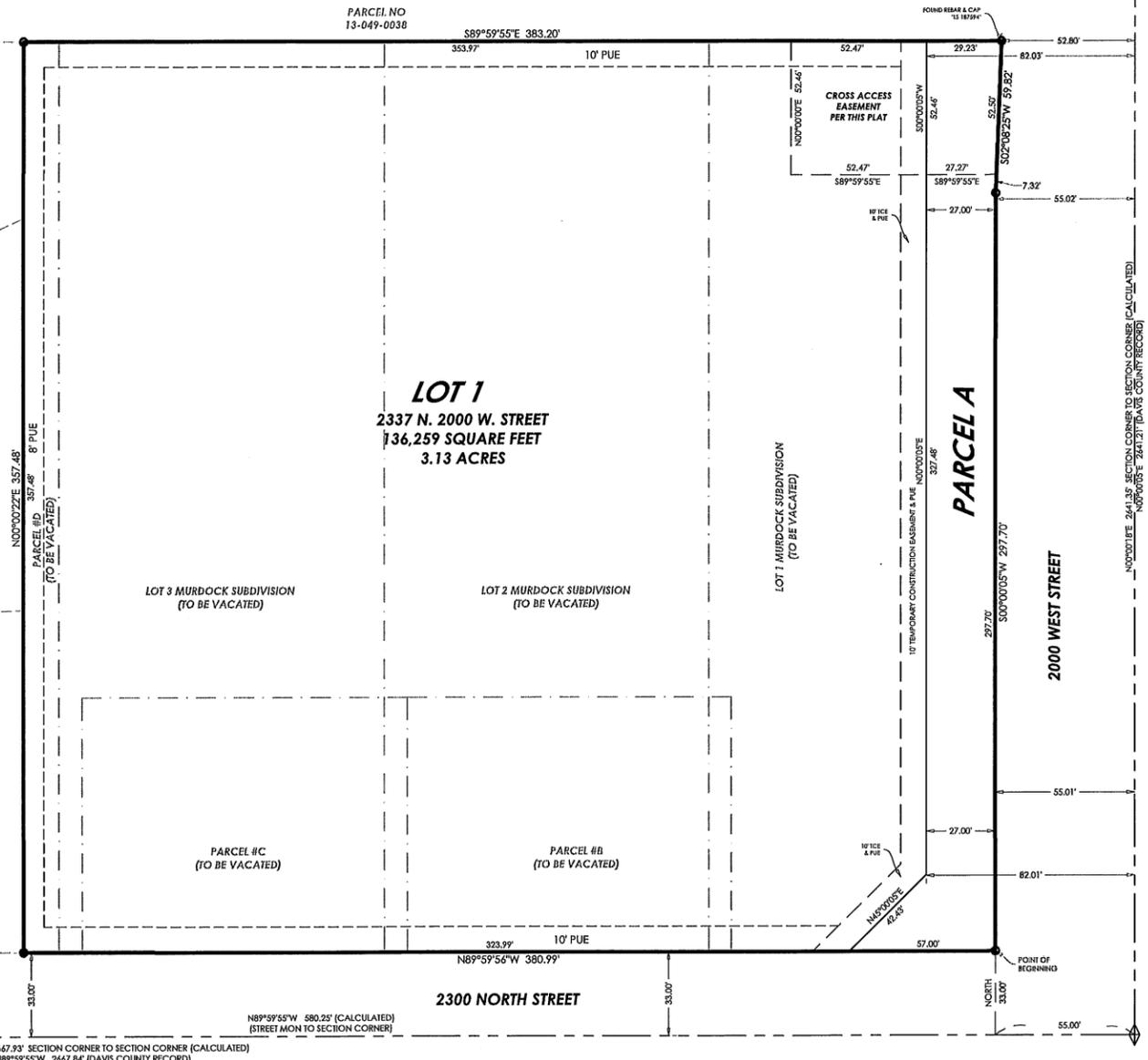
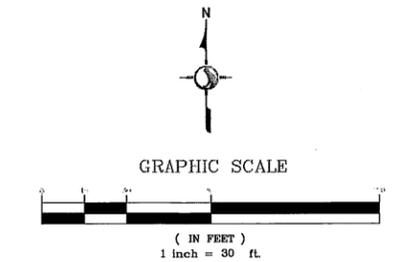
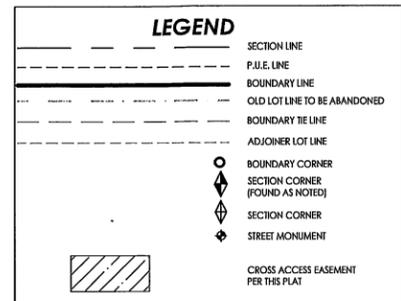
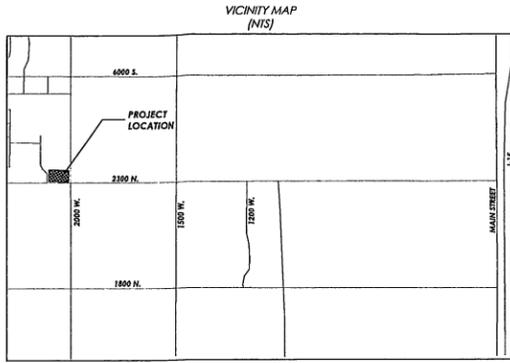
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2015/06/16 08:53 AM By: jhanna_sott

PATTERSON PROPERTY CONSOLIDATION PLAT

AMENDING LOTS 1, 2 & 3 MURDOCK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH
APRIL 2015

EAST QUARTER CORNER SECTION 21
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MON)



SOUTH QUARTER CORNER SECTION 21
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS NAIL AND WASHER)

NOTES:
The Basis of Bearing for this plat is between 2 existing monuments. The bearing between the South Quarter Corner of Section 21, Township 5 North, Range 2 West, S.L.B.M., and the Centerline Intersection Monument at 2300 North and 2100 West Streets is S89°59'55"E.
Many areas in Clinton City have water problems due to a seasonally high (flooding) water table. Approval of this plat does not constitute representation by the City that any specified elevation will solve ground water problems. Solution of these is the sole responsibility of the permit applicant and property owner.

NARRATIVE:
The purpose of this plat is to Amend Lots 1, 2 and 3 of the Murdock Subdivision as well as Parcels A, B & C as recorded in the Davis County Recorder's Office and consolidate them into a single lot.
Parcel B is Davis County Tax Parcel ID #13-050-0002.
Parcel C is Davis County Tax Parcel ID #13-050-0003.
Parcel D is Davis County Tax Parcel ID #13-049-0043
Murdock Subdivision Remainder Lots 1, 2 & 3 are Davis County Tax Parcel ID #13-050-0004.
This plat amendment is subject to all of the matters pertaining to the original plat, other than those differences shown hereon, they include, but are not limited to, easements, rights-of-way, covenants, conditions, restrictions, and other matters of record.

SURVEYOR'S CERTIFICATE
I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as
PATTERSON PROPERTY CONSOLIDATION PLAT
AMENDING LOTS 1, 2 & 3 MURDOCK SUBDIVISION
and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
A parcel of land located in the Southeast Quarter of Section 21, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at the intersection of the North Right-of-Way Line of 2300 North Street and the West Right-of-Way Line of 2000 West Street, said point being also N89°59'55"W 55.00 feet, along the Section Line, and North 33.00 feet from the Southeast Corner of said Section 21, and running thence, along said North Right-of-Way Line, N89°59'55"W 380.99 feet to the East Boundary Line of Madysen Acres as recorded as Entry No. 2350728 in Book 4495 of Page 663 in the Office of the Davis County Recorder; thence, along said East Boundary Line, N00°00'22"E 357.48 feet; thence S89°59'55"E 383.20 feet to said West Right-of-Way Line of 2000 West Street; thence, along said West Right-of-Way Line, the following two (2) courses, (1) S02°08'25"W 59.82 feet, (2) S00°00'05"W 297.70 feet to the Point of Beginning.
Contains: 136,259 Square Feet OR 3.13 Acres.

Date _____
GREGORY A. CATES
P.L.S. No. 161226

OWNER'S DEDICATION
We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plan and name said tract
PATTERSON PROPERTY CONSOLIDATION PLAT
AMENDING LOTS 1, 2 & 3 MURDOCK SUBDIVISION
and do hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those thoroughfares forever, and also dedicate to Clinton City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Clinton City.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT
State of Utah)
County of Davis)
On the _____ day of _____, 20____, personally appeared before me, the undersigned notary public, _____ and _____, signer(s) of the above Owner's Dedication and Certification, who being by me duly sworn, did acknowledge to me _____ signed it freely, voluntarily and for the purposes therein mentioned.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS
State of Utah)
County of Davis)
On the _____ day of _____, 20____, personally appeared before me, L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who, being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively, and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.
COMMISSION EXPIRES _____ NOTARY PUBLIC _____

QUESTAR
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department at 1-800-346-8532.
Approved this _____ day of _____, 20____
QUESTAR GAS COMPANY
BY: _____
TITLE: _____

Utilities shall have the right to install, maintain and operate their equipment above and below ground and at other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. of the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with the facilities in the P.U.E.

COMCAST
I, _____, ON BEHALF OF COMCAST, AM AN AUTHORIZED AGENT, AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF COMCAST.
SIGNED THIS _____ DAY OF _____, 20____.

CENTURY LINK COMMUNICATIONS
I, _____, ON BEHALF OF CENTURY LINK, AM AN AUTHORIZED AGENT, AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURY LINK.
SIGNED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER
I, _____, ON BEHALF OF ROCKY MOUNTAIN POWER, AM AN AUTHORIZED AGENT, AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER.
SIGNED THIS _____ DAY OF _____, 20____.

CLINTON CITY COUNCIL
PRESENTED TO THE CLINTON CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.
L. MITCH ADAMS
CLINTON CITY MAYOR
DENNIS W. CLUFF
CLINTON CITY RECORDER

CLINTON CITY PLANNING COMMISSION
PRESENTED TO THE CLINTON CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL.
SIGNATURE _____

CLINTON CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION FILED IN THIS OFFICE.
CLINTON CITY ENGINEER _____ DATE _____

PATTERSON PROPERTY CONSOLIDATION PLAT
AMENDING LOTS 1, 2 & 3 MURDOCK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH
RECORDED NO. _____
STATE OF UTAH, COUNTY OF DAVIS
FILED AT _____
DATE _____
PAGE _____
PRELIMINARY
DAVIS COUNTY RECORDER

DITCH COMPANY
I, _____, ON BEHALF OF _____ DITCH COMPANY, AM AN AUTHORIZED AGENT, AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF _____ DITCH COMPANY.
SIGNED THIS _____ DAY OF _____, 20____.

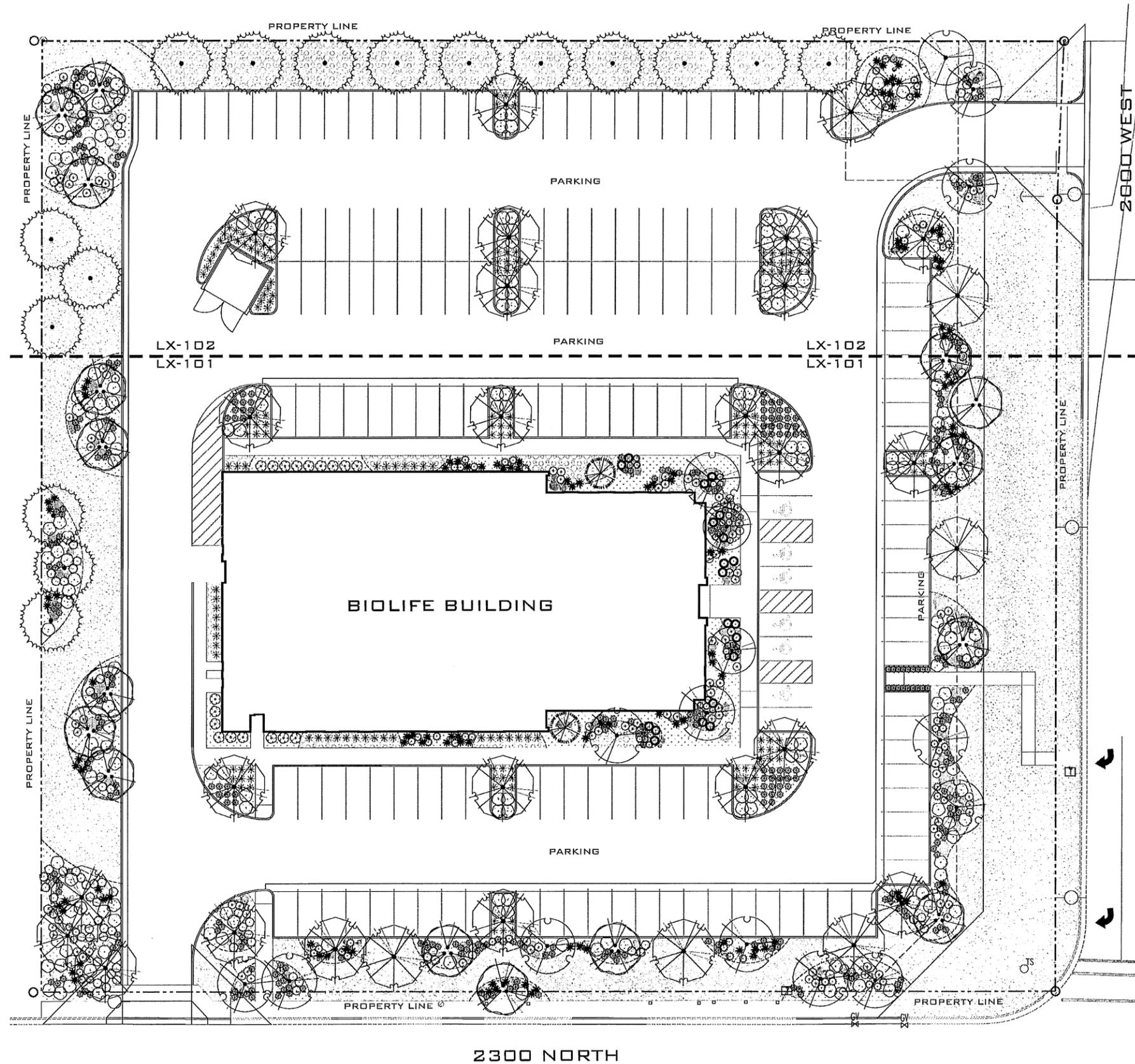
DAVIS AND WEBER COUNTY CANAL COMPANY
I, _____, ON BEHALF OF THE DAVIS & WEBER COUNTY CANAL COMPANY, AM AN AUTHORIZED AGENT, AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF THE DAVIS & WEBER COUNTY CANAL COMPANY.
SIGNED THIS _____ DAY OF _____, 20____.

CLINTON CITY SEAL

Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, Utah
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number 205303109 PM GAC
Filename 03109v_ib
Designed by SRV Drawn by SRV
Checked by GAC Date 6/11/14

No.	Revisions	By	Date
1	Revise per UDOT widening & city comments	GAC	6/11/14



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These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.



BIOLIFE
 2300 NORTH 2000 WEST
 CLINTON, UTAH, 84015

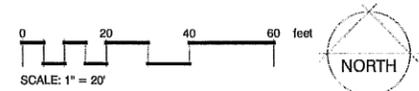
DATA:
 DATE: 06.16.15
 PROJECT NO: 1515
 DRAWN BY: JGP
 CHECKED BY: BAR

REVISIONS:

TITLE
 OVERALL
 LANDSCAPE
 PLAN

SHEET

LP100



PLANT SCHEDULE BIOLIFE CLINTON

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	ACER GRISEUM / PAPERBARK MAPLE	B & B	1.5" CAL	2
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	B & B	2" CAL	29
	BETULA NIGRA 'HERITAGE' - CLUMP / HERITAGE RIVER BIRCH	B & B	10' - 12'	16
	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	2" CAL	15
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' MIN.	2
	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' MIN.	16
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	BERBERIS THUNBERGII 'NANA' / CRIMSON PYGMY BARBERRY	5 GAL	22	
	BERBERIS THUNBERGII 'RED CARPET' / RED CARPET BARBERRY	5 GAL	99	
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER GRASS	1 GAL	172	
	HEMEROCALLIS HYBRID 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	350	

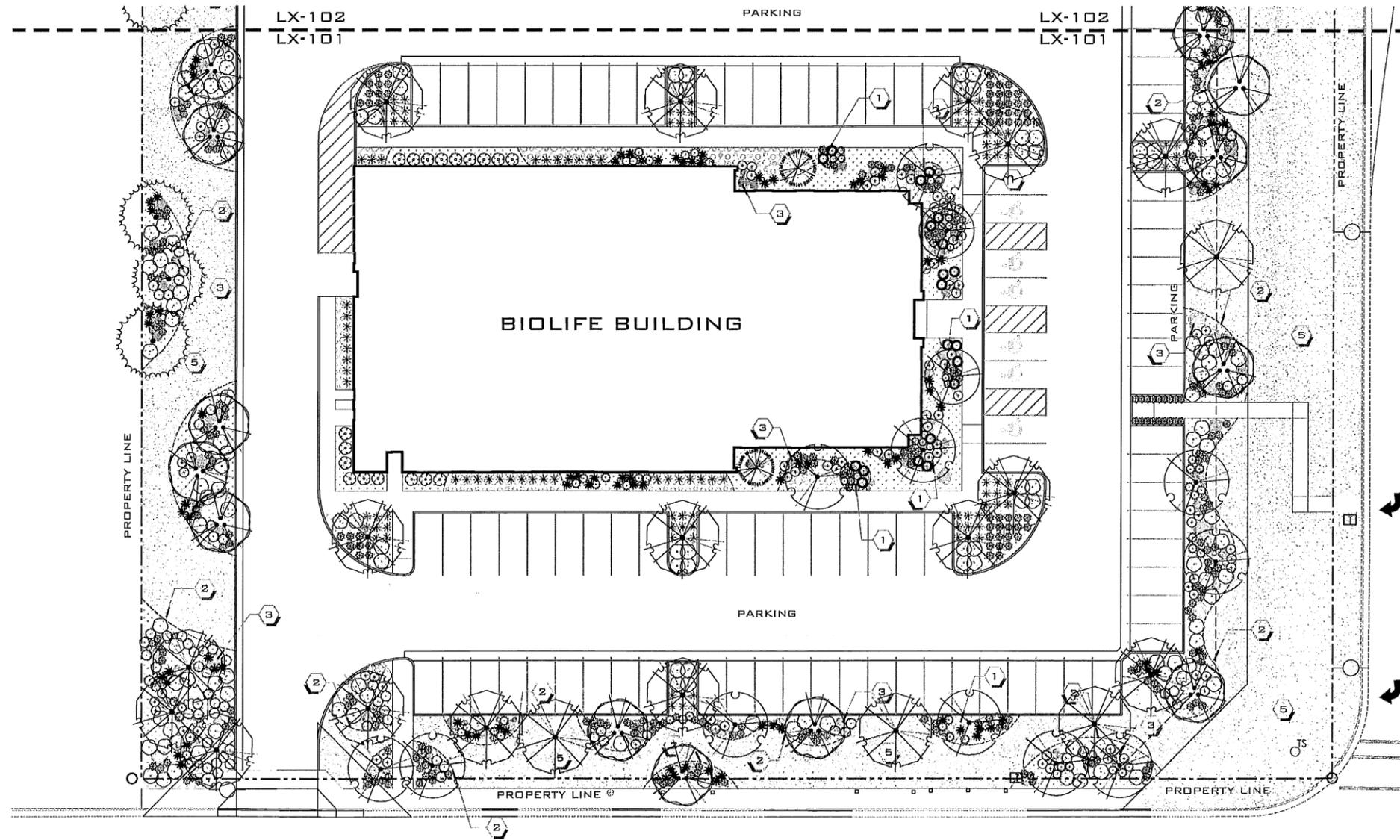
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	3-4" GRAY COBBLE	ROCK MULCH		7,917 SF
	3/8" "PERMABARK" ROCK MULCH STAKER PARSON - (801)409-9500	ROCK MULCH		18,083 SF
	HARDWOOD MULCH	ROCK MULCH		482 SF
	TURF GRASS / TURF GRASS	SOD		21,360 SF

REFERENCE NOTES SCHEDULE

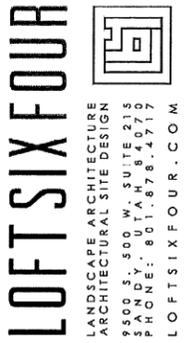
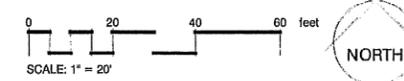
SYMBOL	DESCRIPTION	QTY	DETAIL
1	PLANTING AREA POD - USE BLACK ORGANIC COMPOST MULCH IN THESE MOUNDED PLANTER BEDS AS PER BIOLIFE STANDARDS (TYP.)		
2	1/4" X 6" STEEL EDGING BETWEEN ALL PLANTING, ROCK MULCH, AND TURF AREAS (TYP.)	6/LP501	
3	VARYING SIZE LANDSCAPE BOULDERS - BOULDER TYPE TO MATCH PERMA-BARK AND BE DARK GRAY IN COLOR	8/LP501	
4	LANDSCAPE BUFFER AROUND DUMPSTER		
5	TURF AREA (TYP.)	5/LP501	

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTER BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL SHRUB BED PODS IN FRONT AND BACK OF BIOLIFE BUILDING ARE TO BE HARDWOOD MULCH TO DEPTH OF 3" PER CLINTON CITY CODE.
- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH 3/8" "PERMABARK" ROCK MULCH TO A DEPTH OF 3" MIN. WITH NO LANDSCAPE FABRIC.
- ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE ON CENTER SPACING OF PLANTINGS
- FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF 3/8" "PERMABARK" ROCK MULCH OVER 2' DIAMETER.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER TO OCCUR BETWEEN BLACK ORGANIC COMPOST MULCH, ROCK MULCH, AND TURF AREAS AS APPLICABLE.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 12" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. [3" HIGHER FOR TREES]
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- SEE SHEET LP501 FOR PLANTING DETAILS.
- SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE INFO.
- EXISTING STREET TREES, TURF, IRRIGATION, LIGHT POLES, UTILITIES, AND SIDEWALK SHALL BE PROTECTED IN PLACE ALONG 900 WEST STREET WHERE FEASIBLE. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLANT MATERIAL AND MAKE EVERY EFFORT TO PROTECT IN PLACE AND MAINTAIN IN GOOD HEALTH DURING AND CONSTRUCTION.
- CLEAR VIEW AREA SHALL BE MAINTAINED AT ALL INTERSECTIONS AND SHALL MEET CITY STANDARDS. NO OBSTRUCTION IN EXCESS OF 30" ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA, (INCLUDING TREES AND TREE CANOPIES)



2300 NORTH



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STAMP:



BIOLIFE
2300 NORTH 2000 WEST
CLINTON, UTAH, 84015

DATA:

DATE: 06.16.15
PROJECT NO: 1515
DRAWN BY: JGP
CHECKED BY: GAR

REVISIONS:

TITLE

LANDSCAPE PLAN

SHEET

LP101

PLANT SCHEDULE BIOLIFE CLINTON

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	ACER GRISEUM / PAPERBARK MAPLE	B & B	1.5" CAL	2
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	B & B	2" CAL	29
	BETULA NIGRA 'HERITAGE' - CLUMP / HERITAGE RIVER BIRCH	B & B	10' - 12'	16
	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	2" CAL	15
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' MIN.	2
	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' MIN.	16
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	BERBERIS THUNBERGII 'NANA' / CRIMSON PYGMY BARBERRY	5 GAL	22	
	BERBERIS THUNBERGII 'RED CARPET' / RED CARPET BARBERRY	5 GAL	99	
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER GRASS	1 GAL	172	
	HEMEROCALLIS HYBRID 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	350	
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL	197	
	MISCANTHUS SINENSIS 'PURPURESCENS' / FLAME GRASS	5 GAL	18	
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	103	
	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL	20	
	YUCCA BACCATA / BANANA YUCCA	1 GAL	64	
	YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE YUCCA	5 GAL	116	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	3-4" GRAY COBBLE	ROCK MULCH		7,917 SF
	3/8" PERMABARK ROCK MULCH STAKER PARSON - (801)409-9500	ROCK MULCH		18,083 SF
	HARDWOOD MULCH	ROCK MULCH		482 SF
	TURF GRASS / TURF GRASS	SOD		21,360 SF

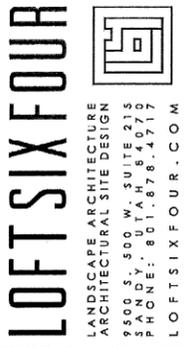
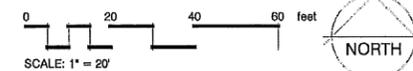
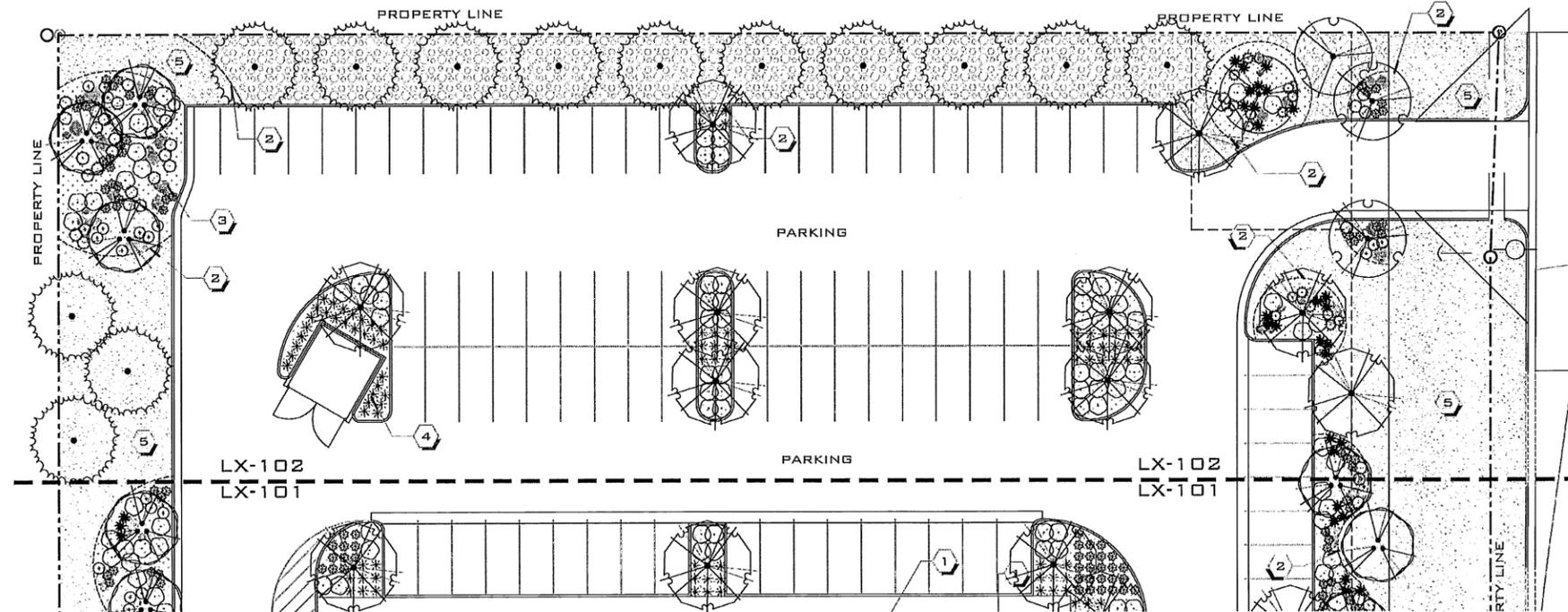
GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTER BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL SHRUB BED PODS IN FRONT AND BACK OF BIOLIFE BUILDING ARE TO BE HARDWOOD MULCH TO DEPTH OF 3" PER CLINTON CITY CODE.
- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH 3/8" PERMABARK ROCK MULCH TO A DEPTH OF 3" MIN. WITH NO LANDSCAPE FABRIC.
- ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE ON CENTER SPACING OF PLANTINGS
- FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF 3/8" PERMABARK ROCK MULCH OVER 2' DIAMETER.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER TO OCCUR BETWEEN BLACK ORGANIC COMPOST MULCH, ROCK MULCH, AND TURF AREAS AS APPLICABLE.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 12" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)

- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PLANTING AREA POD - USE BLACK ORGANIC COMPOST MULCH IN THESE MOUNDED PLANTER BEDS AS PER BIOLIFE STANDARDS (TYP.)		
2	1/4" X 6" STEEL EDGING BETWEEN ALL PLANTING, ROCK MULCH, AND TURF AREAS (TYP.)	6/LP501	
3	VARYING SIZE LANDSCAPE BOULDERS - BOULDER TYPE TO MATCH PERMA-BARK AND BE DARK GRAY IN COLOR	8/LP501	
4	LANDSCAPE BUFFER AROUND DUMPSTER		
5	TURF AREA (TYP.)	5/LP501	



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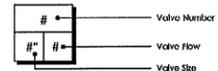
LP102

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	143	40	7/LR502
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	109	40	7/LR502
	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	6	40	7/LR502
	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	6	40	7/LR502
	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	24	30	

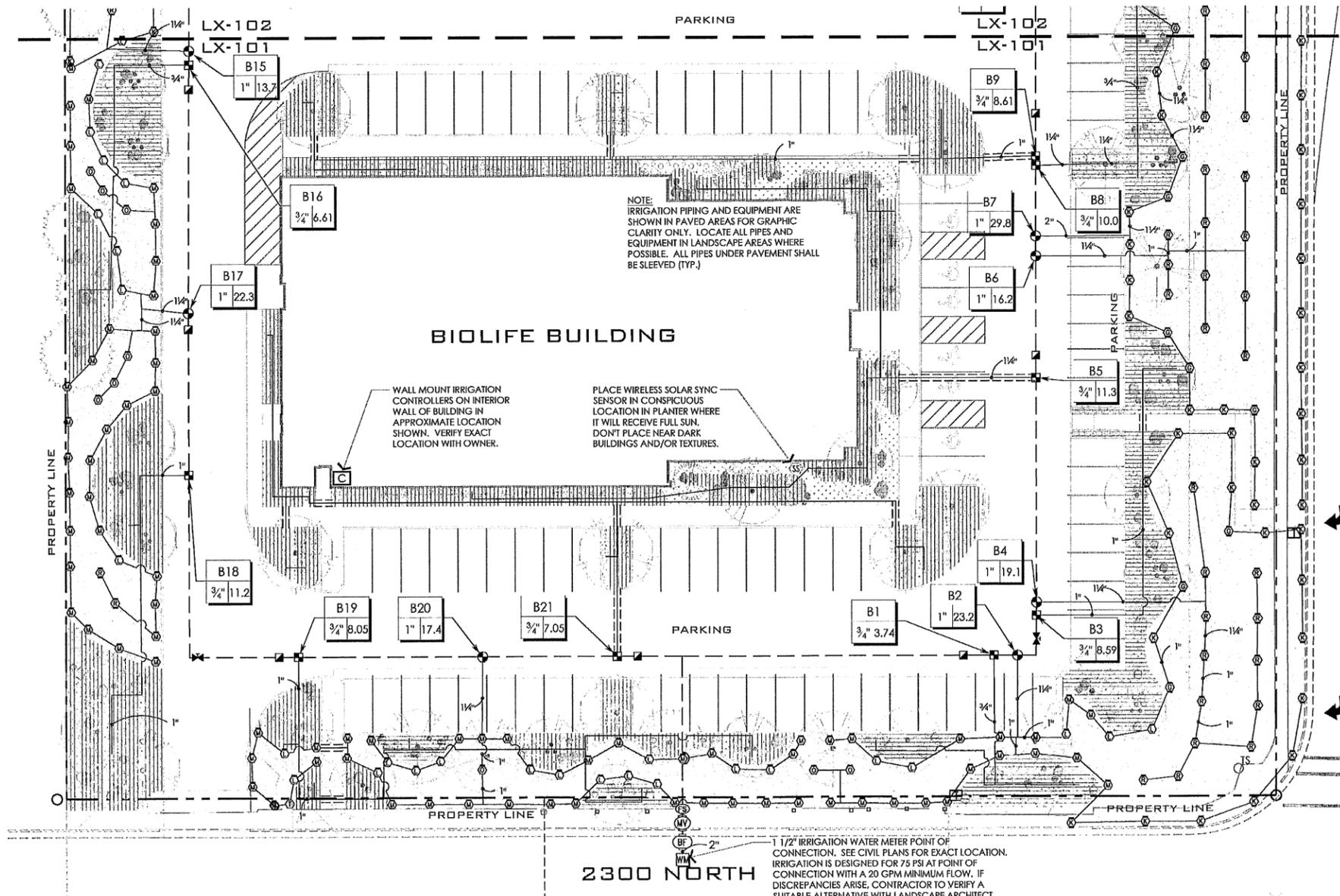
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HYD75 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	11	2/LR502
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	19,099 S.F.	3/LR502
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	10	5/LR501
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	9	1/LR502
	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	4	
	HUNTER IBV 1" 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	

	FBFCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	3/LR501
	HUNTER IC-2400-PL MODULAR CONTROLLER, 24 STATIONS, OUTDOOR MODEL. PLASTIC CABINET, COMMERCIAL USE. WITH THREE ICM-600 MODULES INCLUDED.	1	1/LR501
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	2/LR501
	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	4/LR501
	WATER METER 1-1/2"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	6,210 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,131 L.F.	
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	407.6 L.F.	6/LR502

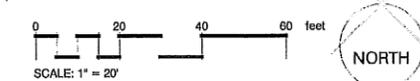


GENERAL IRRIGATION NOTES:

- IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM/HER TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS, AND MATERIALS REQUIRED.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THE NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
- ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE SLEEVING DETAIL(S).
- INSTALL 14 GAUGE WIRE WITH WHITE AS GROUND, BLUE AS SPARE GROUND, ALL WIRING IN 3/4" GRAY ELECTRICAL CONDUIT FROM CLOCK TO MAINLINE, THEN RUN WIRE UNDER MAINLINE EXPOSED BUT DO NOT TAPE WIRE TO MAINLINE. INCLUDE EXPANSION LOOPS AT ALL CORNERS AND ANGLES.
- VALVE BOXES AND LIDS COLOR SHALL MATCH SURROUNDING GROUND COVER/MULCH AS FOLLOWS:
 - VALVE BOXES LOCATED IN SHRUB BEDS = BLACK COLOR BOX
 - VALVE BOXES LOCATED IN TURF GRASS = GREEN COLOR BOX
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATE
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION AND PROPER INSTALLATION TECHNIQUES AND REQUIREMENTS.
- INSTALL MAINLINE AND ALL LATERAL LINES ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE.
- IRRIGATION DESIGN IS DIAGRAMMATIC ONLY AND MAY NEED TO BE MODIFIED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY FIELD MODIFICATIONS /ADJUSTMENTS TO ENSURE FULLY FUNCTIONING IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT WATER COVERAGE.
- ALL IRRIGATION EQUIPMENT LISTED IN THE IRRIGATION SCHEDULE AND IRRIGATION GENERAL NOTES SHALL BE USED AS LISTED OR SUBSTITUTED WITH APPROVED EQUAL.
 - PLANT HYDRO-ZONES ARE DESIGNED AS THE FOLLOWING BASED ON THE SLC ORDINANCE 13 - WATER CONSERVATION.
 - ALL TURF AREAS ARE HYDRO-ZONE 4
 - ALL PLANTER AREAS ARE HYDRO-ZONE 2 AND 3



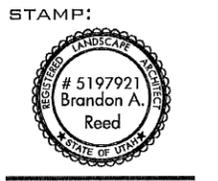
2300 NORTH



LOFT SIXFOUR
 LANDSCAPE ARCHITECTURE
 ARCHITECTURAL SITE DESIGN
 3009 S. 900 W. SUITE 107-108
 PHOENIX, AZ 85018-7171
 LOFTSIXFOUR.COM

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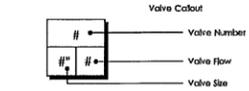
LR101

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	143	40	7/LR502
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	109	40	7/LR502
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	HUNTER PROS-00-MSBN MULTI-STREAM BUBBLER, FIXED RISER, 25=25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	24	30	
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASY VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED, FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	11		2/LR502

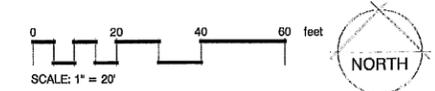
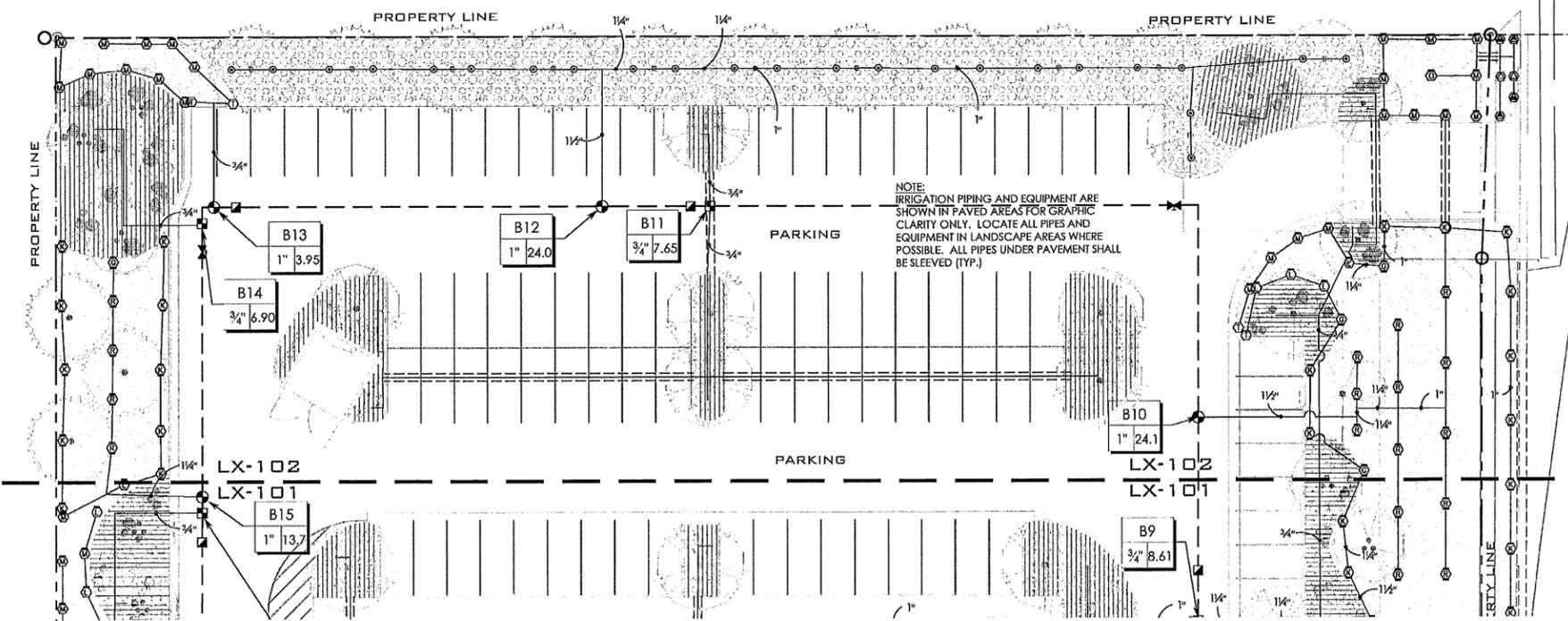
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	AREA TO RECEIVE DRILINE HUNTER FLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRILINE WITH BUILT-IN CHECK VALVE, 0.6GPH EMITTERS AT 18.0" O.C. DRILINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	19,099 S.F.	3/LR502
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	10	5/LR501
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	9	1/LR502
	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	4	
	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
	FENCO 8251 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	3/LR501
	HUNTER IC-2400-PL MODULAR CONTROLLER, 24 STATIONS, OUTDOOR MODEL, PLASTIC CABINET. COMMERCIAL USE. WITH THREE ICM-600 MODULES INCLUDED.	1	1/LR501
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	2/LR501

	HUNTER FLOW-CLUK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	4/
	WATER METER 1-1/2"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	6,210 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,131 L.F.	
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	407.6 L.F.	6/



GENERAL IRRIGATION NOTES:

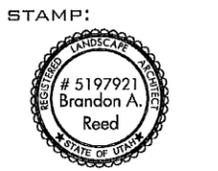
- IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM/HER TO PROVIDE AND INSTALL A COMPLETE AND OPERATION IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS, AND MATERIALS REQUIRED.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THE NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
- ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE SLEEVING DETAIL(S).
- INSTALL 14 GAUGE WIRE WITH WHITE AS GROUND, BLUE AS SPARE GROUND. ALL WIRING IN 3/4" GRAY ELECTRICAL CONDUIT FROM CLOCK TO MAINLINE, THEN RUN WIRE UNDER MAINLINE EXPOSED BUT DO NOT TAPE WIRE TO MAINLINE, INCLUDE EXPANSION LOOPS AT ALL CORNERS AND ANGLES.
- VALVE BOXES AND LIDS COLOR SHALL MATCH SURROUNDING GROUND COVER/MULCH AS FOLLOWS:
 - VALVE BOXES LOCATED IN SHRUB BEDS = BLACK COLOR BOX
 - VALVE BOXES LOCATED IN TURF GRASS = GREEN COLOR BOX
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATE
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION AND PROPER INSTALLATION TECHNIQUES AND REQUIREMENTS.
- INSTALL MAINLINE AND ALL LATERAL LINES ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE.
- IRRIGATION DESIGN IS DIAGRAMMATIC ONLY AND MAY NEED TO BE MODIFIED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY FIELD MODIFICATIONS /ADJUSTMENTS TO ENSURE FULLY FUNCTIONING IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT WATER COVERAGE.
- ALL IRRIGATION EQUIPMENT LISTED IN THE IRRIGATION SCHEDULE AND IRRIGATION GENERAL NOTES SHALL BE USED AS LISTED OR SUBSTITUTED WITH APPROVED EQUAL.
- PLANT HYDRO-ZONES ARE DESIGNED AS THE FOLLOWING BASED ON THE SIC ORDINANCE 13 - WATER CONSERVATION.
 - ALL TURF AREAS ARE HYDRO-ZONE 4
 - ALL PLANTER AREAS ARE HYDRO-ZONE 2 AND 3



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 LANDSCAPE ARCHITECTURE
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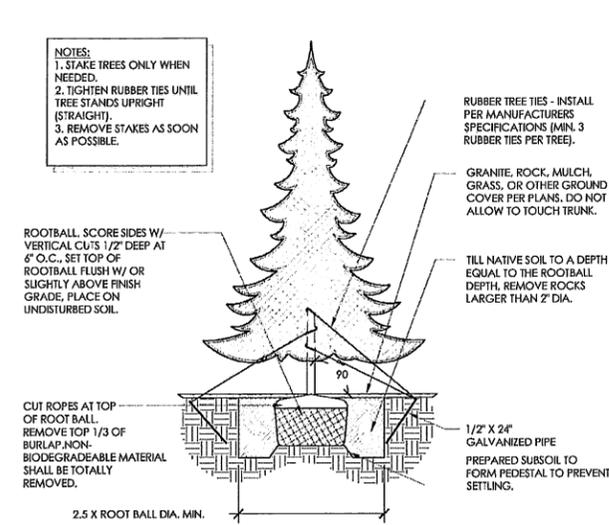
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 PROJECT NO: 1515
 DRAWN BY: JGP
 CHECKED BY: BAR

REVISIONS:

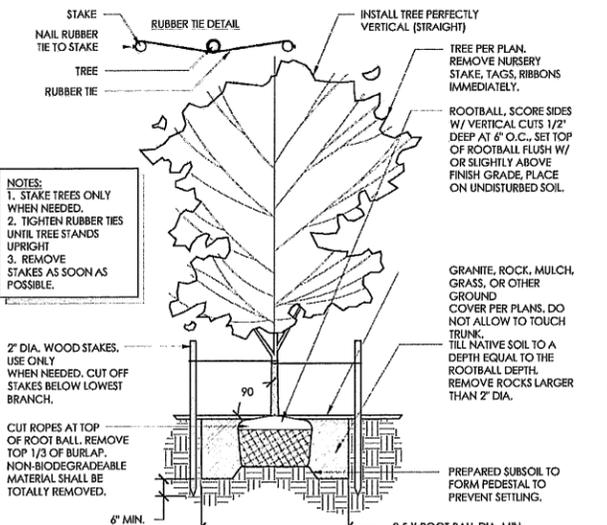
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IRRIGATION PLAN

SHEET

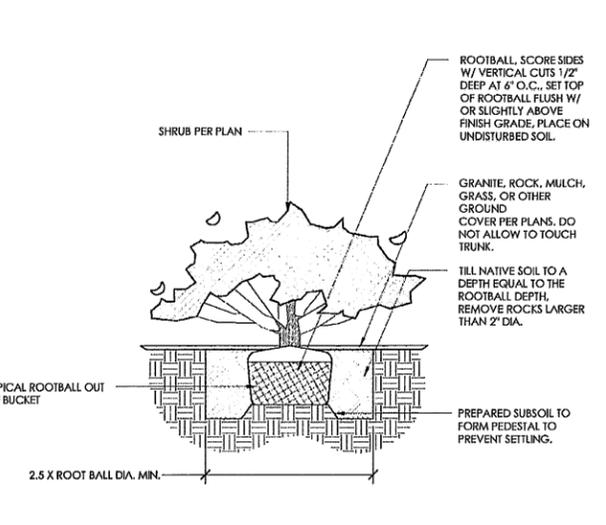
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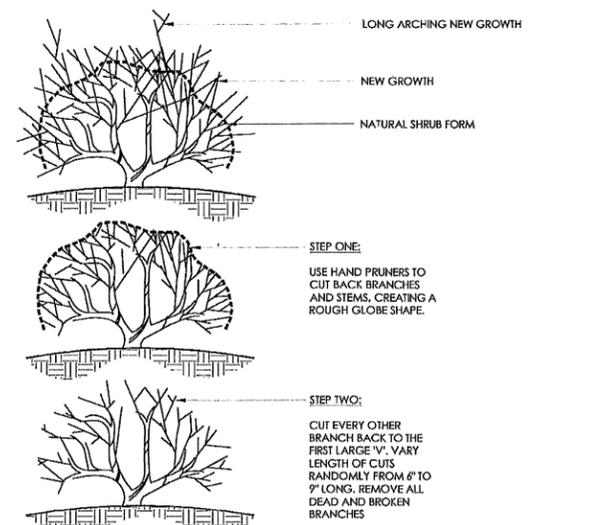
1 EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE
PROJ-COMM-BIO-02



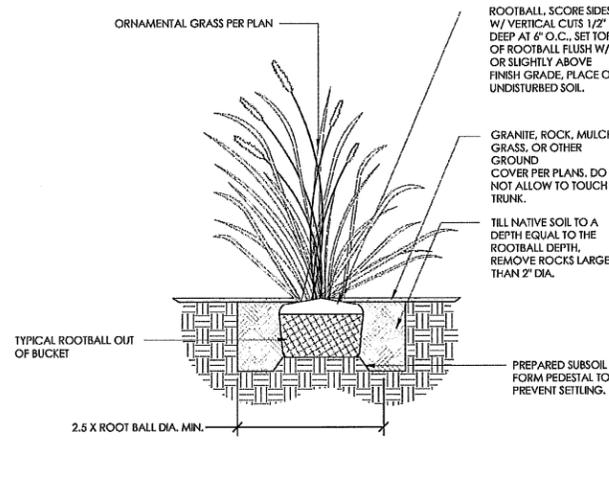
2 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE
PROJ-COMM-BIO-04



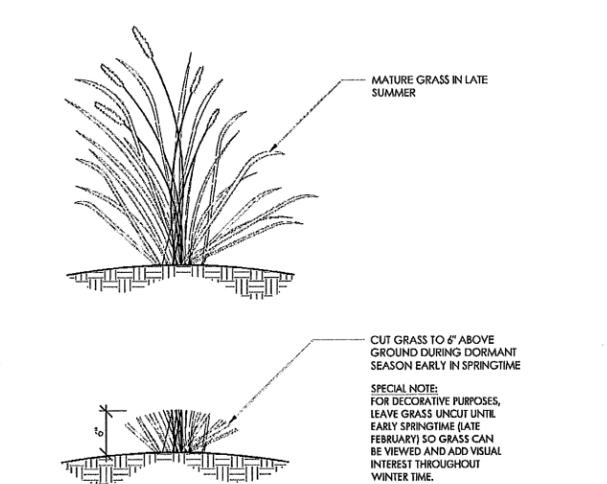
3 SHRUB PLANTING AND PRUNING
SCALE: NOT TO SCALE
PROJ-COMM-BIO-08



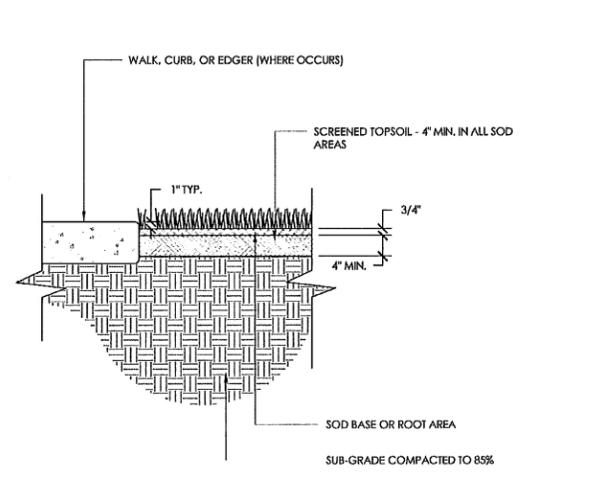
4 GRASS PLANTING AND PRUNING
SCALE: NOT TO SCALE
PROJ-COMM-BIO-08



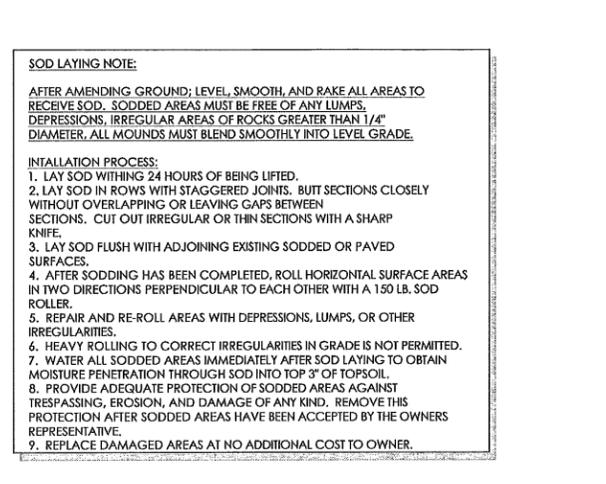
5 SOD PLANTING AND LAYING
SCALE: NOT TO SCALE
PROJ-COMM-BIO-12



6 STEEL EDGING BETWEEN TURF/PLANTING AREAS
3/4\"/>



7 PLANTING AREA
SCALE: NOT TO SCALE
PROJ-COMM-BIO-10



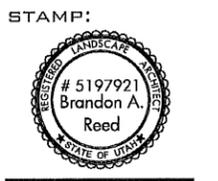
8 BOULDER PLACEMENT
SCALE: NOT TO SCALE
PROJ-COMM-TDN-19

SOD LAYING NOTE:
AFTER AMENDING GROUND; LEVEL, SMOOTH, AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OF ROCKS GREATER THAN 1/4\"/>

INSTALLATION PROCESS:
1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH STAGGERED JOINTS. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 LB. SOD ROLLER.
5. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES.
6. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
7. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 3\"/>

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CLINTON, UTAH, 84015

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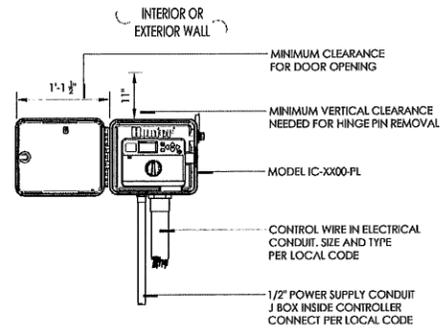
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LANDSCAPE
DETAILS

SHEET

LP501

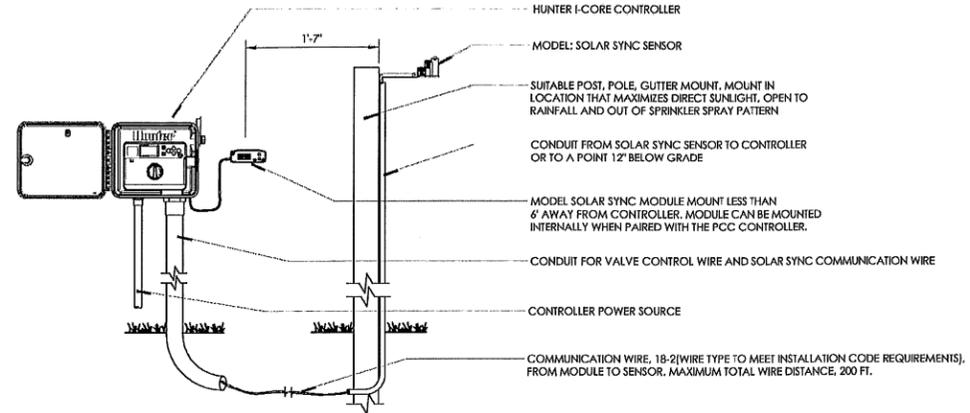


NOTE:
SPECIFY 6, 12, 18, 24, 30, STATION MODEL CONTROLLER.
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 OR
220 VAC SOURCE.



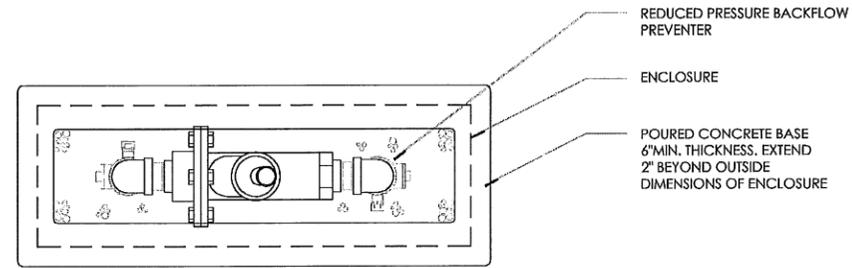
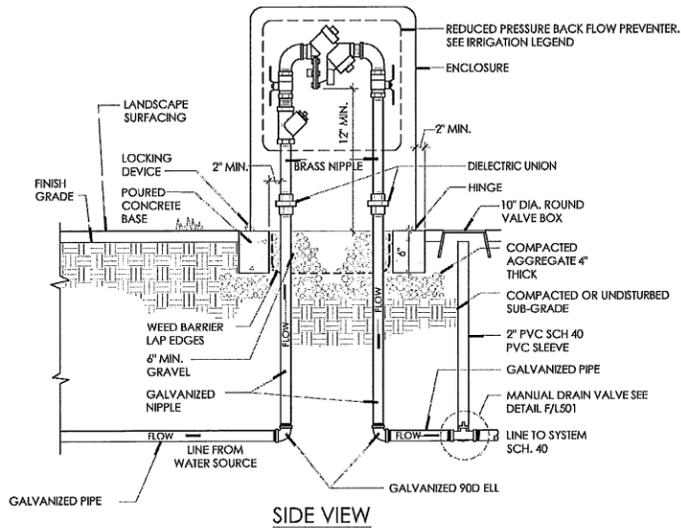
1 I-CORE CONTROLLER
1" = 1'-0"

PROJ-COMM-BIO-26



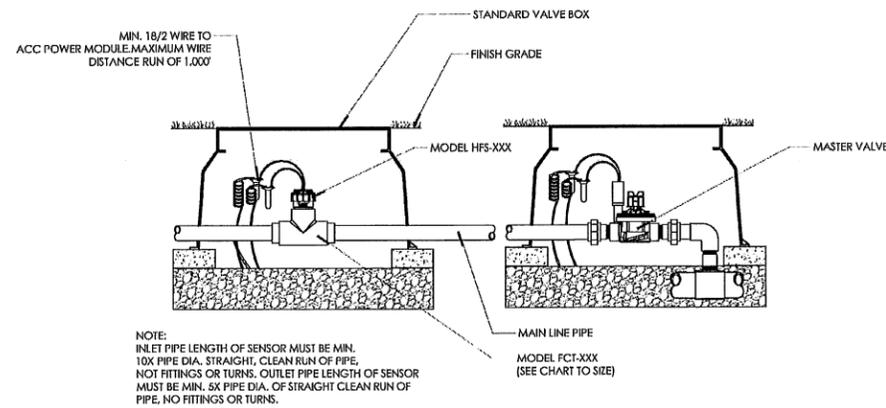
2 SOLAR SYNC SYSTEM WITH I-CORE
1" = 1'-0"

PROJ-COMM-BIO-30



3 REDUCED PRESSURE BACKFLOW PREVENTER
1 1/2" = 1'-0"

PROJ-COMM-BIO-25



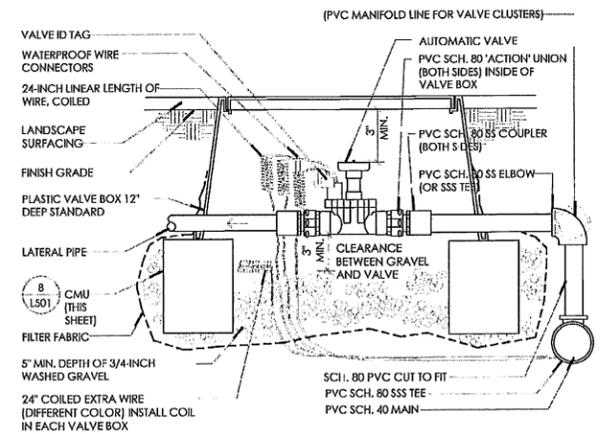
NOTE:
INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NOT FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

4 HFS FLOW SENSOR
1 1/2" = 1'-0"

PROJ-COMM-BIO-28



NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10\"/>



5 AUTOMATIC VALVE WITH CONVENTION WIRE SYSTEM
1 1/2" = 1'-0"

PROJ-COMM-BIO-21

LOFT SIX FOUR
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SITE DESIGN
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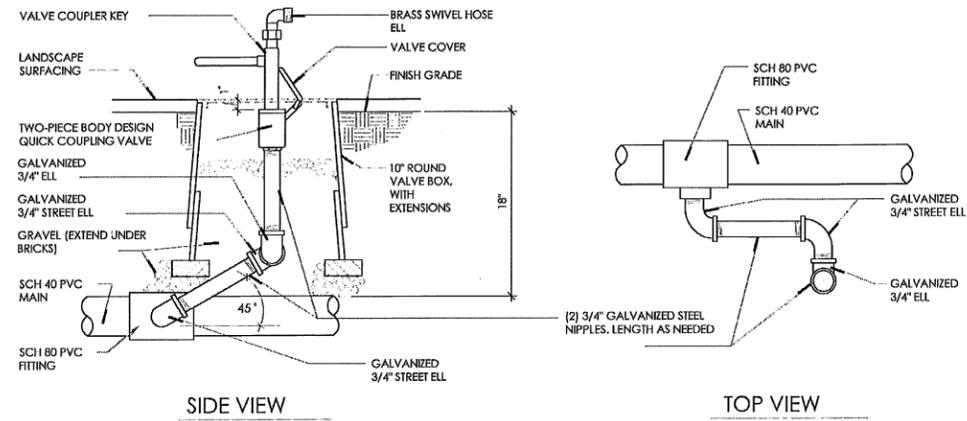
REVISIONS:

TITLE

IRRIGATION
DETAILS

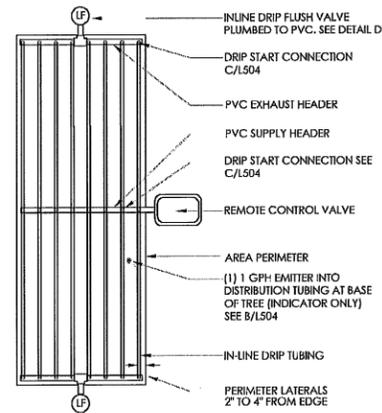
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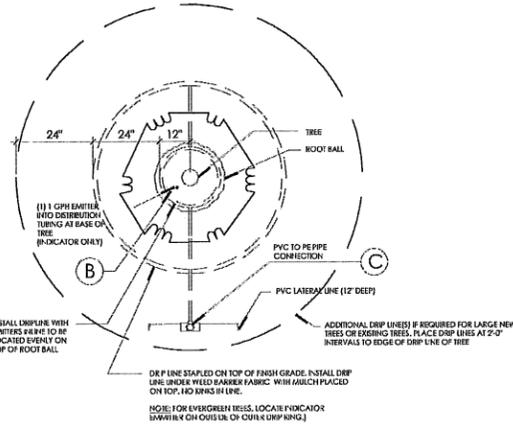


1 QUICK COUPLING VALVE
1 1/2" = 1'-0"

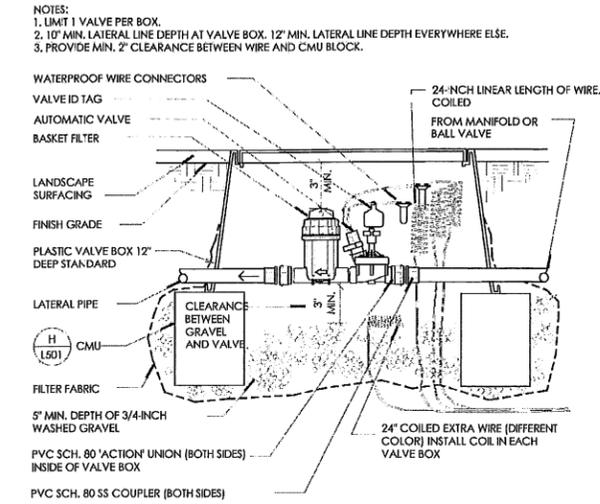
NOTE:
1. ALL PVC EXHAUST AND SUPPLY HEADERS TO BE BURIED TO 12" DEPTH
2. IF SUB-HEADERS ARE USED TO REDUCE PVC FITTINGS, PROVIDE AT LEAST (1) PVC START CONNECTION PER 5 GPM OF DRIP LINE.



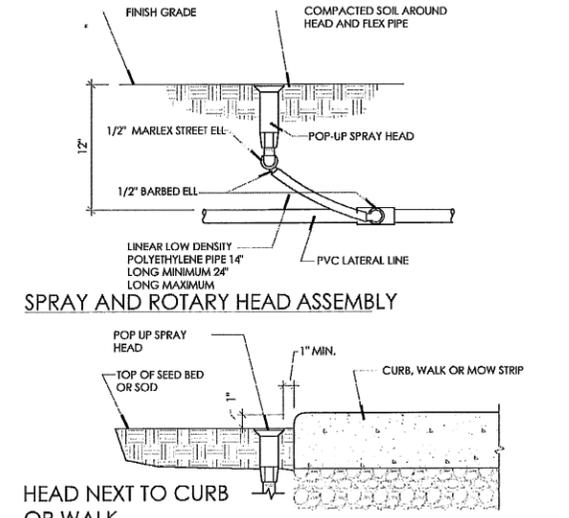
3 INLINE DRIP CENTER FEED LAYOUT
1 1/2" = 1'-0"



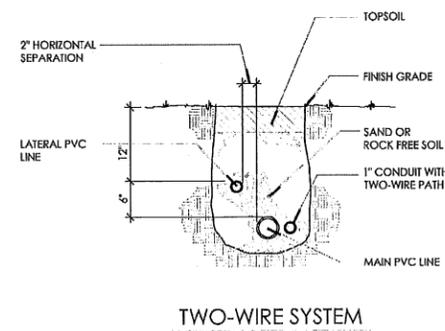
4 TREE DRIP - PLAN VIEW (PLANTER AREAS)
1" = 1'-0"



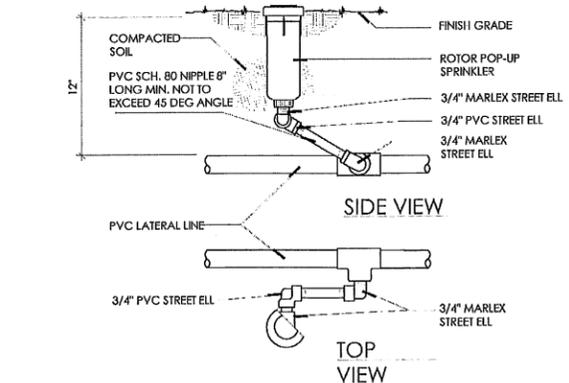
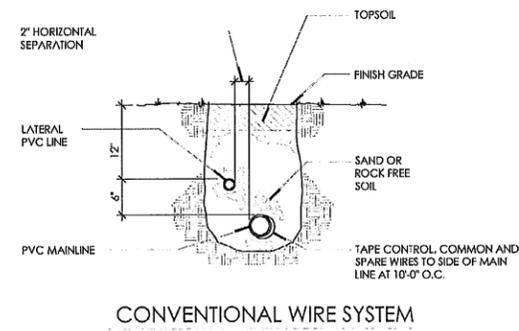
2 DRIP VALVE ASSEMBLY-CONVENTION WIRE SYSTEM
1 1/2" = 1'-0"



5 SPRAY AND ROTARY HEAD ASSEMBY BY WALK/CURB
1 1/2" = 1'-0"

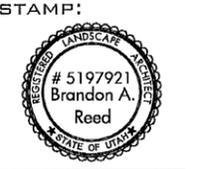


6 TRENCH SECTION
1 1/2" = 1'-0"



7 ROTOR POP-UP HEAD
1 1/2" = 1'-0"

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DETAILS

SHEET
LR502