

**WESTPOINT DAIRY
SITE PLAN
570 NORTH 500 WEST
CITY COUNCIL MEETING
NOVEMBER 21, 2019**

ZONING- M-2 Medium to Heavy Manufacturing

UTILITIES- Existing at site. A wastewater pre treatment facility will be added on the site. They have a pre treatment tower presently but will need to expand it to meet the new load. These systems can have some risk in that they can create odors and fan noise. Their engineers will be available to discuss this system and how they have addressed these issues.

PARKING & ROADS- Asphalt as shown. There should be some discussion of 4600 South. This a road that is currently gravel and is half in the county and half in the city as it goes by their plant. Initial discussions have been held with the county about addressing this road but no firm commitments have been made on improvements.

LIGHTING- See lighting plan

LANDSCAPPING- Minimal, as shown on landscaping plan.

STORMWATER- Some existing as shown. New pond will be added on the north property line.

FENCING- No new fencing proposed.

NOTES- WestPoint Dairy is doing a large expansion to their butter & powdered dairy products production facilities. This will bring some modernization to the process that will be more efficient and environmentally friendly. They will have representatives at the meeting to give those details. The Planning Commission discussed noise, smells, lighting, and other items that could have an impact on surrounding properties. They have plans to address those issues. The Planning Commission recommends approval as proposed with the following conditions: The Annexation is completed & that the city allow a reduced road setback for existing scales on 4600 South.

PROPOSED BUILDING FOR:
GRASSLAND DAIRY PRODUCTS

HYRUM, PROJECT CONTACTS

UTAH

OWNER INFORMATION
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570 NORTH 500 WEST
HYRUM, UT 84319

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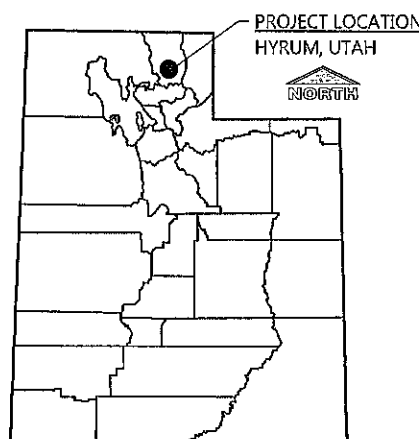
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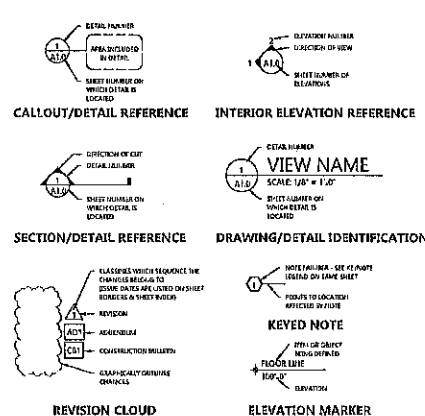
ABBREVIATIONS

[illegible]

LOCATION MAP



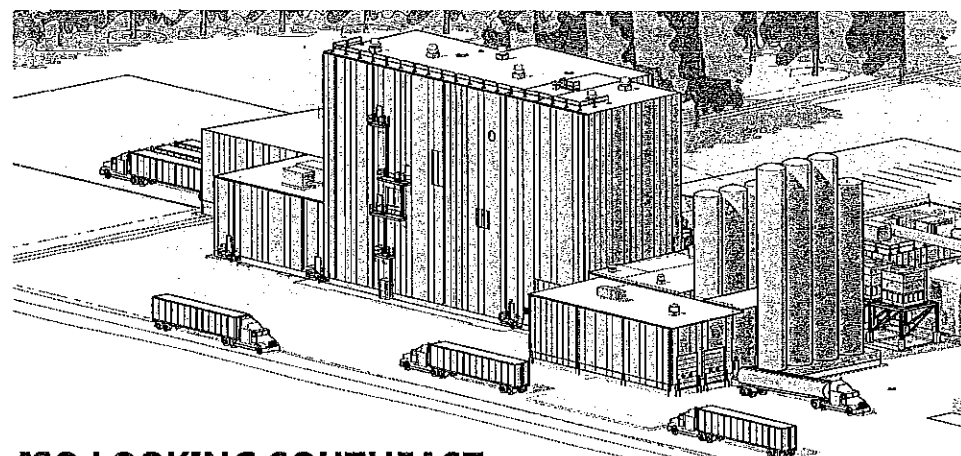
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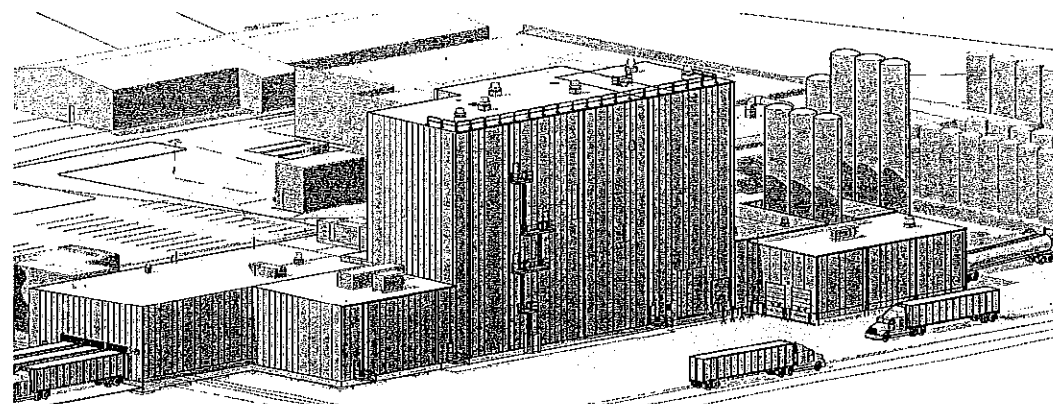
SHEET INDEX

SHEET NAME / DESCRIPTION		SHEET ISSUE DATE	LATEST SHEET REVISION	
NUMBER			NUMBER	DATE
GENERAL				
T1.0	TITLE SHEET	PRELIM		
T2.0	GENERAL BUILDING SPECIFICATIONS			
T2.1	GENERAL BUILDING SPECIFICATIONS			
CIVIL				
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C1.1	SITE PLAN	PRELIM		
C1.2	GRADING AND EROSION CONTROL PLAN	PRELIM		
C1.3	UTILITY PLAN	PRELIM		
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A1.1B	FIRST FLOOR PLAN - AREA 'B'			
A1.1C	FIRST FLOOR PLAN - AREA 'C'			
A1.1D	FIRST FLOOR PLAN - AREA 'D'			
A1.1E	FIRST FLOOR PLAN - AREA 'E'			
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A1.2C	SECOND LEVEL FLOOR PLAN - AREA 'C' - T.O.S. ELEVATION 114'-10"			
A1.3C	THIRD LEVEL FLOOR PLAN - AREA 'C' - T.O.S. ELEVATION 132'-4"			
A1.4C	FOURTH LEVEL FLOOR PLAN - AREA 'C' - T.O.S. ELEVATION 149'-0"			
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A2.0	EXTERIOR ELEVATIONS	PRELIM		
A2.1	PERSPECTIVE	PRELIM		
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A3.3	BUILDING SECTIONS			
A3.3	BUILDING SECTIONS			
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A4.1	WALL SECTIONS & DETAILS			
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A4.3	FLO DETAILS			
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A9.3	ENLARGED STAIR PLAN			
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S0.7	STRUCTURAL DESIGN CRITERIA			
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S2.3	FOUNDATION DETAILS			
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		LATEST SHEET REVISION	
NUMBER	SHEET NAME / DESCRIPTION	SHEET ISSUE DATE	NUMBER DATE
PLUMBING			
P0.1	LEGEND AND SCHEDULES		
P1.0A	UNDERGROUND PLAN - AREA 'A'		
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P1.1C	FIRST FLOOR PLAN - AREA 'C'		
P1.1D	FIRST FLOOR PLAN - AREA 'D'		
P1.1E	FIRST FLOOR PLAN - AREA 'E'		
P1.2A	SECOND FLOOR PLAN - AREA 'A'		
P1.2C	SECOND FLOOR PLAN - AREA 'C'		
P1.3C	THIRD FLOOR PLAN - AREA 'C'		
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H1.1AB	FIRST LEVEL FLOOR PLAN - AREA 'A'/'B'		
H1.1C	FIRST LEVEL FLOOR PLAN - AREA 'C'		
H1.1D	FIRST LEVEL FLOOR PLAN - AREA 'D'		
H1.1E	FIRST LEVEL FLOOR PLAN - AREA 'E'		
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H1.2AB	SECOND LEVEL FLOOR PLAN - AREA 'A'/'B'		
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H1.4C	FOURTH LEVEL FLOOR PLAN - AREA 'C'		
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E1.1A1	FIRST FLOOR PLAN AREA 'A' - LIGHTING		
E1.1AP	FIRST FLOOR PLAN AREA 'A' - POWER		
E1.1B1	FIRST FLOOR PLAN AREA 'B' - LIGHTING		
E1.1BP	FIRST FLOOR PLAN AREA 'B' - POWER		
E1.1C1	FIRST FLOOR PLAN AREA 'C' - LIGHTING		
E1.1CP	FIRST FLOOR PLAN AREA 'C' - POWER		
E1.1D1	FIRST FLOOR PLAN AREA 'D' - LIGHTING		
E1.1DP	FIRST FLOOR PLAN AREA 'D' - POWER		
E1.1E1	FIRST FLOOR PLAN AREA 'E' - LIGHTING		
E1.1EP	FIRST FLOOR PLAN AREA 'E' - POWER		
E1.2B1	SECOND FLOOR PLAN AREA 'B' - LIGHTING		
E1.2BP	SECOND FLOOR PLAN AREA 'B' - POWER		
E1.2C1	SECOND FLOOR PLAN AREA 'C' - LIGHTING		
E1.2CP	SECOND FLOOR PLAN AREA 'C' - POWER		
E1.3C1	THIRD FLOOR PLAN AREA 'C' - LIGHTING		
E1.3CP	THIRD FLOOR PLAN AREA 'C' - POWER		
E1.4C1	FOURTH FLOOR PLAN AREA 'C' - LIGHTING		
E1.4CP	FOURTH FLOOR PLAN AREA 'C' - POWER		
E1.5C1	FIFTH FLOOR PLAN AREA 'C' - LIGHTING		
E1.5CP	FIFTH FLOOR PLAN AREA 'C' - POWER		
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PROJECT INFORMATION

PLANT EXPANSION
GRASSLAND DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UTAH 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 7, 2019
OCT. 9, 2019
OCT. 15, 2019
OCT. 31, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1912060

CASE FOR FILE

SHEET NUMBER

T1

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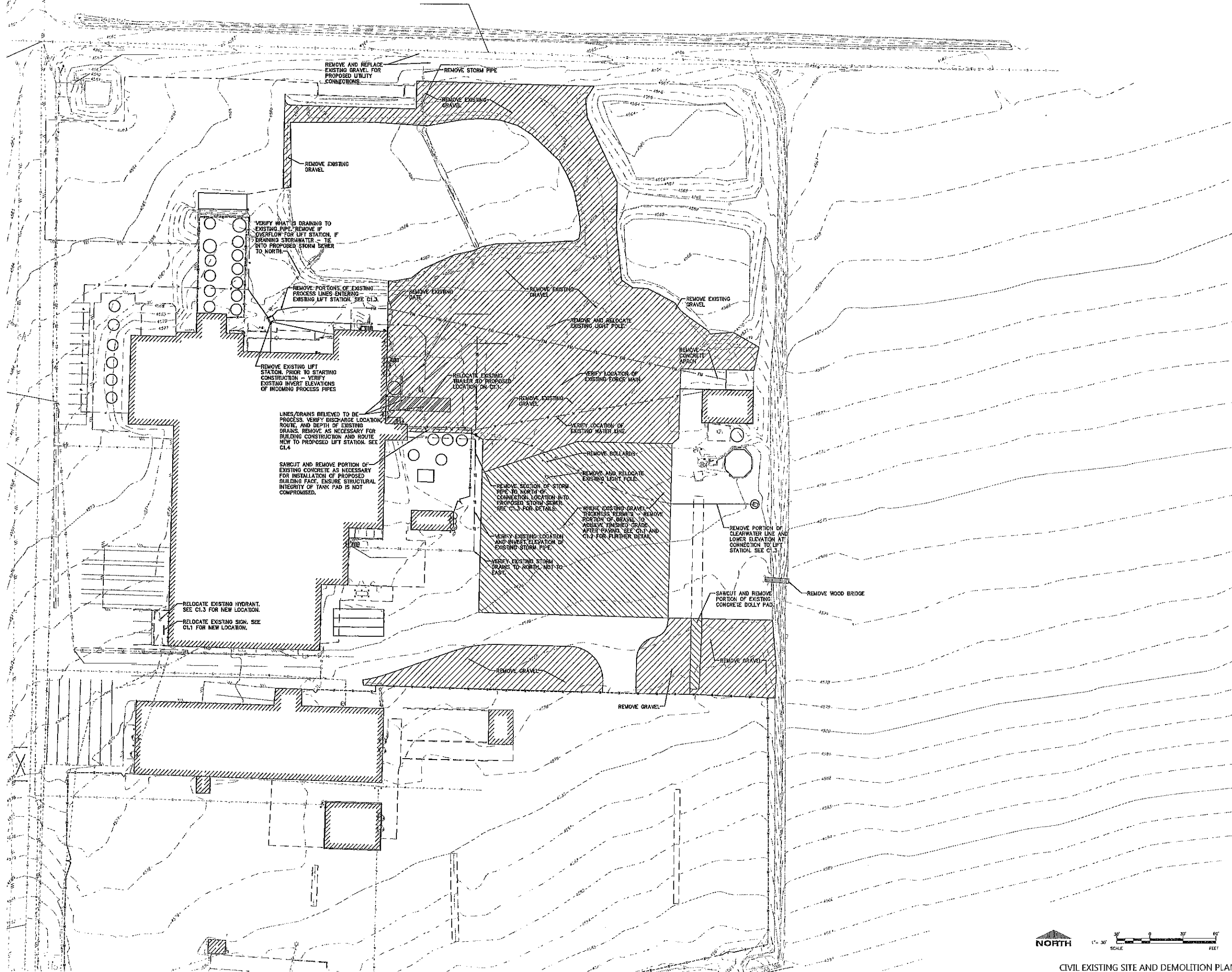
TITLE SHEET

OFFICIAL SEAL

JOB NUMBER
1912060

SHEET NUMBER

C1.0



PROJECT INFORMATION

PLANT EXPANSION
GRASSLAND DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UTAH 84319

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PRELIMINARY DATES

SEPT. 17, 2019
OCT. 7, 2019
OCT. 15, 2019
OCT. 31, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1912060

SHEET NUMBER

C1.1

NOTE:
EXISTING SITE MONUMENT SIGN IS TO REMAIN. ANY
ADDITIONAL ON-SITE SIGNAGE WILL BE DESIGNED AND
PERMITTED SEPARATELY.

NOTE:
CONTRACTOR TO COORDINATE AND OBTAIN UPDES PERMIT
UTG070000 AS NECESSARY FOR BUILDING FOUNDATION
DEWATERING AS NECESSARY.

NOTE:
IN PAVED PARKING AREA - CONTRACTOR TO VERIFY
EXISTING GRAVEL THICKNESS AND GRADATION IF MEETING
PAVEMENT SPECIFICATION ON C1.0 - REMOVE TOP
PORTION OF GRAVEL AS NECESSARY TO MEET PROPOSED
GRADING AND PROVIDE ASPHALT OVER EXISTING GRAVEL.

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	26.11	1,137,445	
BUILDING FLOOR AREA	1.67	72,854	6.4%
PAVEMENT (ASP. & CONC.)	8.55	369,630	24.3%
TOTAL IMPERVIOUS	10.22	442,484	40.7%
LANDSCAPE/ OPEN SPACE	15.89	674,951	59.3%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	26.11	1,137,445	
BUILDING FLOOR AREA	2.90	126,382	11.5%
PAVEMENT (ASP. & CONC.)	9.99	435,193	28.3%
TOTAL IMPERVIOUS	12.89	561,575	49.4%
LANDSCAPE/ OPEN SPACE	13.22	575,870	50.6%

SITE INFORMATION:

LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE
BASE AND MERIDIAN (THE BASIS OF BEARINGS IS THE
UTAH COORDINATE SYSTEM 1983 NORTH ZONE)

PROPERTY AREA: AREA = 1,137,445 S.F. (26.11 ACRES).

EXISTING ZONING: IN PROCESS OF ANNEXATION INTO CITY

PROPOSED ZONING: M-2 (MANUFACTURING - MEDIUM TO HEAVY)

PROPOSED USE: MANUFACTURING

AREA OF SITE DISTURBANCE: 7.11

SETBACKS: BUILDING: FRONT = 30'
STREET = 30'

PAVEMENT: FRONT/STREET = 10'
SIDE = 10'
REAR = 10'

PROPOSED BUILDING HEIGHT = 97'4" (NO MAX. HEIGHT PER ZONING)

PARKING REQUIRED: 1 SPACE PER 5,000 S.F. (8 SPACES REQ.)

1 SPACE PER EMPLOYEE ON MAX SHIFT (85 SPACES REQ.)

93 TOTAL SPACES REQUIRED

PARKING PROVIDED: 121 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

HOURS OF OPERATION: MON-FRI (ALL 3 SHIFTS)

BUILDING OCCUPANCY CLASSIFICATION = F1 & S1

CLASS OF BUILDING CONSTRUCTION = IIB



CIVIL SITE PLAN

570 NORTH 500 WEST • HYRUM, UTAH 84319

NOTE:
CONTRACTOR TO PROVIDE STONE TRACKING PAD AT LOCATION OF
CONSTRUCTION ENTRANCE PRIOR TO STARTING CONSTRUCTION.

1912060

100

NORTH 1790-1800

Scale: 1" = 30' (miles)

Compass: N, S, E, W

Map showing the North Carolina coast from 1790 to 1800, including major cities and geographical features.

CIVIL GRADING AND EROSION CONTROL PLAN

PROJECT INFORMATION

PLANT EXPANSION
GRASSLAND DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UTAH 84319

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OCT. 7, 2019
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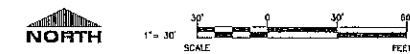
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SHEET NUMBER
C1.3

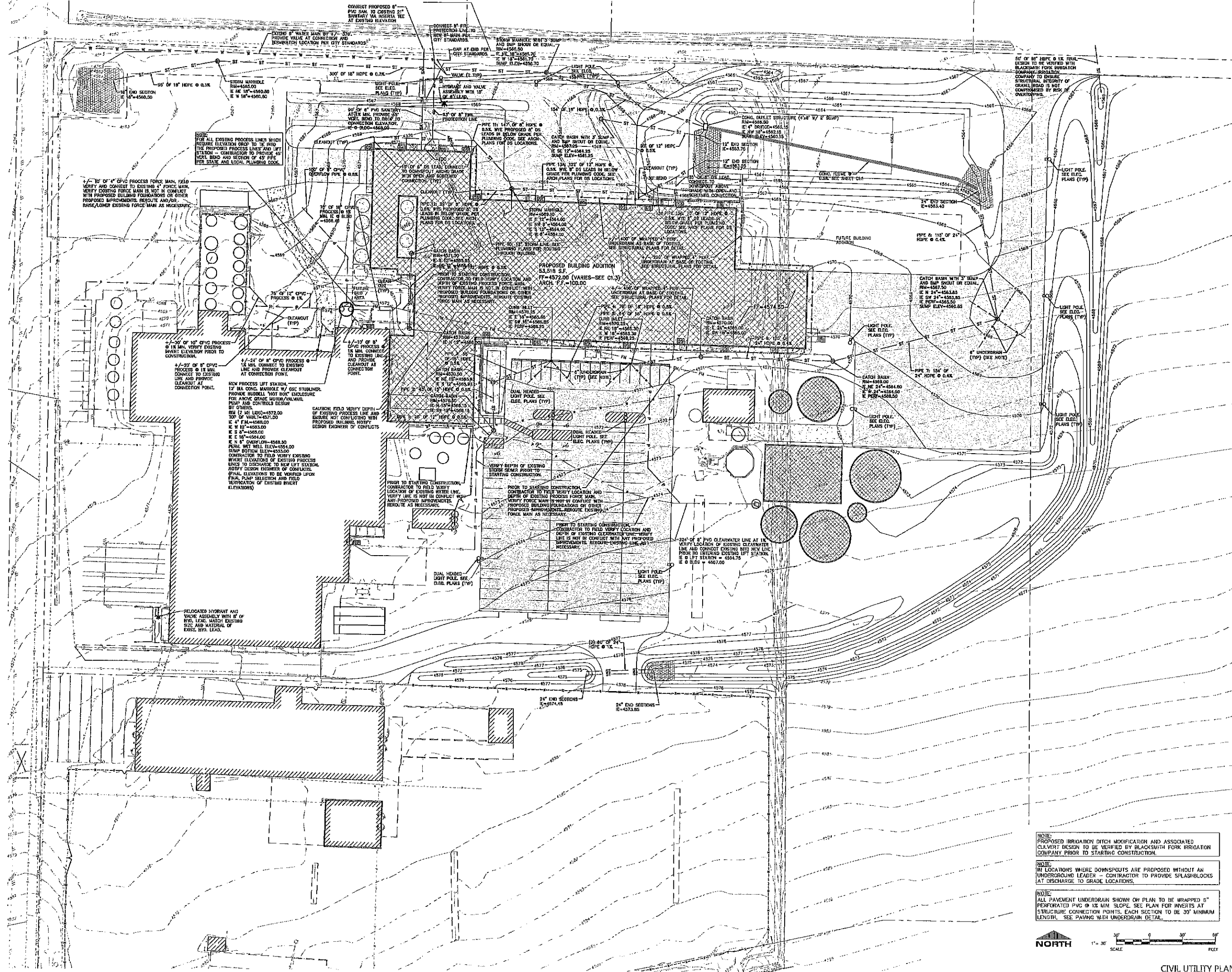
NOTE: PROPOSED IRRIGATION DITCH MODIFICATION AND ASSOCIATED CULVERT DESIGN TO BE VERIFIED BY BLACKSMITH FORK IRRIGATION COMPANY PRIOR TO STARTING CONSTRUCTION.

NOTE: IN LOCATIONS WHERE DOWNSPOUTS ARE PROPOSED WITHOUT AN UNDERGROUND LEADER - CONTRACTOR TO PROVIDE SPLASHBLOCKS AT DISCHARGE TO GRADE LOCATIONS.

NOTE: ALL PAVEMENT UNDERDRAIN SHOWN ON PLAN TO BE WRAPPED 6" PERFORATED PVC @ 1% MIN. SLOPE. SEE PLAN FOR INVERTS AT STRUCTURE CONNECTION POINTS. EACH SECTION TO BE 30' MINIMUM LENGTH. SEE PAVING WITH UNDERDRAIN DETAIL.



CIVIL UTILITY PLAN



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PROFESSIONAL SEAL

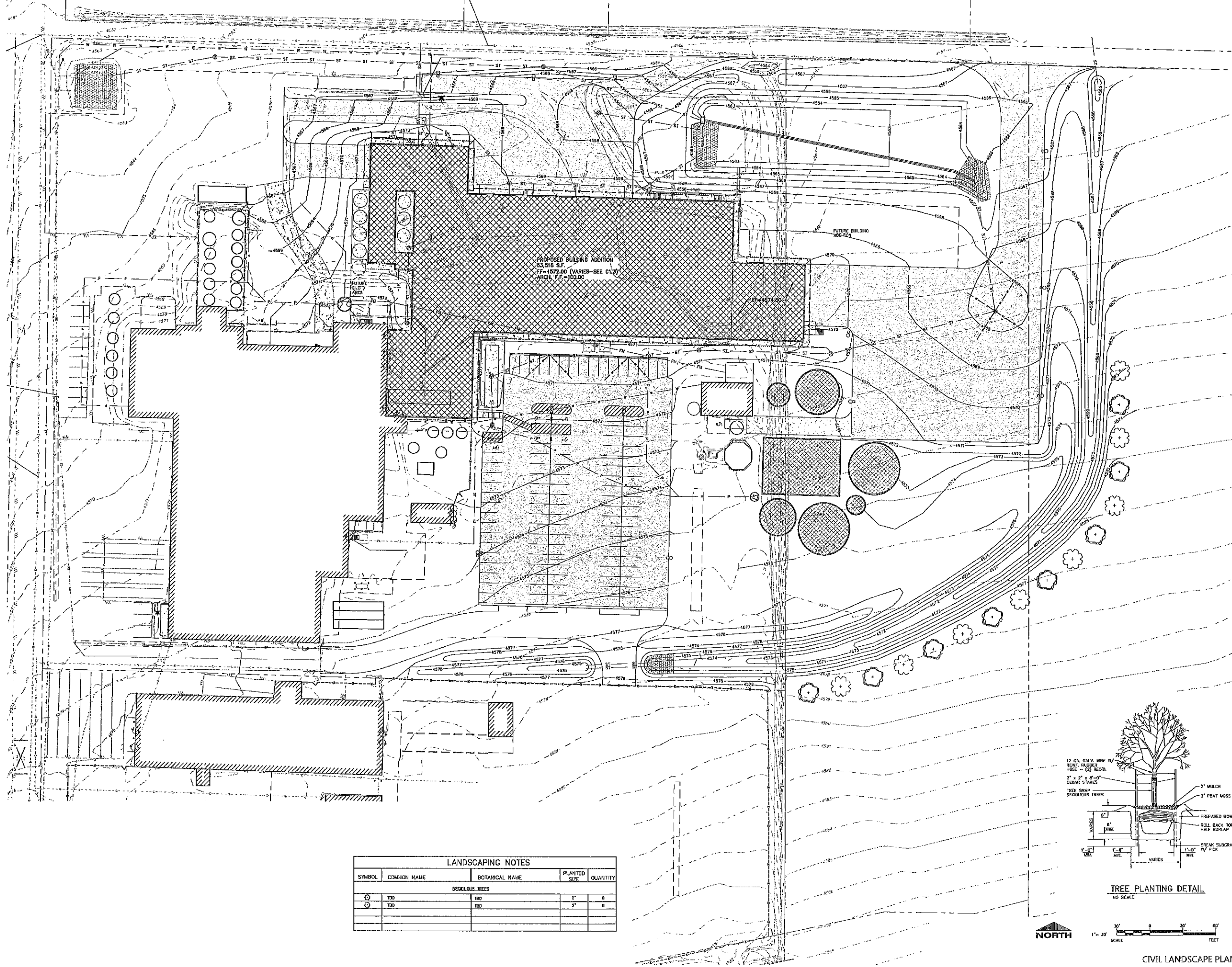
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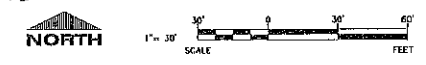
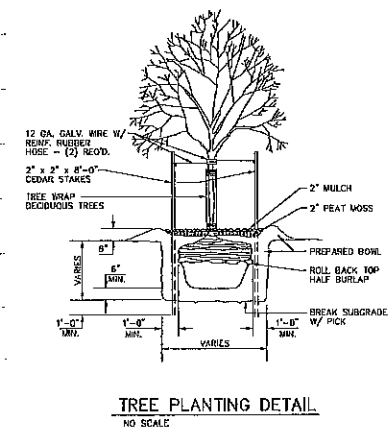
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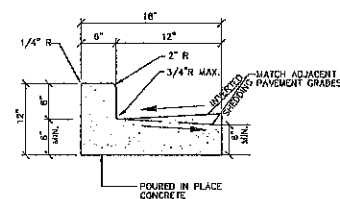
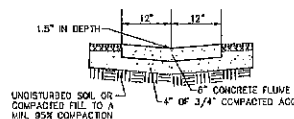
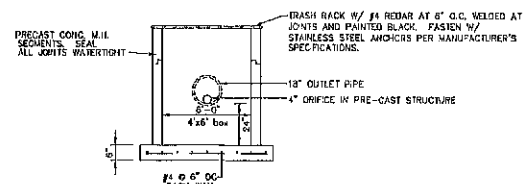
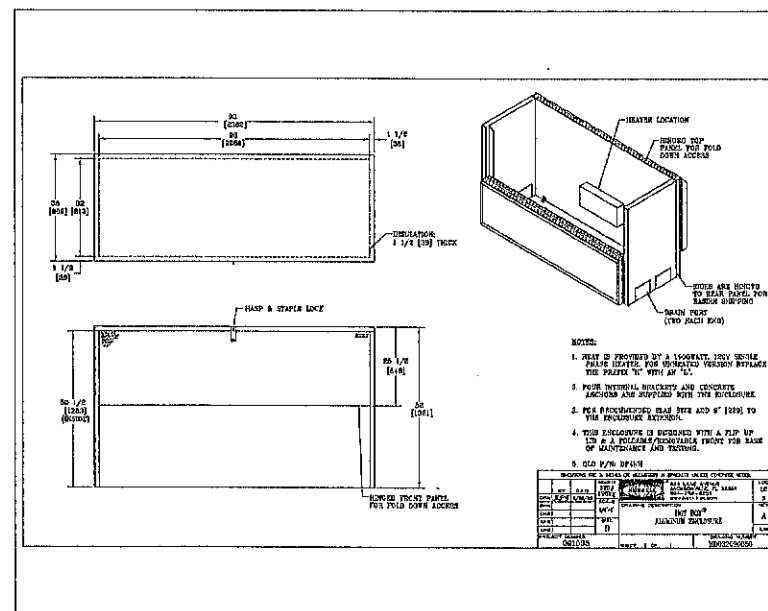
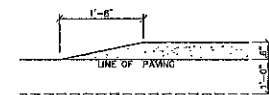
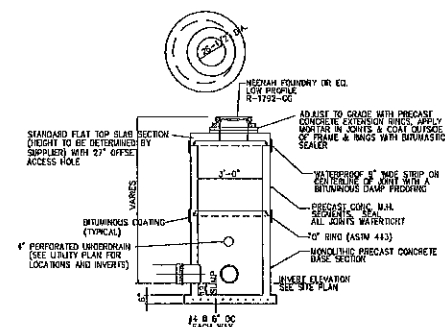
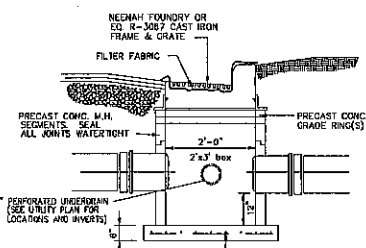
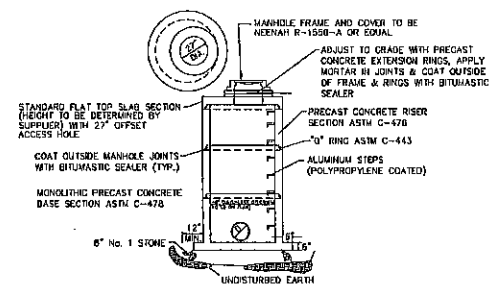
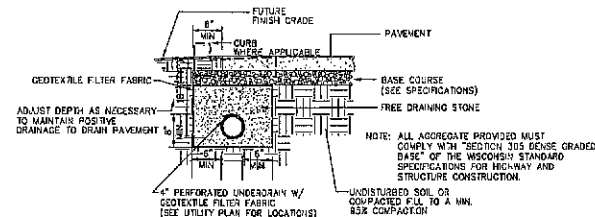
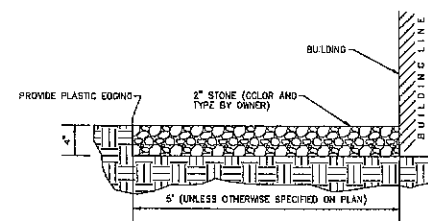
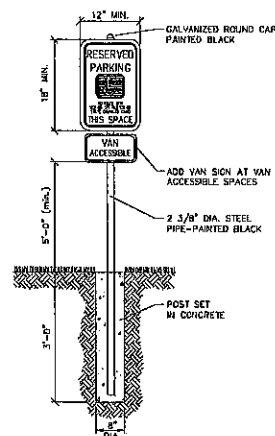
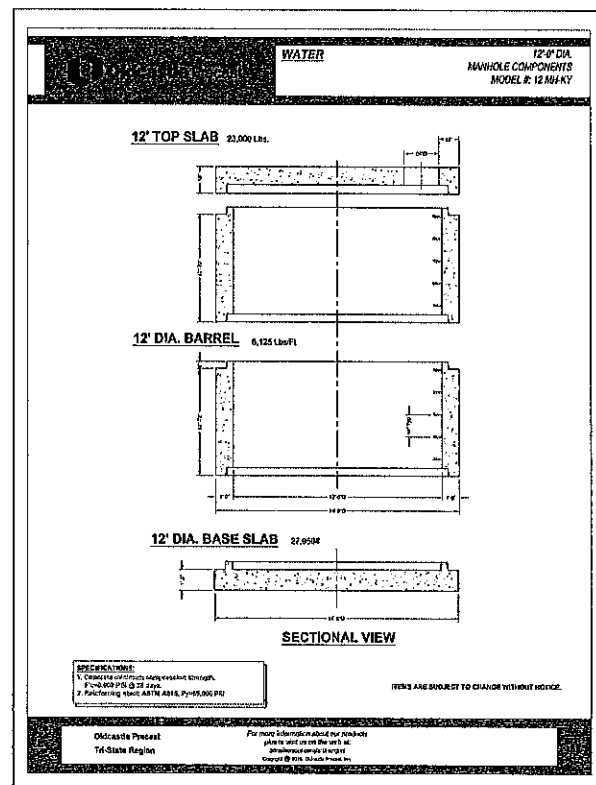
SHEET NUMBER

C1.4



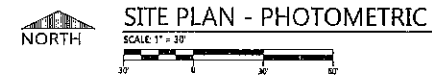
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	TBD	TBD	2"	0
⊙	TBD	TBD	2"	0







Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Gate Zone #1	+	0.8 Kc	13.4 Kc	0.6 Kc	N/A	N/A
East Drive	+	2.3 Kc	19.1 Kc	0.4 Kc	25.2:1	4.5:1
North Drive	+	2.6 Kc	5.4 Kc	0.3 Kc	18.0:1	8.7:1
South Parking Lot	+	2.3 Kc	2.9 Kc	0.4 Kc	19.0:1	6.9:1
West Drive	+	2.2 Kc	6.7 Kc	0.3 Kc	22.5:1	7.3:1



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GRASSLAND DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UTAH 84319

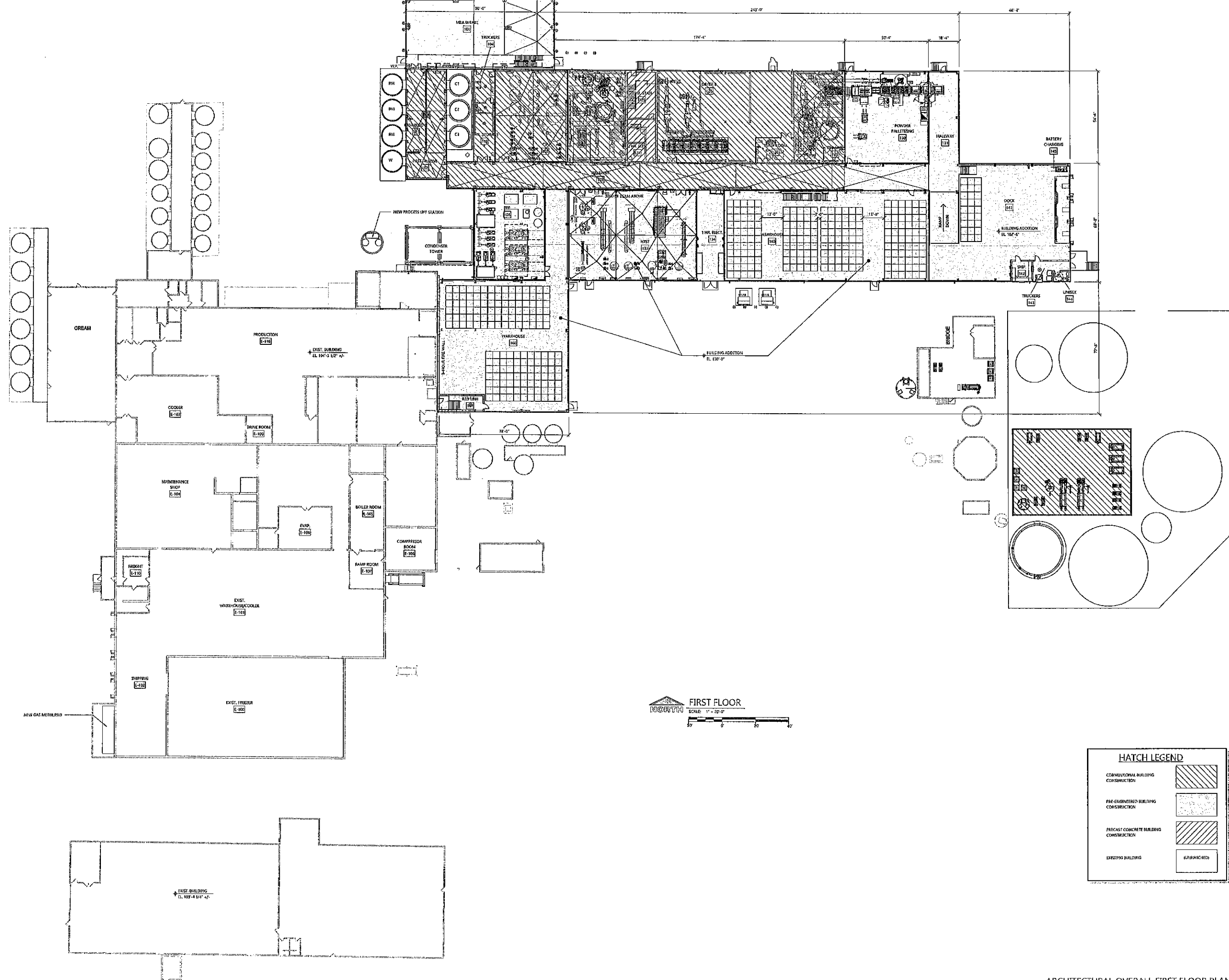
PROFESSIONAL SEAL

PRELIMINARY DATES	
JULY 18, 2019	
JULY 29, 2019	
AUG. 6, 2019	
AUG. 13, 2019	
AUG. 15, 2019	
AUG. 16, 2019	
AUG. 28, 2019	
SEPT. 10, 2019	
SEPT. 24, 2019	
OCT. 1, 2019	
OCT. 9, 2019	
OCT. 15, 2019	
OCT. 31, 2019	

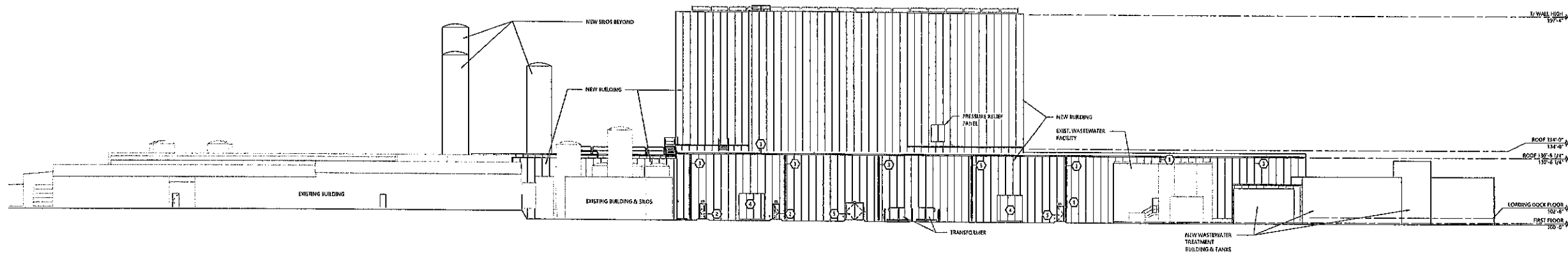
JOB NUMBER
1912060

SHEET NUMBER

A1.1

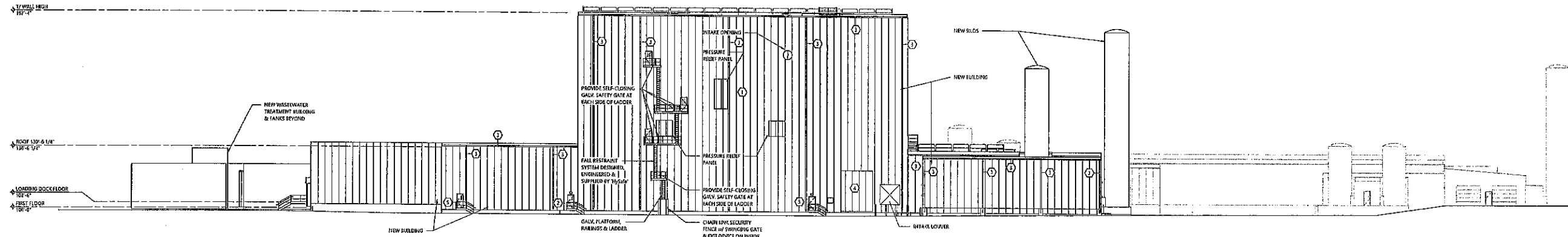


ARCHITECTURAL OVERALL FIRST FLOOR PLAN



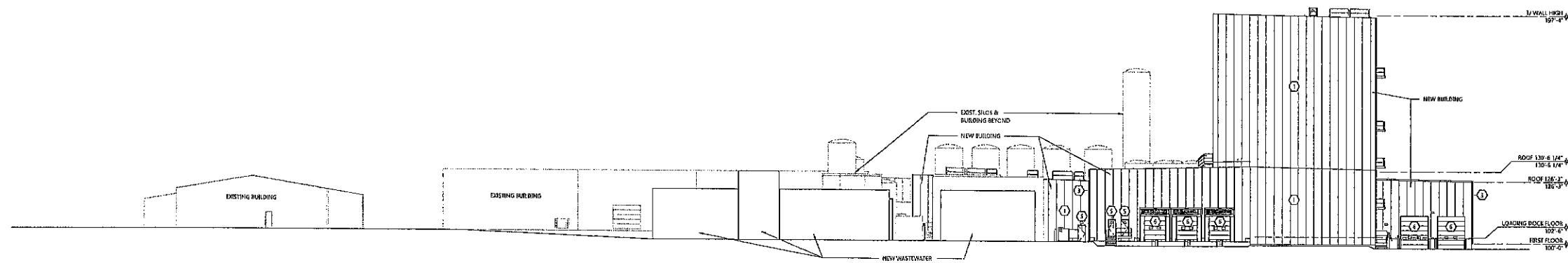
SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



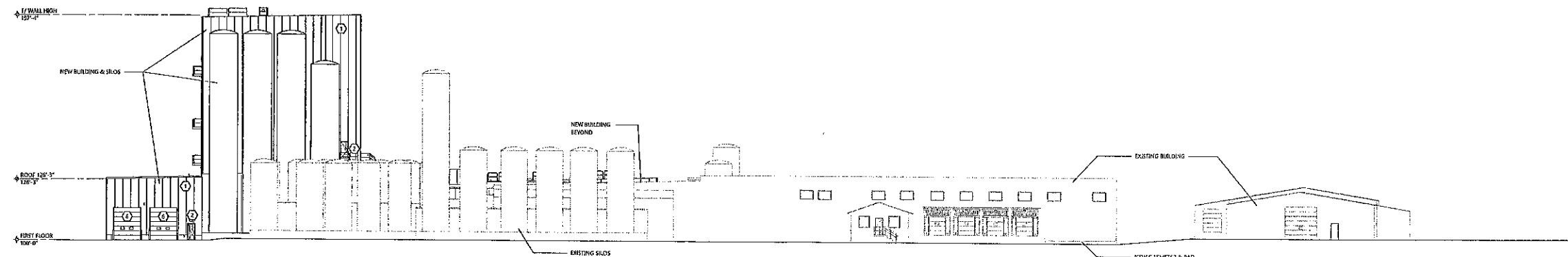
NORTH ELEVATION

SCALE: 3/8" = 1'-0"



EAST ELEVATION

SCALE: 3/8" = 1'-0"



WEST ELEVATION

SCALE: 3/8" = 1'-0"

EXTERIOR FINISH KEY

- OVERHEAD DOOR
- HOLLOW METAL DOOR
- INSULATED METAL PANEL SNACK-OUT
- DOWNSPOUT & GUTTER
- STAINLESS STEEL DOOR
- INSULATED METAL WALL PANEL



PROJECT INFORMATION

PLANT EXPANSION
GRASSLAND DAIRY PRODUCTS
 570 NORTH 500 WEST • HYRUM, UTAH 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 18, 2019
 JUNE 25, 2019
 JUNE 27, 2019
 JULY 10, 2019
 JULY 18, 2019
 JULY 29, 2019
 AUG. 6, 2019
 SEPT. 10, 2019
 SEPT. 24, 2019
 OCT. 9, 2019
 OCT. 15, 2019
 OCT. 31, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1912060

SHEET NUMBER

A2.0

PROJECT INFORMATION

PLANT EXPANSION
GRASSLAND DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UTAH 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 9, 2019
SEPT. 10, 2019
OCT. 31, 2019

NOT FOR CONSTRUCTION

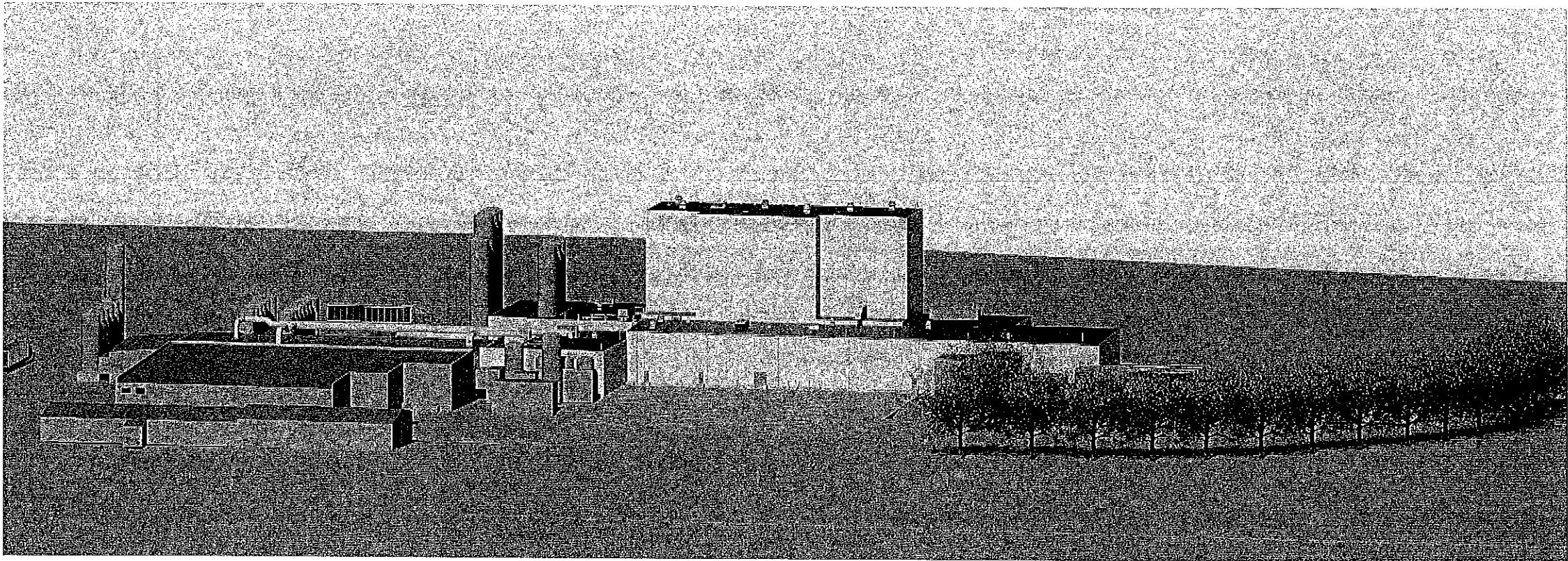
JOB NUMBER

1912060

SHEET NUMBER

A2.1

PERSPECTIVE



PERSPECTIVE VIEW FROM SOUTHEAST