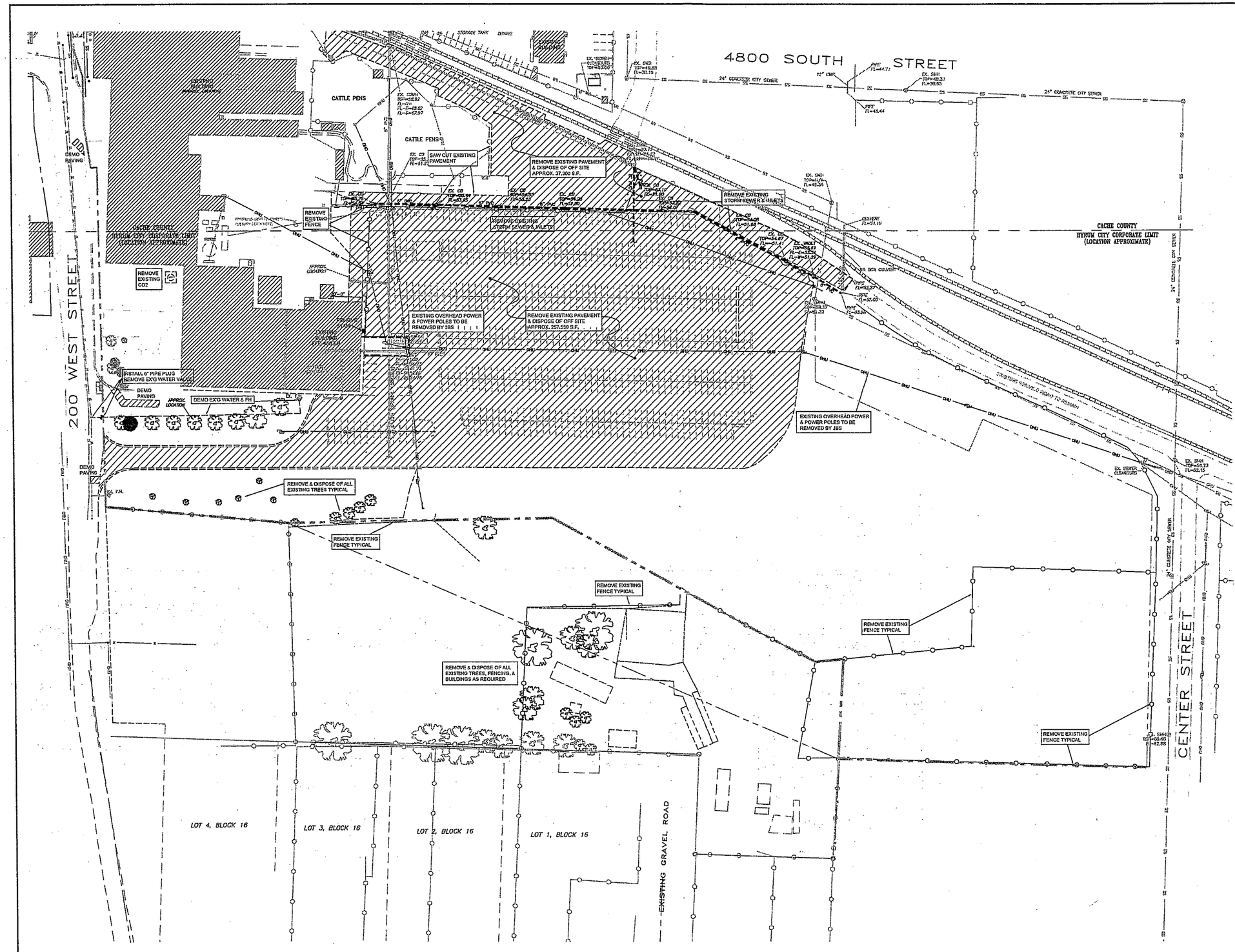
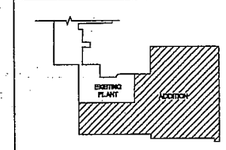
These are copies of what are the future site plan proposals for these areas: One copy is existing property and other is proposed site plan.



NOTES:

1. APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. (CALL BLUE STAKES OF UTAH 1-800-662-4111)



KEY PLAN

REV.	DATE	DESCRIPTION

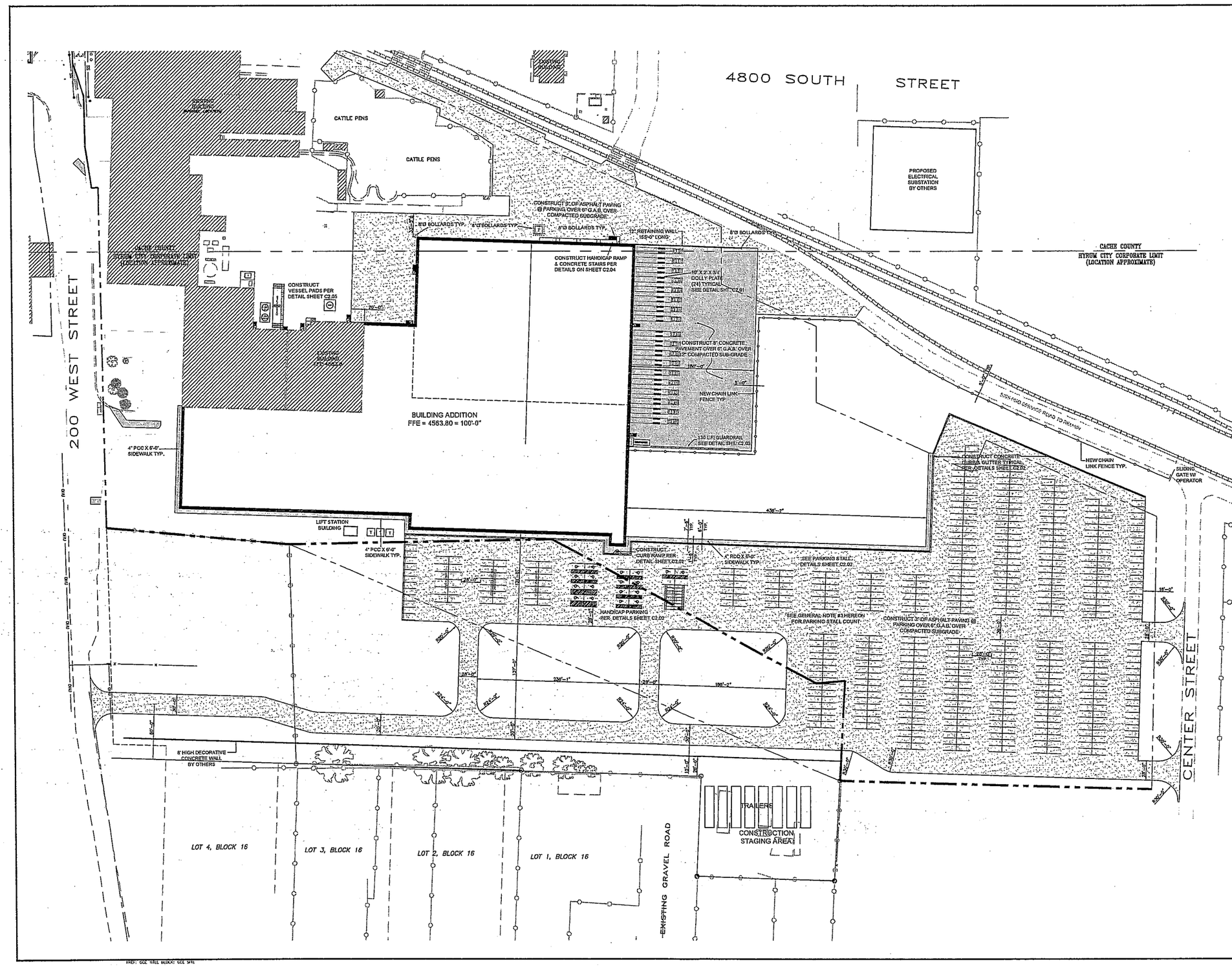
GLEESON constructors &engineers LLC.
Designers of Value • Builders of Trust
2015 E. Seventh • P.O. Box 825
Sioux City, Iowa 51102 • Phone 712/258-9300

JBS
PLANT ADDITION
HYRUM, UTAH

TITLE
EXISTING SITE DEMO PLAN

DRAWN: 4-13-14	SCALED: 1"=60'	NO.
BYI CK	JOB NO. 4475	C1.01

L:\JBS\HYRUM-UT\JBS ADDITION-2014\C1.01 EXISTING SITE DEMO PLAN.dwg, 12/10/2014 10:06:05 AM, cak, b1



OWNER :

JBS, USA, LLC
410 NORTH 200 WEST
HYRUM, UT 84319

CONTACT: DERIK PAGE
PHONE: 435-757-5152

ENGINEER :

JIM BLACK
GLEESON CONSTRUCTORS & ENGINEERS, L.L.C.
2015 EAST 7TH STREET
SIOUX CITY, IOWA 51102
PHONE: 712-258-9300
FAX: 712-277-5300

GENERAL NOTES :

1. HANDICAPPED VAN ACCESSIBLE PARKING STALLS REQ'D PER CODE = 1 STALL PER EVERY 6 ACCESSIBLE STALLS. HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED = 4

2. HANDICAPPED ACCESSIBLE PARKING STALLS REQ'D PER CODE = 2% OF TOTAL STALLS. HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED = 14

3. PARKING SPACES REQUIRED = 1 STALL PER EMPLOYEE ON MAX. SHIFT. PARKING SPACES PROVIDED = 534 STANDARD CAR SPACES, 12 VAN STALLS, 14 EMPLOYEE OF THE MONTH STALLS, 14 VISITOR STALLS, 16 MOTORCYCLE STALLS = 590 TOTAL

4. ESTIMATED BUILDING AREA = 194,000 SF

5. NUMBER OF VEHICLES MAINTAINED ON THE PREMISES = 0

6. REGULATIONS:
   a.) ACTUAL STRUCTURE HEIGHT AT HIGHEST POINT =56'-8"

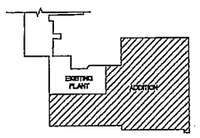
7. LANDSCAPING AND IRRIGATION TO BE BY OWNER

8. SIGNS TO BE BY OWNER

9. TOTAL AREA = APPROX. 800,000 S.F.

10. ENDING FIRE LANE SIGN TO BE LOCATED & SET AT 45° ANGLE TO THE LANE WITH A RED ARROW POINTING TOWARD THE FIRE LANE. INTERMEDIATE SIGNS TO BE SET AT 100 FEET INTERVALS ALONG THE FIRE LANE

11. ZONING: M-2 (MANUFACTURING – MEDIUM TO HEAVY)



KEY PLAN

REV.	DATE	DESCRIPTION

GLEESON constructors & engineers LLC
Designers of Value • Builders of Trust
2015 E. Seventh • P.O. Box 625
Sioux City, Iowa 51102 • Phone 712/258-9300

JBS
PLANT ADDITION
HYRUM, UTAH

TITLE
SITE PLAN

DRAWN: 4-18-14	SCALE: 1"=60'	NO.
BY: DK	JOB NO. 4475	C1.02

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