PLANNING COMMISSION MEETING

Thursday, June 11, 2026 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, June 11, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
   - A. May 14, 2026
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
   - A. Timothy Schmidt, Schmidt Planned Unit Development - CONTINUATION: Seeking recommendation to the City Council for concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.
   - B. West Point Dairy Products, Receiving and Warehouse Expansion - Seeking recommendation to the City Council for site plan approval for receiving and warehouse expansion located at 570 North 500 West.
7. **ADJOURNMENT**

_____

Shara Toone
Secretary

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 5th day of June, 2026. Shara Toone, Secretary.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 14, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Stephen Nelson

PRESENT: Chairman Stephen Nelson, Vice Chair Averie Wheeler, Commissioners Scott Casas, Paul Willardson, Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

CALL TO ORDER: There being five present and five representing a quorum, Chairman Stephen Nelson called the meeting to order.

OTHERS PRESENT: City Planner Tony Ekins and twenty-one citizens. Secretary Bethany Sproul recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Casas led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Emily Webb

APPROVAL OF MINUTES:

The minutes of a regular meeting held on April 9, 2026 were approved as written.

ACTION **Commissioner Wheeler made a motion to approve the minutes of April 9, 2026 as written. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Willardson, and Wheeler voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION **Commissioner Willardson made a motion to approve the agenda for May 14, 2026, with the change that Item 7.D is removed. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and**

Willardson voted aye.

6. PUBLIC HEARINGS

   A. To receive public comment regarding a Conditional Use Permit approval for Agritourism located at 596 East 500 North.

   B. To receive public comment regarding a concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.

7. SCHEDULED DELEGATIONS

   A. Brad James and Lana Minjares, Camp Hollow Farm, Conditional Use Permit – Seeking Conditional Use Permit approval for Agritourism located at 596 East 500 North.

   B. Timothy Schmidt, Schmidt Planned Unit Development – Seeking recommendation to the City Council for concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.

   C. Mike Pressley, Vernon Investments LLC, Site Plan – Seeking recommendation to the City Council for site plan approval for a storage enclosure located at 570 West 400 North.

   ~~D. Jeremy Broadhurst, Hyrum Self- Storage, Site Plan – Seeking recommendation to the City Council for site plan approval for self-storage located at 1746 East 175 South, and 225 South 1720 East.~~

8. ADJOURNMENT

PUBLIC HEARINGS:

TO RECEIVE PUBLIC COMMENT REGARDING A CONDITIONAL USE PERMIT APPROVAL FOR AGRITOURISM LOCATED AT 596 EAST 500 NORTH.

City Planner Tony Ekins stated that this is a conditional use permit for Brad James for agritourism. The city had just gone through a lengthy process of researching, creating and adopting the code for agritourism. The next step for the applicant is to obtain a conditional use permit and business license.

ACTION **Commissioner Wheeler made a motion to open the public hearing at 6:35 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

City Planner Ekins said that he received a call from Sherry Belew

regarding this application. She asked what agritourism was. Ekins said he answered her questions. He said he wanted it to be known that she made the effort to engage in this process.

ACTION **Commissioner Willardson made a motion to close the public hearing at 6:37 P.M. Commissioner Wheeler seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

TO RECEIVE PUBLIC COMMENT REGARDING A CONCEPT PLAN APPROVAL FOR A 4-LOT SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT LOCATED AT 182 NORTH 600 EAST.

City Planner Ekins said that this PUD would consist of four lots for single family homes on 3.22 acres of undeveloped land. There is a water feature and some slope on this property.

Chairman Nelson asked if a PUD is an administrative or legislative function.

City Planner Ekins answered that it is legislative. This item may go to City Council regardless of whether the Planning Commission recommends approval or not.

ACTION **Commissioner McBride made a motion to open the public hearing at 6:42 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

Tim Schmidt stated that he wants to be fair to his neighbors. He said that the property behind his house will not be built on.

Joseph Bland, who lives at 195 Park Ave, said that he was initially concerned with the PUD and the obstruction of his view. He would like Hyrum's small town feel to be preserved. Not all open space should be developed. He was relieved to hear that one of the lots may not be built on.

Shane Brown, who lives at 652 Anderson Avenue, said that he prefers that the property remains more open with single family homes than townhomes. He was concerned about a particular tree on the property that currently has nesting raptors in

it, so that tree should not be cut down until after they leave.

Alan Nielsen, who lives at 610 Anderson Avenue, said that he was relieved that one of the lots would not be built on. He added that he was fine with single family homes.

Alan Smith, who lives at 185 North 600 East, said that single family dwellings would complement the area. He was glad that those are being built instead of apartments.

ACTION **Commissioner Casas made a motion to close the public hearing at 6:51 P.M. Commissioner Willardson seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

SCHEDULED DELEGATIONS:

BRAD JAMES AND LANA MINJARES, CAMP HOLLOW FARM, CONDITIONAL USE PERMIT – SEEKING CONDITIONAL USE PERMIT APPROVAL FOR AGRITOURISM LOCATED AT 596 EAST 500 NORTH.

City Planner Ekins stated that this is the first conditional use permit application for agritourism. The applicant provided a well detailed packet for their application. City staff reviewed it and provided some comments for the applicant to respond to. The applicant also submitted a business license application and passed the fire inspection.

Commissioner Casas asked if conditional use permits have a limited time frame, or if they are transferrable.

Chairman Nelson answered that the permit typically goes with the land. If the property is sold, the conditional use permit goes with it. Hyrum City code says that if the permit expires, then the new owner would have to reapply.

Commissioner Casas asked if the Planning Commission has the authority to either limit the timeframe or make the conditional use permit nontransferable to new owners.

City Planner Ekins stated that that would require a code change.

Chairman Nelson asked if the minimum setback of 150 feet would be required for parking.

City Planner Ekins stated that there are specific setbacks for certain components to agritourism. The 150-foot setback is for the event space, and 15-foot setback is for the parking area.

Brad James said that they had gone through the whole rezoning process for agritourism. They would like to be able to maintain their space and invite others to enjoy it as well.

Commissioner Micheal Sovine asked where the porta-potties will be placed.

James answered that they would be placed on the far southeastern side of the parking area.

Commissioner Sovine asked Ekins if the porta-potties had to be placed closer to the event center.

City Planner Ekins said that the code states that porta-potties can be used, but there was nothing specified about the placement.

James said that the reason parking was placed on the eastern part of the property was due to there being a hill that would block any headlights or any other types of nuisances to neighbors.

Chairman Nelson asked if the barn was going to be used as the event center.

James answered yes, but some parts of the barn would remain farm functional.

Chairman Nelson asked if the barn met the 150-foot setback.

City Planner Ekins answered that it does meet the setback standards.

Commissioner Casas asked the applicant how soon they plan to start.

James answered that he did not know. He wanted to make sure everything was set with the city before any official plans were made.

Commissioner Webb asked if the parking lot will be able to accommodate for a big event, like a wedding. She was concerned about street parking being a nuisance for neighbors.

City Planner Ekins stated that the ordinance does not allow any

on-street parking. The applicant has planned for overflow parking. Chairman Nelson asked if any of the property that is considered unincorporated land will get used as a part of the agritourism.

James said that that part of the property will be used for cattle. The county said that only 20% could be used for agritourism, the remaining 80% must remain agriculture.

Chairman Nelson asked what the lighting plan was.

James answered that it will mostly be all interior besides by the exit and entrance. In the yard, there are G50 bulbs, which have a soft glow. He mentioned that for summertime hours, it does not get dark until after nine, which he hopes that they could be cleaning up at that point.

Commissioner McBride asked if they would be doing business during winter.

James said that they are planning to just keep it to a seasonal schedule.

Chairman Nelson asked City Planner Ekins if he had any recommended conditions.

City Planner Ekins answered no.

Chairman Nelson said that the code does state that exterior lighting should prevent any glare to adjacent properties and be dark sky sensitive. He suggested that if the commission instates any conditions, they should add that, to ensure the standard gets met.

Commissioner Sovine asked about adding in a restriction of hours during the school year.

Commissioner Willardson stated that the application states that the venue would be open 9am-9pm Monday through Thursday, 9pm-10pm Friday through Saturday, and would be closed on Sundays.

Commissioner Wheeler said she found those hours to be adequate.

Commissioner Willardson said that even if the property was sold, the new owners would have to operate under this conditional use permit and follow it.

ACTION **Commissioner Casas made a motion to recommend approval for a Conditional Use Permit for Agritourism located at 596 East 500 North. Commissioner McBride seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

TIMOTHY SCHMIDT, SCHMIDT PLANNED UNIT DEVELOPMENT – SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR CONCEPT PLAN APPROVAL FOR A 4-LOT SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT LOCATED AT 182 NORTH 600 EAST.

City Planner Ekins recognized that the small-town feel of Hyrum is greatly valued among the citizens. This PUD consists of 3.22 acres and if the applicant had wanted to, he could have placed 30 units of multifamily housing. Instead, Schmidt proposed the development of four single family homes.

Chairman Nelson asked what the advantage of the development being a PUD over a subdivision was. He stated that typically for a subdivision, a public road is built that arches back into the property. There should be enough land to do a subdivision.

City Planner Ekins said that it was ultimately the applicant's decision. If he had chosen a subdivision, curb, gutter, and sidewalk would be required and the frontage of 82 and a half feet would have to be met.

Chairman Nelson asked if the PUD waives those requirements and allows for a private road.

City Planner Ekins said that was correct, however, there are still requirements for deviations that must meet the Planning Commission's architectural recommendations.

Commissioner Casas said that he was concerned about two springs that were on this property. Peterson Spring, which is in the left-hand corner of the property, flows all year round at the rate of about 13 and half gallons a minute. He asked if the retaining pond would fill up with any water from the spring and if there would be any potential hazards with it. The other spring is piped and is in lots one and two roughly, where the houses have been proposed to be built. He wants to make sure the owners' rights to the water remain protected. He asked how the development would affect the owner of the spring's water rights.

City Planner Ekins stated that he was unsure what the status of the water rights would be once the land is developed, he but would look into it. Both city staff and an engineering firm looked over these plans, and no concerns were raised regarding the springs. The proposal is only at the concept phase; the finer details typically get more attention after this step.

Commissioner Casas said that he was concerned about the road. If it remains level, there would be a steep incline.

Commissioner Wheeler said that they could either grade the road or have it stay level and be cut back.

Tim Schmidt said that he wants the area to be a nice neighborhood where everyone can get to know each other. There are no plans to build on the upper northeast lot. He said that on the two lower lots, the houses will be set back further on the property. He said that CC&Rs will be created to make sure neighbors will abide by landscaping regulations.

Schmidt stated that the owner of the spring is deceased. To his knowledge, ownership of the spring would go to the property owner. The Imbler's have the water rights to the culvert. The retention pond was put in just in case it was needed. He said that Cody Zohner helped with the drawings and would be able to answer further questions regarding the pipe and spring.

Cody Zohner, with Cache Landmark Engineering, said that they will be piping the ditch with a 24-inch pipe. They plan on land draining the second spring. He said that they do want to make sure that if anyone is exercising the water rights to these springs, that the water will get to where it needs to.

Chairman Nelson asked what the point of diversion is.

Zohner said that it was his understanding that it was who owned the property. He was unsure if someone downstream has any claim to the water.

Commissioner Casas asked if the road would have to be widened.

Schmidt answered yes.

Commissioner Casas asked for clarification regarding the culvert.

Zohner said that the culvert would run under the curb they will build. The ditch currently sits along the asphalt. He explained to the commission the process of what he would be installing and how that gets the water where it needs to be.

Commissioner Casas asked if there was any permitting that had to be done with the Utah Division of Water Rights.

Zohner said that the Utah Division of Water Rights only cares about people getting their water. They will only intervene if someone is no longer receiving their water.

Commissioner Casas asked for clarification how much water the culvert would be able to handle.

Zohner said that since the flow of the spring is about 13.78 gallons per minute, which roughly converts to .001 cubic feet per second (CFS). They plan to install a 24-inch pipe which, even if it is flat, can handle 1 CFS. It will be sufficient for the anticipated water flow from the spring.

Nelson asked if they would be building a retention or detention pond.

Zohner answered detention pond.

Casas asked if lowering the ditch grade would affect the neighbor downstream.

Zohner said that it would not affect them. A very small amount of water will bubble back up, and there would be no noticeable difference of water flow.

Casas asked the public if the spring has ever overflowed.

The consensus from the public was that it never has.

Zohner said that the purpose of the slope of the private drive is minimize digging into the hillside. They plan to ramp up the road.

Schmidt mentioned that previously, on this property, there was a permit for a shop. There was a pipe installed for electric, however the project was never finished. The pipe will get torn out.

Commissioner Wheeler asked why Schmidt chose the PUD over a subdivision.

Schmidt said that a PUD allows for more CC&Rs to ensure the area stays well kept.

Commissioner Willardson said he was concerned about the future maintenance of the road and whether lot four would have a house built on it or not. While Schmidt is able to take care of it now, he will not be able to maintain it forever.

Chairman Nelson said the best recommendation would be an HOA for maintenance of road and landscaping.

Commissioner Willardson advised that if no house is going to be built on lot four, then it should be removed completely from the plans.

Commissioner Casas said he was concerned about fire hydrant coverage for lot four.

City Planner Ekins said that the fire department approved of a hammerhead that would provide sufficient coverage. The plans show that a fire hydrant would be installed at the end of the private drive.

Commissioner Willardson said that typically PUDs provide public open space. This proposal does not provide any of that.

Commissioner Casas asked if these properties can have animal rights.

City Planner Ekins said that a property must have 22,000 square feet to have one animal unit. After every additional 10,000 square feet there is another animal unit added. If animal rights are not written into the plat, then no homes in the subdivision can have animal rights.

Commissioner Casas recommended that animal rights should be added to the plat.

Chairman Nelson stated that he is concerned with a private drive and a small HOA maintaining it. They are very expensive to maintain. He is unsure if a PUD is the best path for this development. If this does end up being a PUD, an HOA will need to be set up to maintain the roadway, landscaping, etc.

Commissioner Casas agreed that an HOA should be created for this development. The future maintenance of the PUD needs to be considered. He asked if the water line that comes from the city main to the fire hydrant would also be considered private.

City Planner Ekins said that there will be easements around the private drive. The utilities will still be owned by the city.

Commissioner Sovine said that he would prefer the road to be public, due to concerns with snow removal. If the other utilities are still city owned, the road should be as well.

Chairman Nelson said that the main advantage to the PUD is the private roadway. If it were to be a public road, then it would be a standard subdivision.

Commissioner Willardson said that if it is a public roadway then sidewalk, curb, and gutter would all be required.

City Planner Ekins said that would also add a 60 foot right of way and possibly remove the hammerhead as it would be an issue for snowplows.

Commissioner Casas said that sidewalks would be very out of place in that area.

The Planning Commission discussed other private roadways in Hyrum. There are some residents who have been unsatisfied with their private roadways. Elk Mountain was originally supposed to have private roads, however, the city ended up having to take care of the roads.

Commissioner Casas asked how wide the private road would be.

Schmidt answered that it was 26 feet. No on street parking would be allowed. He added that there is a buffer on the north side of the road that the snow can be piled into.

Commissioner Casas said that he would prefer that before there is any final approval to the PUD, he would like to know the status of the water rights for the springs on the property. He also recommended an HOA should be formed for the PUD.

Chairman Nelson stated that he does not like cross access

easements. He suggested that the roadway should be privately dedicated and owned and maintained under common ownership.

Commissioner Casas asked if that would require different parcel numbers.

Chairman Nelson said that the county would typically not give out different parcel numbers for this situation.

ACTION **Commissioner Casas made a motion to recommend approval for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East. Commissioner McBride seconded.**

Commissioner Casas made a motion to amend the motion to recommend approval for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East that upon the recommendation to the council, there must be a clarification of the water rights for the unnamed spring on the property. Due to the lack of a second, the motion died and defaulted back to the original motion. Commissioners McBride and Wheeler voted aye. Commissioners Casas, Nelson, and Willardson voted nay. Motion failed.

Commissioner Wheeler said that the applicant choosing a PUD instead of a subdivision is reasonable. The plan for the road is fine, and it does not have to be a dedicated private roadway.

Chairman Nelson said that if this application is denied by both the Planning Commission and City Council, it could come back as a subdivision. The new application, however, would most likely have more units to pay for the required infrastructure.

Commissioner Casas said that he was in favor of the road size and type. He is not in favor of sidewalks or more units. The more that is required, the more cost incurred to the developer. Regarding the spring, he was just concerned about the water rights and the possibility of a lawsuit. He does want the concept to go through, as the neighbors are in favor and will help keep the country feel. The main concern the commission seemed to have was regarding future maintenance of the road.

Commissioner Willardson asked how they would guarantee no house would ever be built on lot four.

Commissioner Casas said that lot four had a considerable slope. He was unsure if it could be built on without digging into the hill too much.

Chairman Nelson said that anything under 30% slope can be built on, but anything over 20% requires extra precautions. Most of lot four is under 20% so it can be built on. Since the applicant said that he will not build on lot four, the commission could add that as a condition.

Commissioner Wheeler suggested that lot four could turn into the open public space, which would help satisfy some of the PUD issues.

Commissioner Willardson said that these promises do not guarantee that lot four will not be built on or that the tree on lot three will not be cut down by a future landowner.

Chairman Nelson said that his biggest concern was the private road and the long-term maintenance.

Commissioner Sovine asked if the City Council would be able to make an exception so the development would not have to have a sidewalk if this went through the subdivision process.

Chairman Nelson said they do not, the standard would have to be changed. He asked if the PUD allows roadway standards to be altered.

City Planner Ekins answered that any deviations from the subdivision code are by meeting the requirements of architectural review of A through I.

Commissioner Sovine asked Schmidt what his thoughts were regarding a private drive versus a public drive.

Schmidt said that the preference was the private drive and that he would maintain it. He is not opposed to doing a public drive. The main issue was the neighbors’ concern of installing sidewalks in the development when the rest of the block has none. He said he would prefer to keep sidewalks out of the development if possible.

Commissioner Sovine asked Schmidt what his plans were to keep

up the maintenance of the road.

Schmidt said that he planned to use the money he makes off the sale of the two lots to develop and maintain the road.

The commission discussed whether the road should remain private or public. There were concerns on the future maintenance of the road. Even if an HOA is established, it does not give any guarantees.

ACTION **Commissioner Willardson made a motion to recommend denial for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East due to issues with the private road. Commissioner Nelson seconded and commissioners McBride, Nelson, Wheeler, and Willardson voted aye. Commissioner Casas voted nay. The motion passed.**

MIKE PRESSLEY, VERNON INVESTMENTS LLC, SITE PLAN – SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR SITE PLAN APPROVAL FOR A STORAGE ENCLOSURE LOCATED AT 570 WEST 400 NORTH.

City Planner Ekins said that this lot is in a M-2 manufacturing zone. The building has been there for a long time. The applicant would like to build a cover that exceeds the 1,000 square feet minimum for administration site plan approval. The storage enclosures do not expand beyond the zoning setback. The height of structure does not exceed the height of the existing building. The area that is getting covered is already solid surface concrete. There is already an existing network of storm drain systems for the property, which has had no known issues.

Chairman Nelson asked that since the area is already covered in concrete, then it should not add to the storm drain demand.

Ekins said that his statement was correct.

Mike Pressley said that he was building a 48’ x 48’ shed. It would be attached to the existing building. There will be no additional lights or plumbing. It will just be used for storage for cardboard and a forklift.

ACTION **Commissioner Wheeler made a motion to recommend approval for a site plan for a storage enclosure located at 570 West 400 North. Commissioner Casas seconded and commissioners Casas, McBride, Nelson, Wheeler, and**

Willardson voted aye.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:46 p.m.**

_____
Stephen Nelson
Chairman

ATTEST:

_____
Bethany Sproul
Secretary

Approved: _____
As Written

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

Staff Evaluation
Second Review

Application: Timothy Schmidt, Schmidt Planned Unit Development – CONTINUATION: Seeking recommendation to the City Council for a concept plan for a 4 Lot single family dwelling planned unit development located at 182 North 600 East.

Application Number:	**26-010**
Preparation Date:	June 3, 2026
Applicant Name:	Timothy Schmidt
Property Owner:	Timothy Gordon Schmidt
Property Address:	182 North 600 East
Parcel Number:	01-013-0030
Parcel Area:	3.22 Acres
Planning Commission:	**June 11, 2026**
Application Type:	Concept Plan
Nature of request:	Planned Unit Development (PUD)
Current Zone District:	Residential Zone R-2. The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

Adjacent zoning designations and uses of the subject property		
North	Residential Zone R-2	Single-family Residential
East	Residential Zone R-2	Single-family Residential
South	Residential Zone R-2	Single-family Residential
West	Residential Agriculture Zone RA	Single-family Residential

Application Overview for Second Review:
On May 21, 2026, the Hyrum City Council reviewed the proposed concept plan for Schmidt Planned Unit Development and made a motion to return the proposed Planned Unit Development to the Planning Commission to review and consider recommendation of approval for the following updates to the concept plan:

1. Applicants updated responses to HCC 17.060.070 Architectural Review Committee items (see attachment).
2. Applicants draft of Homeowners Association Declaration of Covenants, Conditions and Restrictions (see attachment).
3. Applicants updated concept site plan (see attachment).
4. Applicants updated concept landscape plan (see attachment).
5. Applicants updated concept building elevations (see attachment).

If the Planning Commission makes a recommendation of approval to the City Council, staff requests the Planning Commission make in their motion for the applicant to provide responses to each line item in the **STAFF COMMENTS First Review** and additional **STAFF COMMENTS Second Review**:

STAFF COMMENTS: Second Review
Planning and Zoning Department:

1. Staff supports the updated concept plan as submitted with the private road, hammerhead, and dedicated common area of 1.18 acres.
2. The application submitted is *Schmidt Planned Unit Development* and the draft Homeowners Association Declaration of Covenants, Conditions and Restrictions is titled *Vernon Hills*. Applicant verify the desired title of the Planned Unit Development.
3. Hyrum City Construction Standards 1.3.2.C.17: As part of a Preliminary Plat application, the areas where ground water rises periodically to within two (2) feet of the surface of the ground.
4. Hyrum City Construction Standards 1.3.2.B.7: As part of a Preliminary Plat application, the applicant will be required to provide the location of all wells, proposed, active and abandoned, and of all springs or reservoirs within the tract of the land and to a distance of at least one thousand (1,000) feet beyond the tract boundaries.
5. Hyrum City Construction Standards 1.3.2.C.17: As part of a Preliminary Plat application, the existing and proposed storm drainage system improvements must demonstrate the new drainage system will not have any impact of the flow of the Peterson Spring, or any additional springs discovered within at least one thousand (1,000) feet beyond the tract boundaries.
6. Hyrum City Construction Standards 1.4.2.D.2: Water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals.
7. Applicant shall complete a Preliminary Plat Application and provide all required checklist items prior to the submission of a Preliminary Plat. Incomplete applications will be returned to the applicant.
8. Applicant shall refer to Hyrum City Code (HCC) and Hyrum City Construction Standards available online at: www.hyrumcity.gov and the following references below to prepare a complete application:
    - HCC Title 13 Public Services
    - HCC Title 16 Subdivisions
    - HCC Title 17 Zoning
    - HCC 17.60 Planned Unit Developments
    - Hyrum City Construction Standards Manual

Fire Department:

1. The grade of the private road cannot exceed 10% grade and the cross slopes, and cross slope of the hammerhead does not exceed 2% grade.
2. The private road will require “No Parking–Fire Lane” on each side of the private road and sign comply with IFC 2021 D103.6 Signs. Type “D”. Show location of sign on site plan at the west entrance of the private road.

Application Overview for First Review:
Hyrum City received a Concept Plan application for a PUD consisting of four (4) single-family dwelling lots located at 182 North 600 East. The applicant has provided a letter of intent for the Planned Unit Development (see attachments). The proposed PUD illustrates a 4-lot subdivision of the land with a 26 feet driveway crossing Lots 1 and 2 and terminating on Lot 3. There is an existing sewer line on Lots 3 and 4 that will require a dedicated utility easement that is shown on the submitted documents. There is a storm drain system proposed for the development with right of way improvements on 600 East fronting the PUD (asphalt, curb, gutter, sidewalk but not for the full distance of the PUD). Proposed utilities include water, sewer, and pressurized irrigation system.

The purpose of a PUD allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Consideration should be given to dispersing large multi-family PUD developments throughout the city instead of concentrating them in one central area.

STAFF COMMENTS: First Review
Planning and Zoning Department:

1. HCC 17.060.070: The Planning Commission will act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:
    a. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
        Staff comment: The applicant provided a concept of the proposed buildings in the PUD.
        Applicant provided updated response (see attachment).
    b. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
        Staff comment: The applicant did not provide public open spaces and amenities within the PUD. There are areas of easements for the swale, shared driveway, and storm water pond.
        Applicant provided updated response (see attachment).
    c. Appropriate building types in terms of density, site relationship and spacing.
        Staff comment: The applicant is proposing single-story single family private dwellings with a density 1 unit per 0.80 acres; whereas the PUD deviation for consideration given to multi-family PUD developments is 10 units per acre.
        Applicant provided updated response (see attachment).
    d. Well-planned exterior lighting;
        Staff comment: The applicant did not provide reference to exterior lighting with the application.
        Applicant provided updated response (see attachment).
    e. Preservation of natural features including trees, drainage areas, and views.
        Staff comment: The applicant provided trees in the north swale easement and abutting 600 East. There is a water feature on the site that is regulated and purposed by water right for watering stock and irrigation.
        Applicant provided updated response (see attachment).
    f. Good vehicular and pedestrian movement;
        Staff comment: There are no pedestrian pathways proposed within the PUD and there is one vehicular shared driveway through private property parcels.
        Applicant provided updated response (see attachment).
    g. Integrated parking;
        Staff comment: There is no integrated parking for the PUD.
        Applicant provided updated response (see attachment).
    h. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
        Staff comment: There are two (2) existing trees that are noted on the PUD to be removed, and the private lots do not show landscaping other than landscaping noted in Comment Items #1.e.
        Applicant provided updated response (see attachment).
    i. Placement of fencing/walls and solid waste enclosures.
        Staff comment: There are no fencing/wall details or solid waste enclosures identified in the PUD.
        Applicant provided updated response (see attachment).

~~2. HCC 17.16.10: A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. The proposed PUD does represent many of the requirements for a PUD application.~~

~~3. HCC 17.60.10: Considerations for planned unit developments should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area. The proposed PUD is for the consideration for the division of a parcel of land to create building lots that does not appear to provide all requirements of Comment Item #1.~~

4. ~~HCC 16.02: The purpose of subdivisions in the Hyrum City code means the division of a parcel of land to create building lots that qualify the minimum lot area requirements for the Residential Zone R-2. The lot areas demonstrated in the proposed PUD can meet the requirements of the minimum lot are requirements if subdivided through the subdivision ordinance.~~

Engineering:

1. Storm Drain Infrastructure:
    a. When developing the storm drain system, including pond volume, pipe sizing, inlet locations, and other factors, the Cache County storm water standards should be followed.
    b. The land drain proposed along the North edge of the driveway is a significant concern. The introduction of land drains to storm drain infrastructure eliminates capacity from the existing and proposed systems due to the need to convey groundwater continually. This is especially evident in the case of retention ponds. Any land drain upstream of a detention pond, such as the one proposed in this concept plan, will fill the detention volume in the pond set aside to allow for infiltration of smaller storms and maintain a constant pool of water in the bottom of the pond. The connection of land drains to storm water infrastructure is generally not prudent Engineering design and should be considered prior to acceptance.
2. Water Right Information:
    a. The water right associated with the parcel in question includes a total flow of 13.44 gpm from the spring located on site. The use type for the water right is irrigation and stock water.
3. Slope Concerns:
    a. Slope through the property is significant, but the areas over 30% seem to be as a result of material stock piling and not natural slope. The areas that are naturally over 20% appear to be limited in nature and would likely not pose significant challenges in the construction of homes on the site. In general, large retaining walls would likely be required to construct homes on lots 3 and 4.
4. Other Consideration:
    a. The proposed design creates three lots that do not front a public right of way but are only accessible through an access easement provided by the developer.
    b. The proposed infrastructure does not provide sidewalk, curb and gutter, or an appropriate turnaround radius.
    c. The location of the driveway on Lot 4 is unknown and would conflict with the proposed swale on the north side of the roadway.

Fire Department:

1. What is the grade of the road? Not to exceed 10 percent in grade.

Power Department:

1. Power connection will be required at the nearest primary voltage connection point.
2. Applicant/developer will work with the power department on layout/design of power infrastructure inside development.
3. Hyrum City Power & Light construction standards will apply to all power infrastructure.
4. Power will need to be located in utility easement.

Sewer Department:

1. Hyrum City construction standards will apply to all sewer infrastructure.

Streets / Water Department:

1. Water service for lot 4 should be run to the other side of swale to the north. Services should not run parallel with the main line.
2. Fire Hydrant will need its own valve and 6” fire line. The water department prefers all fire lines to be short crossing street sections.
3. Both water mains will require a tie-in feed valve in public ROW. Both water mains will need a 2” blow off at dead ends in utility easement. All hookups on both water mains need to be properly spaced to manufacture specs.
4. Both irrigation and culinary meter bases should not be in driveways. Are there any house plans showing future build models to determine where locations are?

5. Irrigation will be tied to the end drain of existing irrigation. This will need to be looked at for depth and sizing by the city. If extended, a new drain will need to be installed on the future drain box on the north end of access in public ROW.
6. All water and sewer laterals will need 18" vertical separation. All water and sewer need 10' horizontal separation.
7. Prefer to see some kind of ribbon curb on the swale edge to keep up the integrity of the roadway shoulder.
8. Any interior sidewalks?
9. Cross access agreements for homeowners and public utilities? Utility ROW should be drivable access with proper width.
10. Snow storage in swale? Snow storage should not be in utility access ROW or brought out to public ROW.
11. Curb and gutter radius on both sides of access entering public ROW. Sidewalks need ADA.

Planning Commission Responsibility:

1. Members of the Planning Commission may visit the site accompanied by the developer or his representative.
2. The Planning Commission should have a thorough discussion of the concept plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. The Planning Commission may make a motion specifying conditions and requirements, and staff comments to the City Council.
2. If the Planning Commission makes a recommendation of approval to the City Council the applicant will be required to provide responses to each line item in the STAFF COMMENTS First Review prior to submitting to the City Council.

Stipulations:

1. Members of the Council may visit the site prior to the regularly scheduled meeting.
2. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.

Finding of Facts:

1. A qualifying Planned Unit Development is a permitted use in the R-1 and R-2 Zone.
2. The required public hearing and public notices were distributed in compliance with Utah Code and Hyrum City Code.

Attachments:

1. Hyrum City Council Agenda Information for City Council Meeting May 21, 2026
2. Vicinity Map
3. Zoning Map
4. Aerial View
5. Slope Map
6. Onsite Unnamed Spring Water Right Detail – Water Right 25-7442 with Map
7. Peterson Spring Stream Water Right Detail – Water Right 25-437
8. Peterson Spring Stream Water Right Detail – Water Right 25-1228
9. Peterson Spring Stream Water Right Detail – Water Right 25-1555
10. Applicant submitted documents with updates

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: May 15, 2026

Subject: Concept Plan

Summary:
Hyrum City received a Concept Plan application for a PUD consisting of four (4) single-family dwelling lots located at 182 North 600 East. The applicant has provided a letter of intent for the Planned Unit Development (see attachments). The proposed PUD illustrates a 4-lot subdivision of the land with a 26 feet driveway crossing Lots 1 and 2 and terminating on Lot 3. There is an existing sewer line on Lots 3 and 4 that will require a dedicated utility easement that is shown on the submitted documents. There is a storm drain system proposed for the development with right of way improvements on 600 East fronting the PUD (asphalt, curb, gutter, sidewalk but not for the full distance of the PUD). Proposed utilities include water, sewer, and pressurized irrigation system.

Planning Commission Recommendation:
On May 14, 2025, the Hyrum City Planning Commission made a motion to deny Concept Plan approval to the City Council (4-1 vote). Please find below a brief summary of the Planning Commission public hearing and scheduled delegation:

Public Comment:

1. Applicant: The applicant, a Hyrum City Resident, made the first public comment regarding questions he discussed with the recipients who received the required public notice. The applicant stated there are boxes shown on the lots that represent houses, but Lot 4 would not be developed and will be just land, and one of the trees that is identified to be removed will stay.
2. Small Town Feel. A commentor mentioned concerns regarding residential development encroachment but was relieved to know there are only 4 lots proposed rather than attached high-density.
3. Nesting Raptors. A commentor mentioned there are nesting raptors in the tree and was concerned the tree is not destroyed. The same commentor complemented openness of the proposed lots rather than attached high-density.
4. Lot 4 Water. The public mentioned relief to know that Lot 4 is not going to be built as it was said that lot has a lot of water, but the lots south were dry, and this area is an accommodating area for families to grow up in.
5. Small Town Feel. A commenter mentioned they have observed the property for 25 years and was always concerned the property would be developed with high-rise development, but the single-family low density compliments the area and is an acceptable alternative as it does not include the traffic of high-density.

Scheduled Delegation:

1. The Planning Commission mentioned each lot exceeds the minimum lot size of 9,900 square feet and if the PUD application was a deviation from the requirements of public infrastructure street sections (curb, gutter, and sidewalk).
2. There was discussion regarding Peterson Spring and would like to know more information regarding the spring and if the development will have any impact of the flow of the spring when the water flows all year round in front of the development. It was mentions that spring runs 13 gallons per minute.
3. There was discussion regarding the retaining pond and will the release water in the retention pond impact the flows of the Peterson Spring and the Spring on the site.
4. There was discussion about the lot with the Spring if placing a home on or near the Spring will adversely affect the integrity of the home and/or spring.
5. There was discussion regarding the ownership of the water rights and ownership of the Spring as the water rights are not documented to the new property ownership of the applicant.
6. There was discussion whether the Planning Commission Architectural Review of qualifying deviations for a PUD were complete to qualify as a PUD or is a Subdivision Application the correct application as noted in the Planning and Zoning Department comments #1 though 4.
7. There was discussion for how Lot 4 would not ever be built as it is proposed on the Plat as a buildable lot and not a buildable lot. This discussion led to if the lot area could complete the common open space element of the PUD requirements.
8. There was discussion on the private road as it crosses private properties and how the road would be maintained. The applicant advised it was the goal of the applicant, who lives on the north adjacent lot would remove the snow. This discussion lead to “what if” the applicant moved who would remove the snow and where would the fees be available to repair and restore the road if there were no HOA fees. This discussion led to uncertainties for the maintenance of the private road without an HOA.
9. There was discussion whether the road should be a public road or private road. The road as presented is a low impact road without sidewalk and the Planning Commission noted there are no sidewalks in the area and a full public road into the development with sidewalk would deter the small town feel. Staff was asked if the public road could be implemented without sidewalks. Staff is not aware of deviations from the requirements of the street sections for new developments and staff is not aware if the City Council can deviate sidewalks for a public road.
10. There were serval motions and votes that include this summary. The Planning commission was in favor of the road size and without sidewalks and potential lawsuits regarding water rights of the Spring on the site, supported the low density, and noted the neighborhood support. The Planning Commission motioned a 4-1 vote to deny recommendation to the City Council due to the nature of the road either being a dedicated public road for maintenance or private road with uncertainties of maintenance for the owners within the PUD.

This is a summary to the best knowledge of staff from the meeting. On June 11, 2026, the Planning Commission will approval official meeting minutes of the Public Hearing and Scheduled Delegation.

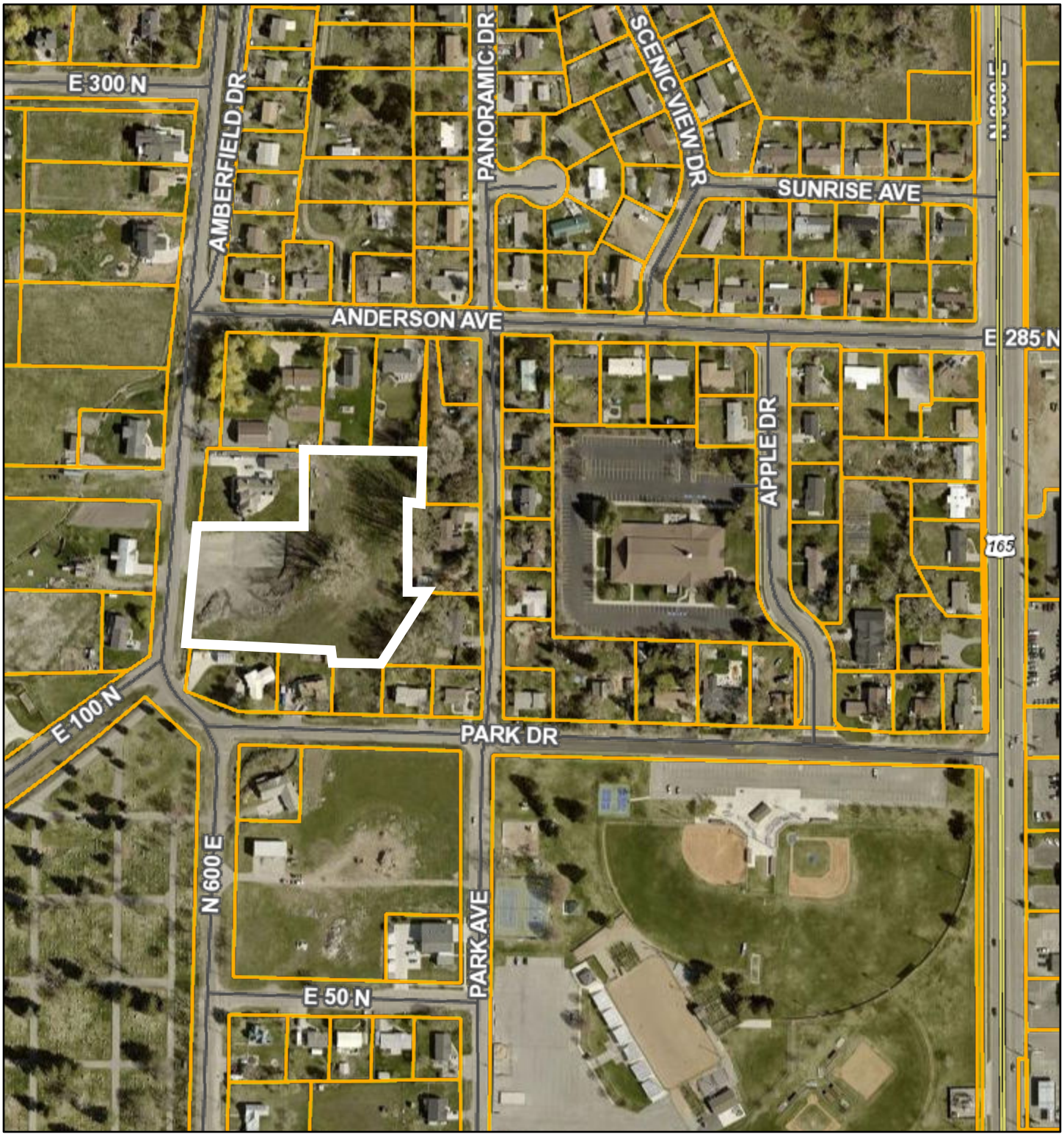
City Council Meeting:

- Meeting Date: May 21, 2026
- Council Role: Concept Plan Approval

Attachments:

1. Staff Evaluation

Vicinity Map



4/27/2026, 1:41:49 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Class B Surface Type

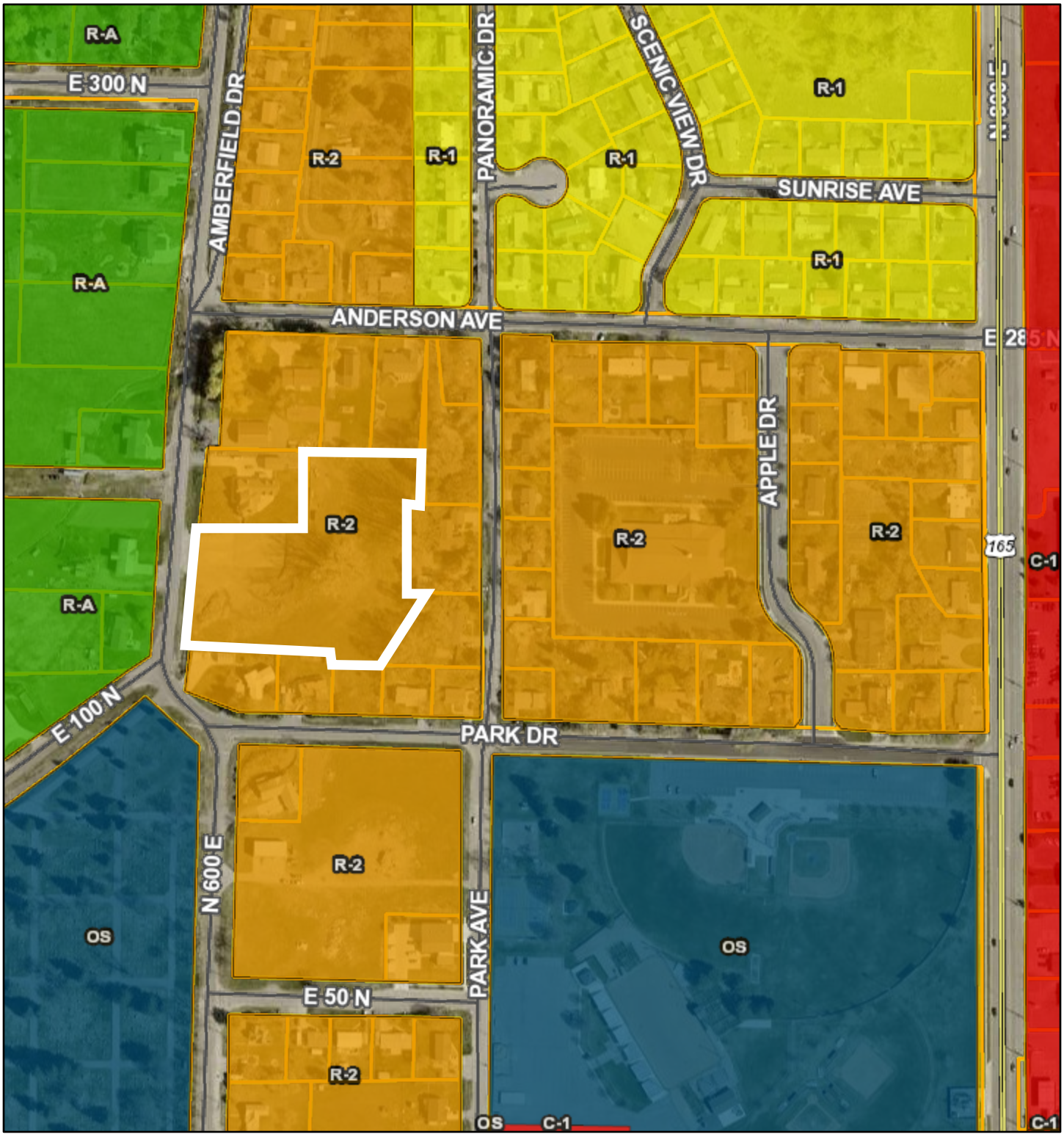
- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Zoning Map



4/27/2026, 1:44:47 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Hyrum Zoning

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS

Vantor, Cache County

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Aerial View



4/27/2026, 1:49:11 PM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Microsoft, Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Existing Slopes



4/27/2026, 1:51:29 PM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Class B Surface Type
- Asphalt
- Gravel
- Dirt
- Future
- Private

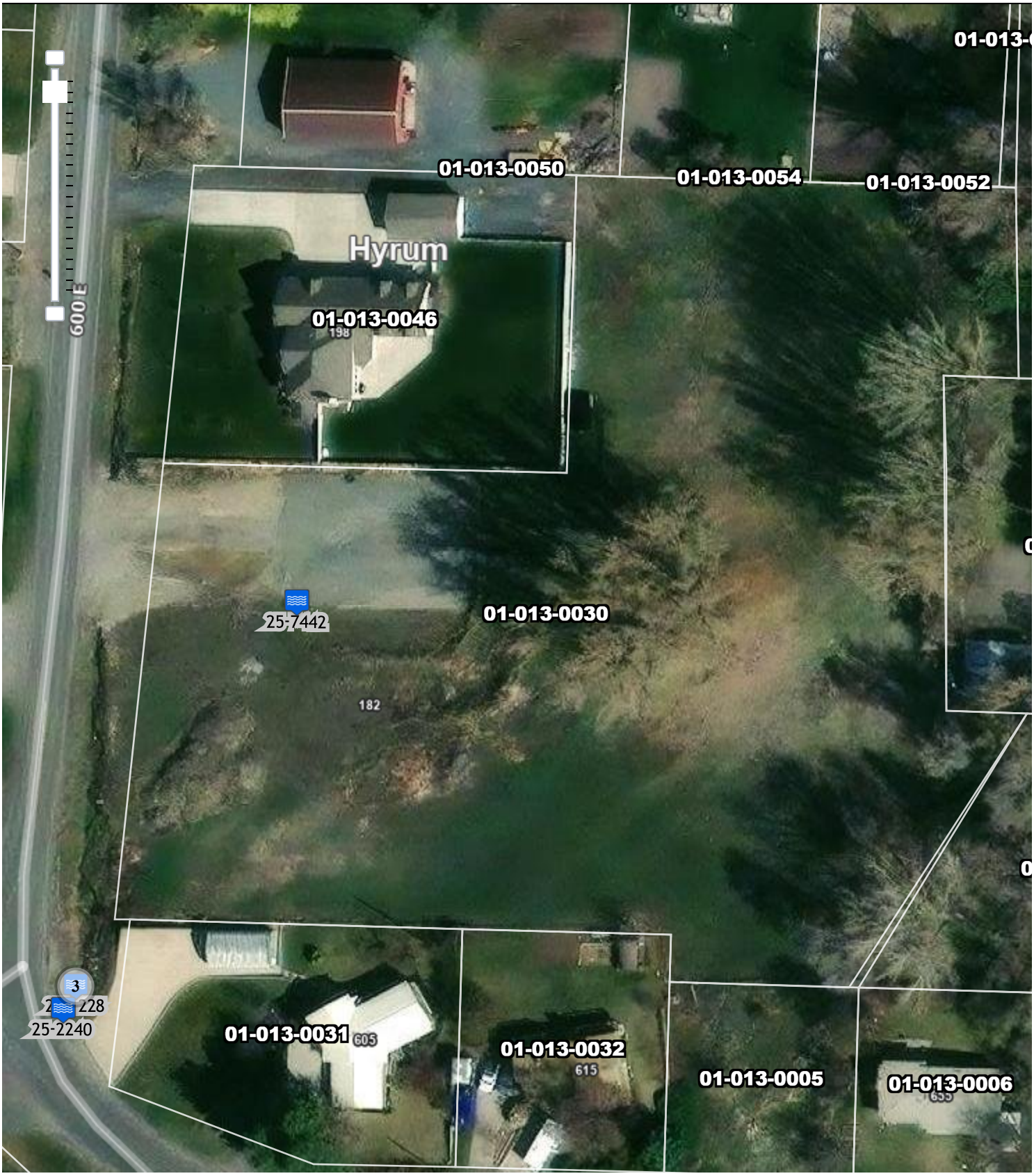
- Municipal Boundaries
- County Boundary
- > 30%
- < 20% to 30%
- Cache Parcels

Microsoft, Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

UTAH
An official website

Division of
Water Rights



Water Right Details for 25-7442

Utah Division of Water Rights 3/30/2026 1:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-7442 Application/Claim: A49714 Certificate:

Owners:

Name: R. Alex Morris
Address: 195 Park Ave.
Hyrum UT 84319

Interest:

Remarks:

General:

Type of Right: Application To Appropriate Source of Info.: Water User's Claim Status: Water User's Claim
Quantity of Water: 0.03 CFS

Source: Unnamed Spring Area
County: Cache
Common Description:
Proposed Det. Book: 25- Map: 8b LB Pub. Date:
Land Owned by Appl.: Yes County Tax Id#:

Dates:

Filing:
Filed: 07/14/1977
Priority: 07/14/1977 Decree/Class:

Advertising:
Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Eng. Action: Approved Action Date: 12/15/1977
Recon. Req. Date: Recon. Req Type:

Certification:
Proof Due Date: 07/31/1982 Extension Filed Date:
Election or Proof: Election Election/Proof Date: 06/25/1982
Cert./WUC Date: 02/23/1987 Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:
Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:
Stream Alteration Required:

(1) S 1500 ft. W 1520 ft. from NE corner, Sec 4 T 10N R 1E SLBM
Diverting Works: Source:
Elevation: UTM: 430184.71, 4609870.034 (NAD83)

Water Uses:

Water Uses - Group Number: 22865

Water Use Types:

Irrigation-Beneficial Use Amount: 1 acres Group Total: 3.8 Period of Use: 04/01 to 10/31

Stock Water-Beneficial Use Amount: Group Total: 6 Period of Use: 01/01 to 12/31

Fish Culture: Fish Culture Period of Use: 01/01 to 12/31

Acre Feet Contributed by this Right for this Use: Unevaluated

Place of Use (which includes all or part of the following legal subdivisions):

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 4 T 10N R 1E SLBM					X	X	X	X									3.8
																Group Acreage Total :	3.8

Place of Use Stock:

	North West				North East				South West				South East			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 4 T 10N R 1E SLBM					X	X	X	X								

Use Totals:

Irrigation sole-supply total: 1 acres for a group total of: 3.8 acres

Stock Water sole-supply total: Unevaluated ELUs for a group total of: 6 ELUs

Other sole-supply total: Unevaluated acft

Reservoirs:

Reservoir/Storage Name: Unnamed Dam Number:

Capacity: 0.34 acre-feet Area Inundated: 0 acres

Dam Height: 6 feet From: 01/01 to 12/31 inclusive

	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
Area	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE

Water Right Details for 25-437

Utah Division of Water Rights 6/3/2026 3:02 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-437 Application/Claim: Certificate:

Owners:

Name: Mike Imbler
Address: 310 East 4500 South, Suite 600
Salt Lake City UT 84107
Interest:
Remarks: 5.61 acres (suppl) & 42 Elu`s

Name: Bruce Petersen
Address: 710 East 200 South
Salt Lake City UT 84102
Interest:
Remarks:

General:

Type of Right: Diligence Claim Source of Info.: Proposed Determination Status:
Quantity of Water: 1 CFS

Source: W. F. Petersen Spring Stream
County: Cache
Common Description: Hyrum
Proposed Det. Book: 25-8B Map: 8b LB Pub. Date: 06/01/1955
Land Owned by Appl.: County Tax Id#:

Dates:

Filing:
Filed:
Priority: / /1893 Decree/Class:

Advertising:
Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Eng. Action: Action Date:
Recon. Req. Date: Recon. Req Type:

Certification:
Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Cert./WUC Date: 03/19/1952 Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:
Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required:

(1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM

Diverting Works: Source:

Elevation: UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 18318

Water Rights Appurtenant to the following use(s):

25-437(DIL), 25-1719(DEC), 25-1720(DEC), 25-1721(DEC), 25-1722(DEC), 25-1723(DEC), 25-1725(DIL), 25-1726(DIL), 25-1942(DEC), 25-1943(DEC), 25-1944(DEC), 25-2037(DEC), 25-2038(DEC), 25-2039(DEC), 25-2040(DEC),

Water Use Types:

Irrigation-Beneficial Use Amount: Unevaluated Group Total: 6.61 Period of Use: 04/01 to 09/30

Place of Use (which includes all or part of the following legal subdivisions):

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 4 T 10N R 1E SLBM					6.61												6.61
																Group Acreage Total :	6.61

Water Uses - Group Number: 20321

Water Use Types:

Stock Water-Beneficial Use Amount: Group Total: 50 Period of Use: 01/01 to 12/31

Use Totals:

Irrigation sole-supply total: Unevaluated acres for a group total of: 6.61 acres

Stock Water sole-supply total: Unevaluated ELUs for a group total of: 50 ELUs

Water Right Details for 25-1228

Utah Division of Water Rights 6/3/2026 3:02 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-1228 Application/Claim: Certificate:

Owners:

Name: Eugene D. and Juliet J. Andersen
Address: Hyrum UT 84319

Interest: 100%

Remarks:

General:

Type of Right: Diligence Claim Source of Info.: Proposed Determination Status:
Quantity of Water: 0.011 CFS

Source: W. F. Petersen Spring Stream
County: Cache
Common Description:
Proposed Det. Book: 25-8B Map: Pub. Date: 06/01/1955
Land Owned by Appl.: County Tax Id#:

Dates:

Filing:
Filed:
Priority: / /1893 Decree/Class:

Advertising:
Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Eng. Action: Action Date:
Recon. Req. Date: Recon. Req Type:

Certification:
Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Cert./WUC Date: Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:
Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:
Stream Alteration Required:

(1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM
Diverting Works: Source:
Elevation: UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 17809

Water Use Types:

Stock Water-Beneficial Use Amount: 10 ELUs Group Total: 10 Period of Use: 01/01 to 12/31

Use Totals:

Stock Water sole-supply total: 10 ELUs	for a group total of: 10 ELUs

Water Right Details for 25-1555

Utah Division of Water Rights 6/3/2026 3:00 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-1555 Application/Claim: Certificate:

Owners:

Name: Joseph & Eulalia Olsen
Address: Hyrum UT 84319

Interest: 100%

Remarks:

General:

Type of Right: Diligence Claim Source of Info.: Proposed Determination Status:
Quantity of Water: 0.011 CFS

Source: W. F. Petersen Spring Stream
County: Cache
Common Description: E. Hyrum
Proposed Det. Book: 25-8B Map: 8b Pub. Date: 06/01/1955
Land Owned by Appl.: County Tax Id#:

Dates:

Filing:
Filed:
Priority: / /1893 Decree/Class:

Advertising:
Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Eng. Action: Action Date:
Recon. Req. Date: Recon. Req Type:

Certification:
Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Cert./WUC Date: Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:
Prov. Well Date: Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:
Stream Alteration Required:

(1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM
Diverting Works: Source:
Elevation: UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 18127

Water Use Types:

Stock Water-Beneficial Use Amount: 15 ELUs Group Total: 15 Period of Use: 01/01 to 12/31

Use Totals:

Stock Water sole-supply total: 15 ELUs	for a group total of: 15 ELUs

Soil Map—Cache Valley Area, Parts of Cache and Box Elder Counties, Utah



Map Scale: 1:1,110 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cache Valley Area, Parts of Cache and Box Elder Counties, Utah
Survey Area Data: Version 18, Aug 26, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pv	PROVO GRAVELLY LOAM	0.2	5.3%
RhA	RICKS GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES	0.2	5.7%
SwD	STERLING GRAVELLY LOAM, 10 TO 20 PERCENT SLOPES	3.4	89.0%
Totals for Area of Interest		**3.8**	**100.0%**

NEW SUBMITTAL

CACHE • LANDMARK
ENGINEERS • SURVEYORS • PLANNERS

Schmidt Planned Unit Development Comment Response:

A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development.

   Provided house elevations for lot 3, now providing other possible house elevations for other lots, home owner will ultimately decide house design.

B. Sufficient public open spaces and amenities that will provide a safe, comfortable, and pleasant environment.

   We have now provided 1.18 acres of common space for the neighborhood to enjoy, based on the city council discussion, they believe we can lower the amount of amenities/open space due to our lower density.

C. Appropriate building types in terms of density, site relationship, and spacing.

   Single Family Houses are appropriate in terms of density, site relationship, and spacing

D. Well-planned site signage.

   We will provide no parking signs/stop sign as needed

E. Well-planned exterior lighting.

   If street light is required, we will provide a street light at the intersection of public and private street. There will be no lighting except for lights on the houses along the private street

F. Preservation of natural features including trees, drainage areas, and views.

   We are planning on preserving the existing tree on site if possible, we are ensuring that the existing spring water still gets into the existing ditch along the road. We are also preserving the views of the upper lots by keeping the newer houses lower.

G. Good vehicular and pedestrian movement.

   New Private Drive is only serving 4 houses, therefore it provides good vehicular and pedestrian movement.

NEW SUBMITTAL

H. Integrated Parking

Parking for each house will be on their own driveway. Parking will not be allowed on the private street.

I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site.

Now provided

J. Placement of fencing/walls and solid waste enclosures.

At this time we are not planning on any fencing/walls. Each homeowner in the future will have the option to put up their own fencing. Trash will be collected through the use of garbage cans that will need to be brought to the public street for collection.

NEW SUBMITTAL

VERNONHILLS HOMEOWNERS ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

(Private Road)

Date: [Insert Date]
Declarant: [Your Name(s) or Developer]
Property: Vernonhills Subdivision, 182 N 600 E, Hyrum, UT 84319, Cache County, Utah

Legal Description: [Insert full legal description from plat]

WHEREAS, the Declarant is developing a five (5) lot residential subdivision known as Vernonhills; and

WHEREAS, the subdivision includes a private road that will not be maintained by any governmental entity; and

WHEREAS, the Owners desire to create and maintain a clean, attractive, uniform, and private neighborhood through consistent standards;

NOW, THEREFORE, the following covenants, conditions, and restrictions shall run with the land and bind all Owners, their heirs, successors, and assigns.

Article 1: Definitions

- **Association**: Vernonhills Homeowners Association (Utah nonprofit corporation).
- **Common Area**: The entire private road and related improvements, including any designated greenspace.
- **Greenspace**: Any common landscaped areas, entry features, buffers, or open spaces owned or maintained by the Association as shown on the recorded plat or as later designated by the Board.
- **Lot**: Any of the five platted residential lots.
- **Private Road**: The road serving all five lots as shown on the recorded plat.
- **Owner**: Record title holder of a Lot.

Article 2: Property Rights & Easements

- Each Owner has a perpetual non-exclusive easement for ingress and egress over the Private Road.
- The Private Road is not public and shall never be dedicated to or maintained by Hyrum City or Cache County.

Article 3: Membership & Voting

- Every Owner is a mandatory member of the Association.

NEW SUBMITTAL

- One vote per Lot.

Article 4: Maintenance of Private Road

- The Association (or all Owners collectively) is solely responsible for construction, repair, maintenance, snow removal, grading, drainage, and all costs of the Private Road.
- Hyrum City and Cache County have no responsibility whatsoever for the road.
- The road must remain in safe, year-round condition suitable for emergency vehicles and passenger cars.
- Costs shared equally among the five Lots via annual assessments (or pro-rata by road frontage if later agreed).

Article 5: Maintenance of Greenspace

- The Association is responsible for the ongoing maintenance, repair, and upkeep of all Greenspace within the subdivision.
- This includes mowing, irrigation, weed control, planting, trimming, fertilization, and replacement of grass, shrubs, trees, or other landscaping as needed to maintain a neat and attractive appearance consistent with the neighborhood standards.
- All Greenspace shall be maintained in a clean, well-kept condition at all times.
- Costs for Greenspace maintenance shall be funded through annual and/or special assessments levied equally among the five Lots (or by another formula approved by a majority of Owners).
- Individual Owners shall not alter, plant, remove, or maintain Association Greenspace without prior written approval from the Architectural Review Committee (ARC).

Article 6: Fencing

Fencing is **not required** on any Lot. No Owner shall be obligated to install or maintain a fence on their Lot.

If any Owner elects to install fencing (perimeter, dividing, or backyard), the following standards shall apply:

- All fencing must be **solid white PVC (vinyl) vertical tongue-and-groove privacy fencing**, or very similar in style, color, height, and appearance to the existing PVC fencing already installed in the Vernonhills neighborhood.
- Height Requirements:
    - Minimum height: 6 feet.
    - Maximum height: The maximum height allowed by current Hyrum City ordinances.
- The “finished/good side” of all fences must face outward (toward the road or neighboring properties).
- All fences must be maintained in excellent condition at all times (no fading, broken panels, leaning, missing parts, etc.).

NEW SUBMITTAL

- No chain-link, wood, wire, picket, metal, or other materials are permitted without prior written approval of the Architectural Review Committee (ARC).
- Any replacement or repair of existing fencing must also comply with these standards.

Article 7: Assessments

- Annual assessments cover road maintenance, greenspace maintenance, snow removal, insurance, reserves, and common expenses.
- Initial amount: $[Amount] per Lot, adjustable annually by the Board.
- Special assessments for major repairs require majority Owner approval.
- Unpaid assessments create a lien on the Lot.
    - **Section 7.3 – Estimated Annual Operating Expenses**
- The following table provides the **initial estimated annual maintenance costs** for the Common Areas. These estimates are for budgeting and assessment purposes only and may be adjusted by the Board of Directors as needed based on actual costs

Category	Annual Cost Estimate	Notes
Private Road Maintenance	$1,600 – $2,200	Crack sealing, seal coating, patching, sweeping, and minor repairs for the 230 ft x 26 ft road plus hammerhead
Snow Removal	$2,800 – $4,000	Plowing and sanding of road and hammerhead (average to heavy Cache Valley winter)
Greenspace Maintenance	$1,800 – $2,500	Mowing, trimming, weed control, and general upkeep of approximately 1 acre
Insurance & Reserves	$800 – $1,200	Liability insurance and contribution to major repair reserve fund
Miscellaneous / Admin	$300 – $600	Accounting, meetings, minor supplies
Total Estimated Annual Expenses	**$7,300 – $10,500**	Total for the entire Association
Per Lot Annual Assessment	**$1,460 – $2,100**	Divided equally among the five (5) Lots

Article 8: Architectural Control & General Appearance Standards

- All exterior changes, including fencing and any work on or near Greenspace, require prior written ARC approval (2–3 member committee).
- Approved exterior colors: Neutral earth tones, grays, beiges, soft whites.
- Yards must be kept neat (grass or xeriscape, mowed every 2 weeks in growing season, weeds ≤ 6 inches).

NEW SUBMITTAL

- No visible clutter, junk, or long-term parking of RVs/boats/trailers on the road or visible from the road.
- Trash cans stored out of sight except on collection day.

Article 9: Enforcement

- Violations: Written notice → 30 days to cure → fines ($50–$200 per day) → lien on the Lot.
- The Association or any Owner may enforce these covenants. Prevailing party recovers attorney fees.

Article 10: General Provisions

- Duration: Perpetual.
- Amendment: Requires approval of at least 4 of 5 Lots (80%).
- Governing Law: State of Utah.
- Severability: Remains in effect if any part is invalidated.

IN WITNESS WHEREOF, the Declarant executes this Declaration.

[Signature blocks for all initial Owners + Notary]

Exhibits:

- **A**: Recorded Plat showing Private Road and Greenspace
- **B**: Approved Fence Details (white PVC tongue-and-groove privacy style, photos/specs)

NEW SUBMITTAL

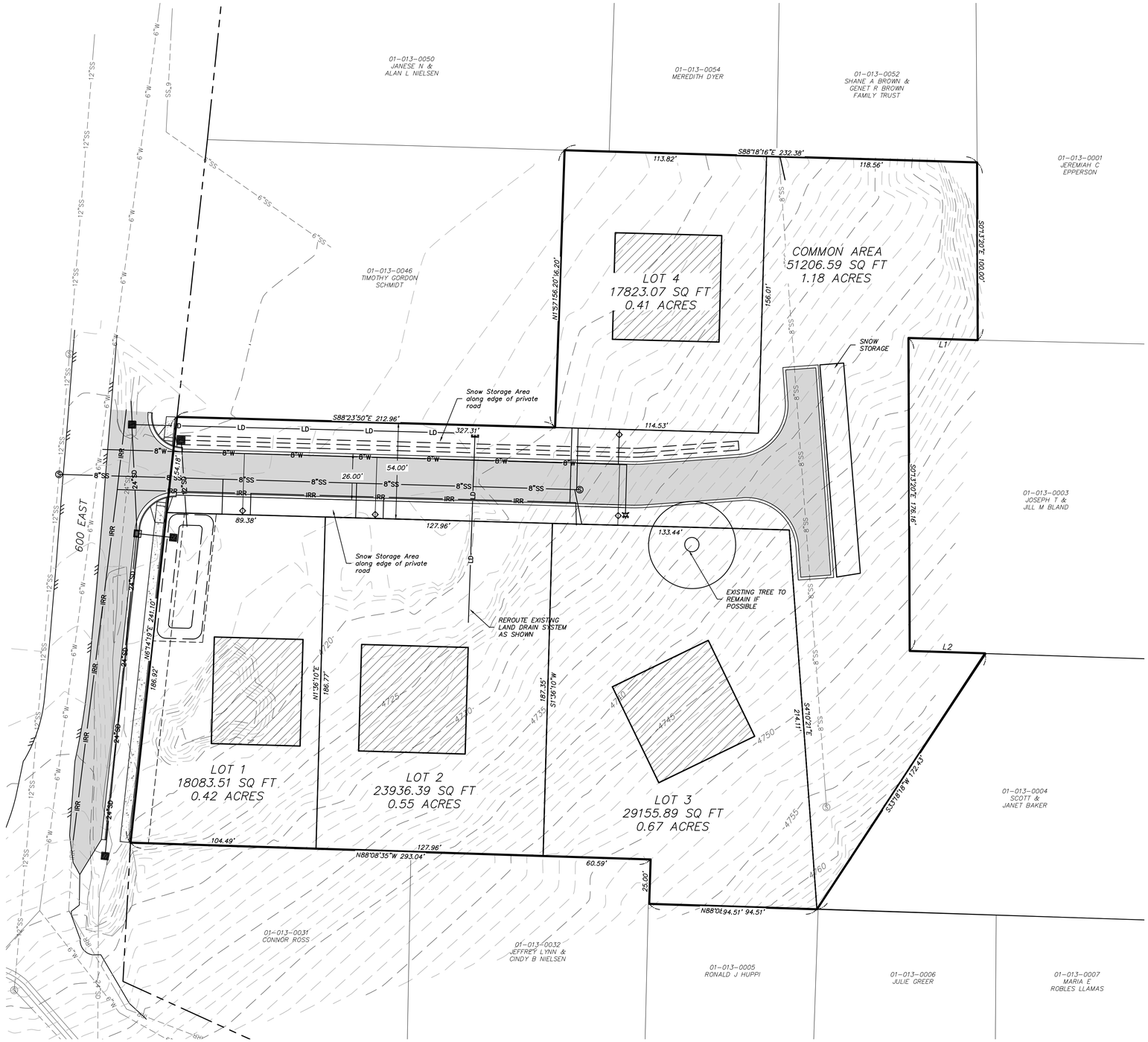




NEW SUBMITTAL







CONTACT INFORMATION:

OWNER/REPRESENTATIVE
TIMOTHY SCHMIDT
198 N 600 E
HYRUM, UT 84319

ENGINEER
CODY ZOHNER, PE
95 GOLF COURSE RD. #101
LOGAN, UT 84321
(435) 713-0099
czohner@cachelandmark.com

DESIGN STATS

PARCEL # 01-013-0030

ZONE: R2

PROPOSED OVERLAY: PUD

LAND USE
TOTAL AREA: 3.21 AC±

SETBACKS
FRONT – 25'
REGULAR SIDEYARD – 10' & 8'
CORNER SIDEYARD – 25'
REAR – 30'

COMMON AREA TO BE MAINTAINED AND OWNED BY HOA.

COMMON AREA TO ALSO BE DEDICATED AS A P.U.E.

TOTAL COMMON AREA: 1.18 ACRES OR 36.8%

PROPOSED UTILITY SYSTEMS

PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.

PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.

PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

LEGEND

- BOUNDARY
- EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- EXISTING STORM DRAIN LINE (24"SD)
- PROPOSED STORM DRAIN LINE (24"SD)
- EXISTING SANITARY SEWER LINE (SS)
- PROPOSED SANITARY SEWER LINE (8"SS)
- EXISTING WATER LINE (6"W)
- PROPOSED WATER LINE (8"W)
- EXISTING IRRIGATION LINE (IRR)
- PROPOSED IRRIGATION LINE (IRR)
- EXISTING LAND DRAIN LINE (LD)
- PROPOSED LAND DRAIN LINE (LD)
- APPROXIMATE LOCATION OF RESIDENCES

0 15 30 60
GRAPHIC SCALE 1"= 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.02'	N88°18'25"W
L2	42.48'	S88°08'35"E
L3	25.00'	N1°51'25"E

NEW SUBMITTAL

PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
5/29/26
STATE OF UTAH

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET DESCRIPTION:
CONCEPT PLAN

PROJECT TITLE:
SCHMIDT PLANNED
UNIT DEVELOPMENT

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	29 MAY 2026
SCALE:	1" = 30'
DRAFTING BY:	C.ZOHNER
CHECKED BY:	C. ZOHNER
APPROVED BY:	C.ZOHNER
PROJECT NUMBER:	25096SCH
SHEET:	1 / 1

5/29/2026 4:05 PM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\CIVIL\25096SCH CONCEPT 6 (CURRENT).DWG

LEGEND

KENTUCKY COFFEE TREE

GRASS

GRAVEL DETENTION AREA

01-013-0050
JANESE N &
ALAN L NIELSEN

01-013-0054
MEREDITH DYER

01-013-0052
SHANE A BROWN &
GENET R BROWN
FAMILY TRUST

01-013-0001
JEREMIAH C
EPPERSON

01-013-0046
TIMOTHY GORDON
SCHMIDT

01-013-0003
JOSEPH T &
JILL M BLAND

01-013-0004
SCOTT &
JANET BAKER

01-013-0031
CONNOR ROSS

01-013-0032
JEFFREY LYNN &
CINDY B NIELSEN

01-013-0005
RONALD J HUPPI

01-013-0006
JULIE GREER

01-013-0007
MARIA E
ROBLES LLAMAS

LOT 1
18083.51 SQ FT
0.42 ACRES

LOT 2
23936.39 SQ FT
0.55 ACRES

LOT 3
29155.89 SQ FT
0.67 ACRES

LOT 4
17823.07 SQ FT
0.41 ACRES

COMMON AREA
51206.59 SQ FT
1.18 ACRES

600 EAST

S88°18'16"E 232.38'
113.82'
118.56'
N1°57'56.20"E 20'
156.01'
S01°32'07"E 100.00'
L1
SNOW STORAGE
Snow Storage Area along edge of private road
S88°23'50"E 212.98'
327.31'
114.53'
54.00'
26.00'
S01°32'07"E 176.16'
89.38'
127.96'
133.44'
Snow Storage Area along edge of private road
EXISTING TREE TO REMAIN IF POSSIBLE
REROUTE EXISTING LAND DRAIN SYSTEM AS SHOWN
N1°36'10"E 186.77'
187.35'
S1°36'10"W
N61°43'57"E 28.10'
186.92'
S01°32'07"E 214.11'
S32°18'18"W 172.43'
104.49'
N88°08'35"W 293.04'
127.96'
60.59'
25.00'
N88°09'94.51' 94.51'
TYP.

0 15 30 60
GRAPHIC SCALE 1"= 30'

NEW SUBMITTAL

PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
3/25/26
STATE OF UTAH

PRELIMINARY
NOT FOR
CONSTRUCTION

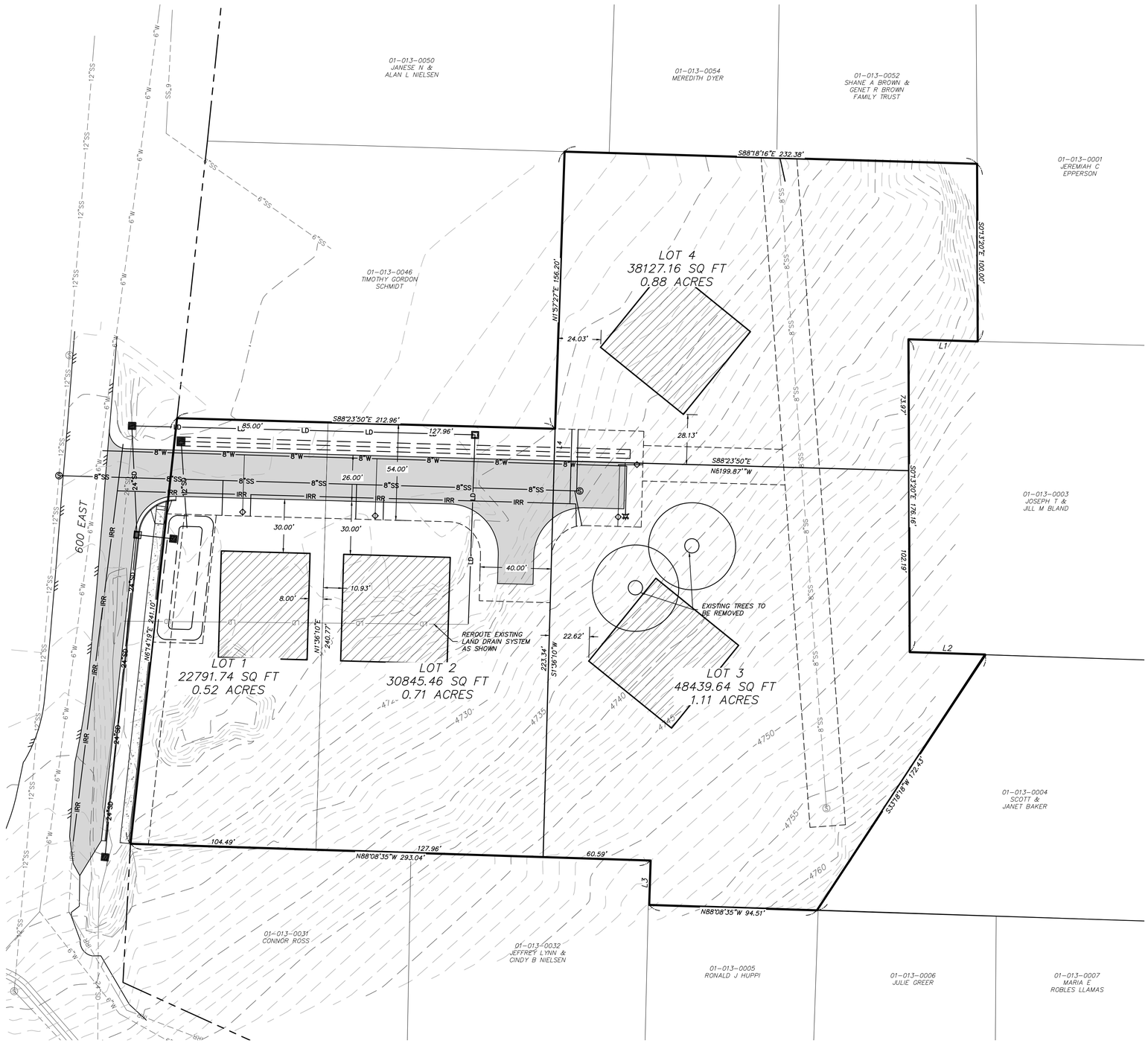
SHEET DESCRIPTION:
CONCEPT LANDSCAPE PLAN

PROJECT TITLE:
SCHMIDT SUBDIVISION

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 JUNE 2026
SCALE: 1" = 30'
DRAFTING BY: J.BALLINGHAM
CHECKED BY: C. ZOHNER
APPROVED BY: C.ZOHNER
PROJECT NUMBER: 25096SCH
SHEET: 2 / 2

6/1/2026 3:03 PM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\LANDSCAPE\25096SCH LANDSCAPE PLAN.DWG



CONTACT INFORMATION:

OWNER/REPRESENTATIVE
TIMOTHY SCHMIDT
198 N 600 E
HYRUM, UT 84319

ENGINEER
CODY ZOHNER, PE
95 GOLF COURSE RD. #101
LOGAN, UT 84321
(435) 713-0099
czohner@cachelandmark.com

DESIGN STATS

PARCEL # 01-013-0030

ZONE: R2

PROPOSED OVERLAY: PUD

LAND USE
TOTAL AREA: 3.21 AC±

SETBACKS
FRONT – 25'
REGULAR SIDEYARD – 10' & 8'
CORNER SIDEYARD – 25'
REAR – 30'

PROPOSED UTILITY SYSTEMS

PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.

PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.

PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

LEGEND

- BOUNDARY
- EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- 24"SD — EXISTING STORM DRAIN LINE
- 24"SD — PROPOSED STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- 8"SS — PROPOSED SANITARY SEWER LINE
- 6"W — EXISTING WATER LINE
- 8"W — PROPOSED WATER LINE
- IRR — EXISTING IRRIGATION LINE
- IRR — PROPOSED IRRIGATION LINE
- LD — EXISTING LAND DRAIN LINE
- LD — PROPOSED LAND DRAIN LINE
- APPROXIMATE LOCATION OF RESIDENCES

0 15 30 60
GRAPHIC SCALE 1"= 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.02'	N88°18'25"W
L2	42.48'	S88°08'35"E
L3	25.00'	N1°51'25"E
L4	18.00'	S1°36'10"W

OLD SUBMITTAL

PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
4/1/26
STATE OF UTAH

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET DESCRIPTION:
CONCEPT PLAN

PROJECT TITLE:
SCHMIDT PLANNED
UNIT DEVELOPMENT

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	1 APRIL 2026
SCALE:	1" = 30'
DRAFTING BY:	C.ZOHNER
CHECKED BY:	C. ZOHNER
APPROVED BY:	C.ZOHNER
PROJECT NUMBER:	25096SCH
SHEET:	1 / 1

4/1/2026 3:14 PM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\CIVIL\25096SCH CONCEPT 4 (CURRENT).DWG



LEGEND

KENTUCKY COFFEE TREE

GRASS

OLD SUBMITTAL

PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
3/25/26
STATE OF UTAH

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET DESCRIPTION:
CONCEPT LANDSCAPE PLAN

PROJECT TITLE:
SCHMIDT SUBDIVISION

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	25 MARCH 2026
SCALE:	1" = 30'
DRAFTING BY:	J.BALLINGHAM
CHECKED BY:	C. ZOHNER
APPROVED BY:	C.ZOHNER
PROJECT NUMBER:	25096SCH
SHEET:	2 / 2

3/25/2026 9:25 AM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\LANDSCAPE\25096SCH LANDSCAPE PLAN.DWG

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

Staff Evaluation
First Review

Application: West Point Dairy Products, Receiving and Warehouse Expansion – Seeking recommendation to the City Council for site plan approval for receiving and warehouse expansion located at 570 North 500 West.

Application Number:	**26-014**
Preparation Date:	June 5, 2026
Applicant Name:	West Point Dairy Products
Property Owner:	Greenwood Acres LLC
Property Address:	570 North 500 West
Parcel Number:	03-060-0074
Parcel Area:	14.2 Acres
Planning Commission:	**June 11, 2026**
Application Type:	Site Plan Approval
Nature of request:	Food processing/mills – Receiving and Warehouse Expansion

Current Zone District: Manufacturing Zone M-2. The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

Adjacent zoning designations and uses of the subject property		
North	Cache County Zone A10	Agriculture
East	Residential Zone R-2	Equipment Sales and Service
South	Manufacturing Zone M-2 and Residential Zone R-2	Equipment Sales and Service, and Single-family Residential
West	Manufacturing Zone M-2	Vacant and Hyrum City Substation

Application Overview:
Hyrum City received a site plan approval application for building additions for cream receiving, processing and layout, additional warehouse and small silo alley and tank addition. There will be a parking lot reconfiguration with the addition of 18 vehicle stalls in employee parking lot. There will also be an area to facilitate construction needs that will be utilized for future truck/trailer parking once future phases of construction are completed. This application will be followed by another phase in the south portion of the lot that will expand to conclude an overall build out of a main building facility consisting of approximately 238,500 square feet main building facility. The current Hyrum City Zoning Ordinance will regulate the concluded build out to conform with all the regulations applicable to the zone in which it is located.

Hyrum City met with the applicant on November 18, 2025, December 12, 2025, and January 12, 2026 and discussed the proposed project, future phases of the project and provided references to the applicable Hyrum City Codes and Construction Standards. On December 18, 2025, staff provided the applicant with a pre-application meeting evaluation stating certain needs, concerns and development challenges prior to site plan approval. The following items were identified:

1. The city has concerns that the current wastewater treatment capacity cannot serve the proposed facility expansion. The city needs to conduct a wastewater treatment master plan study and an impact fee study which is anticipated to be 16 months or longer to complete.
2. The city has concerns about the timing of bringing the new additional electric loads online to the facility expansion and the city needs to continue working through design and engineering for upgrades needed for added transmission line capacity.
3. The city will require West Point Dairy to conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. When the traffic study is complete and submitted to the city, the city will coordinate the results with Cache County to conclude the following:
    a. Determine the required right of way width for 4600 South (700 North); and
    b. West Point Dairy property will provide dedication for the 4600 South (700 North) required right of way width as described in West Point Dairy Annexation Agreement; and
    c. Determine if the existing 10 feet wide buffer between the 4600 South (700 North) right of way and the facility requires to be relocated as a result of any right of way dedication for 4600 South (700 North); and
    d. Coordinate 4600 South (700 North) asphalt improvement responsibilities and completion requirements to accommodate the facility expansion.

STAFF COMMENTS

Planning and Zoning Department:

1. HCC 17.04.030 Scope: The current Hyrum City Zoning Ordinance regulates the project shall conform with all the regulations applicable to the zone in which it is located.
2. HCC 17.49.020 Use Regulations: Food processing/mills is a permitted use in the M-2 Zone.
3. HCC 17.49.022 Lighting Plan: Sheet C3.1 Civil Site Photometric Plan has been provided for new lighting for the expansion. The lamps in the schedule identify the lamps are to be tilted. Applicant shall verify and comply to this section requiring that all new lighting shall prevent glare onto properties and shall be dark-sky sensitive.
4. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: The building setback requirement in the M-2 Zone is thirty (30) feet from the property line. The west building addition is within the setback requirements as shown adjacent to the current 500 West right of way line. 500 West street right of way width will need to be adjusted to accommodate new road infrastructure and roadway width. This adjustment may affect the building setback requirement, but the minimum setback may be adjusted and specified by the Planning Commission.
5. HCC 17.49.040 Off-Street Parking Required: There appears to be 4 or 5 parking stalls that are in the northwest quadrant of the property near the stormwater pond. The west portion of the striping for the parking stalls encroach greater than 4 feet into the current public right of way and does not meet the requirements for off-street parking.
6. HCC 17.49.060 Off-Street Parking – Specific Requirements: Manufacturing, processing or repair facilities require one (1) space for each employee working on the highest employment shift. Applicant demonstrates compliance with this requirement on Sheet C0.1 with a calculated requirement of 110 parking stalls and 128 parking stalls have been provided.
7. HCC 17.49.070 Parking Lot Regulations: All parking lots shall have a minimum of 10 feet of landscaping where they are abutting a roadway. The submitted site plans do not demonstrate compliance with this regulation abutting 500 West.
8. HCC 17.49.090 Motor Vehicle Access Regulations: The submitted site plan motor vehicle accesses along 500 West street does not demonstrate compliance with the following motor vehicle access regulations:
    a. Access shall be by not more than two (2) roadways for each one hundred feet or fraction thereof of frontage on any street, and in no event shall such roadways exceed in width forty (40) percent of the entire street frontage.
    b. No two of the roadways shall be closer to each other than twelve (12) feet, and no roadway shall be closer to a side property line than one and one-half (1½) feet.
    c. Each roadway shall not be more than thirty-six (36) feet in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.

   d. No roadway shall be closer than ten (10) feet to the point of intersection of two property lines at any corner, as measured along the property line, and no roadway shall extend across such extended property line.

9. HCC 17.49.090 Motor Vehicle Access Regulations: The two accesses abutting 4600 South that are 76.3 feet and 140 feet with the required 10 feet pavement setback provided were approved by the City Council on November 21, 2019.
10. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required to have ingress/egress access locations and upon development and/or further development of this property the applicant will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.
11. Ordinance 19-07 Annexation Agreement dated July 31, 2019: This is an annexation agreement entered into by Miller Companies LC (Parcel 03-057-0001 west of West Point Dairy) Item 12 Transportation identifies 500 West will be required to be widened to 78' (half the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 500 West right of way and demonstrate dedication for the future 78' right of way. *Note: Resolution 19-18 dated August 15, 2019: This as a resolution to accept annexation agreement dated November 13, 2019 that provided an annexation boundary description survey shows the West Point Dairy west property line at 16.50' away from the center of the 500 west right of way. To maintain the 500 West 78' right of way, the west property line of West Point Dairy may need to relocate east for 22.50'.*
12. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required upon development of property that a road dedication along 4600 South will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 4600 South right of way and dedicate for the future 78' right of way. *Note: Hyrum City provided 4600 South road construction drawings to West Point Dairy on May 20, 2026.*
13. The streets department required in the pre-application meeting evaluation the applicant conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. Please provide the findings of the traffic study.
14. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: Future Phase for the Welfare & Garage, Dock and Mechanicals, AS/RS buildings will combine the facility into one main building crossing the property line between property parcels 03-060-0074 and 03-060-0084. Main buildings in the M-2 Zone are permitted to be built to a side yard property line and not permitted to cross a property line. The two property parcels will be required to be combined to comply with 17.49.030.
15. Utah Code 54-3-27 Public Utility Easement: There is a 20' wide easement per book 711 Pg. 1016 Entry No. 645400 Sheet C1.2. The future phase will be placing a building over this easement. For the future phase submittal, provide legal written documentation the easement is not a protected easement, and a building structure may be placed upon the easement or provide notice to vacate the easement.
16. HCC 17.08.060 Building Approval Process: Hyrum City zoning clearance will be required to obtain a Cache County Building Permit.
17. Pre-Construction meeting will be required following site plan approval.
18. Hyrum City Construction Standards 3.10: As-built drawings or record drawings showing the as-built location of all public improvements tied to as-built surface improvements.

Engineering:

1. A traffic study was not included as indicated in the December 18, 2025 meeting notes. This study will be used to determine right of way requirements on 4600 South.
2. The storm drain pond interferes with existing and planned electrical conduits running from the Transformers located on the South East corner of the proposed pond to the North. The developer should coordinate with Hyrum Power and Light to ensure adequate cover on existing conduits and that future conduits can be installed. Show the existing conduits on the plans.
3. Truck traffic maneuvering patterns were not included as requested in the December 18, 2025 meeting notes. Please show truck traffic maneuvering patterns.
4. Please provide Hyrum City with water usage estimates post construction.

5. Concrete retaining walls are called out at various locations on the Civil Landscape and Restoration Plan. No detail is provided outlining the height of the walls, or design of the walls. Please clarify the height of the walls, and if above 4' provide an Engineered design for the walls.

Fire Department:

1. West Point will need to consult with a professional engineer to provide a water fire-flow analysis to demonstrate that adequate water supply will provide appropriate fire-flow for 100% of the overall facility.
2. Refer to Appendix B - Fire-Flow Requirements for Buildings in the 2021 International Fire Code.
3. To our understanding there is an underground fire line that may be underneath the new buildings. This line will need to be shown accurately on the site utility plan with both size of pipe and flow line elevation of the line. Check with the fire sprinkler system engineer to verify compliance with the IFC.
4. *Applicant Provided Request: It was advised to us that the prior water-pressure/flow upgrades have resolved the previous deficiency. I just want to confirm that is correct.* As far as we know it was resolved for the existing system. If more sprinklers are being installed it will need to be tested to make sure it can handle the flow of the addition to the system. All sprinkler plans will need a per review.
5. *Applicant Provided Note: Due to this project being issued in phases, the attached floor plan shows our intent on sprinklering the building in phases. The red highlighted section shows the new plant areas and existing plant areas that are currently unsprinklered will be fully sprinklered at the completion of the Churn and Dock and Welfare project. The areas in Cyan are the only areas that are not sprinklered. The Cyan areas will be fully sprinklered at the completion of the Dock and Welfare project.*
6. *Applicant Provided Request: Will we be able to seek a variance to allow the buildings in Red to not be sprinklered? The building to the east is the existing wastewater treatment plant.* If the buildings are not attached and are under 12,000 sq ft, they do not require sprinklers.
7. *Applicant Provided Request: Will we need a new witnessed flow test for our site plan submittal?* IFC 21 106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit.

Power Department:

1. Conduits entering/exiting Switch gear pads to the East of the proposed detention pond will need to be protected in place (PIP) or relocated out of the detention pond area to the east of the pond.
2. Power to proposed new dry warehouse: will it be a new electrical service request or will it be tied into an existing panel?
3. Provide an electrical load sheet of proposed increase in electrical demand of each addition so we can evaluate our infrastructure capability and needs.
4. Timeline of adding additional electrical loads needs to be outlined so Hyrum City Power can evaluate infrastructure capabilities and needs.
5. Disconnection of any electrical loads will be coordinated with Hyrum City Power, and a timeline will be discussed and determined.
6. Any accrued cost of disconnection or relocation of Hyrum City owned infrastructure will be the responsibility of the contractor.

Sewer Department:

1. The city has concerns that the current Water Reclamation Facility cannot serve the proposed facility expansion. The city is conducting a Water Reclamation Master Plan study and an impact fee study which is anticipated to be finalized by February of 2027. Will the WPD upgrade increase flow conveyed to the water reclamation plant? If so how much additional flow is expected and will loadings increase? There may be limits on the average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization. Hyrum City Code 13.13.220 may require an equalization tank as part of the facility upgrade and wastewater discharge permit.
2. Results from the impact fee study may increase wastewater treatment impact fees and rates.
3. All sanitary sewer lines connected to Hyrum City sewer main must be metered.

4. Cleanouts must be installed every 50’ on laterals and will be required on the proposed 132’ of 4” SDR35 and near the building that it exits. The proposed lateral will need a working flow meter so the city can charge for wastewater treatment. See comment #3.
5. On Sheet C1.3A it is unclear if the sanitary line per civil utility plan project #1912060 is currently in use or capped. See comment #3.
6. On Sheet C1.3A there is an approximate sanitary sewer line per Hansen Survey shown. Is this line ever in use. See comment #3.
7. On Sheet C1.3A verify which existing sanitary sewer line or lines are in use that are directly connected to the sewer main. See comment #3.
8. On Sheet C1.3A confirm there are no sanitary sewer line connections to the sewer main in 500 West.
9. On Sheet C1.3A there is a 20,000 gallon lift station shown. What is the detailed function of this lift station, and will it require secondary containment?
10. The State is requiring WPD to fill out an updated wastewater discharge permit application.
11. Per Hyrum City Code 13.13.310 Change Conditions Report. For purposes of this requirement, flow increases of ten percent (10%) or greater, and the discharge of any previously unreported pollutants, shall require a changed condition report.

Streets / Water Department:

1. Hyrum City would like to see West Point Dairies traffic study and load data for trucks per day. This will help finalize plans on the road design for 4600 South. Traffic studies will also help with design and entrance/exits on both 4600 South and 500 west where ROW needs to be established for final design and ROW dedication.
2. On sheet C1.3A of the construction drawings, it shows a new sewer lateral tying onto the City's 4600 south sewer trunk line. Is this planning to be installed before or after the new road is built?
3. On sheet C1.3A a new 8” fireline is called out. Is this replacing the existing fireline on 500 West, or adding to it? Please call out the already existing fireline and verify. Hyrum City would like to know how many total fire lines will exist at total buildout.
4. Please provide construction details and profiles for utility connections and stub outs in the public ROW (water hook ups, sewer connections, storm drain pipes, ect). The city is trying to plan and design the road on 4600 South to match up with the expansion plans.
5. Please provide a drawing of truck traffic patterns in and out of the facility so appropriate radiuses can be planned for.

Planning Commission Responsibility:

1. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.
2. Staff recommends the Planning Commission require the applicant to respond to the First Review Staff Evaluation and provide written responses for each department staff comment and update the site plan documents as applicable and resubmit to the Planning Commission prior to recommending site plan approval to the City Council; or at a minimum require the applicant to respond to respond to the First Review Staff Evaluation and provide written responses for each department staff comment and update the site plan documents as applicable and resubmit at least two weeks prior to the next regularly scheduled City Council meeting.

Stipulations:

1. Final approval must be obtained from the City Council which may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission for significant revisions.
2. Approval of the site plan shall be effective for one (1) year from the date of final approval by the City Council. If construction has not begun during that period, or an extension approved by the City Council, the site plan approval is void and applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of the code.

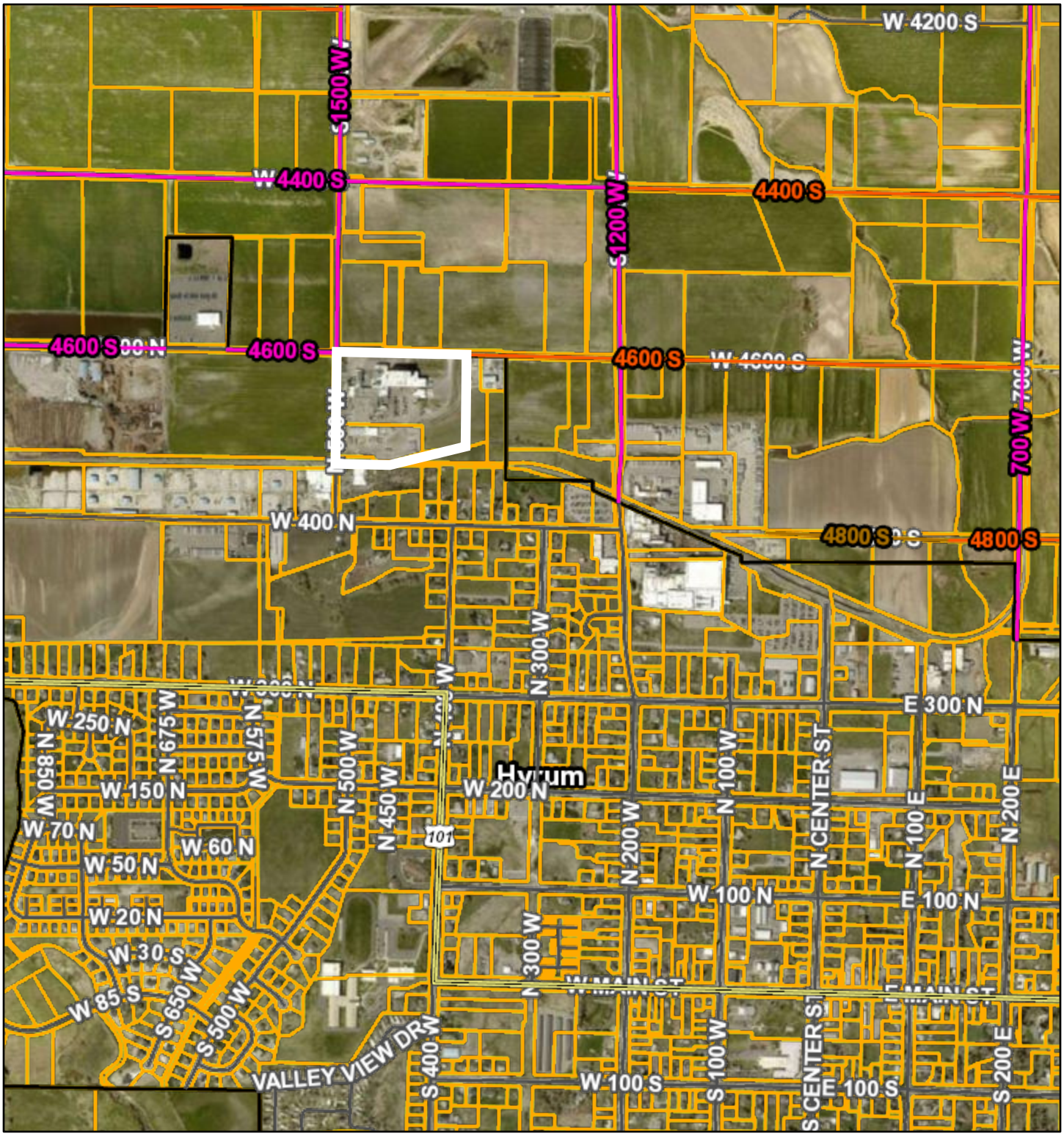
Finding of Facts:

1. Food processing/mills is a permitted use in the M-2 Zone.
2. Ordinance 19-11 (Annexation Agreement) requires 4600 South will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street).
3. Ordinance 19-07 (Annexation Agreement) requires 500 West will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street). The applicant does not have to make the dedication at this time, however, the applicant will be required to verify and show the future dedication line and update the site plan adjacent to the future 500 West dedication line and demonstrate compliance with HCC 17.49.090 Motor Vehicle Access Regulations and 10' pavement required setback with landscaping.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Storage and Warehouse Expansion Floor Plans and Building Elevations (4 Pages)
    b. Cream Receiving Building Expansion Floor Plans and Building Elevations (4 Pages)
    c. Cream Receiving Building Expansion Site Plan Construction Drawings (24 Pages)
5. Applicant Submitted Documents Not Attached:
    a. Hyrum City Construction Activity Permit (31 Pages)
    b. SWPPP (577 Pages)

Vicinity Map



5/18/2026, 10:08:04 AM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

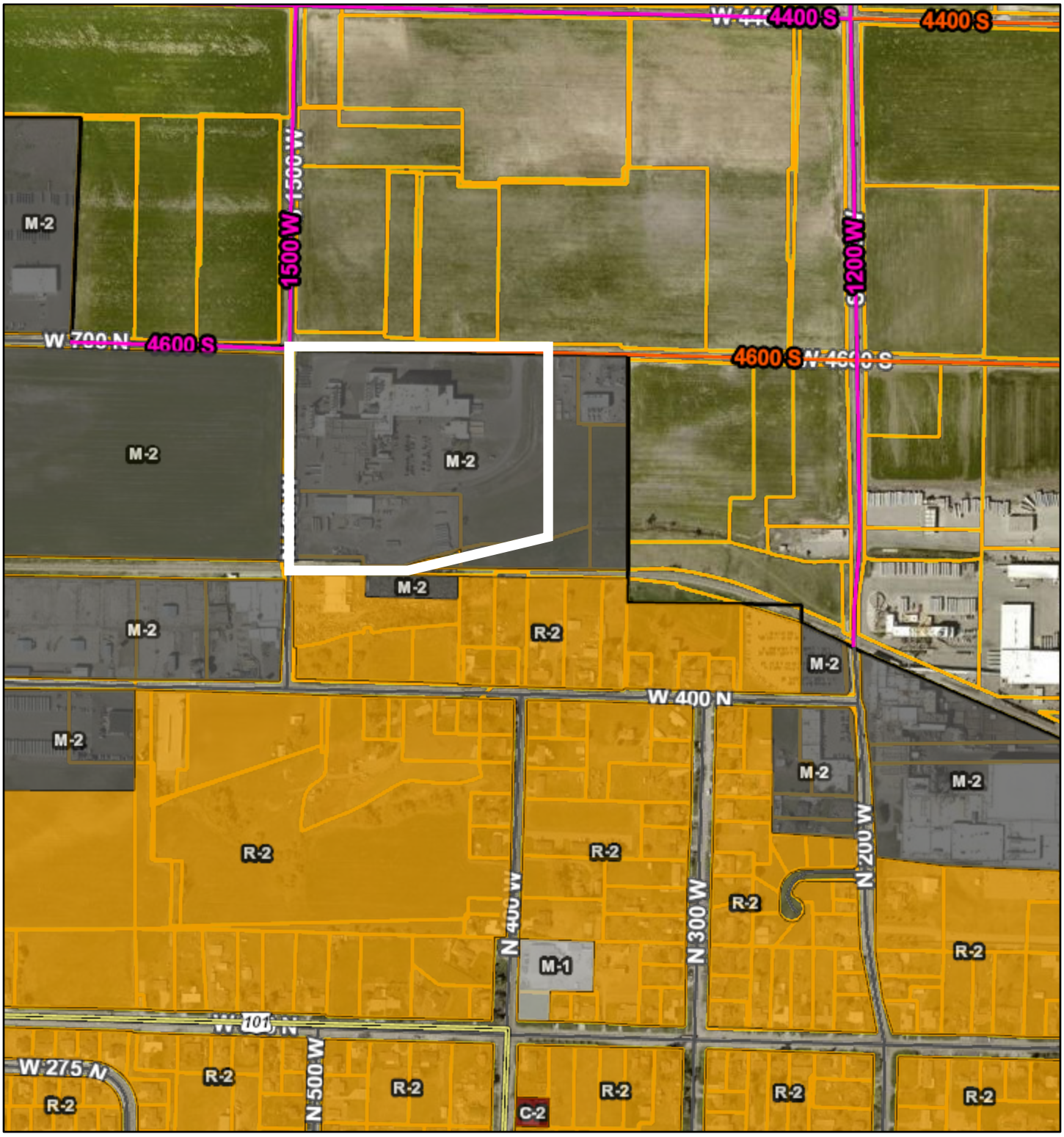
Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Zoning Map



5/18/2026, 10:11:56 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

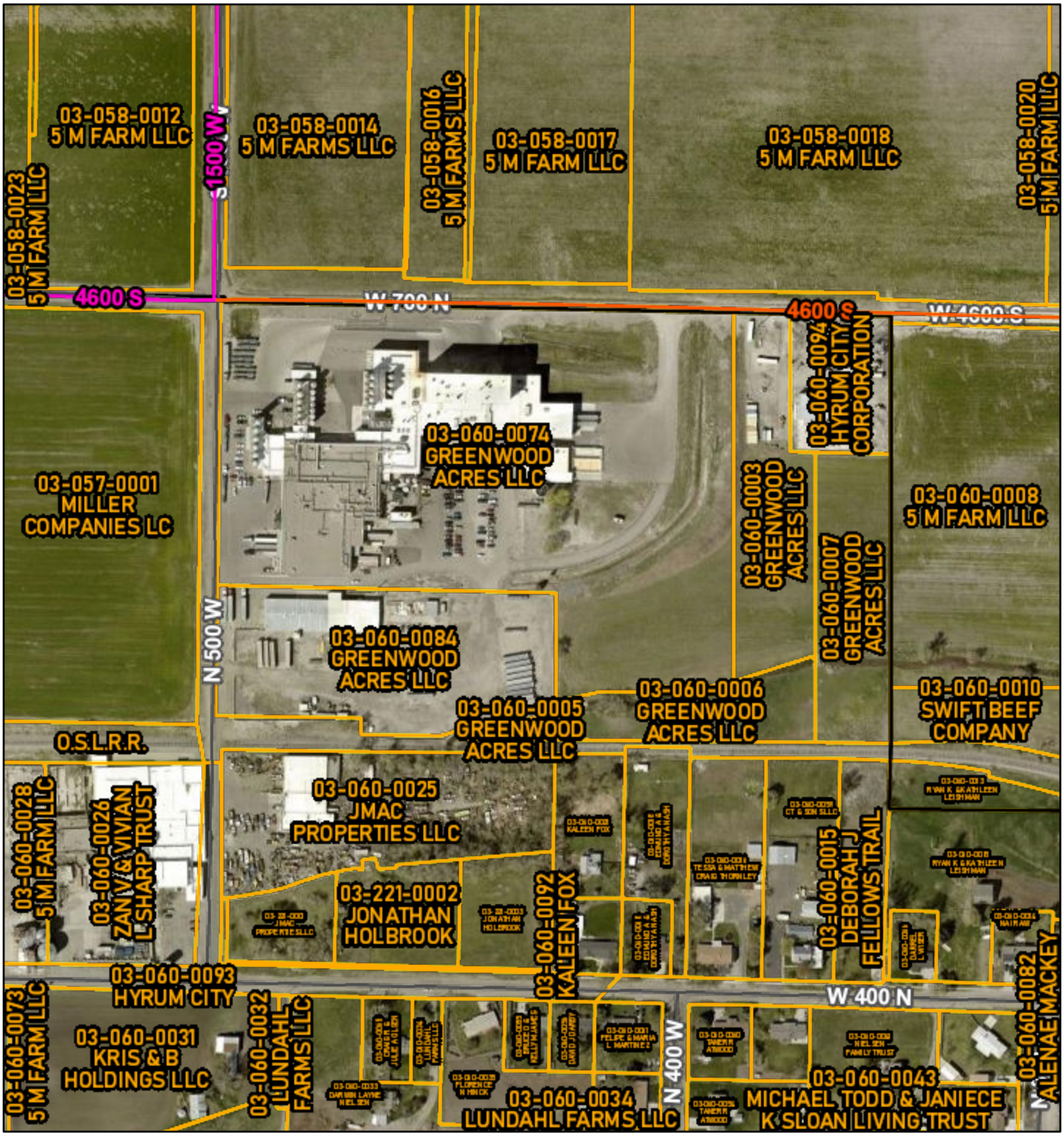
Hyrum Zoning

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS

Vantor, Cache County

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Aerial View



5/18/2026, 10:17:57 AM

1:4,514

0 0.03 0.06 0.11 mi

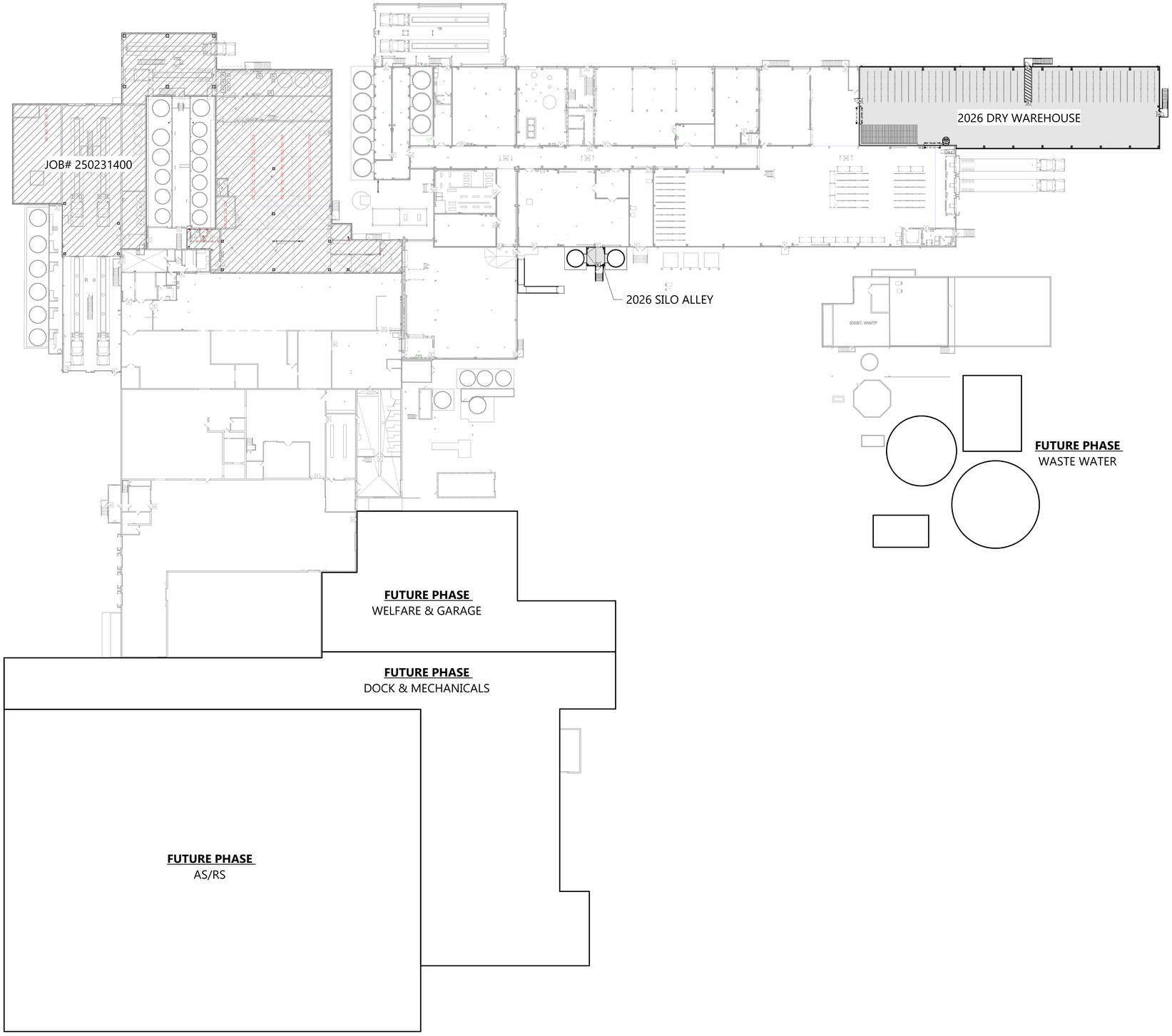
0 0.04 0.09 0.18 km

Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services



NORTH

OVERALL FACILITY FIRST FLOOR MASTER PLAN

SCALE: 1" = 30'-0"

0' 30' 60'

ARCHITECTURAL OVERALL FIRST FLOOR PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

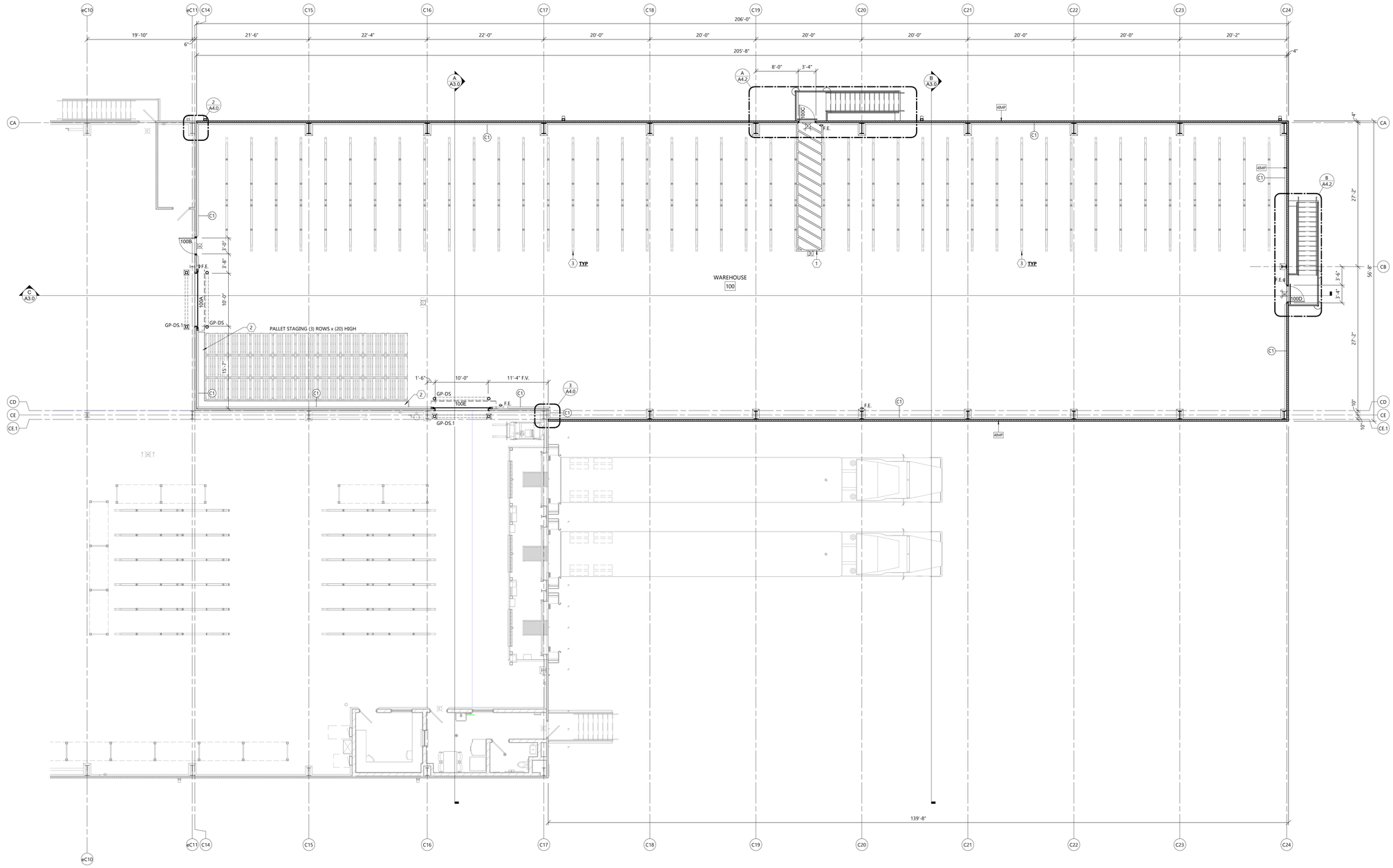
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250429500

SHEET NUMBER
A1.0

C:\Users\nathan\Documents\250429500_Arch_Central_v2025_nathan.rt2270.rvt
5/14/2026 1:51:10



SYMBOLS LEGEND

- EXTERIOR WALL TYPE (EM1) • SEE A4 SHEETS FOR WALL TYPES
- INTERIOR WALL TYPE (4WZ2) • SEE A4 SHEETS FOR WALL TYPES
- PRECAST WALL TYPE (3+3+6P) • SEE A4 SHEETS FOR WALL TYPES
- IMP WALL TYPE (6IMP) • SEE A4 SHEETS FOR WALL TYPES
- FIRE RATED WALL TYPE (6MO3.2 FW) • SEE A4 SHEETS FOR WALL TYPES
- SEE SHEET AX.X FOR CURB DETAILS (CX)
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS (FEC)
- GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6.X FOR DETAILS (GP-X)
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- NEW DOOR

GENERAL NOTES

- PATCH WALLS AT REMOVAL AND CONNECTION POINTS TO MATCH ADJACENT FINISHES.
- PATCH WALLS AND FLOOR TO MATCH EXISTING MATERIALS AND FINISHES WHERE REMOVAL OF EXISTING CONSTRUCTION OR FINISH LEAVES DAMAGED/UNFINISHED SURFACES.
- NOT ALL INFILL OF OPENINGS AND PATCHING ARE SHOWN. INFILL ALL WALL OPENINGS TO MATCH EXISTING WALL CONSTRUCTION, PATCH TO MATCH ADJACENT SURFACES AND FINISH WHERE PIPES, CONDUIT, DUCTWORK, RECEPTACLES, SWITCHES, ETC. ARE REMOVED.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW ELECTRICAL BOXES AND CONDUITS ARE RECESSED/CONCEALED IN EXISTING WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW BLOCKING OR BACKING IS INSTALLED IN EXISTING WALLS.
- COORDINATE SCHEDULING OF WORK IN EXISTING OCCUPIED AREAS WITH OWNER. ACCESS TO AREAS DURING WORK HOURS IS DEPENDENT ON OWNER'S SCHEDULE.
- SEE SPECIFICATIONS FOR WORK BY OWNER. WORK BY OWNER SHOWN ON PLANS IS SUBJECT TO CHANGE. CONTRACTOR TO COORDINATE SPECIFIC INSTALLATION REQUIREMENTS WITH OWNER/OWNER'S VENDOR.

FLOOR PLAN KEYNOTES

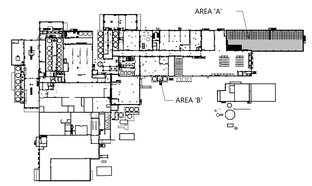
#	
1	PAINT EPOXY YELLOW NO STORAGE STRIPE. VERIFY STRIPING MOCKUP AND LAYOUT WITH OWNER.
2	PAINT HEAVY DUTY EPOXY WHITE WALL OFFSET STRIPE AT PALLET STAGING. STRIPE SHALL BE 14" WIDE FROM FACE OF CURB. VERIFY STRIPING MOCKUP AND LAYOUT WITH OWNER.
3	RACKING PURCHASED AND INSTALLED BY OWNER

NORTH

FIRST FLOOR PLAN - AREA 'A'

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

0' 8' 16'



KEY PLAN

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'A'

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 23, 2026
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

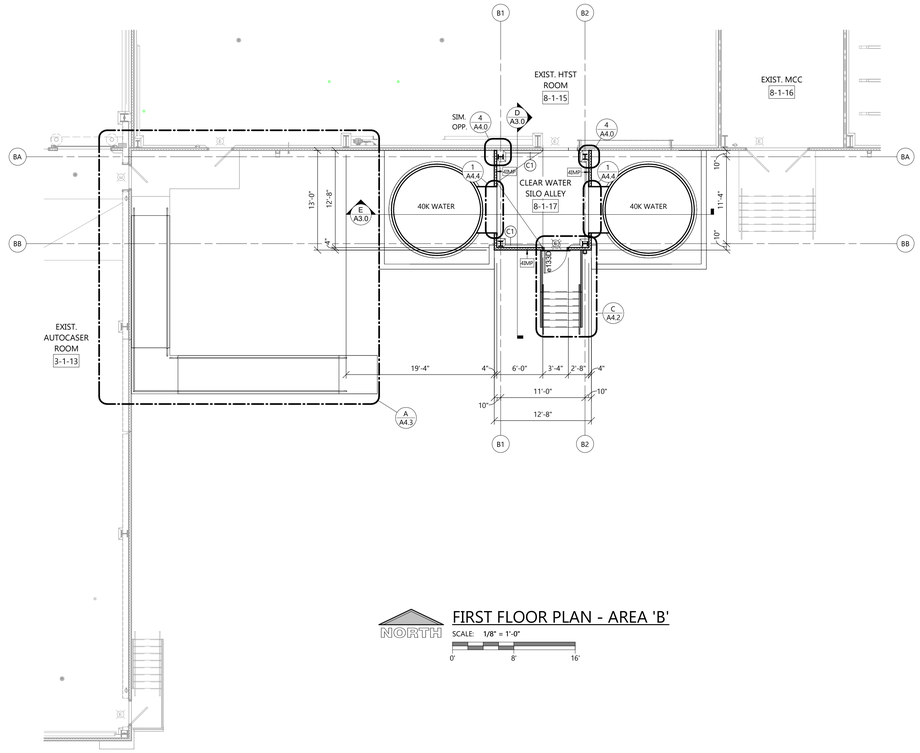
JOB NUMBER

250429500

SHEET NUMBER

A1.1A

C:\Users\matthew\Documents\250429500_Arch_Central_h2025_matthew.rvt2270.rvt
5/14/2026 15:16:52



NORTH

FIRST FLOOR PLAN - AREA 'B'

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

0' 8' 16'

SYMBOLS LEGEND

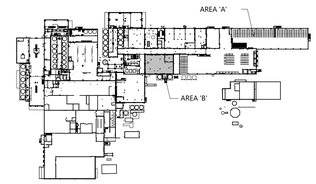
- EM1 — EXTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- 4WZ2 — INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- 3+3+6P — PRECAST WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- 6IMP — IMP WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- 6MO3.2 FW — FIRE RATED WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- CX — SEE SHEET AX.X FOR CURB DETAILS
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS
- GP-X — GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6.X FOR DETAILS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- NEW DOOR

GENERAL NOTES

- PATCH WALLS AT REMOVAL AND CONNECTION POINTS TO MATCH ADJACENT FINISHES.
- PATCH WALLS AND FLOOR TO MATCH EXISTING MATERIALS AND FINISHES WHERE REMOVAL OF EXISTING CONSTRUCTION OR FINISH LEAVES DAMAGED/UNFINISHED SURFACES.
- NOT ALL INFILL OF OPENINGS AND PATCHING ARE SHOWN. INFILL ALL WALL OPENINGS TO MATCH EXISTING WALL CONSTRUCTION, PATCH TO MATCH ADJACENT SURFACES AND FINISH WHERE PIPES, CONDUIT, DUCTWORK, RECEPTACLES, SWITCHES, ETC. ARE REMOVED.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW ELECTRICAL BOXES AND CONDUITS ARE RECESSED/CONCEALED IN EXISTING WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW BLOCKING OR BACKING IS INSTALLED IN EXISTING WALLS.
- COORDINATE SCHEDULING OF WORK IN EXISTING OCCUPIED AREAS WITH OWNER. ACCESS TO AREAS DURING WORK HOURS IS DEPENDENT ON OWNER'S SCHEDULE.
- SEE SPECIFICATIONS FOR WORK BY OWNER. WORK BY OWNER SHOWN ON PLANS IS SUBJECT TO CHANGE. CONTRACTOR TO COORDINATE SPECIFIC INSTALLATION REQUIREMENTS WITH OWNER/OWNER'S VENDOR.



KEY PLAN

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'B'

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 15, 2026

NOT FOR CONSTRUCTION

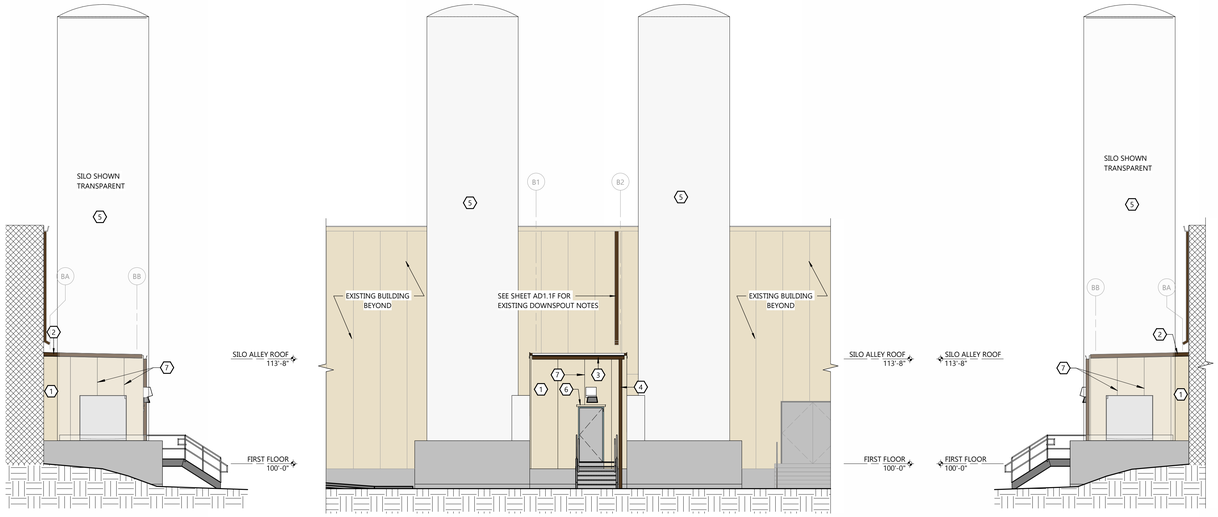
JOB NUMBER

250429500

SHEET NUMBER

A1.1B

C:\Users\matthew\Documents\250429500_Ash_Central_v2022_matthew.rvt
5/14/2026 15:59:32



WEST SILO ALLEY ELEVATION

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

SOUTH SILO ALLEY ELEVATION

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

EAST SILO ALLEY ELEVATION

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

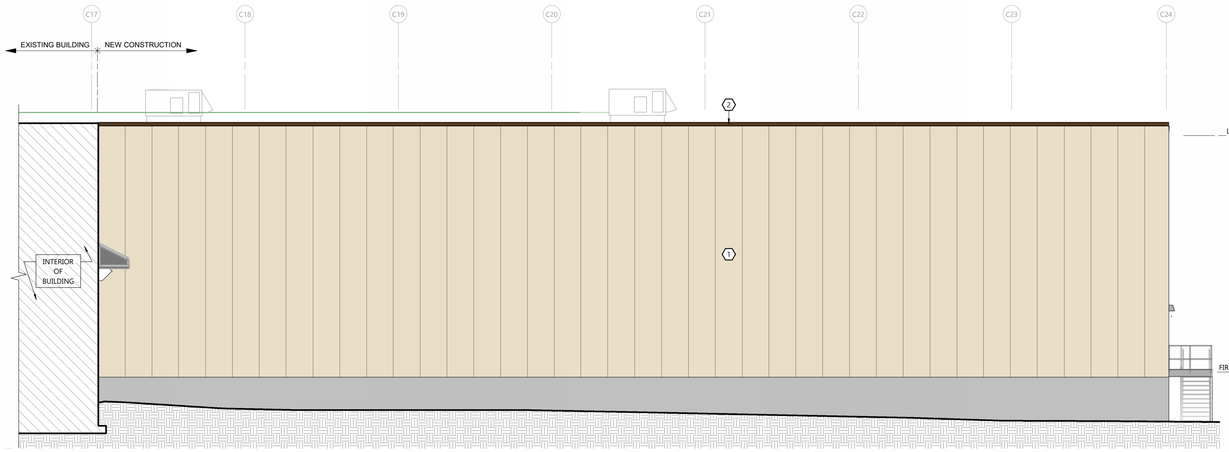
GENERAL NOTES

(2.01) SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

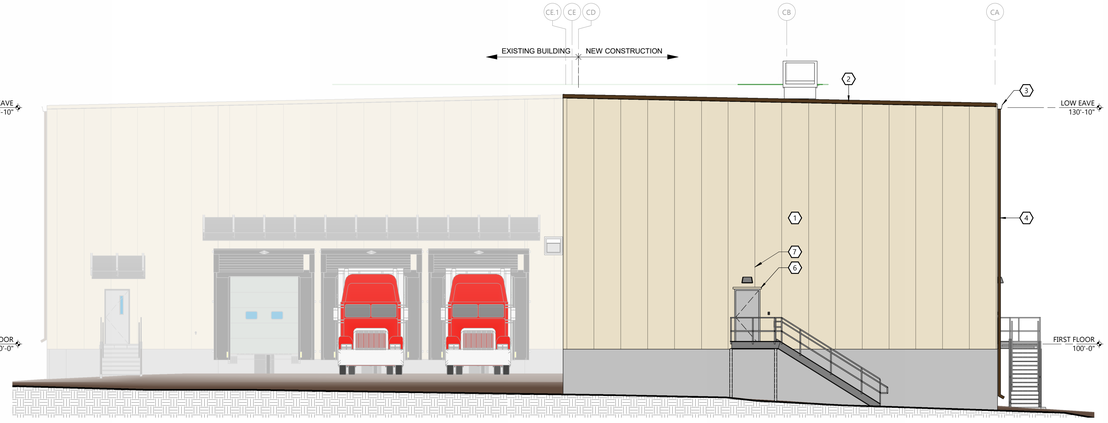
EXTERIOR MATERIAL KEY

1. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF MESA
   COLOR: MATCH EXISTING
2. **PRE-FINISHED METAL TRIM**
   COLOF: MATCH EXISING
3. **PRE-FINISHED METAL GUTTER**
   COLOR: MATCH EXISING
4. **PRE-FINISHED METAL DOWNSPOUT**
   COLOR: MATCH EXISING
5. **SILO**
6. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
7. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**



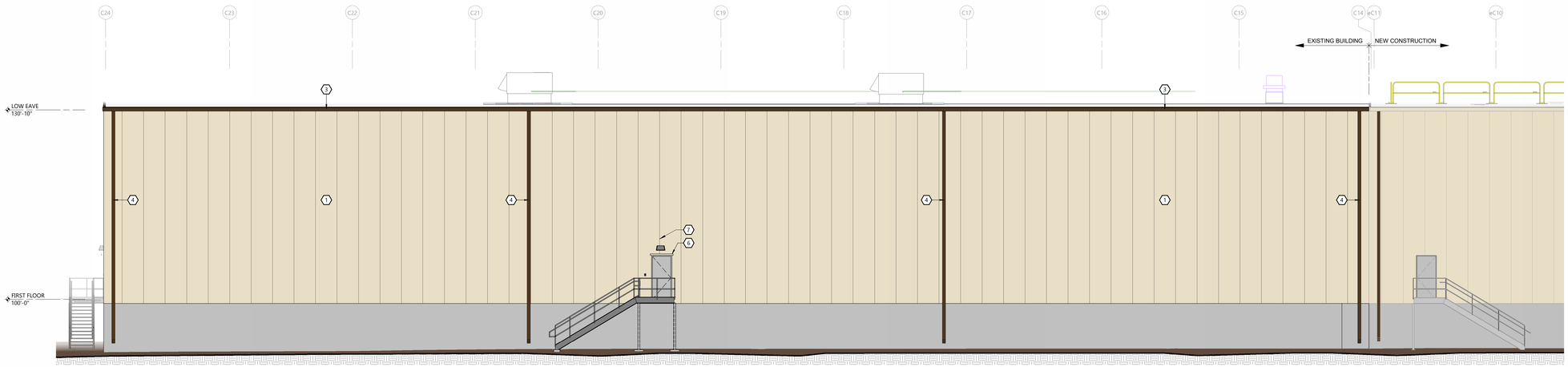
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 23, 2026
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

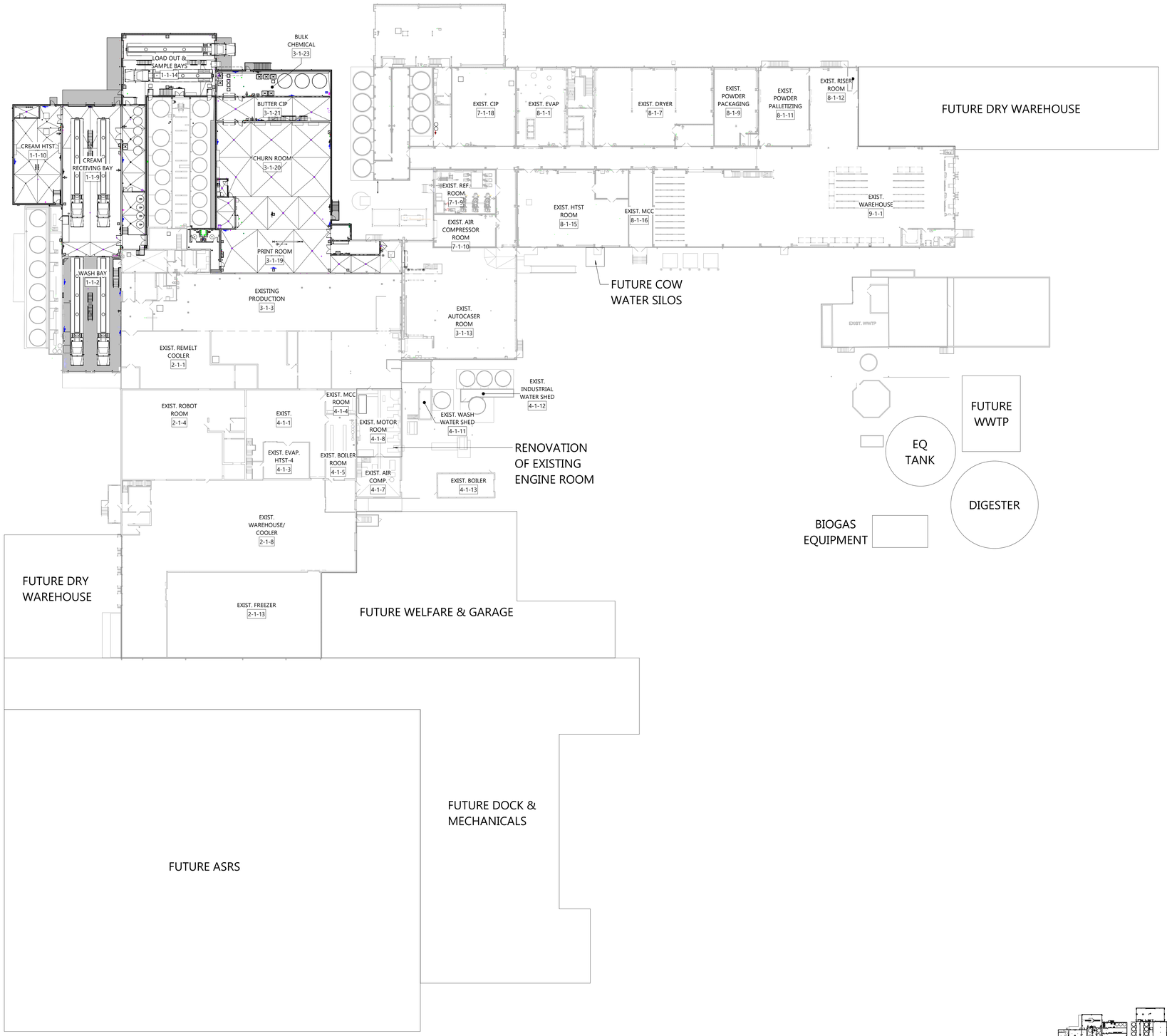
JOB NUMBER

250429500

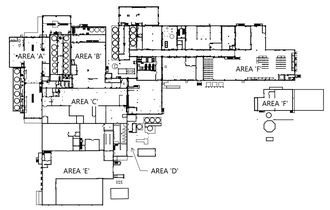
SHEET NUMBER

A2.0

C:\Users\matthew\Documents\250429500_Josh_Central_v2023_matthew.rit2274.rvt
5/14/2026 1:54:04 PM



OVERALL FACILITY FIRST FLOOR PLAN



KEY PLAN

ARCHITECTURAL OVERALL FIRST FLOOR PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 5, 2026
JAN. 7, 2026
MAR. 20, 2026
MAY 1, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

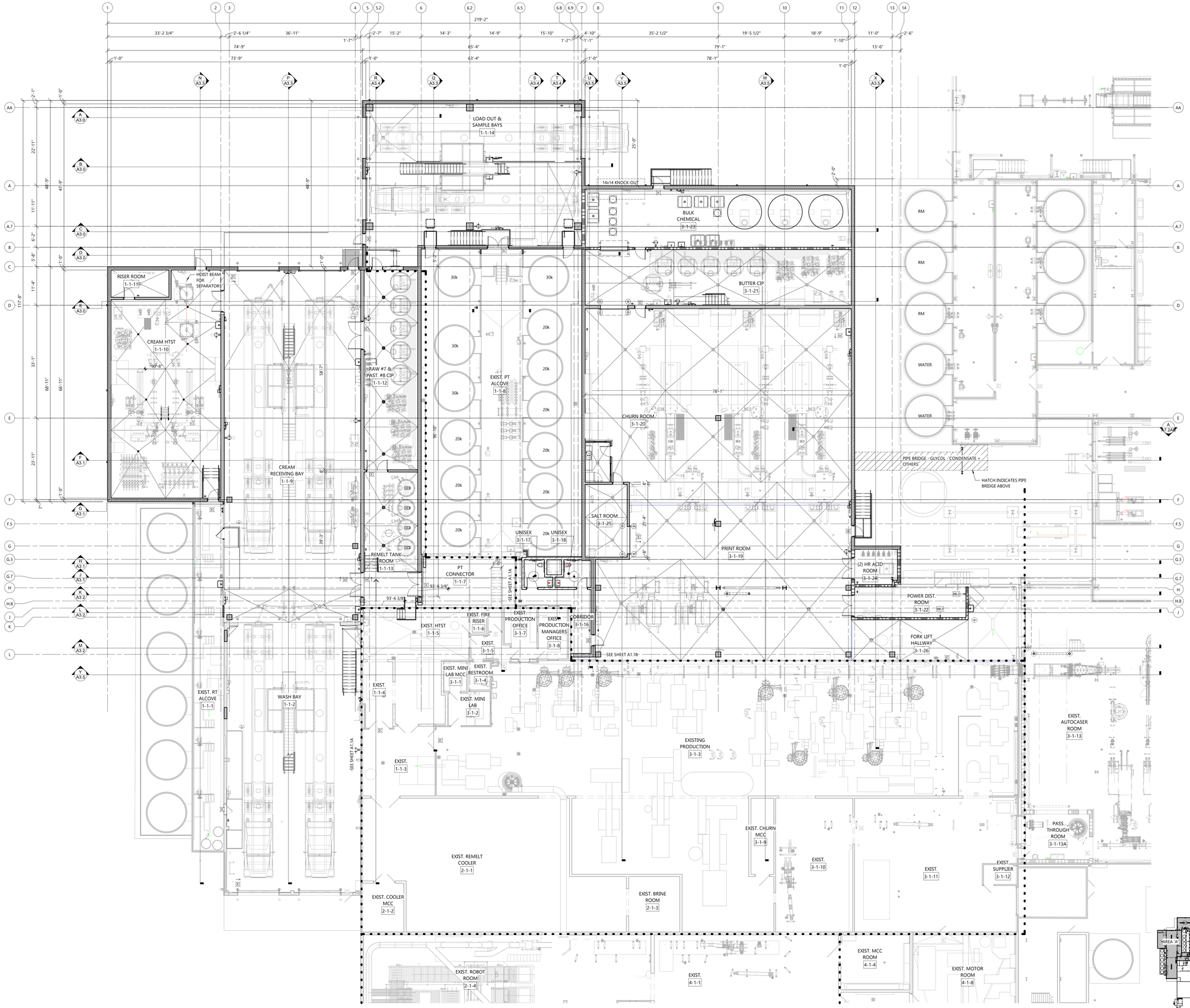
JOB NUMBER

250231400

SHEET NUMBER

A1.0

C:\Users\jmatheson\Documents\250231400_Hyrum_Central_v2022_JMatheson.rvt
5/14/2026 14:55:51



SYMBOLS LEGEND

- EXTERIOR WALL TYPE (EM1) • SEE A4 SHEETS FOR WALL TYPES
- INTERIOR WALL TYPE (12P) • SEE A4 SHEETS FOR WALL TYPES
- PRECAST WALL TYPE (3+3+6P) • SEE A4 SHEETS FOR WALL TYPES
- IMP WALL TYPE (6IMP) • SEE A4 SHEETS FOR WALL TYPES
- FIRE RATED WALL TYPE (6M23.2 FW) • SEE A4 SHEETS FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- GP-X — GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6.X FOR DETAILS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- CONCRETE WALL
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- NEW DOOR

GENERAL NOTES

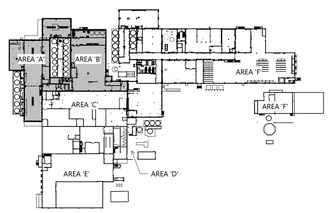
- PATCH WALLS AT REMOVAL AND CONNECTION POINTS TO MATCH ADJACENT FINISHES.
- PATCH WALLS AND FLOOR TO MATCH EXISTING MATERIALS AND FINISHES WHERE REMOVAL OF EXISTING CONSTRUCTION OR FINISH LEAVES DAMAGED/UNFINISHED SURFACES.
- NOT ALL INFILL OF OPENINGS AND PATCHING ARE SHOWN. INFILL ALL WALL OPENINGS TO MATCH EXISTING WALL CONSTRUCTION. PATCH TO MATCH ADJACENT SURFACES AND FINISH WHERE PIPES, CONDUIT, DUCTWORK, RECEPTACLES, SWITCHES, ETC. ARE REMOVED.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW ELECTRICAL BOXES AND CONDUITS ARE RECESSED/CONCEALED IN EXISTING WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- PATCH WALLS TO MATCH EXISTING MATERIALS AND FINISH WHERE NEW BLOCKING OR BACKING IS INSTALLED IN EXISTING WALLS.
- COORDINATE SCHEDULING OF WORK IN EXISTING OCCUPIED AREAS WITH OWNER. ACCESS TO AREAS DURING WORK HOURS IS DEPENDENT ON OWNER'S SCHEDULE.
- SEE SPECIFICATIONS FOR WORK BY OWNER. WORK BY OWNER SHOWN ON PLANS IS SUBJECT TO CHANGE. CONTRACTOR TO COORDINATE SPECIFIC INSTALLATION REQUIREMENTS WITH OWNER/OWNER'S VENDOR.
- COMPLETELY CONCEAL ALL SPRAY FOAM AT INTERIOR SIDE OF EXTERIOR WALLS WITH GYPSUM BOARD OR INTUMESCENT COATING (CODE REQUIRED THERMAL BARRIER).

NORTH

FIRST FLOOR PLAN - AREA 'A' & 'B'

SCALE: 3/32" = 1'-0"

0' 8' 16'



KEY PLAN

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'A' & 'B'

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

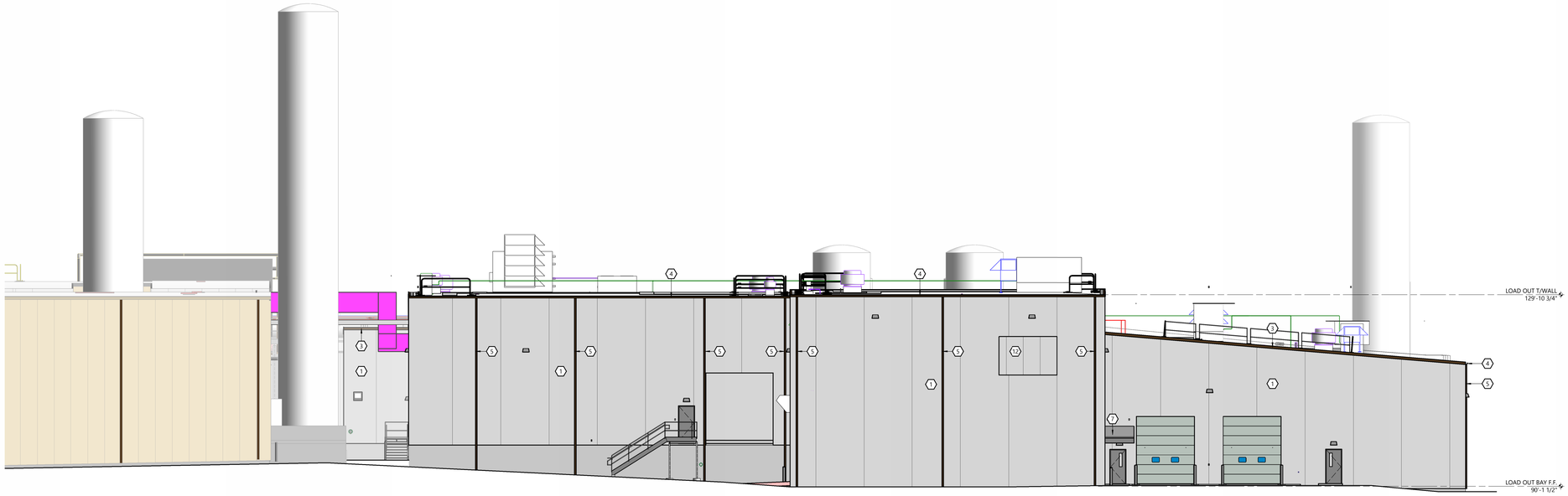
PRELIMINARY DATES
SEPT. 4, 2025
SEPT. 8, 2025
SEPT. 11, 2025
SEPT. 12, 2025
SEPT. 17, 2025
OCT. 13, 2025
OCT. 14, 2025
NOV. 25, 2025
JAN. 7, 2026
FEB. 4, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250231400

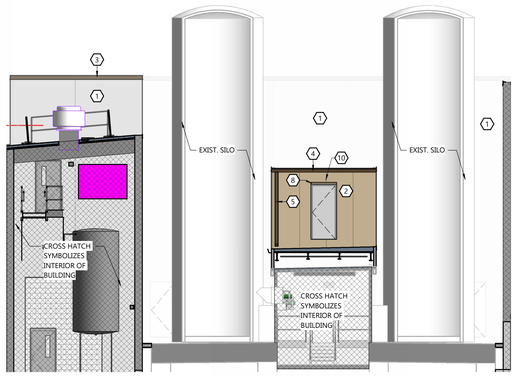
SHEET NUMBER
A1.1AB

C:\Users\ethan\Documents\250231400_Arch_Central_v2025_ethan.rvt270.rvt
5/14/2026 4:34:00



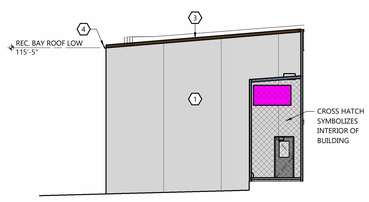
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



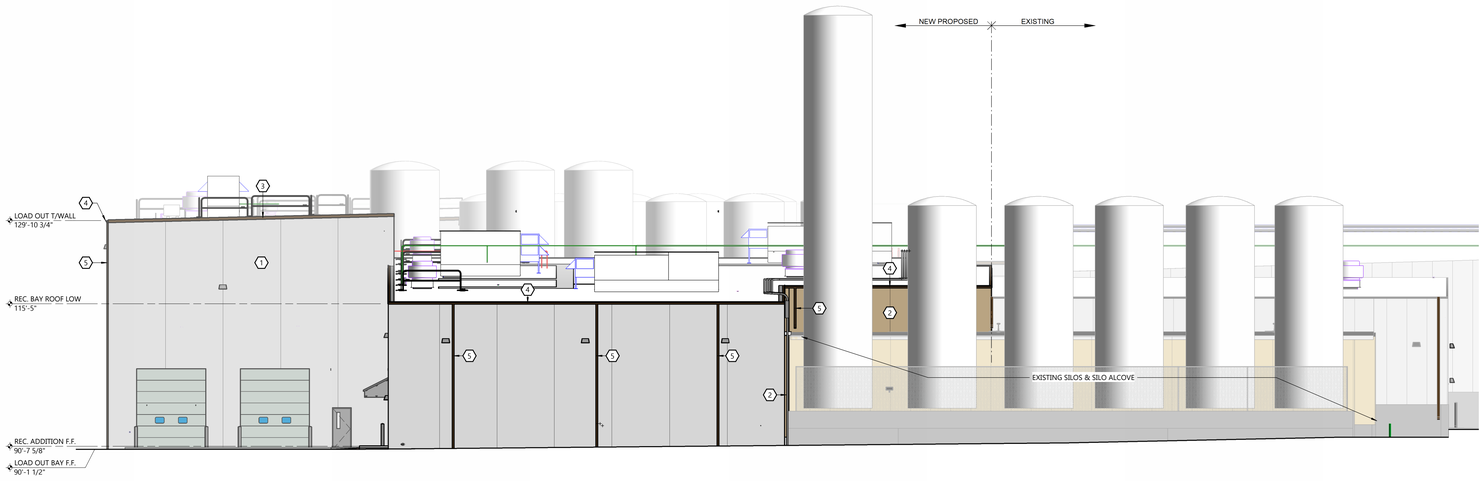
SOUTH LOAD OUT BAY EXTERIOR ELEVATION

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



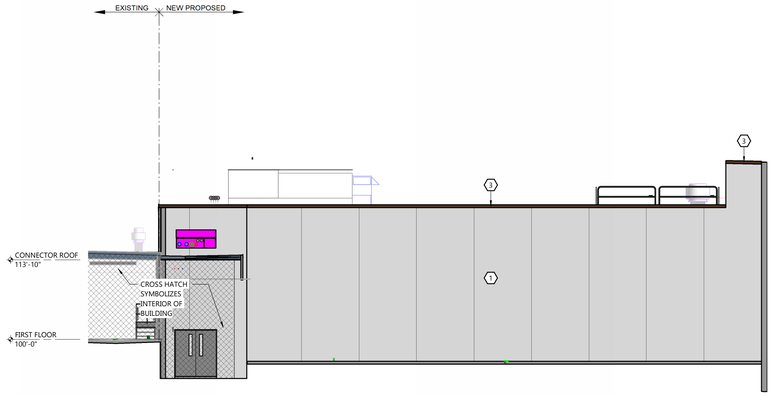
SOUTH HTST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST RAW & PAST CIP/ REWORK STORAGE ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1281 SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

EXTERIOR MATERIAL KEY

1. **INSULATED PRECAST WALL PANEL**
   PROVIDE STANDARD GRAY STEEL TROWEL FINISH ON OUTSIDE FACE OF WALL PANEL
2. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF LIGHT MESA
   COLOR: HARVEST BEIGE
3. **PREFIN. METAL TRIM**
   COLOR: DARK BRONZE
4. **METAL GUTTER**
   COLOR: DARK BRONZE
5. **METAL DOWN SPOUT**
   COLOR: DARK BRONZE
6. **SILO**
7. **METAL PANEL**
8. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
9. **SEALL ALL VERTICAL FACE JOINTS FULL HEIGHT OF WALL PANEL**
10. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**
11. **GLASS - TINTED**
    SEE GLAZING SPEC
12. **INSULATED METAL PANEL (CLADDING)**
    METL-SPAN
    CF LIGHT MESA
    COLOR: REGAL GRAY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 25, 2025
JAN. 7, 2026
MAR. 20, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026

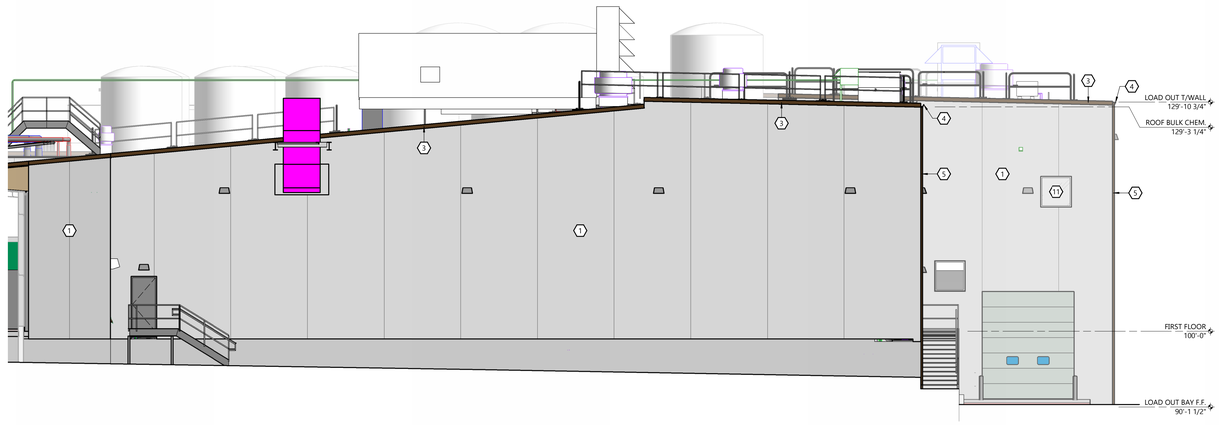
NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
A2.0

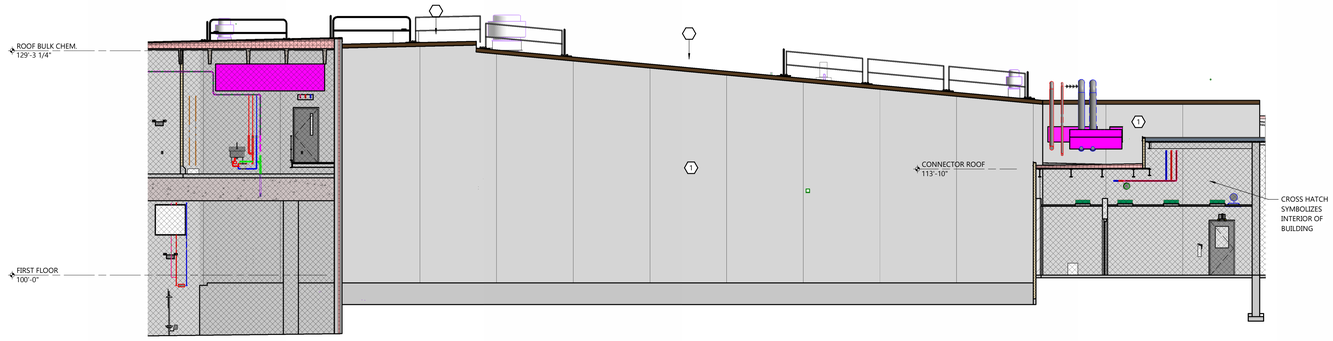
ARCHITECTURAL EXTERIOR ELEVATIONS

C:\Users\matthew\Documents\250231400_Arch_Central_V2025_matthew.rl2727kYv1
5/14/2026 143:09



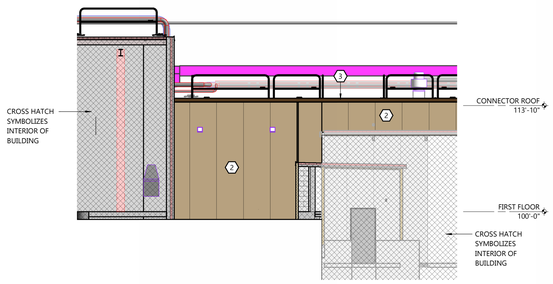
EAST ELEVATION

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



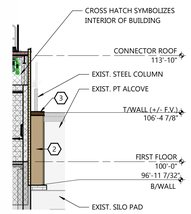
WEST CHURN ROOM ELEVATION

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



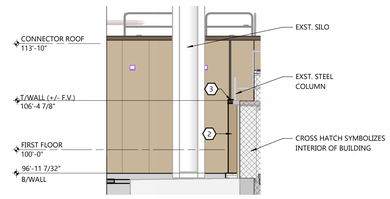
NORTH PIPE CHASE ELEVATION

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



EAST EXTERIOR ELEVATION AT UNISEX/ EXIST. PT ALCOVE

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



NORTH EXTERIOR ELEVATION UNISEX/ EXIST. PT ALCOVE

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

GENERAL NOTES

[128] — SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

EXTERIOR MATERIAL KEY

1. **INSULATED PRECAST WALL PANEL**
   PROVIDE STANDARD GRAY STEEL TROWEL FINISH ON OUTSIDE FACE OF WALL PANEL
2. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF LIGHT MESA
   COLOR: HARVEST BEIGE
3. **PREFIN. METAL TRIM**
   COLOR: DARK BRONZE
4. **METAL GUTTER**
   COLOR: DARK BRONZE
5. **METAL DOWN SPOUT**
   COLOR: DARK BRONZE
6. **SILO**
7. **METAL PANEL**
8. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
9. **SEALL ALL VERTICAL FACE JOINTS FULL HEIGHT OF WALL PANEL**
10. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**
11. **GLASS - TINTED**
    SEE GLAZING SPEC
12. **INSULATED METAL PANEL (CLADDING)**
    METL-SPAN
    CF LIGHT MESA
    COLOR: REGAL GRAY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 25, 2025
JAN. 7, 2026
MAR. 20, 2026
MAR. 21, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
A2.1

ARCHITECTURAL EXTERIOR ELEVATIONS

C:\Users\wfisher\Documents\250231400_Arch_Central_V2025_wfisher.rvt
5/14/2026 4:43:13

RECEIVING & WAREHOUSE EXPANSION

WEST POINT DAIRY PRODUCTS

HYRUM, UTAH

PROJECT INFORMATION

SITE INFORMATION:

LEGAL DESCRIPTION: A PART OF THE SW 1/4 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: 1,137,375 S.F. (26.11 ACRES)

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

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

PROPOSED USE: MANUFACTURING

AREA OF SITE DISTURBANCE: 283,100 S.F. (6.50 ACRES)

SETBACKS:
BUILDING: FRONT (WEST) = 30'
STREET (NORTH) = 30'

PAVEMENT: FRONT (WEST) = 10'
STREET (NORTH) = 10'
SIDE (EAST) = 10'
REAR (SOUTH) = 10'

BUFFERYARDS:
ROAD (NORTH/WEST) = 10'

PROPOSED BUILDING HEIGHT: 36' (MAX. HEIGHT ALLOWED: NO MAXIMUM)

PARKING REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT (110 SPACES REQ.)

PARKING PROVIDED: 128 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

BUILDING OCCUPANCY CLASSIFICATION = B, F-1, S-1

CLASS OF BUILDING CONSTRUCTION = TYPE II(B)

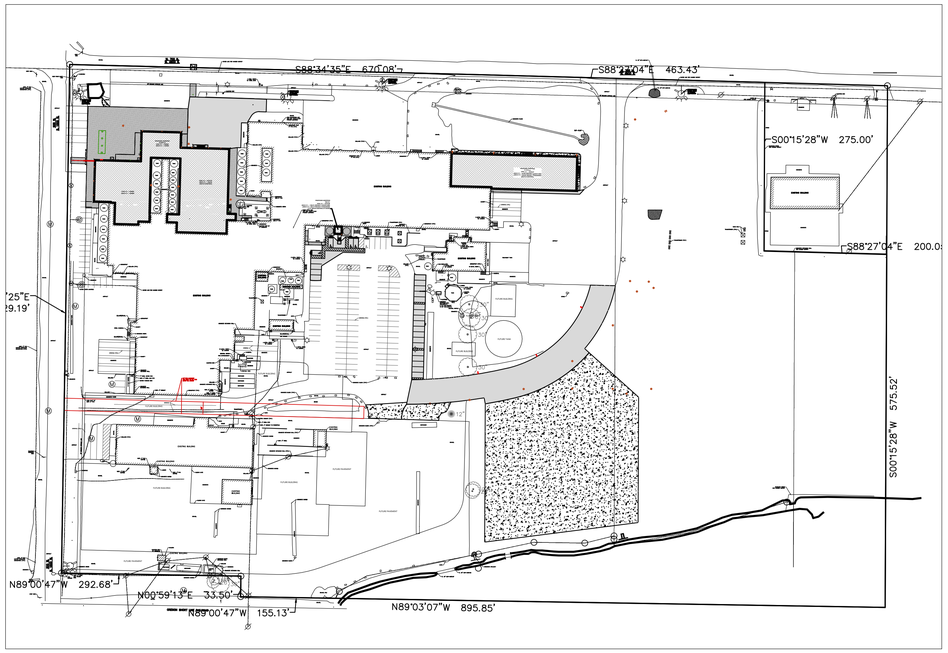
EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.13	136,390	12.0%
PAVEMENT (ASP. & CONC.)	11.63	506,489	44.5%
TOTAL IMPERVIOUS	14.76	642,879	56.5%
LANDSCAPE/ OPEN SPACE	11.35	494,496	43.5%
PROJECT SITE	26.11	1,137,375	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.92	170,880	15.0%
PAVEMENT (ASP. & CONC.)	12.18	530,543	46.6%
TOTAL IMPERVIOUS	16.10	701,423	61.7%
LANDSCAPE/ OPEN SPACE	10.01	435,952	38.3%
PROJECT SITE	26.11	1,137,375	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



NORTH

SITE PLAN OVERVIEW
SCALE: 1"= 100'
100' 0 100' 200'

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE		EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE		EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET		EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION:
LAVERNE GREGORICH
570 NORTH 500 WEST
HYRUM, UT 84319

CIVIL:
JASON DAYE
Phone: (920) 322-1687
E-mail: jason.daye@excelengineer.com

CITY PLANNER:
TONY EKINS
Phone: (435) 245-6033
E-mail: tony.ekins@hyrumcity.gov

CITY ENGINEER:
MATT HOLMES
Phone: (435) 245-6033
E-mail: matt.holmes@hyrumcity.gov

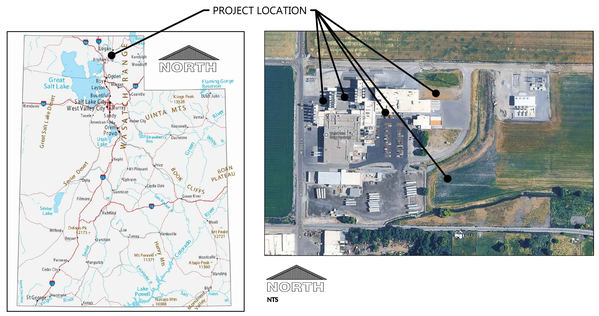
FIRE DEPARTMENT:
Phone: (435) 245-7634

CITY DPW - POWER:
LARRY COLEMAN
E-mail: larry.coleman@hyrumcity.gov

CITY DPW - WASTEWATER
ANGELA PRITCHETT
E-mail: angela.pritchett@hyrumcity.gov

CITY DPW - SWMP/WATER/ROADS
KADE MAUGHAN
Phone: (435) 245-6033
E-mail: kademaughan@gmail.com

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

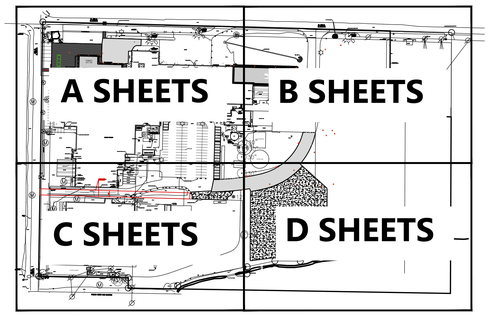
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CIVIL SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0A	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A
C1.0B	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B
C1.0C	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C
C1.0D	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D
C1.1A	CIVIL SITE PLAN - AREA A
C1.1B	CIVIL SITE PLAN - AREA B
C1.1C	CIVIL SITE PLAN - AREA C
C1.1D	CIVIL SITE PLAN - AREA D
C1.2A	CIVIL GRADING AND EROSION CONTROL PLAN - AREA A
C1.2B	CIVIL GRADING AND EROSION CONTROL PLAN - AREA B
C1.2C	CIVIL GRADING AND EROSION CONTROL PLAN - AREA C
C1.2D	CIVIL GRADING AND EROSION CONTROL PLAN - AREA D
C1.3A	CIVIL UTILITY PLAN - AREA A
C1.3B	CIVIL UTILITY PLAN - AREA B
C1.3C	CIVIL UTILITY PLAN - AREA C
C1.3D	CIVIL UTILITY PLAN - AREA D
C1.4A	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A
C1.4B	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B
C1.4C	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C
C1.4D	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D
C2.0	DETAILS
C3.1	CIVIL SITE PHOTOMETRIC PLAN & DETAILS

KEY PLAN



CIVIL COVER SHEET

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAMERY RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL
JASON DAYE
11477002-2202
STATE OF UTAH
05/15/26

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TAKING ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER LAWNS OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY TERRACON CONSULTANTS, INC.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PER UTAH DEQ STANDARDS. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH UTAH DEQ.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING UTAH DEQ'S MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN UTAH DEQ - DIVISION OF WATER QUALITY REQUIREMENTS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED:
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 1 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC PER UTAH DEQ STANDARDS. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL METHODS INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY USE A COMBINATION APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, BEST MANAGEMENT PRACTICES AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT ALLOWED TO FLOW INTO STORM DRAINS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH UTAH DEQ STANDARDS AND SPECIFICATIONS AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. JF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES SET BY UTAH DEQ.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH UTAH DEQ.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER UTAH DEQ GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW:

4" OF 3/4" CRUSHED AGGREGATE
8" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL GRAVEL AREAS.

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH UTAH DOT STANDARDS AND SPECIFICATIONS. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER UTAH DOT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE	2-1/2" SURFACE COURSE
2" BINDER COURSE	4" BINDER COURSE
4" OF 1-1/4" CRUSHED AGGREGATE	6" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE	10" OF 1-1/4" CRUSHED AGGREGATE

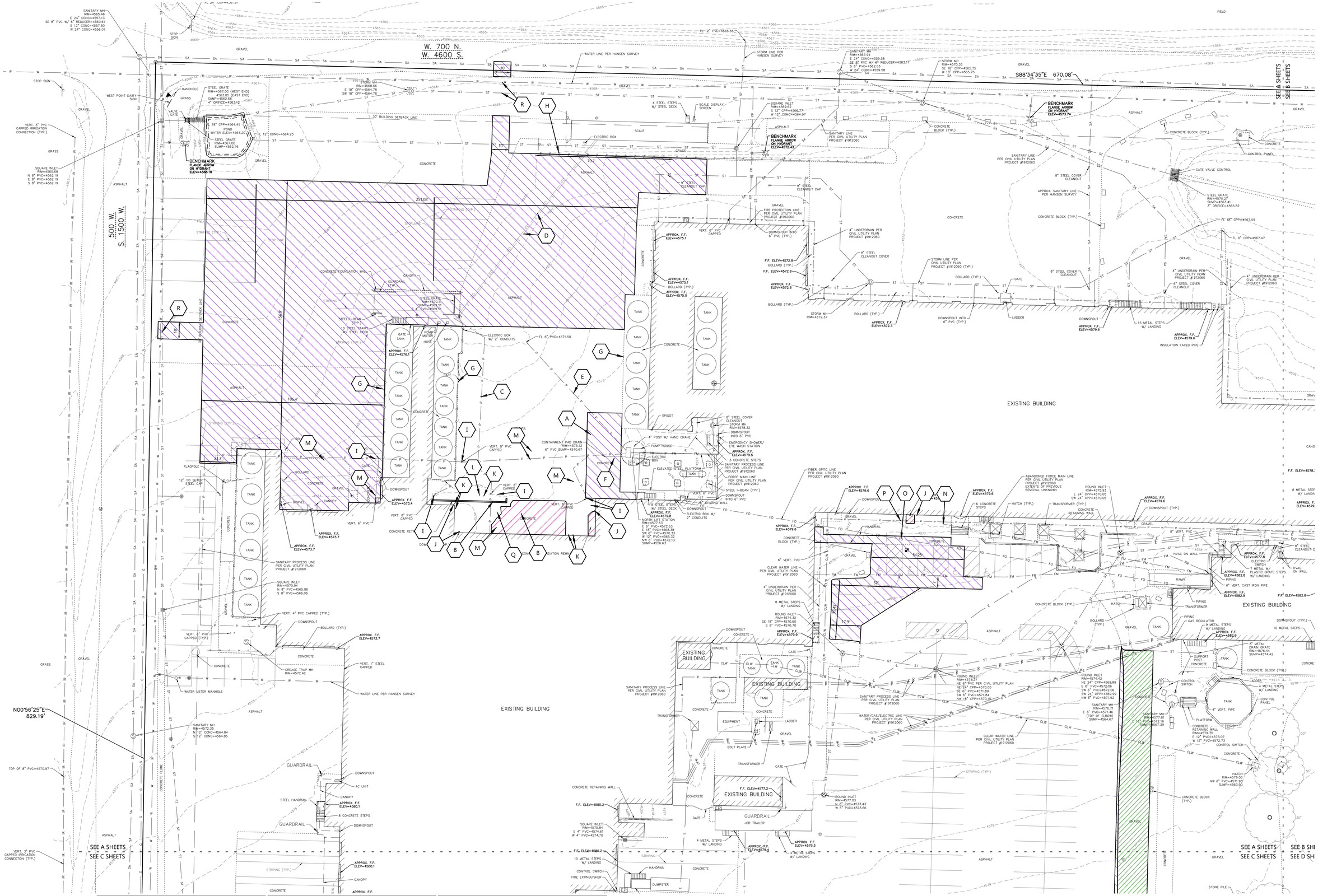
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH UTAH DOT STANDARDS AND SPECIFICATIONS. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF DUST DISEASE REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB.
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (© MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 40 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THAT SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% SHEEP FESCUE, 35% STREAMBANK WHEATGRASS AND 15% CREEPING RED FESCUE. TOTAL SEEDING RATE OF 3-4 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL



KEYNOTES	
A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	CONTRACTOR TO DETERMINE IF PROCESS PIPING IS ONLY CONNECTED TO LOADOUT BAY SPILL CONTAINMENT. IF SO, ENTIRETY OF PIPE SHALL BE REMOVED AND CAPPED AT CONNECTION TO 12" PROCESS MAIN.
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE PORTION OF EXISTING GUARD RAIL. REUSE IF NOT DAMAGED DURING REMOVAL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE EQUIPMENT
L	REMOVE BOLLARD

KEYNOTES	
M	PROTECT EXISTING PROCESS LINE
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT & REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES
- REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

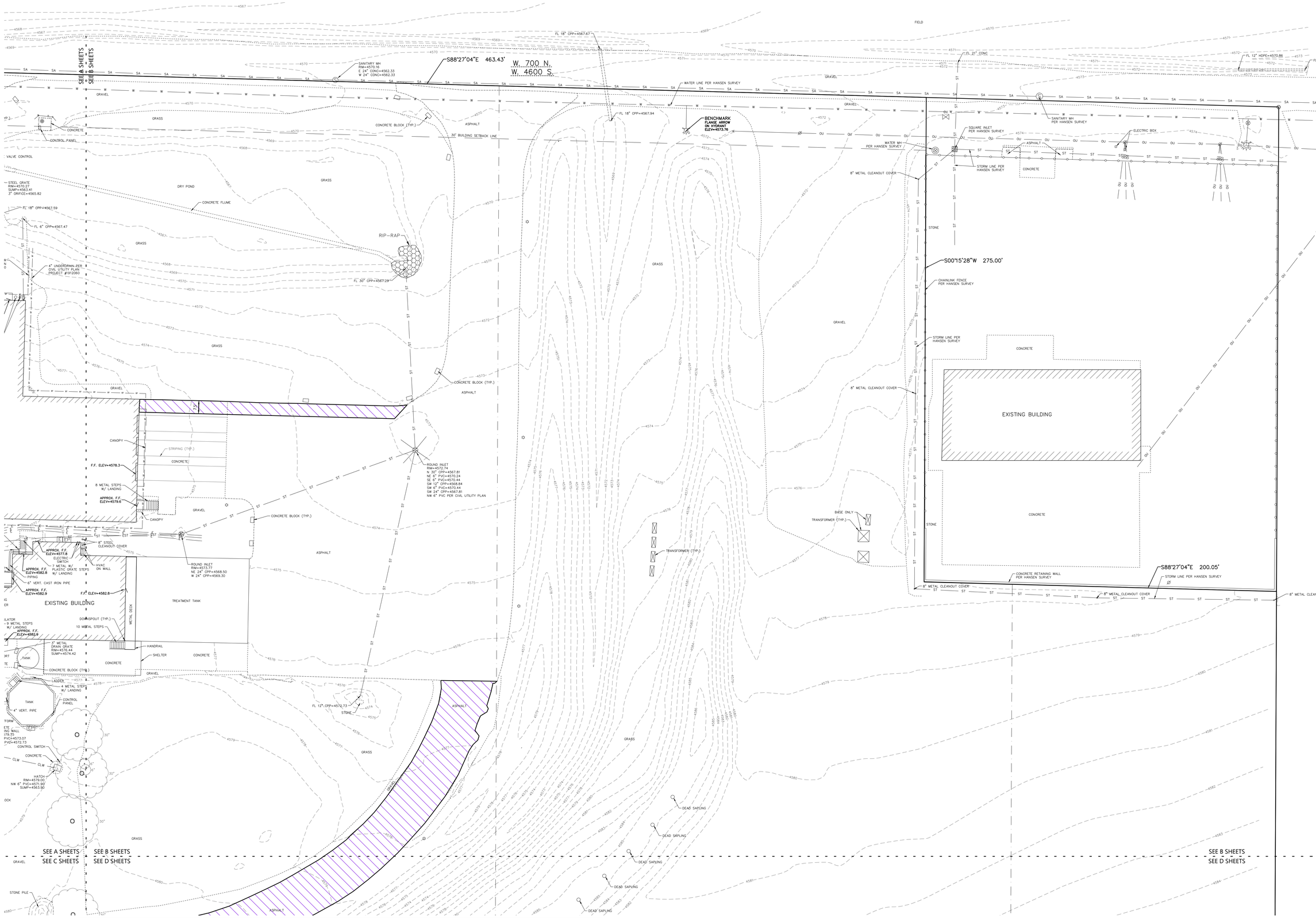
IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0A



KEYNOTES

A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	CONTRACTOR TO DETERMINE IF PROCESS PIPING IS CONNECTED TO LOADOUT SPILL CONTAINMENT. IF SO PIPE CAN BE REMOVED AND CAPPED AT 12" PROCESS MAIN. PROTECT PIPING AT LOADOUT CANOPY FOR RECONNECTION. SEE UTILITY SHEETS FOR DETAILS.
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES

G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	PROTECT EXISTING GUARD RAIL
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE EQUIPMENT
L	REMOVE BOLLARD

KEYNOTES

M	PROTECT EXISTING PROCESS LINE
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT & REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES
- REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

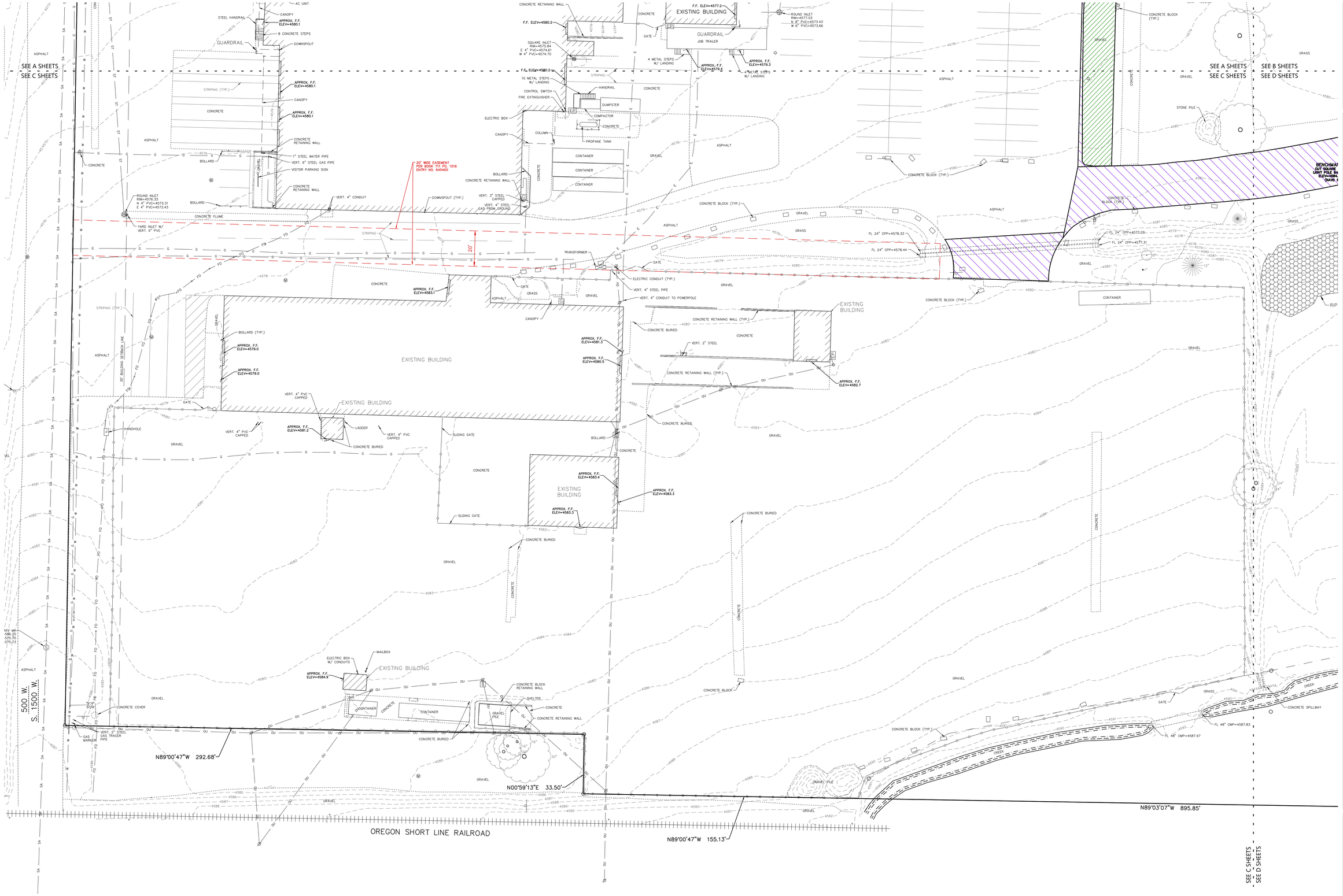
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0B



KEYNOTES	
A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	CONTRACTOR TO DETERMINE IF PROCESS PIPING IS CONNECTED TO LOADOUT SPILL CONTAINMENT. IF SO PIPE CAN BE REMOVED AND CAPPED AT 12" PROCESS MAIN. PROTECT PIPING AT LOADOUT CANOPY FOR RECONNECTION. SEE UTILITY SHEETS FOR DETAILS.
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	PROTECT EXISTING GUARD RAIL
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE EQUIPMENT
L	REMOVE BOLLARD

KEYNOTES	
M	PROTECT EXISTING PROCESS LINE
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT & REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES
- REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

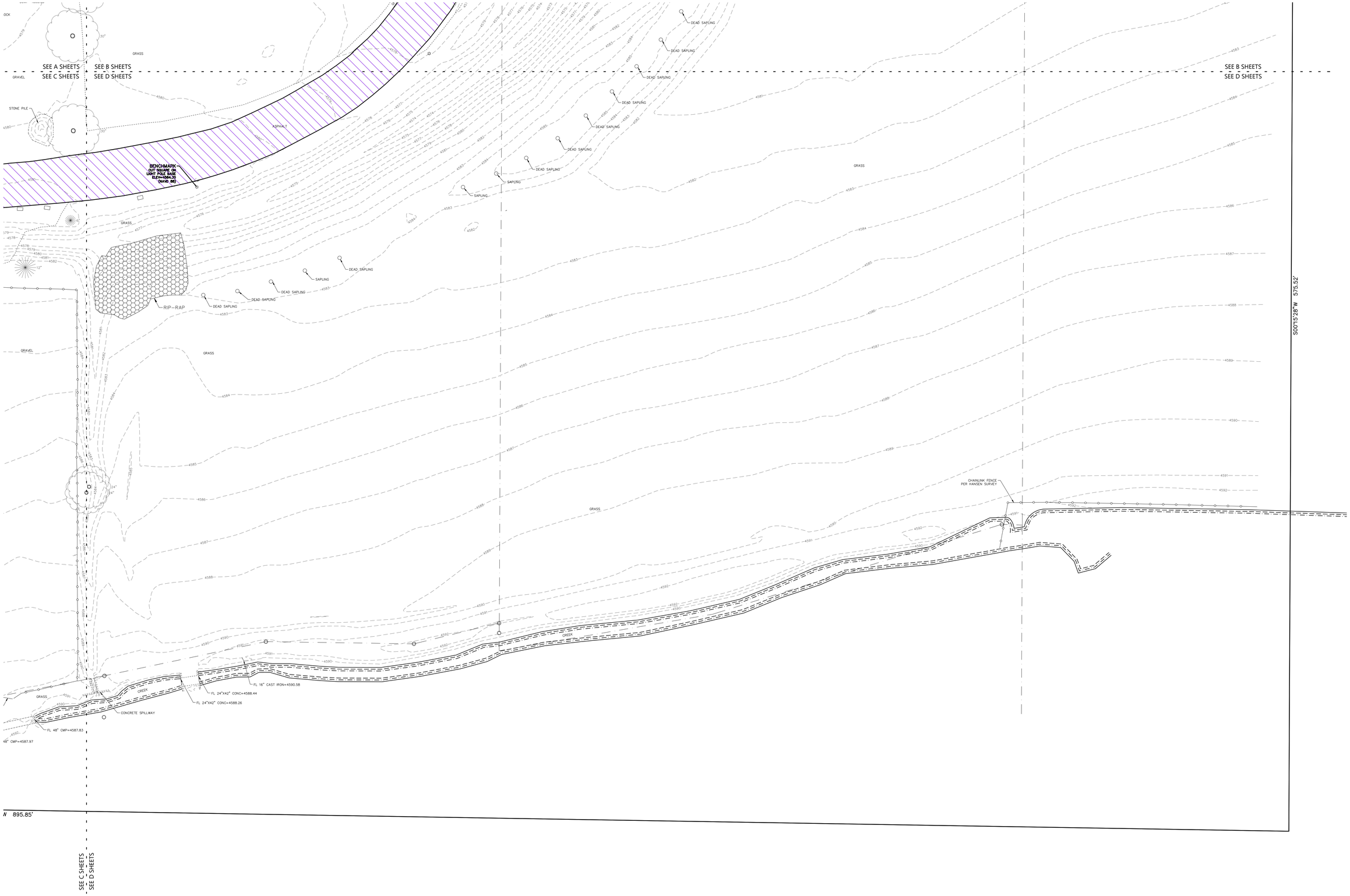
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0C



KEYNOTES	
A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	CONTRACTOR TO DETERMINE IF PROCESS PIPING IS CONNECTED TO LOADOUT SPILL CONTAINMENT. IF SO PIPE CAN BE REMOVED AND CAPPED AT 12" PROCESS MAIN. PROTECT PIPING AT LOADOUT CANOPY FOR RECONNECTION. SEE UTILITY SHEETS FOR DETAILS.
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	PROTECT EXISTING GUARD RAIL
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE EQUIPMENT
L	REMOVE BOLLARD

KEYNOTES	
M	PROTECT EXISTING PROCESS LINE
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT & REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES
- REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0D

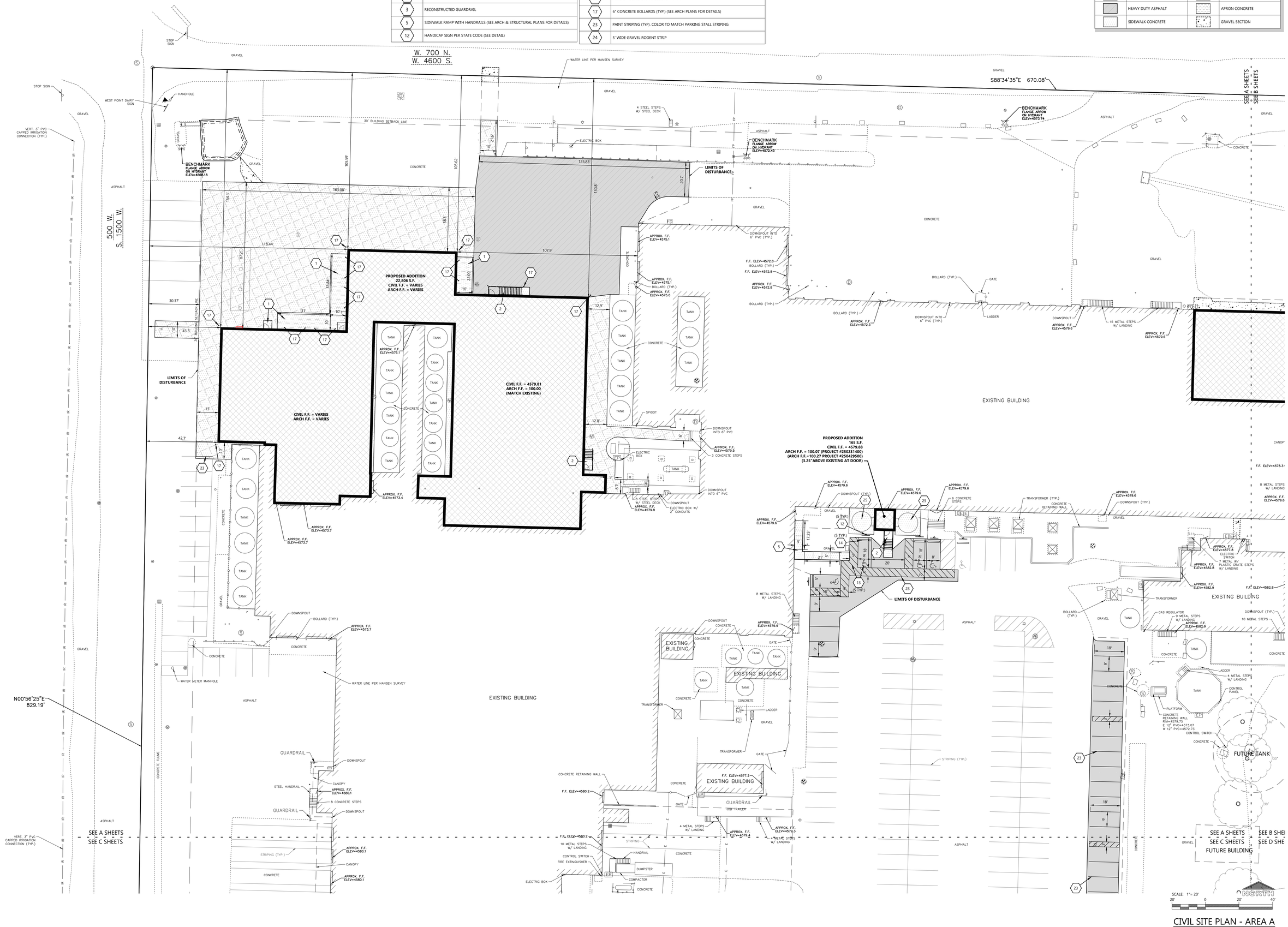
KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)

KEYNOTES	
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	5' WIDE GRAVEL RODENT STRIP

KEYNOTES	
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION



CIVIL SITE PLAN - AREA A

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

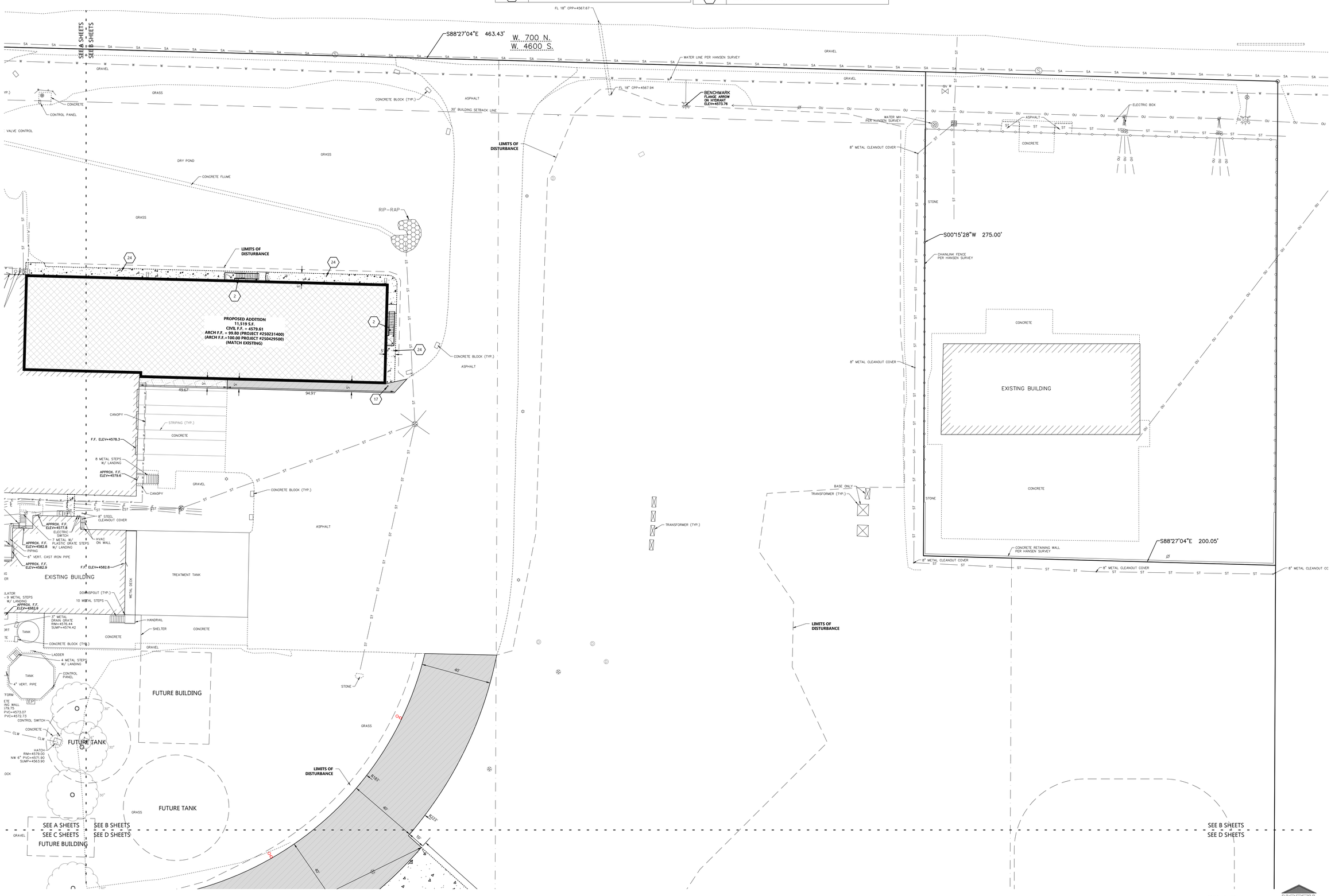
C1.1A

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)

KEYNOTES	
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	5' WIDE GRAVEL RODENT STRIP

KEYNOTES	
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION



SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL SITE PLAN - AREA B

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

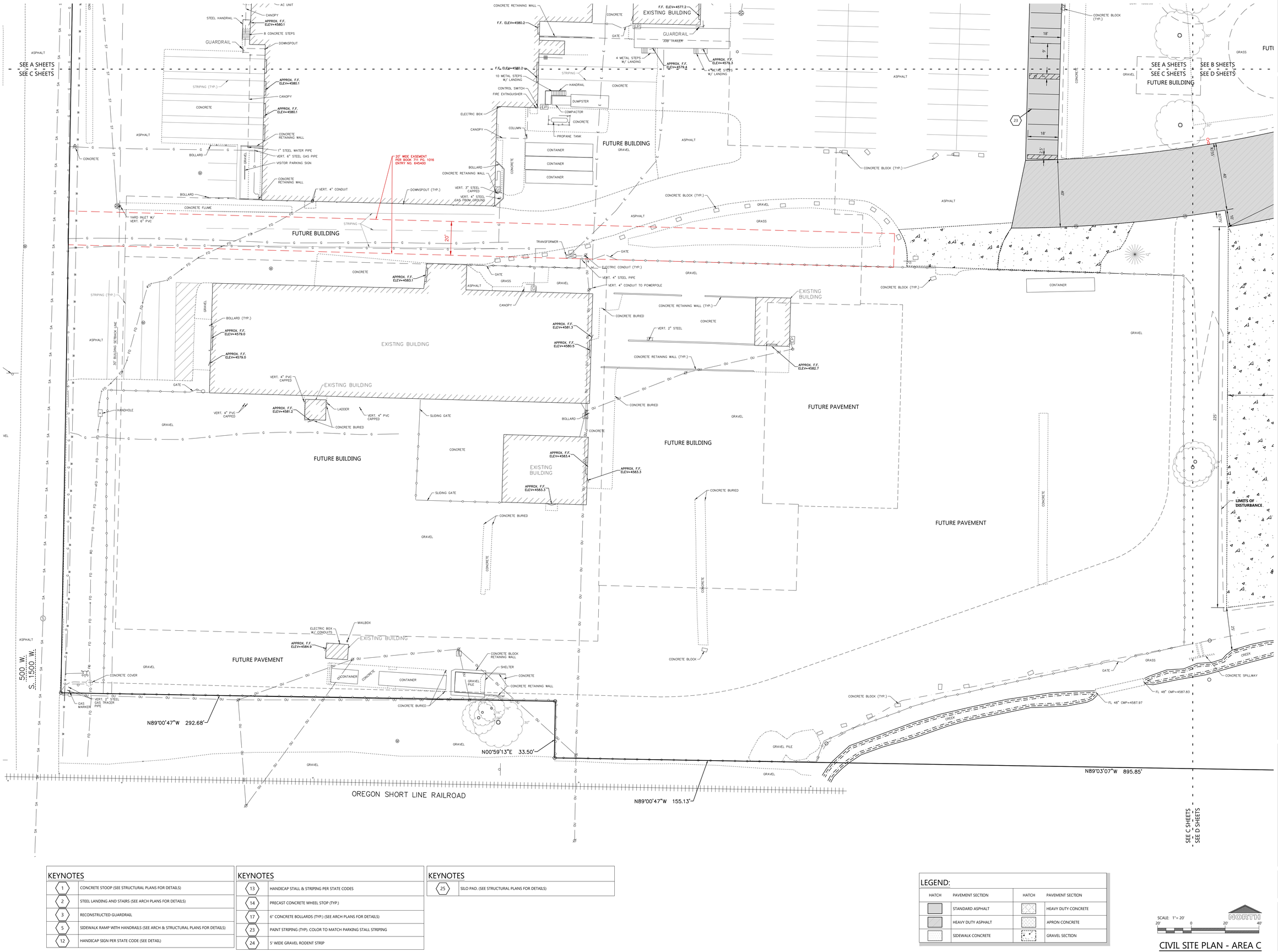
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1B


SEE A SHEETS
SEE C SHEETS
SEE B SHEETS
SEE D SHEETS
FUTURE BUILDING
EXISTING BUILDING
FUTURE PAVEMENT
FUTURE BUILDING
GUARDRAIL
STEEL HANDRAIL
AC UNIT
CANOPY
APPROX. F.F. ELEV=4580.1
8 CONCRETE STEPS
DOWNSPOUT
STRIPING (TYP.)
CONCRETE
ASPHALT
CONCRETE RETAINING WALL
1" STEEL WATER PIPE
VERT. 6" STEEL GAS PIPE
VISITOR PARKING SIGN
BOLLARD
GRAVEL
VERT. 4" CONDUIT
DOWNSPOUT (TYP.)
CONCRETE FLUME
YARD INLET W/ VERT. 6" PVC
20' WIDE EASEMENT PER BOOK 711 PG. 1016 ENTRY NO. 645400
20'
F.F. ELEV=4580.2
CONCRETE RETAINING WALL
CONCRETE
GATE
F.F. ELEV=4577.2
JOB TRAILER
APPROX. F.F. ELEV=4579.2
APPROX. F.F. ELEV=4579.3
4 METAL STEPS W/ LANDING
10 METAL STEPS W/ LANDING
CONTROL SWITCH
FIRE EXTINGUISHER
HANDRAIL
DUMPSTER
COMPACTOR
ELECTRIC BOX
COLUMN
PROPANE TANK
CONTAINER
CONTAINER
CONTAINER
BOLLARD
CONCRETE RETAINING WALL
VERT. 3" STEEL CAPPED
VERT. 4" STEEL GAS FROM GROUND
TRANSFORMER
GATE
ELECTRIC CONDUIT (TYP.)
VERT. 4" STEEL PIPE
VERT. 4" CONDUIT TO POWERPOLE
APPROX. F.F. ELEV=4583.1
CANOPY
CONCRETE RETAINING WALL (TYP.)
CONCRETE BURIED
VERT. 2" STEEL
APPROX. F.F. ELEV=4581.3
APPROX. F.F. ELEV=4580.5
APPROX. F.F. ELEV=4582.7
CONCRETE BLOCK (TYP.)
CONCRETE BLOCK
GRASS
CONCRETE BLOCK (TYP.)
18'
9'
23
18'
2.5'
CONCRETE
GRAVEL
CONTAINER
CONCRETE BLOCK (TYP.)
FUTURE PAVEMENT
FUTURE BUILDING
GRAVEL
ASPHALT
CONCRETE
CONCRETE BURIED
CONCRETE BURIED
CONCRETE BURIED
CONCRETE BLOCK
CONCRETE
CONCRETE
CONCRETE

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)

KEYNOTES	
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	5' WIDE GRAVEL RODENT STRIP

KEYNOTES	
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION



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

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL SITE PLAN - AREA D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.1D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.2A

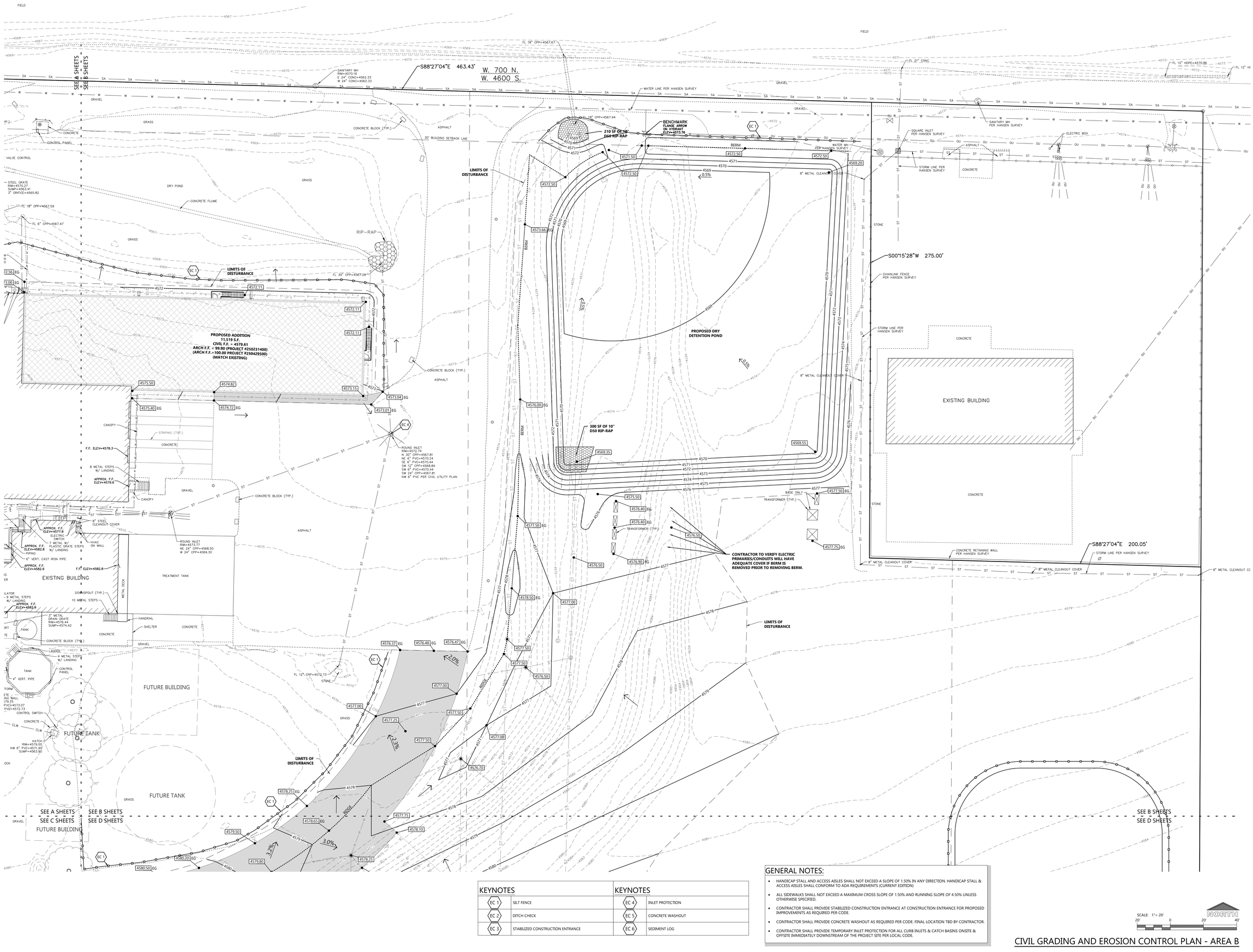
KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 2	DITCH CHECK	EC 5	CONCRETE WASHOUT
EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 6	SEDIMENT LOG

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'

CIVIL GRADING AND EROSION CONTROL PLAN



KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 2	DITCH CHECK	EC 5	CONCRETE WASHOUT
EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 6	SEDIMENT LOG

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

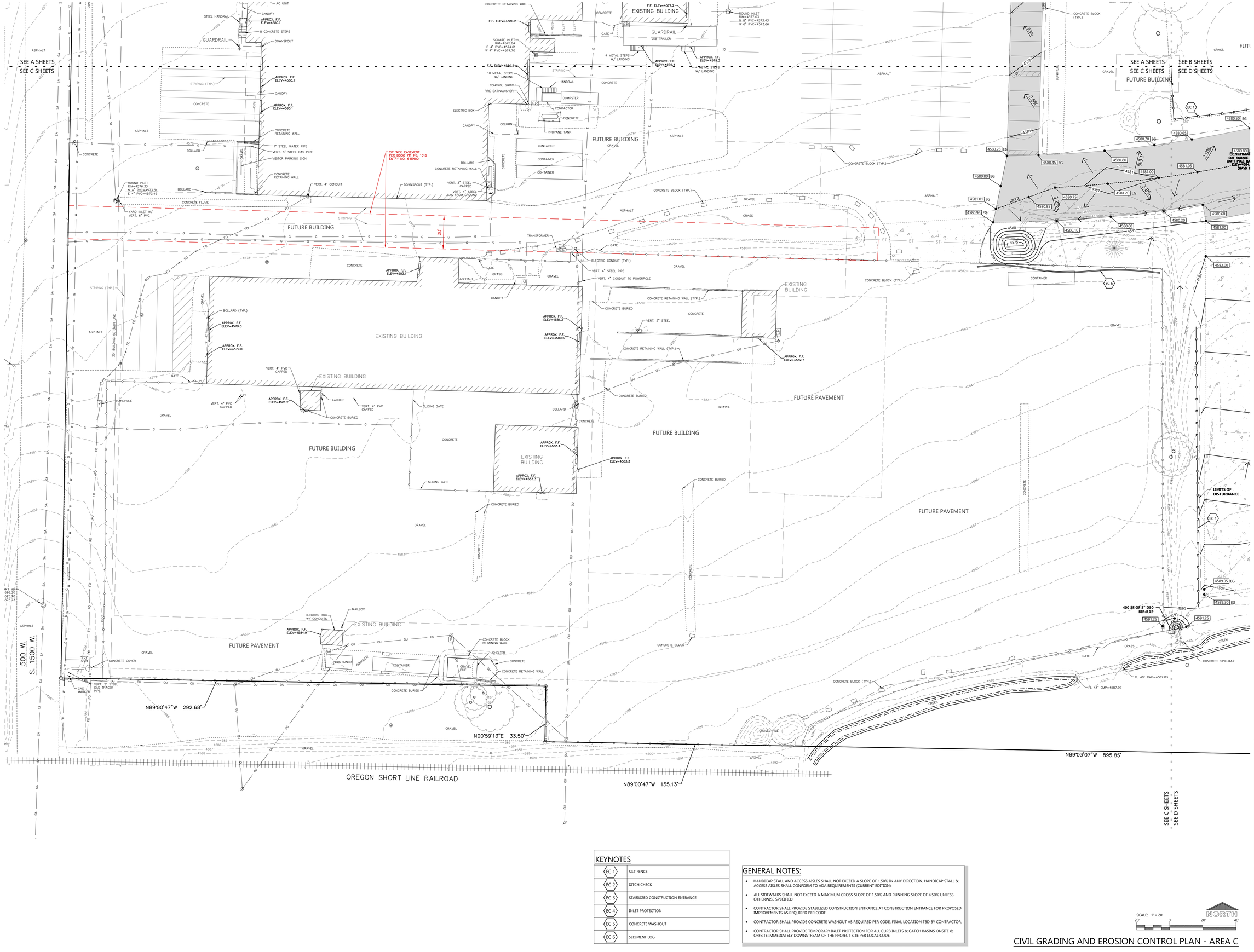
CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.2B



KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAMERY RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.2C

KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.2D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3A

NOTE:
CONTRACTOR TO ENSURE THAT ADEQUATE SLOPE IS PROVIDED FOR ALL GRAVITY STORM/SANITARY/PROCESS LINES ONSITE BOTH DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. SLOPES TO BE AS NOTED ON PLANS, ENSURE NO BACKPITCHED PIPES.

NOTE:
GEOPIER CONTRACTOR TO VERIFY WHETHER GEOPIERS ARE NEEDED BELOW PROPOSED LIFT STATION.

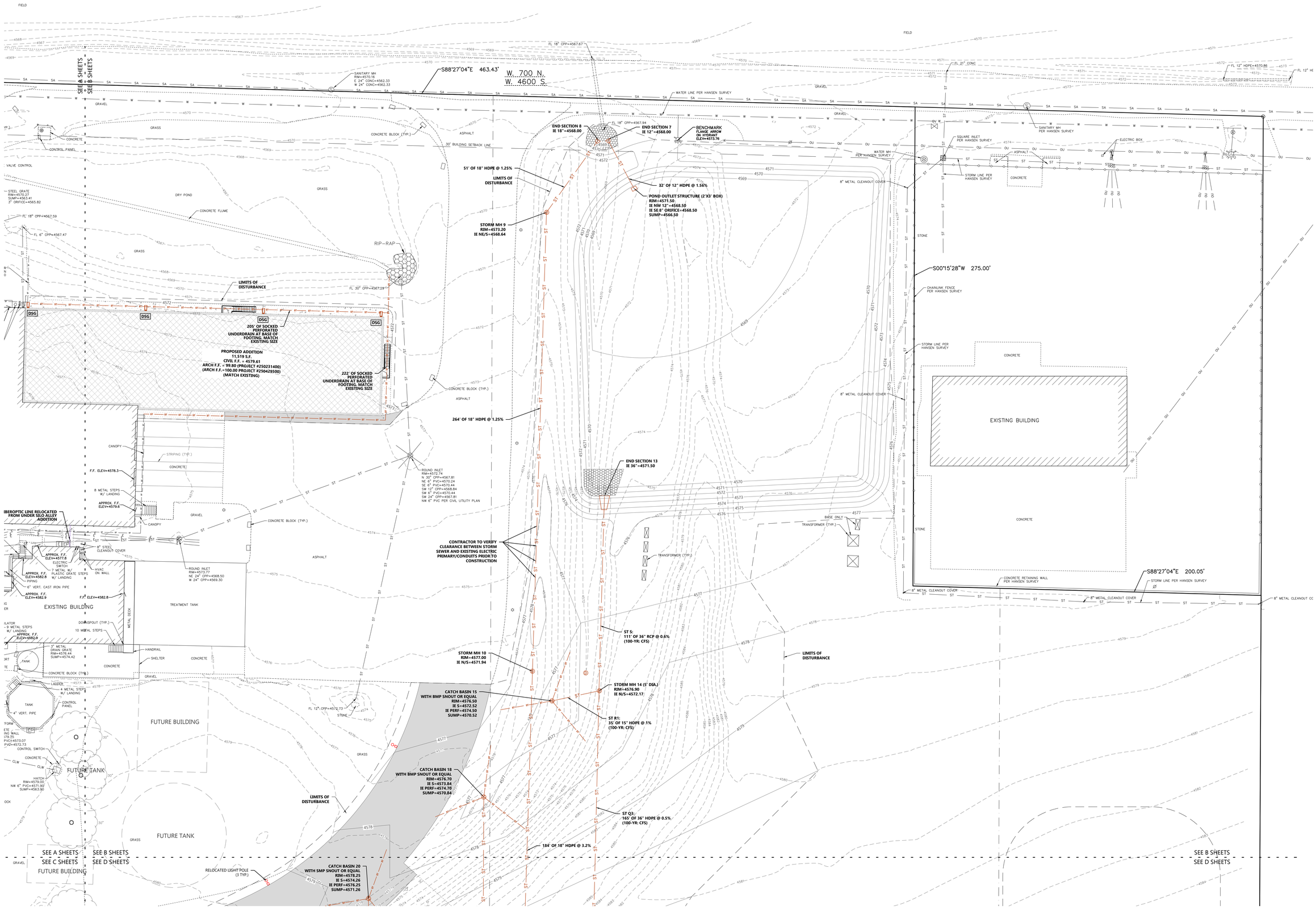
NOTE:
GEOPIER CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING ADDITION FOOTPRINT AND ENSURE STRUCTURAL INTEGRITY OF EXISTING UTILITIES DURING CONSTRUCTION OF PROPOSED GEOPIERS.

NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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.

SCALE: 1"= 20'

CIVIL UTILITY PLAN - AREA A



NOTE:
CONTRACTOR TO ENSURE THAT ADEQUATE SLOPE IS PROVIDED FOR ALL GRAVITY STORM/SANITARY/PROCESS LINES ONSITE BOTH DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. SLOPES TO BE AS NOTED ON PLANS, ENSURE NO BACKPITCHED PIPES.

NOTE:
GEOPIER CONTRACTOR TO VERIFY WHETHER GEOPIERS ARE NEEDED BELOW PROPOSED LIFT STATION.

NOTE:
GEOPIER CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING ADDITION FOOTPRINT AND ENSURE STRUCTURAL INTEGRITY OF EXISTING UTILITIES DURING CONSTRUCTION OF PROPOSED GEOPIERS.

NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3C

NOTE:
CONTRACTOR TO ENSURE THAT ADEQUATE SLOPE IS PROVIDED FOR ALL GRAVITY STORM/SANITARY/PROCESS LINES ONSITE BOTH DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. SLOPES TO BE AS NOTED ON PLANS, ENSURE NO BACKPITCHED PIPES.

NOTE:
GEOPIER CONTRACTOR TO VERIFY WHETHER GEOPIERS ARE NEEDED BELOW PROPOSED LIFT STATION.

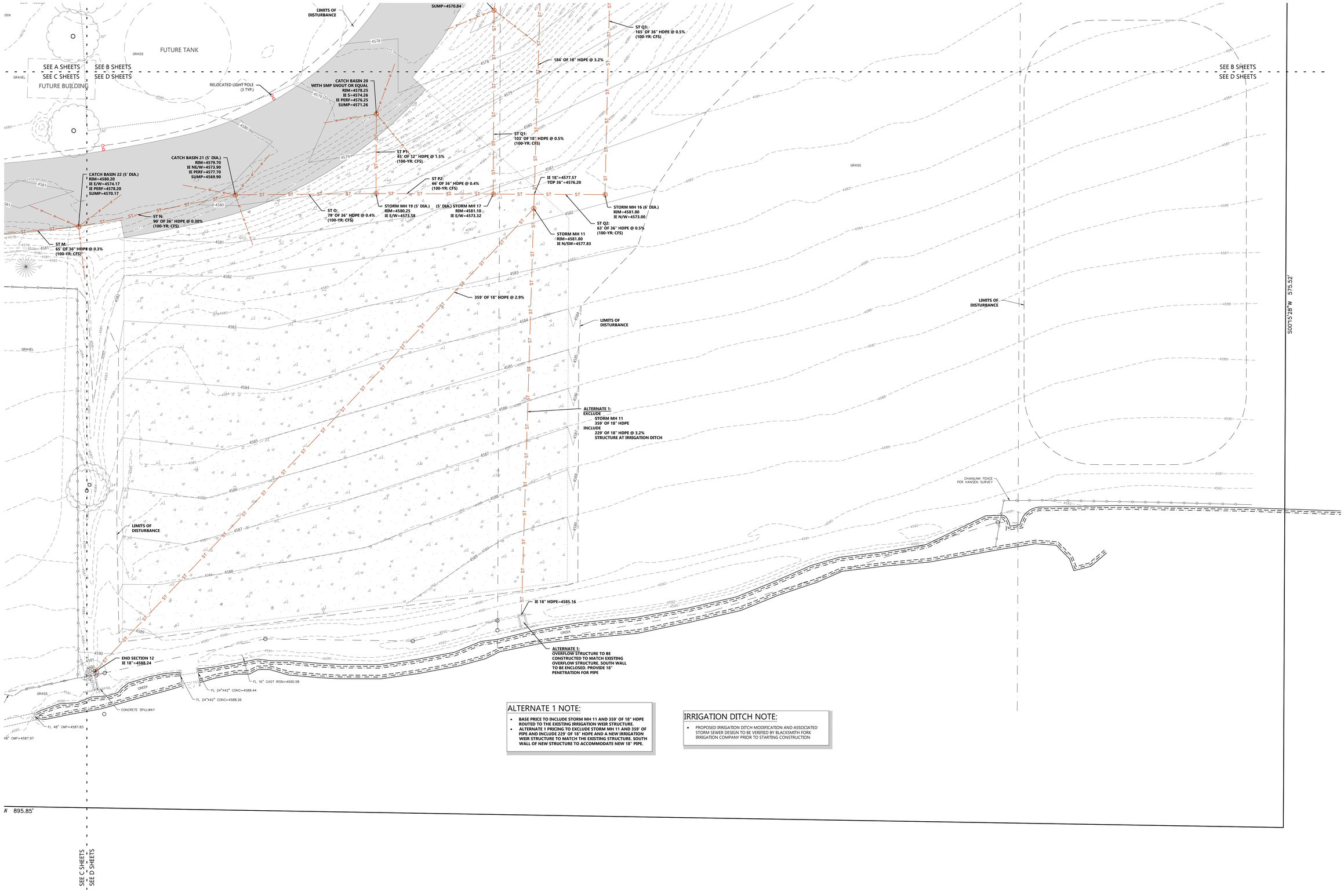
NOTE:
GEOPIER CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING ADDITION FOOTPRINT AND ENSURE STRUCTURAL INTEGRITY OF EXISTING UTILITIES DURING CONSTRUCTION OF PROPOSED GEOPIERS.

NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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.

SCALE: 1" = 20'
NORTH

CIVIL UTILITY PLAN - AREA C



ALTERNATE 1 NOTE:

- **BASE PRICE TO INCLUDE STORM MH 11 AND 359' OF 18" HDPE ROUTED TO THE EXISTING IRRIGATION WEIR STRUCTURE.**
- **ALTERNATE 1 PRICING TO EXCLUDE STORM MH 11 AND 359' OF PIPE AND INCLUDE 229' OF 18" HDPE AND A NEW IRRIGATION WEIR STRUCTURE TO MATCH THE EXISTING STRUCTURE. SOUTH WALL OF NEW STRUCTURE TO ACCOMMODATE NEW 18" PIPE.**

IRRIGATION DITCH NOTE:

- PROPOSED IRRIGATION DITCH MODIFICATION AND ASSOCIATED STORM SEWER DESIGN TO BE VERIFIED BY BLACKSMITH FORK IRRIGATION COMPANY PRIOR TO STARTING CONSTRUCTION

NOTE:
CONTRACTOR TO ENSURE THAT ADEQUATE SLOPE IS PROVIDED FOR ALL GRAVITY STORM/SANITARY/PROCESS LINES ONSITE BOTH DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. SLOPES TO BE AS NOTED ON PLANS, ENSURE NO BACKPITCHED PIPES.

NOTE:
GEOPIER CONTRACTOR TO VERIFY WHETHER GEOPIERS ARE NEEDED BELOW PROPOSED LIFT STATION.

NOTE:
GEOPIER CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING ADDITION FOOTPRINT AND ENSURE STRUCTURAL INTEGRITY OF EXISTING UTILITIES DURING CONSTRUCTION OF PROPOSED GEOPIERS.

NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN - AREA D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4A

W. 700 N.
W. 4600 S.

500 W.
S. 1500 W.

S88°34'35"E 670.08'

N00°56'25"E 829.19'

SEE A SHEETS
SEE C SHEETS

SEE A SHEETS
SEE B SHEETS

EXISTING BUILDING

PROPOSED ADDITION
22,806 S.F.
CIVIL F.F. = VARIES
ARCH F.F. = VARIES

CIVIL F.F. = VARIES
ARCH F.F. = VARIES

CIVIL F.F. = 4579.81
ARCH F.F. = 100.00
(MATCH EXISTING)

PROPOSED ADDITION
165 S.F.
CIVIL F.F. = 4579.88
ARCH F.F. = 100.07 (PROJECT #250231400)
(ARCH F.F. = 100.27 PROJECT #250229500)
(3.25"ABOVE EXISTING AT DOOR)

FUTURE BUILDING

FUTURE TANK

CANOPY

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

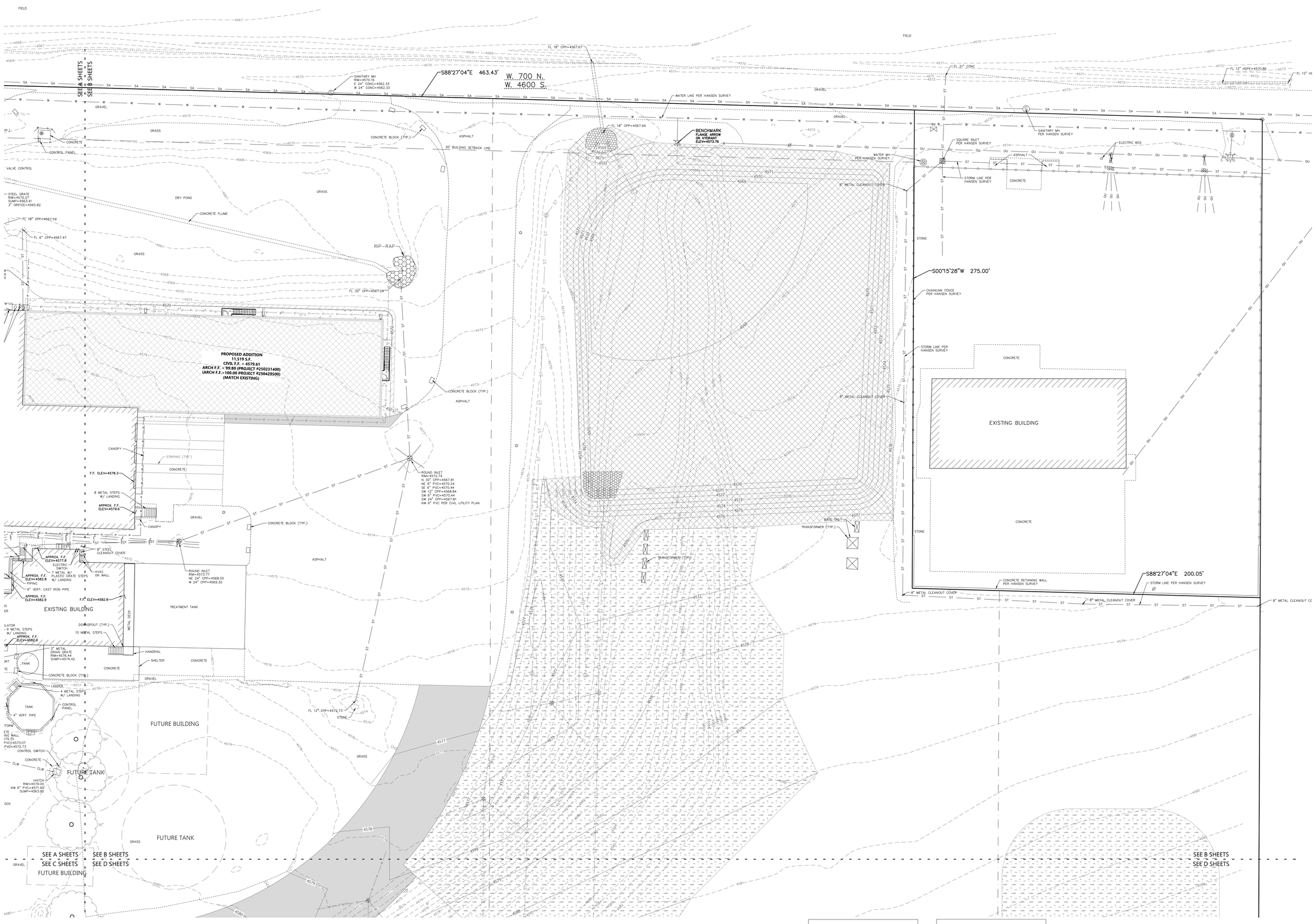
CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

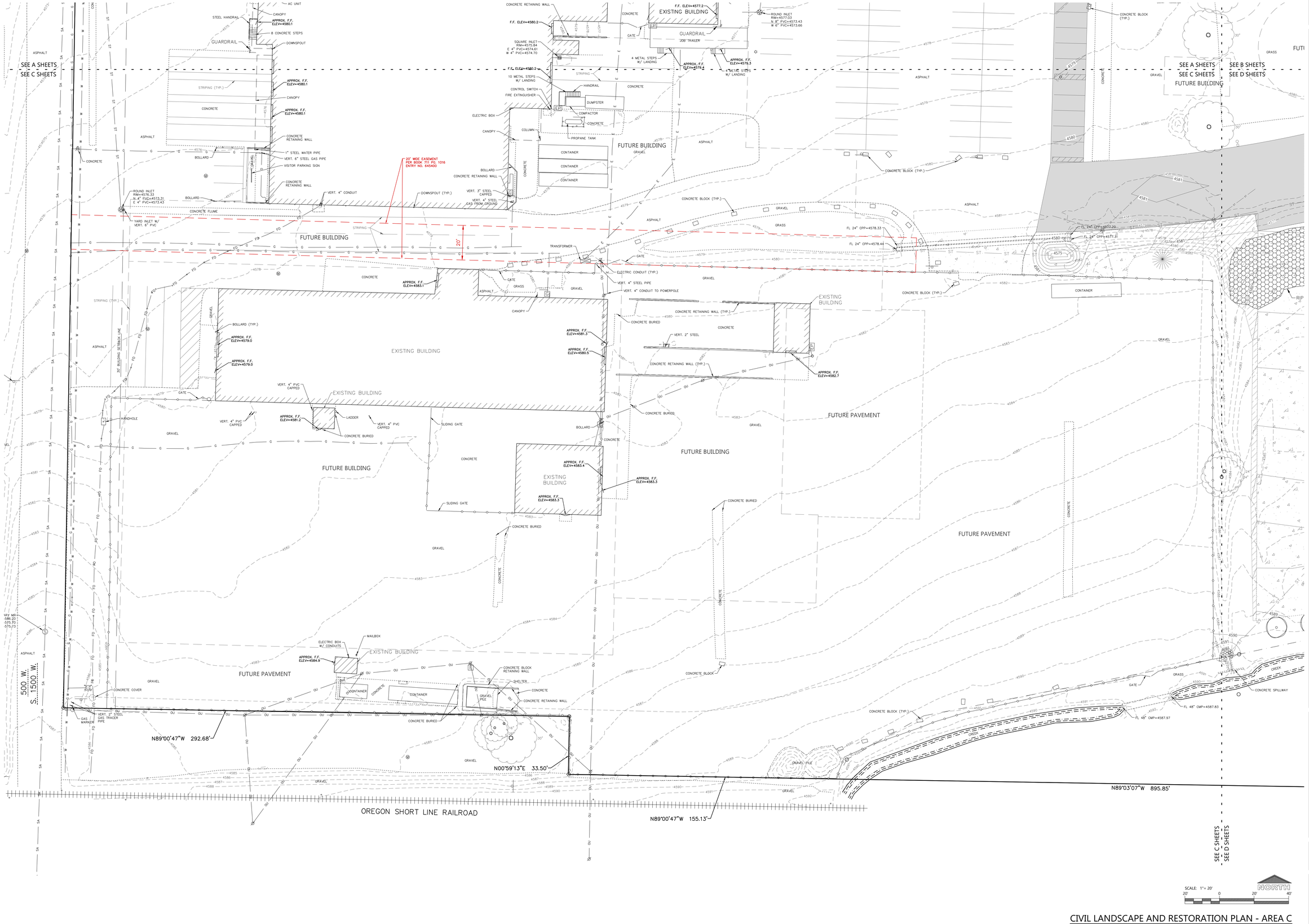
SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.4B

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



SCALE: 1" = 20'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4C

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
⊙	Hedge Maple	Acer campestre	2"	14

GENERAL NOTES:

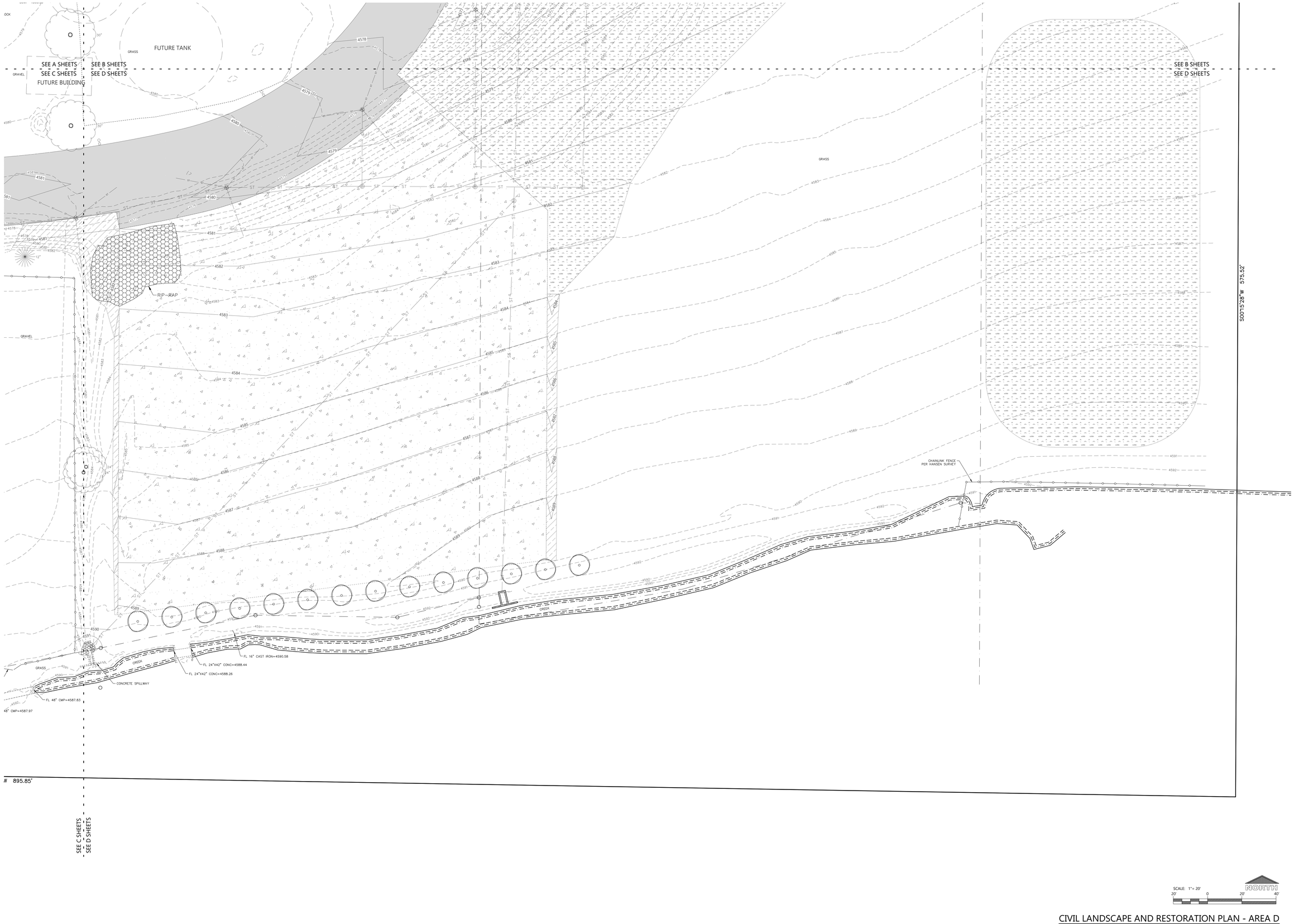
- SEE SHEET C2.0 FOR TREE PLANTING DETAIL

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.4D

GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

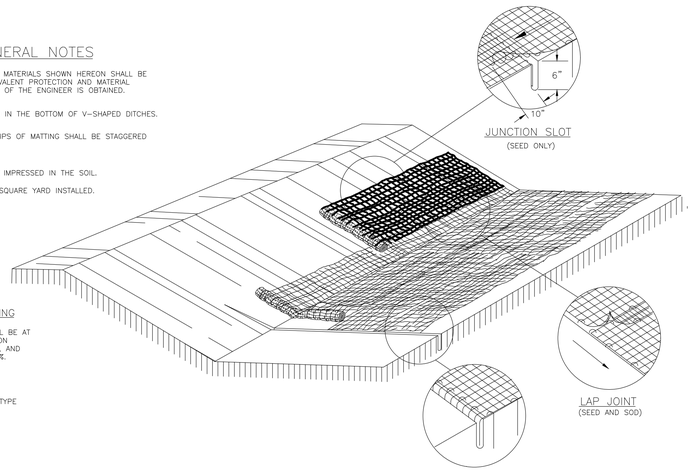
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

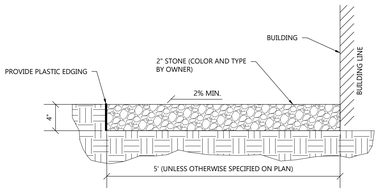
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



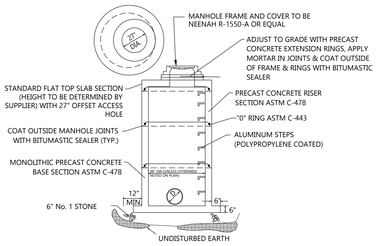
CHANNEL EROSION MAT DETAIL

NOT TO SCALE



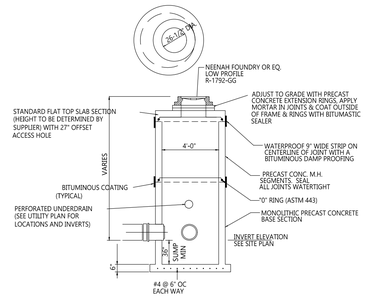
STONE STRIP DETAIL

NOT TO SCALE



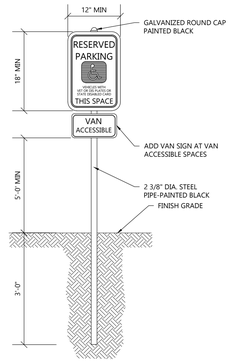
STORM MANHOLE DETAIL

NOT TO SCALE



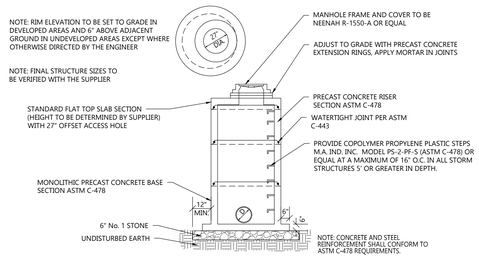
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



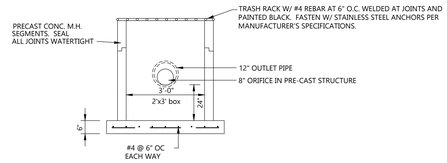
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



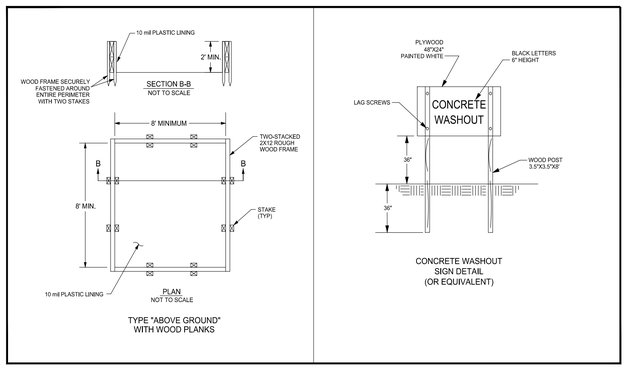
STORM MANHOLE DETAIL

NOT TO SCALE



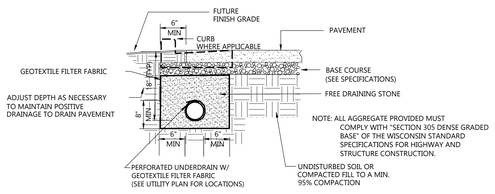
OUTLET STRUCTURE DETAIL

NOT TO SCALE



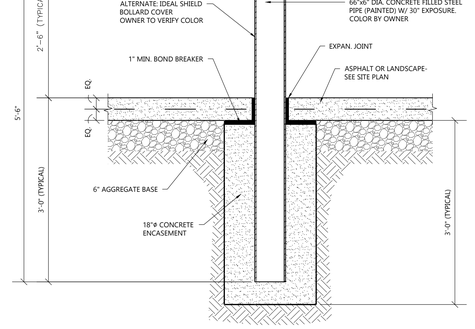
CONCRETE WASHOUT DETAIL

NOT TO SCALE



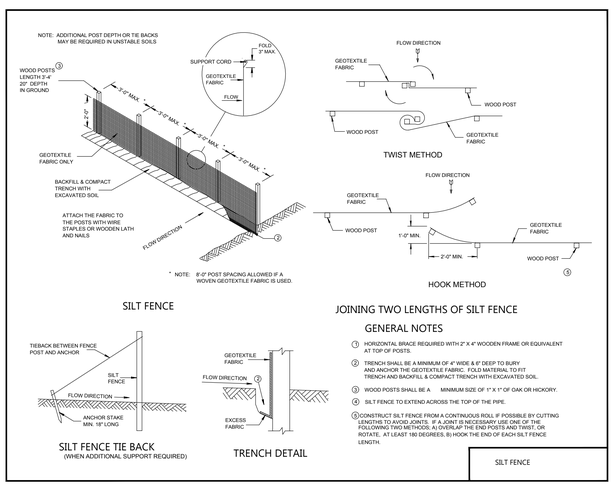
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



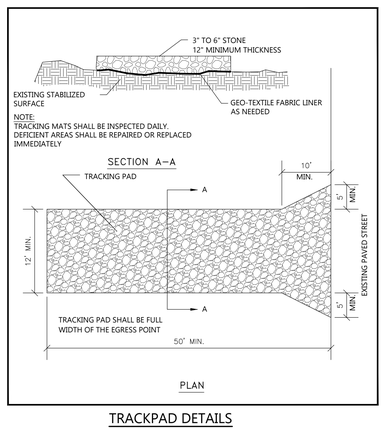
6" PIPE BOLLARD DETAIL

NOT TO SCALE



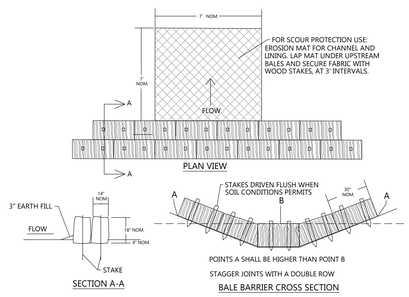
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



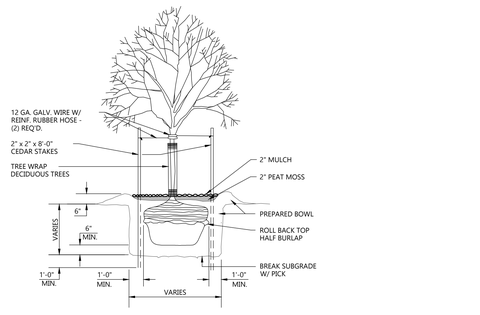
TRACKPAD DETAILS

NOT TO SCALE



HAY OR STRAW BALE DITCH CHECK

NO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026

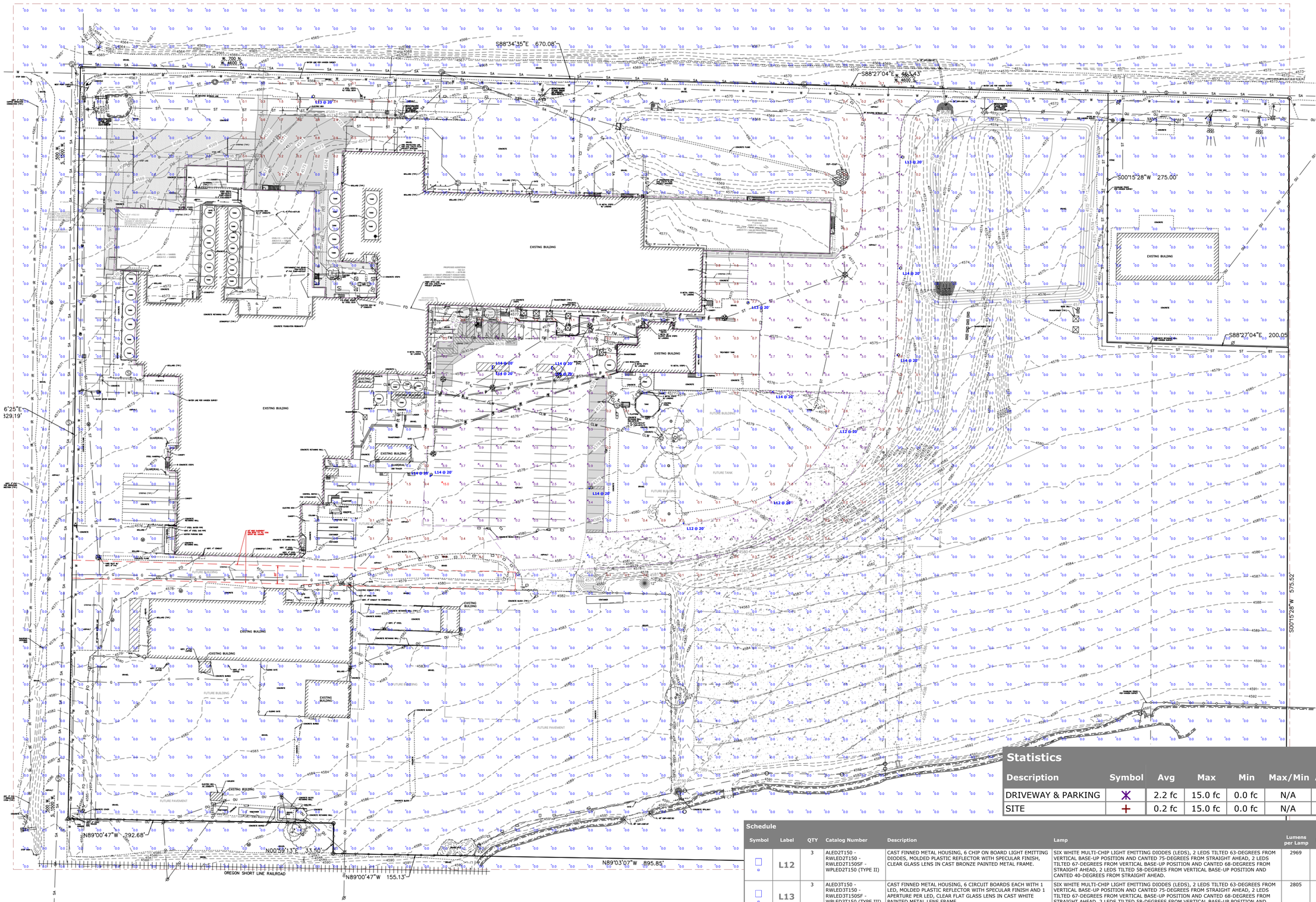
JOB NUMBER

250231400

SHEET NUMBER

C2.0

CIVIL DETAILS



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY & PARKING	✳	2.2 fc	15.0 fc	0.0 fc	N/A	N/A
SITE	+	0.2 fc	15.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
▢ ▫	L12	3	ALED2T150 - RWLED2T150 - RWLED2T150SF - WPLED2T150 (TYPE II)	CAST FINNED METAL HOUSING, 6 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2969	0.9	153.2
▢ ▫	L13	3	ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2805	0.9	155.2
▢ ▫	L14	10	ALED4T150 - RWLED4T150 - RWLED4T150SF - WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD.	3077	0.9	155.8

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C3.1