

**PLANNING COMMISSION MEETING  
CENTRAL MILLING  
SITE PLAN- FLOUR MILL  
168 SOUTH 1720 EAST  
OCTOBER 29, 2015**

ZONING- M-2 Permitted

UTILITIES- Available- They will be responsible for hook-up and impact fees but utilities are at the property. They will need to add an outdoor sampling port for the sewer system.

PARKING- They anticipate 15 employees will be required at this location. They are providing 21 parking stalls.

FENCING- None proposed with this phase. They own the whole park and plan to expand as needed.

LANDSCAPPING- They are proposing grass around the building. They have agreed to add some trees to the site.

LIGHTING- As shown. There is also existing street lighting.

FIRE OFFICIAL REQUIRMENTS- To be reviewed with the building permit.

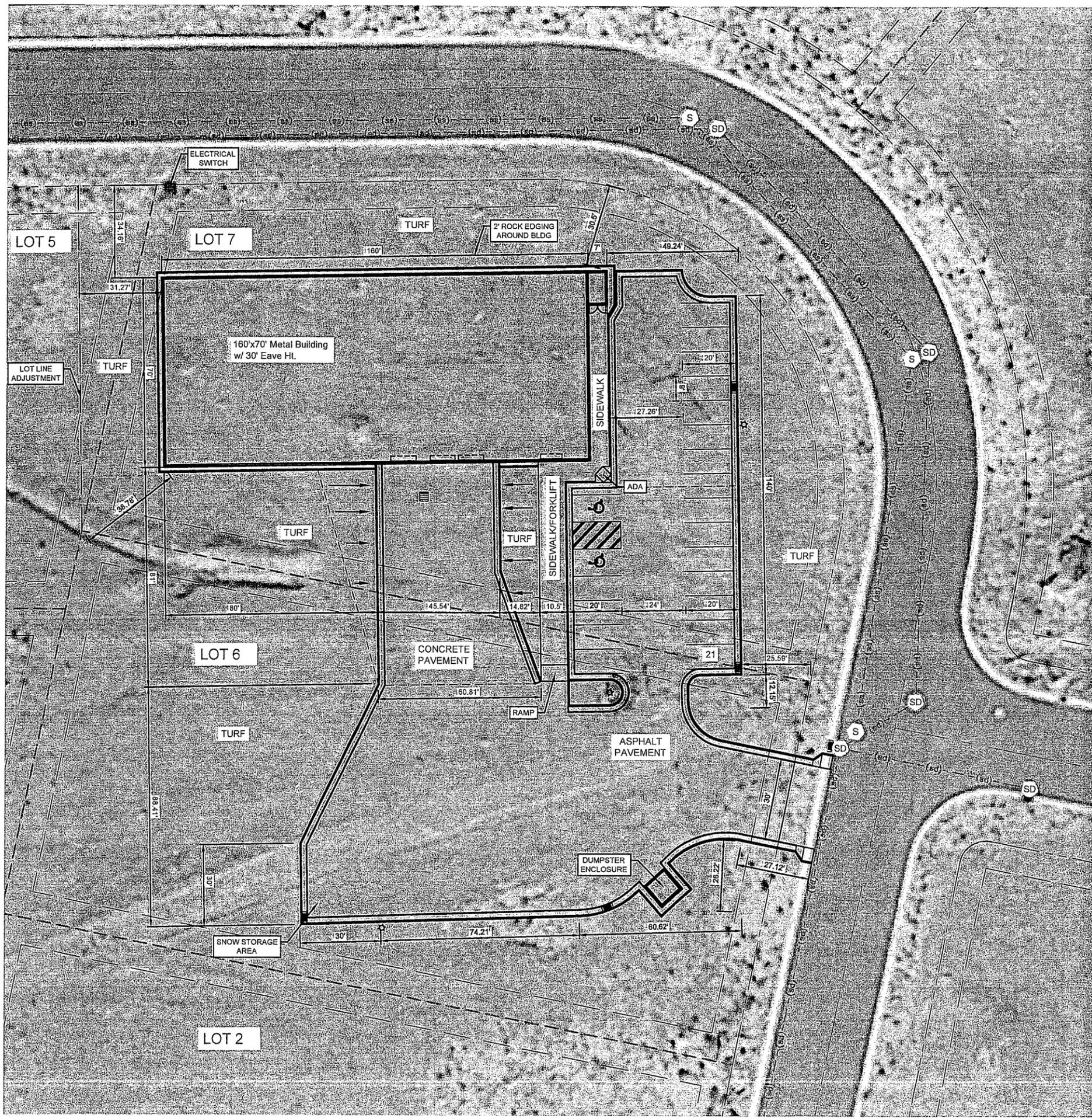
STORMWATER- The original storm water pond was built to handle any storm water runoff from this whole development.

NOTES- They are just building a small part of what was originally proposed at this time. They will expand as the business grows. This has the potential to be a very good anchor business for this park. City staff does not see any major issues with this proposal.

**BLACKSMITH FORK SUBDIVISION  
BUSINESS PARK - LOTS 6 AND 7**

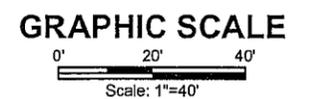
**SITE LAYOUT PLAN NOTES:**

- 1) SIGNAGE IS NOT BEING PROPOSED AT THIS TIME. SHOULD SIGNAGE BE DESIRED IN THE FUTURE IT WILL BE SUBMITTED FOR APPLICABLE REVIEW PRIOR TO CONSTRUCTION.
- 2) SITE STORM WATER WILL BE COLLECTED FROM HARD SURFACES IN CATCH BASINS AND PIPED TO CONNECTION POINTS IN THE EXISTING STREET/SUBDIVISION STORM WATER SYSTEM WHERE IT WILL BE CONVEYED TO THE INFILTRATION SYSTEM ESTABLISHED FOR THE INDUSTRIAL SUBDIVISION. CATCH BASINS AND MANHOLES WILL BE EQUIPPED WITH SEDIMENT SUMPS.
- 3) FENCING IS NOT PROPOSED FOR THE PROJECT. THERE WILL BE NO OUTSIDE STORAGE OF PRODUCT OR MATERIALS.
- 4) EXISTING LANDSCAPING CONSISTS OF NATIVE GRASSES ON SITE PRIOR TO THE INDUSTRIAL PARK DEVELOPMENT. LANDSCAPING FOR THE PROPOSED BUILDING SITE INCLUDES IRRIGATED (AUTOMATIC IRRIGATION SYSTEM) TURF MAINTAINED BY THE PROPERTY OWNER WITH REGULAR MOWING AND TRIMMING TO KEEP THE TURF HEIGHT AT 5 INCHES OR SHORTER WITH A LAWN TYPE APPEARANCE.
- 5) GROSS AREA (COMBINED LOTS WITH LOT LINE ADJUSTMENT) = 85,513 SF  
HARD SURFACE AREA (BUILDING AND PAVED AREA) = 39,286 SF



**LEGEND**

- PROPERTY LINES
- - - RIGHT OF WAY
- - - EASEMENT LINE
- EXISTING ROAD CENTERLINE
- PROPOSED BUILDING
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB & GUTTER
- GRADE BRAKE
- TRUCK DOCK
- PROPOSED STORM DRAIN
- ☼ SITE LIGHTING
- ☼ CATCH BASIN



**Concept Plan**

**FORSGREN**  
*Associates, Inc.*  
36 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321  
PH: 435.227.0354  
FAX: 435.227.0354

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

14-15-0059	CJP	CJP	CLR	CLR
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Central Milling  
122 E Center  
Logan, UT 84321

Central Milling-Hyrum  
Site Layout Plan

C-100

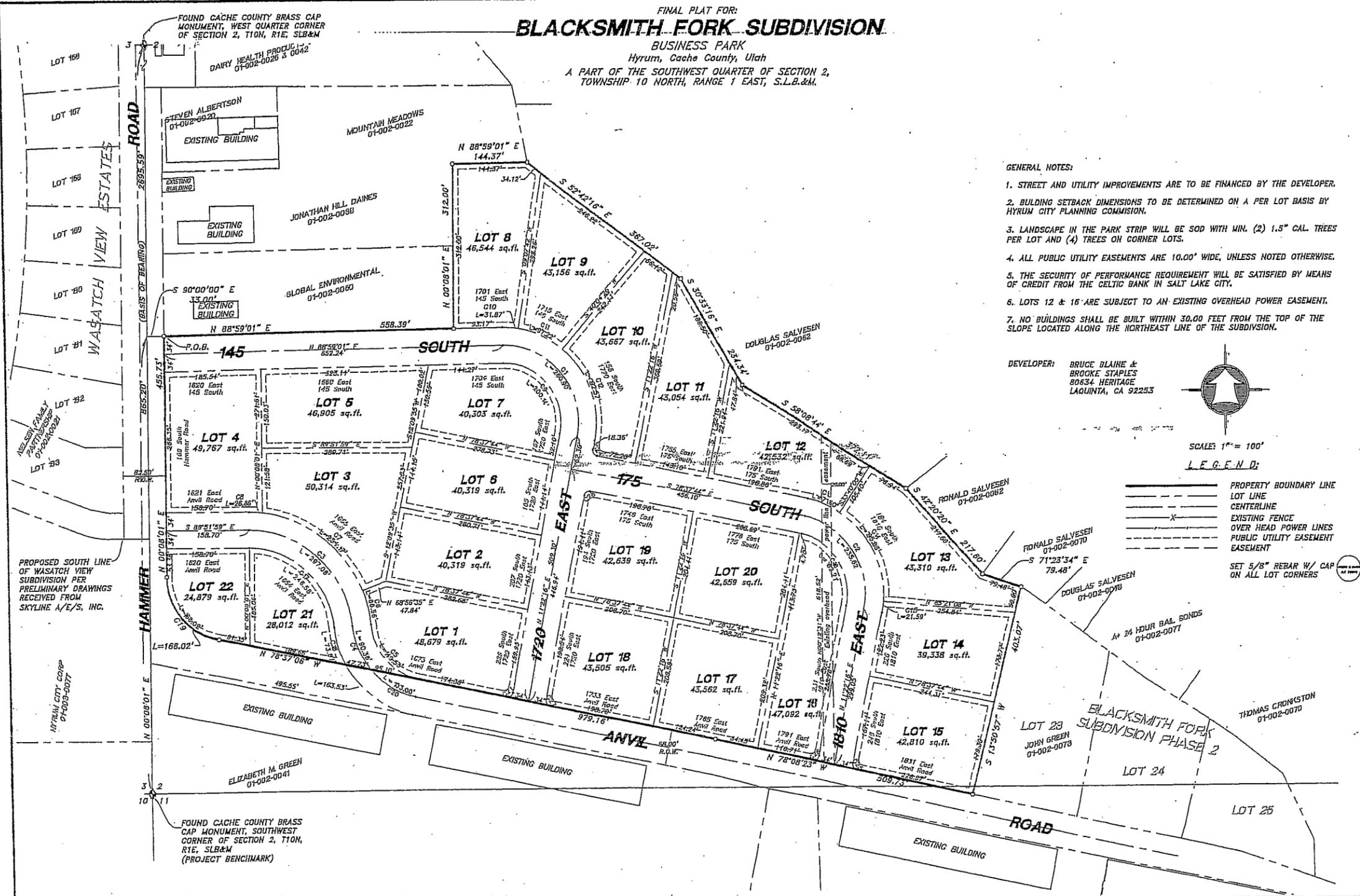
10-15

1 OF 1

G:\Projects\1514-15-0059 Central Milling-Hyrum Plant\CAD\Sheets\Civil-C-100 Site Plan.dwg - 10/13/2015 10:35 AM

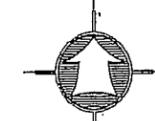
FINAL PLAT FOR:  
**BLACKSMITH FORK SUBDIVISION**

BUSINESS PARK  
Hyrum, Cache County, Utah  
A PART OF THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.



- GENERAL NOTES:
- STREET AND UTILITY IMPROVEMENTS ARE TO BE FINANCED BY THE DEVELOPER.
  - BUILDING SETBACK DIMENSIONS TO BE DETERMINED ON A PER LOT BASIS BY HYRUM CITY PLANNING COMMISSION.
  - LANDSCAPE IN THE PARK STRIP WILL BE SOD WITH MIN. (2) 1.5" CAL. TREES PER LOT AND (4) TREES ON CORNER LOTS.
  - ALL PUBLIC UTILITY EASEMENTS ARE 10.00' WIDE, UNLESS NOTED OTHERWISE.
  - THE SECURITY OF PERFORMANCE REQUIREMENT WILL BE SATISFIED BY MEANS OF CREDIT FROM THE CELTIC BANK IN SALT LAKE CITY.
  - LOTS 12 & 15 ARE SUBJECT TO AN EXISTING OVERHEAD POWER EASEMENT.
  - NO BUILDINGS SHALL BE BUILT WITHIN 30.00 FEET FROM THE TOP OF THE SLOPE LOCATED ALONG THE NORTHEAST LINE OF THE SUBDIVISION.

DEVELOPER: BRUCE BLAINE & BROOKE STAPLES  
80634 HERITAGE  
LAQUINTA, CA 92253



SCALE: 1" = 100'  
LEGEND:

- PROPERTY BOUNDARY LINE
  - LOT LINE
  - CENTERLINE
  - EXISTING FENCE
  - OVER HEAD POWER LINES
  - PUBLIC UTILITY EASEMENT
  - EASEMENT
- SET 5/8" REBAR W/ CAP ON ALL LOT CORNERS

BOUNDARY DESCRIPTIONS

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED NORTH 00°08'01" EAST 865.20 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 90°00'00" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 88°59'01" EAST 358.39 FEET; THENCE NORTH 00°08'01" EAST 312.00 FEET; THENCE NORTH 88°59'01" EAST 144.37 FEET TO THE BROW OF A HILL; THENCE ALONG SAID BROW THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 52°12'16" EAST 367.02 FEET; (2) SOUTH 30°33'16" EAST 234.34 FEET; (3) SOUTH 58°08'44" EAST 372.11 FEET; (4) SOUTH 42°20'20" EAST 217.60 FEET; (5) SOUTH 71°23'54" EAST 79.48 FEET; THENCE SOUTH 13°50'57" WEST 403.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ANVIL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 78°08'23" WEST 509.73 FEET; (2) NORTH 78°37'06" WEST 979.16 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 168.02 FEET, CHORD BEARS NORTH 39°18'21" WEST 155.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAMMER ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°08'01" EAST 455.73 FEET TO THE POINT OF BEGINNING. CONTAINING 25.002 ACRES AND 22 LOTS.

SURVEY CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 167819 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

K. Greg Hansen, R.L.S. No. 167819

Narrative

The purpose of this survey was to establish and set the property corners of the subdivision as shown and described hereon. The survey was ordered by Bruce Blaine. The control used to establish the property corners was the existing Cache County Survey Monumentation surrounding Section 2, T10N, R1E, S1B&M. The basis of bearing is the West line of the southwest quarter of said Section calculated to bear North 00°08'01" East.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	102°23'12"	148.00'	280.90'	181.54'
C2	30°00'00"	150.00'	235.62'	150.00'
C3	25°06'26"	200.00'	297.08'	183.51'
C4	34°30'33"	150.00'	90.36'	48.60'
C5	73°31'27"	116.00'	149.53'	87.19'
C6	16°17'48"	234.00'	65.56'	33.50'
C7	62°14'04"	234.00'	234.17'	141.25'
C8	06°34'35"	234.00'	26.86'	13.44'
C9	102°23'12"	112.00'	200.14'	139.27'
C10	17°08'41"	180.00'	31.87'	15.98'
C11	30°56'44"	180.00'	97.22'	49.63'
C12	51°17'47"	180.00'	192.57'	106.66'
C13	22°17'49"	184.00'	71.60'	36.26'
C14	60°58'47"	184.00'	195.83'	108.34'
C15	06°43'24"	184.00'	21.59'	10.81'
C16	90°00'00"	116.00'	182.21'	116.00'
C17	25°06'26"	166.00'	246.58'	152.40'
C18	22°56'27"	184.00'	73.67'	37.34'
C19	78°54'22"	122.00'	168.02'	100.40'
C20	39°20'37"	150.00'	103.00'	53.62'
C21	89°59'21"	10.00'	15.71'	10.00'
C24	90°00'00"	10.00'	15.71'	10.00'
C25	90°23'21"	10.00'	15.79'	10.09'
C26	89°30'36"	10.00'	15.62'	9.92'
C27	90°00'36"	10.00'	15.71'	10.00'
C28	90°00'00"	10.00'	15.71'	10.00'

COUNTY SURVEYOR'S CERTIFICATE  
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.  
DATE \_\_\_\_\_ CACHE COUNTY SURVEYOR \_\_\_\_\_

CITY COUNCIL APPROVAL AND ACCEPTANCE  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_

CITY ENGINEER CERTIFICATE  
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

UTILITY COMPANY APPROVALS  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED:  
QUESTAR GAS \_\_\_\_\_ Date \_\_\_\_\_  
HYRUM CITY POWER \_\_\_\_\_ Date \_\_\_\_\_  
QWEST \_\_\_\_\_ Date \_\_\_\_\_  
COMCAST \_\_\_\_\_ Date \_\_\_\_\_  
HYRUM CITY CULINARY WATER AUTHORITY \_\_\_\_\_ Date \_\_\_\_\_  
HYRUM CITY SANITARY SEWER AUTHORITY \_\_\_\_\_ Date \_\_\_\_\_

OWNER'S DEDICATION  
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BLACKSMITH FORK SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN IN THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.  
DEDICATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

STATE OF UTAH, COUNTY RECORDER  
COUNTY OF CACHE.  
THIS PLAT HAS BEEN DULY ACKNOWLEDGE, CERTIFIED, APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH FILED AND RECORDED:  
FILING NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
CACHE COUNTY RECORDER \_\_\_\_\_

PLANNING COMMISSION APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2008 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.  
CHAIRPERSON \_\_\_\_\_

CITY ATTORNEY APPROVAL  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Brigham City, Utah 84302  
Brigham City Ogden Logan  
(435)729-8491 (801)369-4905 (435)762-9197  
07-5-34 07-5-34FP.dwg 3-07-2008 CGH

ACKNOWLEDGMENT  
state of UTAH  
County of CACHE  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, I, \_\_\_\_\_, HAVE EXECUTED THIS PLAT AND DEDICATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_, in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.  
NOTARY PUBLIC \_\_\_\_\_

N:\2007\07-5-34 Bruce Blaine\drawings\07-5-34FP.dwg, Final, 3/27/2008 4:02:43 PM, 1:214.389, Breit