HYRUM CITY
Established 1860
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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.

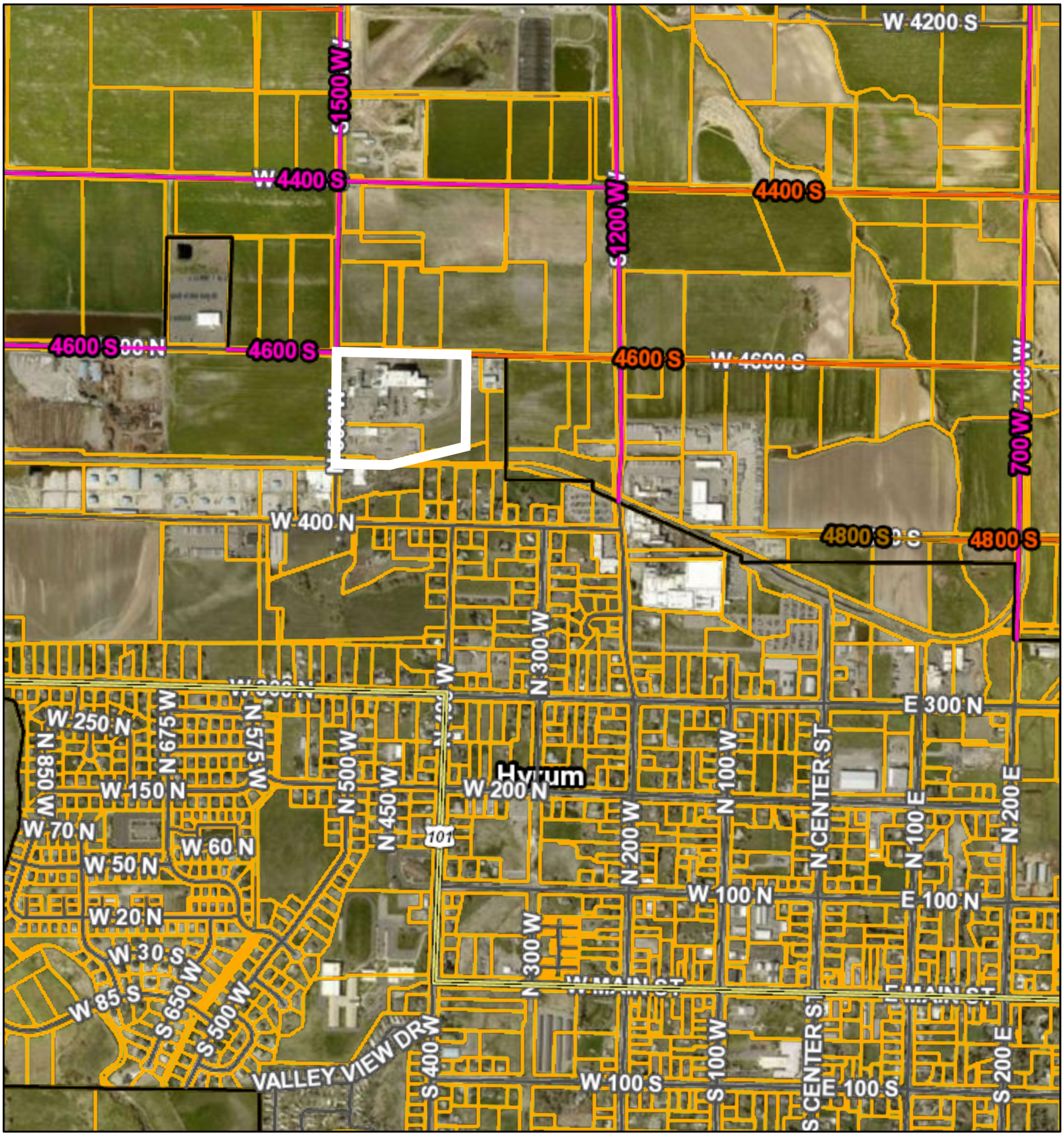
Finding of Facts:

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



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Class B Surface Type

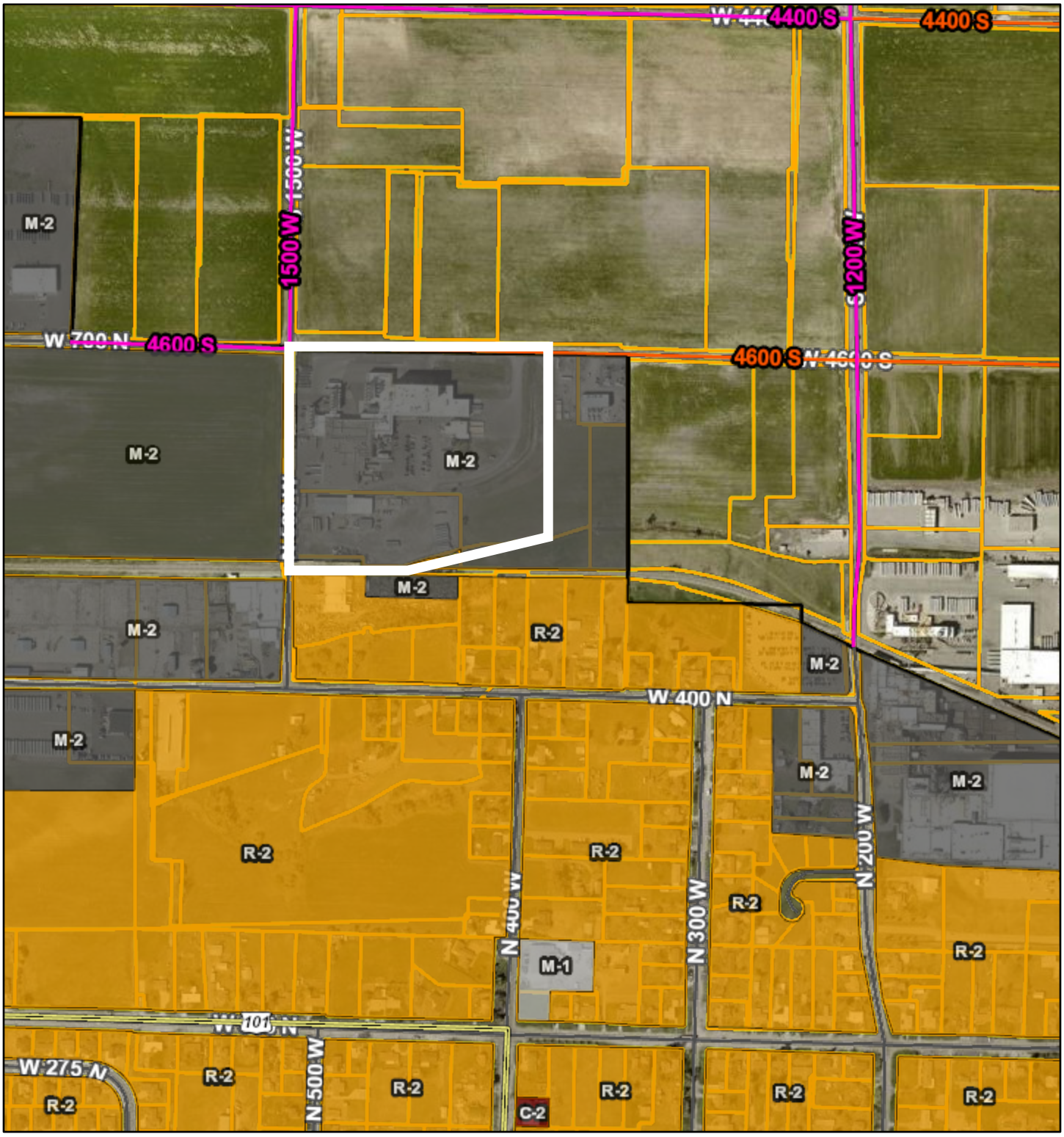
- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

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

Zoning Map



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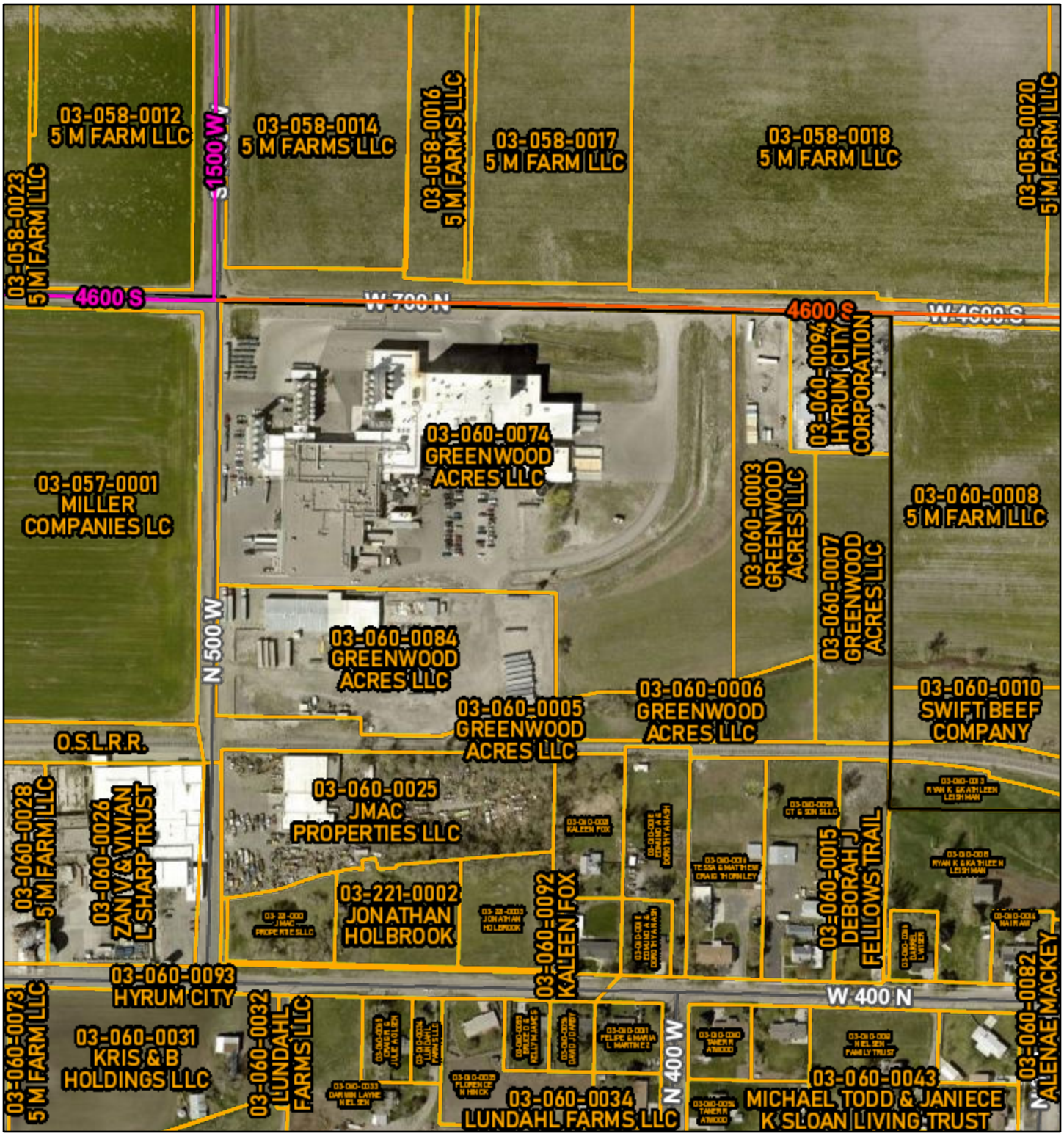
Hyrum Zoning

- 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



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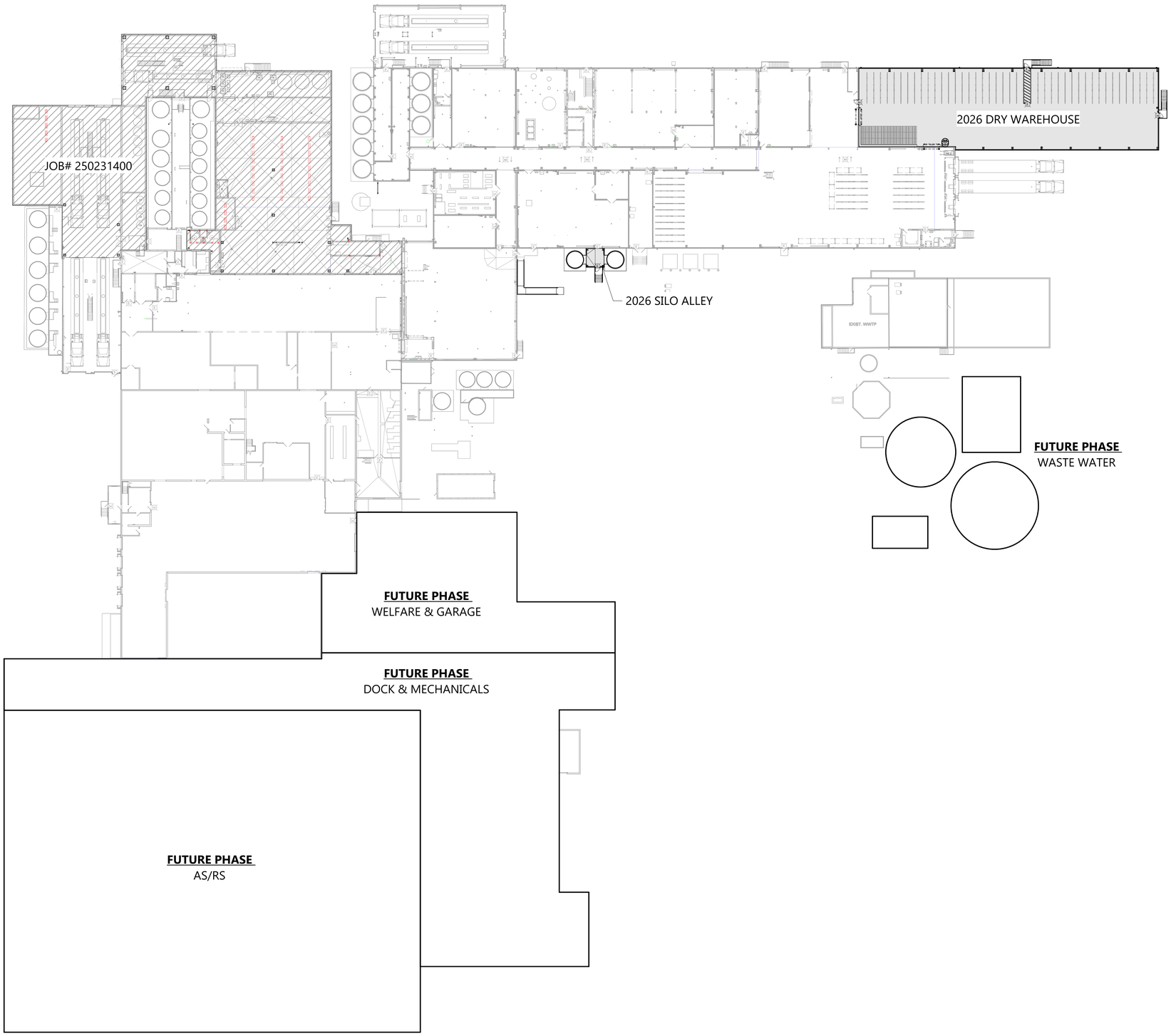
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Class B Surface Type

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

Vantor

Authorized Use: Cache County Development Services Office
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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

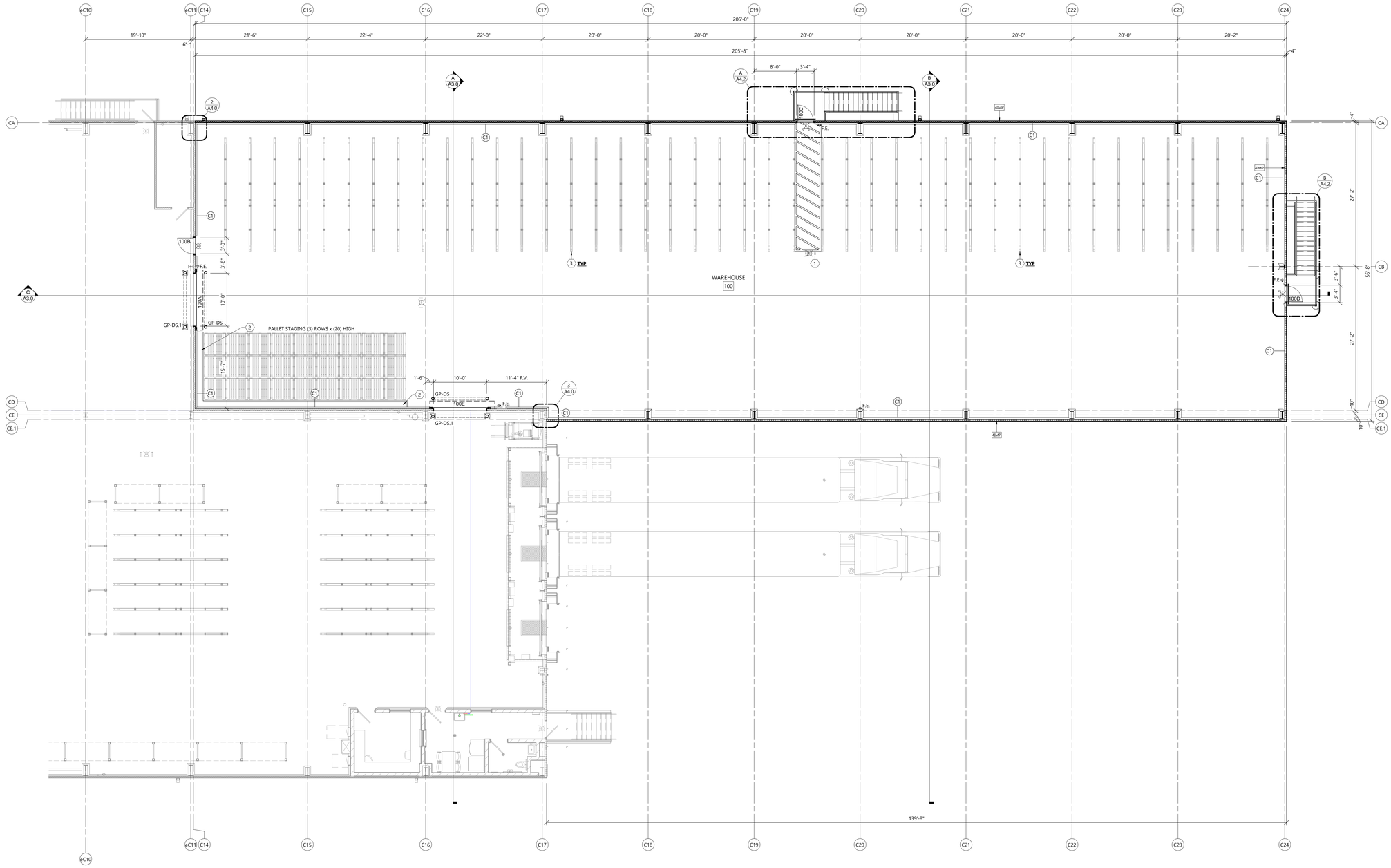
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250429500

SHEET NUMBER
A1.0

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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
- 6BMP — 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.

FLOOR PLAN KEYNOTES

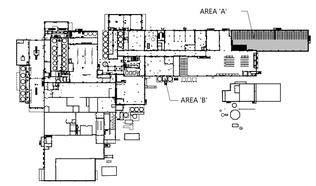
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1	PAINT EPOXY YELLOW NO STORAGE STRIPE. VERIFY STRIPING MOCKUP AND LAYOUT WITH OWNER.
2	PAINT HEAVY DUTY EPOXY WHITE WALL OFFSET STRIPE AT PALLET STAGING. STRIPE SHALL BE 14" WIDE FROM FACE OF CURB. VERIFY STRIPING MOCKUP AND LAYOUT WITH OWNER.
3	RACKING 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
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JAN. 23, 2026
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

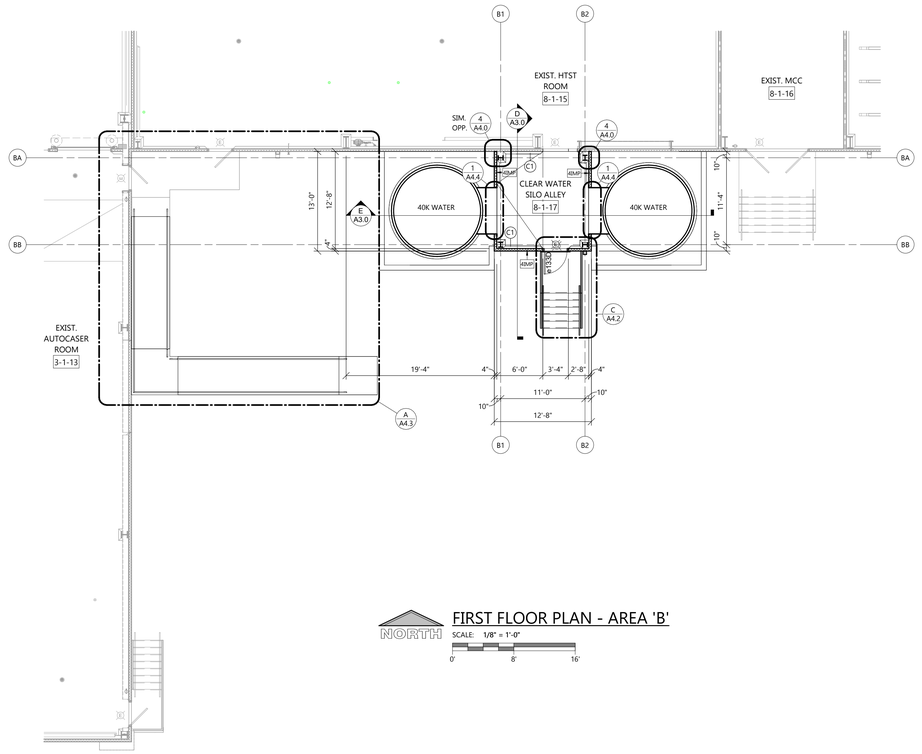
JOB NUMBER

250429500

SHEET NUMBER

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NORTH

FIRST FLOOR PLAN - AREA 'B'

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

0' 8' 16'

SYMBOLS LEGEND

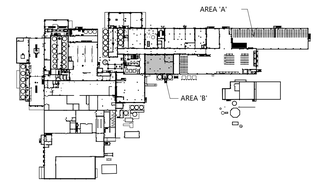
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- 6IMP — IMP WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- 6MO3.2 FW — FIRE RATED WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
- CX — SEE SHEET AX.X FOR CURB DETAILS
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- (4) HOUR FIRE RATED

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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
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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

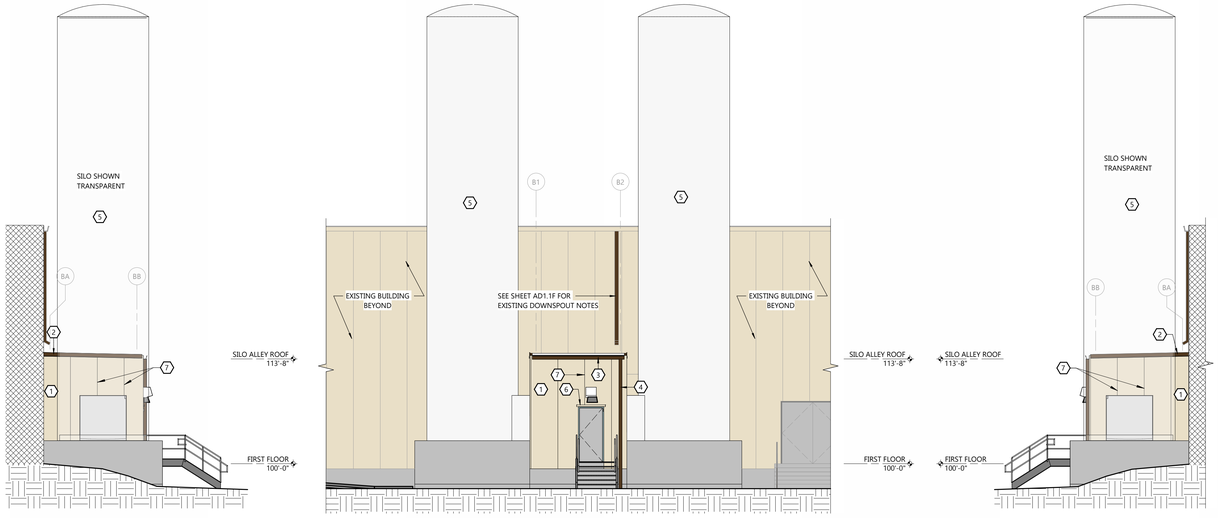
JOB NUMBER

250429500

SHEET NUMBER

A1.1B

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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

(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 METAL PANEL (CLADDING)**
METL-SPAN
CF MESA
COLOR: MATCH EXISTING

2 **PRE-FINISHED METAL TRIM**
COLOF: MATCH EXISING

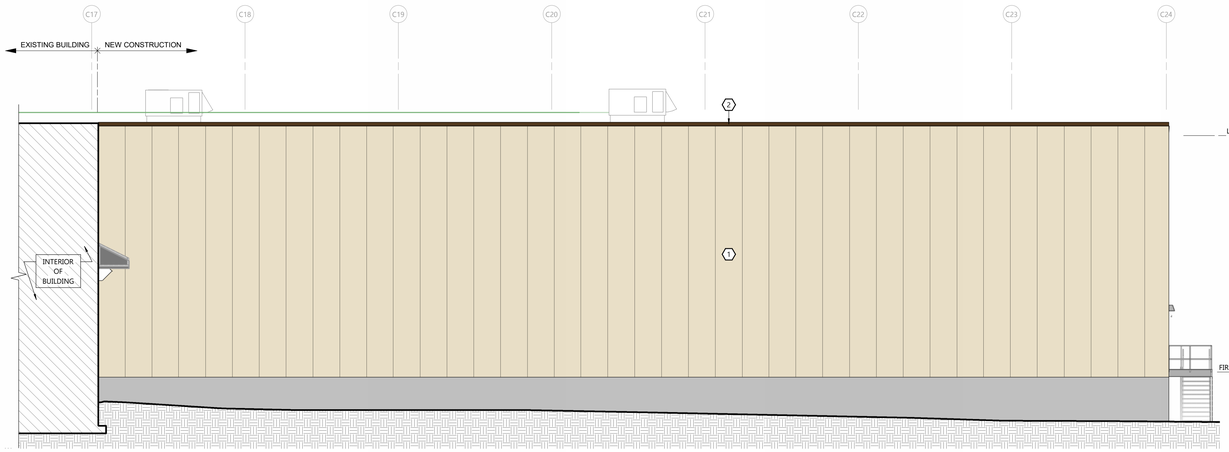
3 **PRE-FINISHED METAL GUTTER**
COLOR: MATCH EXISING

4 **PRE-FINISHED METAL DOWNSPOUT**
COLOR: MATCH EXISING

5 **SILO**

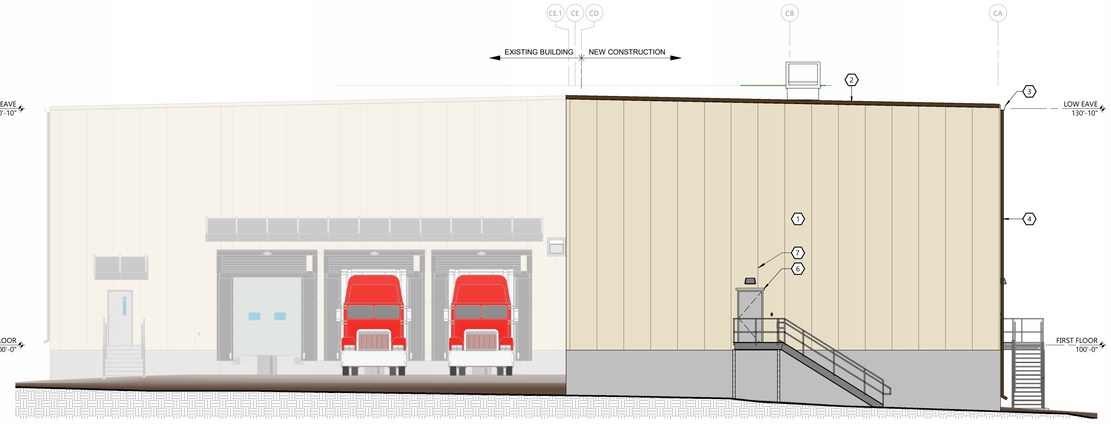
6 **RAIN DRIP EDGE**
COLOR: MATCH IMP COLOR

7 **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**



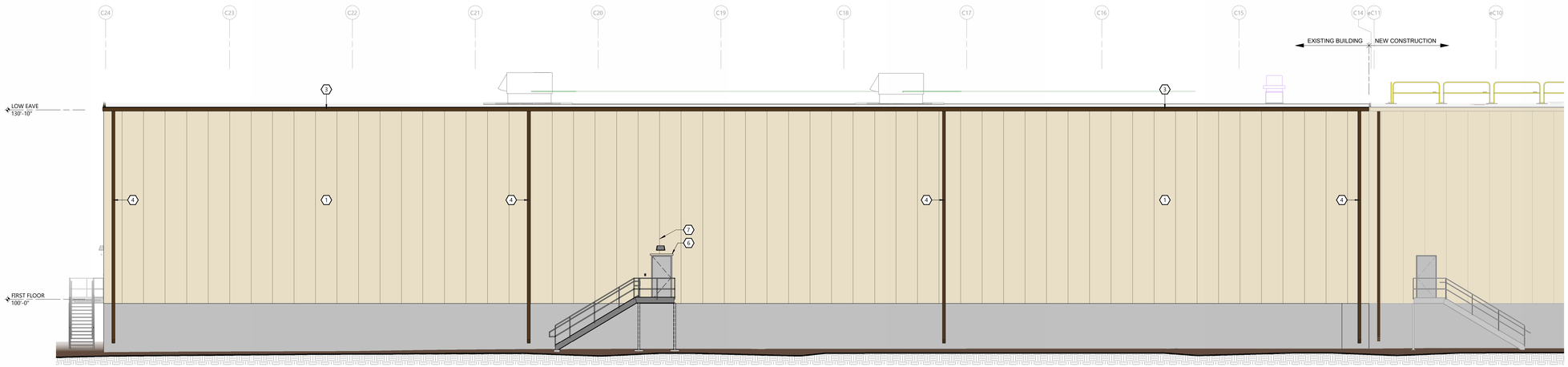
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

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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

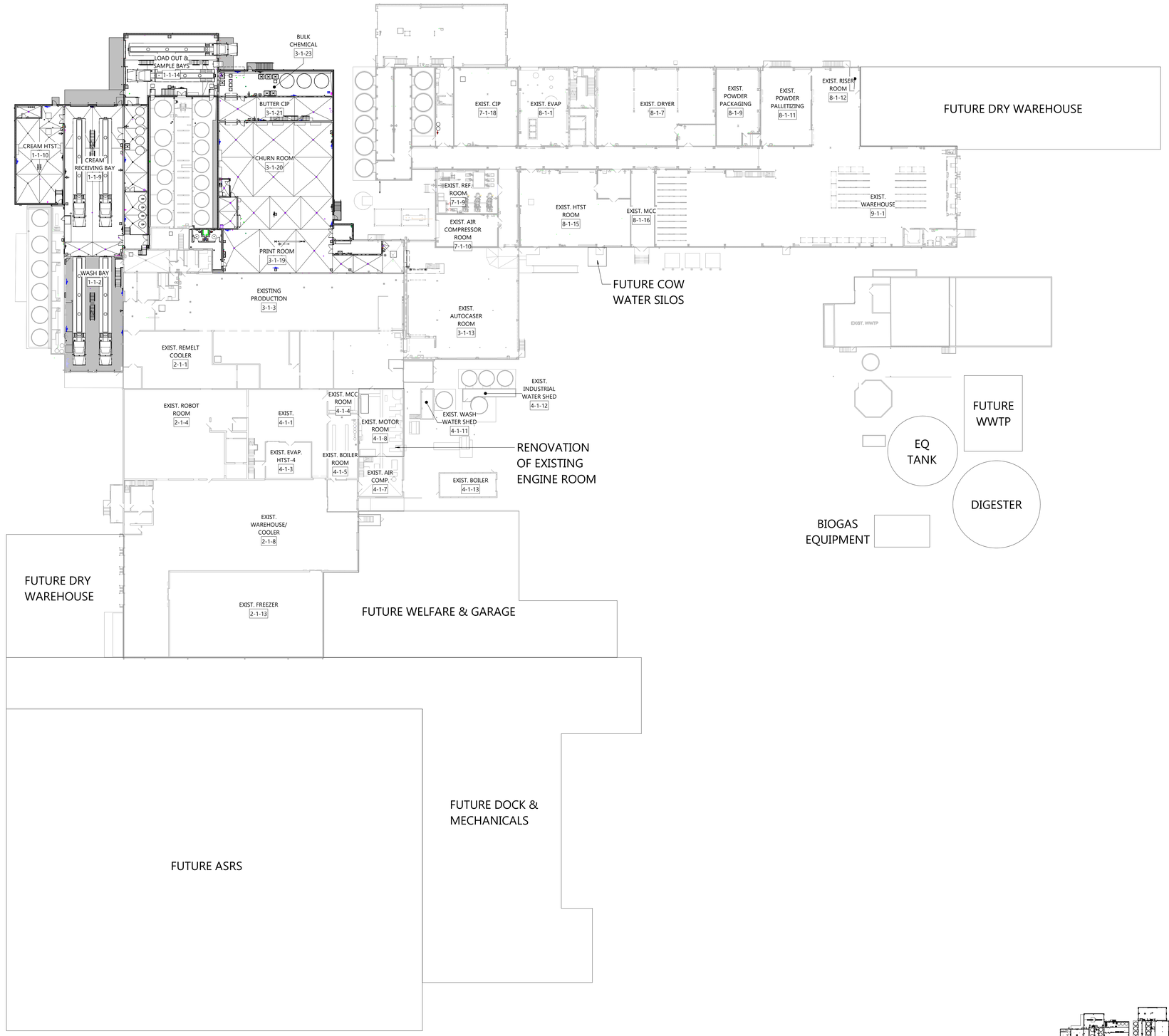
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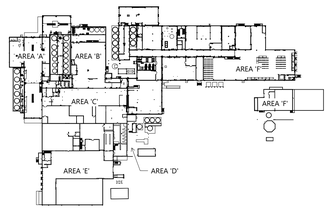
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OVERALL FACILITY FIRST FLOOR PLAN



KEY PLAN

ARCHITECTURAL OVERALL FIRST FLOOR PLAN

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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

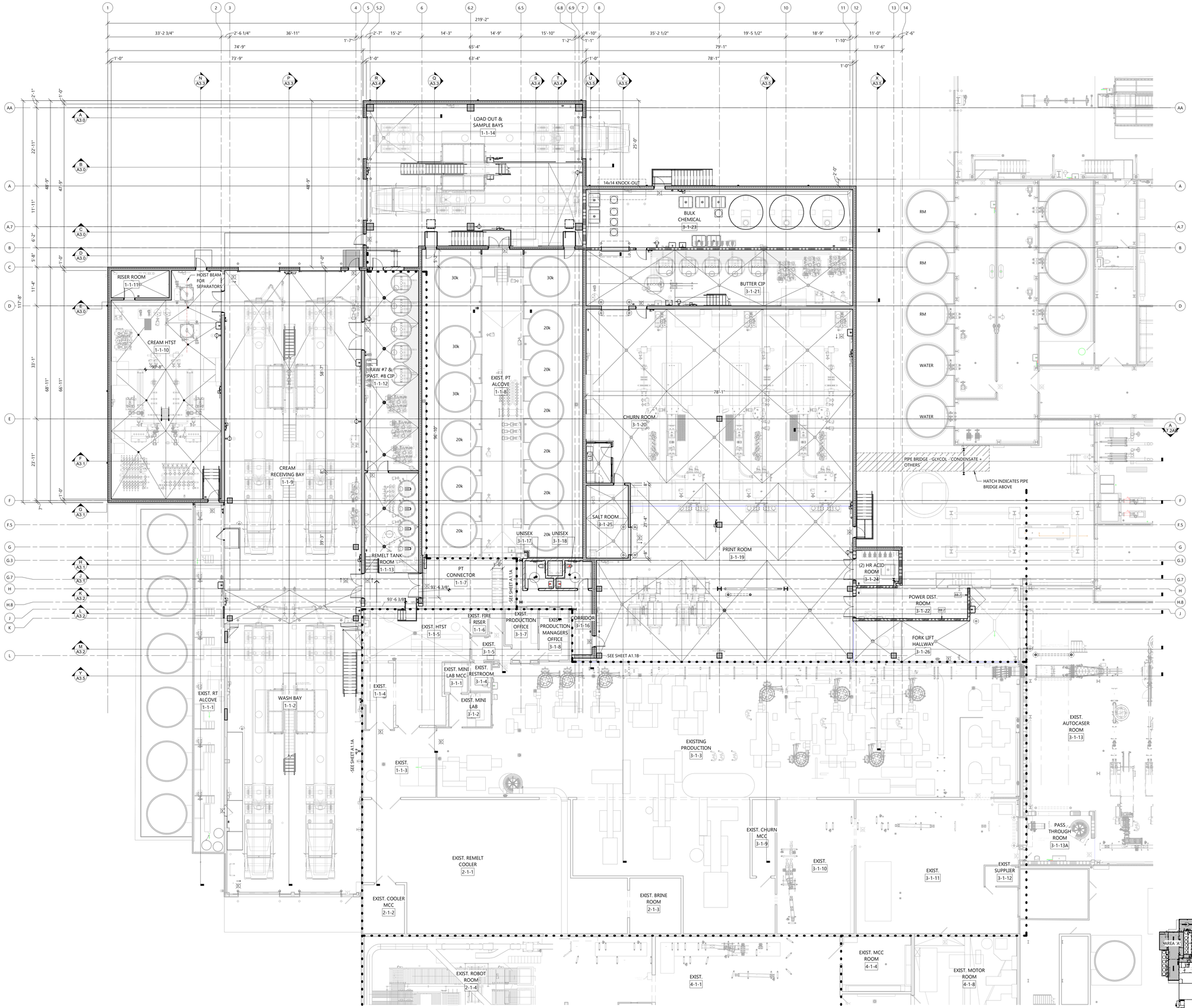
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SHEET NUMBER

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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

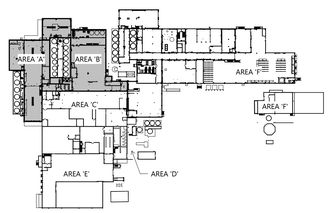
- PATCH WALLS AT REMOVAL AND CONNECTION POINTS TO MATCH ADJACENT FINISHES.
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- SEE SPECIFICATIONS FOR WORK BY OWNER. WORK BY OWNER SHOWN ON PLANS IS SUBJECT TO CHANGE. CONTRACTOR TO COORDINATE SPECIFIC INSTALLATION REQUIREMENTS WITH OWNER/OWNER'S VENDOR.
- 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'

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

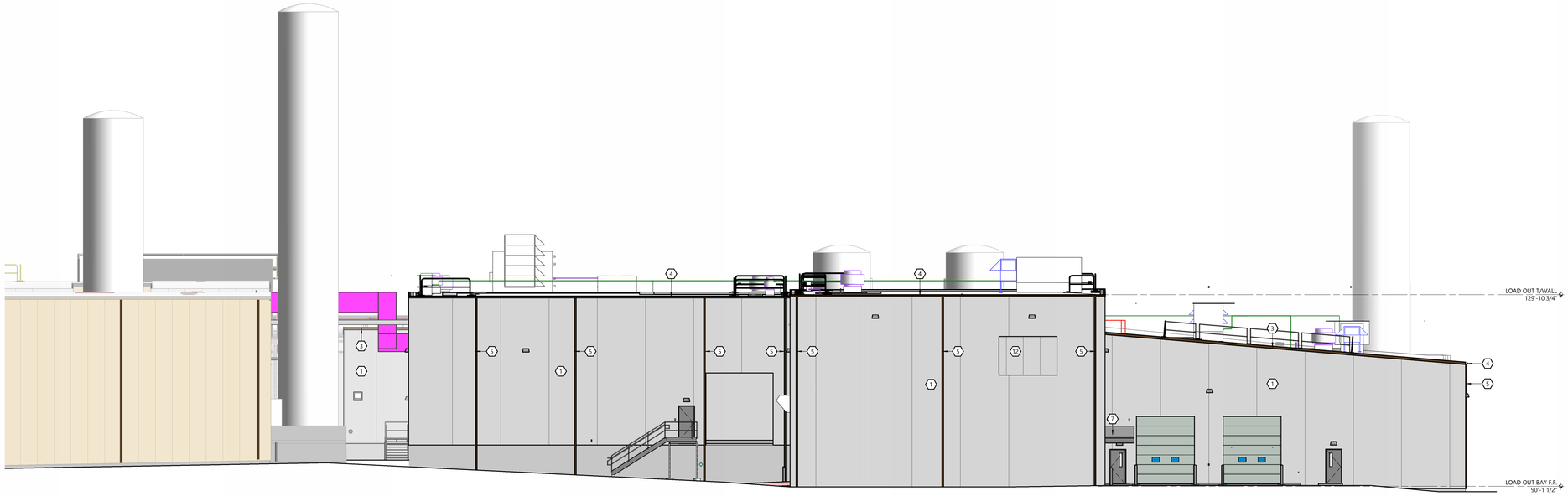
PRELIMINARY DATES
SEPT. 4, 2025
SEPT. 8, 2025
SEPT. 11, 2025
SEPT. 12, 2025
SEPT. 17, 2025
OCT. 13, 2025
OCT. 14, 2025
NOV. 25, 2025
JAN. 7, 2026
FEB. 4, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026

NOT FOR CONSTRUCTION

JOB NUMBER 250231400

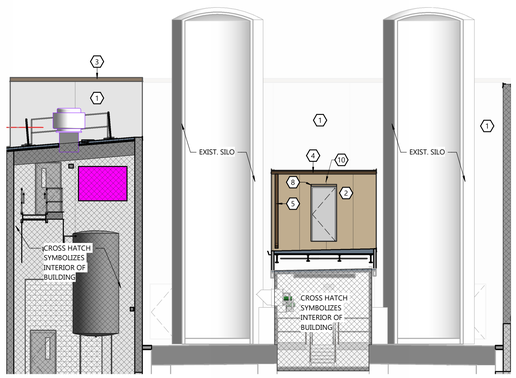
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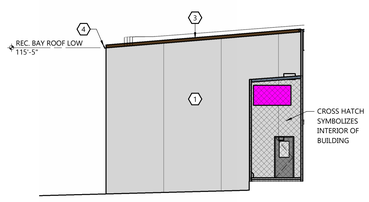
NORTH ELEVATION

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



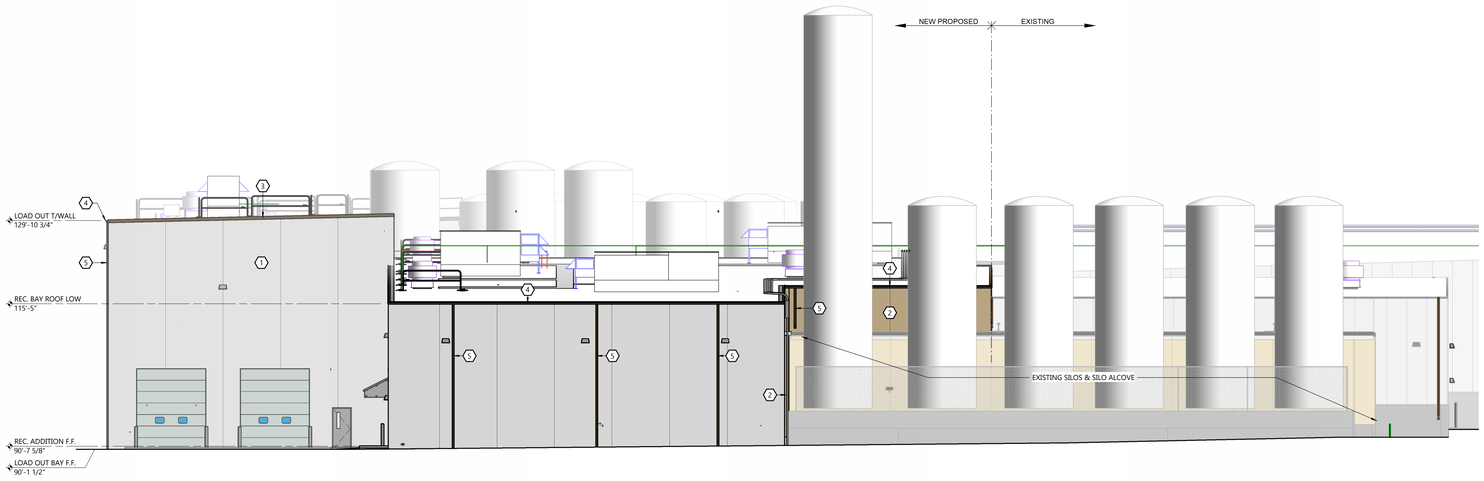
SOUTH LOAD OUT BAY EXTERIOR ELEVATION

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



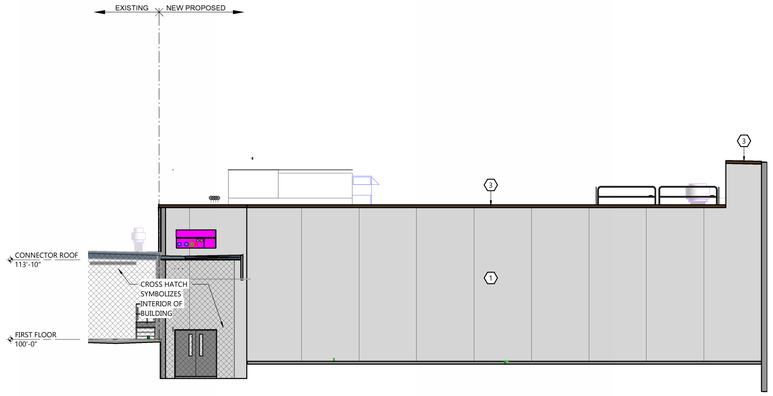
SOUTH HTST ELEVATION

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



WEST ELEVATION

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



EAST RAW & PAST CIP/ REWORK STORAGE ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

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

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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

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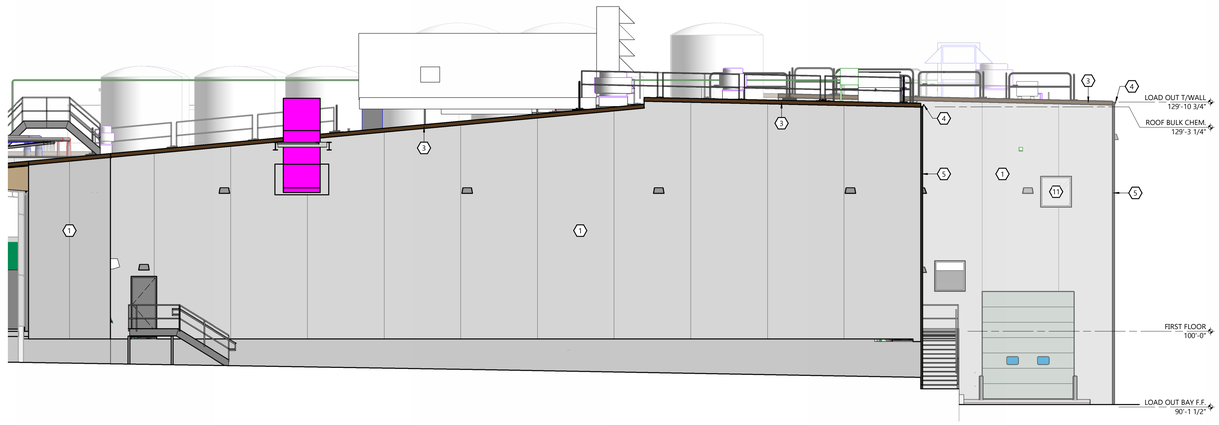
GENERAL NOTES

[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.

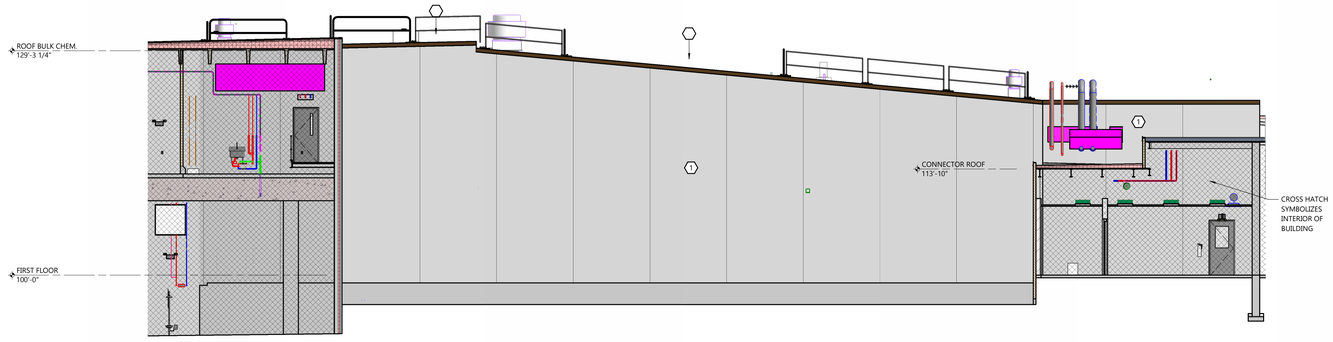
EXTERIOR MATERIAL KEY

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



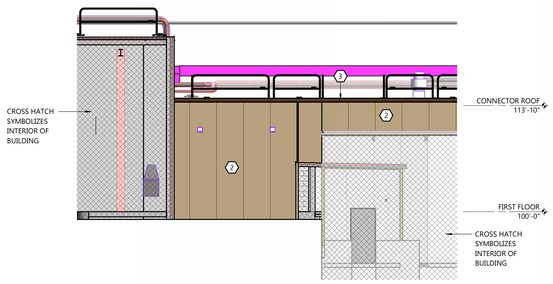
EAST ELEVATION

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



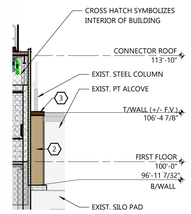
WEST CHURN ROOM ELEVATION

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



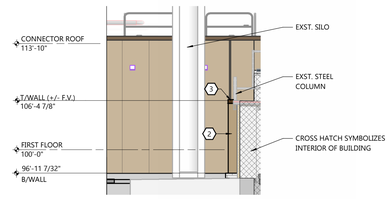
NORTH PIPE CHASE ELEVATION

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"

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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

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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)

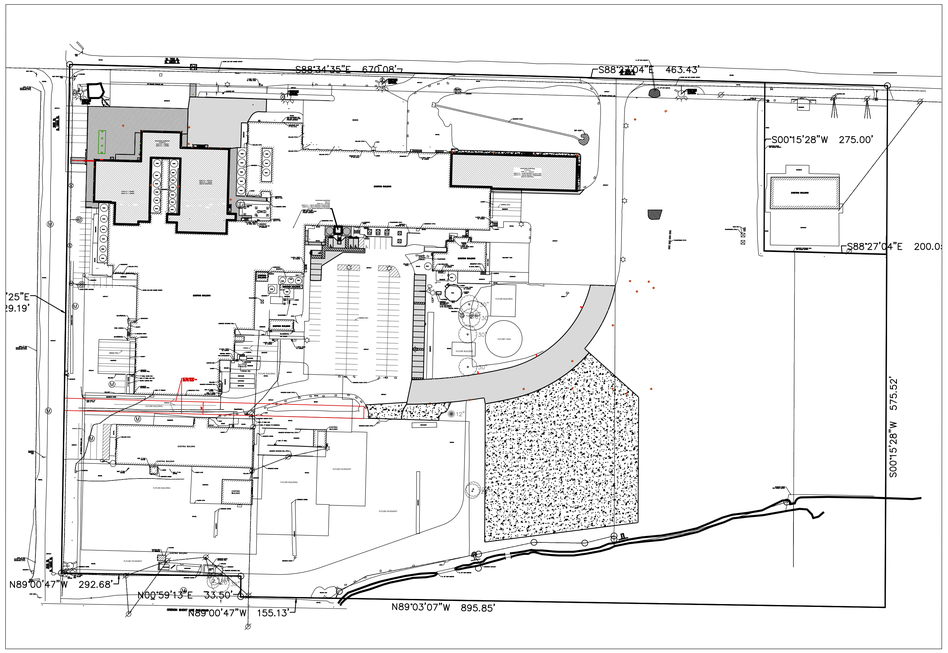
EXISTING SITE DATA

	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

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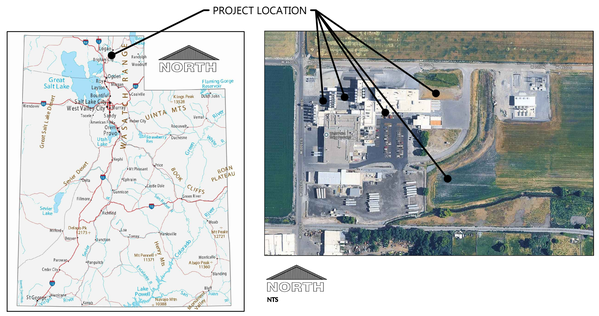
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LOCATION MAP



NTS

PROJECT NOTES

GENERAL PROJECT NOTES

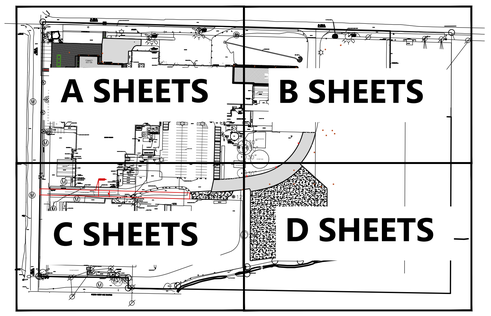
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

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
11477062-2202
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 WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 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 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 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 DISPOSAL CONSTRUCTION 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 OF 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 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.

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 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.

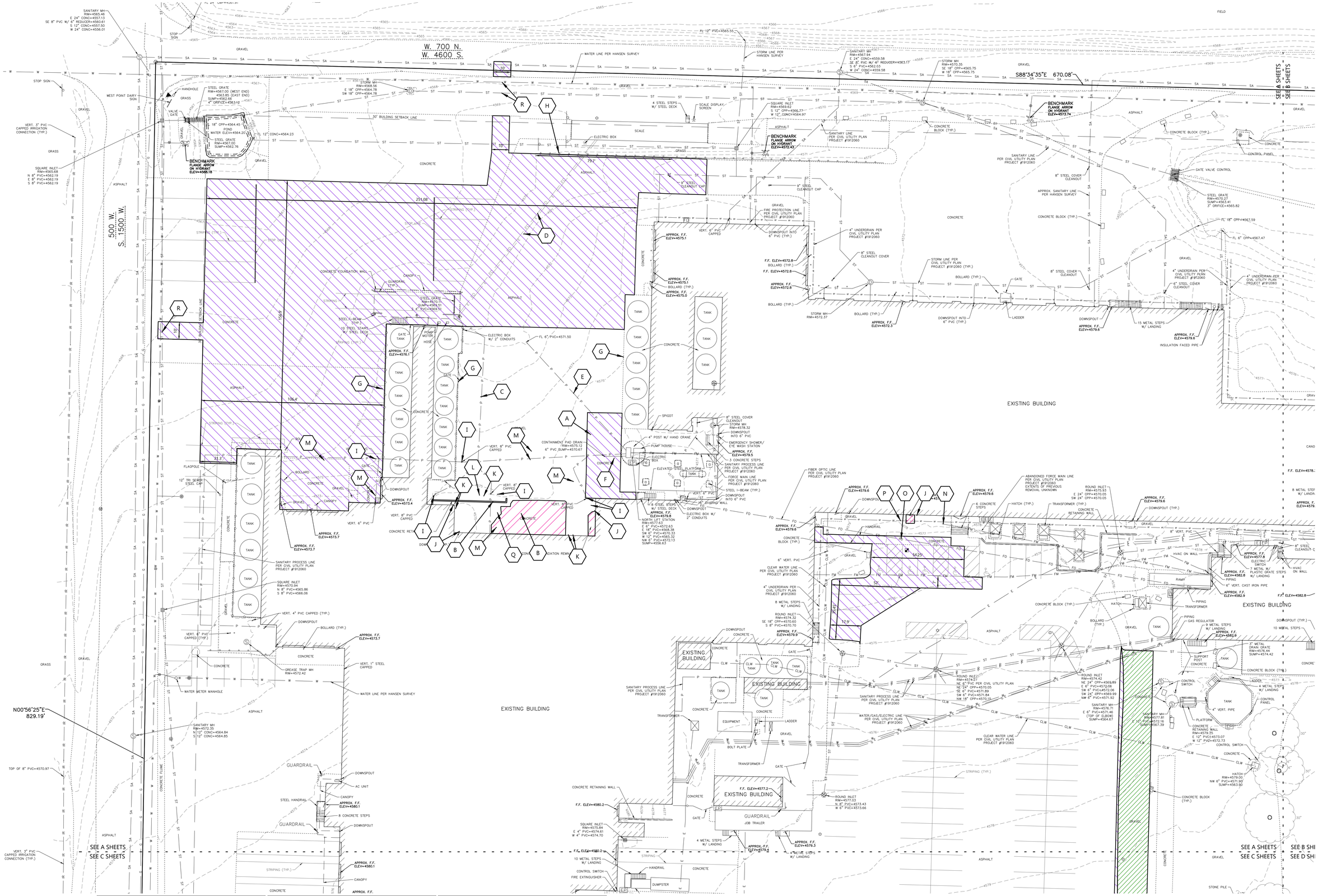
32 40 00 LANDSCAPING AND SITE STABILIZATION

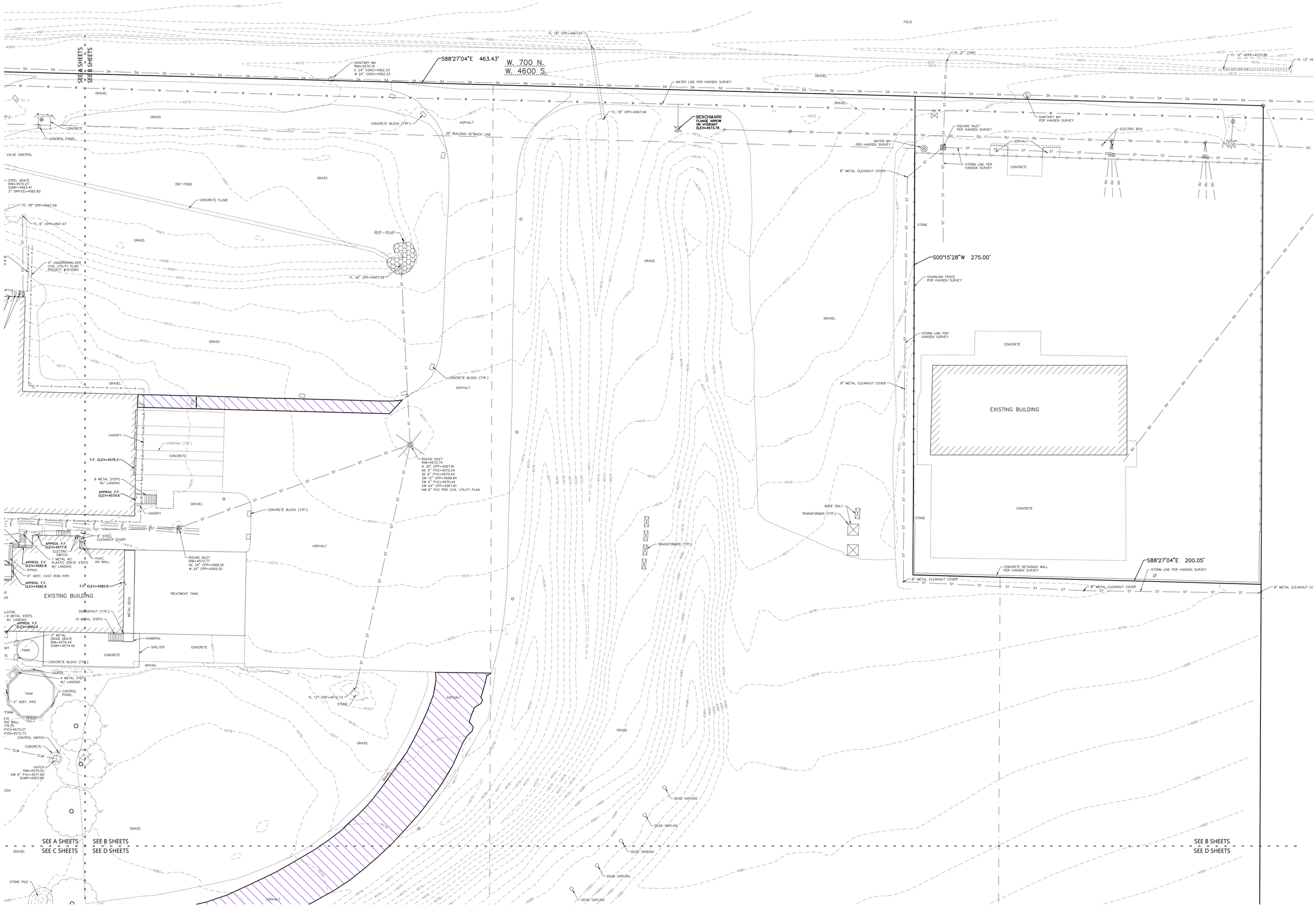
A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO 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 IMAFONX 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 BE SEEDED AS SPECIFIED. LEAVE NO BARE AREAS OVER 5 SQ. FEET OR LARGER.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES 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. 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.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 40% SLENDER WHEATGRASS, 30% MOUNTAIN BROME, 20% SANDBERG BLUEGRASS AND 10% BOTTLEBRUSH SQUIRRELTAIL. TOTAL SEEDING RATE OF 2 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./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.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD RESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. ALL LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON FILTER FABRIC PER UTAH DOT STANDARDS AND SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. 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 ENG


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 B SHEETS
SEE A SHEETS
SEE C SHEETS
SEE A SHEETS
SEE C SHEETS
SEE B SHI
SEE D SHI
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
FIELD
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4572.43
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4573.74
SANITARY MH
RIM=4565.46
E 24" CONC=4557.13
SE 8" PVC W/ 6" REDUCER=4560.61
S 12" CONC=4557.50
W 24" CONC=4556.01
STOP SIGN
WEST POINT DAIRY SIGN
VERT. 3" PVC CAPPED IRRIGATION CONNECTION (TYP.)
SQUARE INLET
RIM=4565.68
N 8" PVC=4562.19
E 8" PVC=4562.19
S 8" PVC=4562.19
ASPHALT
GRAVEL
GRASS
CONCRETE
STRIPING (TYP.)
STOP LINE
30' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
HANDHOLE
VALVE GATE
STEEL GRATE
RIM=4567.00 (WEST END)
4563.85 (EAST END)
SUMP=4562.66
4" ORIFICE=4563.92
STORM MH
RIM=4568.56
E 18" CPP=4564.78
SW 18" CPP=4564.78
18" CPP=4564.45
POND
WATER ELEV=4564.20
FL 12" CONC=4564.23
SQUARE INLET
RIM=4569.62
S 12" CPP=4566.37
W 12" CONC=4564.97
4 STEEL STEPS
W/ STEEL DECK
SCALE DISPLAY
SCREEN
SCALE
ELECTRIC BOX
WATER LINE PER HANSEN SURVEY
STORM LINE PER
HANSEN SURVEY
SANITARY MH
RIM=4567.94
E 24" CONC=4559.58
SE 8" PVC W/ 4" REDUCER=4563.17
S 6" PVC=4562.03
W 24" CONC=4559.58
STORM MH
RIM=4570.35
SE 18" CPP=4565.75
W 18" CPP=4565.75
SANITARY LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
CONCRETE BLOCK (TYP.)
CONCRETE
CONTROL PANEL
GATE VALVE CONTROL
8" STEEL COVER
CLEANOUT
APPROX. SANITARY LINE
PER HANSEN SURVEY
STEEL GRATE
RIM=4570.27
SUMP=4563.41
3" ORIFICE=4565.82
FL 18" CPP=4567.59
FL 6" CPP=4567.47
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
6" STEEL COVER
CLEANOUT
251.08'
79.7'
106.4'
21.3'
9" STEEL
CLEANOUT CAP
GRAVEL
FIRE PROTECTION LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
VERT. 6" PVC
CAPPED
DOWNSPOUT INTO
6" PVC (TYP.)
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
8" STEEL
CLEANOUT COVER
STORM LINE PER
CIVIL UTILITY PLAN
PROJECT #1912060 (TYP.)
BOLLARD (TYP.)
GATE
LADDER
DOWNSPOUT
15 METAL STEPS
W/ LANDING
INSULATION FACED PIPE
APPROX. F.F.
ELEV=4575.1
APPROX. F.F.
ELEV=4572.8
APPROX. F.F.
ELEV=4575.0
APPROX. F.F.
ELEV=4572.3
APPROX. F.F.
ELEV=4579.6
APPROX. F.F.
ELEV=4579.8
STORM MH
RIM=4572.37
CONCRETE FOUNDATION WALL
CANOPY
GUARDRAIL (TYP.)
STEEL GRATE
RIM=4570.11
SUMP=4569.51
4" PVC=4569.51
STEEL I-BEAM
(TYP.)
10 STEEL STAIRS
W/ STEEL DECK
TANK
PUMP
MOTOR
HOSE
GATE
ELECTRIC BOX
W/ 2" CONDUITS
FL 6" PVC=4571.50
APPROX. F.F.
ELEV=4576.1
CONCRETE
SPIGOT
4" POST W/ HAND CRANE
PUMP HOUSE
FM
P
ELECTRIC
BOX
ELEVATED STEEL PLATFORM
CONTAINMENT PAD DRAIN
RIM=4575.12
6" PVC SUMP=4570.67
8" STEEL COVER
CLEANOUT
STORM MH
RIM=4578.32
DOWNSPOUT
INTO 6" PVC
EMERGENCY SHOWER/
EYE WASH STATION
APPROX. F.F.
ELEV=4579.5
3 CONCRETE STEPS
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
FORCE MAIN LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
STEEL I-BEAM (TYP.)
DOWNSPOUT
INTO 6" PVC
90° DIVIDING WALL
ELECTRIC BOX W/
2" CONDUITS
8 STEEL STEPS
W/ STEEL DECK
APPROX. F.F.
ELEV=4579.8
NORTH ELEVATION
RIM=4577.63
E 6" PVC=4572.63
E 18" PVC=4568.38
SW 6" PVC=4570.33
W 12" PVC=4565.32
NW 6" PVC=4572.13
SUMP=4556.63
ELECTRIC BOX W/
2" CONDUITS
VERT. 8" PVC
CAPPED
VERT. 6" PVC
FLAGPOLE
12" TRI SEWER
STEEL CAP
BOLLARD
DOWNSPOUT
APPROX. F.F.
ELEV=4573.4
APPROX. F.F.
ELEV=4573.7
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4570.94
N 8" PVC=4565.86
S 8" PVC=4566.06
VERT. 4" PVC CAPPED (TYP.)
VERT. 1" STEEL
CAPPED
GREASE TRAP MH
RIM=4572.42
WATER METER MANHOLE
WATER LINE PER HANSEN SURVEY
SANITARY MH
RIM=4572.35
N 12" CONC=4564.84
S 12" CONC=4564.85
TOP OF 8" PVC=4570.97
CONCRETE CURBAGE
GUARDRAIL
AC UNIT
STEEL HANDRAIL
APPROX. F.F.
ELEV=4580.1
8 CONCRETE STEPS
VERT. 3" PVC
CAPPED IRRIGATION
CONNECTION (TYP.)
STRIPING (TYP.)
FIBER OPTIC LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
ABANDONED FORCE MAIN LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
EXTENTS OF PREVIOUS
REMOVAL UNKNOWN
ROUND INLET
RIM=4575.93
E 24" CPP=4570.05
SW 24" CPP=4570.05
HATCH (TYP.)
TRANSFORMER (TYP.)
CONCRETE
RETAINING WALL
APPROX. F.F.
ELEV=4579.6
6 CONCRETE
STEPS
6" VERT. PVC
CLEAR WATER LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
8 METAL STEPS
W/ LANDING
ROUND INLET
RIM=4574.32
SE 18" CPP=4570.60
S 8" PVC=4570.70
APPROX. F.F.
ELEV=4579.9
54.29'
12.9'
8" VERT. PVC
HVAC ON WALL
7 METAL W/
PLASTIC GRATE STEPS
W/ LANDING
APPROX. F.F.
ELEV=4582.8
PIPING
6" VERT. CAST IRON PIPE
TRANSFORMER
GAS REGULATOR
9 METAL STEPS
W/ LANDING
APPROX. F.F.
ELEV=4582.9
3" METAL
DRAIN GRATE
RIM=4576.44
SUMP=4574.42
SUPPORT
POST
CONCRETE BLOCK (TYP.)
LADDER
4 METAL STEPS
W/ LANDING
CONTROL
PANEL
4" VERT. PIPE
PLATFORM
CONCRETE
RETAINING WALL
RIM=4579.75
E 12" PVC=4573.07
W 12" PVC=4572.73
CONTROL SWITCH
HATCH
RIM=4579.00
NW 6" PVC=4571.90
SUMP=4563.90
SANITARY MH
RIM=4577.81
E 12" PVC=4572.16
SUMP=4567.39
STONE PILE
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
ROUND INLET
RIM=4574.27
NE 24" CPP=4570.05
SE 6" PVC=4571.89
SW 6" PVC=4571.84
NW 18" CPP=4570.15
WATER/GAS/ELECTRIC LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
CLEAR WATER LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
ROUND INLET
RIM=4574.42
NE 24" CPP=4569.99
E 6" PVC=4572.06
SW 24" CPP=4569.99
NW 6" PVC=4571.92
SANITARY MH
RIM=4576.71
E 6" PVC=4571.46
(TOP OF ELBOW)
SUMP=4564.67
CONCRETE RETAINING WALL
F.F. ELEV=4580.2
SQUARE INLET
RIM=4575.84
E 4" PVC=4574.61
W 4" PVC=4574.70
10 METAL STEPS
W/ LANDING
CONTROL SWITCH
FIRE EXTINGUISHER
HANDRAIL
DUMPSTER
F.F. ELEV=4577.2
JOB TRAILER
4 METAL STEPS
W/ LANDING
APPROX. F.F.
ELEV=4579.3
APPROX. F.F.
ELEV=4579.4
ROUND INLET
RIM=4577.03
N 8" PVC=4573.43
W 6" PVC=4573.66
EQUIPMENT
BOLT PLATE
TRANSFORMER
LADDER
GATE
CONCRETE BLOCK
(TYP.)
F.F. ELEV=4578.
8 METAL STEP
W/ LANDIN
APPROX. F.
ELEV=4579.
CANO
GRAVEL
CONCRETE
ASPHALT
GRASS
STRIPING (TYP.)
CONCRETE CURBAGE
CONCRETE RETAINING WALL
VERT. 6" PVC
CAPPED (TYP.)
GREASE TRAP MH
RIM=4572.42
DOWNSPOUT
CONCRETE
GUARDRAIL
JOB TRAILER
DUMPSTER
CONTAINMENT PAD DRAIN
RIM=4575.12
6" PVC SUMP=4570.67
VERT. 8" PVC
CAPPED
VERT. 6" PVC
CONCRETE RETAINING WALL
DOWNSPOUT
CONCRETE
VERT. 8" PVC
CAPPED
VERT. 6" PVC
CAPPED
CONCRETE
DEMOLITION REMOVE
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4570.94
N 8" PVC=4565.86
S 8" PVC=4566.06
VERT. 4" PVC CAPPED (TYP.)
DOWNSPOUT
BOLLARD (TYP.)
APPROX. F.F.
ELEV=4573.7
CONCRETE
VERT. 1" STEEL
CAPPED
GREASE TRAP MH
RIM=4572.42
WATER METER MANHOLE
WATER LINE PER HANSEN SURVEY
SANITARY MH
RIM=4572.35
N 12" CONC=4564.84
S 12" CONC=4564.85
TOP OF 8" PVC=4570.97
CONCRETE CURBAGE
GUARDRAIL
DOWNSPOUT
AC UNIT
CANOPY
STEEL HANDRAIL
APPROX. F.F.
ELEV=4580.1
8 CONCRETE STEPS
VERT. 3" PVC
CAPPED IRRIGATION
CONNECTION (TYP.)
STRIPING (TYP.)
APPROX. F.F.
ELEV=4580.1
CANOPY
CONCRETE
APPROX. F.F.
ELEV=4573.7
VERT. 6" PVC
CAPPED (TYP.)
CONCRETE
CONCRETE CURBAGE
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4570.94
N 8" PVC=4562.19
E 8" PVC=4562.19
S 8" PVC=4562.19
ASPHALT
GRAVEL
GRASS
CONCRETE
STRIPING (TYP.)
STOP LINE
30' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
HANDHOLE
VALVE GATE
STEEL GRATE
RIM=4567.00 (WEST END)
4563.85 (EAST END)
SUMP=4562.66
4" ORIFICE=4563.92
STORM MH
RIM=4568.56
E 18" CPP=4564.78
SW 18" CPP=4564.78
18" CPP=4564.45
POND
WATER ELEV=4564.20
FL 12" CONC=4564.23
WEST POINT DAIRY
SIGN
STOP SIGN
VERT. 3" PVC
CAPPED IRRIGATION
CONNECTION (TYP.)
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18
SQUARE INLET
RIM=4565.68
N 8" PVC=4562.19
E 8" PVC=4562.19
S 8" PVC=4562.19
ASPHALT
500 W.
S. 1500 W.
SANITARY MH
RIM=4565.46
E 24" CONC=4557.13
SE 8" PVC W/ 6" REDUCER=4560.61
S 12" CONC=4557.50
W 24" CONC=4556.01
STOP
SIGN
GRAVEL
W. 700 N.
W. 4600 S.
WATER LINE PER HANSEN SURVEY
STORM LINE PER
HANSEN SURVEY
FL 12" PVC=4565.55
SANITARY MH
RIM=4567.94
E 24" CONC=4559.58
SE 8" PVC W/ 4" REDUCER=4563.17
S 6" PVC=4562.03
W 24" CONC=4559.58
STORM MH
RIM=4570.35
SE 18" CPP=4565.75
W 18" CPP=4565.75
GRAVEL
S88°34'35"E 670.08'
SEE A SHEETS
SEE B SHEETS
4 STEEL STEPS
W/ STEEL DECK
SCALE DISPLAY
SCREEN
SQUARE INLET
RIM=4569.62
S 12" CPP=4566.37
W 12" CONC=4564.97
SCALE
ELECTRIC BOX
ASPHALT
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4572.43
SANITARY LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
CONCRETE BLOCK (TYP.)
CONCRETE
CONTROL PANEL
SANITARY LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
8" STEEL COVER
CLEANOUT
APPROX. SANITARY LINE
PER HANSEN SURVEY
GATE VALVE CONTROL
STEEL GRATE
RIM=4570.27
SUMP=4563.41
3" ORIFICE=4565.82
FL 18" CPP=4567.59
FL 6" CPP=4567.47
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
6" STEEL COVER
CLEANOUT
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
CONCRETE
GRAVEL
FIRE PROTECTION LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
VERT. 6" PVC
CAPPED
DOWNSPOUT INTO
6" PVC (TYP.)
4" UNDERDRAIN PER
CIVIL UTILITY PLAN
PROJECT #1912060
8" STEEL
CLEANOUT COVER
STORM LINE PER
CIVIL UTILITY PLAN
PROJECT #1912060 (TYP.)
BOLLARD (TYP.)
GATE
LADDER
DOWNSPOUT
15 METAL STEPS
W/ LANDING
INSULATION FACED PIPE
APPROX. F.F.
ELEV=4575.1
APPROX. F.F.
ELEV=4572.8
APPROX. F.F.
ELEV=4575.0
APPROX. F.F.
ELEV=4572.3
APPROX. F.F.
ELEV=4579.6
APPROX. F.F.
ELEV=4579.8
STORM MH
RIM=4572.37
CONCRETE FOUNDATION WALL
CANOPY
GUARDRAIL
(TYP.)
STEEL GRATE
RIM=4570.11
SUMP=4569.51
4" PVC=4569.51
STEEL I-BEAM
(TYP.)
10 STEEL STAIRS
W/ STEEL DECK
TANK
PUMP
MOTOR
HOSE
GATE
ELECTRIC BOX
W/ 2" CONDUITS
FL 6" PVC=4571.50
APPROX. F.F.
ELEV=4576.1
CONCRETE
SPIGOT
4" POST W/ HAND CRANE
PUMP HOUSE
FM
P
ELECTRIC
BOX
ELEVATED STEEL PLATFORM
CONTAINMENT PAD DRAIN
RIM=4575.12
6" PVC SUMP=4570.67
8" STEEL COVER
CLEANOUT
STORM MH
RIM=4578.32
DOWNSPOUT
INTO 6" PVC
EMERGENCY SHOWER/
EYE WASH STATION
APPROX. F.F.
ELEV=4579.5
3 CONCRETE STEPS
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
FORCE MAIN LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
STEEL I-BEAM (TYP.)
DOWNSPOUT
INTO 6" PVC
90° DIVIDING WALL
ELECTRIC BOX W/
2" CONDUITS
8 STEEL STEPS
W/ STEEL DECK
APPROX. F.F.
ELEV=4579.8
NORTH ELEVATION
RIM=4577.63
E 6" PVC=4572.63
E 18" PVC=4568.38
SW 6" PVC=4570.33
W 12" PVC=4565.32
NW 6" PVC=4572.13
SUMP=4556.63
ELECTRIC BOX W/
2" CONDUITS
VERT. 8" PVC
CAPPED
VERT. 6" PVC
FLAGPOLE
12" TRI SEWER
STEEL CAP
BOLLARD
DOWNSPOUT
APPROX. F.F.
ELEV=4573.4
APPROX. F.F.
ELEV=4573.7
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4570.94
N 8" PVC=4565.86
S 8" PVC=4566.06
VERT. 4" PVC CAPPED (TYP.)
VERT. 1" STEEL
CAPPED
GREASE TRAP MH
RIM=4572.42
WATER METER MANHOLE
WATER LINE PER HANSEN SURVEY
SANITARY MH
RIM=4572.35
N 12" CONC=4564.84
S 12" CONC=4564.85
TOP OF 8" PVC=4570.97
CONCRETE CURBAGE
GUARDRAIL
DOWNSPOUT
AC UNIT
CANOPY
STEEL HANDRAIL
APPROX. F.F.
ELEV=4580.1
8 CONCRETE STEPS
VERT. 3" PVC
CAPPED IRRIGATION
CONNECTION (TYP.)
STRIPING (TYP.)
APPROX. F.F.
ELEV=4580.1
CANOPY
CONCRETE
APPROX. F.F.
ELEV=4573.7
VERT. 6" PVC
CAPPED (TYP.)
CONCRETE
CONCRETE CURBAGE
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4574.84
E 4" PVC=4574.61
W 4" PVC=4574.70
10 METAL STEPS
W/ LANDING
CONTROL SWITCH
FIRE EXTINGUISHER
HANDRAIL
DUMPSTER
F.F. ELEV=4577.2
JOB TRAILER
4 METAL STEPS
W/ LANDING
APPROX. F.F.
ELEV=4579.3
APPROX. F.F.
ELEV=4579.4
ROUND INLET
RIM=4577.03
N 8" PVC=4573.43
W 6" PVC=4573.66
EQUIPMENT
BOLT PLATE
TRANSFORMER
LADDER
GATE
CONCRETE BLOCK
(TYP.)
CONCRETE RETAINING WALL
F.F. ELEV=4580.2
GRAVEL
CONCRETE
ASPHALT
GRASS
STRIPING (TYP.)
CONCRETE CURBAGE
CONCRETE RETAINING WALL
VERT. 6" PVC
CAPPED (TYP.)
GREASE TRAP MH
RIM=4572.42
DOWNSPOUT
CONCRETE
GUARDRAIL
JOB TRAILER
DUMPSTER
CONTAINMENT PAD DRAIN
RIM=4575.12
6" PVC SUMP=4570.67
VERT. 8" PVC
CAPPED
VERT. 6" PVC
CONCRETE RETAINING WALL
DOWNSPOUT
CONCRETE
VERT. 8" PVC
CAPPED
VERT. 6" PVC
CAPPED
CONCRETE
DEMOLITION REMOVE
SANITARY PROCESS LINE
PER CIVIL UTILITY PLAN
PROJECT #1912060
SQUARE INLET
RIM=4570.94
N 8" PVC=4565.86
S 8" PVC=4566.06
VERT. 4" PVC CAPPED (TYP.)
DOWNSPOUT
BOLLARD (TYP.)
APPROX. F.F.
ELEV=4573.7
CONCRETE



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

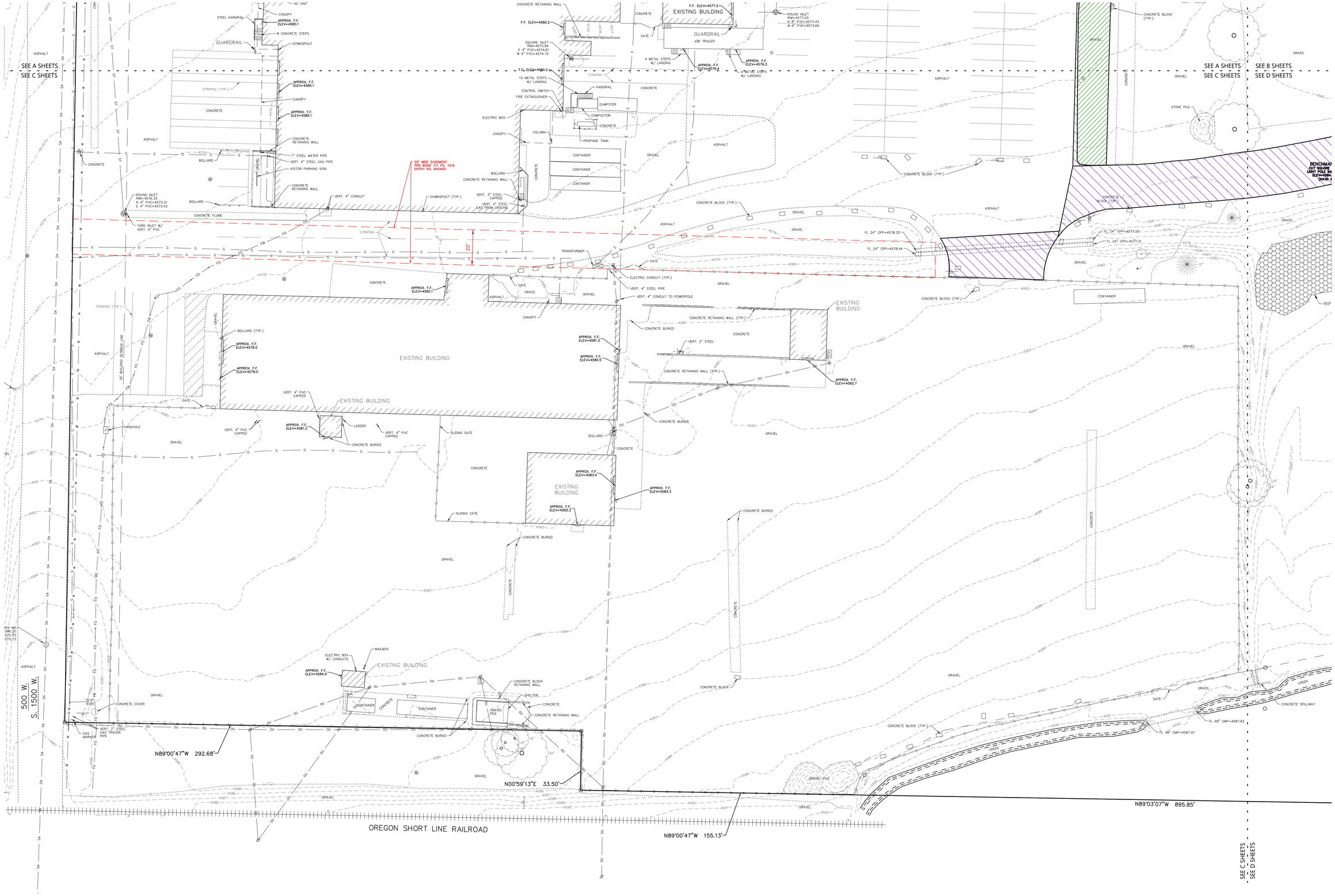
IFA	MAY 15, 2026

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:

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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

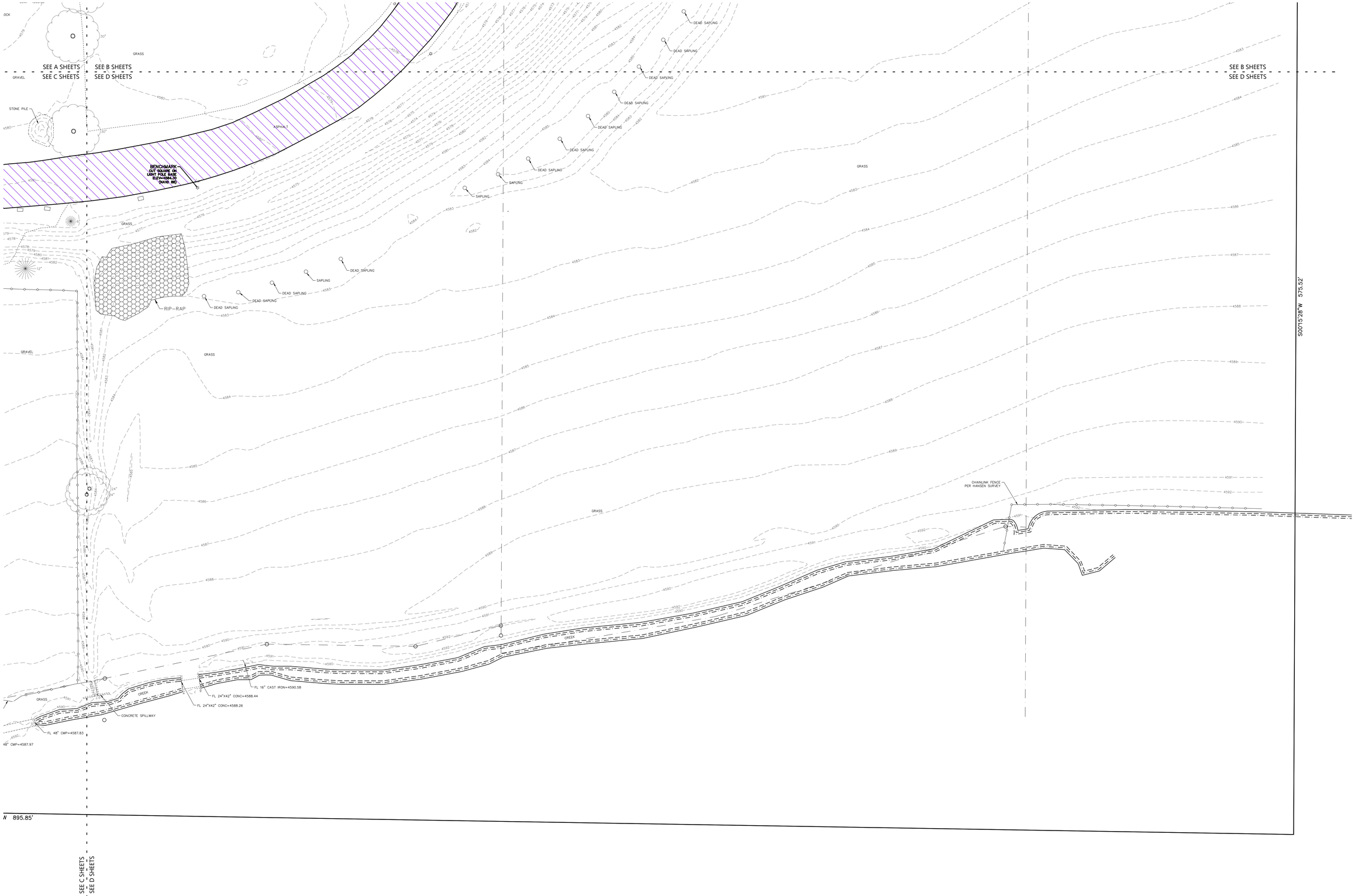
IFA MAY 15, 2026

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:

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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

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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

CIVIL SITE PLAN - AREA A

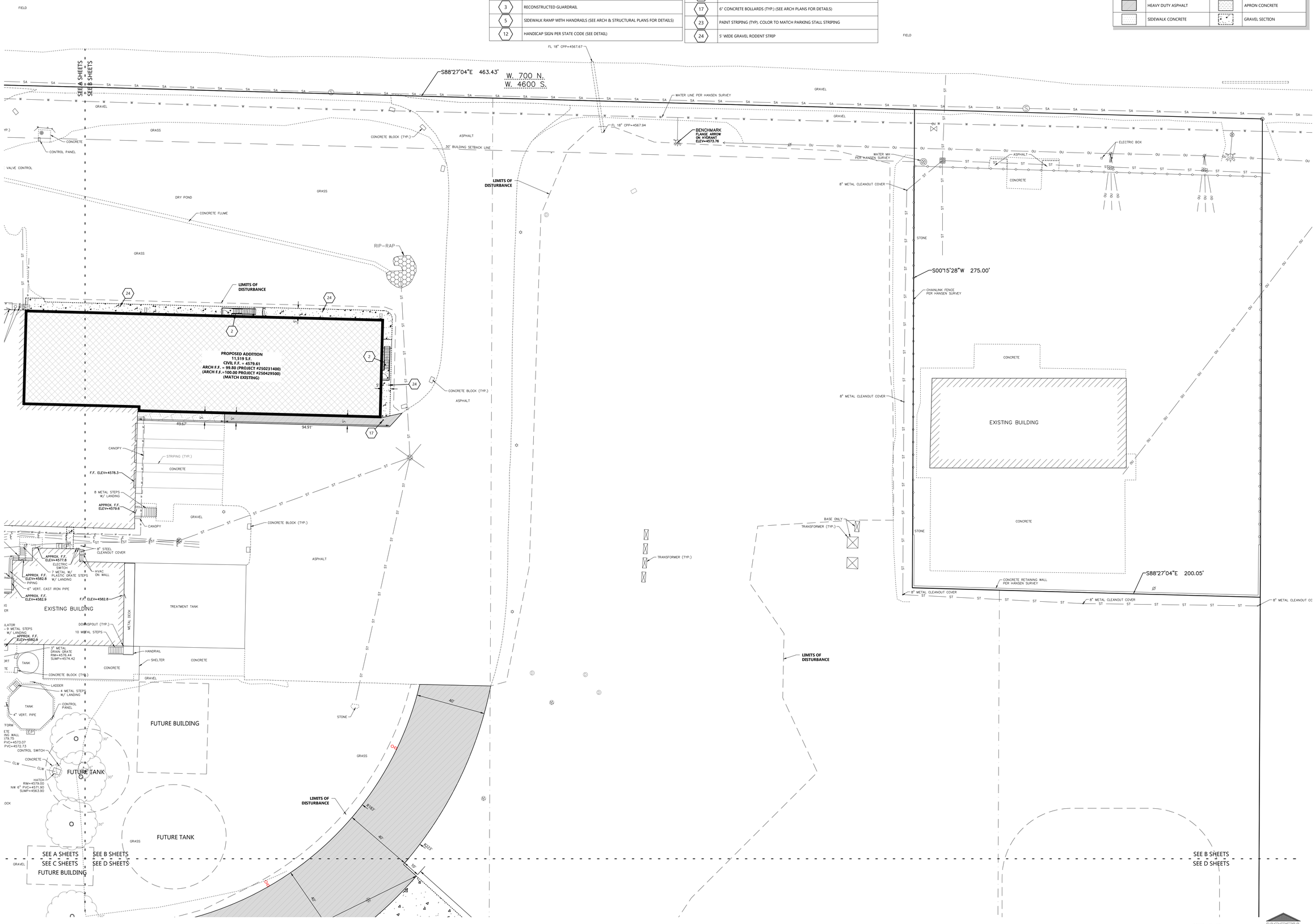
KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)

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

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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

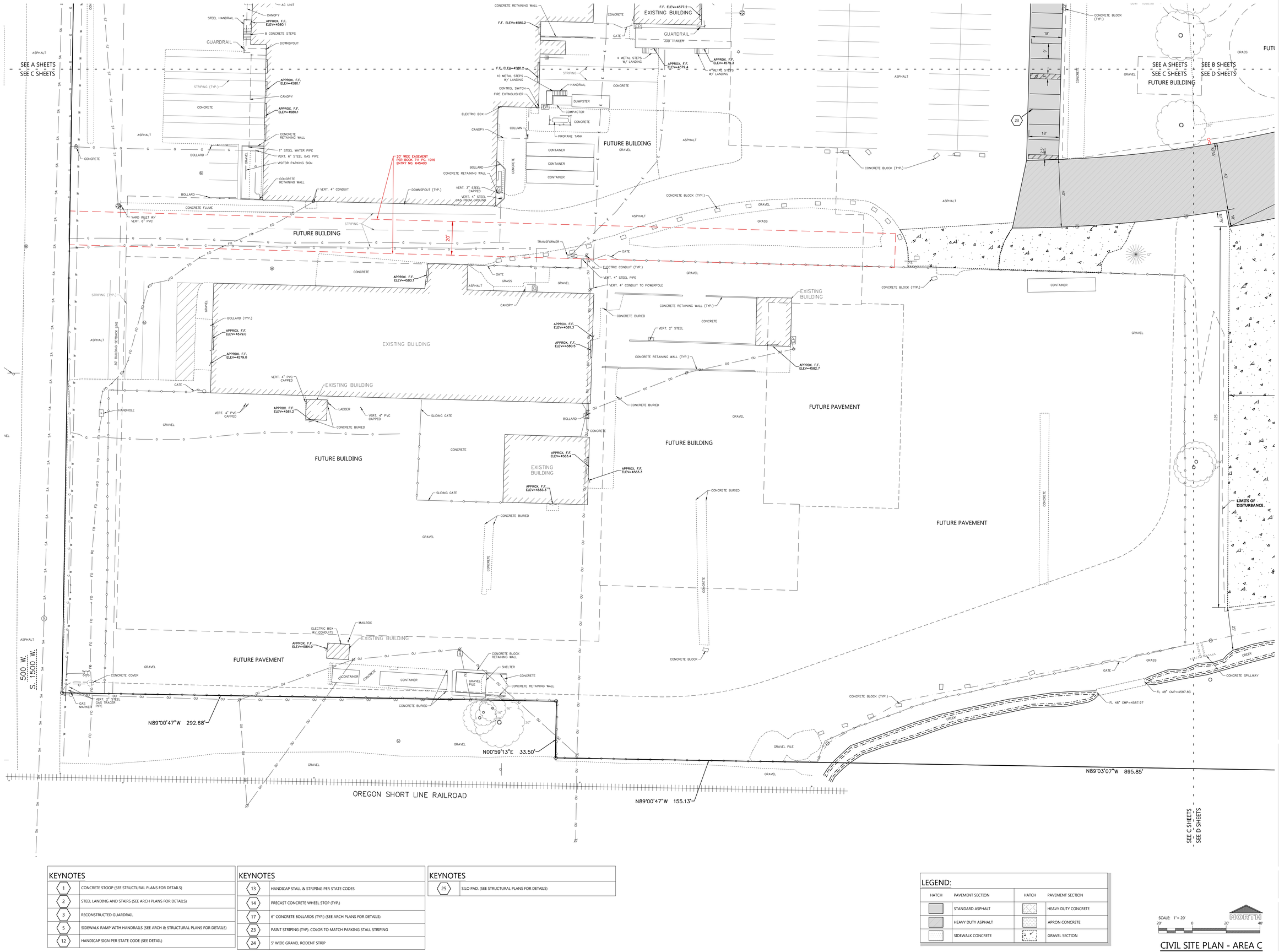
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1B



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'
20' 0 20' 40'
NORTH

CIVIL SITE 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
C1.1C

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'

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

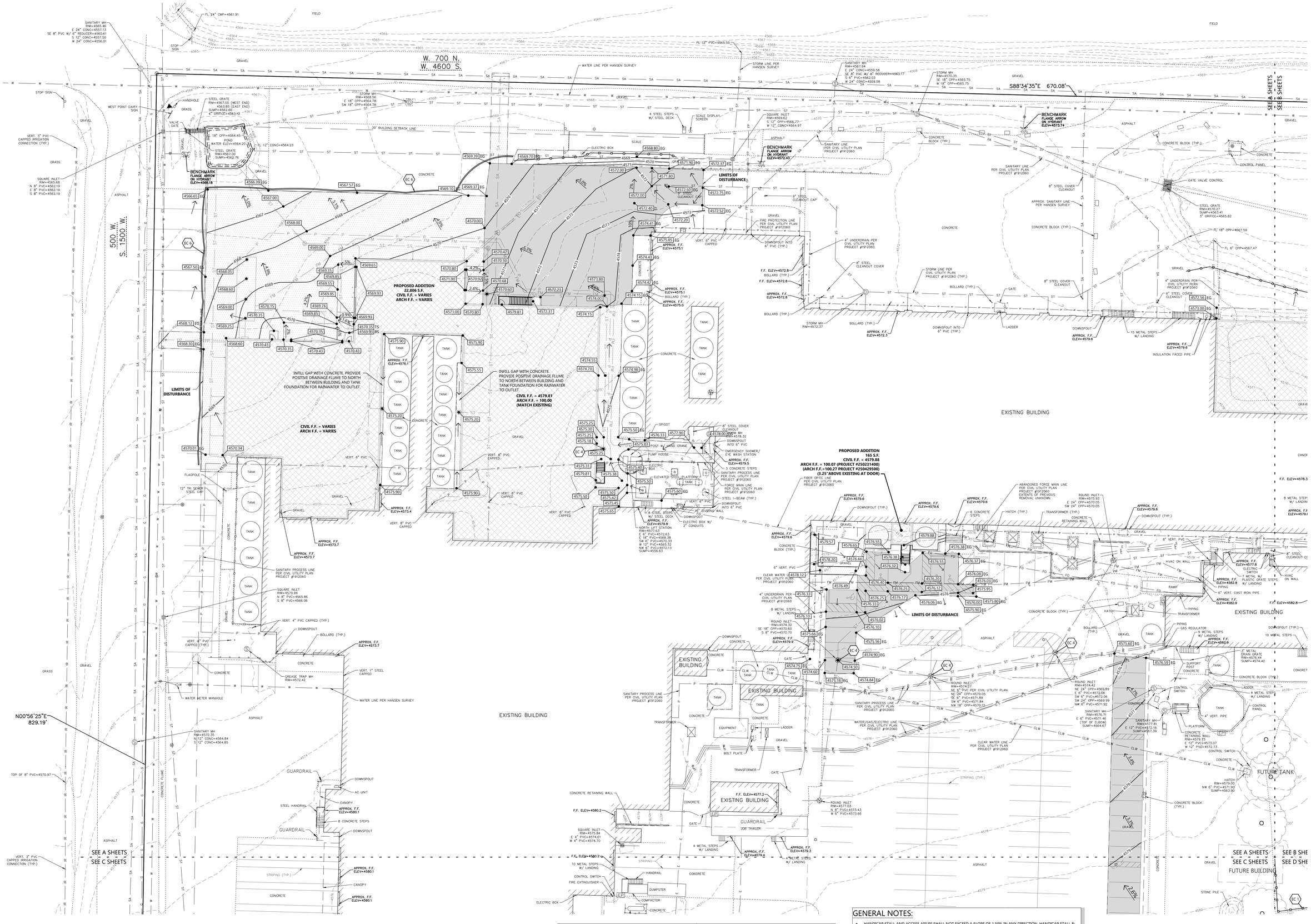
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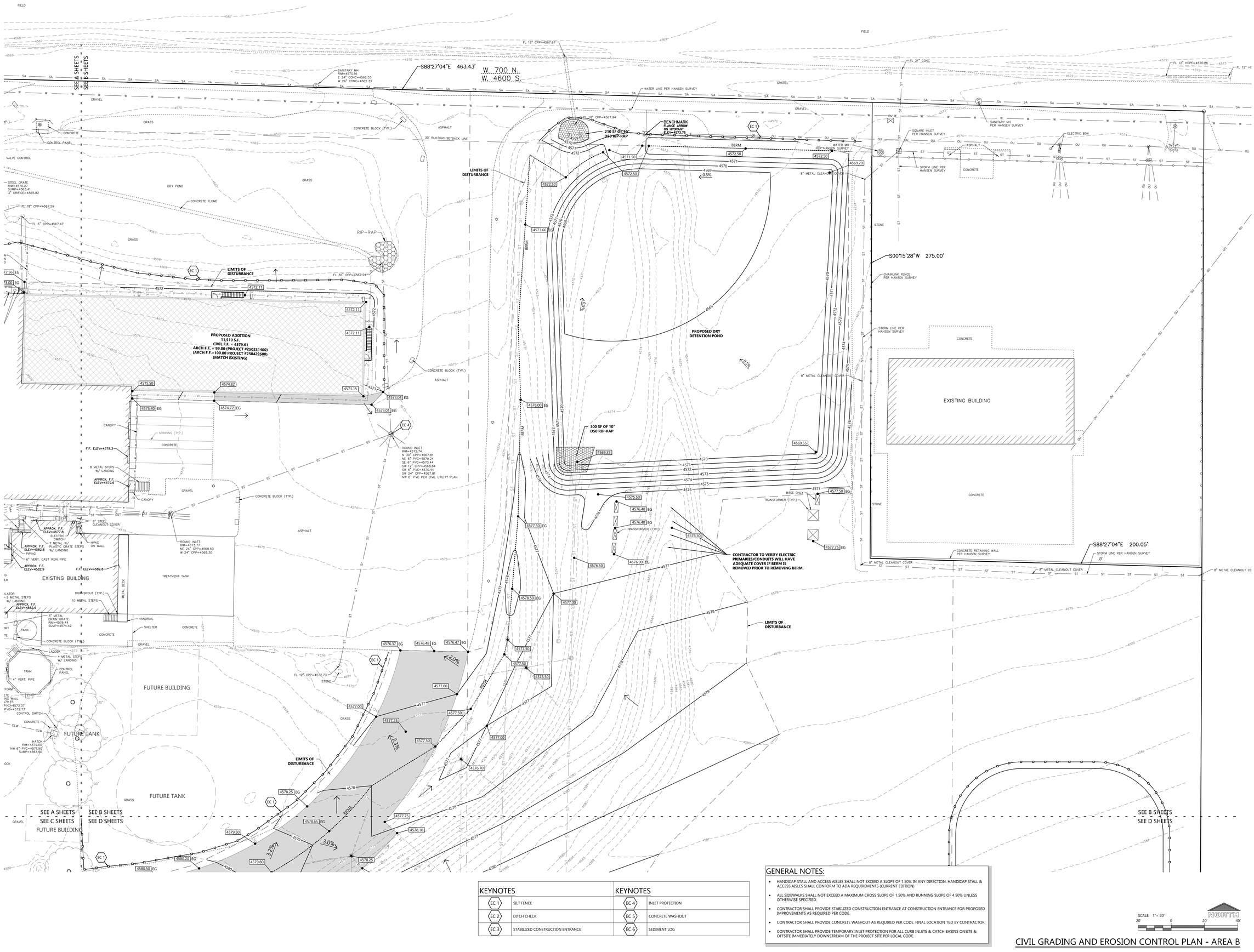
JOB NUMBER

250231400

SHEET NUMBER

C1.1D


W. 700 N.
W. 4600 S.
500 W.
S. 1500 W.
S88°34'35"E 670.08'
N00°56'25"E 829.19'
LIMITS OF DISTURBANCE
PROPOSED ADDITION
22,806 S.F.
CIVIL F.F. = VARIES
ARCH F.F. = VARIES
PROPOSED ADDITION
165 S.F.
CIVIL F.F. = 4578.88
ARCH F.F. = 100.07 (PROJECT #250231400)
(ARCH F.F.=100.27 PROJECT #250429500)
(3.25"ABOVE EXISTING AT DOOR)
EXISTING BUILDING
FUTURE BUILDING
FUTURE TANK
CIVIL F.F. = VARIES
ARCH F.F. = VARIES
INFILL GAP WITH CONCRETE. PROVIDE POSITIVE DRAINAGE FLUME TO NORTH BETWEEN BUILDING AND TANK FOUNDATION FOR RAINWATER TO OUTLET.
CIVIL F.F. = 4579.81
ARCH F.F. = 100.00
(MATCH EXISTING)
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4572.43
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4573.74
SEE A SHEETS
SEE C SHEETS
SEE B SHEETS
SEE D SHEETS
SEE A SHE
SEE C SHE
SEE B SHE
SEE D SHE
SANITARY MH
RIM=4565.46
E 24" CONC=4557.13
SE 8" PVC W/ 6" REDUCER=4560.61
S 12" CONC=4557.50
W 24" CONC=4556.01
SQUARE INLET
RIM=4565.68
N 8" PVC=4562.19
E 8" PVC=4562.19
S 8" PVC=4562.19
STORM MH
RIM=4568.56
E 18" CPP=4564.78
SW 18" CPP=4564.78
SANITARY MH
RIM=4567.94
E 24" CONC=4559.58
SE 8" PVC W/ 6" REDUCER=4563.17
S 6" PVC=4562.03
W 24" CONC=4559.58
STORM MH
RIM=4570.35
SE 18" CPP=4565.75
W 18" CPP=4565.75
SQUARE INLET
RIM=4569.62
S 12" CONC=4566.77
W 12" CONC=4564.97
SQUARE INLET
RIM=4570.94
N 8" PVC=4565.86
S 8" PVC=4566.06
ROUND INLET
RIM=4574.32
SE 18" CPP=4570.60
S 8" PVC=4570.70
ROUND INLET
RIM=4574.42
NE 24" CPP=4570.05
SE 6" PVC=4571.89
SW 6" PVC=4571.84
NW 6" PVC=4571.92
NE 18" CPP=4570.15
ROUND INLET
RIM=4577.03
N 8" PVC=4573.43
W 6" PVC=4573.66
ROUND INLET
RIM=4575.93
E 24" CPP=4570.05
SW 24" CPP=4570.05
SANITARY MH
RIM=4576.71
E 6" PVC=4571.46
(TOP OF ELBOW)
SUMP=4564.67
SANITARY MH
RIM=4577.81
E 12" PVC=4572.16
SUMP=4567.39
SQUARE INLET
RIM=4575.84
E 4" PVC=4574.67
W 4" PVC=4574.70
NORTH LIFT STATION
RIM=4579.8
E 6" PVC=4572.63
E 18" PVC=4568.38
SW 6" PVC=4570.33
W 12" PVC=4565.32
NW 6" PVC=4572.13
SUMP=4556.63
STEEL GRATE
RIM=4567.00 (WEST END)
4563.85 (EAST END)
SUMP=4562.62
4" ORIFICE=4563.12
STEEL GRATE
RIM=4567.00
SUMP=4562.76
POND
WATER ELEV=4564.20
18" CPP=4564.45
FL 12" CONC=4564.23
FL 24" CMP=4561.91
FL 12" PVC=4565.55
STEEL GRATE
RIM=4570.27
SUMP=4563.41
3" ORIFICE=4565.82
FL 18" CPP=4567.59
FL 6" CPP=4567.47
STEEL GRATE
RIM=4573.27
SUMP=4564.77
3" ORIFICE=4565.77
3" METAL
DRAIN GRATE
RIM=4576.44
SUMP=4574.42
STEEL GRATE
RIM=4579.75
E 12" PVC=4573.07
W 12" PVC=4572.73
STEEL GRATE
RIM=4579.00
NW 6" PVC=4571.90
SUMP=4563.90
STEEL GRATE
RIM=4579.00
E 12" PVC=4573.07
W 12" PVC=4572.73
STEEL GRATE
RIM=4579.00
NW 6" PVC=4571.90
SUMP=4563.90



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

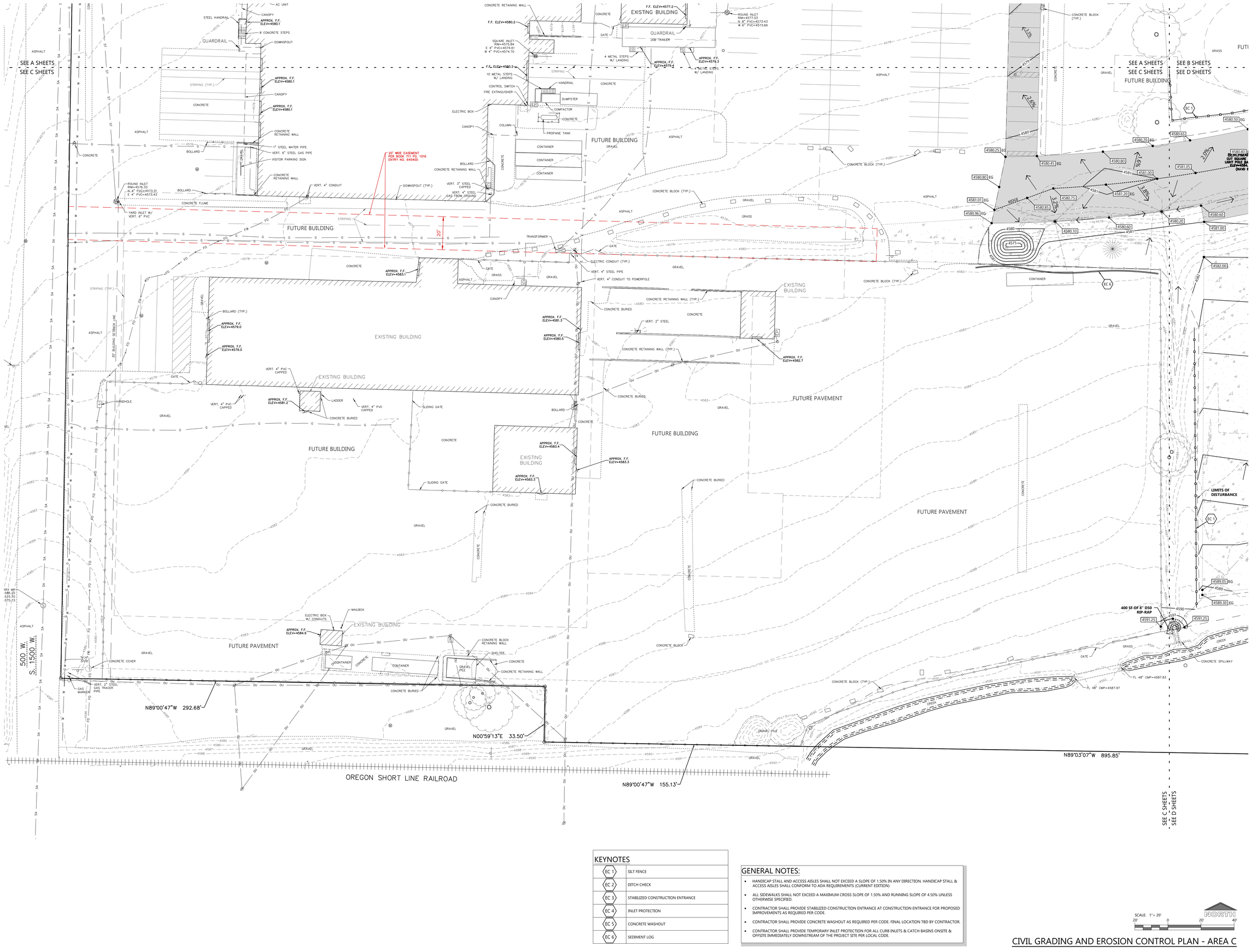
CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

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
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SCALE: 1" = 20'

20' 0 20' 40'

NORTH

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

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

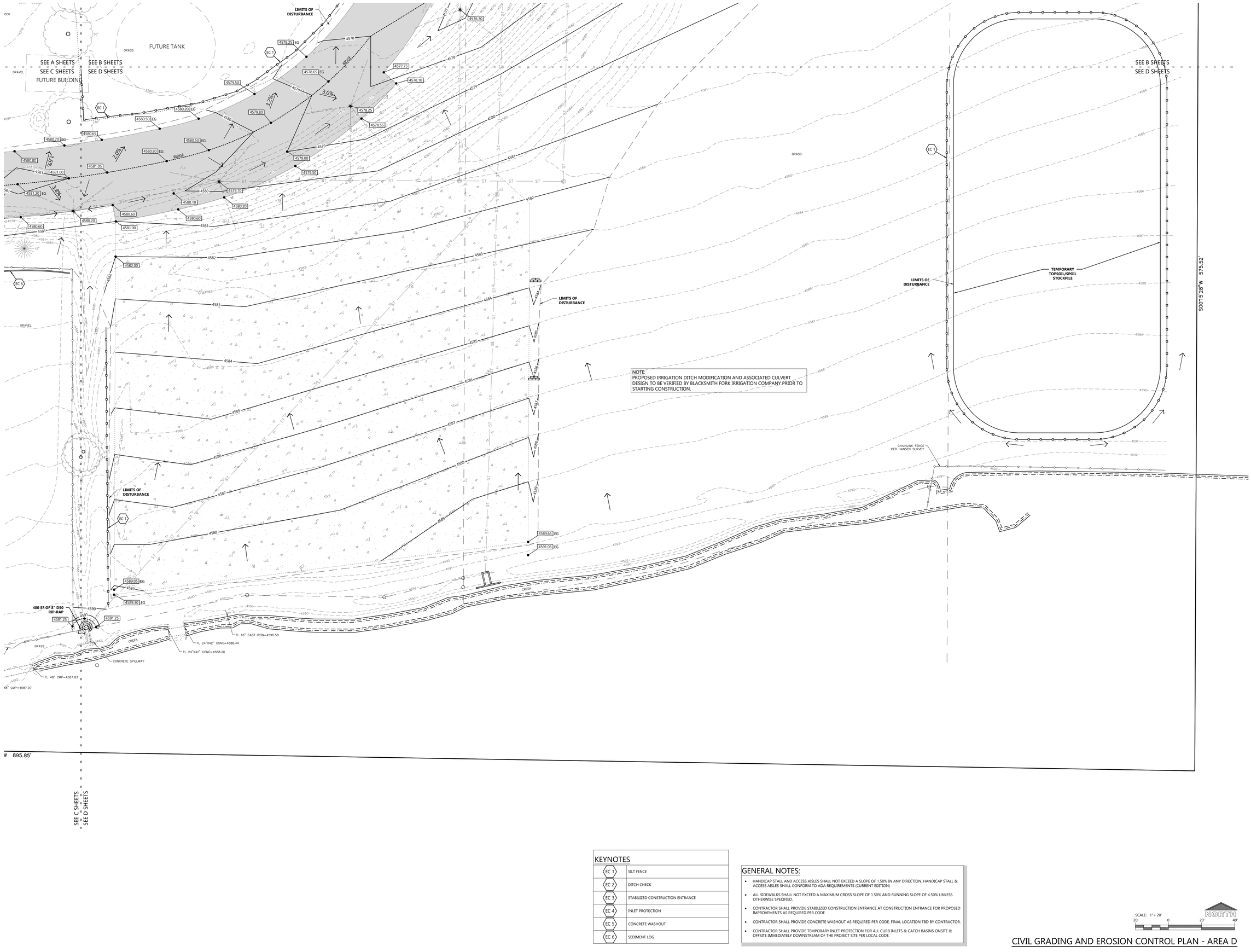
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.2C



KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
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20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

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PROJECT INFORMATION

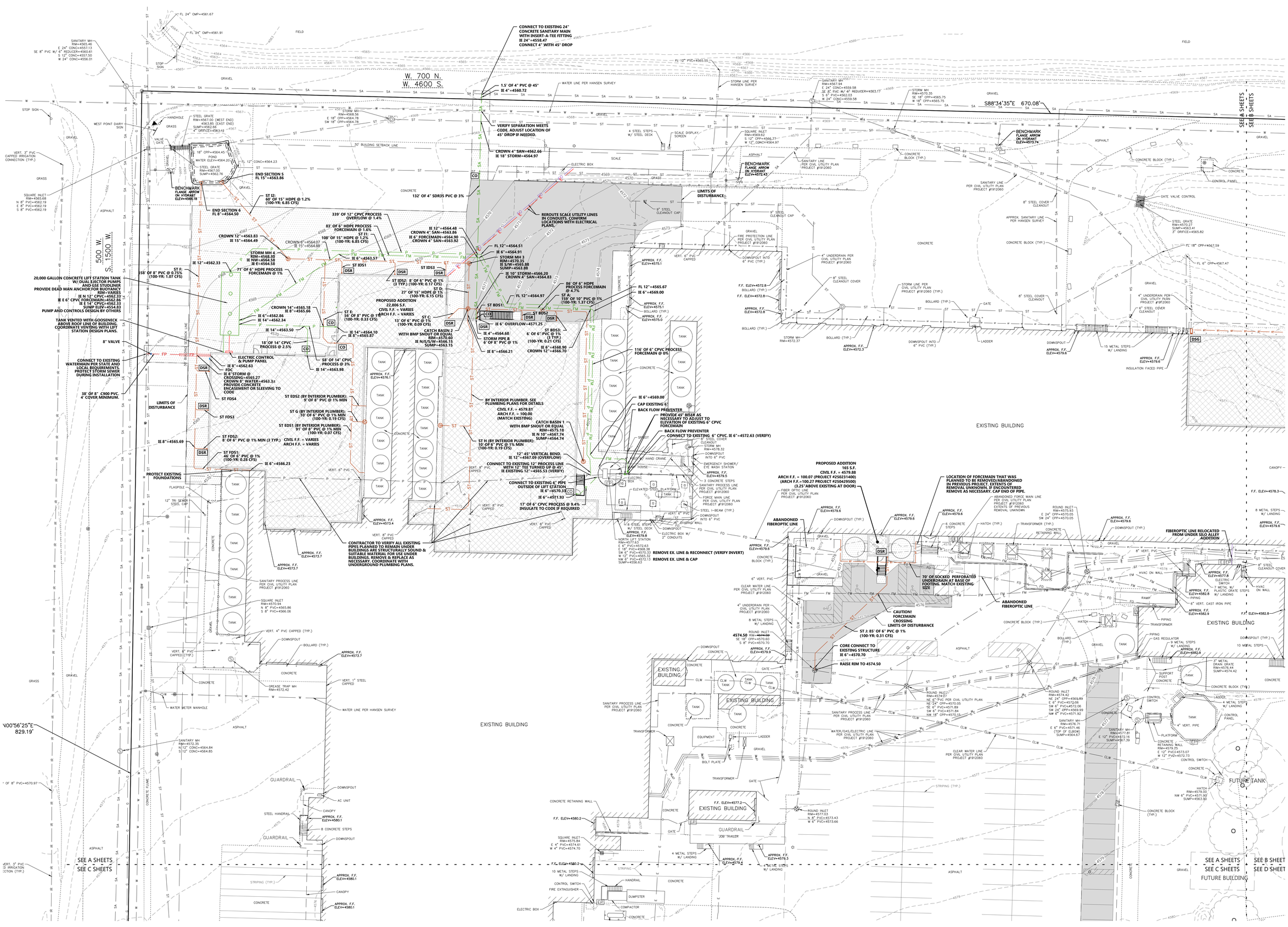
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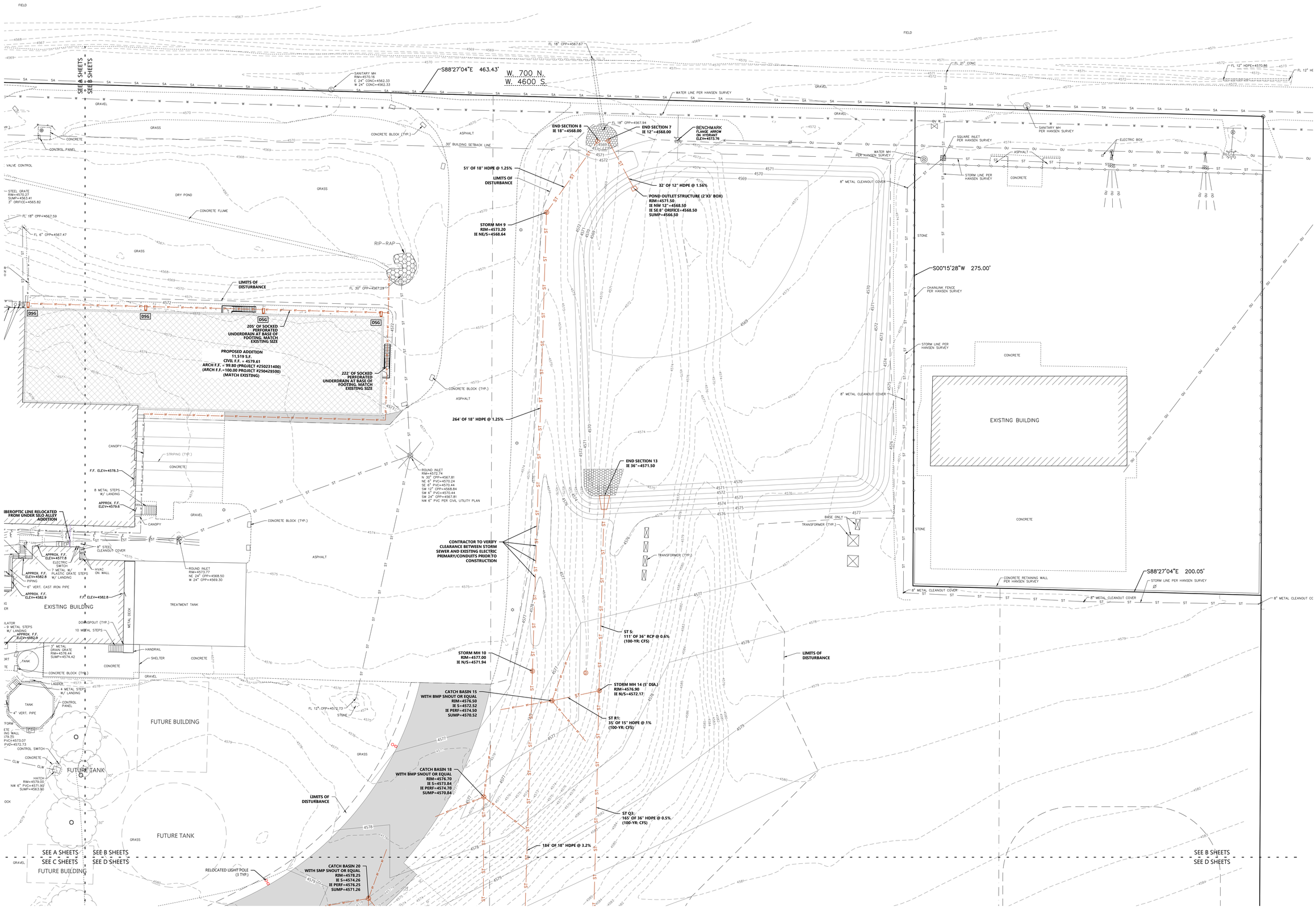
PROFESSIONAL SEAL

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JOB NUMBER
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SHEET NUMBER
C1.2D


W. 700 N.
W. 4600 S.
S. 500 W.
S. 1500 W.
S88°34'35"E 670.08'
N00°56'25"E 829.19'
SEE A SHEETS
SEE B SHEETS
SEE C SHEETS
SEE D SHEETS
CONNECT TO EXISTING 24" CONCRETE SANITARY MAIN WITH INSERT-A-TEE FITTING IE 24"=4558.47 CONNECT 4" WITH 45° DROP
1.5° OF 4" PVC @ 45° IE 4"=4560.72
VERIFY SEPARATION MEETS CODE. ADJUST LOCATION OF 45° DROP IF NEEDED.
CROWN 4" SAN=4562.66 IE 18" STORM=4564.97
END SECTION 5 FL 15"=4563.86
ST I2: 60' OF 15" HDPE @ 1.2% (100-YR: 6.85 CFS)
END SECTION 6 FL 8"=4564.50
132' OF 4" SDR35 PVC @ 3%
339' OF 12" CPVC PROCESS OVERFLOW @ 1.4%
83' OF 6" HDPE PROCESS FORCEMAIN @ 1.6%
ST I1: 108' OF 15" HDPE @ 1.2% (100-YR: 6.85 CFS)
CROWN 12"=4563.83 IE 15"=4564.49
CROWN 6"=4564.07 IE 15"=4564.88
IE 12"=4564.48 CROWN 4" SAN=4563.86 IE 6" FORCEMAIN=4564.00 CROWN 4" SAN=4563.92
FL 12"=4564.51 IE 6"=4564.91
STORM MH 3 RIM=4570.35 IE S/W=4565.88 SUMP=4563.88
IE 6"=4563.57
ST IDS1
ST IDS2: 8' OF 6" PVC @ 1% (3 TYP.) (100-YR: 0.17 CFS)
ST D: 27' OF 15" HDPE @ 1% (100-YR: 6.15 CFS)
ST IDS3
STORM MH 4 RIM=4568.30 IE NW=4564.58 IE E=4564.58
IE 12"=4562.33
71' OF 6" HDPE PROCESS FORCEMAIN @ 1%
ST F: 158' OF 8" PVC @ 0.75% (100-YR: 1.07 CFS)
20,000 GALLON CONCRETE LIFT STATION TANK W/ DUAL EJECTOR PUMPS AND GSE STUDLINER PROVIDE DEAD MAN ANCHOR FOR BUOYANCY RIM=VARIES IE N 12"=VARIES IE E 6" CPVC FORCEMAIN=4562.88 IE E 14" CPVC=4562.33 SUMP ELEV=4554.83 PUMP AND CONTROLS DESIGN BY OTHERS
TANK VENTED WITH GOOSENECK ABOVE ROOF LINE OF BUILDING COORDINATE VENTING WITH LIFT STATION DESIGN PLANS.
8" VALVE
CONNECT TO EXISTING WATERMAIN PER STATE AND LOCAL REQUIREMENTS. PROTECT STORM SEWER DURING INSTALLATION
38' OF 8" C900 PVC. 4' COVER MINIMUM.
LIMITS OF DISTURBANCE
PROTECT EXISTING FOUNDATIONS
CROWN 14"=4565.18 IE 8"=4565.66
IE 6"=4562.86 IE 14"=4562.34
IE 14"=4563.50
18' OF 14" CPVC PROCESS @ 2.5%
58' OF 14" CPVC PROCESS @ 3%
IE 14"=4563.98
ELECTRIC CONTROL & PUMP PANEL
IE 8"=4562.63
FDC
IE 8" STORM @ CROSSING=4566.27 CROWN 8" WATER=4563.3± PROVIDE CONCRETE ENCASEMENT OR SLEEVING TO CODE
ST FDS4
ST FDS3
ST FDS1: 46' OF 6" PVC @ 1% (100-YR: 0.28 CFS)
IE 6"=4566.23
ST FDS2: 8' OF 6" PVC @ 1% MIN (3 TYP.)
CIVIL F.F. = VARIES
ARCH F.F. = VARIES
IE 8"=4565.69
ST FDS2 (BY INTERIOR PLUMBER): 9' OF 8" PVC @ 1% MIN
ST G (BY INTERIOR PLUMBER): 10' OF 6" PVC @ 1% MIN (100-YR: 0.19 CFS)
ST EDS1 (BY INTERIOR PLUMBER): 91' OF 8" PVC @ 1% MIN (100-YR: 0.07 CFS)
ST E: 51' OF 8" PVC @ 1% (100-YR: 0.33 CFS)
ST C: 13' OF 6" PVC @ 1% (100-YR: 0.09 CFS)
CATCH BASIN 2 WITH BMP SNOUT OR EQUAL RIM=4570.60 IE N/E/S/W=4566.15 SUMP=4563.15
IE 6" OVERFLOW=4571.25
ST BDS1:
STORM PIPE B 6' OF 8" PVC @ 1%
IE 8"=4566.21
IE 4"=4564.68
ST BDS2: 6' OF 6" PVC @ 1%
ST BDS3:
IE 6"=4568.90 CROWN 12"=4566.70
FL 12"=4564.97
ST A: 159' OF 10" PVC @ 1% (100-YR: 1.37 CFS)
86' OF 6" HDPE PROCESS FORCEMAIN @ 4.7%
FL 12"=4565.67 IE 6"=4569.00
116' OF 6" CPVC PROCESS FORCEMAIN @ 0%
IE 6"=4569.00
CAP EXISTING 6" BACK FLOW PREVENTER
PROVIDE 45° RISER AS NECESSARY TO ADJUST TO ELEVATION OF EXISTING 6" CPVC FORCEMAIN
BACK FLOW PREVENTER
CONNECT TO EXISTING 6" CPVC. IE 6"=4572.63 (VERIFY)
BY INTERIOR PLUMBER. SEE PLUMBING PLANS FOR DETAILS
CIVIL F.F. = 4579.81
ARCH F.F. = 100.00 (MATCH EXISTING)
CATCH BASIN 1 WITH BMP SNOUT OR EQUAL RIM=4575.18 IN N 10"=4567.74 SUMP=4564.74
ST H (BY INTERIOR PLUMBER): 10' OF 6" PVC @ 1% MIN (100-YR: 0.19 CFS)
12" 45° VERTICAL BEND. IE 12"=4567.09 (OVERFLOW)
CONNECT TO EXISTING 12" PROCESS LINE WITH 12" TEE TURNED UP @ 45°. IE EXISTING 12"=4565.53 (VERIFY)
CONNECT TO EXISTING 6" PIPE OUTSIDE OF LIFT STATION IE 6"=4570.38
IE 6"=4571.93
17' OF 6" CPVC PROCESS @ 9.4% INSULATE TO CODE IF REQUIRED
CONTRACTOR TO VERIFY ALL EXISTING PIPES PLANNED TO REMAIN UNDER BUILDINGS ARE STRUCTURALLY SOUND & SUITABLE MATERIAL FOR USE UNDER BUILDINGS. REMOVE & REPLACE AS NECESSARY. COORDINATE WITH UNDERGROUND PLUMBING PLANS.
REMOVE EX. LINE & RECONNECT (VERIFY INVERT)
REMOVE EX. LINE & CAP
REROUTE SCALE UTILITY LINES IN CONDUITS. CONFIRM LOCATIONS WITH ELECTRICAL PLANS.
LIMITS OF DISTURBANCE
PROPOSED ADDITION 22,806 S.F. CIVIL F.F. = VARIES ARCH F.F. = VARIES
PROPOSED ADDITION 165 S.F. CIVIL F.F. = 4579.88 ARCH F.F. = 100.07 (PROJECT #250231400) (ARCH F.F.=100.27 PROJECT #250429500) (3.25"ABOVE EXISTING AT DOOR)
LOCATION OF FORCEMAIN THAT WAS PLANNED TO BE REMOVED/ABANDONED IN PREVIOUS PROJECT. EXTENTS OF REMOVAL UNKNOWN. IF ENCOUNTERED REMOVE AS NECESSARY. CAP END OF PIPE.
ABANDONED FIBEROPTIC LINE
70' OF SOCKED PERFORATED UNDERDRAIN AT BASE OF FOOTING. MATCH EXISTING SIZE
CAUTION! FORCEMAIN CROSSING LIMITS OF DISTURBANCE
ST J: 85' OF 6" PVC @ 1% (100-YR: 0.31 CFS)
CORE CONNECT TO EXISTING STRUCTURE IE 6"=4570.70
RAISE RIM TO 4574.50
4574.50 RIM=4574.50 SE 18" CPP=4570.60 S 8" PVC=4570.70
FIBEROPTIC LINE RELOCATED FROM UNDER SILO ALLEY ADDITION
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4575.74
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4575.45
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4568.18
EXISTING BUILDING
FUTURE BUILDING
FUTURE TANK
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
WATER/GAS/ELECTRIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
CLEAR WATER LINE PER CIVIL UTILITY PLAN PROJECT #1912060
FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060
FIBER OPTIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
SANITARY LINE PER CIVIL UTILITY PLAN PROJECT #1912060
FIRE PROTECTION LINE PER CIVIL UTILITY PLAN PROJECT #1912060
STORM LINE PER CIVIL UTILITY PLAN PROJECT #1912060
4" UNDERDRAIN PER CIVIL UTILITY PLAN PROJECT #1912060
ABANDONED FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060 EXTENTS OF PREVIOUS REMOVAL UNKNOWN
STORM LINE PER HANSEN SURVEY
WATER LINE PER HANSEN SURVEY
APPROX. SANITARY LINE PER HANSEN SURVEY
SANITARY MH RIM=4565.46 E 24" CONC=4557.13 SE 8" PVC W/ 6" REDUCER=4560.61 S 12" CONC=4557.50 W 24" CONC=4556.01
STOP SIGN
WEST POINT DAIRY SIGN
VERT. 3" PVC CAPPED IRRIGATION CONNECTION (TYP.)
SQUARE INLET RIM=4565.68 N 8" PVC=4562.19 E 8" PVC=4562.19 S 8" PVC=4562.19
STEEL GRATE RIM=4567.00 (WEST END) 4563.85 (EAST END) SUMP=4562.69 4" ORIFICE=4563.92
HANDHOLE
VALVE GATE
STEEL GRATE RIM=4567.00 SUMP=4562.76
POND WATER ELEV=4564.20
FL 18" CPP=4564.45
FL 12" CONC=4564.23
50' BUILDING SETBACK LINE
STORM MH RIM=4568.56 E 18" CPP=4564.78 SW 18" CPP=4564.78
SQUARE INLET RIM=4569.37 S 12" PVC=4566.73 W 12" PVC=4564.97
4 STEEL STEPS W/ STEEL DECK
SCALE DISPLAY SCREEN
SCALE
ELECTRIC BOX
SANITARY MH RIM=4567.94 E 24" CONC=4559.58 SE 8" PVC W/ 6" REDUCER=4563.17 S 6" PVC=4562.03 W 24" CONC=4559.58
STORM MH RIM=4570.35 SE 18" CPP=4565.75 W 18" CPP=4565.75
SEE A SHEETS
SEE B SHEETS
SEE C SHEETS
SEE D SHEETS
SQUARE INLET RIM=4570.94 N 8" PVC=4565.86 S 8" PVC=4566.06
SANITARY MH RIM=4572.35 N 12" CONC=4564.84 S 12" CONC=4564.85
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
GREASE TRAP MH RIM=4572.42
WATER METER MANHOLE
VERT. 4" PVC CAPPED (TYP.)
DOWNSPOUT
BOLLARD (TYP.)
APPROX. F.F. ELEV=4573.7
VERT. 1" STEEL CAPPED
VERT. 6" PVC CAPPED
APPROX. F.F. ELEV=4573.4
APPROX. F.F. ELEV=4573.7
APPROX. F.F. ELEV=4576.1
APPROX. F.F. ELEV=4579.6
APPROX. F.F. ELEV=4579.8
APPROX. F.F. ELEV=4579.5
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APPROX. F.F. ELEV=4580.1
APPROX. F.F. ELEV=4580.2
APPROX. F.F. ELEV=4579.3
APPROX. F.F. ELEV=4579.4
APPROX. F.F. ELEV=4582.9
APPROX. F.F. ELEV=4582.8
F.F. ELEV=4580.2
F.F. ELEV=4577.2
F.F. ELEV=4582.8
F.F. ELEV=4578.3
F.F. ELEV=4572.8
F.F. ELEV=4572.8
F.F. ELEV=4579.6
F.F. ELEV=4579.8
VERT. 6" PVC CAPPED
VERT. 8" PVC CAPPED
VERT. 8" PVC CAPPED
VERT. 8" PVC CAPPED
VERT. 4" PVC CAPPED (TYP.)
VERT. 6" PVC CAPPED (TYP.)
DOWNSPOUT INTO 6" PVC (TYP.)
DOWNSPOUT INTO 6" PVC
DOWNSPOUT INTO 6" PVC
DOWNSPOUT (TYP.)
DOWNSPOUT
DOWNSPOUT
DOWNSPOUT INTO 6" PVC
DOWNSPOUT (TYP.)
DOWNSPOUT (TYP.)
DOWNSPOUT
DOWNSPOUT
DOWNSPOUT



NOTE:
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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
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100 Camelot Drive
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PROJECT INFORMATION

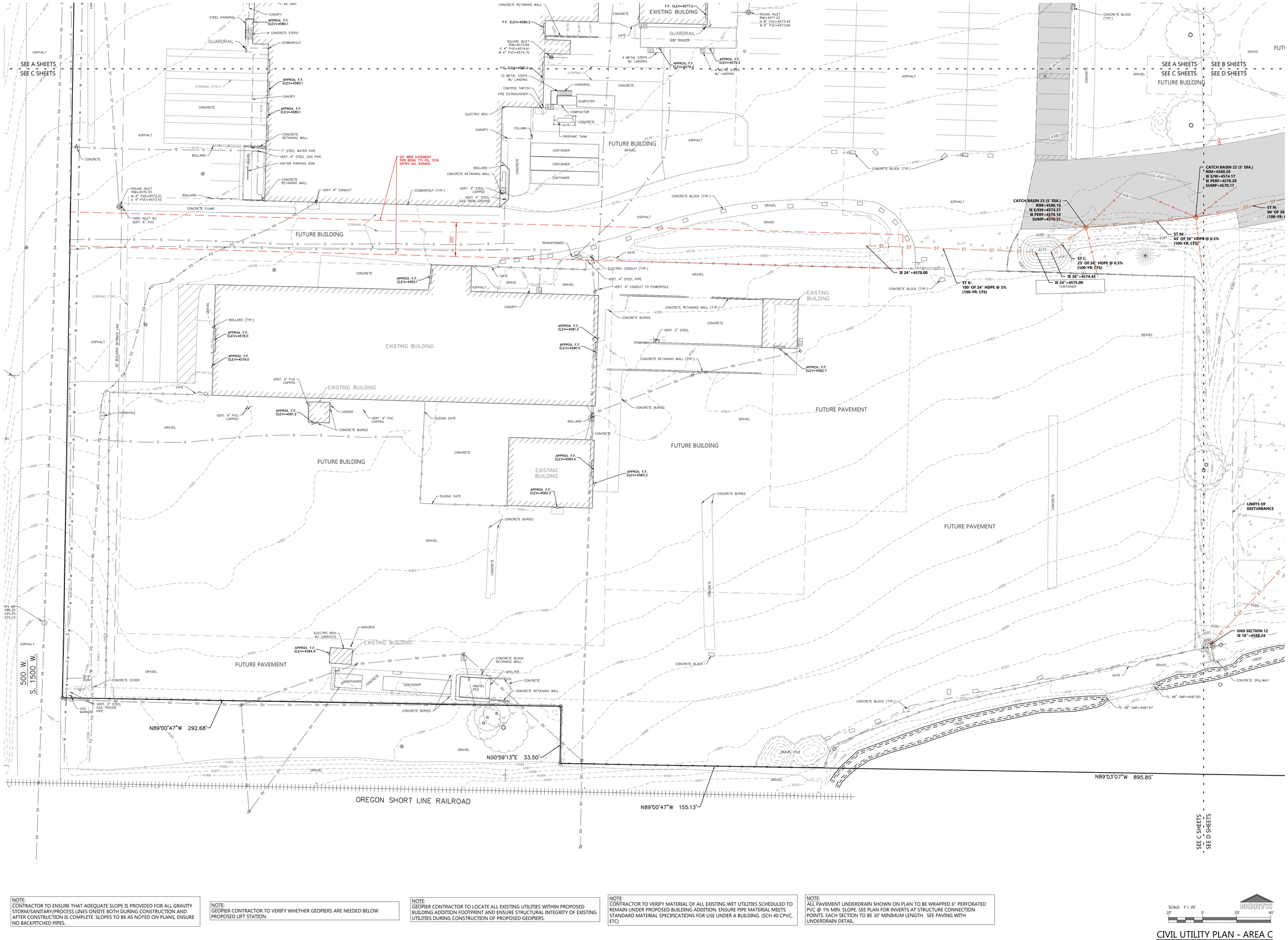
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SCALE: 1" = 20'

NORTH

CIVIL UTILITY PLAN - AREA C

EXCEL
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PROJECT INFORMATION

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SHEET DATES

ISSUED FOR APPROVAL

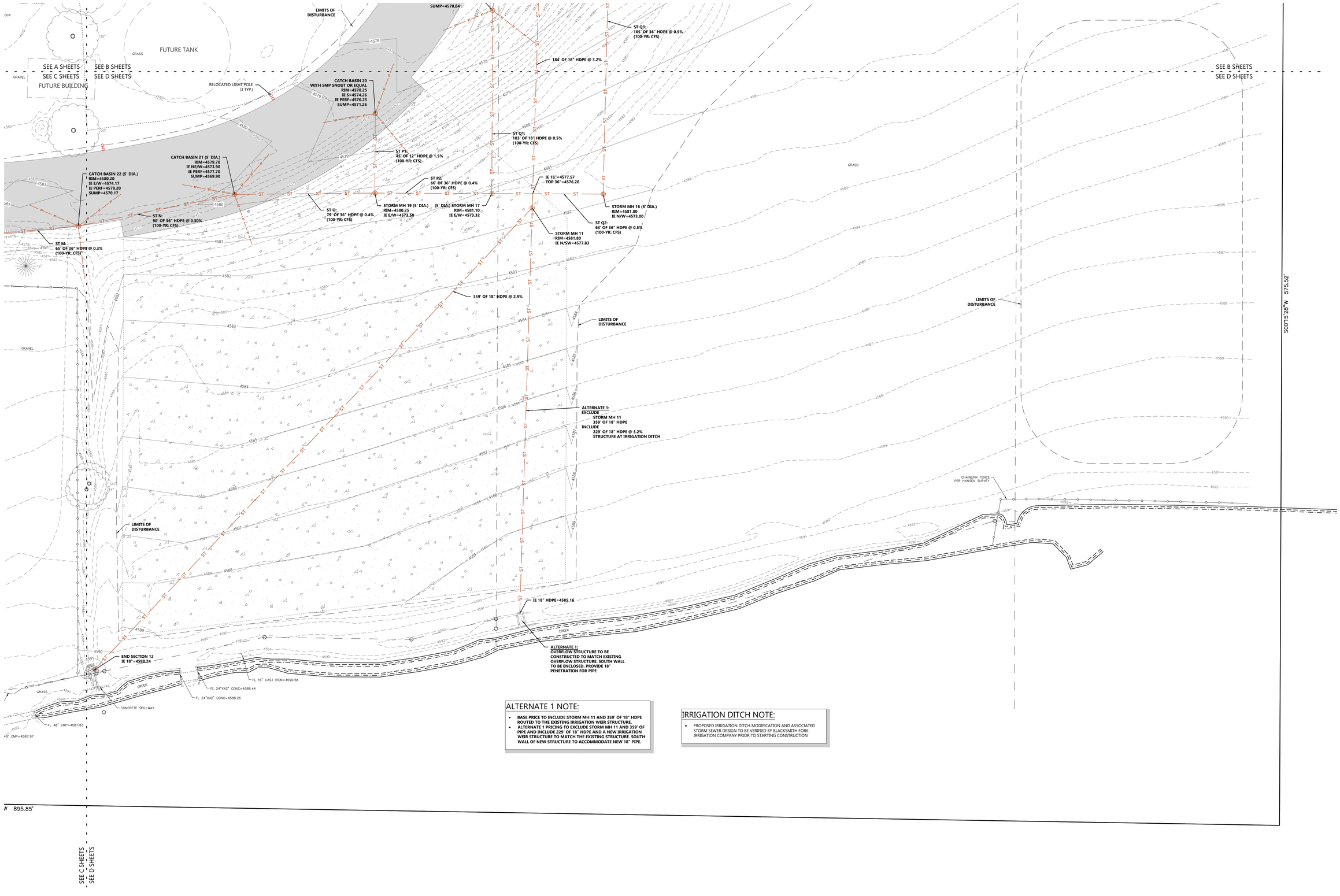
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.3C



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

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920-926-9800
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PROJECT INFORMATION

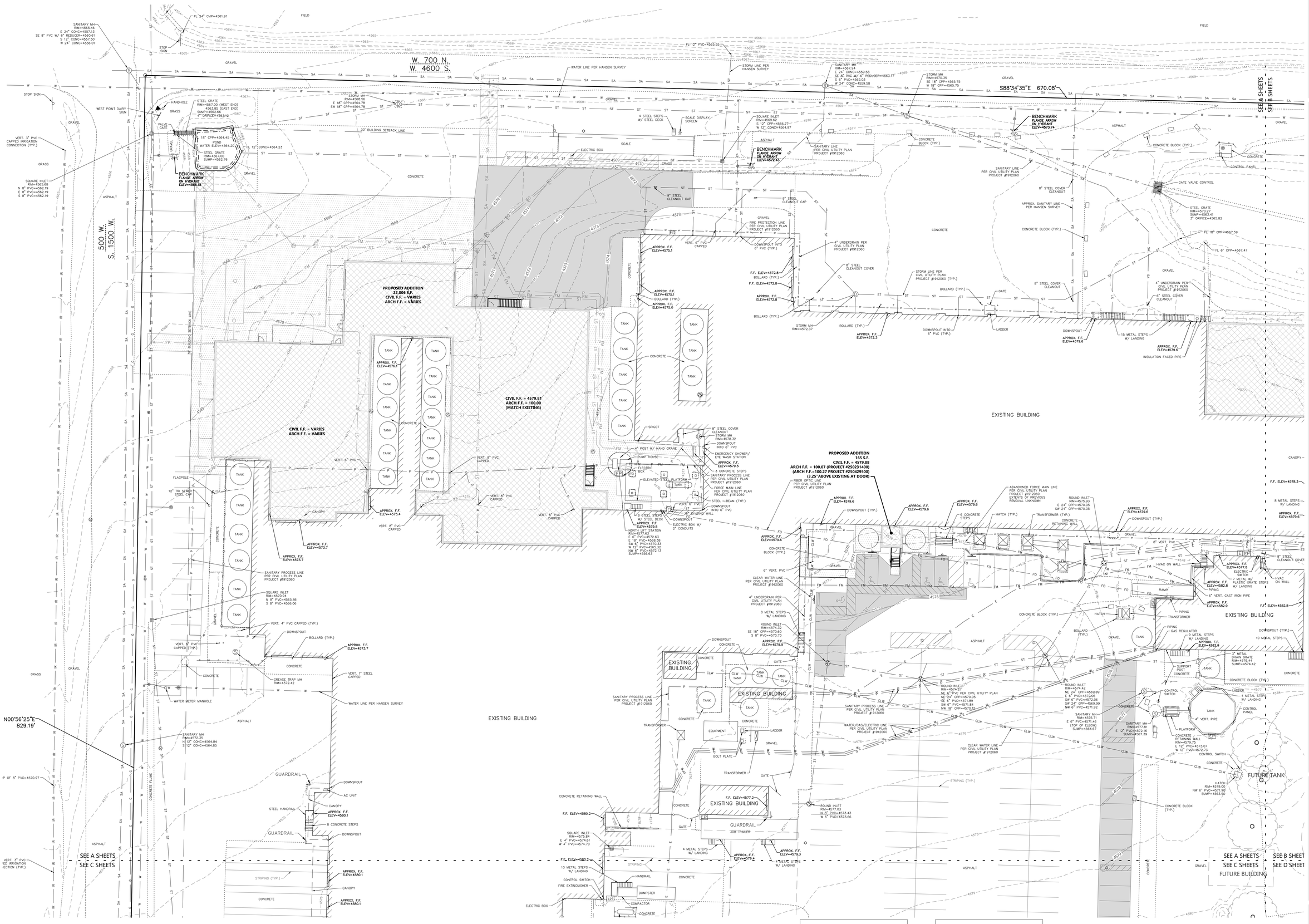
CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3D



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 A

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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

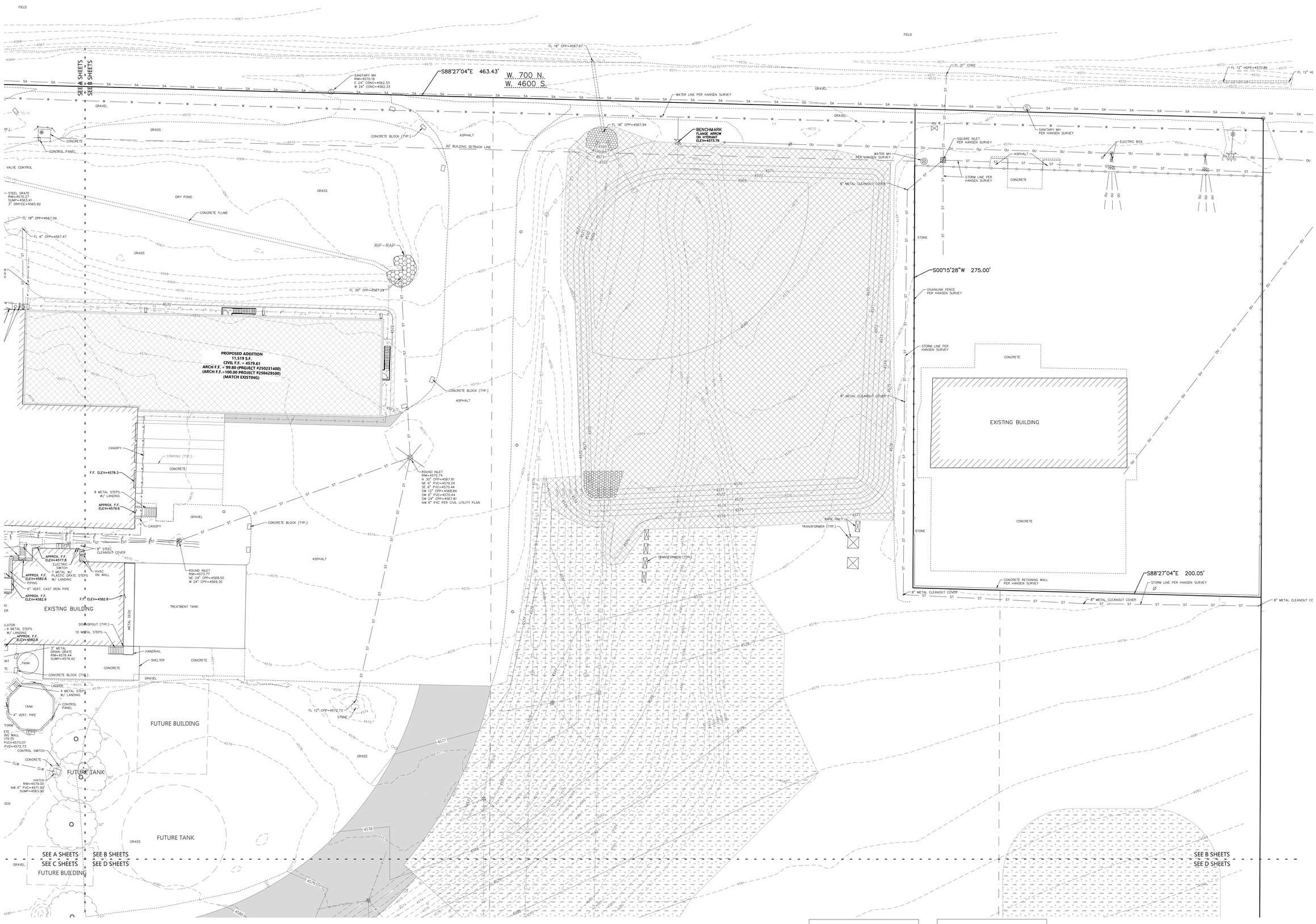
IFA	MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4A



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

20' 0 20' 40'

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B

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PROJECT INFORMATION

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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

SEE A SHEETS
SEE C SHEETS

SEE A SHEETS
SEE C SHEETS
SEE B SHEETS
SEE D SHEETS

FUTURE BUILDING

EXISTING BUILDING

FUTURE PAVEMENT

20' WIDE EASEMENT PER BOOK 711 PG. 1016 ENTRY NO. 645400

OREGON SHORT LINE RAILROAD

N89°00'47"W 292.68'

N00°59'13"E 33.50'

N89°03'07"W 895.85'

N89°00'47"W 155.13'

SCALE: 1" = 20'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

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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:

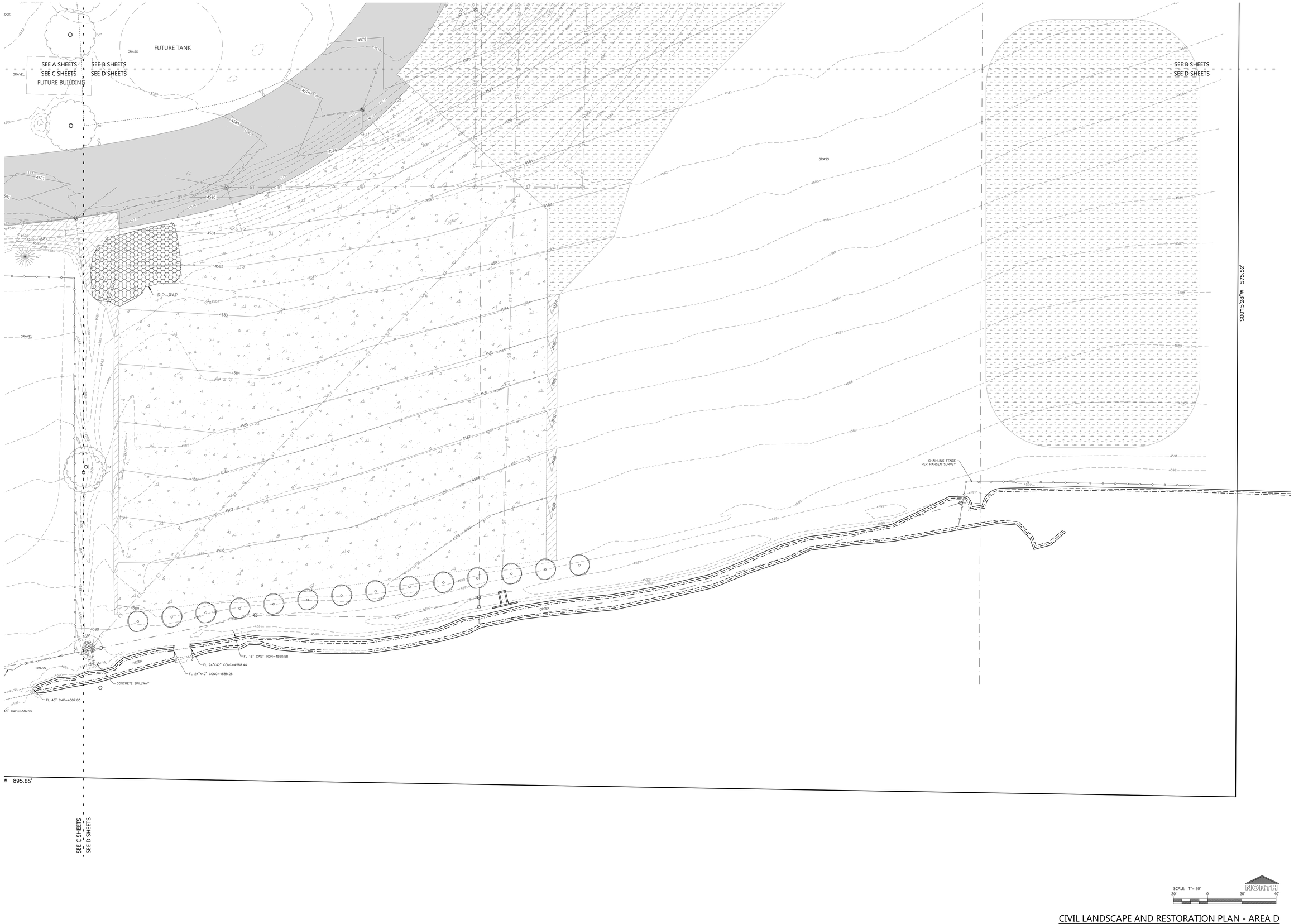
- SEE SHEET C2.0 FOR TREE PLANTING DETAIL

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'

NORTH

20' 0 20' 40'

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

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PROJECT INFORMATION

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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.

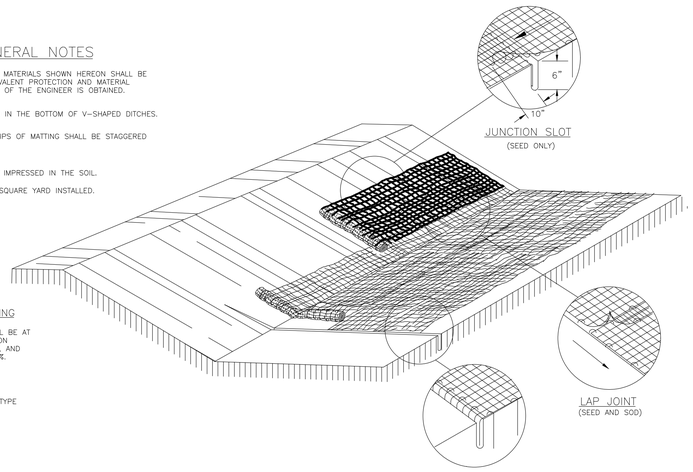
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

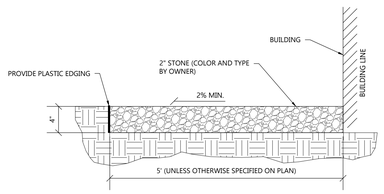
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



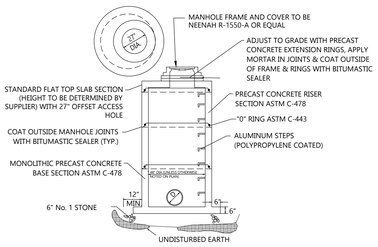
CHANNEL EROSION MAT DETAIL

NOT TO SCALE



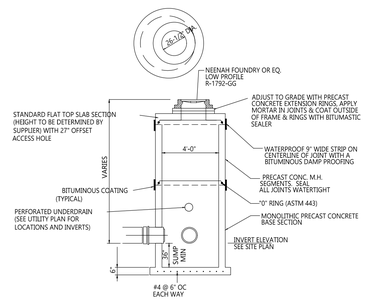
STONE STRIP DETAIL

NOT TO SCALE



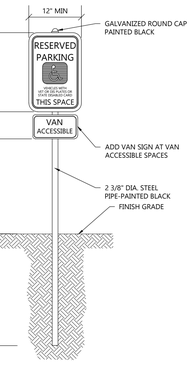
STORM MANHOLE DETAIL

NOT TO SCALE



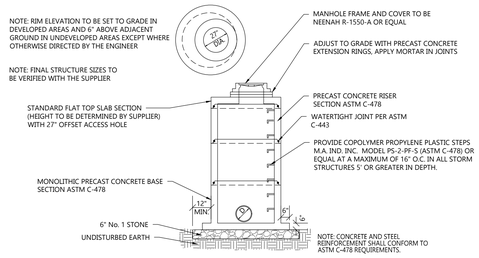
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



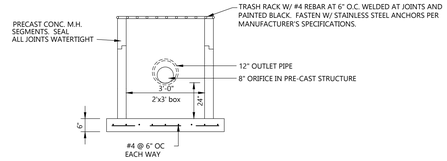
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



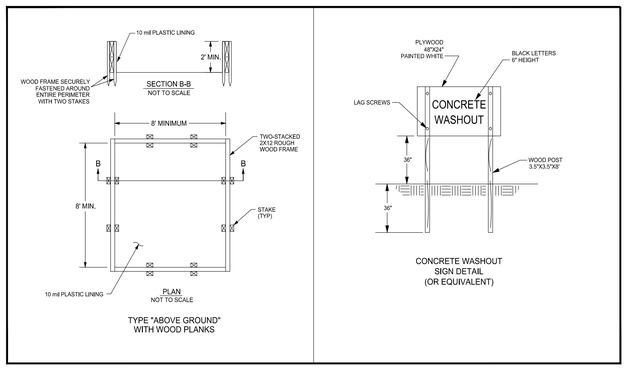
STORM MANHOLE DETAIL

NOT TO SCALE



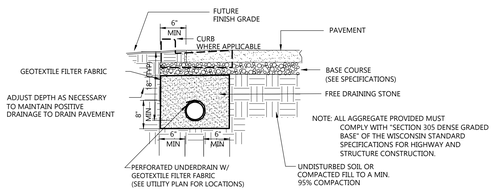
OUTLET STRUCTURE DETAIL

NOT TO SCALE



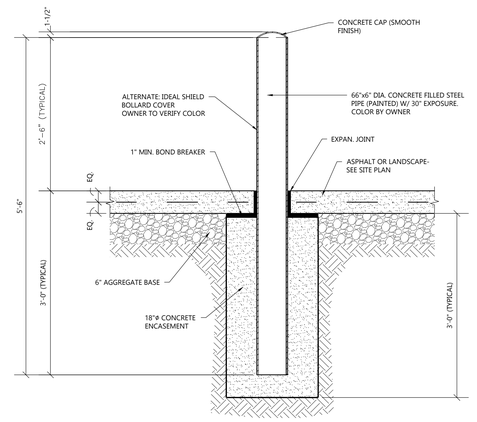
CONCRETE WASHOUT DETAIL

NOT TO SCALE



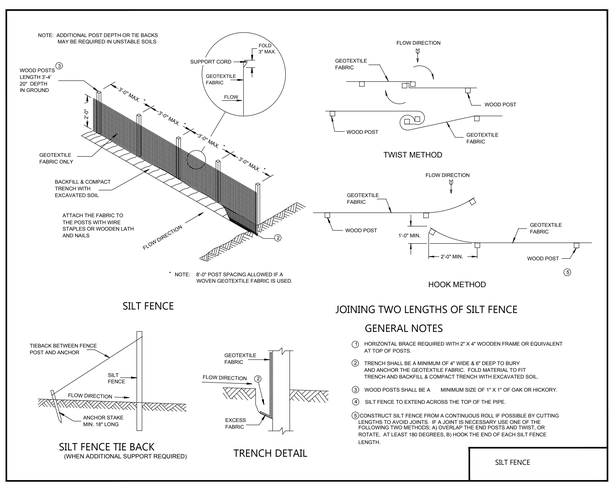
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



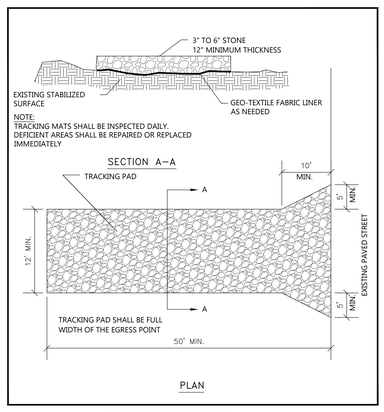
6" PIPE BOLLARD DETAIL

NOT TO SCALE



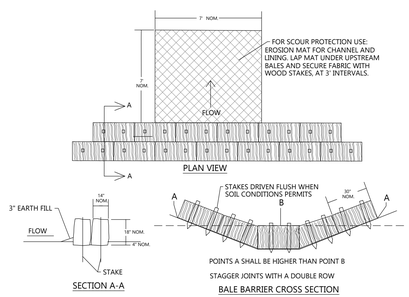
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



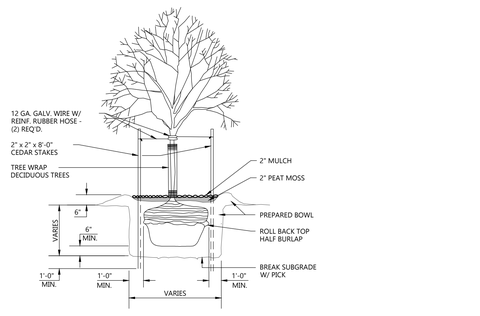
TRACKPAD DETAILS

NOT TO SCALE



HAY OR STRAW BALE DITCH CHECK

NO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

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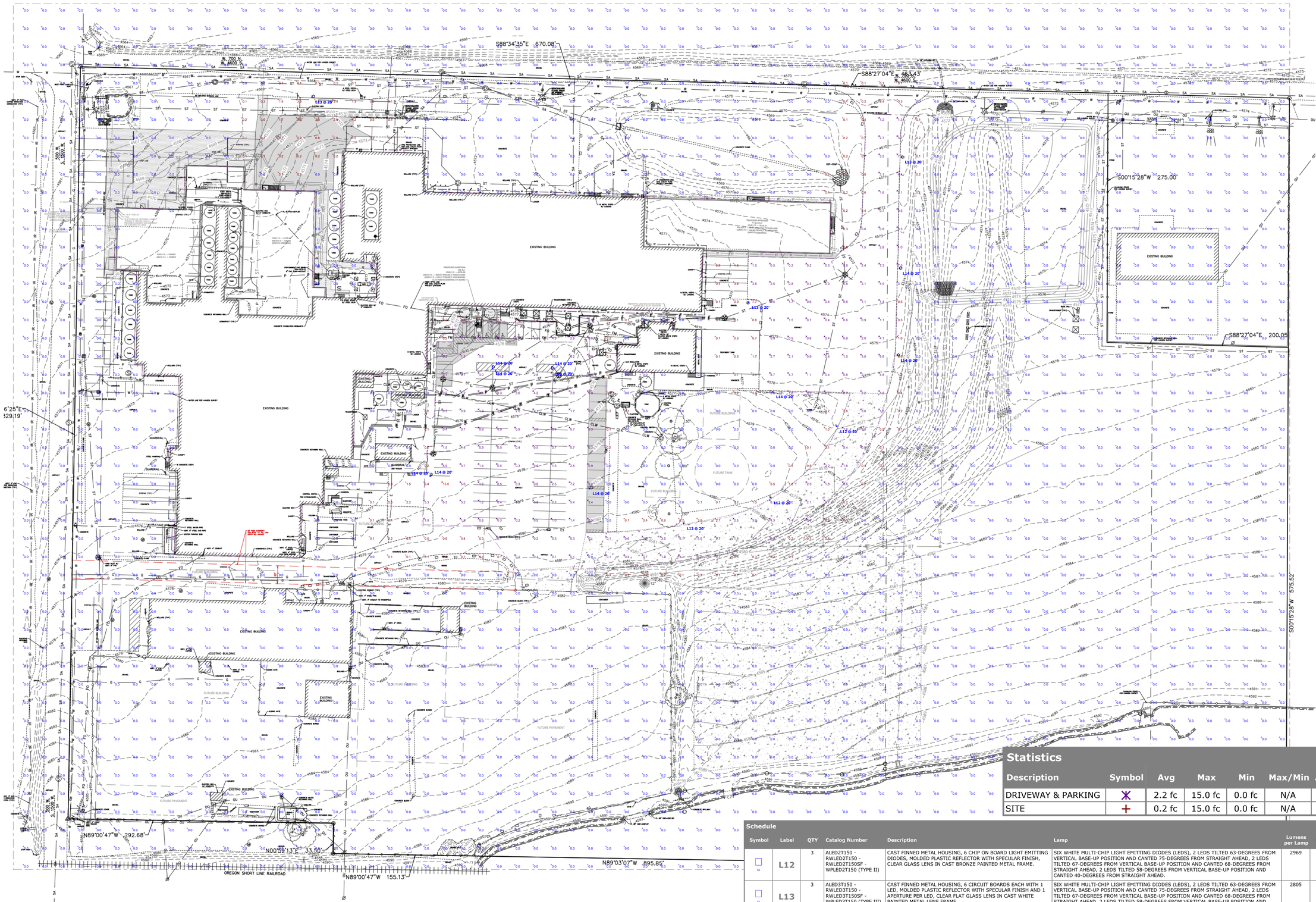
IFA MAY 15, 2026

JOB NUMBER

250231400

SHEET NUMBER

C2.0



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

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