

# **WESTERN DAIRY TRANSPORT**

**646 W 700 NORTH**

**CITY COUNCIL MEETING**

**SEPTEMBER 17, 2020**

Summary: Western Dairy Transport is seeking approval of a cleaning facility to support truck traffic from Westpoint Dairy. The facility will provide washout services to trucks that have recently unloaded at Westpoint.

ZONING: M-2 Heavy Industrial

UTILITIES:

Power:	Extend to farthest property limits along frontage
Culinary:	Extend to farthest property limits along frontage
Sewer:	Available in 700 North
Irrigation:	Not planned

PARKING & ROADS: Annexation agreement requires evaluation at 5 year intervals to determine need for improvements. This need will also be evaluated as other land in this area develops.

NOTES:

**Western Dairy Transport Site Plan**(Vote 3-0)

Planning Commission approved the site plan with the following conditions:

Retention pond to be for surface storm run-off only

Discharge to City sewer may not be of poorer quality than residential/household waste

Waste from pre-treatment shall be properly disposed of

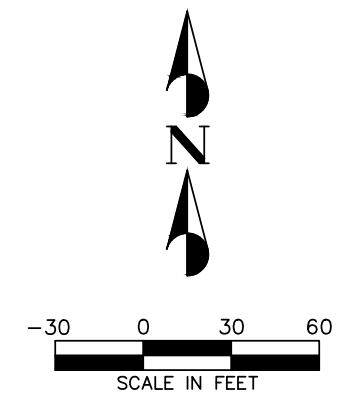
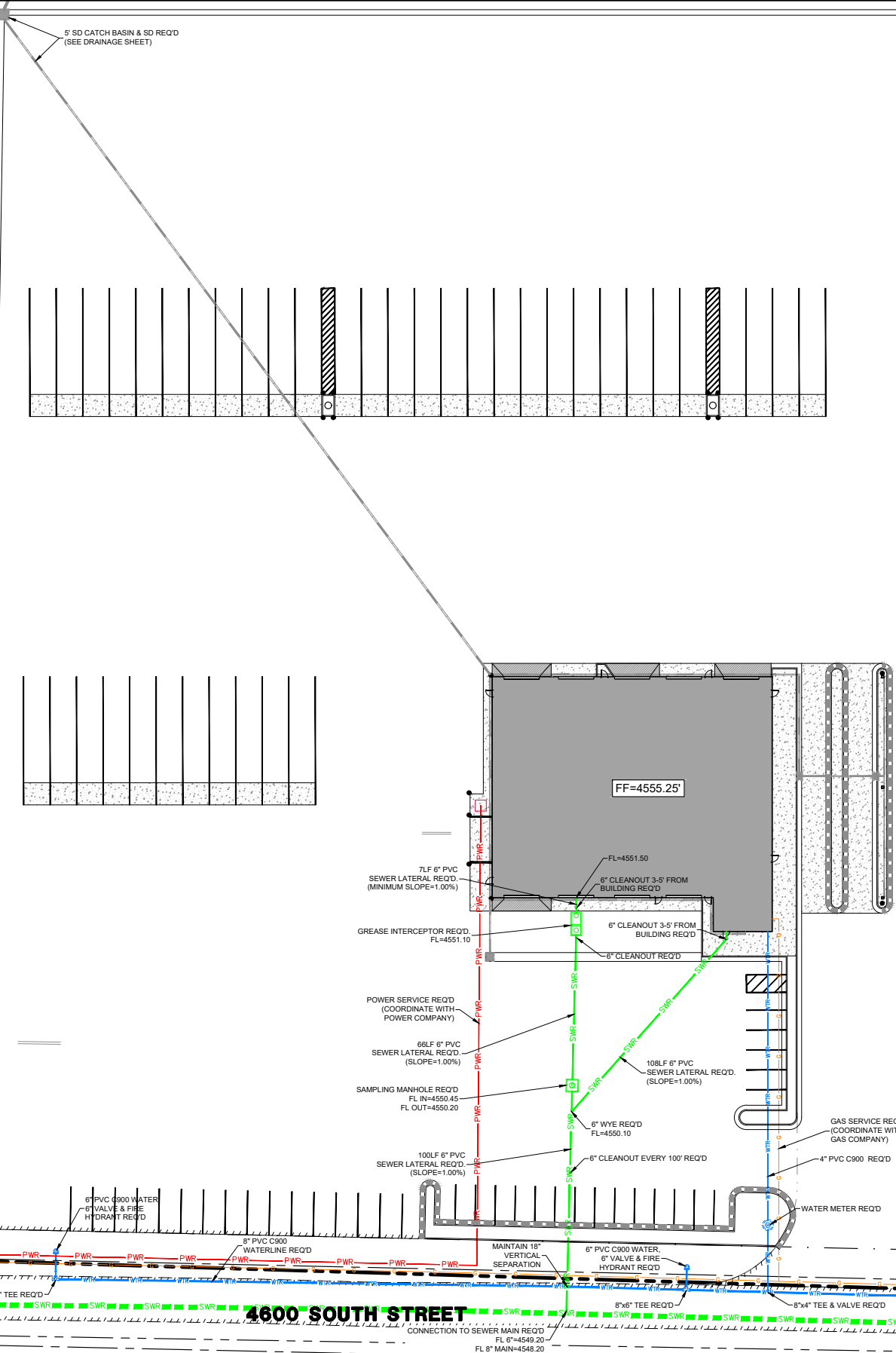
No on-street parking shall be permitted along 700 North

Landscaping shall be provided along the entire frontage

Temporary irrigation shall be required until trees and shrubs are established

Recommendation: Sewer impact analysis to be performed (K. Maughan)





**LEGEND**

	PROPOSED BOUNDARY
	PROPOSED INTERIOR BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING EDGE OF ASPHALT
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELECOM LINE
	EXISTING GAS LINE
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE

- UTILITY NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
  - ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
  - CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
  - IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
  - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
  - IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
  - DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
  - ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
  - CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
  - CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

NO.	DESCRIPTION	DATE	APPD

ORIG. DATE: 5/20  
 SURVEY BY: FORESIGHT  
 DRAWN BY: TRC/BBE  
 DESIGNED BY: TRC/BBE  
 CHECKED BY: RLK  
 SCALE: 1"=30'

**PEPG CONSULTING LLC**

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
 GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

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**WESTERN DAIRY TRANSPORT**

**1700 WEST 4600 SOUTH**

UTILITY PLAN

PROJECT NUMBER: 1268.2010  
 DATE: SEPTEMBER 1, 2020  
 LAST REVISED:

DWG: 03-UTIL-01  
 DRAWING FILE:

HYRUM CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NO. **C3.0**

