

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, OCTOBER 23, 2012
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairperson Kim Borer
2. Roll Call, excused members
3. Pledge of Allegiance

4. Approval of Agenda
5. Approval of Minutes
 - A. September 25, 2012 –Regular Meeting
 - B. October 9, 2012 –Regular Meeting

6. NEW BUSINESS:
 - A. Site Plan Review —Gee Properties, LLC at 702 & 708 Platinum Avenue
Proposed professional office building submitted by Dr. Allen and Virginia Gee.
 - B. Site Plan Review —Wyoming Authentic Products at 2517 Frank Court
Proposed meat processing facility submitted by David Fales and Forward Cody.

7. P&Z Board Matters (announcements, comments, etc.)

8. Council Update: Steve Miller

9. Staff Items

10. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings.
If you need special accommodations to participate in the meeting, please call the City office at
(307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, September 25, 2012

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, September 25, 2012 at 12:00 PM

Present: Kim Borer, Chairperson; Justin Lundvall; Rick Brasher, Vice Chairperson; Jacob Ivanoff; Mark Musser; Bud McDonald; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant; Utana Dye, Certified Engineering Technician; Rick Manchester, Acting City Administrator; Mayor Nancy Tia Brown;
Excused Absence: None.

Chairperson Kim Borer called the meeting to order at 12:00 PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Bob Senitte to approve the agenda. Vote on the motion was unanimous, motion carried.

Justin Lundvall made a motion seconded by Jacob Ivanoff to approve the minutes of the September 11, 2012 regular meeting with the addition of the project name "Billings Clinic Cody" to the portion regarding Todd Stowell's presentation. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report regarding the request for the vacation of a portion of 7th Street by Allen and Virginia Gee, noting the previous board review, council review, added site plan and a recent traffic study. He explained the staff renderings included in the board packet and the discussions of the one-way versus two-way use of the property.

Dr. Allen Gee of Gee Properties, LLC described his request for the vacation of the portion of 7th Street which borders his property on Platinum Avenue. He reiterated the support of the CMAC property and the neighbors to the west and one north neighbor. A few preliminary elevation drawings were displayed.

Discussions ensued regarding the two-way use of 7th Street, the parking, the calculation of the property value, liability and the asphaltting of the alleyway.

Bud McDonald made a motion seconded by Jacob Ivanoff to recommend to Council the approval of the 7th Street vacation application by Gee Properties, LLC as presented subject to the following:

1. Reserving the area being vacated as a public utility easement.
2. Payment of \$5,999 for the land.
3. Improvement of the remaining right-of-way with asphalt, curb and gutter, and sidewalk. Such construction shall be according to City standards.
4. Commitment to follow the submitted site plan, except as may be necessary to meet City requirements identified through the site plan and building plan review processes.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the proposal by URS Corp to remodel McDonald's Restaurant at 2005 17th Street.

The board discussed the sidewalk issue along 17th Street and Meadowlane Avenue.

Jacob Ivanoff made a motion seconded by Mark Musser to approve the site plan application submitted by URS Corp for property located at 2005 17th Street as presented subject to the following:

1. Reconfiguration of ADA parking/loading space layout to meet current ADA codes.
2. Replacement of any existing landscaping destroyed or removed during the project.
3. Construction of a sidewalk along 17th Street.

Vote on the motion was unanimous, motion carried.

Jolene Osborne presented the approved electronic sign applications from the V.F.W. at 808 12th Street and Yellowstone National Park along West Yellowstone Avenue.

Rick Brasher will not be in attendance at the next meeting.

Steve Miller wished everyone a happy National Dog Week.

Todd Stowell asked for the board to give him a scheduled time and date for the Master Plan Opportunity Activity. He would need 1½ hours. Chairperson Kim Borer asked that he send out an email with some dates that they could choose for a meeting date. Mark Musser will be gone October 4th through October 11th.

Jake Ivanoff made a motion seconded by Bud McDonald to adjourn the meeting. Vote on the motion was unanimous, motion carried.

Meeting adjourned at 12:50 PM

Jolene Y. Osborne
Engineering Administrative Assistant

Utana Dye
Certified Engineering Technician II

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, October 9, 2012

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, October 9, 2012 at 12:00 PM

Present: Kim Borer, Chairperson; Justin Lundvall; Jacob Ivanoff; Bud McDonald; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Excused Absence: Rick Brasher, Vice Chairperson; Mark Musser;

Chairperson Kim Borer called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Bob Senitte made a motion seconded by Bud McDonald to approve the agenda. Vote on the motion was unanimous, motion carried.

Bud McDonald made a motion seconded by Justin Lundvall to table the minutes of the September 25, 2012 regular meeting until the video can be reviewed in relation to the requirements for the Gee Properties, LLC vacation application. Vote on the motion was unanimous, motion carried.

Bud McDonald made a motion seconded by Bob Senitte to approve the minutes of the October 2, 2012 special meeting with the correction that "consultants" be changed to "staff." Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report regarding the site plan application submitted by Groathouse Construction, Inc for a proposed office addition to The Collier Building at 911 12th Street.

Austin Allen of Groathouse Construction, Inc. emphasized that the proposal to construct an office addition to the Collier Building at 911 12th Street would not increase the number of employees at or visitors to the building and therefore should not require additional parking.

Jacob Ivanoff made a motion seconded by Bud McDonald to recommend to Council a waiver of the requirements for on-site parking and approve the site plan application submitted by Groathouse Construction, Inc. for an office addition to The Collier Building at 911 12th Street as presented subject to the following:

1. Exterior lighting is to be of a down-lit style.
2. Descriptions of the utility relocations and/or modifications will need to be submitted for review no later than at the time of the building permit submittal.
3. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit is required.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the proposal to construct a meat processing facility to be located at 2517 Frank Court submitted by Wyoming Authentic Products and Forward Cody.

James Klessens of Forward Cody spoke to the proposal explaining the boundary adjustment to be reviewed by council on Tuesday. He also spoke to the applicant's concern regarding landscaping requirements. He addressed questions from the board regarding noise pollution. The requirements outlined by staff were all discussed.

Justin Lundvall made a motion seconded by Bud McDonald to table the application submitted by Wyoming Authentic Products and Forward Cody for property located at 2517 Frank Court until the applicant can provide more information. Vote on the motion was unanimous, motion carried.

Bud McDonald made a motion seconded by Jacob Ivanoff to adjourn the meeting. Vote on the motion was unanimous, motion carried.

Meeting adjourned at 12:57 PM

Jolene Y. Osborne
Engineering Administrative Assistant

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	OCTOBER 23, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: GEE PROFESSIONAL OFFICE BUILDING (702 PLATINUM AVENUE) FILE NO. SPR 2012-41	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

BACKGROUND:

Gee Properties, LLC, has submitted a site plan application for development of a professional office building at 702 Platinum Avenue. As the site plan is dependent on use of a portion of the 7th Street right-of-way, this review is being conducted as if the east twenty feet of the right-of-way will be vacated. The City Council has passed the first two readings of an ordinance to do so. Any approval of the site plan would be contingent upon the street vacation.

The property is located within the D-2 zoning district, and is the subject of a development agreement that restricts use of the property to professional office use, and imposes the height restrictions and standards for percentage of lot area covered by buildings to the Residential B Zone standards (35 feet and 50%). A copy of the development agreement, in the form requested to be amended by the City Council at their October 16, 2012 meeting, is attached.

REVIEW CRITERIA:

Section 10-10B-4 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

STAFF COMMENTS:

The surrounding area is as follows:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Single-family residence.	Residential B
East	Single-family residence.	Residential B
South	Hotel and Cody Medical Arts facility.	D-2
West	Vacant (Danzik yard area).	Residential B

Setbacks, Buffers, and Height Requirements

There are no setbacks required by the zoning ordinance for this property. Applicable building code setbacks will be reviewed with the building permit, although the setbacks shown are expected to meet building code requirements.

A 15-foot wide buffer is required between this development and adjacent residential property. The buffer is shown as required. The buffer requirements of the zoning ordinance specify a "15-foot wide strip of land, to be landscaped and maintained". There is also a requirement for a visual screen, which is defined as "a fence at least six feet high of sufficient density or construction that prevents visual contact from opposite sides". The 6-foot high cedar privacy fence is interpreted to meet the visual screen requirement.

The proposal will place the building on the property line between the two existing parcels. The property line will need to be removed. This can be accomplished through a lot line adjustment/parcel combination survey.

Architecture:

The architectural renderings are included in the application. The building is proposed to be sided with stone, horizontal and vertical wood siding, and possibly stucco or other patina-type accent material. Glass will also be abundantly used for the entry/waiting room areas. The roof is proposed to be metal. The application indicates that the building will be earth-tone in color, mainly in a green and brown color scheme.

The tallest point of the building is approximately 33 feet from finished grade. The development agreement of the property restricts the building to Residential B heights, which allows a 35-foot tall building, as measured to the midpoint of a sloped roof.

The architectural design is professionally done and reflects the applicant's intent to design a facility that includes residential features and displays a natural component. The high quality of architecture meets the intent of the ordinance.

The P&Z Board will need to determine if the proposed materials and colors are suitable.

Landscaping:

A landscaping plan is included. It includes a number of large trees, ornamental trees, shrubs, flowers, and groundcover. Due to parking spaces at the south end of the building, the two large trees in this area may need to be reduced to ornamental sized trees. So long as the tree at the northwest corner of the property is at least 10 feet from the fire hydrant, the tree locations meet applicable utility separation requirements. In staff's opinion the landscaping is of an extent that the intent of the ordinance is met.

Storm Water Plan:

An engineered storm water plan has been prepared to address runoff according to the City's storm water policy manual. The plan includes a 4' wide by 25' long infiltration trench in the 15-foot wide buffer on the east side of the property and a 4' wide by 10' long infiltration trench to the north of the building. The City engineer has reviewed the storm water plan and has determined that the facilities meets the City size standards, although a detail for the grate on the sidewalk where the water from the vacated area will flow, is still needed.

As a suggestion, the applicant may want to pipe the roof drainage at the northeast corner of the building to the infiltration trench rather than having it flow across the parking lot due to winter freezing/ice conditions.

Parking:

The parking ordinance requires commercial, retail, and industrial uses to provide one space per employee plus one space per average number of "business invitees" expected at any one time. The application narrative indicates that Dr. Gee's practice, which will occupy the second floor and loft area, currently involves six employees from three providers, and each of the three providers see one patient at a time. If one patient per provider is waiting, that is six patients. This would require 12 parking spaces for his current practice. It is not clear in the application how much the business could expand, and how that could affect parking needs. Furthermore, no data is given for parking needs for the first floor or basement.

In an attempt to verify whether sufficient parking is being proposed for the facility, staff looked at parking ordinances from other jurisdictions and reviewed the materials in the Institute of Traffic Engineer's Parking Generation Manual. The standards in other jurisdictions varied widely, generally from one space per 200 square feet to one space per 400 square feet for office uses. The Parking Generation Manual (2010, 4th ed.), which takes samples from developed sites calculated that of their 86 study sites, medical-dental office buildings had an Average Peak Period Parking Demand of 3.20 vehicles per 1,000 sq. ft. of gross floor area, and a 95% confidence interval of 2.94 to 3.46 vehicles per 1,000 sq. ft. of gross floor area. This equates to an Average Peak Period Parking Demand of one space per 312.5 sq. ft., and a range of one space per 289 to 340 square feet for 95% of the studied sites. Therefore, parking for use of the building as medical offices would demand approximately one space per 300 square feet

of gross floor area. For comparison, the Cody Medical Arts Facility has approximately one space per 336 square feet of building (134 spaces for 45,102 sq. ft., based on site plan and assessor data).

The above-ground size of the proposal is 7,554 gross sq. ft. (7,240 sq. ft. conditioned), which would require 25.18 parking spaces, based on this ratio of one space per 300 square feet. 25 spaces are proposed. This likely leaves no parking for the basement, if the above-ground floors are utilized for medical offices. In response to this issue, the City Council is requiring any future use of the basement that triggers parking to be reviewed by the Planning and Zoning Board (see attached Amended Development Agreement).

All parking spaces and vehicle maneuvering areas are proposed to be paved and they all meet the necessary dimensional requirements.

Two ADA spaces are provided, which is acceptable, although only one space is required.

Lighting

Exterior lighting details are provided and include standard down-lit wall packs.

Street/Frontage Improvements

The access streets and alleys serving this property include Platinum Avenue, the 7th Street right-of-way, and a 10-foot wide alley along the south side of the property. Platinum Avenue is a fully developed City street, with curb, gutter.

As a condition of the vacation of a portion of 7th Street, the following was required:

CONDITION B: Gee Properties, LLC shall improve the remaining 30-feet of right-of-way from Platinum Avenue to the Cody Medical Arts Property, at the sole expense of Gee Properties, LLC, with asphalt, curb and gutter, and sidewalk on the west side. The improvements shall meet City standards for road base, asphalt, and other standard specifications of the City Engineer. The construction must be reviewed and approved by the City Engineer.

The site plan shows these improvements, with the exception of the sidewalk. Additional engineering details (cross sections, pavement depth, etc.) are needed for City Engineer review and approval before the work is conducted, although the concept depicted in the site plan clearly shows the intent.

Utility Services

Based on the request for three-phase power, significant modifications to the electrical service to the property will be needed. Essentially, new and additional cables will need to be run on the existing poles in the alley all the way from First National Bank, and a new transformer pad installed. The cost estimate is approximately \$16,000, which is the

developer's responsibility. Additional details have been provided to the applicant.

Sewer service will be from one of the existing 4" sewer laterals into the property. The other sewer lateral will need to be capped at the north property line.

Water service exists in the form of two ¾" water services. The latest site plan shows a proposed 2" water service. If fire protection is needed, as it would if the full basement is installed, a 4" service is typically the minimum size. A 4" line also requires a plan to be submitted to DEQ. Often the ¾" service comes off the 4" fire line, although a ¾" service already exists. Any unused water services will need to be capped at the corporation stop, which is under the street asphalt. Any new taps will need to be "hot taps". The applicant may wish to consider utilizing both existing services if it provides enough water for their needs (no fire sprinklers).

Private utilities such as TCT, CenturyLink, and Optimum will need to be coordinated directly with those providers.

Necessary sewer service, water service, and electrical service can be provided to the facility, subject to applicable connection and service fees and permits.

Signage

Sign details have not been supplied. A future sign permit will be needed for any signage.

Miscellaneous

A snow storage area is shown in the 15-foot buffer on the east side of the property.

Waste disposal will be through curb-side roll-out service (no dumpster). The roll-out locations are not shown on the site plan.

The city does not have current fire flow data for the fire hydrants closest to this facility. Fire flow will need to be tested and verified with the Fire Marshal.

ATTACHMENTS:

Narrative, site plans, elevations, floor plans.

RECOMMENDATION:

If the Planning and Zoning Board is agreeable to approving the application, it is recommended that it be subject to following.

1. The site plan approval is contingent on the vacation of 20-feet of the 7th Avenue right-of-way. Approval of the vacation must occur prior to issuance of a building permit, and completion of the conditions related thereto shall be completed prior to any private improvements in the area being vacated. If the vacation does not occur,

further review by the Planning and Zoning Board is required. The conditions of the vacation include:

CONDITION A: Gee Properties, LLC shall provide payment in the amount of \$5,999.00.

CONDITION B: Gee Properties, LLC shall improve the remaining 30-feet of right-of-way from Platinum Avenue to the Cody Medical Arts Property, at the sole expense of Gee Properties, LLC, with asphalt, curb and gutter, and sidewalk on the west side. The improvements shall meet City standards for road base, asphalt, and other standard specifications of the City Engineer. The construction must be reviewed and approved by the City Engineer.

CONDITION C: Gee Properties, LLC shall pay all publication and recording fees related to this action.

2. The engineering plans for the improvements to the 7th Street right-of-way shall be reviewed and approved by the City Engineer prior to construction.
3. The conditions of the Amended Development Agreement are applicable. They are:

Any use of the property that would be regulated by the City of Cody zoning ordinance shall be limited to professional office use, as defined herein, and accessory activities and uses customarily incidental thereto.

"Professional office" means an establishment for professional, executive and administrative offices, including those of accountants, lawyers, physicians, dentists, architects, engineers, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including barbers, beauty parlors, cosmetologists, or other service establishments and building trade contractors.

For purposes of consistency with the terms used in the Cody zoning ordinance, the term professional office specifically includes counseling services, physician and surgeon offices, dentist offices, chiropractor offices, optician offices, osteopath offices, insurance offices, architect offices, engineering and surveying offices, accounting offices, government offices, attorney offices, corporate offices, real estate offices, financial offices, and similar professional offices.

The interpretation of any "similar professional office" shall be by the City of Cody Planning, Zoning and Adjustment Board.

Height restrictions and percentage of lot area covered by buildings shall be the same as set forth the in Residential B Zone, as determined by the City of Cody Planning, Zoning, and Adjustment Board.

No additional clinic, client, patient, office or other space or other use (hereinafter Additional Space) which requires additional off-street parking shall be developed, created, constructed or used in the basement of the property prior to the submission of an updated site plan, and approval of that plan by the City of Cody Planning and Zoning and Adjustment Board, and without a building permit. Gee Properties, LLC shall not submit an updated site plan for review without first having obtained a review and approval from the City Planner that Gee Properties, LLC has provided adequate off-street parking for such Additional Space as required by and in compliance with the then-existing City of Cody municipal code. Gee Properties, LLC understands that a variance to the parking requirements shall not substitute for or be adequate to satisfy the parking requirements, and therefore no variance shall be granted. Gee Properties, LLC understands that if such additional off-street parking is going to be provided through the purchase of additional land to be used as a parking lot or facility, such use will require a zone change. Accordingly, Gee Properties, LLC shall first obtain the consent and / or support of the property owner from whom Gee Properties, LLC acquires such property to use said property for parking, or shall assist that property owner in applying for the zone change prior to acquiring the property.

4. The property line shall be eliminated between the two parcels, such that the building and all associated improvements (e.g. parking and buffer) are on the same lot. A boundary line adjustment survey is sufficient to accomplish this.
5. All exterior lighting must be of a downward/cutoff style and illumination levels modest in intensity.
6. All storm water facilities are to be inspected and certified by the applicant's engineer prior to a certificate of occupancy.
7. Provide a bond or other financial surety to guarantee installation of all required landscaping and fencing.
8. Final approval of the planned utility connections (water, sewer, raw water, electrical) is subject to City engineer approval. Capping of the unused sewer lateral and any unused water service(s) shall occur as discussed in the staff report.
9. Any additional items specified by the Board.
10. The civil site plan shall be updated to reflect the final utility connections and abandoned services, and the sidewalk grate on the west sidewalk.
11. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

AMENDED DEVELOPMENT AGREEMENT WITH THE CITY OF CODY

The City of Cody, acting through its duly elected governing body, the City of Cody City Council, DOES HEREBY AGREE AND COVENANT that the property (described below), by City of Cody legislative action, shall be designated General Commercial (D-2) Zoning.

Gee Properties, LLC, as owner of the following described property: Lot 24, Lot 25, and the West 12 ½ feet of Lot 26, Brown's Second Addition within the City of Cody, according to the plat recorded in Book "C" of Plats, Page 7, records of Park County, Wyoming (more commonly known as 702 and 708 Platinum Avenue, Cody, Wyoming 82414 or "the property");

DOES HEREBY AGREE AND COVENANT that as a condition of the rezoning of the above described property to General Commercial (D-2) sets forth the following land use restrictions to run with the land:

Any use of the above- described property that would be regulated by the City of Cody zoning ordinance shall be limited to professional office use, as defined herein, and accessory activities and uses customarily incidental thereto.

"Professional office" means an establishment for professional, executive and administrative offices, including those of accountants, lawyers, physicians, dentists, architects, engineers, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including barbers, beauty parlors, cosmetologists, or other service establishments and building trade contractors.

For purposes of consistency with the terms used in the Cody zoning ordinance, the term professional office specifically includes counseling services, physician and surgeon offices, dentist offices, chiropractor offices, optician offices, osteopath offices, insurance offices, architect offices, engineering and surveying offices, accounting offices, government offices, attorney offices, corporate offices, real estate offices, financial offices, and similar professional offices.

The interpretation of any "similar professional office" shall be by the City of Cody Planning, Zoning and Adjustment Board.

Height restrictions and percentage of lot area covered by buildings shall be the same as set forth the in Residential B Zone, as determined by the City of Cody Planning, Zoning, and Adjustment Board.

This agreement shall remain in effect, and be binding on all heirs and assignees in interest, until such time in the future, if ever, that the City of Cody rezones the property to a zoning district other than General Business (D-2), or otherwise takes lawful action to remove this agreement.

Notary Public and for the State of Wyoming.

My Commission Expires_____

Accepted by the City of Cody, this _____ day of _____, 2012.

Nancy Tia Brown, Mayor

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

On this day personally appeared before me Nancy Tia Brown, to me known as the individual(s) described herein and who executed the within and foregoing instrument for the uses and purposes therein stated.

Given under my hand and official seal this _____ day of _____, 2012.

City Clerk and Notary Public and for the State of Wyoming.

My Commission Expires_____

Gee Properties, LLC
Site Plan Proposal
Platinum Ave Professional Offices

Descriptive Narrative

Our goal from the beginning has been to create a building to provide services that blend in with our Community and the needs of our populous, and at every level, to quietly stimulate a healthy and healing environment.

This journey must necessarily begin as you first come onto the site. The exterior will be 'residential' in feel, as we suggested and agreed to work within (actually below) the constraints of Residential B height and footprint restrictions. Note here we are committing to NOT count any potential vacated city space toward our footprint calculations; in fact it is our desire to have a minimal footprint. Furthermore, we plan to be 20' from Platinum, as opposed to our legal ability to be at zero lot line setback. Again, we WANT as much of a residential feel as possible.

Our desire is to have a soothing, garden type of residential feel for the entire project. We will be incorporating water, plant and fireplace features on the interior and as much as possible on the outside. Materials will be quiet: wood (probably much reclaimed), stone, possible stucco accents and generally muted colors and tones.

We intend a basement for various uses: storage, equipment, elevator room and such, as is obvious this space is the most economically available. Dr. Gee's clinic will cover the 2nd floor. The 1st floor will be for expansion and possibly sleep room space. The waiting areas of the 1st and 2nd floor will be an open, rambling 2 story space, with the 2nd floor offset and cantilevering over the 1st. Again, plants, light, water, fireplace, etc.Very warm and welcoming, much as you would want your home to be for visitors. The half-story, small upper floor space is the "owner's retreat/offices" for Dr. Gee and Virginia Gee personally, and is mostly under the 2nd story roof. This space will still be well below the height limitation and extremely unobtrusive. They face West (for the excellent view) and away from the neighborhood, looking out across the Danzik property above 7th Street. Except from a distance, this area will be virtually 'un-noticeable'.

All in all, we believe the soft feel of the project along with it's significant contribution to the Medical Health and the Financial Health of Cody will prove a very welcome addition to Cody.

FRONTIER NEUROSCIENCES, LLC

Allen L. Gee, MD, PhD, FAAN

Board Certified Neurologist

info@frontierneuro.com

October 09, 2012

Planning, Zoning and Adjustment Board

1002 Sheridan Ave

Cody, WY 82414

Please note the following information in regards to the number of parking spaces provided:

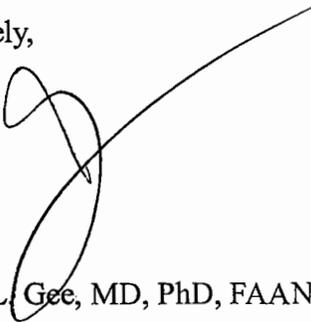
9-4-3: FACILITIES FOR NEW OR ENLARGED STRUCTURES OR USES; JOINT FACILITIES:

At the time of the erection of a structure or the establishment of a use, there shall be provided and thereafter maintained off street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele and employees of such structure or use. Such off street parking spaces shall be used exclusively for off street parking purposes. Such off street parking shall be upon the premises served. For any structure or use enlarged or increased in capacity, additional parking facilities shall be required only for such enlargement or increase.

A. The aggregate amount of required parking space for each type of use shall be not less than: Commercial, manufacturing and industrial uses; Must provide off street parking for each person involved in the operation and the average number of business invitees it will have at any 1 time.

Frontier Neurosciences LLC currently employs 5 full-time employees and one part-time employee. The three providers will see only one patient at a time, but as one exits, the next is checking in, there may be 2 invitees/per provider. The current total use would, at maximum, be twelve off-street parking spots. Per the Ordinance cited above, twelve off-street parking spaces are required for our current business. Acquisition of the potentially vacated adjacent space could be used for off-street parking as the business expands.

Sincerely,



Allen L. Gee, MD, PhD, FAAN

720 Lindsay Lane, Ste C
Cody, WY 82414
307-578-1985 phone
307-578-1938 fax

RECEIVED

OCT 16 2012

CITY OF CODY

Gee Properties, LLC
702 & 708 Platinum Avenue

Site Approval Information

BUILDING COLOR SCHEME

The Building will be earth-tones, mainly in the Green and Brown Family. Materials will be Stone, Wood, possibly with Stucco and/or Patina type accenting. Overall a very quiet and pleasing scheme.

LANDSCAPE & FENCING

Current Budgets are \$85,000.00

RECEIVED

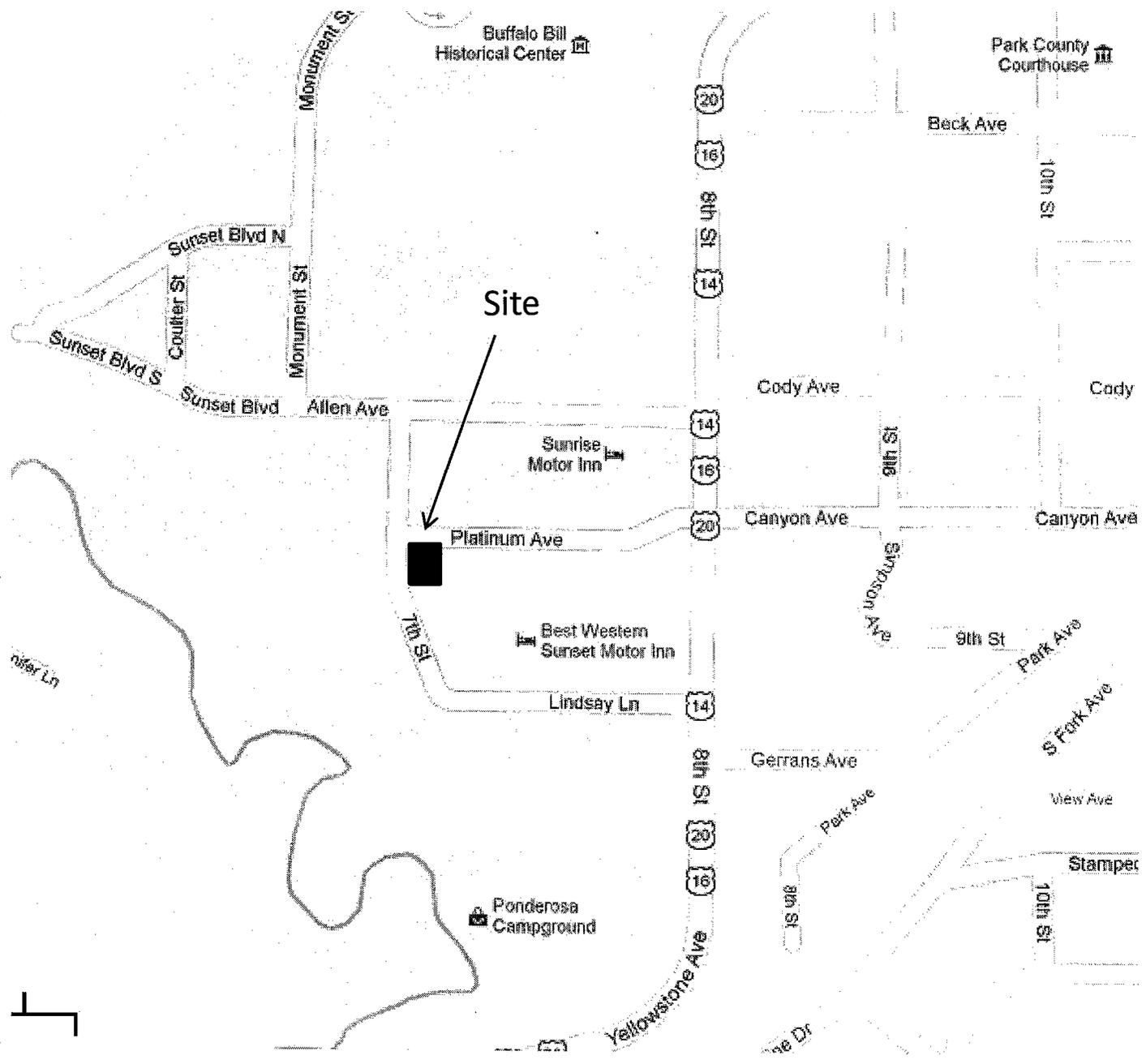
OCT 16 2012

CITY OF CODY

Gee Properties, LLC

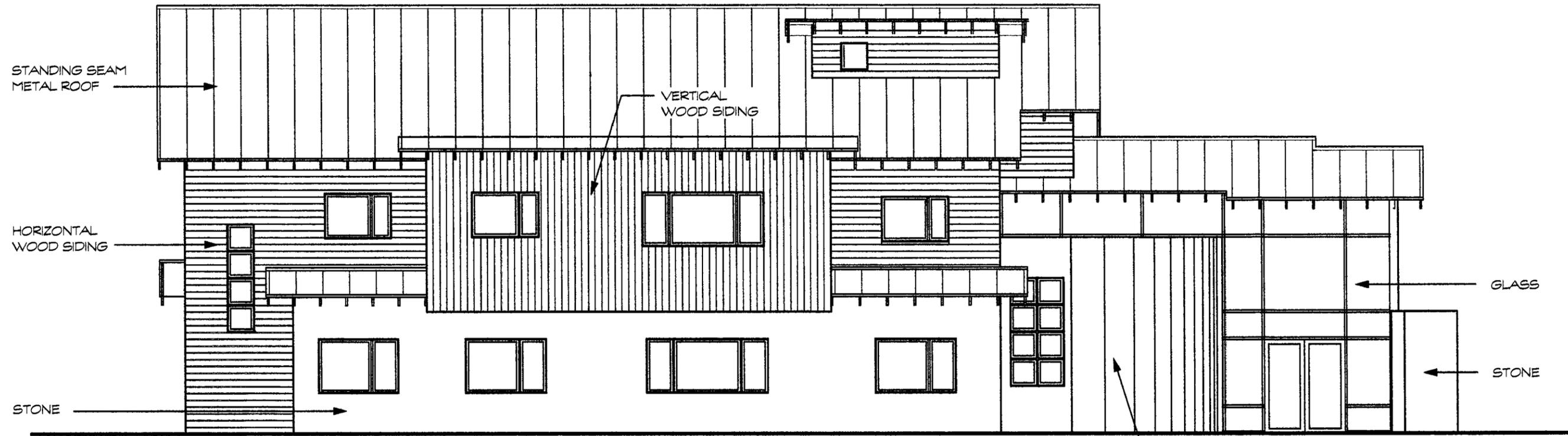
Site Plan Evaluation

Vicinity Map

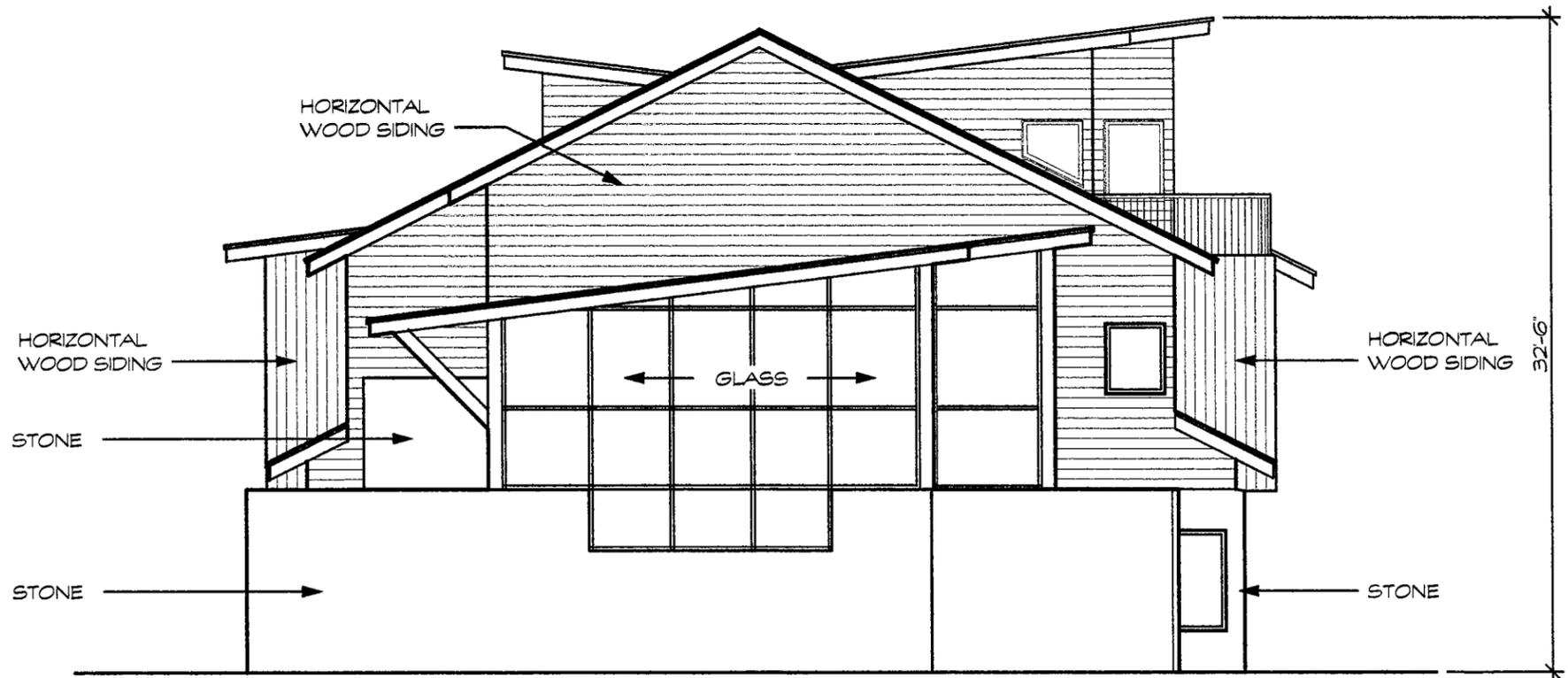
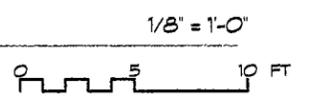




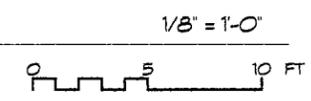
VIEW FROM EAST

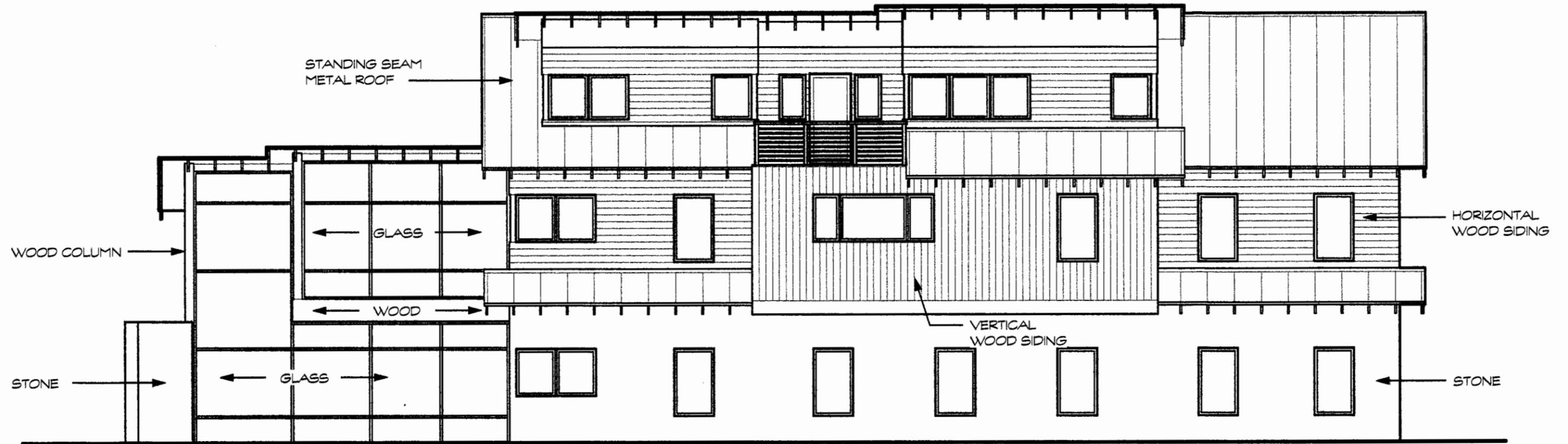


EAST ELEVATION

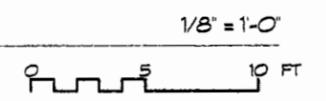


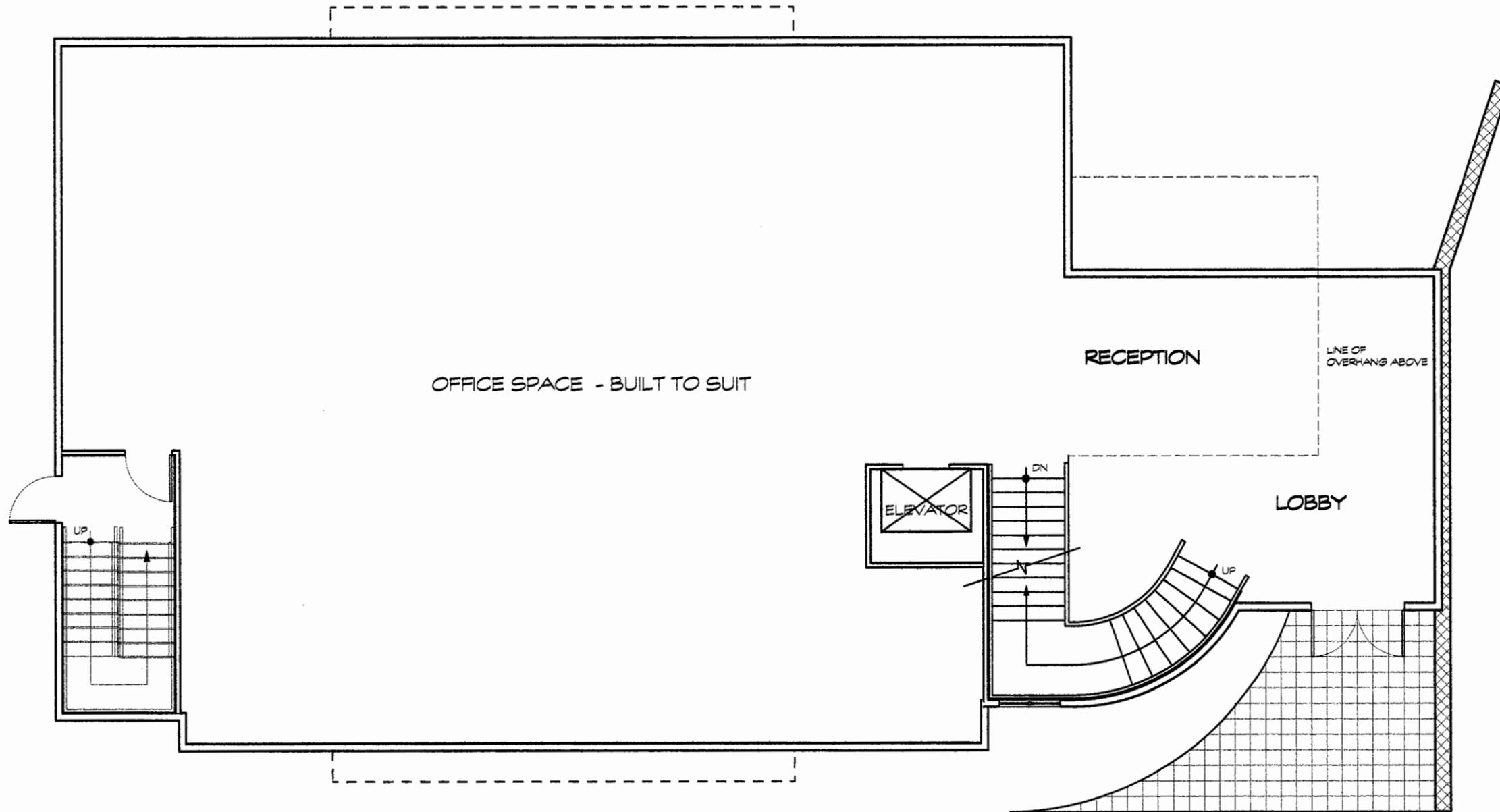
NORTH ELEVATION





WEST ELEVATION

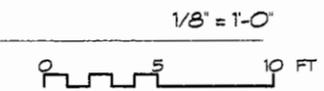




FIRST FLOOR PLAN

3580 SQ. FT.

TOTAL CONDITIONED SPACE: 7240 SQ. FT.

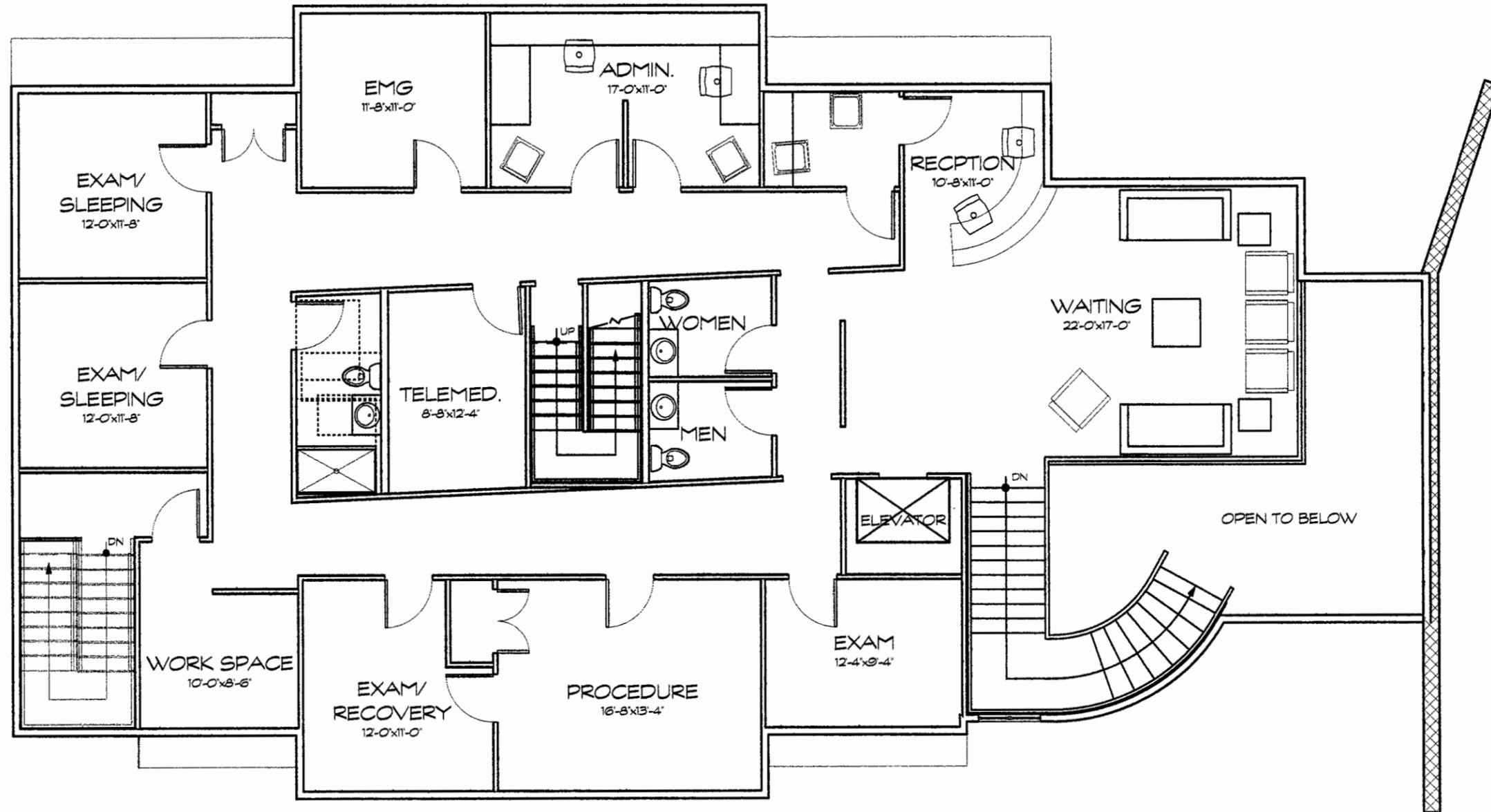


GEE PROPERTIES LLC.

PLATINUM DRIVE
PRELIMINARY LAYOUT

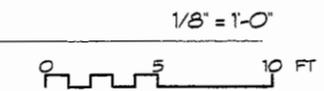
**KEITH PRYOR
ARCHITECT**

1413 W YOMING AVE. CODY, WY 82414
307-587-3509



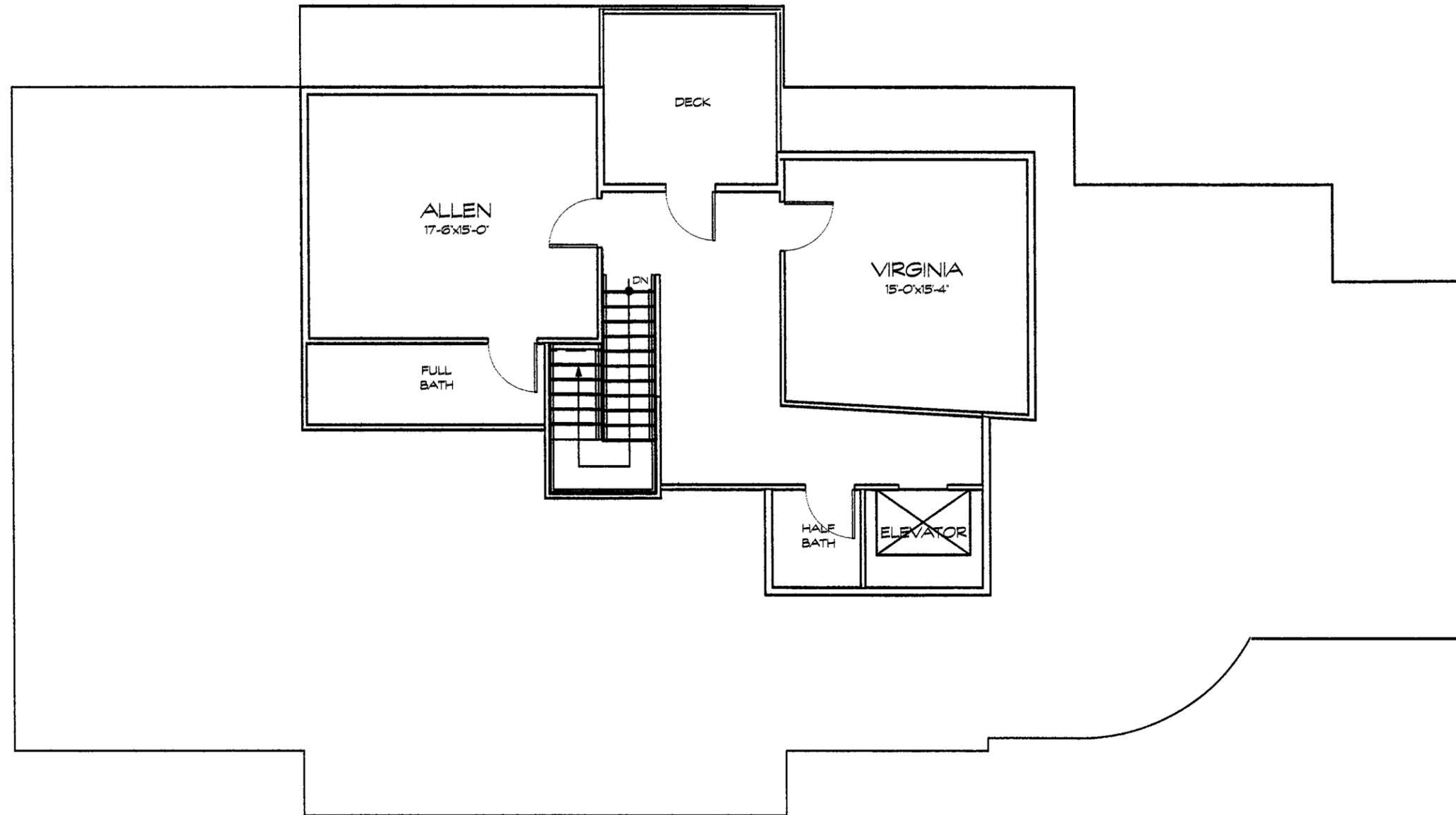
SECOND FLOOR PLAN

3082 SQ. FT.



GEE PROPERTIES LLC.
 PLATINUM DRIVE
 PRELIMINARY LAYOUT

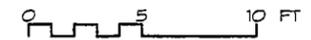
KEITH PRYOR
 ARCHITECT
 1413 W YOMING AVE. CODY, WY 82414
 307-587-3509



PRIVATE OWNERS' RETREAT/OFFICE

892 SQ. FT.

1/8" = 1'-0"

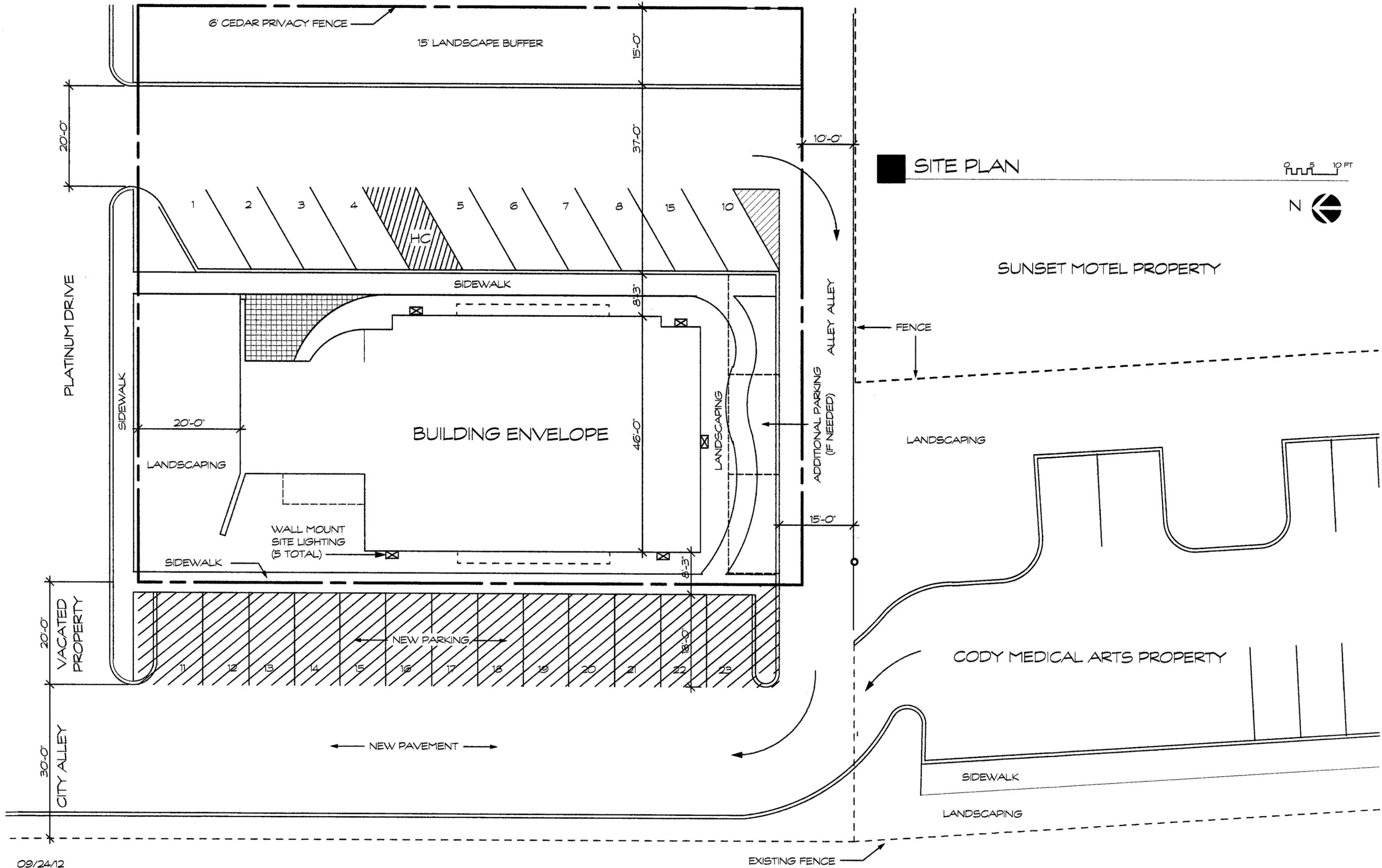


GEE PROPERTIES LLC.

PLATINUM DRIVE
PRELIMINARY LAYOUT

KEITH PRYOR
ARCHITECT

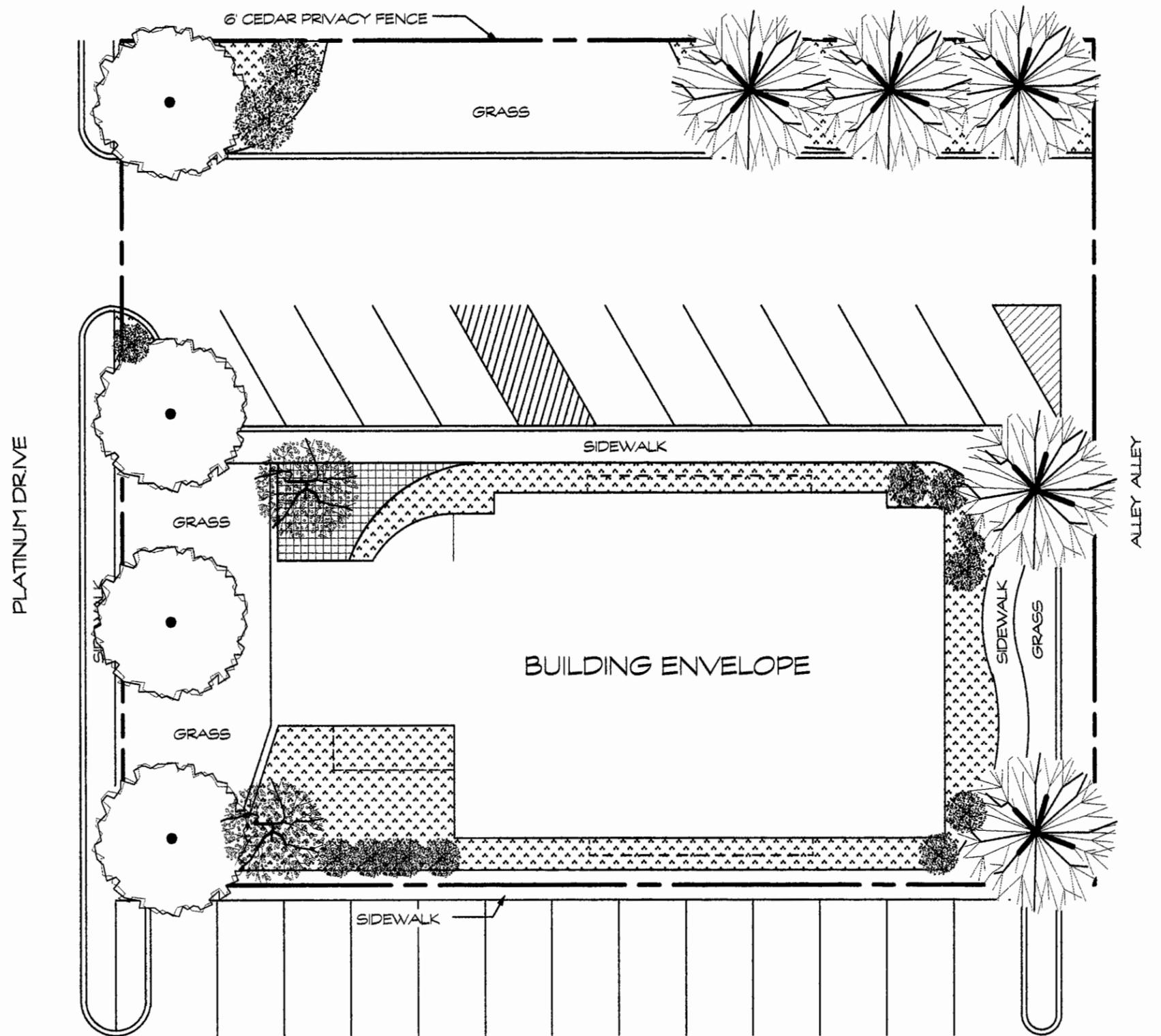
1413 W YONING AVE. CODY, WY 82414
307-587-3509

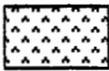
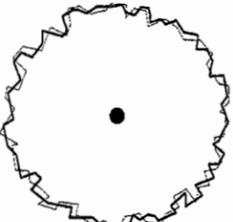
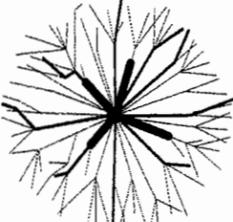


SITE PLAN

0 5 10 FT





LEGEND	
	GROUND COVER AND ORNAMENTAL SHRUBS/FLOWERS
	ASH OR SENSATION MAPLE
	LONG LEAF PINE
	ORNAMENTAL TREE
	ORNAMENTAL SHRUB
SPRINKER/IRRIGATION SYSTEM TO BE DESIGN BUILD.	

LANDSCAPING PLAN

0 5 10 FT



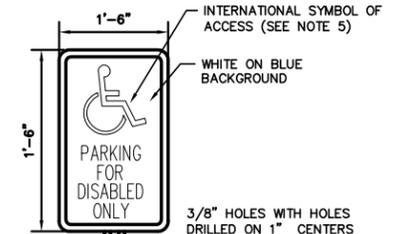
GEE PROPERTIES LLC.
PLATINUM DRIVE

SCALE: 1" = 30' - 0"

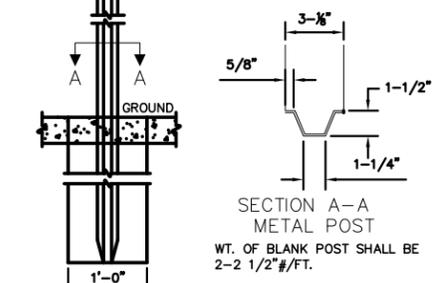


NOTES:

1. A total of 23 parking spaces have been provided including designated parking areas on both sides of the building. Generally, employees will park at the back of the building in the west parking lot. Visitors and patients will utilize the front entrance and eastern parking lot. A handicap parking space is provided near the entrance which will be constructed to City of Cody and ADA standards.



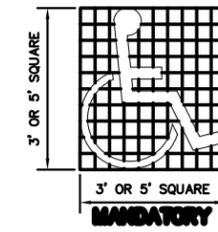
3/8" HOLES WITH HOLES DRILLED ON 1" CENTERS FULL LENGTH IN FULL LENGTH IN METAL POST. (MOUNT WITH 5/8" x 2-1/4" BOLTS, TOP AND BOTTOM OF SIGN)



SECTION A-A
METAL POST
WT. OF BLANK POST SHALL BE 2-2 1/2 #/FT.
CONCRETE FOOTING
SIGN DETAIL

NOTES:

- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
- CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
- MESSAGE LETTERING SHALL BE UPPER CASE (BLK) (SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595A, COLOR #15180).



WHITE ON BLUE BACKGROUND

HOLM, BLOUGH AND COMPANY
CONSULTING ENGINEERS AND LAND SURVEYORS

(307) 597-6281
Fac: (307) 597-6282
www.hbcous

1402 Stampede Avenue
Cody, WY 82414

DRAWN BY:	B. Edwards
DESIGNED BY:	B. Edwards
APPROVED BY:	R. Holm
SCALE:	1" = 10'-0"
DATE:	10/10/12
JOB NO.:	HBCO # 12-164

SITE PLAN
DOCTOR GEE MEDICAL OFFICES
Platinum and 7th Streets
Park County Wyoming



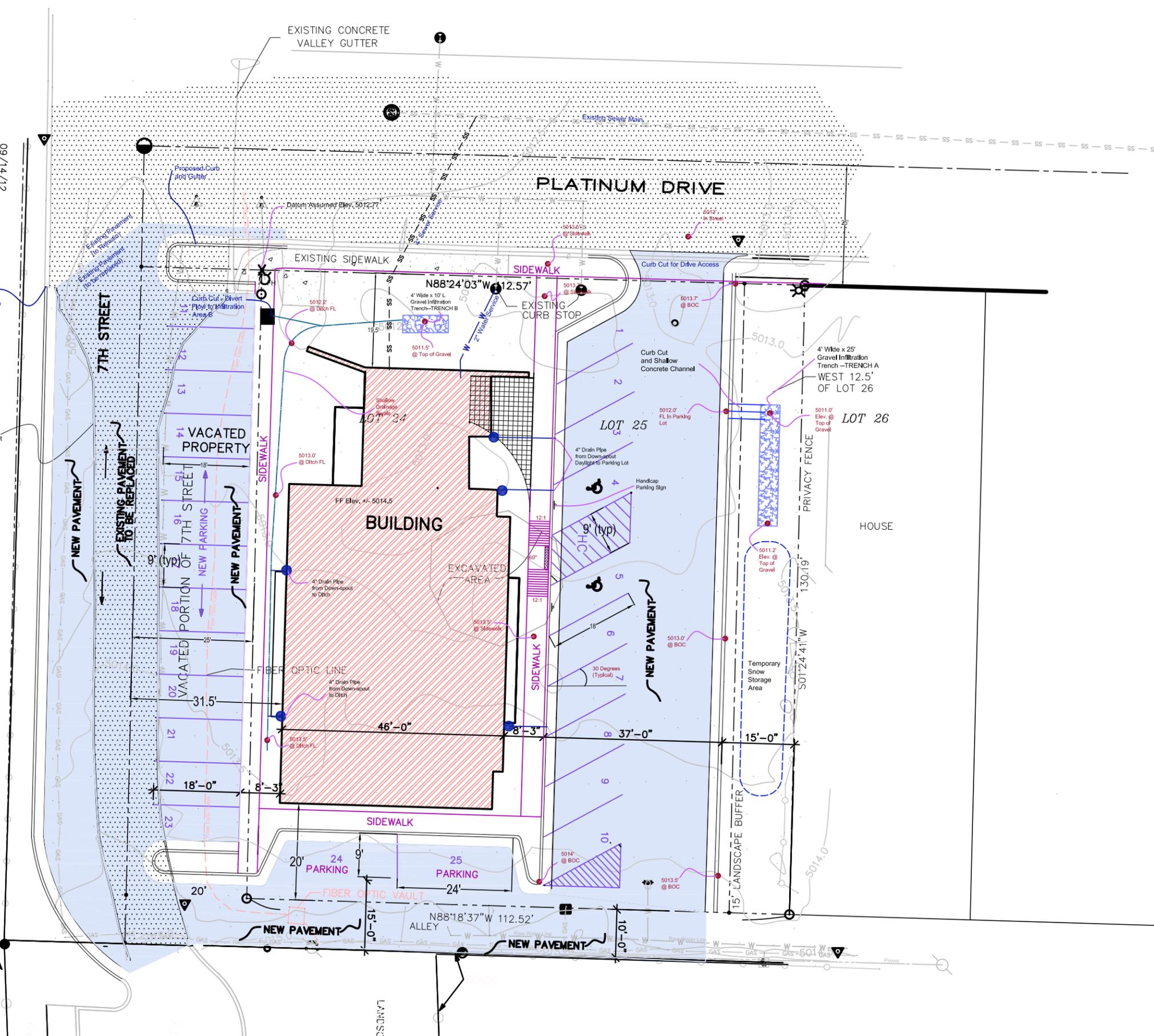
SHEET

01 OF 01

09/14/12

Tie Into Existing Curb and Gutter and Extend Proposed Curb and Gutter as Shown

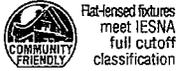
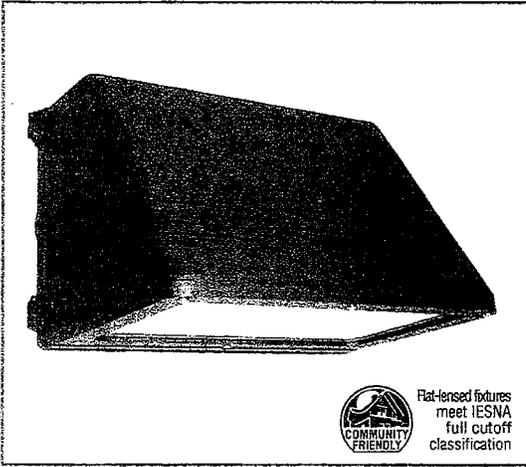
Edge of Existing Asphalt Pavement



FENCE

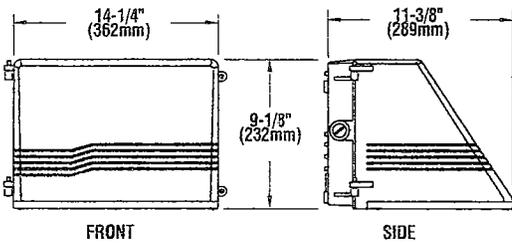
LANDSCAPING

SIERRA FULL CUTOFF WALL PACK

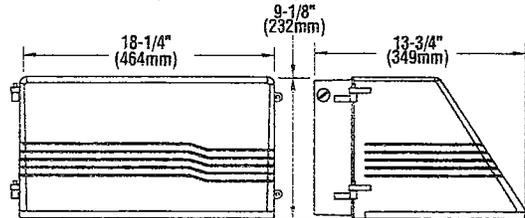


DIMENSIONS

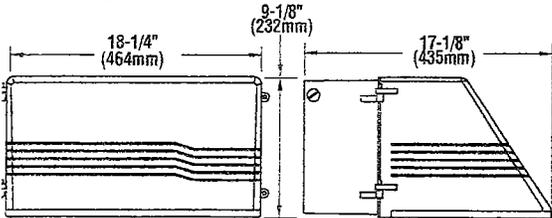
Sierra Medium - SIFCM



Sierra Large - SIFCL (250 AND 320 WATT)



Sierra Large - SIFCL (400 WATT)



SHIPPING WEIGHTS - Sierra

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
SIFCM	9/19	279/11	356/14	406/16
SIFCL (250w & 320w)	11/24	279/11	394/15.5	495/19.5
SIFCL(400w)	14/31	279/11	508/20	495/19.5

HOUSING - The one-piece die-cast aluminum housing is available in medium and large sizes. The attractive one-piece housing provides a clean appearance, increasing structural strength, and ensures weather-tight operation.

WALL MOUNT - For installation convenience, each fixture is shipped complete with cast-in drilling templates and plugged, threaded 1/2" conduit outlets for surface conduit. Not recommended for ceiling mounting.

DOOR FRAMES - Door fasteners have two captive stainless steel screws to ensure proper locking.

LENS/GASKET - A flat clear tempered glass lens is sealed to the lens frame with silicone gasket. The die-cast aluminum lens frame is hinged for easy frontal servicing. The lens frame has a one-piece silicone continuous gasket for maximum sealing to the housing.

SOCKETS - Porcelain medium-base sockets are supplied with SIFCM. The SIFCL is supplied with porcelain mogul-base sockets with a nickel-plated lamp grip screw shell.

LIGHT SOURCES - Pulse-Start Metal Halide, Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - All high-power factor type ballasts are rated for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

- Fixture is offered with wide beam distribution and is full cutoff. The hammertone reflector with horizontal lamp, ensures maximum photometric performance. Photometric data is tested in accordance with IESNA guidelines.

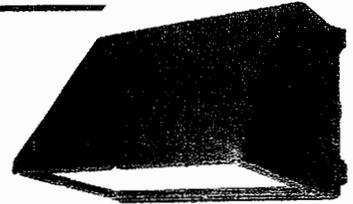
FINISHES - Standard finish colors are bronze, black, and white.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



SIERRA FULL CUTOFF WALL PACK

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **SIFCM WB 100 MH F MT BRZ**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
SIFCM (Medium)	WB - Wide Beam	100 150	MH - Metal Halide 100, 150 Watt HPS - High Pressure Sodium 100, 150 Watt	F-Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black WHT - White	LL - Less Lamp
SIFCL (Large)		250 320 400	PSMH - Pulse-Start Metal Halide 250, 320, 400 Watt HPS - High Pressure Sodium 250 ¹ Watt				

MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.
TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.

FOOTNOTES:

1- 250 HPS is available with Multi Tap or TT voltage only.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
PCE120 - Button-Type Control	122547	FK120 - Single Fusing	FK120
PCE208 - Button-Type Control	122548	FK277 - Single Fusing	FK277
PCE240 - Button-Type Control	122549	DFK208, 240 - Double Fusing	DFK208, 240
PCE277 - Button-Type Control	122550	DFK480 - Double Fusing	DFK480
		FK347 - Single Fusing	FK347

Project Name _____ Fixture Type _____

Catalog # _____

12/06/11

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US INDUSTRIES, INC.

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	OCTOBER 23, 2012	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: WYOMING AUTHENTIC PRODUCTS (MEAT PROCESSING) SPR 2012-38	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

This report is updated from the October 9, 2012 version (new language is underlined and deleted language is struck through). Refer to the applicant's "Answers to Specific Questions from Staff Report" for additional information.

PROJECT DESCRIPTION:

This proposal is the compilation of work by the applicant, David Fales, with support from Forward Cody, the Wyoming Business Council (grant funding), and the City of Cody (grant sponsorship). In summary, the business will process pre-butchered meat into burgers, franks, jerky and other specialty meat products. The facility intends to be the first USDA inspected meat processing facility in Wyoming. Initially, most products will be packaged raw, although smoker equipment is included at start up and the cooking of taco meat, shredded beef, chili and other value-added products is planned to occur in the future. At start up, approximately six to eight employees would be hired to work at the facility, with potential growth to seventeen by the third year. If demand is sufficient, a second shift of up to 17 employees could be added. The building would be owned by Forward Cody and consist of a steel building, loading dock, and associated parking. Expansion of the building for additional cooler area may occur in the future, although the expansion is not proposed or being reviewed at this time. The proposed building, without the future expansions, is 6,840 square feet on the main level, with approximately 2,318 square feet on a second level. Refer to the attached site plan and narrative for additional details.

Subject property:



Access:



REVIEW CRITERIA:

The property is located within the Industrial “E” zoning district, which permits “meat processing plants”.

Section 10-10E-3 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans...

Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

STAFF COMMENTS:

The surrounding area is as follows:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Former Child’s Towing facility.	Industrial “E”
East	Forward Cody metal building	Industrial “E”
South	Veteran’s Memorial Park	Industrial “E”
West	Beartooth Inn.	General Business “D-2”

Architecture:

The architectural renderings are included in the application. The building is proposed to be sided and roofed in sheet metal, with two different colors on the exterior walls. The colors are not indicated in the application. The wall height of the building is twenty-two feet, with the peak approximately twenty-nine feet, based on the 2:12 roof pitch. The building is utilitarian in design. The civil drawing (Sheet C1.1) appears to depict posts for a covered entryway, or maybe they are planters, but they are not labeled or shown on the architectural plans—the applicant should clarify whether there is a front entryway, as it affects the architectural character of the building. The applicant has indicated that the front entryway is an add-on bid item, which is something that will be done if they have enough money, but not guaranteed.

The buildings to the east and north are metal sided and utilitarian in design as well. The Beartooth Inn to the west is a stained wood building. Photos of the neighboring buildings are shown here:



The P&Z Board will need to determine if the proposed materials and colors of the Wyoming Authentic Products building are suitable.

Landscaping:

Admittedly this is in an industrial zone, yet in staff's view this industrial zone is different than Road 2AB or other locations where landscaping may not be an issue. This site is readily visible from the highway, is immediately next to the Veterans Memorial Park and Beartooth Inn, and is part of the gateway to the City where impressions of the City are first being formed.

Architecture and landscaping are reviewed in conjunction, as a deficient in one aspect can be ameliorated by a more substantial emphasis on the other. A site with a plain building can still look somewhat attractive if there is substantial landscaping.

~~A split rail fence and 2-3" minus river rock extending five feet each side of the fence is four boulders, and unspecified drought-resistant plant materials on a berm are the extent of the proposed landscaping. Additional landscaping is proposed if the entryway to the building is not initially constructed—see letter. With no specified plant material, it is presumed that the xeriscape plants will include bunch grasses and bushes, but the applicant needs to give more of a description. To be healthy and vibrant, even xeriscape plants need irrigation in this climate, so drip irrigation should be considered.~~

Trees would be a good method to break up the plain metal of the building.



It is suggested that the Board discuss the potential for live plants or ornamental trees to the south and west of the proposed building, to give a more pleasing appearance to the guests at the Beartooth Inn, Veterans Memorial park, and on the Greybull Highway.

Storm Water Plan:

An engineered storm water plan has been prepared to address runoff according to the City's storm water policy manual. Small ditches (6" deep) along the east and west sides of the property, roof drains from the building, and two drywells are designed to accommodate the 25-year storm event. The City Engineer reviewed the storm water plan originally submitted and found that it meet the City standards, but the applicant submitted a revised site plan with a slightly larger building. An updated storm water report has been submitted and reviewed by the City Engineer. It has slightly larger drywells to accommodate the increased building size, and meets the City storm water policy. ~~and has yet to submit an updated storm water plan. The change in building size will likely only require slightly larger drywells.~~

Parking:

The parking ordinance requires one space per employee plus one space per average number of "business invitees" expected at any one time. The application narrative indicates a capacity of 17 employees, and 17 parking spaces are shown. Sheet AS1.1 of the site plan has a different parking calculation, which does not appear to consider capacity or growth, but only start-up needs. Between the two, it appears that seventeen spaces are needed for employees and two for visitors. The two additional spaces could be provided at the north end of the row of parking without issue.

With the exception of the ADA parking space and loading area, which are to be paved, the parking and vehicle maneuvering areas will be native soil, which is a sandy gravel, that will be graded and compacted. ~~gravel.~~

~~Not all details of the ADA ramp have been provided. If the ADA parking spaces and walkway are at the same elevation, the use of truncated dome pads will be required at~~

~~the transition point of the unloading zone and the walkway. Details of the ADA ramp will be needed for the building permit.~~

All of the gravel parking spaces and their backup areas meet the necessary dimensional requirements.

Truck access to the loading dock appears tight, but likely workable. The applicant has submitted a truck maneuvering design that indicates workable maneuvering areas.~~The applicant should have his engineer look at the turning movements for the design truck and verify it is realistic.~~ Moving the facility a few feet to the south may make the difference between difficult backing maneuvers and standard backing maneuvers.

Lighting

~~No exterior lighting details are provided. The new architectural drawings (Sheet A3.1) include details on the exterior lighting, which will be located near the doorways and stairways, and is full-cut off in style. The fixtures include a single 40 watt LED bulb, which is not overly intensive. So long as all exterior lighting is of a downward/cut-off style and not excessive in illumination, there should be no issue.~~

Setbacks, Buffers, and Height Requirements

There are no applicable setbacks or buffers required by the zoning ordinance for this proposal. Height is not limited in the Industrial "E" zone, except as necessary to meet airport height restrictions. The application indicates that the peak of this building is approximately 27 feet below the airport's restricted airspace.~~, but appears to state an incorrect elevation for the airspace elevation. Nevertheless, Section 7-3-25(B) of the city code exempts structures less than 35 feet in height from the airspace restrictions, so there is no issue with the building height. The airport manager and engineer have further verified that the building height does not encroach on the restricted airspace.~~

Access

The submitted site plan shows the existing access situation. Primary access is intended from the 22 to 24-foot wide paved lane that also serves the Beartooth Inn (see photo on 1st page). Frank Court, a gravel road, connects to the property at the northeast corner. As noted on the site plan, the primary access road is almost entirely outside of the 40-foot wide access easement. Forward Cody and Ron Hill (property seller) have approached the City for a land swap/boundary adjustment to modify the property lines to follow the north side of the existing access road, straighten the east property line, and establish an easement for the current location of the access road. A copy of the survey is attached (see "Record of Survey").

The City Council has yet to consider the request. The City Attorney is reviewing the proposal and determining the necessary documents to be prepared and procedures to be followed. If this land transfer does not occur, there would need to be modifications to the site layout, or acquisition of additional access easement from the City. It is

suggested that if the site plan is approved in the present configuration, it be with the condition that the boundary adjustment occur as proposed prior to issuance of a building permit.

Street/Frontage Improvements

The access road/street serving this property is not an official City street, and is not officially maintained by the City, although a portion is currently on City property, and if the property transfer occurs, all of it will be on City property. In practice and customary use it is a private road serving the properties that abut it. The City is not aware of any agreement for maintenance of the road. Ideally, each property owner served by the road would participate in its maintenance, as specified by a legally binding agreement.

Section 11-2-2 of the City Code states the following:

B. Improvements: No building shall be erected on any lot in any subdivision, nor shall a building permit be issued by the city for a building until all improvements reasonably expected and required by the city, such as streets, curb and gutter, sidewalk, sewer service, water service, etc., have been installed, approved and accepted by the city for the lot upon which the building is to be constructed.

The Board will need to determine if further improvements are needed to satisfy the requirement of "all improvements reasonably expected and required by the city". While the access does not meet city street standards, staff (City Engineer and City Planner) believes it is adequate for the situation that it serves as it is a paved two-lane surface and streetlights are found along its south boundary.

Utility Services

An extension of the overhead power by one pole and the addition of new transformers will be needed to serve the facility, the cost of which will be the responsibility of the owner/developer. The existing 15' easement along the west side of the property is adequate for this extension.

Necessary sewer service, water service, and electrical service will be provided to the facility. Sewer utility billing for industrial facilities is based on discharge estimates. The applicant will need to provide average TSS and 5-day BOD daily loadings, as required by the City code. The estimates must be provided with the building permit application.

Utility locates will be needed to identify any utilities that need to be protected during construction.

Signage

Sign details have not been supplied. A future sign permit will be needed for any signage.

Miscellaneous

Snow removal areas have ~~not~~ been identified on the site plan. ~~They need to be~~

~~identified.~~

The grease separator to the west of the building (#13 on C1.1) has been ~~should be~~ shifted closer to the building to get it out of the driveway, and now includes a traffic rated lid. ~~Barriers such as trees and boulders could be used to further delineate the driveway from the grease interceptor. Somehow trucks and emergency vehicles need to know to avoid driving over it.~~

Waste disposal is explained in the narrative. ~~However,~~ The dumpster location has been relocated to an acceptable location. ~~will need to be relocated to a location accessible to side-collection type trucks.~~ If vectors (flies, mice, etc.) become an issue with the dumpster, vector control methods should be utilized.

The city does not have current fire flow data for the fire hydrants closest to this facility. Fire flow will need to be tested and verified with the Fire Marshal.

ATTACHMENTS:

Narrative, site plans, elevations, floor plans.
Unrecorded Record of Survey.

ALTERNATIVES:

~~In an attempt to accommodate the applicant's schedule, the matter has been reviewed and presented to the Planning and Zoning Board. Whether the Board is comfortable approving the project subject to a number of conditions, or whether they wish to see the outstanding site plan issues addressed before granting approval is left to the Board. The Board has authority to approve or deny the site plan, with or without changes.~~

RECOMMENDATION:

If the Planning and Zoning Board is agreeable to approving the application, it is recommended that it be subject to following.

1. The access road must be located within a proper access easement and either the boundary line adjustment or an easement dedication must occur to provide access at the southeast corner of the lot, as depicted in the Record of Survey. This must occur prior to issuance of a building permit. (If this does not occur, further review by the Planning and Zoning Board is required.)
2. If the front entryway will not be constructed initially, a landscape plan must be prepared and submitted for review and approval by the Planning and Zoning Board. In such case, the landscaping plan must be reviewed and approved by the Board, and a financial surety provided for its installation, prior to occupancy of the building. ~~The applicant must submit a detailed landscaping plan for the xeriscape planting area for review and approval by the Board.~~
3. (Any additional landscaping/irrigation specified by the Board.)
4. (Any architectural requirements specified by the Board.)

5. (Any access/frontage improvements or road maintenance agreement specified by the Board.)
- ~~6. The applicant's engineer should evaluate and verify that there is sufficient maneuvering area for the use of the loading dock by the intended design vehicle.~~
- ~~7. All exterior lighting must be of a downward/cutoff style and illumination levels modest in intensity.~~
8. Provide the requested TSS and BOD estimates to the City engineer prior to issuance of the building permit.
- ~~9. Identify the snow removal areas on the site plan and ensure that runoff from the melting snow piles is retained on the site.~~
- ~~10. Move the grease separator closer to the building to get it out of the driveway and place barriers to protect it from traffic.~~
- ~~11. Determine an acceptable location for the dumpster(s) with the solid waste division.~~
- ~~12. Submit additional details on the ADA ramp/walkway, which meet all applicable ADA standards.~~
- ~~13. Submit an updated storm water plan, reflecting the larger building size, for review and approval by the city Engineer prior to issuance of a building permit.~~
14. All storm water facilities are to be inspected and certified by the applicant's engineer prior to a certificate of occupancy.
- ~~15. Submit an updated final site plan with all additional information required herein.~~
16. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.



Wyoming Authentic Products

Planning and Zoning Review

Answers to Specific Questions from Staff Report

- 1. The access road must be located within a proper access easement and either the boundary line adjustment or an easement dedication must occur to provide access at the southeast corner of the lot, as depicted in the Record of Survey. This must occur prior to issuance of a building permit. (If this does not occur, further review by the Planning and Zoning Board is required).**

Response: This is currently under examination and will be resolved. We are aware of the issue. GDA Engineers have prepared a boundary swap adjustment for the City's review. Forward Cody is aware of what is being requested.

- 2. The applicant must submit a detailed landscaping plan for the xeriscape planting area for review and approval by the Board.**

Response: Our current plans indicate a split-rail wood fence that would match the fence on the neighboring property, along with a strip of landscape rock. We currently do not have plans on landscaping the property with vegetation.

However, our current plans show a covered entrance canopy structure along with a simulated stone veneer in order to provide street appeal and be more visually interesting. This is currently a bid alternate. If the budget does not allow for the covered canopy structure once the project is publicly bid, Plan One/Architects will submit an alternate plan showing landscaping in the form of vegetation. Please see sheet A3.1 for the design of the simulated stone veneer and the covered canopy entrance additive bid alternate.

- 3. (Any additional landscaping/irrigation specified by the Board.)**

Response: See question #2 response above.

- 4. (Any architectural requirements specified by the Board.)**

Response: See question #2 response above.

- 5. (Any access/frontage improvements or road maintenance agreement specified by the Board.)**

Response: See question #1 response above.

- 6. The applicant's engineer should evaluate and verify that there is sufficient maneuvering area for the use of the loading dock by the intended design vehicle.**

Response: We have included a truck-turning-radius exhibit performed by our civil engineer. The placement of the building offers enough maneuvering area so that a truck should never encroach a neighboring property when turning through the site and loading dock area.

- 7. All exterior lighting must be of a downward/cutoff style and illumination levels modest in intensity.**

Response: We have included a cut-sheet from the electrical engineer that depicts the fixture that will be used. The fixture will be cut-off style.

- 8. Provide the requested TSS and BOD estimates to the City engineer prior to issuance of the building permit.**

Response: Currently the facility is estimated to produce less than 500 gallons per day.

- 9. Identify the snow removal areas on the site plan and ensure that runoff from the melting snow piles is retained on the site.**

Response: This area has been included in the current site plan.

- 10. Move the grease separator closer to the building to get it out of the driveway and place barriers to protect it from traffic.**

Response: We have relocated the grease interceptor off of the path of travel. We have also included a traffic rated lid.

- 11. Determine an acceptable location for the dumpster(s) with the solid waste division.**

Response: This has been located on the current site plan.

- 12. Submit additional details on the ADA ramp/walkway, which meet all applicable ADA standards.**

Response: A ramp is not necessary as the ADA parking will be at zero grade and not have a curb. We have included a tactile warning strip at the loading dock sidewalk, as depicted on the latest site plan.

- 13. Submit an updated storm water plan, reflecting the larger building size, for review and approval by the city Engineer prior to issuance of a building permit.**

Response: This has been submitted and approved.

- 14. All storm water facilities are to be inspected and certified by the applicant's Engineer prior to a certificate of occupancy.**

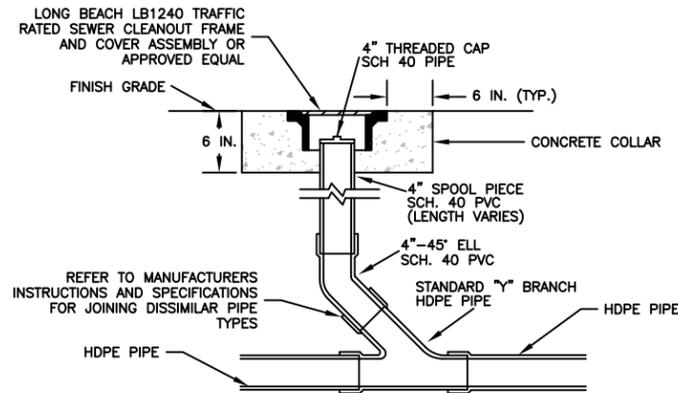
Response: This is acceptable.

- 15. Submit an updated final site plan with all additional information required herein.**

Response: This has been submitted.

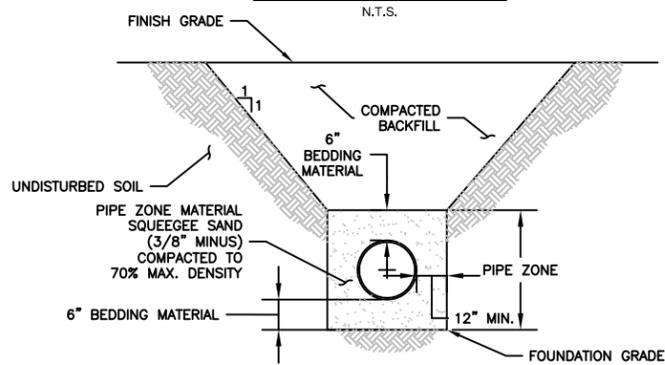
- 16. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.**

Response: Sets of plans have been submitted to the City of Cody Building Department for review.



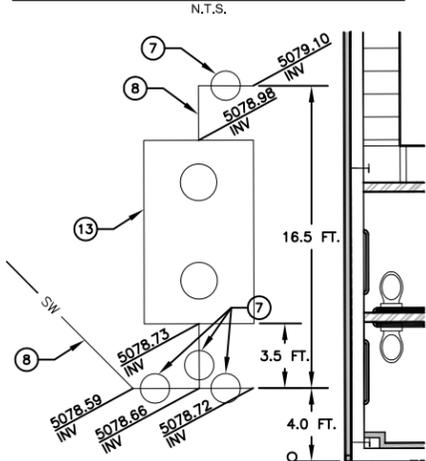
- REFER TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS FOR JOINING DISSIMILAR PIPE TYPES
- HDPE PIPE
- NOTES:
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE BELL AND SPIGOT PIPE CONFORMING TO THE FOLLOWING:
 - PVC PIPE SHALL CONFORM TO CELL CLASSIFICATION 12454-B AS GIVEN IN ASTM D 1784.
 - DIMENSIONS OF THE PIPE AND FITTINGS SHALL CONFORM TO ASTM D 3034 OR ASTM F 679 FOR SIZES OVER 15".
 - JOINTS IN ALL PVC SEWER PIPE SHALL BE WATER TIGHT WITH BELL AND SPIGOT ENDS WITH RUBBER O-RING GASKETS.
 - STANDARD PVC "Y" TYPE BRANCHES WILL BE REQUIRED FOR ALL SERVICES ON A NEW MAIN.
 - PIPING FOR TREATED AND RAW WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPE, CEMENT LINED CONFORMING TO ANSI A21.51 WITH TYTON JOINT ENDS CONFORMING TO ANSI A21.11.
 - FITTING FOR TREATED AND RAW WATER MAINS SHALL BE CAST IRON CLASS 250 CONFORMING TO ANSI A21.10 WITH MECHANICAL JOINT ENDS CONFORMING TO ANSI A21.11.

CLEANOUT DETAILS
N.T.S.

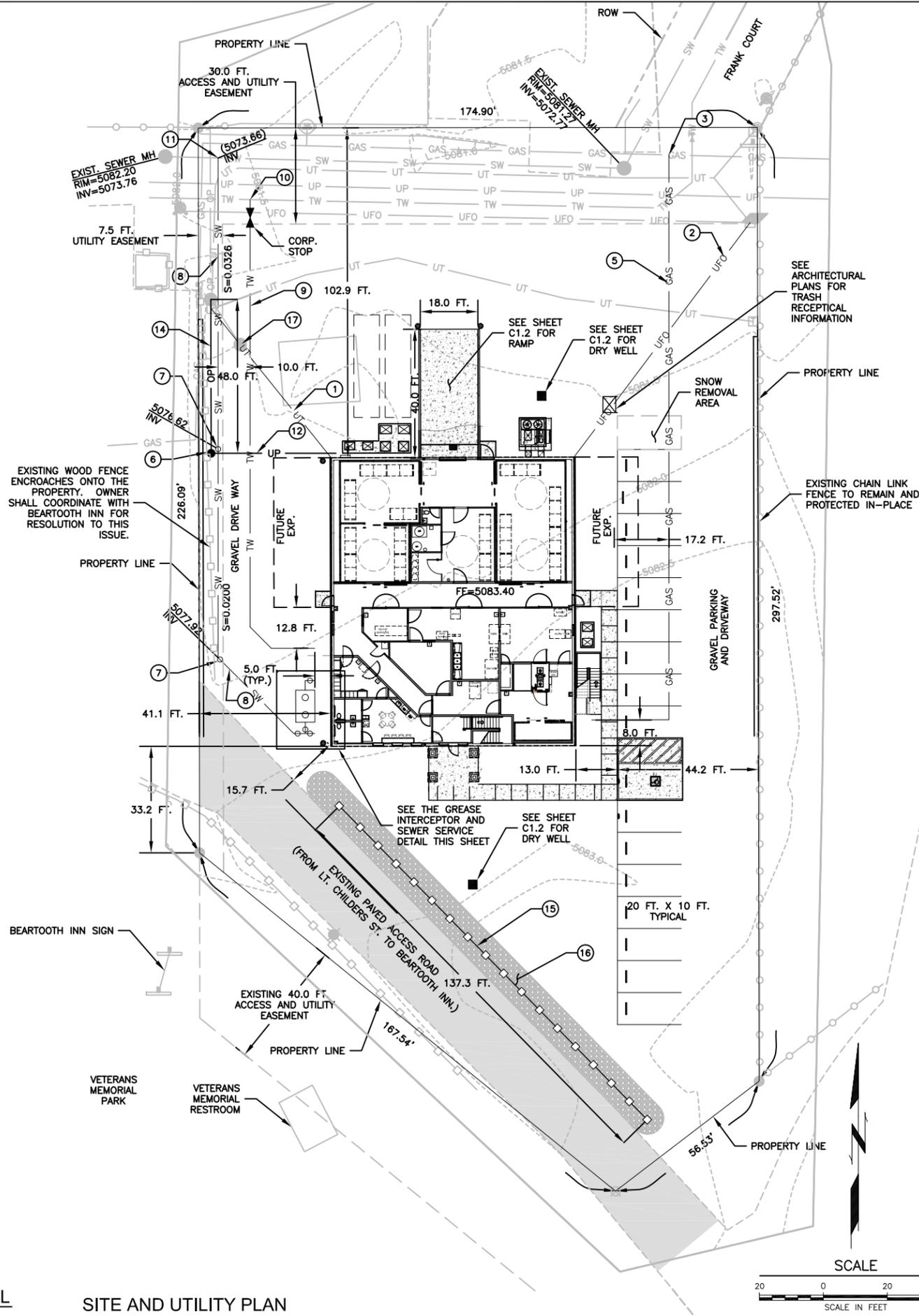


- NOTE:
- TRENCH WALLS SHALL BE SUPPORTED AS REQUIRED BY OSHA.

PIPE TRENCH BEDDING DETAIL
N.T.S.



GREASE INTERCEPTOR AND SEWER SERVICE DETAIL
N.T.S.



CONSTRUCTION NOTES:

- INSTALL 2 IN. ELECTRICAL CONDUIT FOR TELEPHONE SERVICE FROM EXISTING TELEPHONE SERVICE RISER TO BUILDING. COORDINATE WITH TERRY FERRUZZA OF CENTURY LINK PRIOR TO CONSTRUCTION. INSTALL CONDUIT PER THE PIPE TRENCH BEDDING DETAIL THIS SHEET OR AS DIRECTED BY CENTURY LINK.
- COORDINATE WITH TCT WEST FOR CABLE CONNECTION. LINE SHOWN IS ESTIMATED AND HAS NOT BEEN CONFIRMED WITH TCT WEST. LOCATION COULD CHANGE AS A RESULT OF COORDINATION.
- JOIN EXISTING GAS LINE.
- NOT USED.
- INSTALL 3/4 IN. GAS SERVICE TO BUILDING. SEE MECHANICAL PLANS FOR LOCATION OF GAS METER. COORDINATE WITH STEPHANIE FRY OF ENERGY WEST PRIOR TO CONSTRUCTION. INSTALL PIPE PER THE PIPE TRENCH BEDDING DETAIL OR AS DIRECTED BY ENERGY WEST.
- INSTALL NEW POWER POLE FOR ELECTRICAL SERVICE AND METER FOR BUILDING. SEE ELECTRICAL PLANS.
- INSTALL SANITARY SEWER CLEAN-OUT. SEE DETAIL THIS SHEET.
- INSTALL 6 IN. PVC SDR 35 SANITARY SEWER PER THE PIPE TRENCH BEDDING DETAIL THIS SHEET.
- INSTALL 2 IN. SDR 9 5100 SERIES DRISCO PIPE ULTRALINE PE WATER SERVICE TUBING, IN COMPLIANCE WITH ASTM D2737 (PRESSURE CLASS 250 PSI) AND PER CITY OF CODY STANDARD DETAILS. WITHIN THE BUILDING, INSTALL A SELF-READING WATER METER.
- HOT TAP EXISTING TREATED WATER MAIN AND PROVIDE CORPORATION STOP.
- JOIN EXISTING SEWER MAIN. SEE GENERAL NOTE #8 THIS SHEET.
- INSTALL ELECTRICAL CONDUIT AS REQUIRED FOR ELECTRICAL SERVICE TO BUILDING. SEE ELECTRICAL PLANS.
- INSTALL 1,500 GAL. GREASE INTERCEPTOR (10 FT. X 6 FT) WITH TRAFFIC RATED TOP. SEE MECHANICAL PLANS FOR DETAILS.
- CITY OF CODY TO PROVIDE OVERHEAD POWER TO NEW POWER POLE. SEE ELECTRICAL PLANS.
- SEE ARCHITECTURAL PLANS FOR FENCE CONSTRUCTION INFORMATION AND DETAILS.
- SEE ARCHITECTURAL PLANS FOR DECORATIVE ROCK INSTALLATION AND CONFIGURATION.
- EXISTING POWER POLE TO REMAIN FOR TEMPORARY POWER UNTIL PERMANENT POWER IS ESTABLISHED WHEN IT IS TO BE REMOVED.

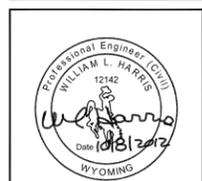
GENERAL NOTES:

- RECESSED TRUCK WELL RAMP DESIGNED FOR WB-67 (73.5 FT LENGTH, INCLUDES 53.0 FT LONG TRAILER)
- PROVIDE 6 IN. WIDE BUMPER STOPS AT THE TRUCK WELL DECK
- FAR PART 77 TRANSITIONAL SURFACE CLEARANCE TO RIDGE OF BUILDING = 27.0 FT.
- ACTUAL DOCK HEIGHT TO BE DETERMINED BY WYOMING AUTHENTIC PRODUCTS PRIOR TO CONSTRUCTION. IF HEIGHT IS NOT 49 IN., NOTIFY ENGINEER FOR ADJUSTMENT OF TRUCK RAMP GRADES.
- SEE DRAINAGE REPORT PREPARED BY GDA ENGINEERS FOR THIS PROJECT.
- SANITARY SEWER AND TREATED WATER LINES SHALL BE BEDDED WITH SAND (6 IN. BELOW PIPES TO 6 IN. ABOVE PIPE). TRENCHES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
- CONTRACTOR TO VERIFY SEWER JOIN ELEVATION PRIOR TO CONSTRUCTION.
- SEE SHEET C1.2 FOR GRADING AND DRAINAGE INFORMATION.
- SEE ARCHITECTURAL PLANS FOR SIDEWALK AND ENTRANCE CONSTRUCTION INFORMATION AND DETAILS.
- SEE STRUCTURAL PLANS FOR EQUIPMENT SLAB CONSTRUCTION INFORMATION AND DETAILS.

GEOTECHNICAL REPORT:

SEE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT PREPARED BY INBERG-MILLER ENGINEERS, REPORT NO. 16420-PX, DATED 9-24-2012.

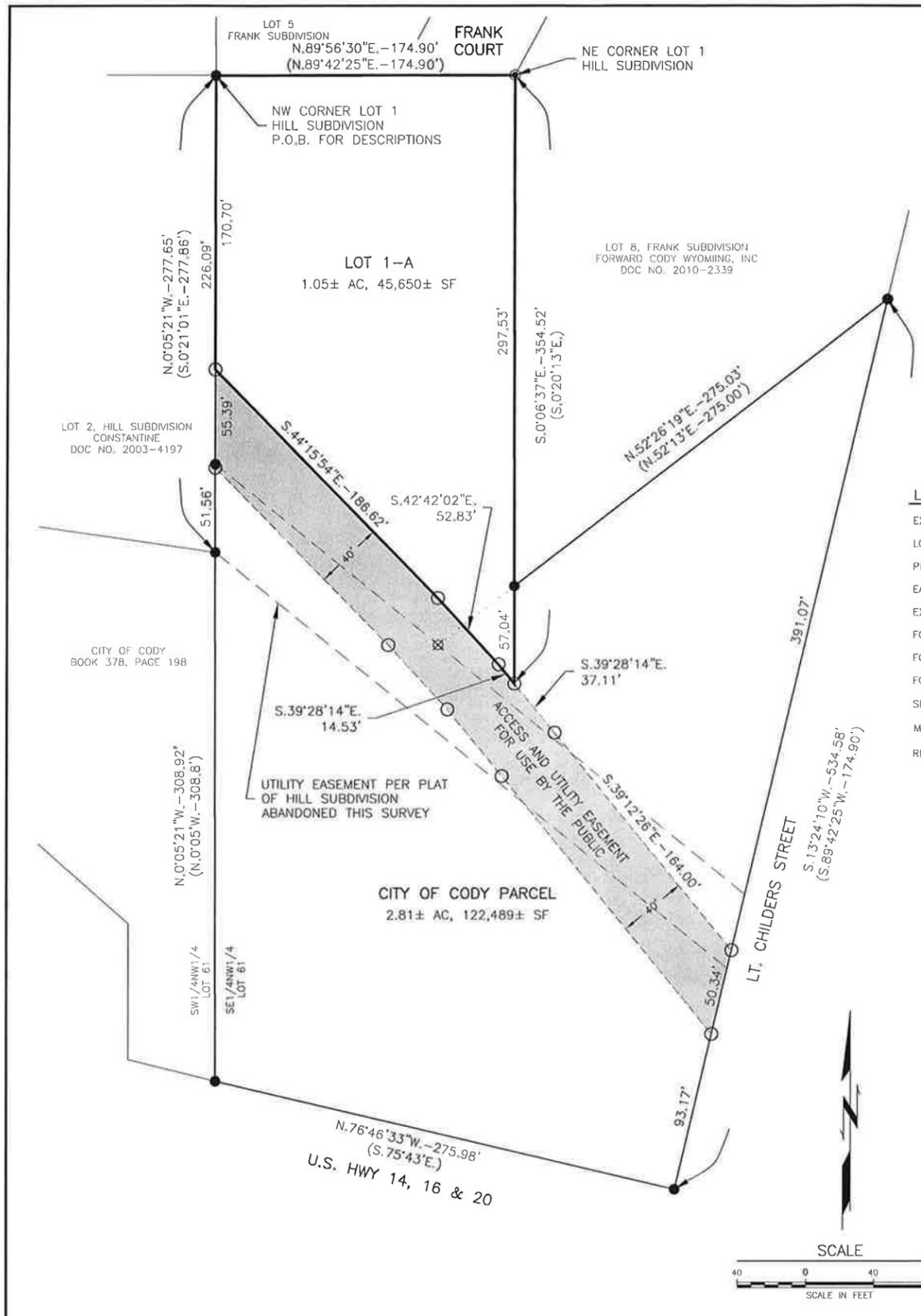
FORWARD CODY - CODY WYOMING
WYOMING AUTHENTIC PRODUCTS PLANT
 pian one / architects



The professional services of this architect are undertaken for and are performed in the interest of FORWARD CODY. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 1249
date: 10/8/2012
revisions:

C1.1



LEGEND

- EXISTING PROPERTY LINE
- LOT 1-A
- PROPERTY LINE TO BE REMOVED
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND REBAR
- SET 5/8"x24" REBAR WITH 2 1/2" ALUMINUM CAP
- MEASURED DATA
- RECORD DATA

LEGAL DESCRIPTIONS

LOT 1-A
 BEING A PORTION OF LOT 1 OF HILL SUBDIVISION WITHIN THE CITY OF CODY, WYOMING, WITHIN THE SE1/4NW1/4, LOT 61, RESURVEY, T.52N., R.101W., PARK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND ALUMINUM CAP BEING THE NORTHWEST CORNER OF SAID LOT 1 OF HILL SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF FRANK SUBDIVISION WITHIN THE CITY OF CODY, WYOMING; THENCE N.89°56'30"E., ALONG THE NORTHERLY LINE OF SAID LOT 1, 174.90 FEET, TO A FOUND BRASS CAP BEING THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE WESTERLY POINT OF LOT 8 OF SAID FRANK SUBDIVISION; THENCE S.0°06'37"E., ALONG THE EASTERLY LINE OF SAID LOT 1, 297.53 FEET, TO A FOUND ALUMINUM CAP BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING ALONG THE PROJECTED EASTERLY LINE OF SAID LOT 1 PROJECTED SOUTHERLY S.0°06'37"E., 57.04 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE N.39°28'14"W., 14.53 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.42°42'02"E., 52.83 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE N.44°15'54"W., 186.62 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY, SAID POINT BEING LOCATED ON THE WESTERLY LINE OF SAID LOT 1; THENCE N.0°05'21"W., ALONG THE WESTERLY LINE OF SAID LOT 1, 170.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES, MORE OR LESS

CITY OF CODY PARCEL

BEING A PARCEL OF LAND WITHIN A PORTION OF LOT 1 OF HILL SUBDIVISION WITHIN THE CITY OF CODY, WYOMING AND WITHIN THE SE1/4NW1/4, LOT 61, RESURVEY, T.52N., R.101W., 6TH P.M., PARK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF HILL SUBDIVISION WITHIN THE CITY OF CODY, WYOMING, THENCE S.0°05'21"E., ALONG THE WESTERLY LINE OF SAID LOT 1, 170.70 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY AND TO THE POINT OF BEGINNING. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1-A CREATED THIS SURVEY; THENCE S.44°15'54"E., ALONG THE SOUTHERLY LINE OF SAID LOT 1-A, 186.62 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.42°42'02"E., ALONG SAID SOUTHERLY LINE, 52.83 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.39°28'14"E., ALONG SAID SOUTHERLY LINE, 14.53 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE N.0°06'37"W., ALONG THE EASTERLY LINE OF SAID LOT 1 OF HILL SUBDIVISION PROJECTED SOUTHERLY, 57.04 FEET, TO A FOUND ALUMINUM CAP BEING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 8 OF FRANK SUBDIVISION, WITHIN THE CITY OF CODY, WYOMING; THENCE N.52°26'19"E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8, 275.03 FEET, TO A FOUND ALUMINUM CAP BEING THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE S.13°24'10"W., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LT. CHILDERS STREET, 534.58 FEET, TO A FOUND ALUMINUM CAP, AND A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 14, 16, & 20; THENCE N.76°46'33"W., ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, 275.98 FEET, TO A FOUND ALUMINUM CAP BEING LOCATED ON THE WESTERLY LINE OF SAID SE1/4NW1/4, LOT 61; THENCE N.0°05'21"W., ALONG SAID WESTERLY LINE, 308.92 FEET, TO A FOUND ALUMINUM CAP BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID HILL SUBDIVISION; THENCE N.0°05'21"W., ALONG THE EASTERLY LINE OF SAID LOT 2, 51.56 FEET, TO A FOUND ALUMINUM CAP BEING THE SOUTHWEST CORNER OF SAID LOT 1 OF HILL SUBDIVISION; THENCE N.0°05'21"W., ALONG THE LINE COMMON TO SAID LOTS 1 AND 2 OF HILL SUBDIVISION, 55.39 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 2.81 ACRES, MORE OR LESS

ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 1-A THIS SURVEY AND LOT 2 OF THE HILL SUBDIVISION ALSO TO BENEFIT THE PUBLIC

BEING A 40 FOOT WIDE EASEMENT WITHIN THE SE1/4NW1/4, LOT 61, RESURVEY, T.52N., R.101W., 6TH P.M., PARK COUNTY, WYOMING, THE NORTHERLY LINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF HILL SUBDIVISION WITHIN THE CITY OF CODY, WYOMING, THENCE S.0°05'21"E., ALONG THE WESTERLY LINE OF SAID LOT 1, 170.70 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY AND TO THE POINT OF BEGINNING. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1-A CREATED THIS SURVEY; THENCE S.44°15'54"E., ALONG THE SOUTHERLY LINE OF SAID LOT 1-A, 186.62 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.42°42'02"E., ALONG SAID SOUTHERLY LINE, 52.83 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.39°28'14"E., ALONG SAID SOUTHERLY LINE, 14.53 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE S.39°28'14"E., 37.11 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY; THENCE S.39°12'26"E., 164.00 FEET, TO A 2 1/2" ALUMINUM CAP SET THIS SURVEY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LT. CHILDERS STREET, BEING THE ENDPOINT OF THIS DESCRIPTION. THE EASEMENT IS TO BE PARALLEL WITH AND OFFSET SOUTHERLY OF THE ABOVE DESCRIBED LINE 40.00 FEET. THE SIDELINES OF SAID EASEMENT SHALL EXTEND EASTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF LT. CHILDERS STREET, AND WESTERLY TO THE EASTERLY LINE OF LOT 2 OF HILL SUBDIVISION WITHIN THE CITY OF CODY, WYOMING.

CONTAINING 0.41 ACRES, MORE OR LESS

RECORDERS ACCEPTANCE

THIS RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 2012, AND FILED FOR RECORD AT _____ M., UNDER DOCUMENT NUMBER _____ IN PLAT CABINET _____ AT PAGE _____.

 PARK COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

CITY ENGINEER APPROVAL

THIS BOUNDARY LINE ADJUSTMENT SURVEY WAS APPROVED BY THE CITY ENGINEER OF CODY, WYOMING ON THE _____ DAY OF _____, 2012.

BY: _____ ATTEST: _____
 CITY ENGINEER CITY CLERK

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT HILL ENTERPRISES LIMITED PARTNERSHIP, BEING THE OWNER(S) OF THE LAND DESCRIBED AS LOT 1 OF HILL SUBDIVISION, CITY OF CODY, WYOMING, ACCORDING TO WARRANTY DEED DOCUMENT NO. 2008-8123 IN THE OFFICE OF THE PARK COUNTY CLERK, PARK COUNTY, WYOMING, ARE THE OWNERS AND PROPRIETORS OF SAID LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE BOUNDARY LINE ADJUSTMENT OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE PURPOSE OF THE BOUNDARY LINE ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE LOTS AS SHOWN; THAT THE LAND BEING CONVEYED IS FOR THE SOLE PURPOSE OF ADJUSTING THE BOUNDARY LINES BETWEEN PARCELS AND IS NOT TO BE SOLD OR TRANSFERRED AS A SEPARATE PARCEL BY THE GRANTEE, HEIRS AND ASSIGNS; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED

IN WITNESS WHEREOF, THE SAID OWNER(S) RONALD D. HILL, HAS CAUSED HIS NAME HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____, 2012.

 RONALD D. HILL

ACKNOWLEDGMENT:

STATE OF WYOMING,

COUNTY OF PARK

THE FOREGOING OWNER(S) CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012 BY RONALD D. HILL,

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC PRINTED NAME AND SIGNATURE

MY COMMISSION EXPIRES: _____

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE CITY OF CODY, WYOMING, BEING THE OWNER(S) OF THE LAND DESCRIBED AS A PORTION OF THE SE1/4NW1/4 OF LOT 61, RESURVEY, T.52N., R.101W., 6TH P.M., PARK COUNTY, WYOMING, ARE THE OWNERS AND PROPRIETORS OF SAID LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE BOUNDARY LINE ADJUSTMENT OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE PURPOSE OF THE BOUNDARY LINE ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE LOTS AS SHOWN; THAT THE LAND BEING CONVEYED IS FOR THE SOLE PURPOSE OF ADJUSTING THE BOUNDARY LINES BETWEEN PARCELS AND IS NOT TO BE SOLD OR TRANSFERRED AS A SEPARATE PARCEL BY THE GRANTEE, HEIRS AND ASSIGNS; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED

IN WITNESS WHEREOF, THE SAID OWNER(S) CITY OF CODY, WYOMING, HAVE CAUSED THEIR NAMES HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____, 2012.

 NANCY TIA BROWN,
 CITY OF CODY MAYOR

ATTEST:

ACKNOWLEDGMENT:

STATE OF WYOMING,

COUNTY OF PARK

THE FOREGOING OWNER(S) CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012 BY NANCY TIA BROWN AND

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC PRINTED NAME AND SIGNATURE

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, RICHARD T. MUSCIO, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.

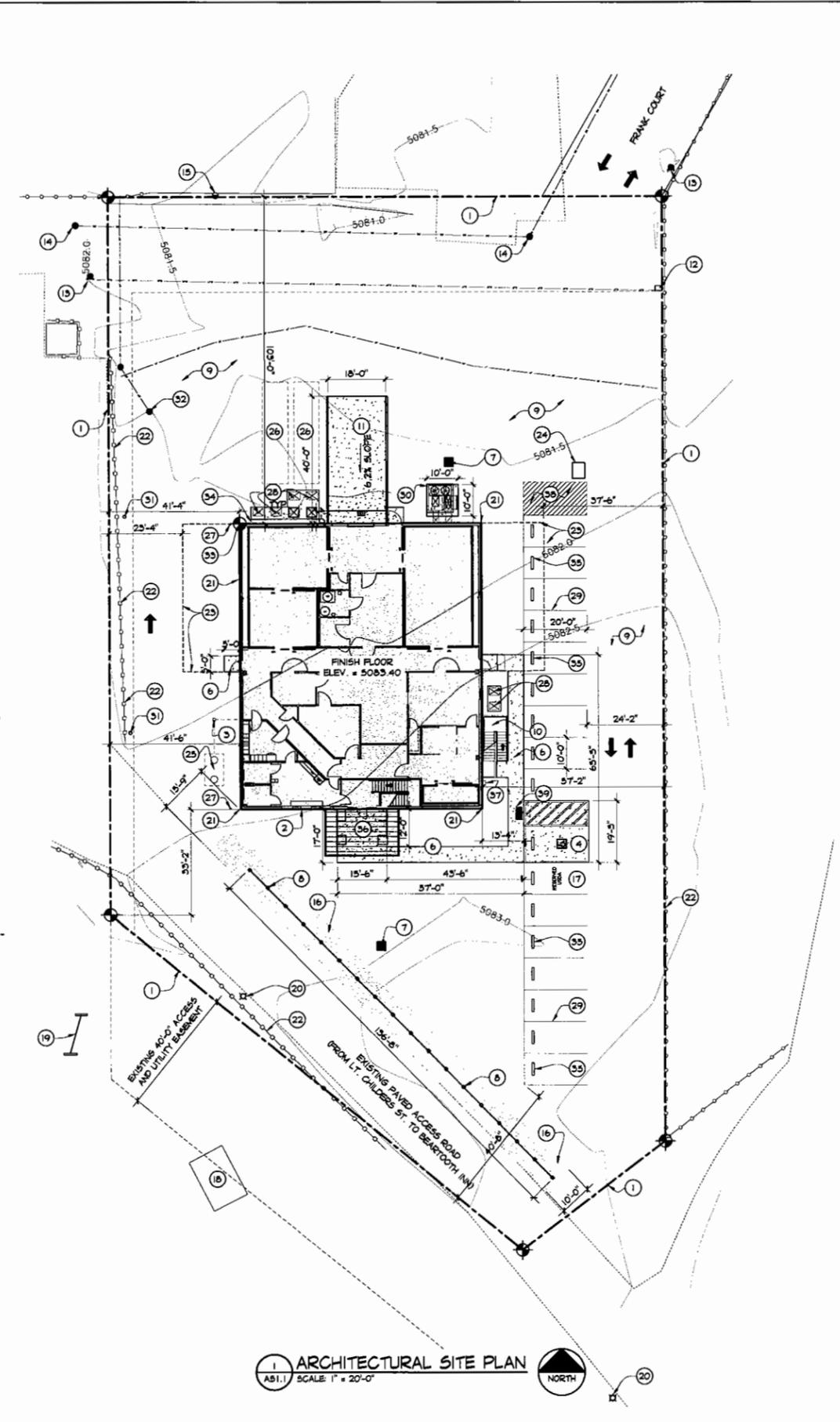
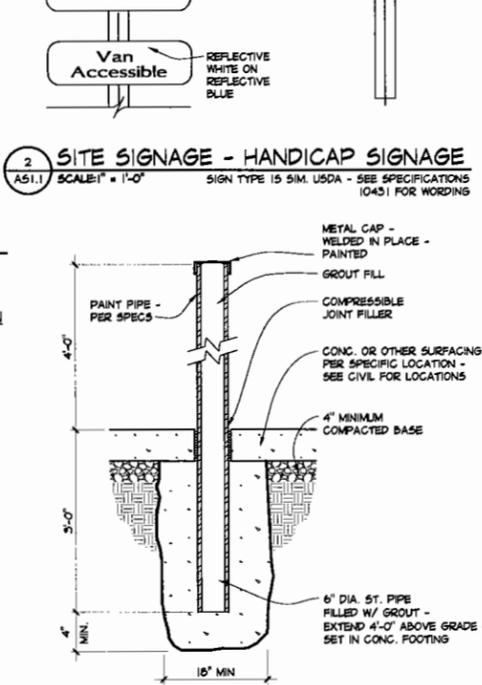
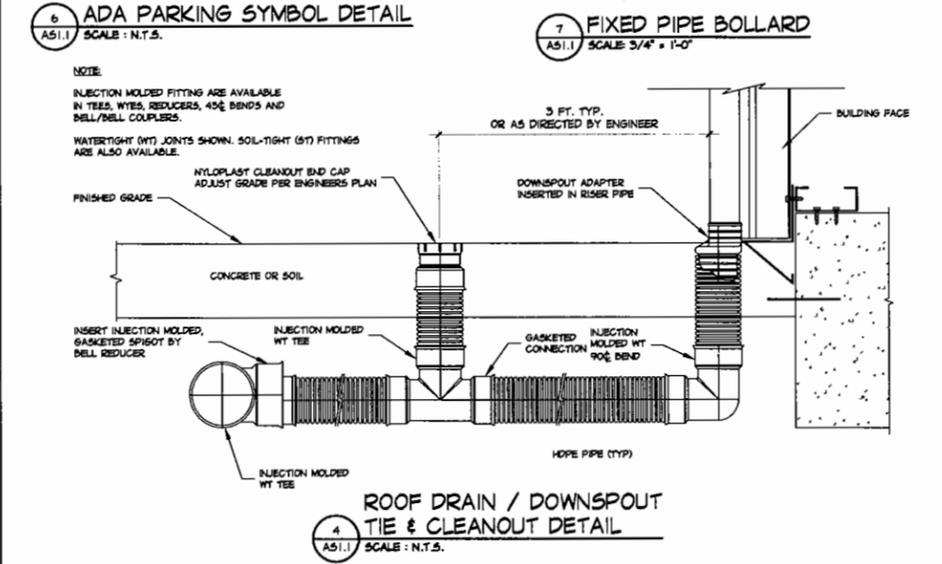
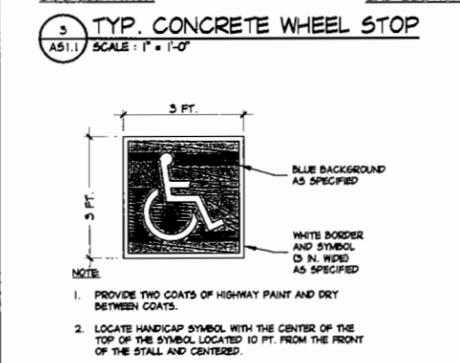
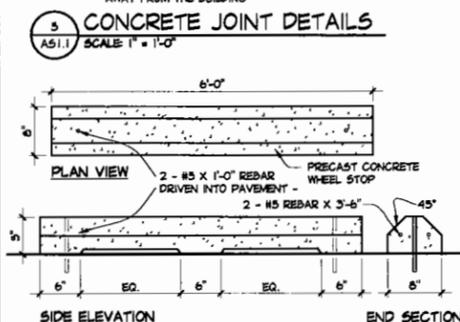
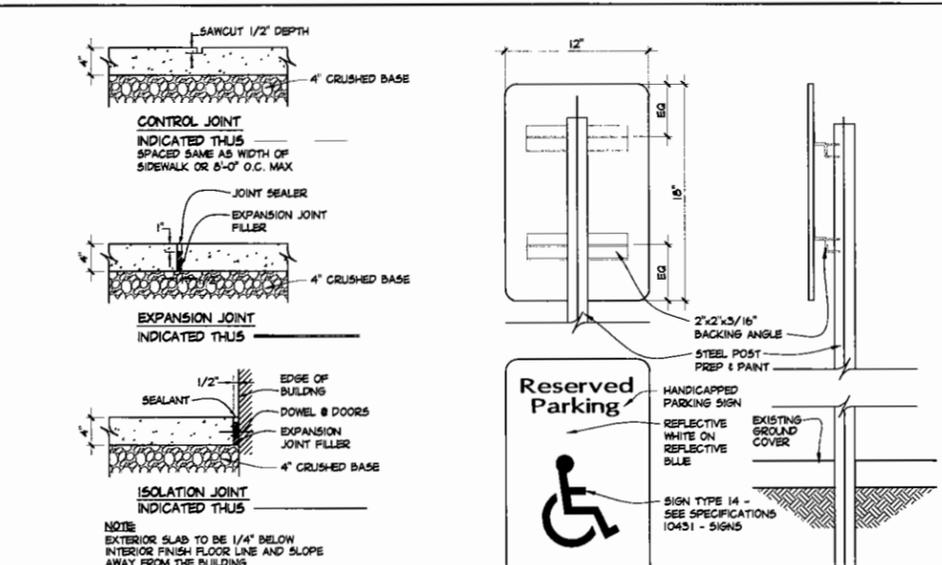
DATED THIS ___ DAY OF _____, 2012.

WYOMING REGISTRATION NO. PLS 6827

RECORD OF SURVEY
 SHOWING
BOUNDARY LINE ADJUSTMENT
 WITHIN
 LOT 1, HILL SUBDIVISION WITHIN THE CITY OF CODY
 AND
 SE1/4NW1/4 LOT 61, RESURVEY, T.52N., R.101W., 6TH P.M.,
 PARK COUNTY, WYOMING
 RON HILL AND THE CITY OF CODY, WY

PROJECT NO. 121245

GDA
ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 1508 STAMPEDE AVE., CODY, WYOMING 82414



GENERAL NOTES

- REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR THE EXTENT OF UTILITY INSTALLATIONS.
- SLOPE ALL WALKS, FILLS, AND PAVED AREAS AWAY FROM BUILDING. DO NOT EXCEED CROSS SLOPE OF 2% ON WALKS. SPACE WEAKENED PLANE JOINTS IN WALKS @ 6'-0" MAX UNLESS OTHERWISE NOTED.
- ALL CURBS AND SIDEWALKS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. VERIFY WITH THE CITY OF CODY FOR STANDARDS.
- ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW IMPROVEMENTS.
- UNLESS OTHERWISE INDICATED, MEET EXISTING GRADES @ THE PROPERTY LINE. SEE CIVIL DRAWINGS FOR GRADINGS.
- SEE CIVIL AND ELECTRICAL DRAWINGS FOR SITE ELECTRICAL INFORMATION.
- ALL SIGNS WILL HAVE TO GO THROUGH THE CITY OF CODY SIGN PLAN REVIEW PROCESS & GET A SIGN PERMIT BEFORE ANY SIGN CAN BE INSTALLED.
- SEE THE "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT" PREPARED FOR THIS PROJECT CONTAINED IN SPECIFICATION SECTION 02500-EARTHWORK.

KEYED NOTES NOTED THIS (X)

- PROPERTY LINE
- BUILDING FOOTPRINT
- STORM DRAIN CLEAN-OUT - SEE CIVIL DRAWINGS
- HANDICAP PARKING & POLE MOUNTED SIGN - SEE DETAILS 2/AS1.1 & 6/AS1.1
- NEW POLE MOUNTED TRANSFORMER - SEE CIVIL DRAWINGS
- 4" CONCRETE SIDEWALK - SEE DETAIL 5/AS1.1
- DRYWELL W/ TRAFFIC-RATED LID - SEE CIVIL DRAWINGS
- SPLIT RAIL FENCE - MAIN POSTS @ 10'-0" O.C. 3'-3" ABOVE FINISH GRADE WITH 12" EMBEDMENT; PROVIDE TWO HORIZONTAL MEMBERS SPACED TO MATCH VETERANS' MEMORIAL PARK FENCE
- NATIVE SOIL SURFACE - GRADED & COMPACTED
- EXTERIOR METAL STAIR - SEE SHEET A9.1
- CONCRETE LOADING DOCK W/ 6.2% SLOPE - SEE CIVIL & STRUCTURAL DRAWINGS
- EXISTING TELEPHONE VAULT TO REMAIN - PROTECT DURING CONSTRUCTION
- EXISTING FIRE HYDRANT TO REMAIN - PROTECT DURING CONSTRUCTION
- EXISTING SANITARY MANHOLE TO REMAIN - PROTECT DURING CONSTRUCTION - VERIFY TRAFFIC-RATED LID
- EXISTING GAS METER TO REMAIN - PROTECT DURING CONSTRUCTION
- PROVIDE 2'-5" MINUS RIVER ROCK OVER WEED MAT - SEE SPECIFICATIONS
- RESERVED PARKING SPACE FOR USDA PERSONNEL WITH SIGN - SEE DETAIL 2/AS1.1 (SIMILAR)
- VETERANS' MEMORIAL RESTROOM FACILITY
- BEARTOOTH INN SIGN
- EXISTING LIGHT POLE TO REMAIN - PROTECT DURING CONSTRUCTION
- GUTTER & DOWNSPOUT - TIE DOWNSPOUT INTO STORM SEWER SYSTEM - SEE DETAIL 4/AS1.1 AND CIVIL DRAWINGS
- EXISTING FENCING TO REMAIN - REPLACE & STAIN TWO DAMAGED SECTIONS
- FUTURE EXPANSION AREA
- TRASH DUMPSTER LOCATION - COORDINATE WITH THE CITY OF CODY
- GREASE INTERCEPTOR LOCATION - SEE CIVIL DRAWINGS
- REFRIGERATED TRUCK PARKING
- 6" STEEL PIPE BOLLARD - SEE DETAIL 7/AS1.1
- CONDENSING UNITS ON 4" CONCRETE PAD SIM. TO DETAIL 5/AS1.1 - SEE MECHANICAL & FOOD SERVICE DRAWINGS
- PARKING STALLS SHOWN FOR INFORMATION ONLY - NO STRIPING
- GROUND-MOUNTED AIR HANDLING UNIT ON 4" CONCRETE PAD SIM. TO DETAIL 4/AS1.1 - SEE MECHANICAL DRAWINGS
- SANITARY SEWER CLEAN-OUT - SEE CIVIL DRAWINGS
- (E) POWER POLE TO BE REMOVED - RELOCATE (E) POLE MOUNTED METER - SEE CIVIL DRAWINGS - COORDINATE WITH THE CITY OF CODY
- BUILDING LOCATION COORDINATE POINT - CORNER OF FOUNDATION
- WALL MOUNTED MAIN DISTRIBUTION PANEL - SEE ELECTRICAL DRAWINGS
- PRE-CAST CONCRETE WHEEL STOP - SEE DETAIL 3/AS1.1
- OVER-HEAD ENTRANCE CANOPY - ADDITIVE BID ALTERNATE #5 - SEE STRUCTURAL
- NEW GAS METER - SEE MECHANICAL
- SNOW REMOVAL AREA
- INSTALL 2' x 4' CAST-IN-PLACE TACTILE WARNING PANEL - SEE SPECIFICATIONS

PARKING CALCULATION

EMPLOYEES	= 6
ADMINISTRATORS	= 2
USDA INSPECTOR	= 1
HANDICAP VISITOR	= 1
VISITOR	= 2
TOTAL REQUIRED	= 12
PROVIDED	= 17

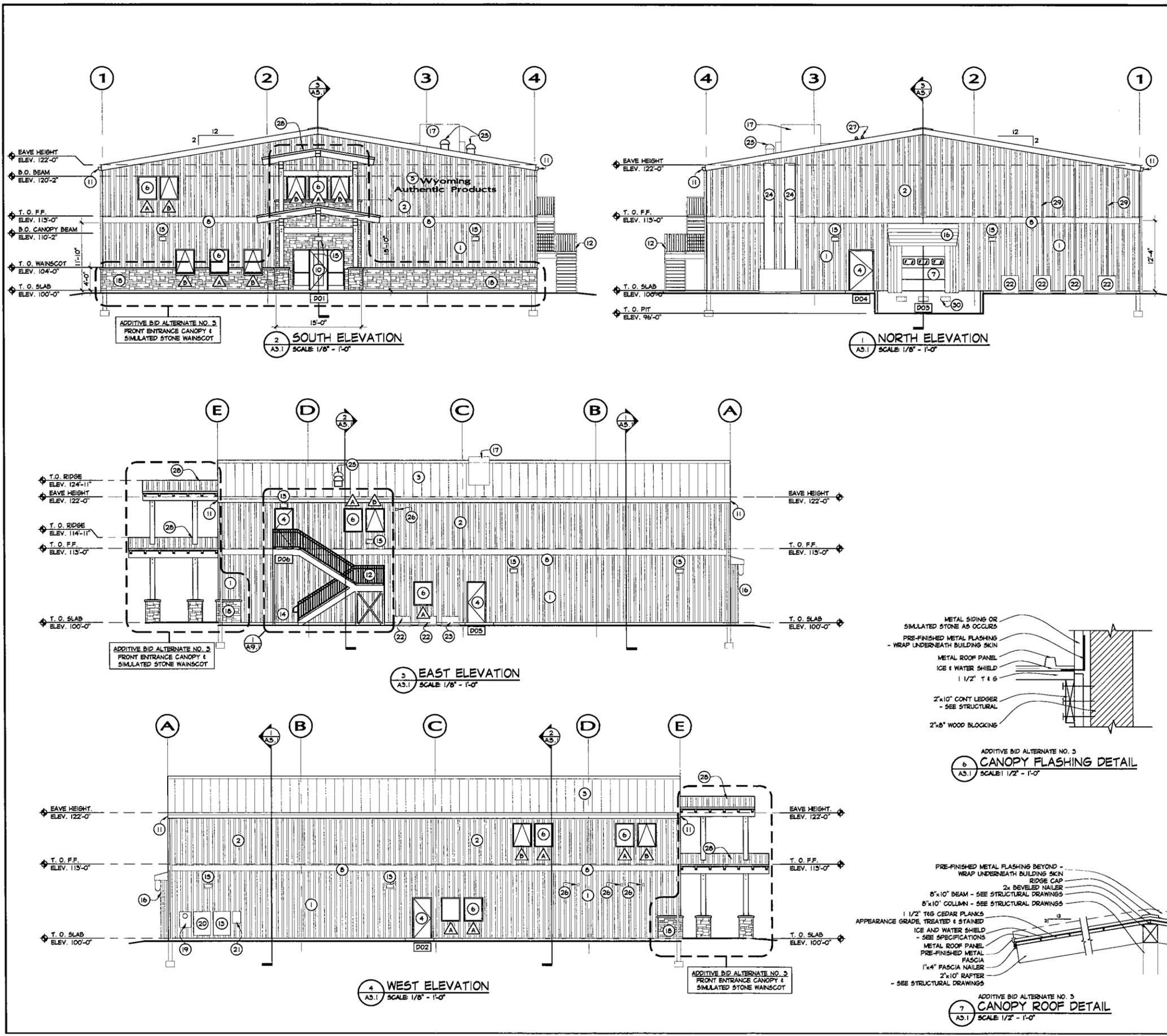
FORWARD CODY - CODY, WYOMING
WYOMING AUTHENTIC PRODUCTS PLANT
plan one / architects

ARCHITECTS

DANIEL J. ODASZ
C784
STATE OF WYOMING

project: 1249
date: 10/8/2012
revisions:

AS1.1



- ### GENERAL NOTES
- SEE DRAWING SHEET A10.1 FOR DOOR & WINDOW INFORMATION.
 - PROVIDE PRE-FINISHED SHEET METAL FOUNDATION FLASHING FULL PERIMETER OF BUILDING.
 - SEE REFLECTED CEILING PLAN ON DRAWING SHEET A11.1 FOR MORE INFORMATION.
 - SEE FLOOR PLAN ON DRAWING SHEET A1.1 FOR TYPICAL WALL CONSTRUCTION.
- ### KEYED NOTES
- NOTED THUS (X)
- PRE-FINISHED VERTICAL METAL SIDING - COLOR #1 - SEE SPECIFICATIONS
 - PRE-FINISHED VERTICAL METAL SIDING - COLOR #2 - SEE SPECIFICATIONS
 - STANDING SEAM METAL ROOFING - SEE ROOF PLAN SHEET A4.1
 - INSULATED HOLLOW METAL DOOR & FRAME - SEE SHEET A10.1
 - BUILDING SIGNAGE - PROVIDE BACKING FOR MOUNTING LETTERS - SEE SPECIFICATIONS
 - ALUMINUM WINDOW - SEE SHEET A10.1
 - OVER-HEAD SECTIONAL DOOR - SEE SHEET A10.1
 - PRE-FINISHED SHEET METAL TRANSITION (ACCENT COLOR) BETWEEN COLORS #1 AND #2 OF VERTICAL SIDING - PER METAL BUILDING MANUFACTURER
 - LOADING DOCK - SEE CIVIL AND STRUCTURAL DRAWINGS
 - ALUMINUM STOREFRONT DOOR - SEE SHEET A10.1
 - GUTTER AND DOWNSPOUT - TIE INTO STORM SEWER - SEE CIVIL DRAWINGS
 - EXTERIOR EXIT STAIR W/ HANDRAIL AND GUARDRAIL SYSTEM - SEE A9.1
 - ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
 - GAS CONNECTION LOCATION - SEE MECHANICAL AND CIVIL DRAWINGS
 - EXTERIOR LIGHTING - SEE ELECTRICAL DRAWINGS
 - INFLATABLE DOCK SEAL - INSTALL PER MANUFACTURER - SEE SPECS AND ELECTRICAL FOR CONNECTION
 - ROOFTOP UNIT IS 846 LBS. METAL BUILDING MANUFACTURER TO DESIGN ADDITIONAL SUPPORT AS NECESSARY. FLASH WITH STAINLESS STEEL FLASHING AS NECESSARY. MECHANICAL CURBS PROVIDED BY MANUFACTURER.
 - SIMULATED STONE VENEER WITH MANUFACTURED STONE WATER TABLE AND WATER REPELLENT - INSTALL PER MANUFACTURER'S RECOMMENDATIONS - ADDITIVE BID ALTERNATE NO. 3 - SEE DETAIL 5/A3.1
 - ELECTRIC METER - SEE ELECTRICAL DRAWINGS
 - OT ENCLOSURE - SEE ELECTRICAL DRAWINGS
 - MANUAL TRANSFER SWITCH - SEE ELECTRICAL DRAWINGS
 - FREEZER/COOLER CONDENSING UNIT - SEE FOOD SERVICE DRAWINGS
 - CONDENSING UNIT - SEE MECHANICAL DRAWINGS
 - VERTICAL WEATHERPROOF DUCT - SEE DETAIL 6/M4.0
 - 1/2" VERTICAL SMOKER VENT - SEE SHEET M2.1
 - SIDEWALL JACK - SEE DETAIL 6/M4.0
 - CONCENTRIC ROOF TERMINATION - SEE DETAIL 2/M4.0
 - COVERED ENTRANCE CANOPY W/ STANDING SEAM METAL ROOFING. FLASH CONNECTION AT METAL BUILDING. SEE STRUCTURAL DETAILS FOR MORE INFORMATION - ADDITIVE BID ALTERNATE NO. 3
 - CONDENSING LINE - TIE INTO BUILDING - SEE FOOD SERVICE DRAWINGS AND MECHANICAL
 - MOLDED RUBBER DOCK BUMPERS - SEE SPECIFICATIONS

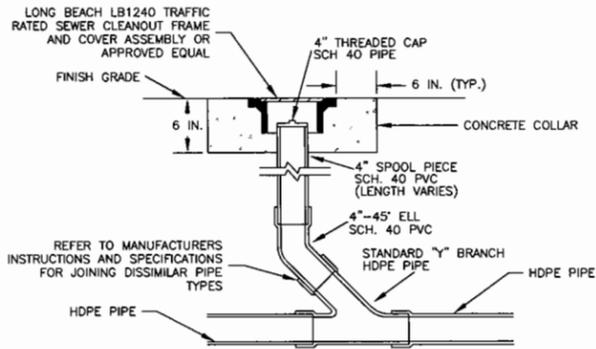
FORWARD CODY - CODY, WYOMING
WYOMING AUTHENTIC PRODUCTS PLANT
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project: 1249
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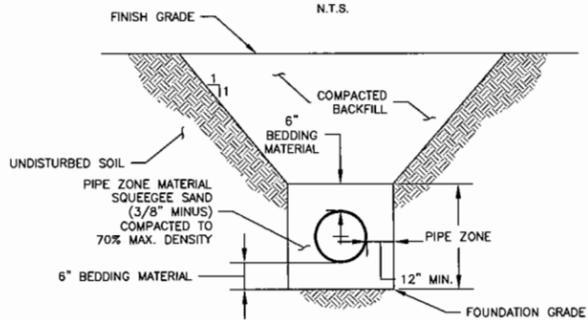
A3.1



NOTES:

- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE BELL AND SPIGOT PIPE CONFORMING TO THE FOLLOWING:
 - PVC PIPE SHALL CONFORM TO CELL CLASSIFICATION 12454-B AS GIVEN IN ASTM D 1784.
 - DIMENSIONS OF THE PIPE AND FITTINGS SHALL CONFORM TO ASTM D 3034 OR ASTM F 679 FOR SIZES OVER 15".
 - JOINTS IN ALL PVC SEWER PIPE SHALL BE WATER TIGHT WITH BELL AND SPIGOT ENDS WITH RUBBER O-RING GASKETS.
 - STANDARD PVC "Y" TYPE BRANCHES WILL BE REQUIRED FOR ALL SERVICES ON A NEW MAIN.
- PIPING FOR TREATED AND RAW WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPE, CEMENT LINED CONFORMING TO ANSI A21.51 WITH TYTON JOINT ENDS CONFORMING TO ANSI A21.11.
- FITTING FOR TREATED AND RAW WATER MAINS SHALL BE CAST IRON CLASS 250 CONFORMING TO ANSI A21.10 WITH MECHANICAL JOINT ENDS CONFORMING TO ANSI A21.11.

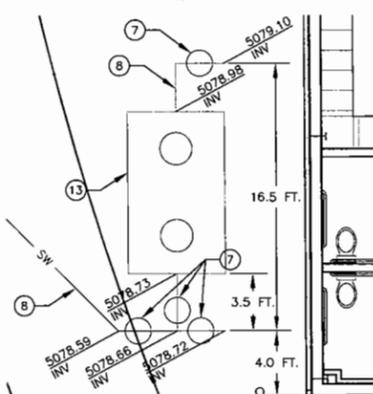
CLEANOUT DETAILS
N.T.S.



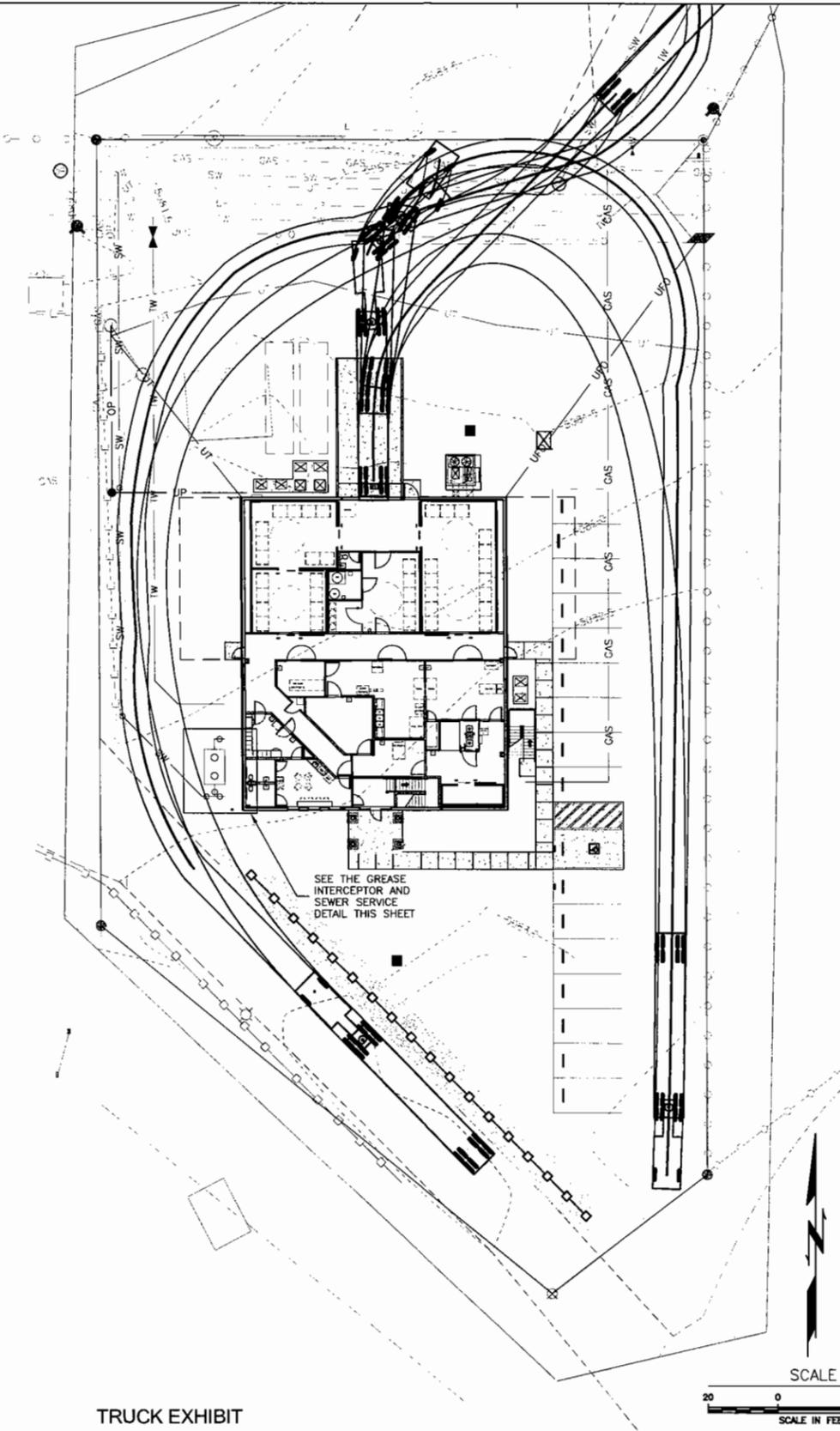
NOTE:

- TRENCH WALLS SHALL BE SUPPORTED AS REQUIRED BY OSHA.

PIPE TRENCH BEDDING DETAIL
N.T.S.



GREASE INTERCEPTOR AND SEWER SERVICE DETAIL
N.T.S.



CONSTRUCTION NOTES:

- INSTALL 2 IN. ELECTRICAL CONDUIT FOR TELEPHONE SERVICE FROM EXISTING TELEPHONE SERVICE RISER TO BUILDING. COORDINATE WITH TERRY FERRUZZA OF CENTURY LINK PRIOR TO CONSTRUCTION. INSTALL CONDUIT PER THE PIPE TRENCH BEDDING DETAIL THIS SHEET OR AS DIRECTED BY CENTURY LINK.
- COORDINATE WITH TCT WEST FOR CABLE CONNECTION. LINE SHOWN IS ESTIMATED AND HAS NOT BEEN CONFIRMED WITH TCT WEST. LOCATION COULD CHANGE AS A RESULT OF COORDINATION.
- JOIN EXISTING GAS LINE.
- INSTALL 1 IN. SHUT OFF VALVE AS RECOMMENDED BY ENERGY WEST.
- INSTALL 1 IN. GAS SERVICE TO BUILDING. SEE MECHANICAL PLANS FOR LOCATION OF GAS METER. COORDINATE WITH STEPHANIE FRY OF ENERGY WEST PRIOR TO CONSTRUCTION. INSTALL PIPE PER THE PIPE TRENCH BEDDING DETAIL OR AS DIRECTED BY ENERGY WEST.
- INSTALL NEW POWER POLE FOR ELECTRICAL SERVICE AND METER FOR BUILDING. SEE ELECTRICAL PLANS.
- INSTALL SANITARY SEWER CLEAN-OUT. SEE DETAIL THIS SHEET.
- INSTALL 6 IN. PVC SDR 35 SANITARY SEWER PER THE PIPE TRENCH BEDDING DETAIL THIS SHEET.
- INSTALL 2 IN. SDR 9 5100 SERIES DRISCO PIPE ULTRALINE PE WATER SERVICE TUBING, IN COMPLIANCE WITH ASTM D2737 (PRESSURE CLASS 250 PSI) AND PER CITY OF CODY STANDARD DETAILS. WITHIN THE BUILDING, INSTALL A SELF-READING WATER METER.
- HOT TAP EXISTING TREATED WATER MAIN AND PROVIDE CORPORATION STOP.
- JOIN EXISTING SEWER MAIN. SEE GENERAL NOTE #8 THIS SHEET.
- INSTALL ELECTRICAL CONDUIT AS REQUIRED FOR ELECTRICAL SERVICE TO BUILDING. SEE ELECTRICAL PLANS.
- INSTALL 1,500 GAL. GREASE INTERCEPTOR (10 FT. X 6 FT) WITH TRAFFIC RATED TOP. SEE MECHANICAL PLANS FOR DETAILS.
- CITY OF CODY TO PROVIDE OVERHEAD POWER TO NEW POWER POLE. SEE ELECTRICAL PLANS.
- SEE ARCHITECTURAL PLANS FOR FENCE CONSTRUCTION INFORMATION AND DETAILS.
- SEE ARCHITECTURAL PLANS FOR DECORATIVE ROCK INSTALLATION AND CONFIGURATION.
- EXISTING POWER POLE TO REMAIN FOR TEMPORARY POWER UNTIL PERMANENT POWER IS ESTABLISHED WHEN IT IS TO BE REMOVED.

GENERAL NOTES:

- RECESSED TRUCK WELL RAMP DESIGNED FOR WB-67 (73.5 FT LENGTH, INCLUDES 53.0 FT LONG TRAILER)
- PROVIDE 6 IN. WIDE BUMPER STOPS AT THE TRUCK WELL DECK
- FAR PART 77 TRANSITIONAL SURFACE CLEARANCE TO RIDGE OF BUILDING = 27.0 FT.
- ACTUAL DOCK HEIGHT TO BE DETERMINED BY WYOMING AUTHENTIC PRODUCTS PRIOR TO CONSTRUCTION. IF HEIGHT IS NOT 49 IN., NOTIFY ENGINEER FOR ADJUSTMENT OF TRUCK RAMP GRADES.
- SEE DRAINAGE REPORT PREPARED BY GDA ENGINEERS FOR THIS PROJECT.
- SANITARY SEWER AND TREATED WATER LINES SHALL BE BEDDED WITH SAND (6 IN. BELOW PIPES TO 6 IN. ABOVE PIPE). TRENCHES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
- CONTRACTOR TO VERIFY SEWER JOIN ELEVATION PRIOR TO CONSTRUCTION.
- SEE SHEET C1.2 FOR GRADING AND DRAINAGE INFORMATION.
- SEE ARCHITECTURAL PLANS FOR SIDEWALK AND ENTRANCE CONSTRUCTION INFORMATION AND DETAILS.
- SEE STRUCTURAL PLANS FOR EQUIPMENT SLAB CONSTRUCTION INFORMATION AND DETAILS.

GEOTECHNICAL REPORT:

SEE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT PREPARED BY INBERG-MILLER ENGINEERS, REPORT NO. 16420-PX, DATED 9-24-2012.

FORWARD CODY - CODY WYOMING
WYOMING AUTHENTIC PRODUCTS PLANT
plan one / architects

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date: 10/8/2012
revisions:

CX.X