

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
TUESDAY, FEBRUARY 26 2013  
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

**AGENDA**

1. Call to Order by Chairperson Rick Brasher
2. Roll Call, excused members
3. Pledge of Allegiance
  
4. Approval of Agenda
5. Approval of Minutes of the February 12, 2013 –Regular Meeting
  
6. NEW BUSINESS:
  - A. Minor Commercial Review —Whole Foods Trading Co. at 1134 13<sup>th</sup> Street  
Proposed mural for Whole Foods Trading Co. submitted by Kay Chandler
  
  - B. Downtown Architectural District Review –The Orchid Boutique at 1371 Sheridan Avenue  
Proposed sign submitted by Darcy A. Burke
  
  - C. Commercial Site Review —Chamberlin Inn at 1032 12<sup>th</sup> Street  
Proposed conservatory for The Chamberlin Inn submitted by Ev Diehl
  
  - D. Commercial Site Review—Baker Hughes Addition at 313 Blackburn Street  
Proposed addition to existing building submitted by Ed Higbie
  
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, February 12, 2013**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, February 12, 2013 at 12:00 PM

Present: Kim Borer; Justin Lundvall, Vice Chairperson; Bud McDonald; Rick Brasher, Chairperson; Mark Musser; Justin Ness; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Absent: None

Chairperson Rick Brasher called the meeting to order at 12:06 PM, followed by the pledge of allegiance.

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

Justin Lundvall made a motion seconded by Mark Musser to approve the minutes of the January 22, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

**PRESENTATION OF COMMUNICATIONS:**

Todd Stowell presented the staff report regarding the proposed re-facing and awning to the Yellowstone Gift Shop located at 1237 Sheridan Avenue. He displayed the brick sample provided by the contractor, Cedar Mountain Builders.

Kim Wagler, Cedar Mountain Builders, informed the board that the sample picture of the proposed awning was taken from a building on Montana Avenue in Billings, Montana. The stained glass will not be illuminated. However there will be recessed lighting under the awning. The existing signage will be removed during construction, but is proposed to remain.

Mark Musser made a motion seconded by Bud McDonald to approve the minor commercial downtown architectural application submitted by Althea Stringari for Yellowstone Gift Shop located at 1237 Sheridan Avenue subject to WYDOT approval of the awning and projecting sign prior to issuance of the building permit. Vote on the motion was unanimous, motion carried.

Jolene Osborne provided the board with the details of the freestanding sign re-facings for the three Good 2 Go convenience stores located at 1200 17<sup>th</sup> Street, 221 West Yellowstone Avenue, and 1543 Depot Drive.

Todd Stowell updated the board on the parking ordinance process. The City Council has held the first public hearing regarding the ordinance. The requirement for paving within 140' of the entryway corridors is under evaluation. If the board has additional information to provide the council, please do so.

As the Master Plan consultants were unable to attend the meeting, the board decided to have Todd present a consultant-prepared slideshow instead of the previously scheduled work session. The slideshow included a summary of the master plan update process and a sample of the coming results. The first draft of the land use map and master street plan was included.

A joint meeting between the Planning & Zoning Board and the City Council is tentatively scheduled for Wednesday, February 27<sup>th</sup> at 4:00PM to review the first draft of the Master Plan.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:44 PM.

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Jolene Y. Osborne  
Engineering Administrative Assistant

DRAFT

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

<b>MEETING DATE:</b>	FEBRUARY 22, 2013	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	WHOLE FOODS TRADING CO. AT 1134 13 <sup>TH</sup> STREET—DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. FILE NO. SPR 2013-08	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	JOLENE OSBORNE & TODD STOWELL	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Kay Chandler, the owner of Whole Foods Trading Co. located at 1134 13<sup>th</sup> Street, has submitted an application to paint the south side of the building with a large mural, depicting local outdoor recreation activities. The upper portion of the mural will contain a profile of Heart Mountain. The mural is proposed to be approximately 25' by 100' and cover the full length and height of the south side of the building, which is next to the Bob Moore parking lot. The painted mural will be similar in design to the chalk sketch shown below. No changes to the remainder of the building are proposed.

Concept Sketch:



Existing Building:



**REVIEW CRITERIA:**

The wall mural needs to be considered in the context of both the sign code and the Downtown Architectural District.

**Sign Code:**

In the sign code, it defines Wall Mural as, *"A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content, and does not include advertising by picture or verbal message."* It further states that *"A painted work of art or mural is not considered a wall sign"*.

The Planning and Zoning Board will need to confirm if they agree with the interpretation that this qualifies as a wall mural, and is therefore permitted by the sign code.

**Downtown Architectural District:**

The building is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, within the Downtown Architectural District, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants."*

In addition, modifications to an approved plan require review. That is the case here—an approved plan is on file, and the proposal represents a modification to that plan in the form of exterior building appearance.

**Staff Comments:**

The architecture of the recently renovated west and south entryways to the building consist of reclaimed rusted corrugated metal awnings, reclaimed barn wood siding, reclaimed tin and existing brick façade. The promotion of outdoor recreational activities is consistent with the "green" reclaimed materials renovation of the building.

The application does not clearly set forth the colors to be used, as some colors are still to be determined by the artist.

**Encroachment Permit:**

Depending on the method of painting, the applicant may need to submit and obtain an encroachment permit and/or other authorization from the City to allow a portion of the Bob Moore parking lot next to the building (the work area) to be temporarily blocked off from public access and parking. Permission to grant such use of the parking lot does not lie with the Planning and Zoning Board. The applicant will need to work with staff on the appropriate process (encroachment permit or city council approval).

**ALTERNATIVES:**

Determine whether the painting qualifies as a mural under the sign code, and approve the mural with or without making recommendations and suggestions. If the proposal is approved, it should be with the understanding that an encroachment permit is required for use of any portion of the City property (Bob Moore parking lot).

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

<b>MEETING DATE:</b>	FEBRUARY 26, 2013	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	THE ORCHID BOUTIQUE SIGN, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2013-06	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	JOLENE OSBORNE, ENGINEERING ADMINISTRATIVE ASSISTANT	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

The Orchid Boutique at 1371 Sheridan Avenue would like to install an attached wall sign after removing the existing awning. The proposed sign is to be constructed by Allied Graphics of Billings and will be 10' by 3' with a 3" silver frame. The awning has already been removed.

**REVIEW CRITERIA:**

The building is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, within the downtown Architectural District, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants.*

**STAFF COMMENTS:**

The type, location and size of the proposed sign meet the requirements for the downtown architectural zone in which the property is located. The sign size is 30 square feet and the property is allowed 37.5 square feet of wall signage.



*Existing*



*Proposed*

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign does not appear to significantly affect the architectural or historic character of the building.

**ATTACHMENTS:**

Application.

**ALTERNATIVES:**

Approve the sign, with or without making recommendations and suggestions.

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

<b>MEETING DATE:</b>	FEBRUARY 26, 2013	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	CHAMBERLIN INN CONSERVATORY, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW SPR 2013-03	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Everett Diehl of the Chamberlin Inn is proposing to construct a conservatory to the north side of the existing inn. The conservatory/sunroom is proposed to be approximately 24 feet wide and extend about 19 feet from the existing building. The room will connect to the inn through the French doors on the existing lounge next to the liquor service bar. The seating capacity of the conservatory/sunroom is not indicated in the application, but under the building code occupancy rating the approximate 449 square feet of sunroom could accommodate 30 persons at 15 sq. ft. per person.

**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.*

The project is also within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants.*

The Board also needs to verify compliance with other applicable development regulations.

**Architecture:**

The building plans and elevations for the sunroom are attached. It is a wood-framed glass structure, with brick, brick veneer, and wood clad windows. The colors are not indicated in the application, so the applicant will need to confirm if they match the existing brick and trim colors, or an alternative compatible color scheme. Looking at

sunrooms on the manufacturer's website (coloradoclassicsunrooms.com), their work is high-quality, attractive, and appears to match well with the architecture of the Chamberlin Inn. Provided the color scheme matches the existing building, staff has no concerns regarding the architectural components of the project.

### **Development Standards:**

#### Storm Water

There is a concrete patio in the area of the proposed conservatory. As impervious surface is not being measurably increased, no storm water plan is needed.

#### Parking

Parking is calculated based on building size. Under the existing parking regulations, the addition would translate into required parking to be provided. However, the proposed parking regulations, which are expected to be approved by Council at the third reading on March 5, 2013, would exempt the project from needing to provide any parking.

Under the proposed parking regulations this property would be within the downtown parking district, in which uses are exempt from providing up to 100 parking spaces. The facility, with the addition, would not require near that amount. As parking is technically tied to the issuance of the building permit, staff believes that the Planning and Zoning Board could authorize the project subject to the area being included in the new "parking exempt" area prior to issuance of the building permit.

#### Setbacks/Condominium Plat

The D-2 zoning district in which this property is located does not have any specified setbacks. The Chamberlin Inn property is divided as a condominium plat on which the existing buildings are located on individual parcels and the open grounds are located on a separate "lot" (see attached map). The construction of the conservatory will be in the "outside common area" on the separate lot. Staff looked into the issue of the condominium plat and how it may affect building setbacks or construction. In discussions with the city attorney, it was concluded that the "property line" between the addition and the existing hotel is for purposes of describing usage areas in the condominium declaration, and does not constitute a lot line for building setback purposes. This is supported by the fact that Lot 1 on the plat cannot be sold off from the buildings, as there is an ownership connection between the buildings and the common area. This being the case, the city attorney and building official have also interpreted that a fire wall separation due to the "property line" is not required.

In discussing the issue of utilizing the "outside common area" of the condominium plat for building purposes with the City Attorney, it was determined that since the condominium sales have not been pursued, that it is currently a private matter that the owner would have to address prior to sale of any unit.

### Lighting

No exterior lighting is indicted on the plans. If lighting is added, it should be of a full cut-off or shielded design.

### Utility Conflicts

Based on the utility plans on file, there are no utility conflicts with the location of the proposed addition. However, utility locates must be called for prior to excavation to verify.

### Landscaping

No additional changes to the existing landscaping are proposed—a tree was removed last fall in anticipation of the addition. It is expected that grass damaged during construction will be repaired.

### Signage

No additional signage is proposed at this time.

### **ATTACHMENTS:**

Application.

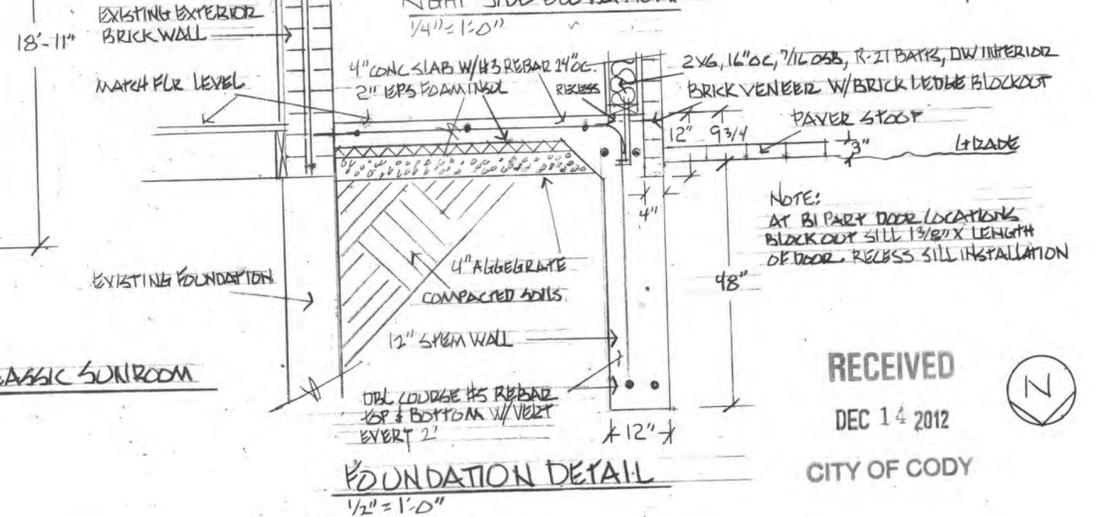
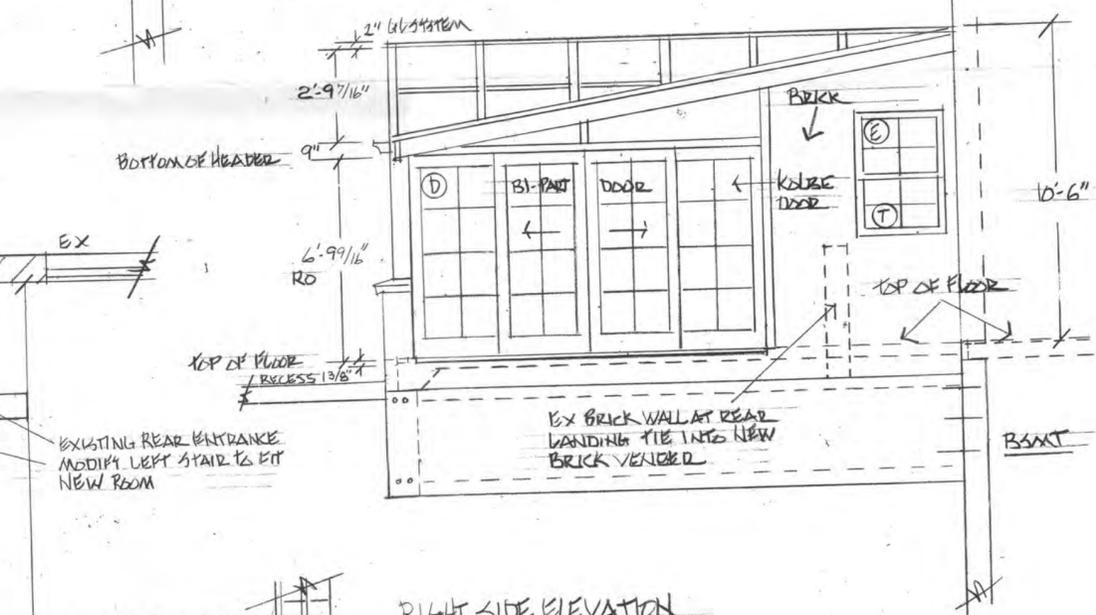
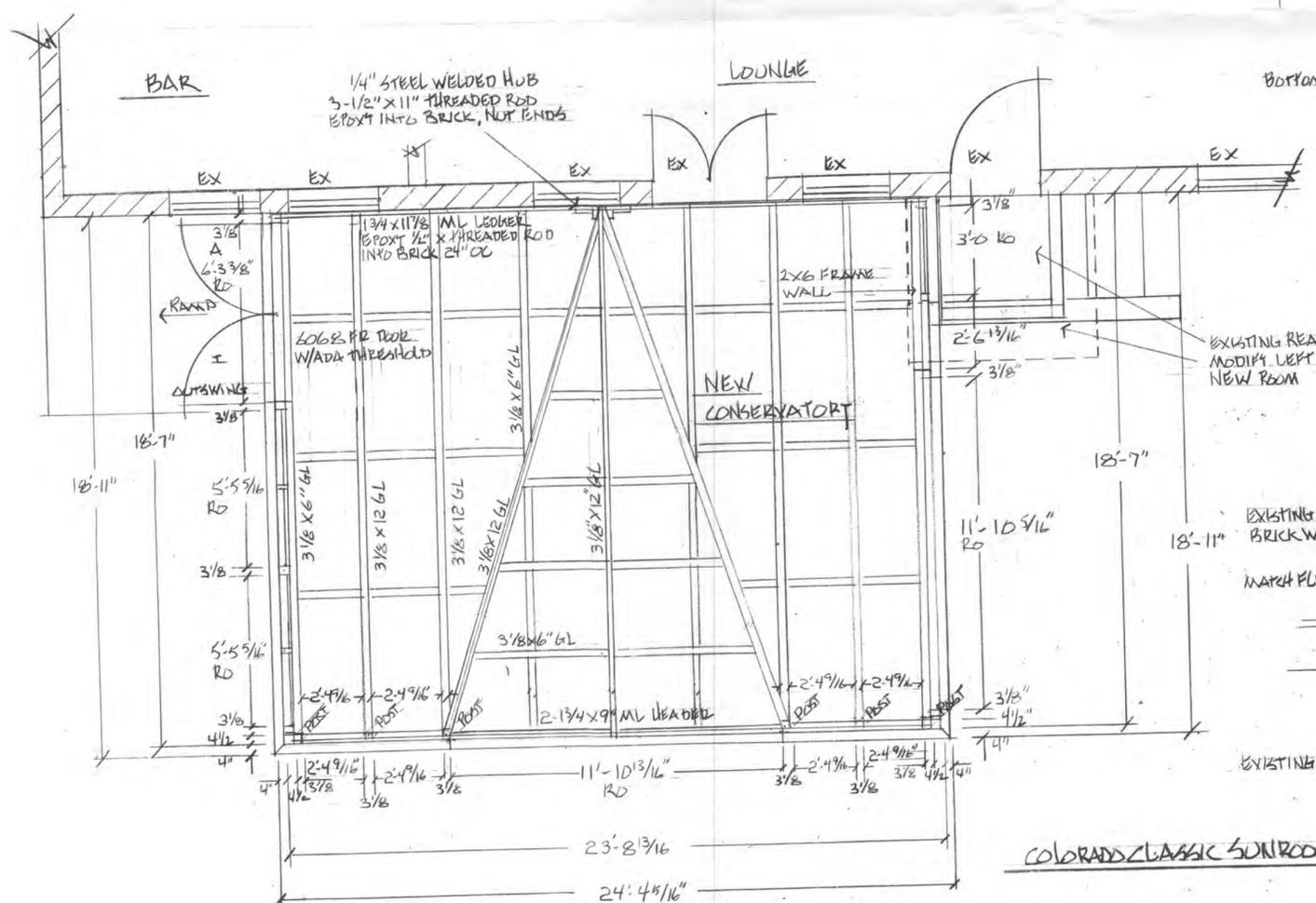
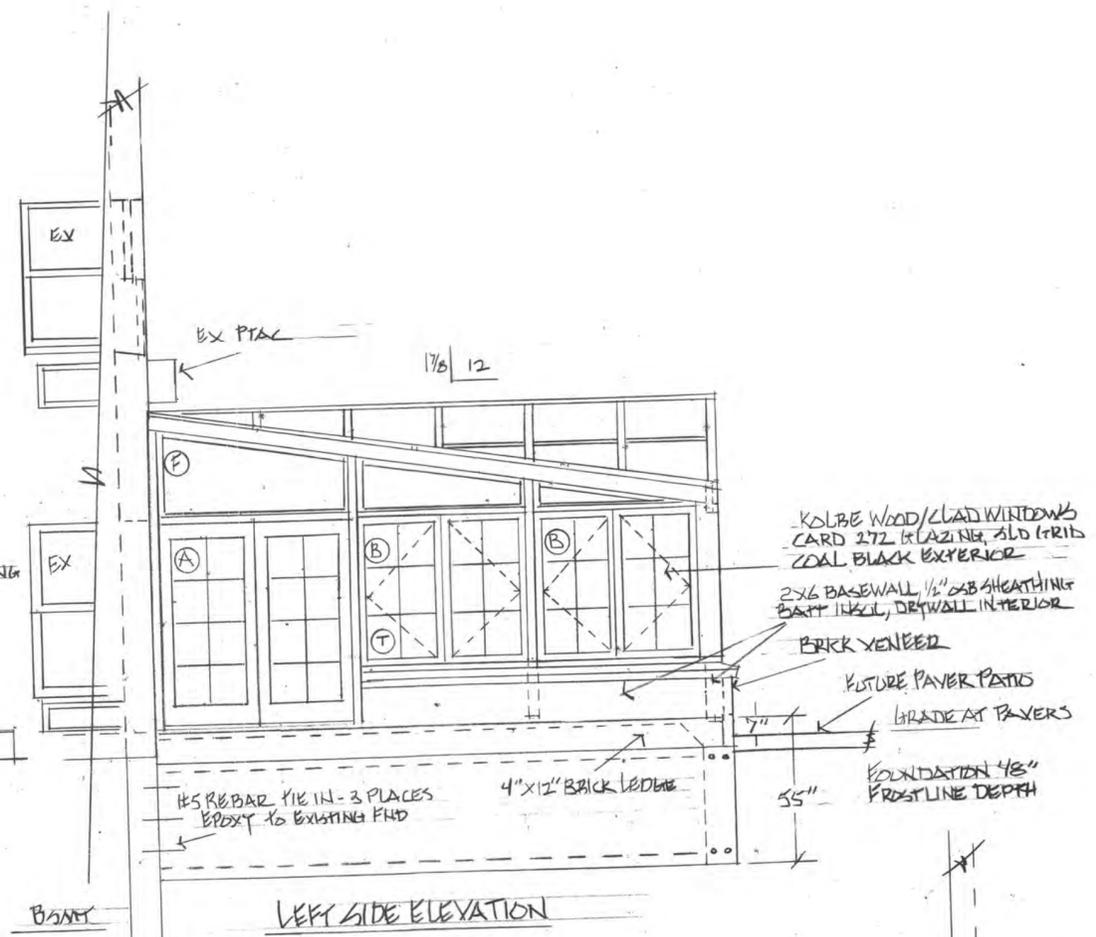
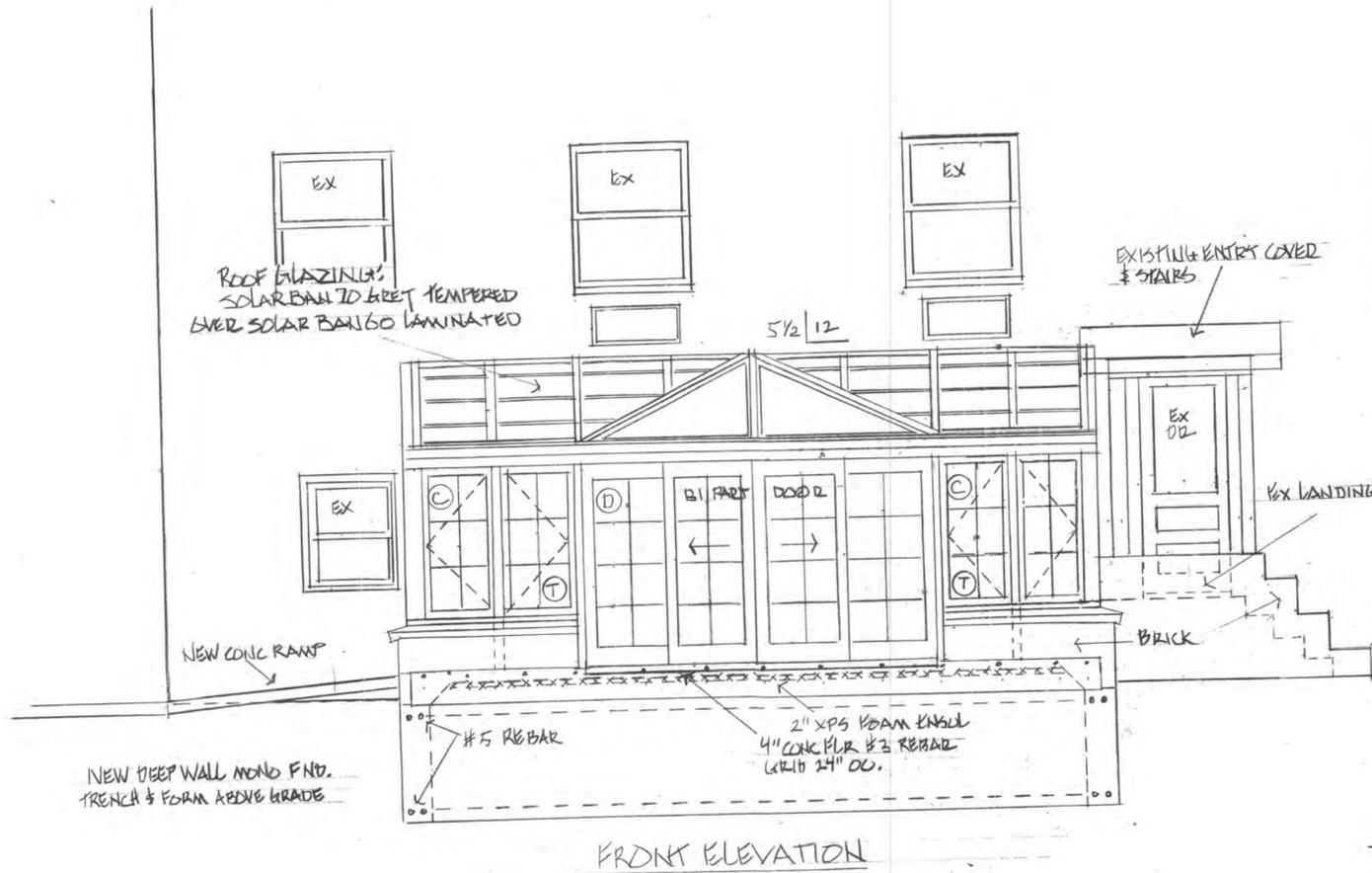
### **ALTERNATIVES:**

Approve or deny the project.

### **RECOMMENDATION:**

Approve the installation of the conservatory/sunroom subject to the following:

1. That the building permit only be issued after the property is exempted from providing any additional parking through adoption of the pending parking ordinance, or the parking is waived through the appropriate variance/special exemption process.
2. That use of the sunroom maintains compliance with any applicable liquor license requirements.
3. That any exterior lighting be of a full-cut off design or shielded.
4. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.



PLAN VIEW  
1/4" = 1'-0"

FOUNDATION DETAIL  
1/2" = 1'-0"

RECEIVED  
DEC 14 2012  
CITY OF CODY

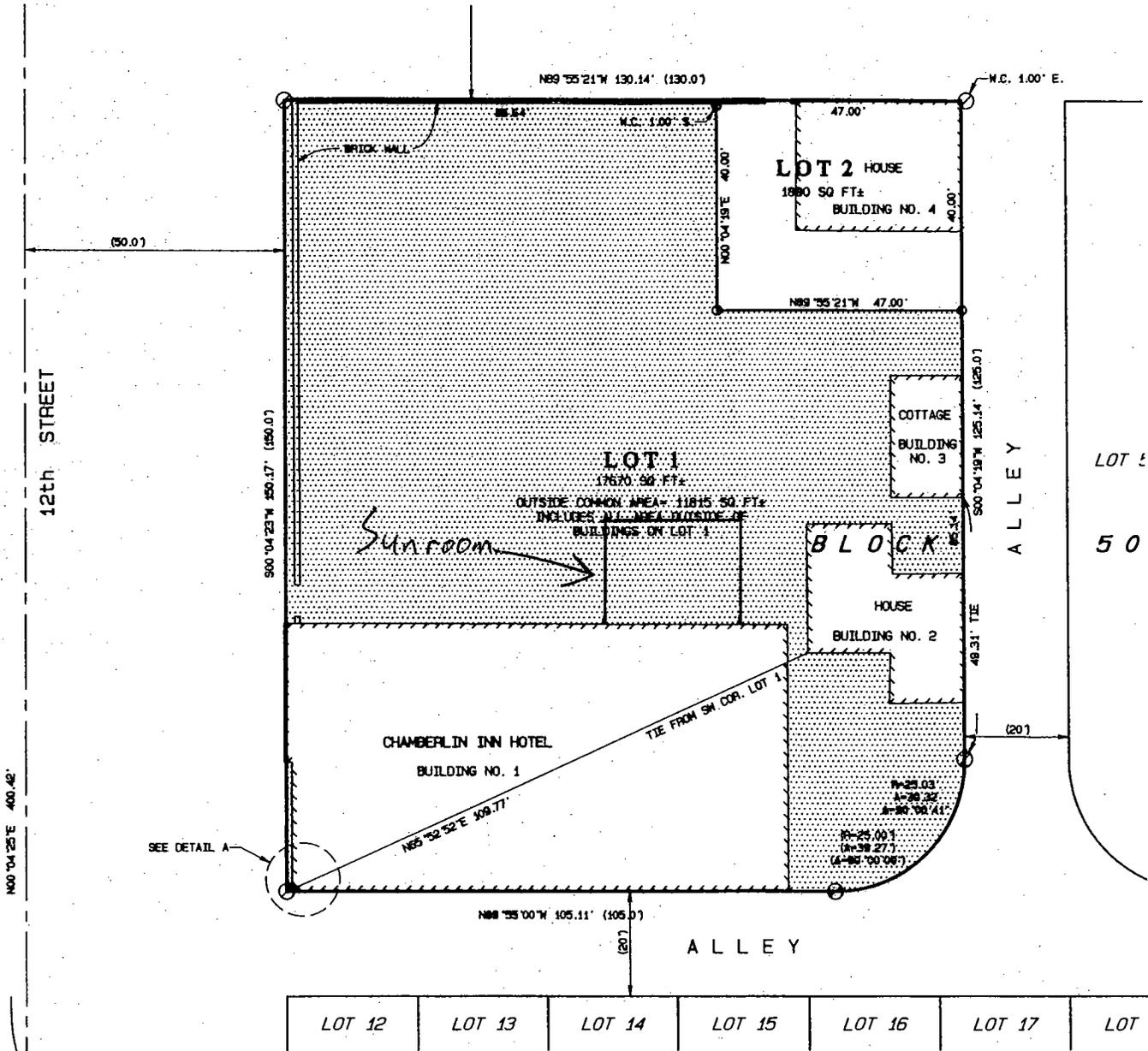
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Conservatory/Sunroom Addition  
Chamberlin Inn  
1032 12th St  
Cody, Wyoming 82414  
307-587-0202

CONTRACTOR: ICC TT455057  
COLORADO SUNROOM  
AND WINDOW.COM  
1255 S. KALAMAZOO ST., DENVER, CO 80223  
SHOWROOM: 303-735-9777

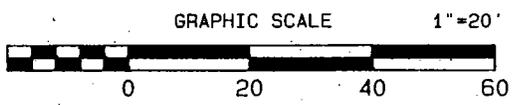
Oct. 1st 2012

1



P.I. MONUMENT  
12th AND SHERIDAN

**CHAMBERLIN INN CONDOMINIUM ADDITION**



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

<b>MEETING DATE:</b>	FEBRUARY 26, 2013	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SITE PLAN REVIEW: BAKER HUGHES ADDITION SPR 2013-07	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Ed Higbie as owner of the subject property has submitted an application for a 50-foot by 168-foot addition (8,400 sq. ft.) to the north side of the existing Baker Hughes Centrilift building at 313 Blackburn Avenue. The addition will allow additional shop area for the Baker Hughes activities and four offices.

Existing Building: (view from Blackburn)



(view from 24<sup>th</sup> Street)



**REVIEW CRITERIA:**

The property is located within the Open Business/Light Industrial ("D-3") zoning district.

Section 10-10C-5 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:**

Architecture:

An elevation drawing of the proposed addition has not been provided, but the applicant has indicated that it will closely match the existing building, with metal siding, roofing and trim matched as closely as possible to the existing building. The existing building is tan with brown trim. The wall height of the addition will be 20 feet, compared to the 14-foot(?) wall height of the existing building. The roof pitch will match the 1:12 pitch of the existing building.

The P&Z Board will need to determine if the proposed materials, colors, and architecture are suitable. The surrounding area is entirely industrial in nature, and primarily consists of buildings similar to the addition proposed.

Landscaping:

No landscaping exists or is proposed. Minimal landscaping exists in the area, and what does exist is not well maintained, as evidenced by the photo of the property to the north.



Parking:

The parking ordinance requires industrial uses to provide one space per employee plus one space per average number of customers expected at any one time. The existing site has about nine spaces along Blackburn Avenue, which appear to typically accommodate existing parking needs. The site plan adds twenty new spaces, and the site can easily accommodate more. The parking area will be graded for storm water purposes and may be paved at some time, but will be gravel initially.

The plans show a single existing ADA parking space. As more than 25 spaces are now provided, a second ADA space is required. The details of the ADA spaces must be provided with the building permit application.

### Lighting

Exterior lighting locations are not indicated on the plan, but described as being over the entryways and on the north side of the building, in order to shine onto the parking lot from the building. The exterior lighting should be of a down-lit style, so that light is not directed beyond the property lines. A full-cut-off, forward throw style will function for the parking area.

### Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

The proposal is a permitted use in the D-3. There are no specified zoning setbacks or height limits for the D-3 zone. No buffers are required for this proposal.

However, there is an existing property line between the existing building and proposed addition. To avoid firewall separation requirements the property owner has submitted an application to remove the property line.

### Storm Water Plan:

An engineered storm water plan has been prepared to address runoff according to the City's storm water policy manual. The roof drainage will be collected through a gutter system and sent to infiltration trenches along the north and west property lines. The infiltration trenches will be filled with cobble so that their surface is at ground level.

The south half of the roof for the proposed addition and the north half of the existing building are sloped towards each other. The Building Official and City Engineer are somewhat concerned about the lack of details for how the proposed gutter system will function to carry all roof storm water the full 168 feet to the west end of the building. Running the roof water to the east will not work with the proposed grading of the site and still meet storm water runoff requirements. Details of the gutter system will need to be provided with the building permit application.

### Utility Services

The applicant is aware of the need to relocate the electric transformer and gas service. The City has provided an estimate for the electric transformer. Gas service will need to be coordinated with Energy West. There is an existing 4-inch water main to the present building that is expected to have sufficient capacity for the increased fire sprinkler system.

### Signage

No signs are proposed at this time.

### Snow Storage

The area along the north property line, over the percolation trench, is identified as the snow storage area.

### Sidewalks

No sidewalks are proposed along Blackburn Street. Power poles, landscaping, and gravel characterize much of the west side of Blackburn Street, although sidewalks are almost continuous along the east side of Blackburn Street. Whether sidewalks are required for this project or not, it should specifically be noted.

24<sup>th</sup> Street along the west side of the property is a gravel road, without curb, gutter, or sidewalk. As access is primarily from Blackburn Street, with minimal, if any access from 24<sup>th</sup> Street, no street improvements to 24<sup>th</sup> Street are recommended for this project.

### Oil/Sand Separator

The Building Official noted that due to activities conducted in the shop, floor drains and an oil/sand separator may be needed. This issue will need to be addressed at the time of the building permit.

### **ATTACHMENTS:**

Site plan, floor plan, drainage plan, and additional narrative (email).

### **ALTERNATIVES:**

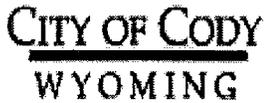
Approve or deny the site plan with or without changes.

### **RECOMMENDATION:**

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

1. That details of the roof drainage be submitted no later than at the time of building permit review, for approval by the Building Official and City Engineer upon demonstration that storm water from the middle of the roof will flow to the west as proposed, or otherwise be directed to the infiltration trench.
2. That prior to issuance of a building permit, the lot line must be removed or relocated.
3. That the storm water facilities be inspected and certified by the applicant's engineer prior to building occupancy.
4. That any exterior lighting be of a down-lit style.
5. That a second ADA parking space and loading area be provided in accordance with ADA standards.
6. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.





Todd Stowell &lt;todds@cityofcody.com&gt;

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## addition information for Baker Hughes Building

1 message

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**Ed Higbie** <edhigbie@tctwest.net>

Thu, Feb 14, 2013 at 11:23 AM

To: todds@cityofcody.com

Cc: bhendrick@sagecivilengineering.com

The Building materials are a steel structure with steel siding with 1 to 12 roof slope. The building is 18' tall and will have a valley gutter between the present building and the new structure. The color will be gray trying to match the present building. The exterior lights will be located over the entry ways and also additional light to shine onto the parking lot from the building.

The sprinkler system is to be designed by Burtell Fire Protection. We are waiting on the final engineered building plans for them to review. There is a 4" water main serving the present building which presently has a sprinkler system. They believe that we can connect to that water supply.

The natural gas line and meter is to be move out from under the proposed concrete slab for the new addition.

The landscaping plan has not been addressed because the tenant staffing for maintaining it.

Sage Engineering is preparing a new plat to be recorded whereby the lot line between lot 5 & 6 will eliminated.

If you have more questions let me know. Ed Higbie

**LEGEND**

- HIGBIE PROPERTY BOUNDARY P/L
- SUBDIVISION LOT LINES L/L
- ADJACENT PROPERTY LINES
- STREET RIGHT-OF-WAY
- PROPOSED FENCING
- PERCOLATION TRENCH
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED TRANSFORMER LOCATION
- FOUND ALUMINUM CAP
- FOUND REBAR
- PROPOSED WALKWAY
- EXISTING SPRINKLER TAP

**NOTES**

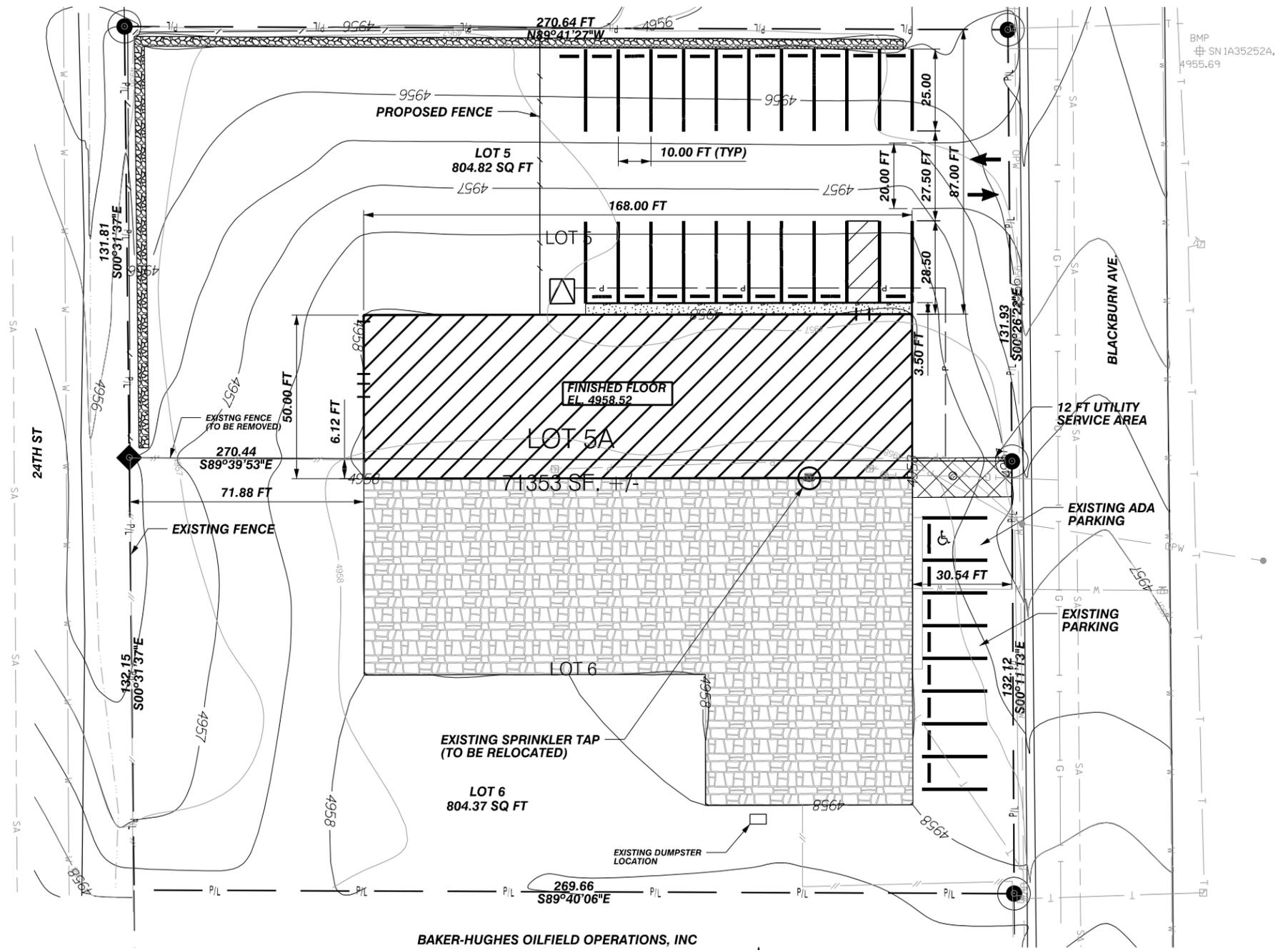
1. SNOW WILL BE PUSHED TO NORTH EDGE OF LOT 5
2. THE EXISTING ELECTRICAL VAULT IS TO BE MOVED TO THE EAST PROPERTY LINE
3. THE TRASH, WATER AND SEWER SERVICE WILL BE THE SAME AS LOT 6
4. INITIAL SURFACING TO BE COMPACTED GRAVEL, TO EVENTUALLY BE PAVED
5. PARKING IS BASED ON EXISTING USAGE. NO IMMEDIATE INCREASE IN EMPLOYEES IS ANTICIPATED BUT ADDITIONAL PARKING IS PROVIDED FOR FUTURE USE.
6. PROPOSED FENCING IS TO BE 6 FT CHAIN LINK TO MATCH EXISTING FENCE
7. NO ADDITIONAL LANDSCAPING IS PROPOSED
8. NO ADDITIONAL SIGNING IS PROPOSED
9. EXTERIOR SAFETY LIGHTING MOUNTED ON BUILDING WILL BE SIMILAR TO EXISTING

**VICINITY MAP - CITY OF CODY  
N.T.S.**



- ZONE D-3
- ZONE F-1
- ZONE F-2
- ZONE B
- ZONE D-1

C & C WELDING, LLC.

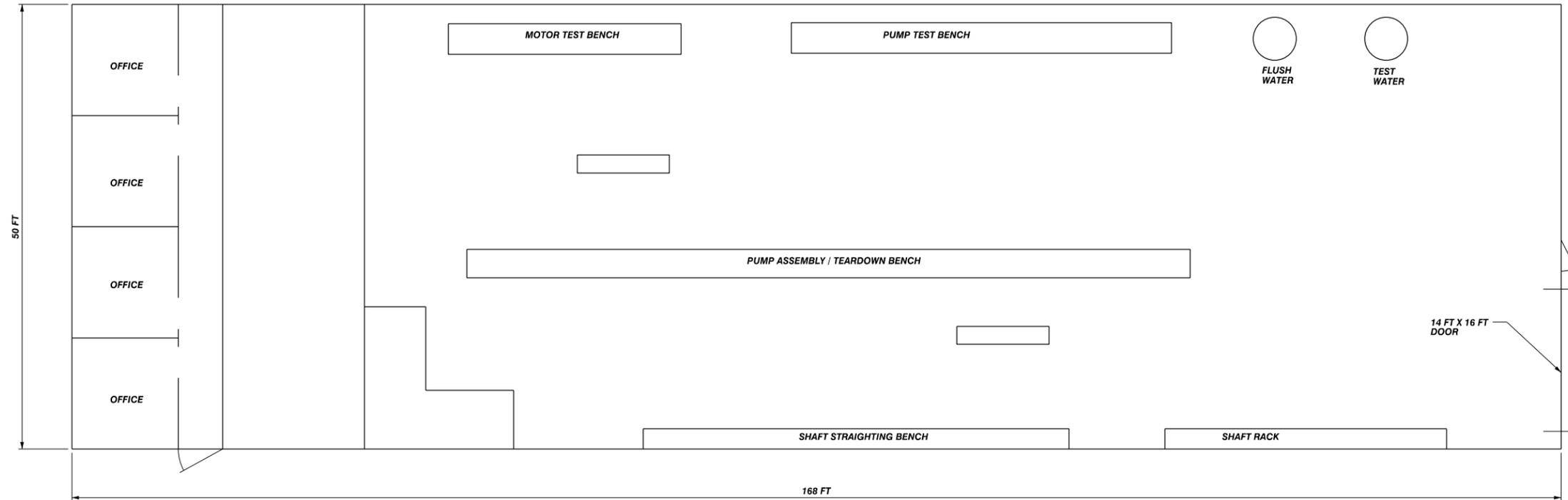


BAKER-HUGHES OILFIELD OPERATIONS, INC

SAGE CIVIL ENGINEERING  
2824 BIGHORN AVE.  
CODY, WY 82414  
PHONE: (307) 527-0915 FAX: (307) 527-0916

**SITE PLAN  
BUILDING ADDITION**  
DEVELOPER  
ED HIGBIE  
CODY, WY 82414  
LOTS 5 & 6  
C.H.I. INDUSTRIAL PARK  
CITY OF CODY, PARK COUNTY, WYOMING

JANUARY, 2013 S1 OF S2



ACTUAL FLOOR PLAN TO BE PER BUILDING DRAWINGS



NORTH ELEVATION



EAST ELEVATION

ADDITION TO BE CONSTRUCTED  
OF SIMILAR MATERIALS TO  
EXISTING BUILDING



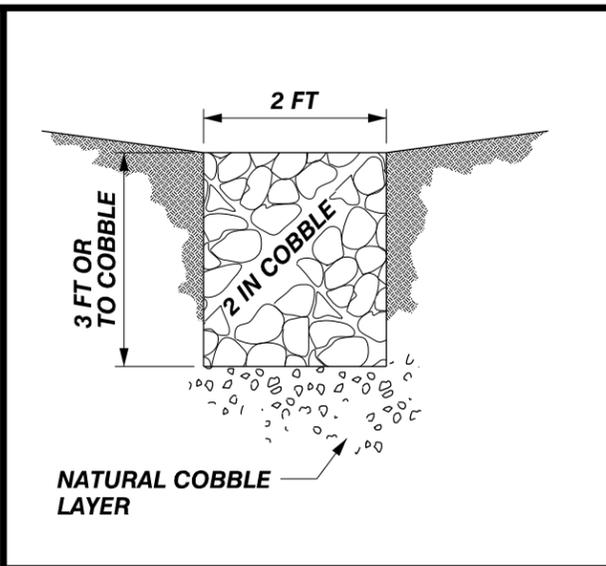
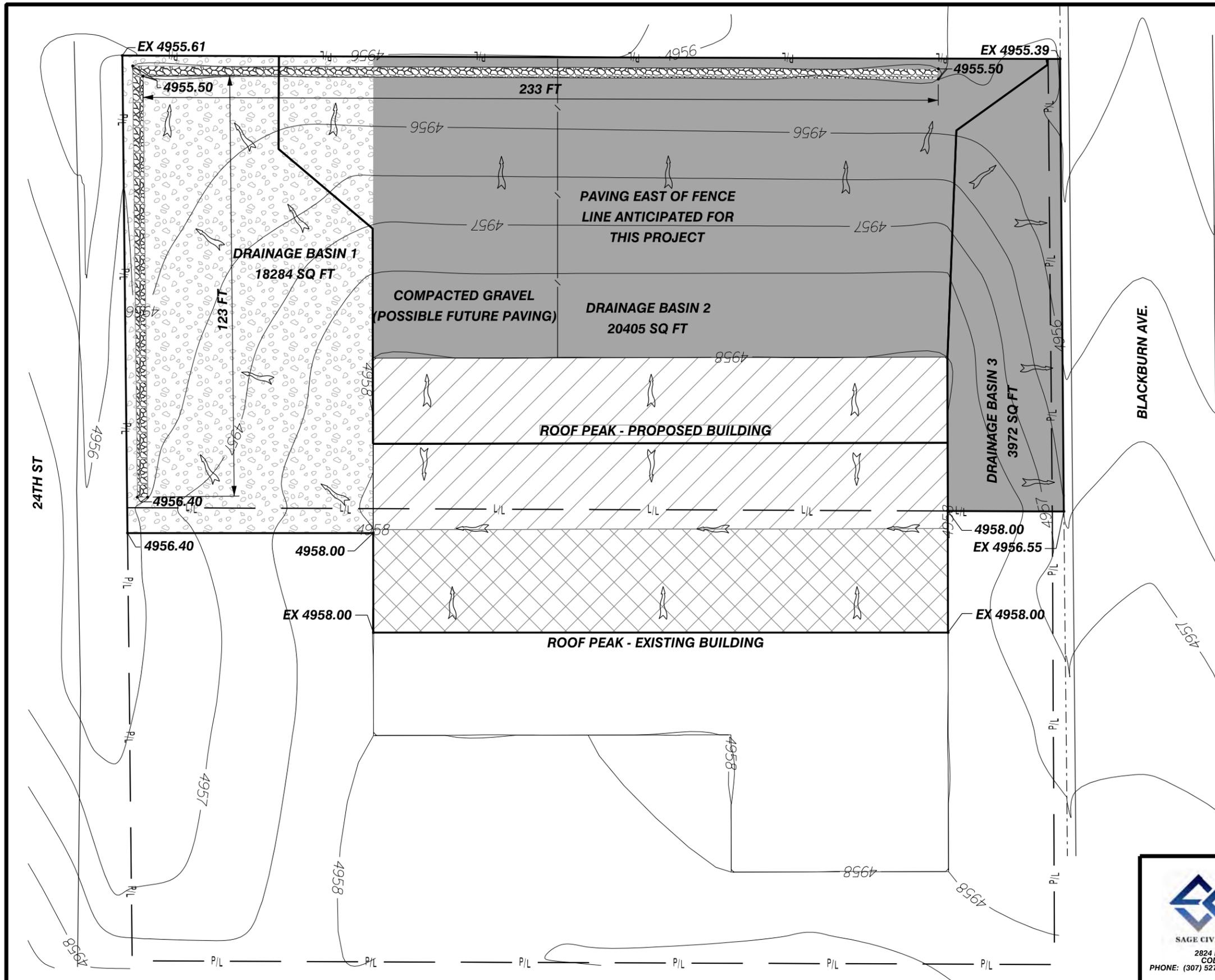
SAGE CIVIL ENGINEERING  
2824 BIGHORN AVE.  
CODY, WY 82414  
PHONE: (307) 527-0915 FAX: (307) 527-0916

**SITE PLAN  
BUILDING ADDITION**

DEVELOPER  
ED HIGBIE  
CODY, WY 82414  
LOTS 5 & 6  
C.H.I. INDUSTRIAL PARK  
CITY OF CODY, PARK COUNTY, WYOMING

JANUARY, 2013

S2 OF S2



**PERCOLATION TRENCH DETAIL NTS**

30 0 30

- PAVEMENT LIMITS FOR DRAINAGE COMPUTATIONS
- COMPACTED GRAVEL
- PROPOSED BUILDING
- EXISTING BUILDING

EXISTING ELEVATIONS MARKED WITH "EX"

**SAGE CIVIL ENGINEERING**  
2824 BIGHORN AVE.  
CODY, WY 82414  
PHONE: (307) 527-0915 FAX: (307) 527-0916

**DRAINAGE PLAN  
BUILDING ADDITION**

DEVELOPER  
ED HIGBIE  
CODY, WY 82414

LOTS 5 & 6  
C.H.I. INDUSTRIAL PARK  
CITY OF CODY, PARK COUNTY, WYOMING

JANUARY, 2013 D1 OF D1