

**CITY COUNCIL MEETING
PHASE 1- JBS BOX COOLER
SITE PLAN
410 NORTH 200 WEST
NOVEMBER 20, 2014**

ZONING- M-2- Permitted as conditional use

UTILITIES- Available

PARKING- This addition will remove a big portion of the current parking area. They are planning to use temporary parking that they have created north of the tracks, in Cache County, until phase 2 is built which includes the new parking area. Any future parking added in the city must be asphalted.

FENCING- None planned with this phase. One neighbor is concerned with possible noise from the trucks parked in the loading dock area. May want to consider some type of fence or sound barrier for a 100 feet or so on the south end of loading dock.

LANDSCAPPING-

LIGHTING- On the building

FIRE OFFICIAL REQUIRMENTS- Completed during building permit review

STORMWATER- They will be installing an 18" storm water pipe on the West and North of the building that will connect to existing system. They are not increasing areas of asphalt, etc with this expansion.

NOTES- This will be a large building, approximately 318' X 233'. The city staff has reviewed the plan and does not see any issues relating to utilities. Our concerns are making sure the traffic patterns and noise are addressed. This seems like a reasonable expansion for the M-2 zone. For the conditional use permit we sent out 16 letters to adjacent property owners asking for comments and only one was returned. The one comment that was returned dealt with making sure that the majority of the traffic continued to go out on 200 West. The Planning Commission unanimously approved the conditional use permit and site plan with the following conditions: Traffic patterns remain the same and roadway to 200 West remains open, only remove asphalt where new building will be located, no additional noise is created, agreement with Cache County or locate Cooler Building totally in the city limits, do a property line adjustment so building is on one parcel of property, and install dark sky lighting.

200 WEST STREET

EXISTING BUILDING (APPROX. LOCATION)

CATTLE PENS

CATTLE PENS

Employee parking

CONSTRUCT 9" OF ASPHALT PAVING OVER 6" G.A.B. OVER COMPACTED SUBGRADE

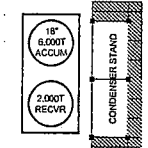
12" RETAINING WALL 155'-0" LONG

CACHE COUNTY HYRUM CITY CORPORATE LIMIT (LOCATION APPROXIMATE)

CONSTRUCT HANDICAP RAMP & CONCRETE STAIRS PER DETAILS ON SHEET C2.04

CONSTRUCT VESSEL PADS PER DETAIL SHEET C2.05

10" X 2" X 3/4" DOLLY PLATE (24) TYPICAL SEE DETAIL SHT. C2.01



C02

PHASE 1 BUILDING ADDITION FFE = 4563.80 = 100'-0"

CONSTRUCT 8" CONCRETE PAVEMENT OVER 6" G.A.B. OVER 12" COMPACTED SUB-GRADE

EXISTING BUILDING FFE: 4563.8

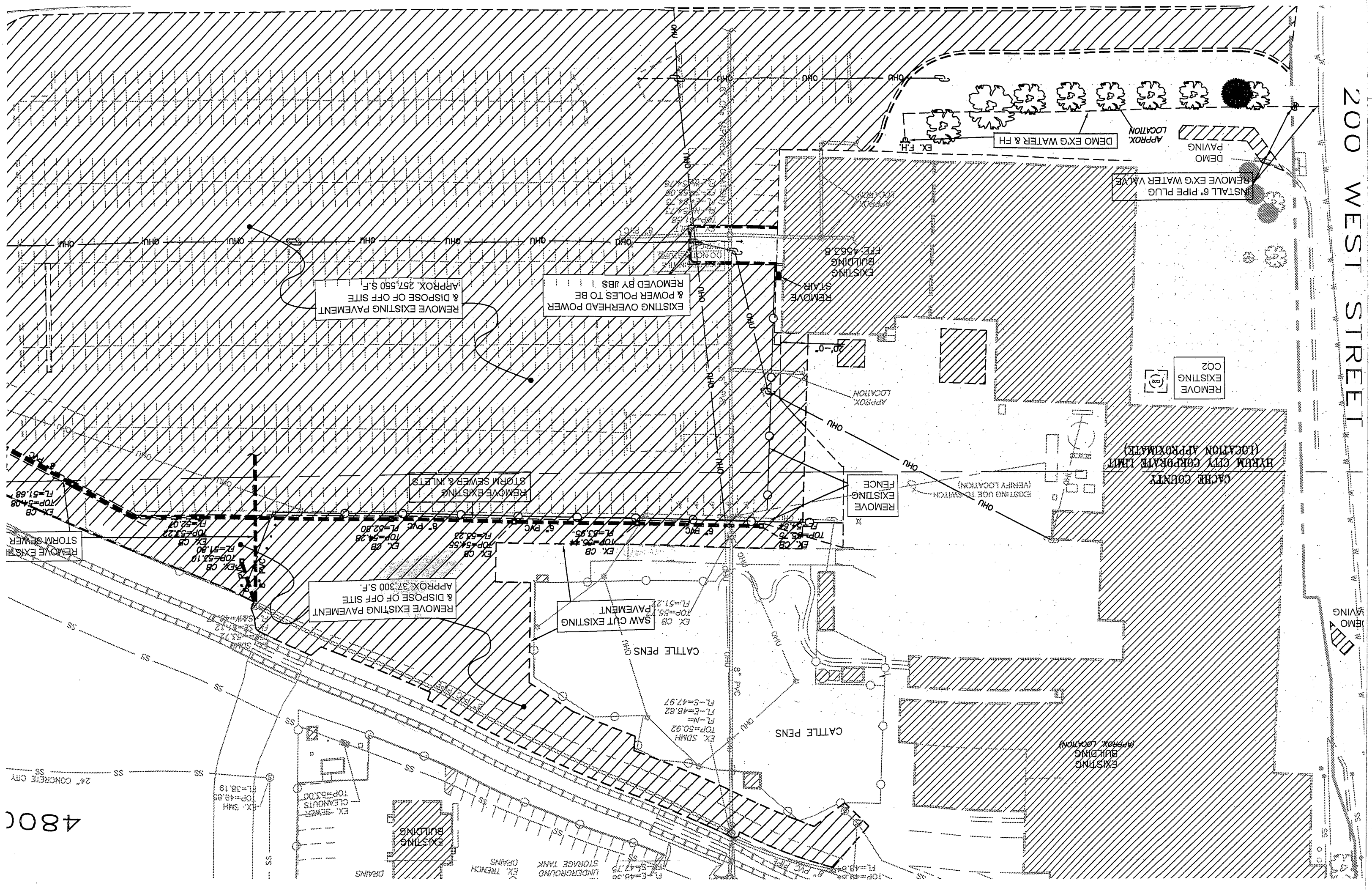
180'-0"

5'-0"

NEW CHAIN LINK FENCE TYP.

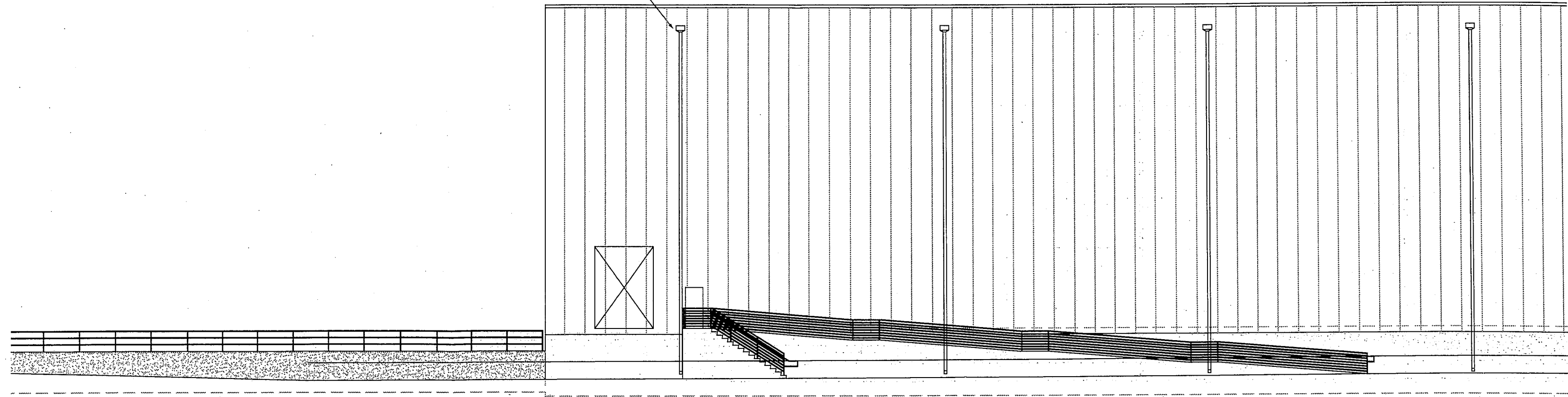
Box Cooler

PHASE 2 BUILDING ADDITION FFE = 4563.80 = 100'-0"



4800

CONDUCTOR HEAD & 6"x6" PLAIN
RECTANGULAR DOWNSPOUT TYPICAL

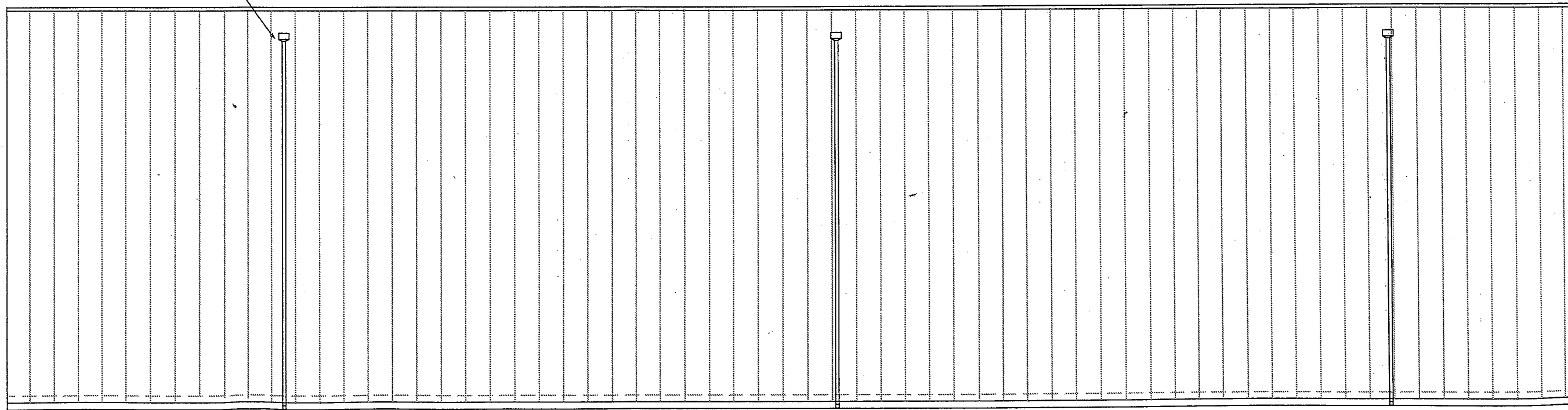


1
A6.01

NORTH ELEVATION

1/16" = 1'-0"

12"x12" SCUPPER OPENING W/
16"W X 12"D X 12"H GALV.
CONDUCTOR HEAD & 6"x6" PLAIN
RECTANGULAR DOWNSPOUT TYPICAL



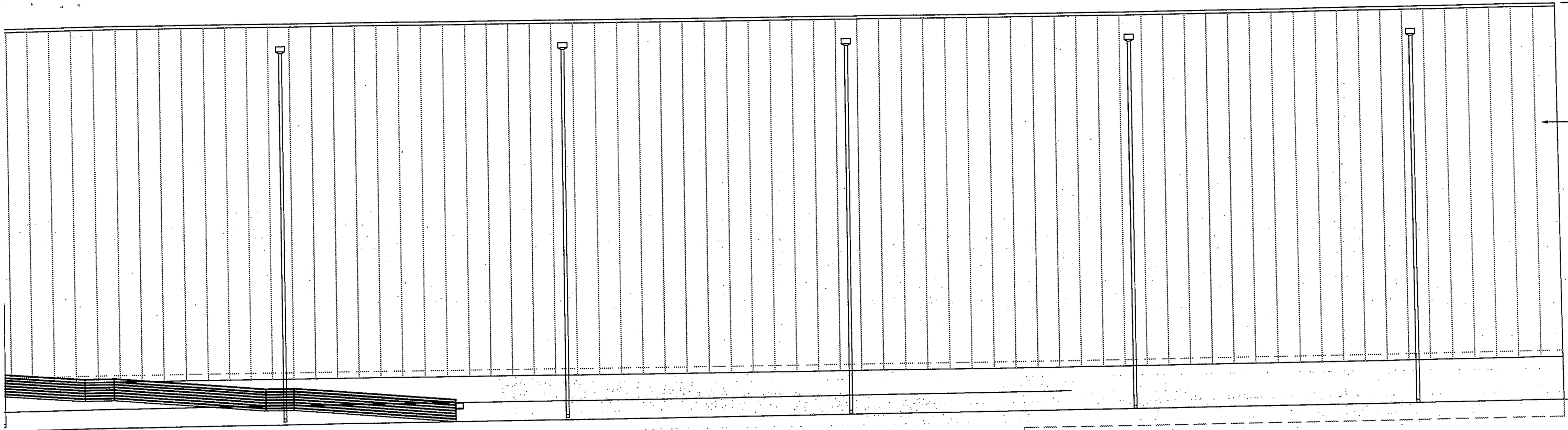
2

SOUTH ELEVATION

T.O. PANEL
ELEV. 155'-6"

INSULATED METAL
PANEL WALL

FIN. FLOOR
ELEV. 100'-0"



1
A6.01

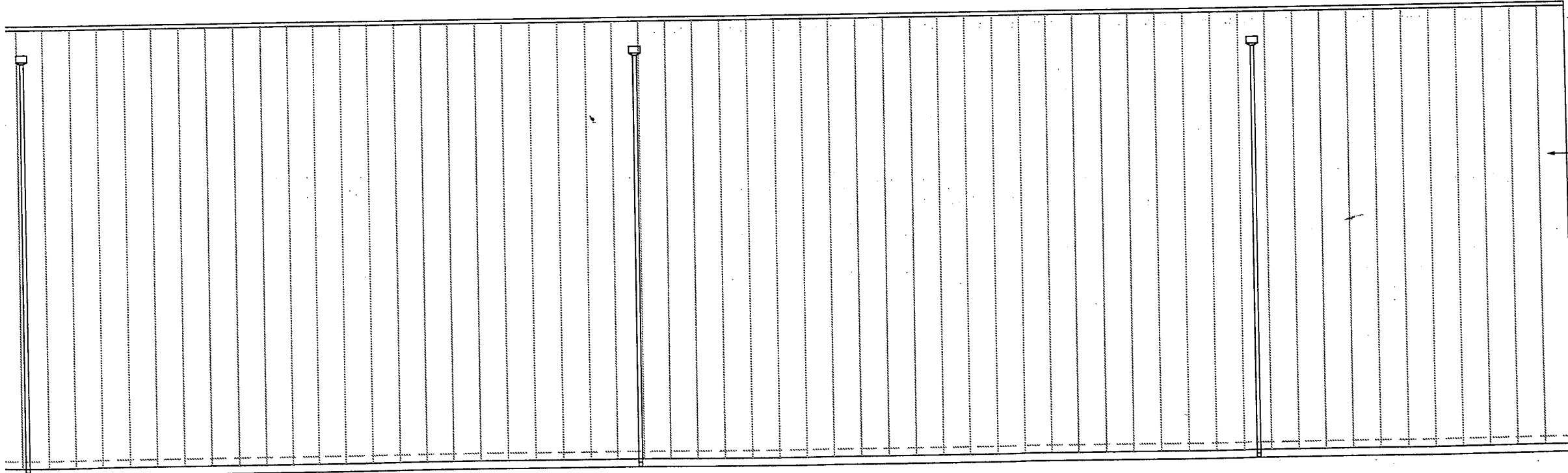
NORTH ELEVATION

1/16" = 1'-0"

T.O. PANEL
ELEV. 155'-6"

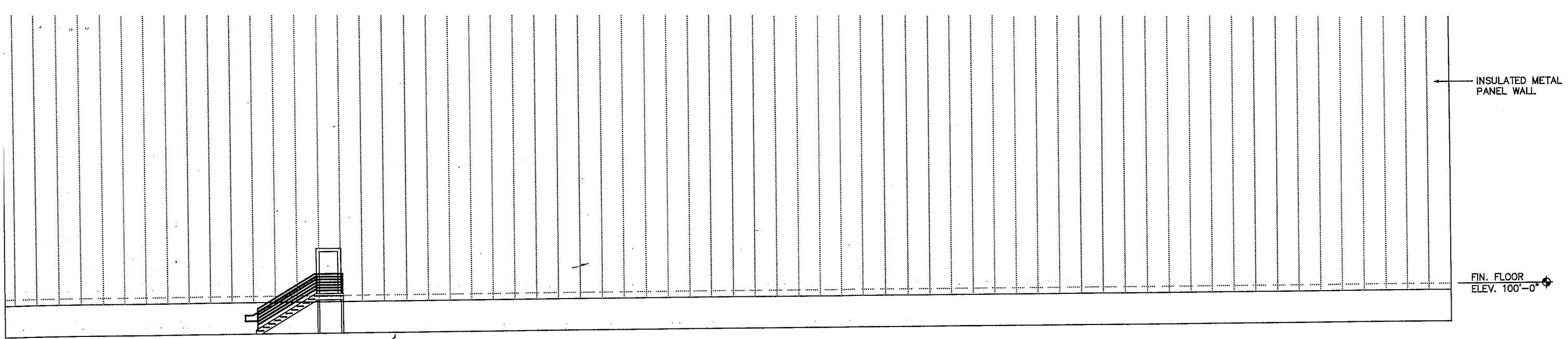
INSULATED METAL
PANEL WALL

FIN. FLOOR
ELEV. 100'-0"



2

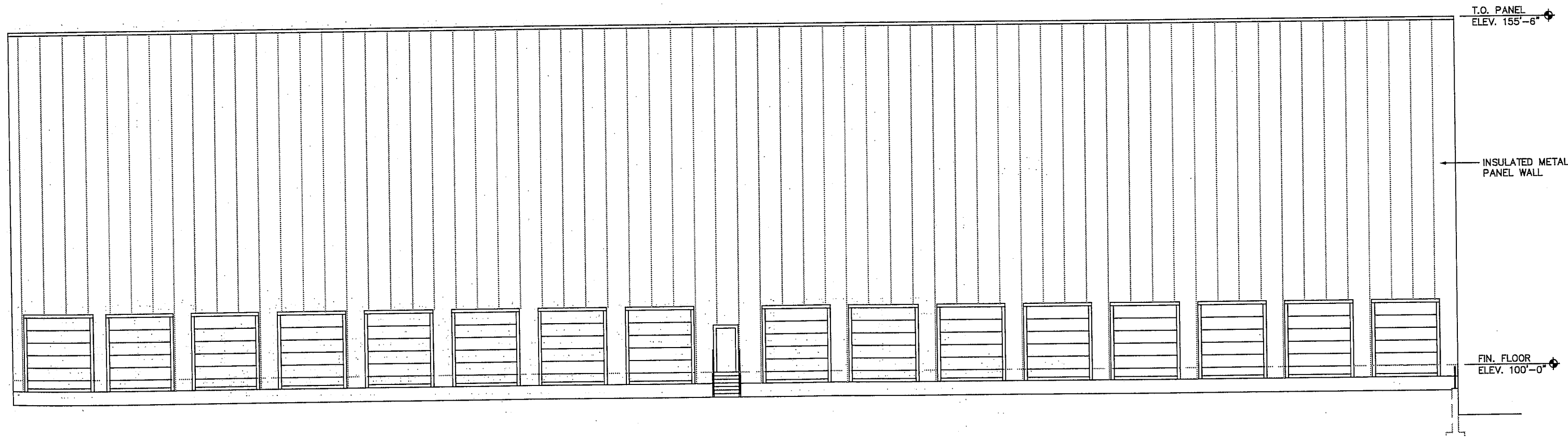
SOUTH ELEVATION



3
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WEST ELEVATION

1/16" = 1'-0"



4
A6.01

EAST ELEVATION

1/16" = 1'-0"