

**BRANDT CARMICHAEL – SITE PLAN**  
**120 N 800 EAST (S.R. 165)**  
**CITY COUNCIL MEETING**  
**APRIL 15, 2021**

Summary: Mr. Carmichael seeks a site plan approval for adding a drive-through soda shop in the parking lot of an existing business. Drip Drop will operate out of a new structure in the parking lot of the existing building.

ZONING: C-1 Commercial/ Mixed-Use

UTILITIES:

Power:	Will require a separate meter
Culinary:	Connection to existing
Sewer:	Connection to existing
Irrigation:	N/A

PARKING & ROADS: Parking for employees will utilize the existing parking on the east end of the lot.

NOTES: No foundation has been proposed but anchoring may be subject to building permit requirements. Utilities are to be tied directly into the existing building on a single meter, water, sewer, power. Employees to utilize restroom in the main building. Facility is to operate as a drive through business only. Soda and baked goods are to be main fare, with seasonal options such as hot cocoa. Snow removal will be the same as existing facility. Note: This may be subject to power service upgrade

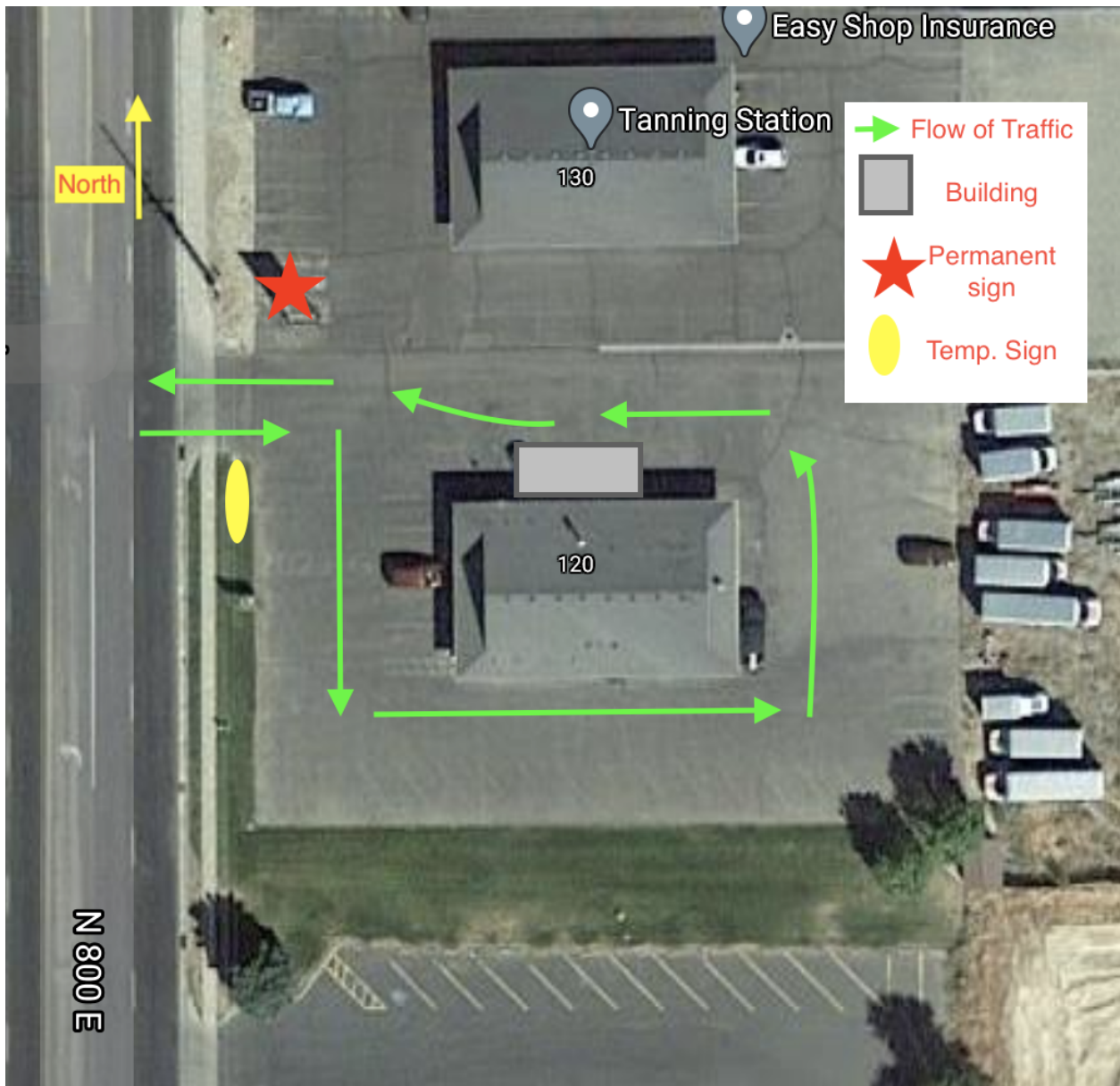


# Drip Soda Shop Site Plan

Business Owners / Operators: Brandt & Katherine Carmichael

Land Owner: Dan Larson

Address: 120 N 800 E, Hyrum, Utah.



### **Building Location:**

The building for Drip Soda Shop will be placed on the north side of 120 N 800 E, Hyrum, Utah. It will be placed    feet away from the north side of the building.

### **Traffic Circulation:**

Traffic will flow as pictured above. Cones or lines can be placed as needed.

### **Building Dimensions:**

8.5' x 8.5' x 20ft (Roof will be added to provide cover from rain and snow)

### **Parking:**

Customers will have no need to park as it is drive through only. If for some reason they need to park they can park on the east side of the building facing east.  
Employees will park on the east side of the building facing east.

### **Signs:**

We will have a place on each side of the sign pillar that is already on the property.  
Temporary signs will be placed as pictured above.

### **Fencing:**

There will be a small, fenced storage area between the existing building and the new building. It will be an area of approximately 5' x 8'.

### **Outside Lighting:**

There will be four lights on the outside of the building.

**Storm Water:**

Storm Water will be handled the same way it is currently handled

**Snow Removal:**

Dan will keep the same snow removal contract that they currently have.

**Trash:**

Dumpster is on the northeast side of the parking lot.

