CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MAY 26, 2020
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order

2. Roll Call, excused members

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes of the May 12, 2020 regular meeting

6. BUSINESS:

   A. Minor commercial site review for the exterior of the Subway restaurant, located at 1917 17th Street.

   B. Final plat for JCA-01, LLC 2-lot minor subdivision, located at 1237 Rumsey Avenue.

   C. Site plan review for 4C Storage buildings #3 & #4, located at 1913 Big Horn Avenue.

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

8. Council Update

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 Meeting May 12, 2020

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, May 12, 2020 at 12:00 pm.

Present: Erynne Selk; Richard Jones; Wade McMillin; Rodney Laib; Sandi Fisher; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Kayl Mitchell, Klay Nelson

Erynne Selk called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Richard Jones made a motion, seconded by Sandi Fisher to approve the agenda for the May 12, 2020 meeting. Vote on the motion was unanimous, motion carried

Sandi Fisher made a motion, seconded by Richard Jones to approve the minutes from the April 28, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Sandee Kitchen opened the public hearing at 12:06 pm for a special exemption for Walmart to increase the square footage of signs on the buildings by 14.4 square feet. There were no comments from the public. The public hearing closed at 12:07 pm.

B. Todd Stowell presented the special exemption request from Walmart to increase the square footage of signs on the front of the building by 14.4 square feet. Richard Jones made a motion, seconded by Rodney Laib to approve the special exemption request from Walmart. Vote on the motion was unanimous, motion carried.

C. Todd Stowell presented a downtown architectural review for Libations, located at 1503 Sheridan Avenue. They are proposing some exterior updates to the building. Richard Jones made a motion, seconded by Rodney Laib to approve the exterior updates. Vote on the motion was unanimous, motion passed.

D. Todd Stowell presented a 2-lot minor subdivision for Thomas Schulz, at the Southwest corner of the Wyoming Avenue and 13th Street intersection. Some changes to the utility services will need to be made. The south house will need to be replumbed to be served by a new water tap coming across 13th Street, and the north house can then plumb into the existing line before it runs under the house. Sidewalk must be installed along the property frontage to city standards, including the ramp at the intersection corner. The preliminary plat will need to be cleaned up to show the changes to the utility plans and easement. Richard Jones made a motion, seconded by Wade McMillin to recommend to Council the approval of the Schulz 2-lot minor subdivision, with recommendation 1-4 in the staff report. Vote on the motion was unanimous, motion passed.

E. Todd reviewed the site plan for the Park County Animal Shelter, located at the Northwest corner of the Greybull Highway and Arrow Avenue. The building will be 6,972 square feet. Todd reviewed the zoning regulations for the Industrial (E) zoning district. The Arrow Avenue right-of-way will need to be corrected on the site plan. There was a discussion with the Board and the applicant's representative regarding the outside lights. The concern was leaving the lighting on all night. It was agreed that the front entry lights would only be on at night when needed. The staff report had 13 conditions that must be completed prior to a certificate of occupancy. Plan One Architect submitted in writing a response to address all 13 items in the staff report. Rodney Laib made a motion, seconded by Wade McMillin, to approve the site plan with the conditions 1-13 in the staff report. Vote on the motion was unanimous, motion passed.

F. Todd presented the site plan and architectural review for the development of two townhouses, located at 1235 and 1237 Rumsey Avenue, Josh Allison of JCA 01, LLC. The property is located in the Downtown Architectural District. Stormwater and grading plans will need to be submitted for review and approval prior to issuing the building permit. The utilities requirements for the townhouses will need to coordinated with the City Public Works department. Richard Jones made a motion, seconded by Sandi Fisher to approve the project as proposed with recommendations 1-5 in the staff report. Vote on the motion was unanimous, motion passed.

G. Todd reviewed a site plan for an 8000 square foot metal building, located at 2401 G Avenue, for Ed Higbie. The future use of the building is undetermined at this time, but is proposed as a storage building at this time. The vacant property is 0.85 acres and is zoned Open Business/Light Industrial (D3). The placement of the building was discussed to meet future parking requirements. The grading/fill and the capacity of the storm water channel will need engineering analysis and is to be signed off by a licensed WY engineer. Permission to keep and rely on the fill located on the City property will need to be approved by City Council. Utilities are to be coordinated with the City Public Works Department. The applicant needs to identify the building location. Richard Jones made a motion, seconded by Sandi Fisher to approve the site plan with recommendations 1-12 in the staff report with a change on recommendation 12. Wording on recommendation 12 will be amended to say, “Upon any change of use from storage, owner must come back to Planning and Zoning for review and approval of any architectural enhancements or landscaping requirements”. Vote on the motion was unanimous, motion passed.

Sandi Fisher made a motion, seconded by Rodney Laib to adjourn the meeting. Vote on the motion was unanimous. Erynne Selk adjourned the meeting at 1:10 pm.

_____

Bernie Butler, Administrative Coordinator

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 26, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	MINOR ARCHITECTURAL REVIEW: SUBWAY AT 1917 17TH STREET SPR 2020-12	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Wilder Enterprises, LLC has submitted an application for an exterior update to the Subway store located at 1917 17th Street, in the Eastgate Center.

REVIEW CRITERIA:

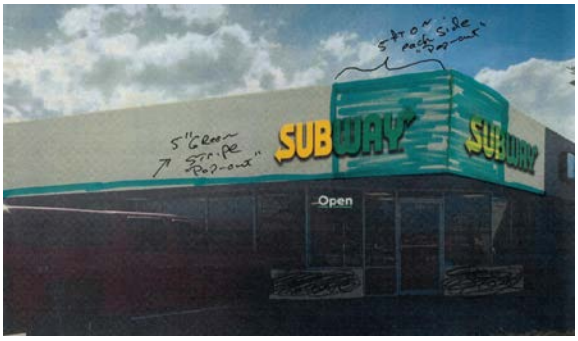
Section 10-10B-4 of the zoning regulations states:
All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

STAFF COMMENTS:

The proposal would remove the existing manufactured stone and replace it with a new rock wainscot to the bottom of the windows. EIFS (synthetic stucco) would be installed above the wainscot up to the soffit and the existing fascia would be repaired and recolored in an off-white color with green accent stripes.

Existing:

Concept of Proposal:



Materials and Colors:

Black mountain
Pro-Fit® Alpine Ledgestone

SW 9165
Gossamer Veil
Interior / Exterior
Location Number: 238-C1

The proposed improvements are a modern update to the building. Staff has no concerns with the materials or style.

Utilities: No new city utility connections are proposed.

Lighting:
No lighting changes are identified. Soffit lighting and lighting from inside the store presently exist.

Signs:
The sketches seem to indicate that there will be changes to the signage. Sign information was requested, but not supplied before preparation of this report. A separate sign permit will be needed, which will only require staff review if all sign standards are met.

ALTERNATIVES:
Approve or deny the proposal, with or without changes.

RECOMMENDATION:
Approve the exterior modifications to the Subway store as requested.

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 26, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT OF THE JCA LM MINOR SUBDIVISION. SUB 2020-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

The property is in a General Business (D-2) zoning district and located on the north side of Rumsey Avenue, about 100 feet west of 13th Street, immediately west of "The Thistle" building. The property measures 50 feet wide by 140 feet in depth and would be divided in half to produce two 25-foot wide lots of 3,509 square feet each. The property is currently vacant.

The Preliminary Plat was approved subject to the following conditions. The status is noted following each.

1. All existing utility services on Lot 20B (Now labeled Lot 2) that serve other properties must either be abandoned by their owners, or granted easements per the utility provider requirements, prior to the final plat being recorded.
   Status: Sewer, power and natural gas have been relocated/removed. It appears that overhead phone, overhead cable/telecommunications, and perhaps a private irrigation line remain. The lines are outside of the proposed building area, as indicated on the site plan recently approved by Planning and Zoning. Staff would be fine with undefined easements (no width specified) that simply allow the existing lines to remain until they are replaced. That could be addressed through a separate document, or by a note on the final plat.

2. If the existing approach at the southwest corner of Lot 20A (Now labeled Lot 1) will not be utilized by Lot 20A for vehicle access, the portion along the frontage of Lot 20A must be removed and the curb, gutter and sidewalk reconstructed per Public Works standards. The removal/reconstruction would need to occur no later than the time of development on the lot.
   Status: The application notes the intent to remove and reconstruct the curb, gutter and sidewalk as outlined.

3. With the final plat application, the applicant will need to provide confirmation from all utilities that the utility plans are acceptable (existing and proposed). If Lot 20B does not use the sewer service that is being abandoned by the Thistle building owner, then it must be capped at the north property line or at the main.
   Status: The applicant has provided letters for gas and telecommunications. The site plan review provides additional details for water and sewer. The plans to serve the two lots, as conditioned in the site plan review, are acceptable.

4. Pay applicable utility fees prior to the mayor signing the final plat.
   Status: Pending. The application notes payment will occur as required.

If there are any outstanding construction requirements at the time the final plat is to be recorded, a note to the following effect should be included on the final plat. "There are outstanding subdivision requirements pertaining to installation of utility services and frontage improvements that remain to be completed at the time this plat was recorded. The improvements must occur prior to, or in conjunction with, issuance of a building permit for the development on each lot."

In addition, the final plat document has been reviewed for content, as outlined in City of Cody Code, and needed corrections have already been made.

POTENTIAL MOTION:
Recommend that the City Council approve the Final Plat of the JCA LM Minor Subdivision final plat subject to the following conditions:

1. The final plat must be recorded within 100 days of Council approval, as required by the subdivision ordinance.
2. All remaining subdivision improvements (utility services for the lots and frontage improvements) must occur prior to or in conjunction with issuance of a building permit for development of the lots.
3. If there are outstanding subdivision construction requirements at the time the final plat is to be recorded, include a note to the following effect on the final plat. "There are outstanding subdivision requirements pertaining to installation of utility services and frontage improvements that remain to be completed at the

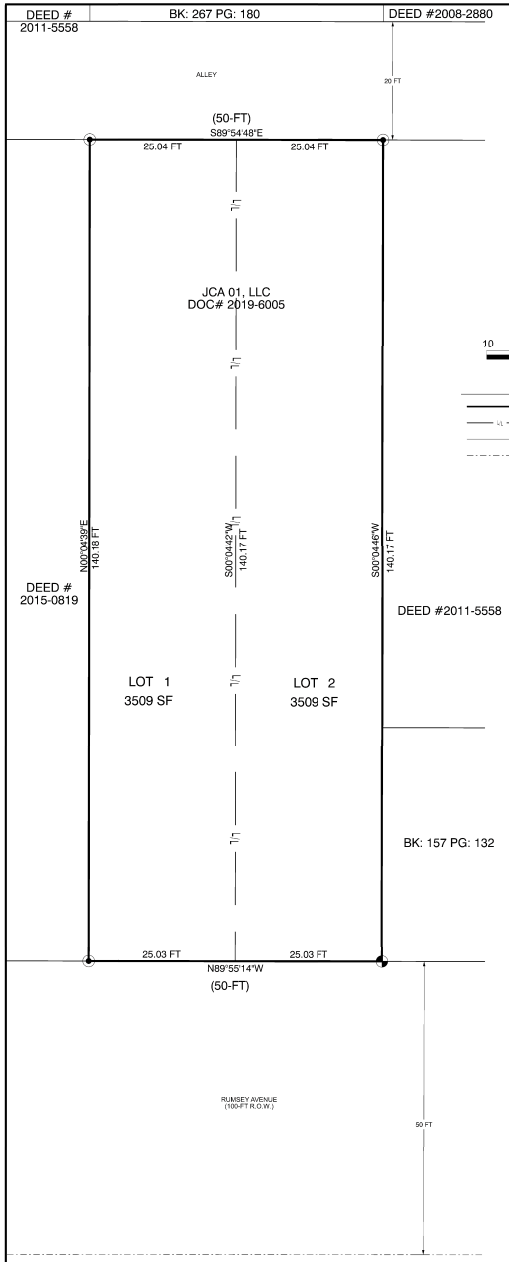
time this plat was recorded. The improvements must occur prior to, or in conjunction with issuance of a building permit for the development on each lot."

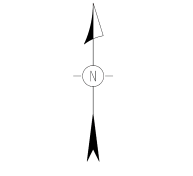
4. All existing utility services on Lot 2 that serve other properties must either be abandoned by their owners, or granted easements per the utility provider requirements, prior to the mayor signing the final plat. If an easement is granted on the final plat, the owner's certificate will also need dedication language added.
5. Pay applicable utility fees (¾" water tap fee and electrical estimate) prior to the mayor signing the final plat. The utility details noted in the site plan review are incorporated as a condition of subdivision approval (i.e. reusing the existing water and sewer services is subject to verification of adequate materials and condition).

ATTACHMENTS:

Final Plat
Cover letter
Utility letters

H:\PLANNING DEPARTMENT\FILE REVIEWS\MAJOR-MINOR SUBDIVISION\2020\SUB2020-01 1237 RUMSEY AVE - JCA, LLC\STAFF REPORTS\STAFF RPT TO PC JCA LM FINAL PLAT.DOCX



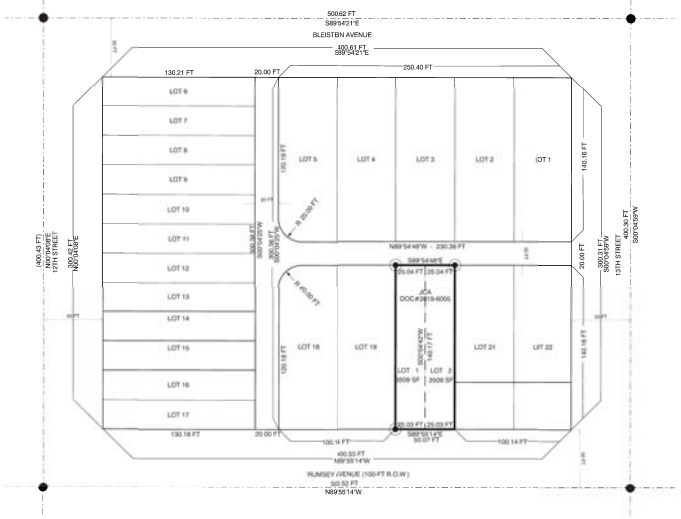


LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- STREET CENTERLINE
- FOUND 2-IN IRON PIPE WITH SCREW IN MONUMENT WELL
- FOUND 2-IN AL. CAP, TO BE REPLACED W/ 3-IN BRASS CAP ON 2-IN X 30-IN. PIPE
- SET 3-IN BRASS CAP ON 2-IN X 30-IN. PIPE
- (100 FT) INDICATES RECORD DIMENSIONS IN PLAT CABINET E, PAGE 58

BREAKDOWN OF BLOCK 24

SCALE: 1" = 50'



VICINITY MAP

N.T.S.

APPROVALS

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____
BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN: _____

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR: _____
MATT HALL

ATTESTED BY: _____
ADMINISTRATIVE SERVICES DIRECTOR

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHT OR RESERVATION OF RECORD; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

_____
JCA 01, LLC - JOSH ALLISON, MANAGER

STATE OF WYOMING)
) SS
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY JOSH ALLISON OF JCA 01, LLC ON THIS _____ DAY OF _____, 20____. WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DESCRIPTION OF LANDS

LOT 20, BLOCK 24, ORIGINAL TOWN OF CODY, AS LOCATED IN PLAT CABINET E, PAGE 58, EVIDENCED BY DOC# 2019-6005, ALL ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.

SUBDIVISION NOTES

1. BEARING BASE IS GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83(2011), WYOMING WEST CENTRAL ZONE. GRID DISTANCES HAVE BEEN SCALED ACCORDING TO THE CODY DATUM. 1/CSF = 1.0002978
2. ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
3. UNITS SHOWN HEREON ARE U.S. SURVEY FEET.
4. TOTAL SUBDIVISION AREA IS 0.16 ACRES.

CERTIFICATE OF SURVEYOR

I, BRETT J. FARMER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE AS FOLLOWS: THE INFORMATION SHOWN HEREON IS BASED ON RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND ON FIELD SURVEY WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JANUARY; THAT THIS FINAL PLAT SHOWS THE DIVISION OF LANDS DESCRIBED IN DOC# 2019-6005 ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK; THAT THE LANDS SURVEYED ARE CORRECTLY DESCRIBED IN THE DESCRIPTION OF LANDS AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT, WHICH IS DRAWN TO THE SCALE INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COUNTY CLERK'S CERTIFICATE

THIS PLAT OF THE JCA-LM MINOR SUBDIVISION WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT _____O'CLOCK _____M. ON THE _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN PLAT CABINET _____, ON PAGE_____, DOC#_____

_____
PARK COUTNY CLERK

BY: _____
DEPUTY

FINAL PLAT

JCA-LM MINOR SUBDIVISION

BEING A DIVISION OF LOT 20, BLOCK 24,
ORIGINAL TOWN OF CODY

TRACT 70, RESURVEY T.53N., R.101W., 6TH P.M.,
CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER / OWNER:

JCA 01, LLC
3429 COTTONWOOD AVE.
CODY, WY 82414

DOC# 2019-6005

SAGE CIVIL ENGINEERING AND SURVEYING
2824 BIG HORN AVE.
CODY, WY 82414
307-527-0915

MAY 21, 2020
DRAWN BY: TW, BF
PROJECT # 20-005
20-005_FPLAT.DGN

FIELD SURVEY: JANUARY, 2020
BY: BTM FIELD BOOK: 11, 12

SAGE CIVIL ENGINEERING
ENGINEERS | SURVEYORS

www.sagecivilengineering.com

March 9, 2020

Todd Stowell, AICP
City Planner
City of Cody
1338 Rumsey Avenue
Cody, WY 82414

Subject: JCA-LM Minor Subdivision

Dear Todd:
Thank you for your review of the Preliminary Plat for the JCA-LM Minor Subdivision. Below are the solutions/responses to the recommendations of the Planning & Zoning Meeting on March 3rd, 2020

1. *All Existing utility services on Lot 20B that serve other properties must be either abandoned by their owners, or granted easements per the utility provider requirements, prior to final plat being recorded.*
   All utilities located on Lot 20B have been or will be relocated.

2. *If the existing approach at the southwest corner of Lot 20A will not be utilized by Lot 20A for vehicle access, the portion along the frontage of Lot 20A must be removed and the curb, gutter and sidewalk reconstructed per Public Works standards. The removal/reconstruction would need to occur no later than the time of development on the lot.*
   The existing approach to Lot 20A will not be utilized and therefore will be reconstructed during the time of development of the lot.

3. *With the final plat application, the applicant will need to provide confirmation from all utilities that the utility plans are acceptable (existing and proposed). If Lot 20B does not use the sewer service that is being abandoned by the Thistle building owner, then it may be capped at the north property line or at the main.*
   Confirmation letters from utilities to be utilized are attached.

4. *Pay applicable utility fees (3/4" water tap fee) prior to the mayor signing the final plat.*
   Water tap fees will be paid by owner prior to obtaining the mayor's signature.

Please let us know if there is anything else we can provide you.

Sincerely,

Tommi Williams

Tommi Williams

Josh Robinson
Utility Construction Planner
josh.robinson@blackhillscorp.com

2320 Mountain View Dr.
Cody,Wy,82414
O: 307-527-3975
F: 307-587-4563

March 17, 2020

(Tommi Williams)
2824 Big Horn Ave
Cody, WY 82414

Dear Tommi:

This is in response to the proposed Minor Subdivision located at 1237 Rumsey Ave. Black Hills Energy has sufficient Volume in our 2" main located in the Alley behind proposed location. We will run a individual service into each lot when requested at time of construction of any buildings on the property.

Please go to our website www.blackhillsenergy.com or contact our Customer Service Center at 1-888-890-5554 to start a new gas service. Once this is complete a BHE Technician will be in touch to obtain measurements and assist with an estimate for each individual lot. If you have further questions feel free to contact me at one of the numbers listed above.

Thanks,

Josh Robinson
Black Hills Energy

Basin Office
PO Box 310 - 405 S 4th St
Basin, WY 82410
307.568.3357

Billings Office
454 Moore Ln., Ste 4
Billings, MT 59101
406.248.4204

Cody Office (Corporate)
1601 S. Park Dr.
Cody, WY 82414
307.586.3800

Lovell Office
451 Shoshone Ave
Lovell, WY 82431
307.548.2275

Powell Office
401 S Bent St, #4
Powell, WY 82435
307.754.9160

Your Superior Hometown Service Provider • 1.800.354.2911 • www.tct.net

February 27, 2020

Sage Civil Engineering
Attn: Tommi Williams
2824 Big Horn Ave.
Cody, WY 82414

Re: Minor subdivision proposed at 1237 Rumsey Ave.

Dear Tommi,

This letter is in response to your email regarding available service to the proposed subdivision at 1237 Rumsey Ave., Cody. TCT has fiber optic cable in the area. The contractor or developer will be responsible for any charges associated with getting the fiber to the buildings. We can provide phone, internet, and TV services on our fiber optic network. Tenants desiring to connect to the fiber optic service will be responsible for any fees associated with connecting. Please let me know if you have any other questions.

Sincerely,

Stacy Southworth
Engineer Assistant

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 26, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: 4C STORAGE BUILDINGS #3 AND #4 SPR 2017-02	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Rick Cook of 4C Storage, LLC has submitted an application to construct two, 30-foot by 228-foot storage buildings at the existing storage facility at 1913 Big Horn Avenue. Each storage building would contain 19 units (38 total), each unit being 12 feet wide. The building style and color would match the two existing buildings that were constructed in 2015 and 2017. Wall height would only be 9'6" on the new buildings, while the existing buildings have 16' side walls. The application and proposed site plan are attached.

Existing Conditions:

REVIEW CRITERIA:

The property is located within the Open Business/Light Industrial (D-3) zoning district, which permits storage warehouse buildings.

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:

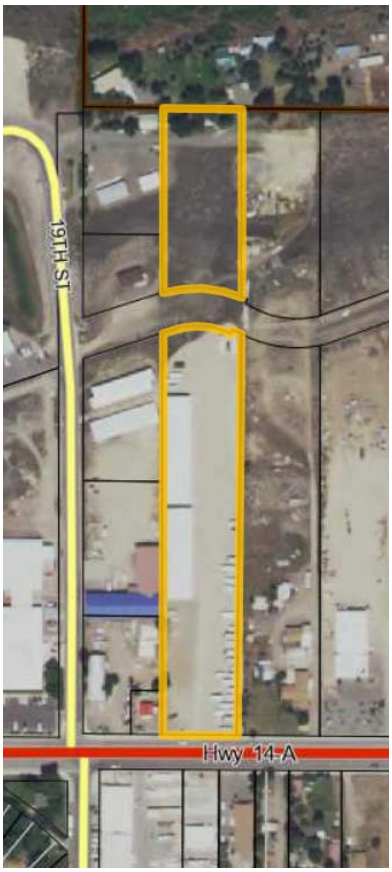
> *Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior 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:

The subject property contains the previously constructed 50' by 225' and 50' by 190' storage buildings. The frontage of the property contains RV display associated with Midway Motors.

The surrounding area is as follows:

DIRECTION	*EXISTING USE*	*ZONE*
North	Undeveloped right-of-way, additional land that is part of property, and then residential.	D-3
East	Residential next to Big Horn Ave., excavation contactor(?) on north end of adjacent property.	D-3
South	Bloedorn Lumber and daycare across highway.	D-3
West	Liquor store, landscaping company, Cody Feed, and storage warehouses.	D-3



Architecture:

The proposed buildings have a typical mini-storage building appearance—metal siding, metal roofing, and overhead doors lining the front of the building. The applicant is proposing to match the colors and materials of the existing buildings, which will provide

a coordinated look. Due to the building locations being at least 275 feet from the highway frontage (Big Horn Avenue) and not otherwise readily visible from any other public street or residentially zoned area, the architectural expectations are not the same as if the project were in a more visible location. The building style is appropriate for the location without the need for enhancement. It is expected that at some point in the future, there will be development between these buildings and Big Horn Avenue, which would further reduce their visibility from the highway.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

The proposal is a permitted use in the D-3 zone in which the property is located. A 5-foot setback is provided from the east property line and setbacks from all other property lines are much greater. No buffers or height requirements are applicable to this project. It is noted that a 5-foot setback triggers a 1-hour fire wall under the building code. (A 10' or greater setback is needed to avoid the fire wall for storage buildings.) The applicant has noted that he prefers to install the fire wall than move the location of the proposed building.

Landscaping:

No landscaping is proposed. The area proposed for development is outside of the Entry Corridor Overlay District. Due to the lack of visibility, staff does not believe landscaping is needed on this part of the property. The frontage along Big Horn Avenue is in the Entry Corridor Overlay, and when that area is developed, landscaping requirements will then be applied within that area.

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 provisions for not only the current development, but future development of the entire property, including the two new buildings, the undeveloped front area, and paving.

The storm water will be directed to the north end of the property by surface flow and by two graded channels along portions of the east and west sides of the property. At the north end of the property there will be a large retention basin, six feet deep (5' plus 1' freeboard), that will be capable of retaining more than the 10-year 2-hour storm (City minimum).

There are a few modifications/clarifications needed to the plan. In order to maintain sufficient cover over an existing City water main, and address concerns of washout, the channel along the west property line, will need to be raised/redesigned.

In addition, there is an issue in that currently the elevation of this property in the vicinity of the proposed buildings is lower than the neighbor, so that storm water does not currently leave the site in this area. The buildings are proposed with gabled roofs, which would direct stormwater from the back half of the building to the east, and with the elevated building pad, onto the neighbor to the east with no retention. This scenario would either require permission (easement) from the neighbor, or a change in the plan, so that the stormwater from the back half of the building is collected by gutters and directed by either pipe or swale to the retention area to the north (modification needed to Detail 5 of Drawing 9).

Lastly, there may be some assumptions/calculations that need modified (runoff coefficient for pavement and buildings is typically .95, and an apparent pond capacity calculation error).

The following photos are of the north end of the property—the paths of the swales and area of retention basin.

Parking:
Adequate parking and maneuvering area will be provided in front of the storage unit access doors. Designated parking stalls are not required for storage complexes.

Access:
The lot is accessed through an existing curb cut on Big Horn Avenue. A gravel driveway currently provides access to the storage buildings. Due to the lack of actual required parking spaces, the requirement for a paved entry is not applicable.

There is however an ongoing issue with visibility at the approach onto Big Horn Avenue, as seen in the photo here. The photo is taken in the City vehicle, stopped just short of the sidewalk. The unpermitted sign and parking of RVs reduces visibility below the recommended amount. With vehicles coming in and out of the property, proper site distance needs to be provided.

The sign was initially viewed as a temporary sign (<120 days), but it has clearly been in place much longer. Permanent signs must be located outside of utility easements, and there is a 20-foot utility easement at the back of the sidewalk. The situation must be corrected.

Utility Services
Power is proposed to be run to the new buildings from an existing transformer near the north end of the existing buildings. The route is not shown on the site plan. The Electric Division notes that if they want a separate service, they will need to bury the service lateral or a primary extension from the transformer along the west side of the existing north building and then east between the two existing buildings.

Per City electrical standards, the owner will be responsible to install any conduit (primary or secondary) needed to supply the new storage buildings.

In addition, it does not appear that an easement was provided for existing transformer and associated extension. An easement must be provided for both the existing and proposed electrical extensions and transformer before the service connection for the new buildings will be made.

Natural gas service is available along the west property line, but the application does not specifically indicate if it will be extended to the new buildings (the existing buildings have gas service for heat). If gas service is extended, it must be done outside of the sewer easement.

The requirement for a fire hydrant near the buildings is provided by a hydrant the applicant installed as part of the initial project.

Lighting

Per the application narrative, proposed lighting consists of three, 78-watt LED floodlight fixtures. However, the drawing shows six fixtures on each building. At the intensity proposed, three per building would be sufficient. That is what the existing buildings have. In addition, the fixture indicated is a spotlight style that is not cut-off in style. It is recommended that the applicant use the same, or similar, fixtures that were used on the last building—they would match and not have the glare issues of the spotlight.

All three would be located on the east side of the building at about 15 feet in height, with one near each end and one in the middle.

Floodlight proposed:

Existing (recommended):

Signage

No signage is proposed for the storage facility at this time. The sign for Midway Motors RVs either needs removed or permitted as a permanent sign at an acceptable location.

Garbage Collection

The proposed dumpster location is acceptable to the sanitation division.

Snow Storage

Snow storage area is available along the north end of the property.

Property Ownership/Easements

The application erroneously states that the portions of this property that are north and south of the E Avenue right-of-way are two separate parcels, and therefore concludes that an easement for the retention basin is needed on the north parcel for the benefit of the south parcel. Staff reviewed the deeds and confirmed with the Assessor's office that the information on Mapserver was not properly updated, and that the property is only one legal piece. That simply means no easement is needed for the retention basin. (And they are correcting the information on Mapserver.)

ATTACHMENTS:

Application materials and site plans.

ALTERNATIVES:

Approve or deny the site plan application, with or without changes.

RECOMMENDATION:

Approve the application subject to following conditions.

1. Either modify/clarify the lighting plan so that it does not have more than three 80-watt LED fixtures on the front of each building, and so that the fixtures match those used on the last building, or submit a new lighting plan for Planning and Zoning Board review.
2. Prior to issuance of a building permit, provide the required sight distance at the vehicle access by removing the Midway Motors sign and RVs from the sight-triangle area, and provide a physical barrier that will ensure vehicles are not parked in the sight triangle in the future. The type of barrier must be approved by the Planning and Zoning Board (bring ideas to the meeting).
3. Before electrical service for the new buildings is connected, the property owner must provide needed easements for the existing transformer, primary extension and new secondary extension. Coordinate with Bert Pond.
4. Any utility extensions to the new buildings shall be outside of the existing sewer easement to the extent possible. If within the sewer easement, the utility line must be taken outside of the easement in the most direct route possible, and then continue to the new building(s).
5. In order to maintain sufficient cover over an existing City water main (5.5' minimum), and to address concerns of washout, the channel along the west property line will need to be raised/redesigned. The revised plan will need to be approved by City staff (P.W. and Planning), prior to issuance of a building permit.
6. Storm water from the back half of the buildings is to be collected by gutters and directed by either pipe or swale to the retention area to the north (modification needed to Detail 5 of Drawing 9). Alternatively, the property owner could obtain a right-to-drain easement from the affected neighbor to the east.
7. The applicant's engineer shall consult with the Public Works director regarding some of the assumptions made for the drainage report, and the modifications to the drainage design noted in the staff report (cover over water line, conveyance channel, runoff coefficients, pond capacity). The Public Works Director is authorized to ensure proper assumptions/calculations are made and approve the updated drainage plans.
8. Once constructed, the applicant's engineer must provide a certification that the storm water facilities have been constructed as approved prior to occupancy of the buildings.
9. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes.

CITY OF CODY
WYOMING

PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION

STAFF USE
File #: SPR2020-_____
P&Z Invoice:_____
Date Submitted:_____

Applicant's Name: Rick Cook Business Name: 4C Storage, LLC

Applicant's Mailing Address: PO Box 1357 City: Cody State: WY Zip: 82414

Phone: (307)587-3500 Cell:_____ Email: cookms@bresnan.net

Project Address: 1913 Big Horn Avenue, Cody, WY Zoning: D-3

Property Owner's Name: 4C Storage, LLC Phone/Cell: (307)587-3500

Property Owner's Mailing Address: PO Box 1357 City: Cody State: WY Zip: 82414

Description of Proposal (attach additional sheets as necessary): 4C Storage, LLC is proposing to permit and construct a two (2) additional new metal storage buildings similar in construction and color to the two existing buildings constructed in 2015 and 2017. The new buildings will be located along the eastern side of the property approximately 5-foot west of the property line Site Plan – Exhibit A - Drawing 3. The approximate dimensions of each newbuilding will be 228 feet long x 30 feet wide x 20' tall.

Legal Description of Property (or attach copy of deed): A portion of the property described in Warranty Deed recorded in the Park County Clerk & Recorders Office 2014-WDNS-5060 copy attached (Exhibit B).

Estimated Construction Start Date: Spring of 2020

Representative Attending Planning and Zoning Meeting: Frank Page, PE – Morrison-Maierle, Inc. Cody, WY

Signature of Property Owner: Rick Cook 5/4/2020

Signature *Date*

APPLICATION MATERIALS:

Applicants are encouraged to arrange a pre-application meeting with staff to ensure a complete submittal. An incomplete application may result in delays in processing. The following items are to be submitted with the application.

- *FEE:* Each application shall be accompanied by one of the following review fees. Payment may be made by cash, check, or credit card (Visa, MasterCard, Discover).
  1. Site Plan Review (also includes Landscape, Architecture, and Sign Plan).
     Size of Building/Addition: 13,680 S.F. @$0.05 per square foot = $ 684.00 $250.00 minimum
  2. Landscape, Architecture and Sign Plan only. (Typically modifications to existing development.) $100.00
  3. Minor Commercial Review. (Windows, doors, awnings, building access or exterior finish only.) $50.00

- *COPIES:*
  1. Twelve (12) paper copies* of the application materials (plans, project description, sign plan, and other required information).
  2. A digital copy (PDF) of each of the application documents.

  *For complex projects, or if the applicant wishes, submit only two full-size paper copies and the electronic copy for staff review and wait until staff review is complete before providing the 12 copies for the Planning and Zoning meeting. This allows for corrections and changes to the plans before the 12 copies are printed. The 12 copies and an updated PDF will need to be submitted well before the Planning and Zoning meeting, as coordinated with staff.

- *PLANS AND ADDITIONAL FORMS:* Commercial Site Plan Review requires all of the following, whereas minor commercial reviews and landscape/architectural plans need only include items applicable to the current proposal. All plans must be dimensioned, clearly legible, and printed at a standard scale.

Please include the following Architectural and Site Plan components:

1. Provide dimensioned elevation views of each building face to illustrate scale, materials, colors, and roof lines.

   Exhibit C. Building plan sheets and colors
   Building Elevations
   19 Each 12-foot-wide storage units Each Building
   38 total 12-foot-wide storage units
   Materials: Sentinel Commercial Steel Building
   Colors Tan: Walls
   Brown: Trim, Gutters, downspouts
   White: Rook and garage doors

2. Provide a site plan showing all existing and proposed buildings and structures, outdoor use areas, lot lines, setbacks, access points, driveways, sidewalks, easements, landscape areas, signs, fences, fire hydrants, wells, and drain fields, as applicable. Include a vicinity map with vicinity information describing surrounding land uses and zoning.

   Included in Exhibit C are the proposed elevations showing the existing buildings and the proposed buildings , draft Building Plans from Sentinel Building Systems, Albion, NE. An updated site plan showing the location of the proposed Buildings #2 is attached as Exhibit A.

3. Show the parking lot layout and pedestrian access details (parking lot surfacing/pavement limits, curbing, sidewalk, ADA ramps, tactile warning strips, etc.). Include details to verify compliance with the City off-street parking ordinance (Title 10, Chapter 16), and ADA accessibility requirements.

   - The proposed commercial site will be constructed with a crushed base gravel parking lot. There will be no curbing or internal sidewalks that will require ADA ramps or tactile warning strips. There will be a 70± foot wide crushed base area between the existing and proposed buildings. The drainage plan incorporates provisions for the future paving of the crushed gravel area. There will be no on-street parking. All parking will be maintained on site.

   - The drainage plan has been prepared for the ultimate improvement of the entire lot 3.13-acre lot, in an improved condition. The detention pond sizing is for the lot being a totally, impervious area, with no landscaping or gravel areas.

4. Identify proposed fencing and retaining walls (location, height, materials).

   There is no proposed new fencing or retaining walls.

5. Provide exterior lighting details (location, size, type of fixtures, and cut sheets/photometric data). Note: Photometric plans may be required for projects with intensive exterior lighting or locations with potential lighting conflicts. Full cut-off lighting fixtures are typically required.

   - Location: 3 Each on the west elevation of each building
   - Size: 9” x 14” x 9”
   - Type of fixtures: RAB Lighting FXLED78T - A cut sheet is attached with the

   - Electric Division Commercial Load Data Sheet is attached as Exhibit F

   - The proposed fixtures are shielded, dark sky compliant and adjustable to limit lighting to the property, similar to the existing fixtures on Building #2.

6. Show the general grading and drainage scheme.

- The proposed grading and drainage is described in the drainage report in Exhibit D. Generally, the site naturally drains in a northeasterly direction. The proposed runoff will be directed to swales on the north end of the property via site grading on the rear of each building and the travel way between the buildings will be graded to form an inverted crown section between the building as shown on the cross sections shown in Exhibit A Drawing 6. All the site drainage will be collected at the north end of the lot and then be directed to a drainage swale on the northwest corner of Building #1, and a similar swale at the northeast corner of Building #4. The stormwater will be directed across the City's future "E" Avenue to a new detention pond on the lower parcel as indicated on Exhibit A Drawing 3. The detention pond has been sized for a 10-year, 2-hour storm in accordance with the City Storm Water Management Policy and is sized for the ultimate development of the property.
- The top elevation of the pond is set at 1-foot above the high-water line and will be level so that should the pond be filled to or above capacity, any over-flow will be a sheet flow following the historic drainage pattern, towards the north east side of the property. An outlet structure as indicated on Exhibit A Drawings 4, 5 and 9, will be constructed at the northeast corner of the pond to control release for the 10-year, 2-hour storm event, into a rip-rap lined swale.
- Pond Configuration as indicated on Exhibit A Drawing 4.
- Inlet Swale and Outlet Swale typical sections as indicated on Exhibit A Drawing 9.

7. Identify snow storage areas.
   - The area at the north end of the property between the north edge of the buildings, turn around area and the entrance to the drainage swale will be used for snow storage when needed as indicated on Exhibit A Drawing 3.

8. Identify the trash and recycling dumpster locations and any proposed screening. (City trucks are side-loading)
   - The propose dumpster location located at the south end of Building #2 as indicated on Exhibit A Drawing 3.

9. Many projects require a basic floor plan of the building(s) in order to determine parking requirements, utility needs, etc. Consult with the City Planner to determine if a floor plan is needed.

   - The two existing storage buildings are be divided into 23 separate storage units.
   - The proposed storage buildings will be divided into 19 separate, 12-foot-wide storage units, each– each with a 10-foot wide garage door.
   - Each unit will have partition walls dividing the individual storage units and a concrete floor. Electric and gas service for each storage unit will be available for tenants.

<u>Please include the following Utility components</u>:

10. Identify all existing and proposed domestic water, sanitary sewer, storm water, electrical, raw water, natural gas, and telecommunication utility lines. Be sure to include locations of necessary inlets, cleanouts, valves, hydrants, etc.
    - Domestic water & sanitary sewer. There is no proposed domestic water or sanitary sewer service to the storage building. These will be rental units for storage purposes only. The applicant installed and dedicated an 8" water main through the property should water be required. The applicant also provided a fire hydrant as part of the water main project.
    - Storm water – Attached as Exhibit D is drainage report and plan for the site.
    - Electrical – Electrical service is available from a pad mounted transformer at the north west corner of Building #1, as indicated Exhibit A Drawing 4.

- Raw water – No raw water facilities are available or proposed for the site.
- Natural gas is available via a gas main running in the City utility easement traversing the west edge of the property.
- Telecommunication lines are available along Big Horn Avenue for any user wished to have service extended to an individual storage unit.

11. If project is a new, expanded, or redeveloped commercial site, submit complete grading and storm water plans and a drainage report from a WY licensed engineer, which comply with the city storm water management policy manual (no increase in runoff). Identify the location and size of all drainage facilities. A drainage report from a WY licensed engineer may not be necessary if the total amount of impervious surface is less than 4,000 sq. ft.

    - Attached as Exhibit D is the drainage report and plan for the site.

12. Identify the size of any new water line and water meter. Provide estimated wastewater quantities if the use will generate more wastewater than a typical household (up to 5,000 gallons/month).

    - No new water or wastewater facilities are proposed.

13. If a change to electrical service is needed, complete the attached Electrical Division Review Comments Form.

    - Electrical service is available from a pad mounted transformer at the north west corner of Building #1, as indicated in the site plan. Attached as Exhibit E is a completed Electrical Load Data Sheet and Lighting cut sheets.

14. Identify the locations of existing and proposed electrical power lines, electrical equipment, and utility easements on or adjacent to the project site.

    - The existing electrical power lines, electrical equipment, and utility easements are shown on Exhibit A Drawing 4 When and if needed, a new electrical conduit from the existing pad mounted transformer near Building #1 to the new storage buildings will be run.

Please include the following Landscape components:

- During a pre-development meeting with City, staff indicated the front portion of the property that is being used as a temporary commercial sales lot may need to be landscaped pre the requirements of the adopted City Entry Corridor Landscaping requirements. City staff believes the entry corridor landscaping is applicable for the front portion of the lot (south and east of the Evergreen Landscaping property line – as extended east) but not the entire parcel. It was suggested that a delay to the landscaping requirements adjacent to Big Horn Avenue be requested until the front (200± feet) of the lot is developed.

- At this time there are no proposals or plans to develop the southern commercial frontage adjacent to Big Horn Avenue. 4C Storage, LLC is requesting that landscaping of the commercial frontage be postponed until a firm development proposal for this portion of the site is known.

15. Provide a landscape plan to illustrate the location of the landscaping, the types of plants, other landscaping materials, and groundcover. Also identify the irrigation water source and route to the landscape areas.

    - The is no proposed landscaping around the proposed building. The site grading, gravel parking and drainage swales will be improved to match the existing site.

16. Provide a Landscape Bond Agreement if applicable (If want occupancy prior to the installation of landscaping).
    - N/A

You may include the attached Sign Plan Application:

- There are no proposed signs for the site.

17. Complete and submit the Sign Plan Application and associated documentation. The sign application may be submitted at a later date, although an additional fee will apply.

    - No external signage is proposed.

PLANNING AND ZONING BOARD REVIEW:

Review of this application is conducted by the Planning and Zoning Board. The Board meets the 2nd and 4th Tuesday of each month at noon in the City Council Chambers (1338 Rumsey Avenue). Applications should be submitted at least one month prior to the meeting to allow review and comment by affected city departments, and any needed revisions. Incomplete and complex projects occasionally require longer. Exceptions to the one-month submittal deadline may be made when staff workload and schedules allow. NOTE: It is possible to submit for building permit review at the same time, if your construction drawings are complete.

Desired Planning and Zoning Meeting Date:_____May 26_____, 2020.

STAFF USE
File:_____

ELECTRICAL DIVISION
COMMERCIAL LOAD DATA SHEET
Revised September 2015

Project Name: **Cook Moving & Storage – Buildings #3 and #4** **Date:** **5/26/2020**

Project Address: **1913 Big Horn Avenue** **Developer/Contractor:** **South Fork Electric**

Distribution System Information Section: Please provide the following information to allow the City to determine whether system modifications will be necessary to accommodate the project's electrical service requirements. The completed form must be provided to the City Electrical Engineer prior to estimating the distribution system cost.

Project Electrical Service Requirements:

1) Three Phase ☐ Yes ☒ No

2) Voltage Needed 120/240 Volt Single Phase ☐ Yes No
   120/208Y Volt Three Phase ☒ Yes ☐ No
   277/480Y Volt Three Phase ☐ Yes ☒ No

3) Service Size (check one) ☒ 200 amp ☐ 800 amp
   ☐ 400 amp ☐ 1200 amp
   ☐ 600 amp ☐ Other_____amp

4) Expected size and number of secondary service lateral conductors needed to supply project.
   Conductors per phase Single Total conductors Single Size
   of Conductors 350 MCM Conductor material ☒ Aluminum ☐
   Copper with a #4 copper ground

5) A copy of the site plan showing existing electrical lines and equipment on and adjacent to the project site.

Developer Instructions/Comments:

1) The developer shall provide and install electrical grade PVC schedule 40 conduit per the plans and specifications once the final plat is reviewed.
   a. Invoices shall be provided to the City Electrical Engineer for all conduit and electrical material purchased for this project by the developer or contractor.
   b. Any changes in the design of the electrical distribution system shall be discussed with and approved by the City of Cody Electrical Engineer.
2) All primary conduits (distribution voltage conduit) shall be installed at a depth of 48" and backfilled per City specifications as follows:
   a. All primary conduits shall be schedule 40 electrical grade PVC , 3" inches in diameter.
   b. A pull string is not required in 4" or larger primary conduit.
   c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC unless otherwise specified.
3) All secondary (service voltage) conduits shall be installed at a depth of 24" and backfilled per City specifications.
   a. All secondary conduits shall be 3" schedule 40 electrical grade PVC.
   b. A pull string is not required in 3" secondary conduit.
   c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC.
4) If a new commercial three phase service requires 12 or more conductors from the transformer to the service equipment (more than 3 per phase), then the developer shall provide a secondary connection cabinet. The City would then provide cables from the transformer to the secondary connection cabinet.

5) All streetlight conduits shall be installed at a depth of no less than 24” and backfilled per City specifications.
    a. All streetlight conduits shall be 1-1/2” schedule 40 electrical grade PVC. A pull string shall be installed in the streetlight conduit run by the contractor.
    b. All streetlight conduit sweeps shall be a minimum of 12” radius schedule 40 electrical grade PVC.
6) The City shall supply transformer box pads, sectionalizing vault ground sleeves, secondary service pedestals, ground rods with pigtails and streetlight bases to the developer’s contractor to be installed by the contractor to City specifications. For further information on the placement and clearance requirements for such equipment, refer to the Electric Distribution Standards Policy available in the City of Cody Engineering Office.
    a. All transformer box pads and sectionalizing vault ground sleeves shall be installed so that the top of the pad or sleeve is at least 3” above finished grade. In addition, the City supplied ground rod and pigtail shall be installed with the pad or ground sleeve with the free end of the pigtail wrapped around the conduit sweep for access by the utility for equipment installation.
    b. Streetlight bases shall be installed so that the top of the pre-poured base is at least 2” above finished grade. The four bolt pattern shall be aligned with the street roadway, sidewalk or curb.
7) The developer’s labor and equipment costs to install the electrical distribution conduit, box pads, ground sleeves, ground rods, secondary pedestals and streetlight bases shall be traded for the City’s labor and equipment costs to install and connect the cable, transformers, sectionalizing vaults and streetlights for the project.

Easement Requirements:

1) The developer shall survey, describe and provide any easements necessary for the purposes of providing distribution service to the project. Easement dimensions shall be determined after the information above is obtained by the City Electrical Engineer.
2) Signed easement documents shall be provided to the City of Cody Engineering Office prior to start of construction.
3) No permanent structures, trees or large shrubs shall be placed on the utility easement by the developer or subsequent landowners. This information shall be conveyed to the buyers by the developer.

Attachment: Exhibit F – Lighting Cut Sheet

CERTIFICATION PAGE

CLIENT NAME: 4C Storage
1913 Big Horn Avenue
PO Box 1357
Cody, WY 82414
Ph. 307.587.3500

PROJECT NAME: Commercial Site Plan Application
Storage Buildings #3 & #4

PROJECT NO.: 5627.003

CERTIFICATION

"I hereby certify this Commercial Site Plan Application, Site Plan, Drainage Report and Drawings have been prepared by me or under my direct supervision."

Professional Engineer (Civil)
FRANCIS M PAGE
6038
Date 5/6/2020
WYOMING

Francis M. Page
Wyoming Registered Professional Engineer
No. 6038

EXHIBIT A

DRAWINGS

1. Existing Drainage Pattern
2. Proposed Drainage Pattern
3. Lot Centerline Plan & Profile
4. Detention Pond Plan & Profile
5. Building Cross Sections
6. West Swale Plan & Profile
7. East Swale Plan & Profile
8. Detail Sheet
9. Miscellaneous Notes

NTS

EXISTING FLOW PATTERN

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWING1.DWG PLOTTED BY:JEREMIAH MALMBERG ON Jun/27/2018

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1 Engineering Place
Helena, MT 59602
406.442.3050
www.m-m.net

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DSGN. BY: _____
APPR. BY: _____
DATE: _____
Q.C. REVIEW
BY: _____
DATE: _____

CODY

4C STORAGE
STORAGE BUILDING #3 & #4

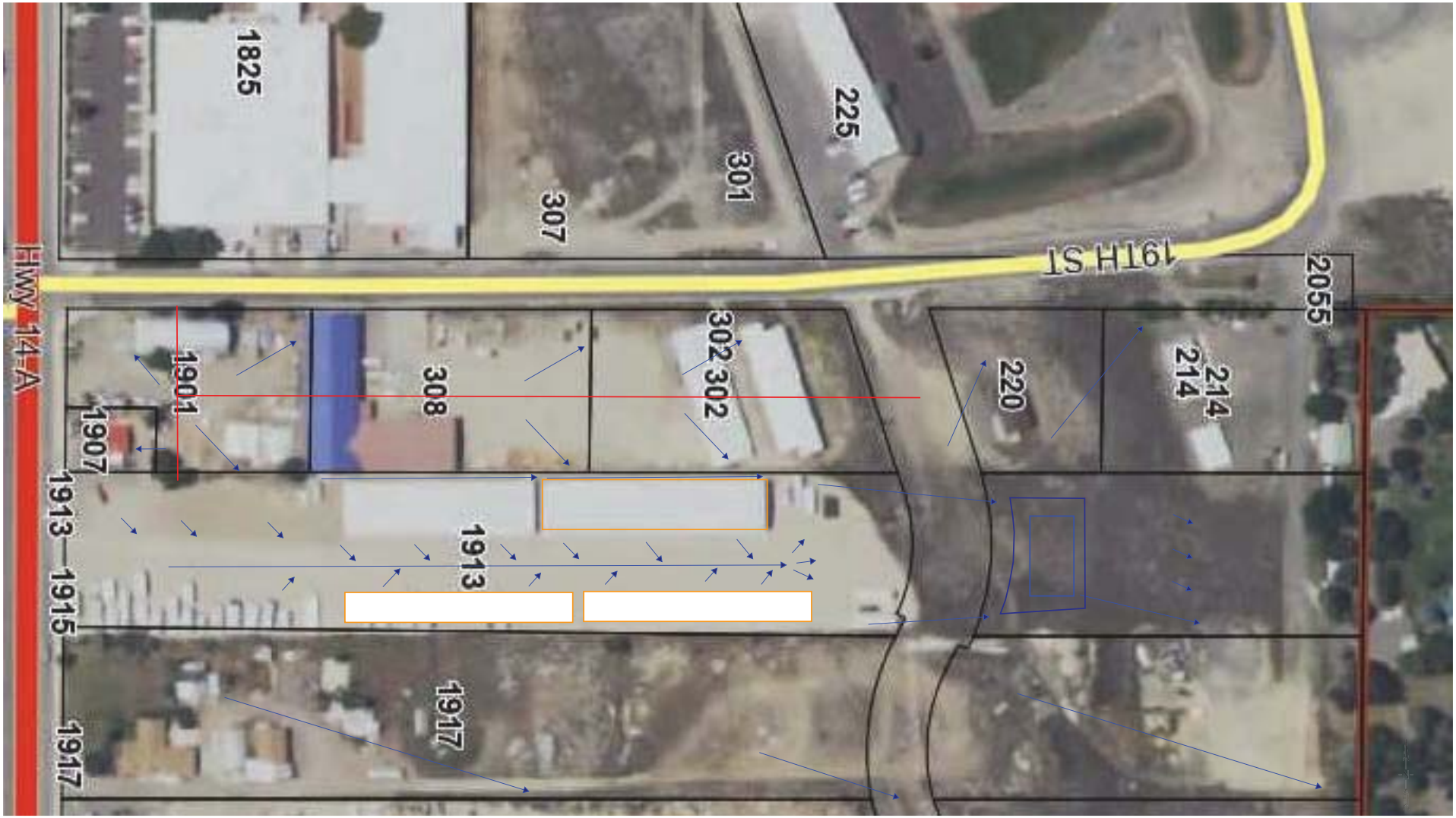
WYOMING

EXISTING DRAINAGE PATTERN

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
1



NTS

EXISTING FLOW PATTERN

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REVISIONS

NO.	DESCRIPTION	BY	DATE

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DATE: _____

CODY

4C STORAGE
STORAGE BUILDING #3 & #4

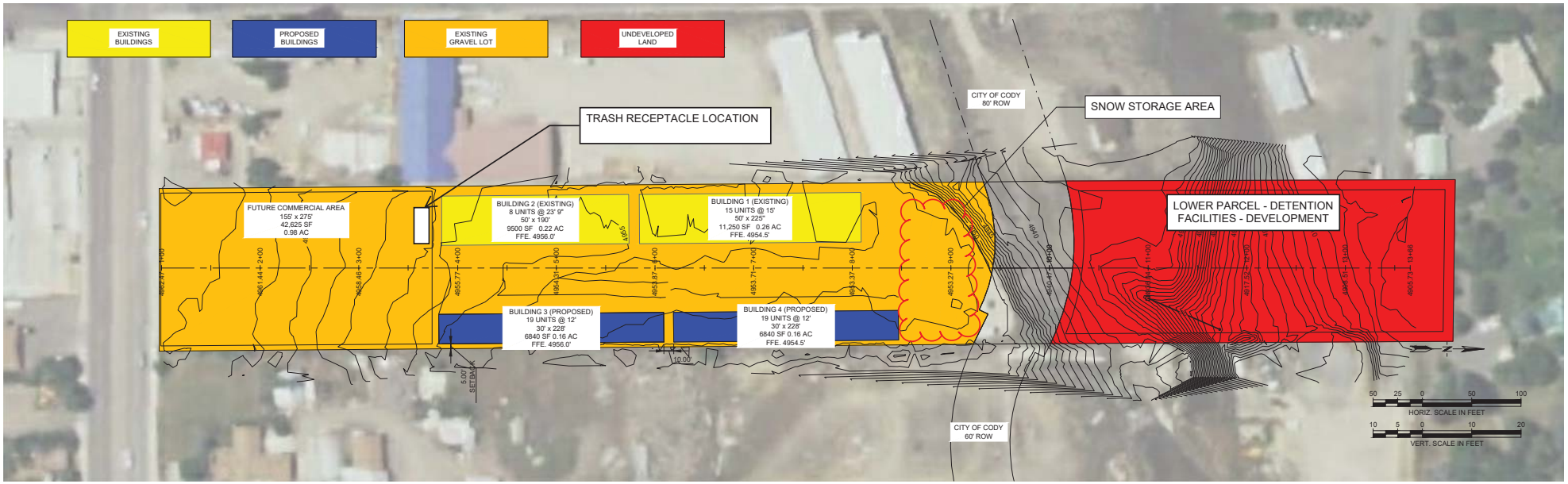
WYOMING

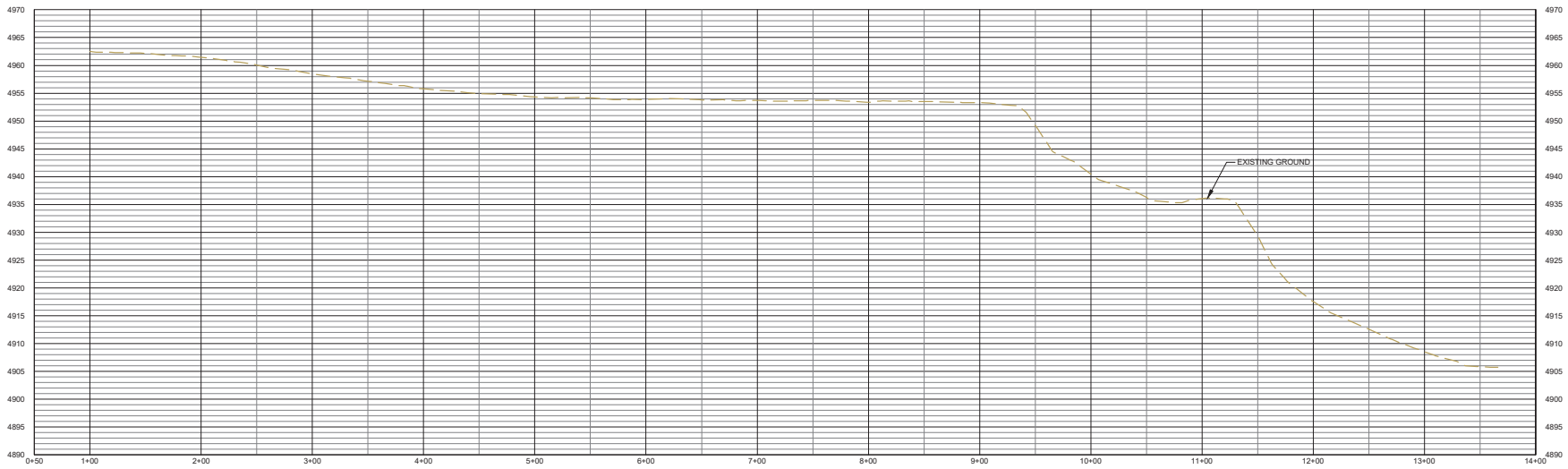
PROPOSED DRAINAGE PATTERN

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
2





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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

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www.m-m.net

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DSGN. BY: FMP
APPR. BY: FMP
DATE: 5/2020

Q.C. REVIEW
BY: _____
DATE: _____

4C STORAGE
STORAGE BUILDING #3 & #4

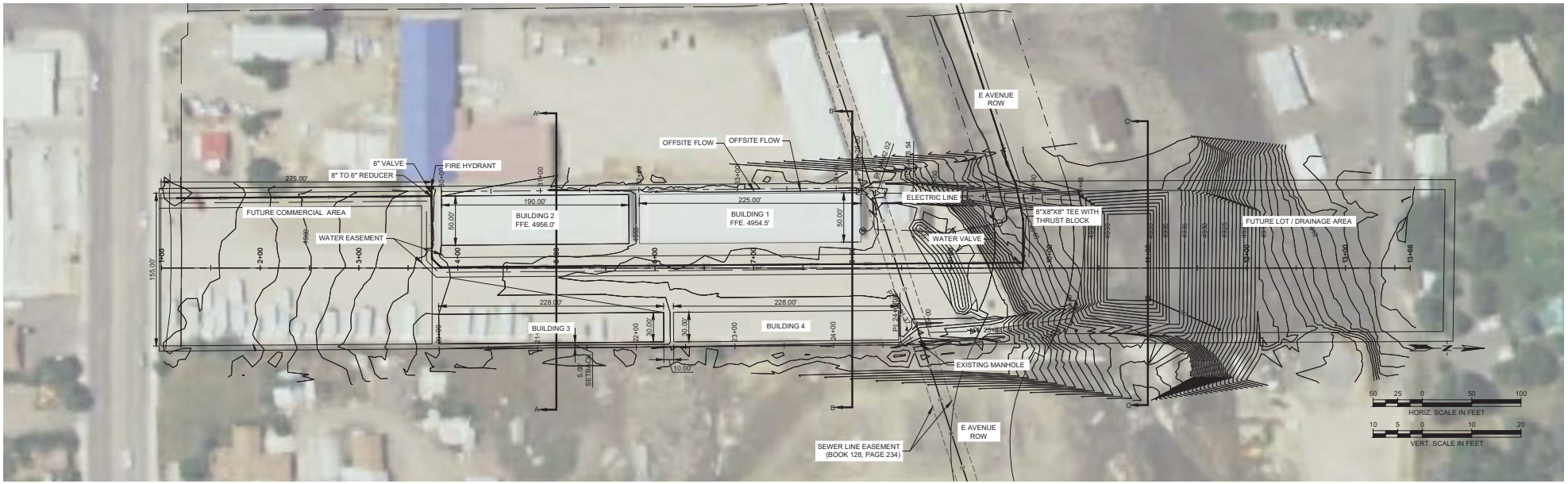
CODY WYOMING

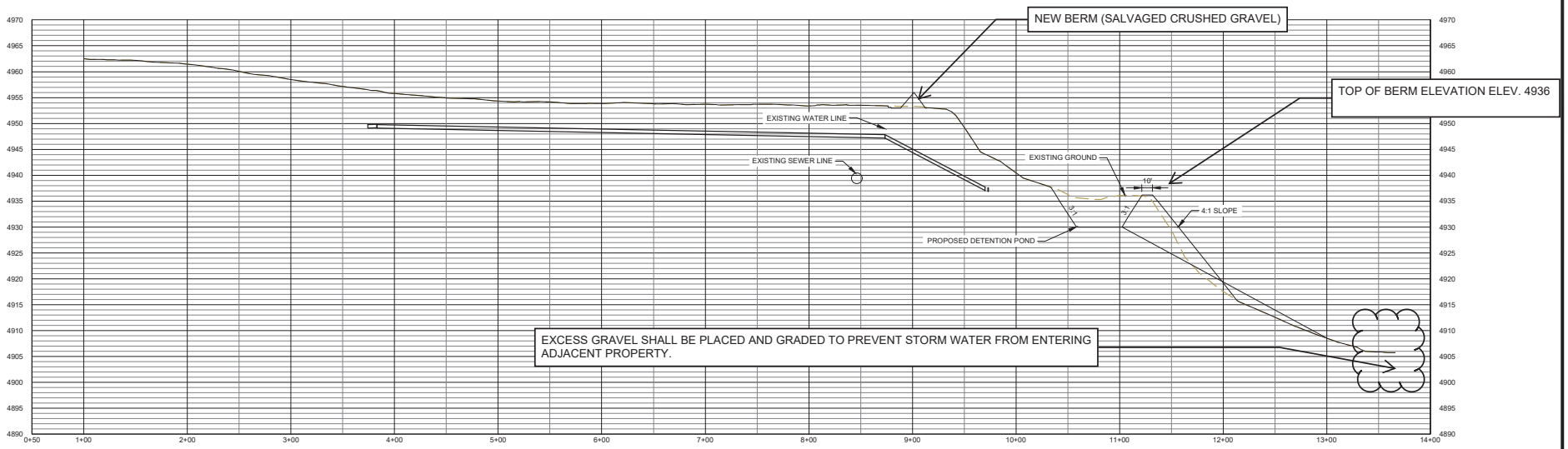
PREDEVELOPMENT
DRAINAGE BASIN AREAS

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
3





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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

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DSGN. BY: FMP
APPR. BY: FMP
DATE: 5/2020

Q.C. REVIEW
BY: _____
DATE: _____

4C STORAGE
STORAGE BUILDING #3 & #4

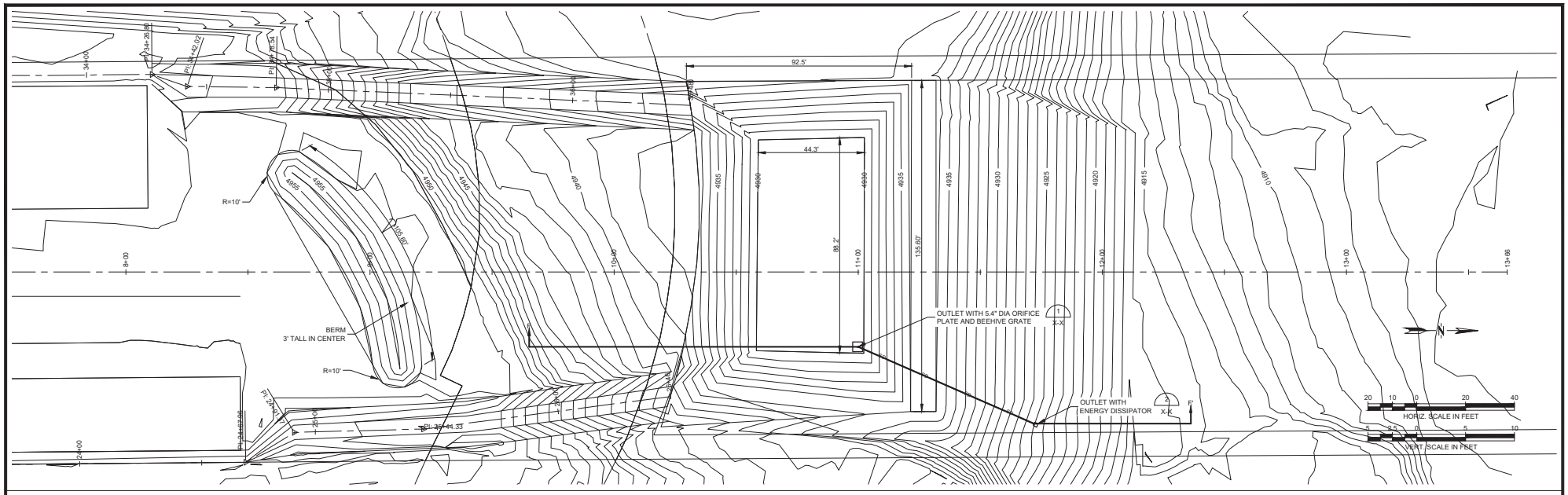
CODY WYOMING

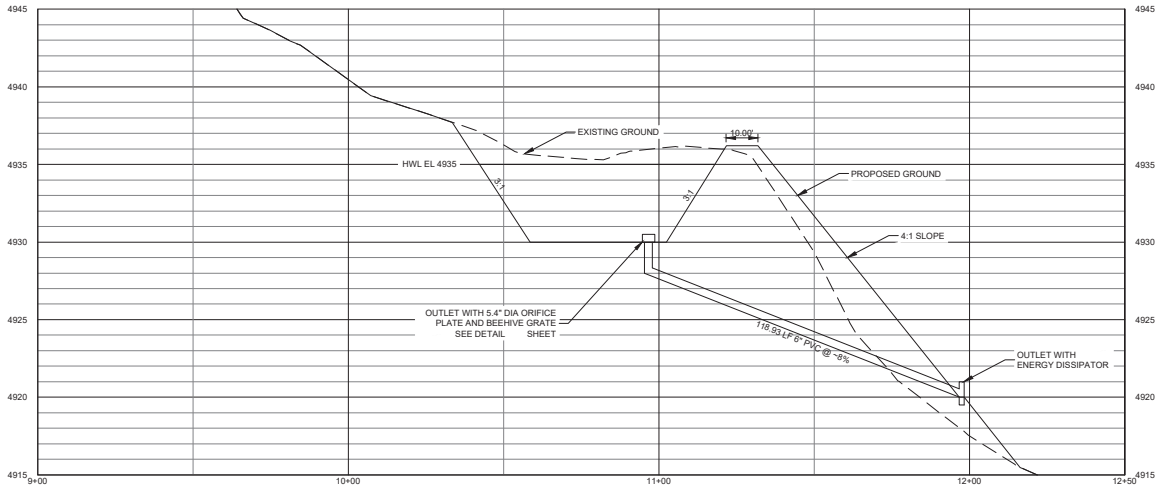
PLAN AND PROFILE

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
4





SECTION F-F'

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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

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DRAWN BY: KJM
DSGN. BY: FMP
APPR. BY: FMP
DATE: 5/2020

Q.C. REVIEW
BY: _____
DATE: _____

4C STORAGE
STORAGE BUILDING #3 & #4

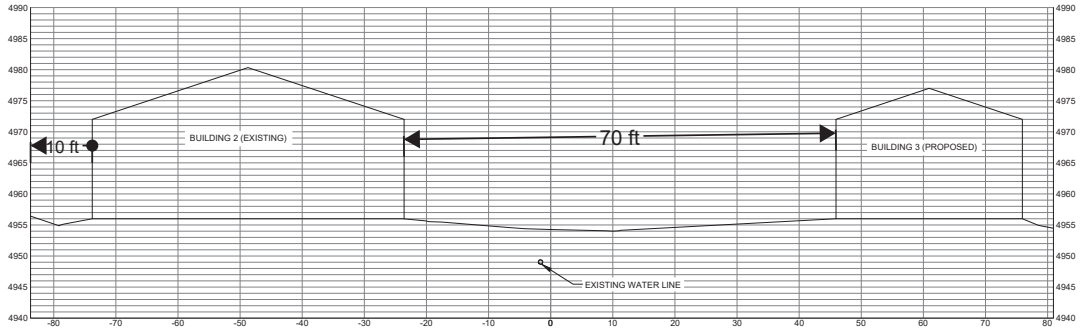
Cody WYOMING

PLAN AND PROFILE
DRAINAGE POND

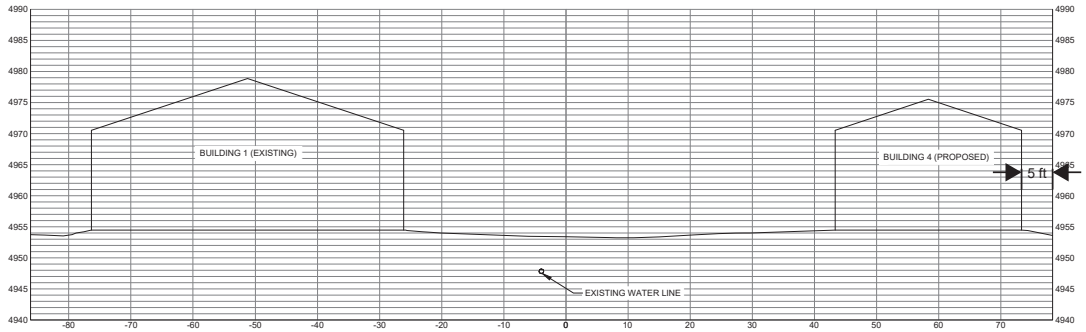
PROJECT NUMBER
5627.003

SHEET NUMBER

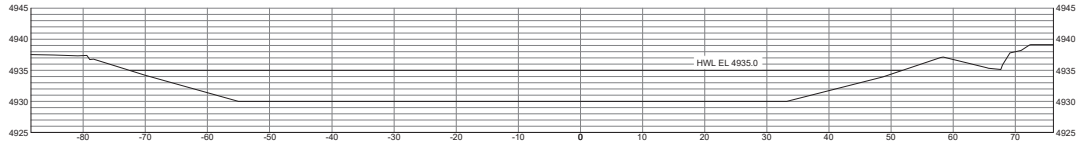
DRAWING NUMBER
5



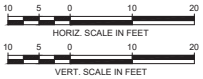
SECTION A-A'



SECTION B-B'



SECTION C-C'



VERIFY SCALE!

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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

J:\5627 COOK MOVING - RICK\003 BUILDING #3\ACAD\SHEETS\CIVIL\SECTION VIEW SHEET 1.DWG PLOTTED BY:KYLE MUCK ON May/02/2020

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1402 Stampede Avenue
Cody, WY 82414
307.587.6281
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Q.C. REVIEW
BY: _____
DATE: _____

4C STORAGE
STORAGE BUILDING #3 & #4

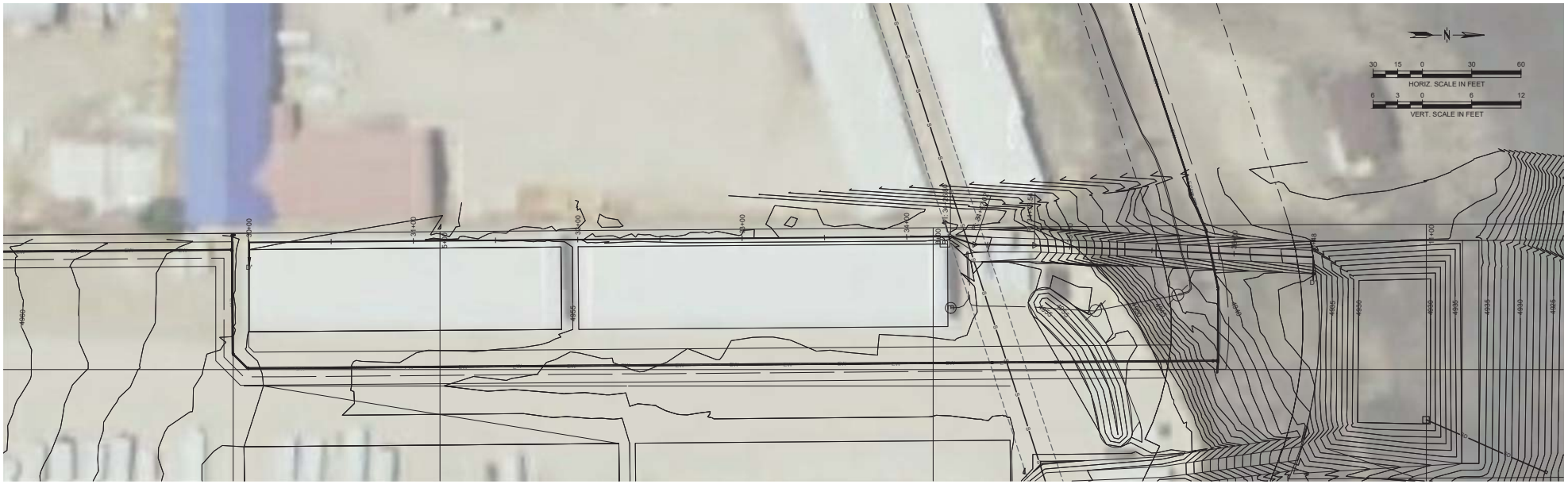
CODY WYOMING

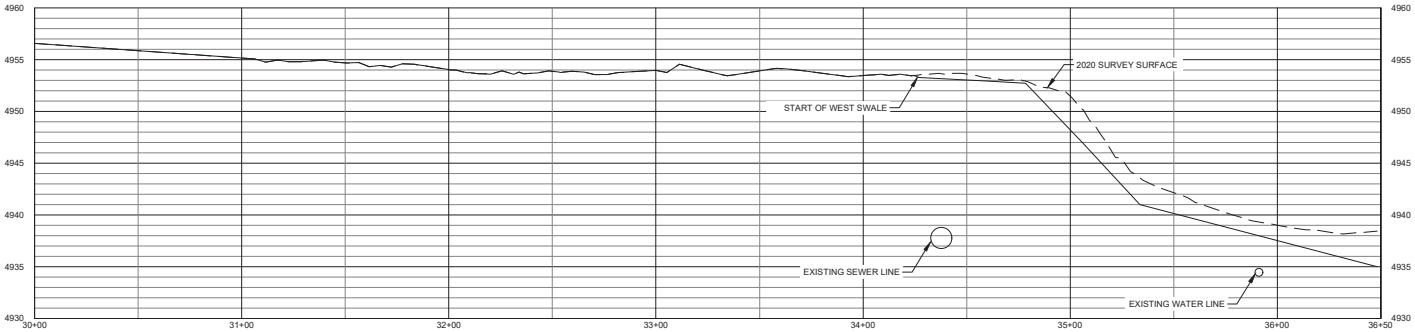
CROSS SECTIONS

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
6





SECTION D-D'

VERIFY SCALE!

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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE
#	#	#	#
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J:\5627 COOK MOVING - RICK\003 BUILDING #3\ACAD\SHEETS\CIVIL\WEST SWALE PP SHEET 1.DWG PLOTTED BY:KYLE MUCK ON May/03/2020

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BY: #
DATE: #

4C STORAGE
STORAGE BUILDING #3 & #4

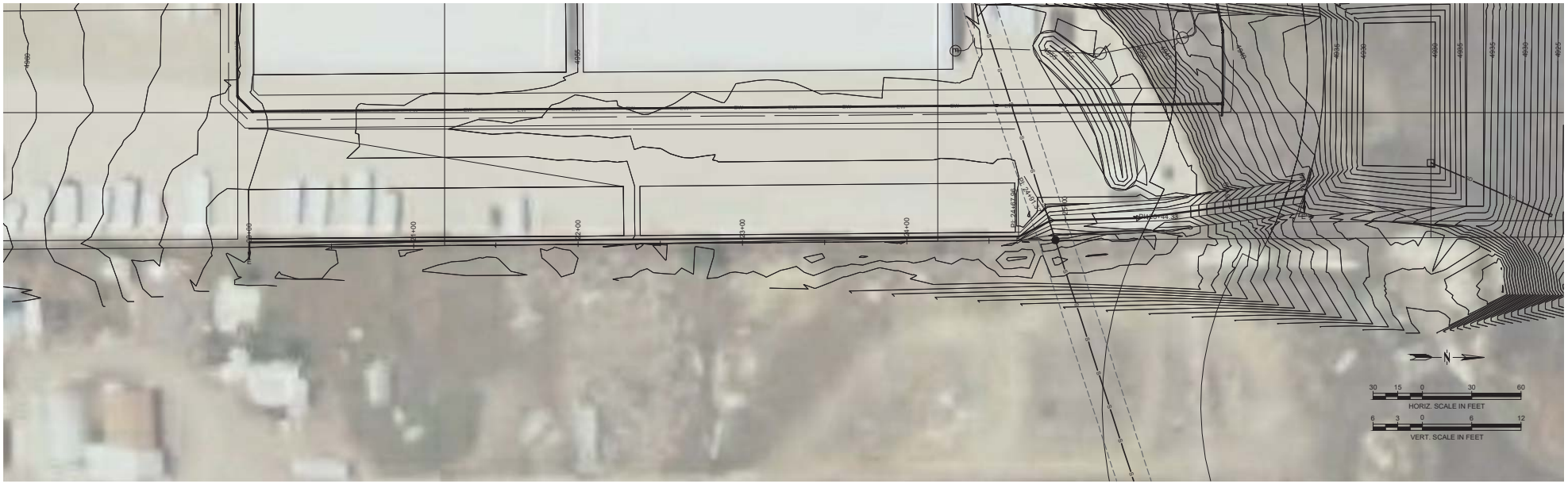
CODY WYOMING

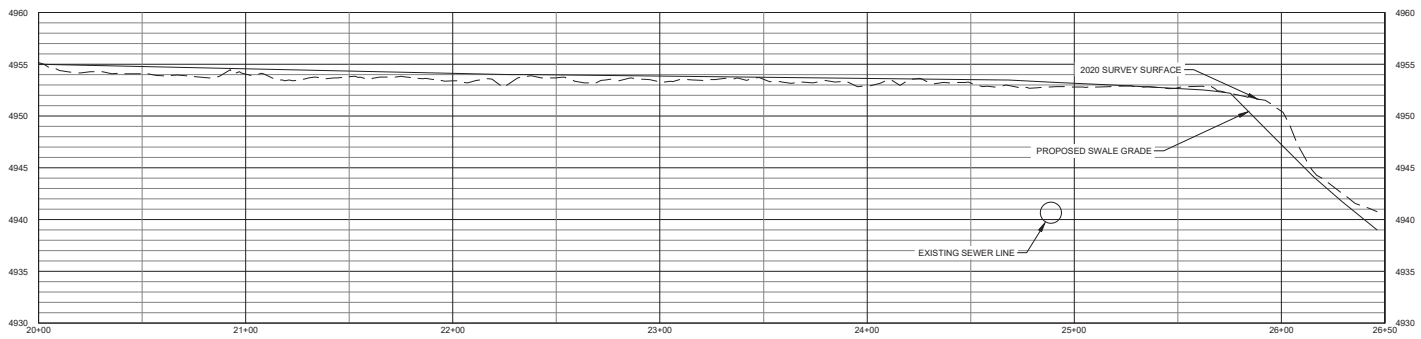
WEST SWALE
PLAN AND PROFILE

PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
7





SECTION E-E'

VERIFY SCALE!

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

J:\5627 COOK MOVING - RICK\003 BUILDING #3\ACAD\SHEETS\CIVIL\EAST SWALE PP SHEET 1.DWG PLOTTED BY:KYLE MUCK ON May/03/2020

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Q.C. REVIEW
BY: #
DATE: #

4C STORAGE
STORAGE BUILDING #3 & #4

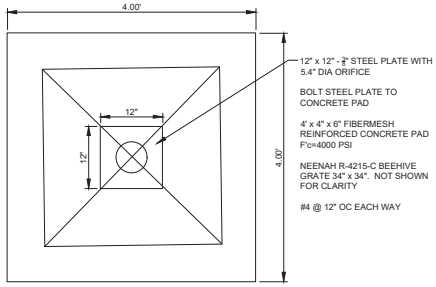
CODY WYOMING

EAST SWALE
PLAN AND PROFILE

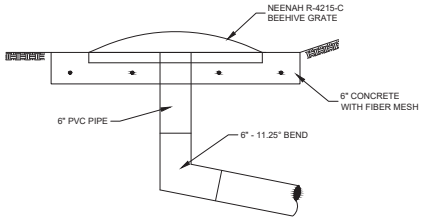
PROJECT NUMBER
5627.003

SHEET NUMBER

DRAWING NUMBER
8



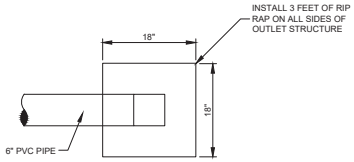
TOP VIEW



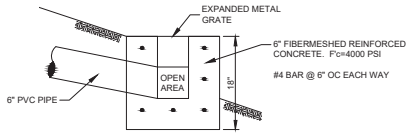
FRONT VIEW

1 DETENTION POND INLET STRUCTURE

SCALE: 1" = 1'



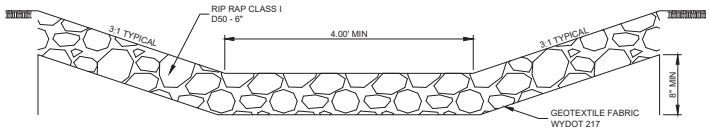
TOP VIEW



FRONT VIEW

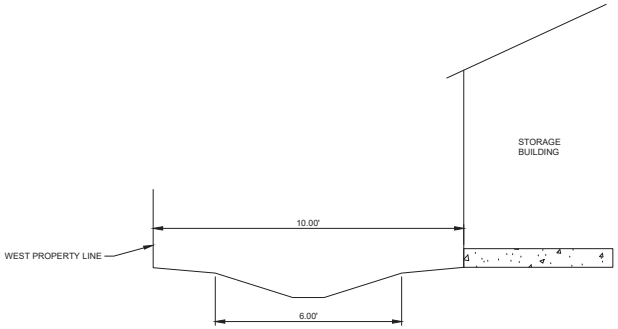
2 DETENTION POND OUTLET STRUCTURE

SCALE: 1" = 1'



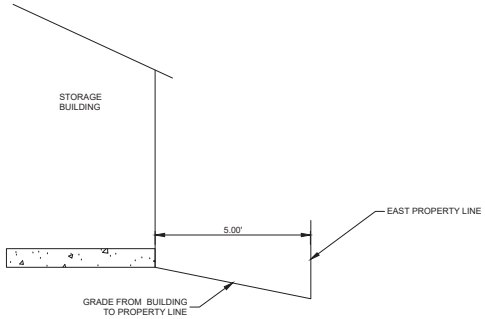
3 RIP RAP LINED DRAINAGE SWALE

SCALE: 1" = 1'



4 WEST DRAINAGE SWALE

SCALE: 1" = 2'



5 EAST DRAINAGE SWALE

SCALE: 1" = 2'

VERIFY SCALE!

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MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

J:\5627 COOK MOVING - RICK\003 BUILDING #3\ACAD\SHEETS\CIVIL\DETAILS.DWG PLOTTED BY:KYLE MUCK ON May/06/2020

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
1 Engineering Place
Helena, MT 59602
406.442.3050
www.m-m.net

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APPR. BY: FMP
DATE: 5/2020

Q.C. REVIEW
BY:
DATE:

4C STORAGE
STORAGE BUILDING #3 & #4

CODY WYOMING

DETAILS

PROJECT NUMBER 5627.003

SHEET NUMBER

DRAWING NUMBER 9

NOTES:

1.CONTRACTOR RESPONSIBLE FOR ALL SITE SAFETY. STABILITY OF CONSTRUCTION EXCAVATION AND WORKER SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2.CONTRACTOR RESPONSIBLE OBTAINING AND COMPLIANCE WITH WYDEQ STORMWATER PERMIT REQUIREMENTS.

3.CONTRACTOR SHALL SALVAGE, STOCKPILE AND REPLACE ALL TOPSOIL.

4.COMPACTION REQUIREMENT FOR ALL FILL AREAS IS 95% STANDARD PROCTOR (ASTM D-698) 3.0±% OPTIMUM MOISTURE. ALL AREAS MAXIMUM DEPTH PER LIFT FOR BACKFILL SHALL BE 12" .

5.A GEOTECHNICAL INVESTIGATION WAS NOT COMPLETED FOR THIS PROJECT.

7.PROPER DRAINAGE SHALL BE MAINTAINED DURING AND AFTER CONSTRUCTION TO KEEP SURFACE RUNOFF FROM ENTERING THE EXCAVATIONS AND TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ADJACENT PROPERTIES AND STRUCTURES.

6.ALL DISTURBS AREAS SHALL BE FERTILIZED AND RESEEDED.

FERTILIZER COMPOSITION FOR SEEDED AREAS SHALL BE EITHER AMMONIUM SULFATE, WITH AN ANALYSIS OF 21-11-11 APPLIED AT A RATE OF FORTY POUNDS OF AVAILABLE NITROGEN PER ACRE OR AMMONIUM NITRATE, WITH AN ANALYSIS OF 34-11-11 APPLIED AT A RATE OF FORTY POUNDS OF AVAILABLE NITROGEN PER ACRE.

PROVIDE SEED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SHOWN ON THE TABLE BELOW. SEED MUST BE PURCHASED THROUGH A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE.

MIXTURES ARE TO BE USED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE ENGINEER RESERVES THE RIGHT TO DIRECT THE CONTRACTOR NOT TO RESEED AN AREA.

SUGGESTED SEED MIX DTF – CUSTOM GRASS SEED MIX JIRDON AGRI CHEMICALS, INC. MORRILL, NE			
	KIND	VARIETY	LBS/(PLS)/ ACRE DRILLED (1)
	TALL FESCUE	Cayenne	5
	TALL FESCUE	Shortstop 3	5
	TALL FESCUE	Firewall	5
	TOTAL		15
(1)	APPLICATION RATE SHALL BE DOUBLED FOR ALL AREAS TO BE SEEDED BY BROADCASTING.		

PURITY: 85% MINIMUM
GERMINATION: 80% MINIMUM
WEED SEED: 1% MAXIMUM

SEED MIX SUBMITTAL IS REQUIRED AT THE DISCRETION OF THE OWNER.

7.EXCESS GRAVEL SHALL BE PLACED AND GRADED TO PREVENT STORM WATER FROM ENTERING ADJACENT PROPERTY AS INDICATED ON EXHIBIT A DRAWING.

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.
MODIFY SCALE ACCORDINGLY!

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWING1.DWG PLOTTED BY:KYLE MUCK ON May/02/2020

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1 Engineering Place
Helena, MT 59602
406.442.3050
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DRAWN BY: KJM
DSGN. BY: FMP
APPR. BY: FMP
DATE: 5/2020
Q.C. REVIEW
BY:
DATE:

4C STORAGE
STORAGE BUILDING #3 & #4
CODY WYOMING

MISCELLANEOUS NOTES

PROJECT NUMBER 5627.003
SHEET NUMBER
DRAWING NUMBER 10

EXHIBIT B

DEEDS & EASEMENTS

STATEMENT OF CONSIDERATION
ATTACHED
County Clerk's Office

Recorded by
First American Title

WARRANTY DEED

Paul Burton Sandbak, Jr. and Margaret Lucille Sandbak and Nancy Carol Gerhardt, Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, conveys and warrants to **Richard T. Cook and Laura J. Fambro Cook, husband and wife,** Grantees, whose address is 1315 Sunset Blvd. N. Cody, Wy. 82414 the following described real estate, situate in Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

T. 53 N., R. 101 W., 6th P. M., Park County, Wyoming
Section 28: E½W½W½SW¼SW¼, Original Survey, being part of Tract 40, Resurvey.

EXCEPTING THEREFROM that portion conveyed to The City of Cody by Warranty Deed recorded July 15, 1986 in MF Book 130, page 683.

TOGETHER WITH all improvements situate thereon and appurtenances thereunto belonging; and,

SUBJECT TO all easements, reservations, covenants and restrictions or any other matter of record or otherwise established; all assessments and subsequently assessed taxes.

WITNESS our hands this 10th day of October, 2014.

GRANTORS:

Margaret Lucille Sandbak

Paul Burton Sandbak, Jr.

Nancy Carol Gerhardt

Nancy Carol Gerhardt

2014-5060 Park County WY 10/15/2014 5:00 PM Fees: $18.00

Pg: 1 of 3

STATE OF Colorado)
) ss.
County of _____)

On this _____ day of _____, 2014, before me personally appeared Margaret Lucille Sandbak.

STATE OF WYOMING)
) ss.
County of Park)

On this 15th day of October, 2014, before me personally appeared Paul Burton Sandbak, Jr.

Witness my hand and official seal.

Notary Public

K. LYNN ANGLESEY NOTARY PUBLIC
COUNTY OF PARK
STATE OF WYOMING
MY COMMISSION EXPIRES NOVEMBER 19, 2016

My Commission expires: 11-19-2016

STATE OF Montana)
) ss.
County of Stillwater)

On this 10th day of October, 2014, before me personally appeared Nancy Carol Gerhardt.

Witness my hand and official seal.

HEATHER HASBROOK NOTARIAL SEAL STATE OF MONTANA
HEATHER HASBROOK
NOTARY PUBLIC for the
State of Montana
Residing at Big Timber, Montana
My Commission Expires
April 09, 2018

Heather Hasbrook
Notary Public

My Commission expires: 4 9 2018

2014-5060 Park County WY 10/15/2014 5:00 PM

Fees: $18.00

WARRANTY DEED

Paul Burton Sandbak, Jr. and Margaret Lucille Sandbak and Nancy Carol Gerhardt, Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, conveys and warrants to **Richard T. Cook and Laura J. Fambro Cook, husband and wife,** Grantees, whose address is _____ the following described real estate, situate in Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

T. 53 N., R. 101 W., 6th P. M., Park County, Wyoming
Section 28: E½W½W½SW¼SW¼, Original Survey, being part of Tract 40, Resurvey.

EXCEPTING THEREFROM that portion conveyed to The City of Cody by Warranty Deed recorded July 15, 1986 in MF Book 130, page 683.

TOGETHER WITH all improvements situate thereon and appurtenances thereunto belonging; and,

SUBJECT TO all easements, reservations, covenants and restrictions or any other matter of record or otherwise established; all assessments and subsequently assessed taxes.

WITNESS our hands this 10 day of October, 2014.

GRANTORS:

Margaret Sandbak

Margaret Lucille Sandbak

_____
Paul Burton Sandbak, Jr.

_____
Nancy Carol Gerhardt

CARL P. LEE TIMMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134011516
My Commission Expires Feb. 22, 2017

STATE OF Colorado)
) ss.
County of Jefferson)

On this 10th day of Oct, 2014, before me personally appeared Margaret Lucille Sandbak.

Witness my hand and official seal.

_____
Notary Public

My Commission expires: 2/22/17

2014-5060 Park County WY 10/15/2014 5:00 PM Fees: $18.00

STATEMENT OF CONSIDERATION
ATTACHED
CP
County Clerk's Office

WARRANTY DEED

RICHARD T. COOK and LAURA J. FAMBRO COOK, husband and wife, Grantors, for and in consideration of $10.00 and other good and valuable consideration to them in hand paid, the receipt for which is hereby acknowledged, CONVEY AND WARRANT unto **4C STORAGE, LLC, a Wyoming limited liability company**, Grantee, the following described real property, situate in the County of Park, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

T. 53 N., R. 101 W., 6th P.M., Park County, Wyoming
Section 28: E½W½W½SW¼SW¼, Original Survey, being part of Tract 40, Survey.

EXCEPTING THEREFROM that portion conveyed to The City of Cody by Warranty Deed recorded July 15, 1986 in MF Book 130, page 683.

TOGETHER with all and singular the improvements and appurtenances thereon or thereunto appertaining; but

SUBJECT to property taxes and assessments for 2016 and subsequent years; to exceptions and reservations contained in patents from the United States and the State of Wyoming; to all prior mineral reservations, leases, and conveyances of record, if any; to all easements and rights-of-way of record or that may be apparent upon an inspection of the surface; and to zoning ordinances, statutes, and covenants of record restricting building or use.

DATED this 22nd day of January, 2016.

Richard T. Cook

Laura J. Fambro Cook

STATE OF WYOMING)
) SS.
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Richard T. Cook and Laura J. Fambro Cook, Grantors, this 22nd day of January, 2016.

WITNESS my hand and official seal.

Notary Public

My commission expires:
8/24/19

ADDRESS OF GRANTEE:

PO Box 1357
Cody, WY 82414

GARRETT GROWNEY NOTARY PUBLIC
COUNTY OF PARK
STATE OF WYOMING
MY COMMISSION EXPIRES AUGUST 24, 2019

2016-380 Park County WY 1/25/2016 2:50 PM Fees: $12.00

NOTE: Cody Canal Irrigation District assessments for the year 2014 appear to be in the amount of $97.50, Account No. 3190 according to the County Treasurer. The first installment is due and payable September 1, delinquent November 10. The second installment is due and payable March 1 of the following year, delinquent May 10. The first installment is $48.75, and DUE, and the second installment is $48.75, and PAYABLE.

8. The Land is located in the Cody Canal Irrigation District and may be subject to annual assessments and/or periodic charges.

9. The Land is located in the Special Improvement District #54 and may be subject to annual assessments and/or periodic charges.

10. Right of way, including terms and conditions contained therein:

Granted To:	City of Cody
For:	sanitary sewer pipe
Recorded:	September 7, 1977
Recording Information:	MF Book 18, page 215

11. Easement, including terms and conditions contained therein:

Granted to:	City of Cody
For:	public utilities
Recorded:	May 22, 1986
Recording Information:	MF Book 128, page 234

12. Easement, including terms and conditions contained therein:

Granted to:	City of Cody
For:	underground utilities
Recorded:	April 25, 1988
Recording Information:	MF Book 154, page 725

RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged GLORIA LUCILLE TAYLOR and JOHN R. TAYLOR, husband and wife, 407 Collwood Lane, San Diego, Cal. 92115 hereinafter referred to as Grantor, does hereby grant unto the CITY OF CODY, a municipal corporation, of 1338 Rumsey Avenue, Cody, Park County, Wyoming, hereinafter referred to as Grantee, its successors and assigns, the right to lay, maintain, inspect, alter, repair, operate, protect, remove and relay a sanitary sewer pipe in the E½W½W½SW¼SW¼ Section 28, T. 53 N., R. 101 W. of the 6th Principal Meridian, Park County, Wyoming, according to the Original Government Survey, now being a part of Tract 40 according to the Government Resurvey; right-of-way width is 20 feet, 10 feet either side of the following described centerline:

Beginning at a point on the west line of said E½W½W½SW¼SW¼ Section 28, said point is 50 feet south of the northwest corner thereof; thence S. 89° 50' 30" E. parallel to the north line of said E½W½W½SW¼SW¼ Section 28 for a distance of 116.8 feet; thence N. 35° 57' E. for a distance of 61.5 feet, more or less, to the north line of said E½W½W½SW¼SW¼ Section 28, the end of this right-of-way.

together with the rights of ingress and egress to and from said line for the purposes aforesaid, hereby releasing and waiving for the purposes of this grant all rights under and by virtue of the dower, homestead and homestead exemption laws, if any, of the State of Wyoming.

Grantor shall have the right to fully use and enjoy the said premises except as the same may be necessary for the purposes herein granted to the Grantee, and Grantee hereby agrees to pay any damages which may arise to crops, pasturage, fences

or buildings of said Grantor from the exercise of the rights herein granted. Grantee shall have the right to change the size of its pipes, the damages, if any, in making such change to be paid by said Grantee. Grantor agrees not to build, create or construct any obstruction, engineering works, or other structure over said pipeline nor permit same to be done by others.

Any pipeline constructed by a Grantee across lands under cultivation shall at the time of construction thereof, be buried to such depth as will not interfere with such cultivation, except that at option of Grantee any such line may be placed above any stream, ravine, ditch or other water course.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument this 31st day of August, 1977.

Gloria Lucille Taylor

Gloria Lucille Taylor

John R. Taylor

John R. Taylor

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

The foregoing instrument was acknowledged before me by Gloria Lucille Taylor and John R. Taylor this 31st day of August, 1977.

Witness my hand and official seal.

Lynnea K. Duran
Notary Public

My commission expires:

July 21, 1981

State of Wyoming, County of Park, ss.

This instrument was filed for record on the 7 day of September 19 77 at 10:05 o'clock A.M., and duly recorded in Micro Film Book 18 records on page 215

PHYLLIS M. SMITH Register of Deeds
By Eileen Kimeler Deputy
No. 168814

OFFICIAL SEAL
LYNNEA K. DURAN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires July 21, 1981

EASEMENT AND RIGHT-OF-WAY

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GLORIA L. TAYLOR TRUST (GRANTOR), does hereby grant unto the City of Cody, a municipal corporation (GRANTEE), 1338 Rumsey Avenue, Cody, Wyoming 82414, its successors and assigns, an easement and right-of-way for public utilities, together with the right to lay, maintain, inspect, alter, repair, operate, protect, remove and relay any such utilities and lines, as follows:

An easement and right-of-way within the E½ W½ W½ SW¼ SW¼ of Section 28, T. 53 N., R. 101 W. of the 6th P.M., City of Cody, Park County, Wyoming, according to the Original Government Survey now being a part of Tract 40, T. 53 N., R. 101 W. according to the Government Resurvey. Said right-of-way is to be 20 feet wide; 10 feet on each side of the following described centerline:

Commencing at the northeast corner of Lot 3 of the Y-Tex Addition in the City of Cody according to the recorded plat thereof; thence southerly along the east line of said Lot 3, said line also being the west line of said E½ W½ W½ SW¼ SW¼ of Section 28, a distance of 114.70 feet to the point of beginning of the right-of-way herein described; thence N. 71° 49' E. for a distance of 172.60 feet more or less to the east line of said E½ W½ W½ SW¼ SW¼ of Section 28, said point lying southerly a distance of 529.25 feet from the northeast corner thereof.

Said right-of-way contains 0.08 acre more or less.

The basis of bearings for the above right-of-way is the south line of Tract 40, T. 53 N., R. 101 W. - being N. 89° 49' E.

A map of the right-of-way has been prepared and is attached hereto as Exhibit "A".

TOGETHER WITH the right of ingress and egress to and from said easement and right-of-way for the purposes aforesaid, hereby releasing and waiving for the purposes of this grant all rights under and by virtue of the homestead and homestead exemption laws of the State of Wyoming.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument has been executed this

6 day of November, 1985.

GLORIA L. TAYLOR TRUST

By Gloria L. Taylor
Gloria L. Taylor, Trustee

STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Gloria L. Taylor, Trustee, this 6 day of ~~November~~, 1985. 1986.

Witness my hand and official seal.

Virginia Wallace
Notary Public

VIRGINIA WALLACE NOTARY PUBLIC PARK COUNTY, WYOMING

My commission expires:

6-19-87

State of Wyoming
County of Park } ss

This instrument was filed for record
on the 22nd day of May
1986 at 11:09 o'clock A. m. and
duly recorded in Microfilm Book 128
records on page 234

MARIE FONTAINE, Register of Deeds

By [signature] Deputy

No. 228918

Return to: City of Cody

NOTES

1. PROPERTY IS OWNED BY GLORIA L. TAYLOR
2. RIGHT-OF-WAY WIDTH IS 20 FEET, 10 FEET ON EACH SIDE OF CENTERLINE.
3. TOTAL LENGTH OF SEWER TRUNK LINE ACROSS TAYLOR LANDS IS 172.60' FEET.
4. SAID RIGHT-OF-WAY CONTAINS 0.08 ACRE, MORE OR LESS.

EASEMENT AND RIGHT-OF-WAY

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GLORIA TAYLOR, a single person, as GRANTOR, does hereby grant unto the CITY OF CODY, WYOMING, a municipal corporation, GRANTEE, 1338 Rumsey Avenue, Cody, Wyoming 82414, its successors and assigns, an easement and right-of-way for underground utilities, together with the right to lay, maintain, inspect, alter, repair, operate, protect, remove and relay any such utilities and lines, as follows:

> An easement and right-of-way located within that part of Tract #40, Resurvey, known under the Original Survey as the E1/2W1/2W1/2SW1/4SW1/4 of Section 28, T. 53 N., R. 101 W., 6th P.M., Park County, Wyoming, and being described as the North 20.0 feet of the South 70.0 feet of said E1/2W1/2W1/2SW1/4SW1/4, Section 28.

TOGETHER WITH the right of ingress and egress to and from said easement and right-of-way for the purposes aforesaid, and including the right to use and go upon the Grantor's adjacent property as is necessary for and during the actual construction phase of the utility lines, hereby releasing and waiving for the purposes of this grant all rights under and by virtue of the homestead and homestead exemption laws of the State of Wyoming.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument has been executed this 7 day of April, 1988.

Gloria L Taylor

Gloria Taylor

BOOK 154 PAGE 726

STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Gloria Taylor this 7th day of April, 1988.

Witness my hand and official seal.

Stephanie Stockhill
County of Park
My Commission Expires June 11, 1991
Notary Public
State of Wyoming

Stephanie Stockhill
Notary Public

My Commission expires:

State of Wyoming
County of Park
This instrument was filed for record
on the 25 day of April
1988 at 3:02 o'clock P M and
duly recorded in Microfilm Book 154
records on page 725
MARIE FONTAINE, Recorder of Deeds
By Geraldine Patterson
No. 244030

STATEMENT OF CONSIDERATION ATTACHED

M.M.

COUNTY CLERK'S OFFICE

BOOK 130 PAGE 683

WARRANTY DEED

GLORIA L. TAYLOR TRUST, Grantor, of Park County and State of Wyoming, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO THE CITY OF CODY, a municipal corporation, Grantee, of 1338 Rumsey Avenue, Cody, Wyoming 82414, the following described real estate, situate in Park County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A parcel of land within the E½ W½ W½ SW¼ SW¼ of Section 28, T. 53 N., R. 101 W. of the 6th P.M., City of Cody, Park County, Wyoming, according to the Original Government Survey now being a part of Tract 40, T. 53 N., R. 101 W. according to the Government Reaurvey, and being more particularly described as follows:

Beginning at the Southeast Corner of Lot 2 of the Y-Tex Addition in the City of Cody, according to the recorded plat thereof; thence Easterly along a circular curve to the right having a radius of 235.04 feet and a central angle of 41° 15' 07" for an arc length distance of 169.22 feet more or less to the East Line of said E½ W½ W½ SW¼ SW¼ of Section 28; thence Southerly along said East Line for a distance of 78.60 feet; thence Westerly along a circular curve to the right having a radius of 238.83 feet and a central angle of 1° 11' 10" for an arc length distance of 4.94 feet; thence N. 63° 52' W. for a distance of 29.38 feet; thence S. 26° 08' W. for a distance of 10.00 feet; thence Westerly along a circular curve to the left having a radius of 155.04 feet and a central angle of 44° 36' 17" for an arc length distance of 120.70 feet; thence S. 71° 31' 43" W. for a distance of 12.88 feet more or less to the Northeast Corner of Lot 3 of said Y-Tex Addition; thence Northerly along the East Line of said Y-Tex Addition for a distance of 84.01 feet more or less to the point of beginning.

Said parcel of land contains 0.31 acre more or less and is subject to any easements or rights-of-way that have been legally acquired.

The basis of bearings for the above parcel of land is the South Line of said Tract 40, T. 53 N., R. 101 W. - being N. 89° 49' E.

A map of the parcel of land has been prepared and is attached hereto as Exhibit "A".

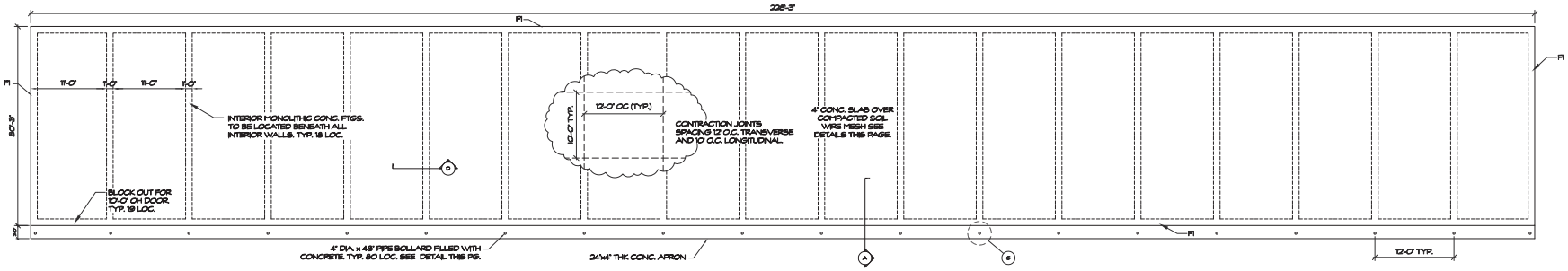
WITNESS my hand this _____ day of _____, 1986.

GLORIA L. TAYLOR TRUST

By _____

EXHIBIT C

BUILDING PLAN SHEETS
ELEVATIONS
COLORS
PHOTOS



1 FOUNDATION PLAN

SCALE 1/8" = 1'-0"

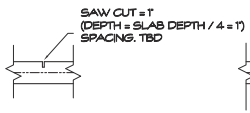
FOOTING SCHEDULE:				
MARK	SIZE	TKNS.	BOTTOM REINF	ANCHOR BOLTS
F1	1'-0"	1'-0"	(2) #4 CONTINUOUS	BY OTHERS, SEE NOTES AND DETAILS.

NOTES:

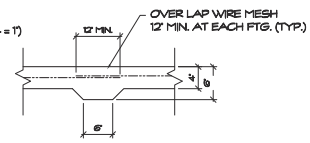
1. CONC. COMPRESSIVE STRENGTH @ 28 DAYS TO BE 3000 PSI.
2. RECOMMENDED SLUMP OF 4".
3. ALL FTGS. REST ON NATURAL UNDISTURBED SOIL.
4. ASSUMED SOIL BEARING PRESSURE IS 2,500 PSF.
5. SLOPE GRADE AWAY FROM FOUNDATION WALLS MIN. OF 6" IN 10'.
6. ALL TARGET STRENGTHS SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF ACI 318 BLDG. CODE REQUIREMENTS FOR REINFORCED CONCRETE.
7. IF NECESSARY CONSTRUCTION JOINTS SHALL BE USED.
8. CONTRACTOR TO VERIFY WITH OWNER ALL DIMENSIONS AND LOCATIONS FOR OTHER BLOCK OUTS BEFORE CONSTRUCTION.
9. J. BARNESIN@ , LLC MAKES NO WARRANTIES REGARDING THE EXISTING SOIL CONDITIONS.

ENGINEERS NOTE:

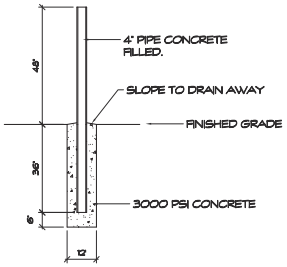
THE PROPOSED BUILDING IS AN UNHEATED STRUCTURE. PREVIOUS CONSTRUCTION METHODS FOR THIS TYPE OF STRUCTURE AND ASSUMED SOILS AND DRAINAGE HAVE DEMONSTRATED TO BE SUFFICIENT FOR THIS TYPE OF FOUNDATION CONSTRUCTION. THEREFORE, ASCE 32-1 FPSF RECOMMENDATIONS FOR INSULATED SHALLOW FOUNDATION WILL NOT BE REQUIRED AT THIS LOCATION. OWNER ASSUMES ALL LIABILITES.

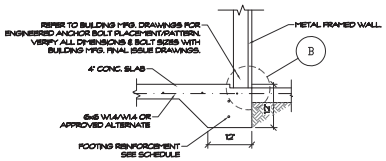


CONTRACTION JOINT (TYP)
SCALE NTS

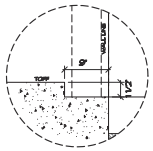


D INTERIOR CONC. FTG. SECTION (TYP.)
SCALE NTS





A CONC. FTG. CROSS-SECTION
SCALE NTS PER BUILDING MANUFACTURER



B CONC. FTG. CROSS-SECTION
SCALE NTS PER BUILDING MANUFACTURER

C CONC. FTG. CROSS-SECTION
SCALE NTS

PROJECT DATA

BUILDING LOCATION:	BIGHORN AVENUE CODY, WY 82414	
OWNER:	RICK COOK CODY, WYOMING 82414 CONTACT: KB NELSON CONST. PHONE: 307-587-5521	
DESIGN BY:	MOUNTAIN STATES CONSULTING 24 Jo Anna Rd. CODY, WY 82414 PHONE: 307-899-6400	
OCCUPANCY GROUP:	S-1	
PROPERTY ZONED	D3	
TYPE OF CONSTRUCTION:	TYPE VB	
ALLOWABLE AREA:		9,000 SQ. FT.
ACTUAL BLDG. AREA:	MAIN FLOOR:	6,605 SQ. FT.

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS AS WELL AS WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS.

-2018 IBC
-2018 IPC
-2018 IMC
-2017 NEC
-2018 INTERNATIONAL FIRE CODE
-ACI 318
-ASCE 32

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load: 30 psf
Wind Speed: 115 mph
Seismic Design Category: C
Winter Design Temp: -11 F
Ice Barrier Underlayment Requirement: No
Flood Hazards: No
Air Freezing Index: 3000
Mean Annual Temp: 42.3 F

GENERAL NOTES

1. CONTRACTOR TO REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY MOUNTAIN STATES CONSULTING - DESIGN FIRM OF ANY DISCREPANCIES FOR CLARIFICATION.
2. CONTRACTOR VERIFY ALL EASMENTS AND PROPERTY LINES PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY REQUIRED MODIFICATIONS.
3. CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY MEANS, METHODS AND PLANS.

Drawings
by
Mountain States Consulting
24 Jo Anna Rd
Cody, Wyoming 82414
(307) 899-6400

RICK COOK
1315 Sunset Blvd.
Cody, WY 82414

Issue Date: 4-21-2020

Revisions		
No.	Date	Description

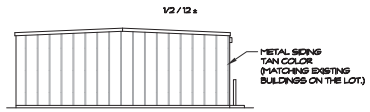
Drawings by
Mountain States Consulting

Proj. #: 2021
Drwn. By: GPG
Dsgn. By:
Chkd By:

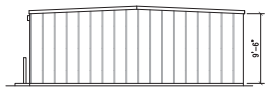
Sheet Title: FOUNDATION

Sheet Number: A1

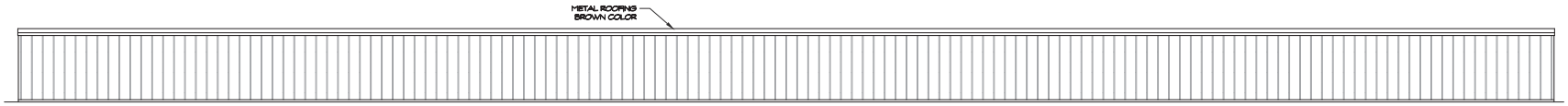
Page: 1 of 2



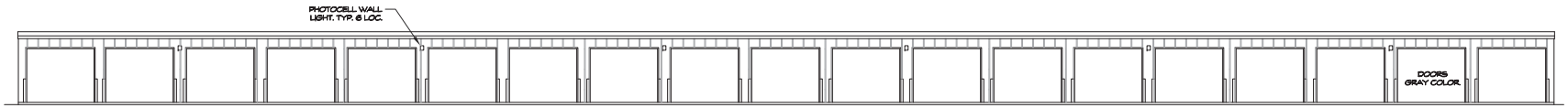
1 NORTH ELEVATION SCALE 1/8" = 1'-0"



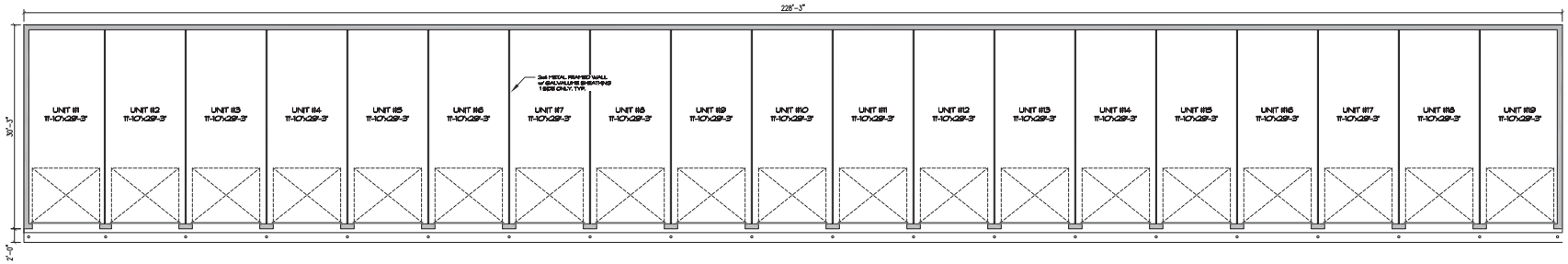
2 SOUTH ELEVATION SCALE 1/8" = 1'-0"



3 EAST ELEVATION SCALE 1/8" = 1'-0"



3 WEST ELEVATION SCALE 1/8" = 1'-0"



5 FLOOR PLAN SCALE 1/8" = 1'-0"

GENERAL NOTES:
1. ENGINEERED STAMPED METAL BUILDING 26 GA.
2. STEEL REINFORCEMENT FOR CONC. FLOOR & FTGS. SEE SHEET A1.
3. NO WATER SERVICE.
4. ELECTRIC TBD. (SOLAR WALL PAK LIGHTING.)

EXTERIOR LIGHT FIXTURE:
WALL MOUNT PHOTO CELL *

* SUBSTITUTIONS ALLOWED PER OWNER.

Drawings
by
Mountain States Consulting
24 Jo Anna Rd
Cody, Wyoming 82414
(307) 899-6400

RICK COOK
1315 Sunset Blvd.
Cody, WY 82414

Issue Date: 4-21-2020

No.	Date	Description

Revisions

Drawings by
Mountain States Consulting

Proj. # 2021
Drwn. By: GPG
Dsgn. By:
Chkd By:

Sheet Title:
PLAN & ELE.

Sheet Number:
A2

Page: 2 of 2

COLOR & MATERIAL
EXAMPLE 1
2016. 1. 20

COLOR & MATERIAL
EXAMPLE 2
2016. 1. 20

EXHIBIT R
RWAIGASE WE2UWT

May 5, 2020

DRAINAGE STUDY AND SITE DETENTION PLAN
FOR
4C STORAGE, Inc.

To Accompany
City of Cody
Commercial Site Application
Complete Site

INTRODUCTION

This proposed Development is located at 1913 Big Horn Avenue on the North side of Big Horn Avenue. The lot is currently used as a commercial lot for storage facilities and is zoned as D3.

BACKGROUND – PREVIOUS STUDIES

The 4C STORAGE, LLC property located at 1913 Big Horn Avenue, in the E ½ W ½ W ½ SW ¼ SW ¼ Section 28 (Original Survey) – T.53 N., R.101 W., 6TH PM – within the City of Cody, Park County, Wyoming, is bordered on the east and west by private landowners, on the south by Hwy 14A/Big Horn Avenue, on the north by the Proposed E Avenue Extension, and is approximately 3.18 acres in area. In its original condition, the property was undeveloped, with sparse, natural dry land plants and grass surface (grass), and slopes gently to the north, then the existing ground surface drops down the nature ground slope to an intermediate bench (proposed Avenue "E" ROW), and then on further drops to a second parcel of land on the north side of the "E" Avenue ROW .

In 2015 the first phase of development commenced with the construction of 225' x 50', 15-unit metal storage building. A second 190' x 50', 8-unit metal storage building was completed in 2017.

PROPERTIES

The property at the center if this drainage report is owned and operated by 4C Storage, LLC, Parcel 1. The property to the north of the City of Cody future "E" Avenue is undeveloped property owned by Richard T. & Laura Fambro Cook, partners in 4C Storage, LLC, Parcel 2. The development of the southern parcel will include the addition of two 30' x 228' new storage buildings.

In order to effectively and economically utilize the 3.13-acre Parcel 1 (Upper Parcel), have adequate vehicle mobility, in, around and off of the site, there is no adequate room for a stormwater detention facility on the site. The Applicant is requesting the City of Cody allow the required detention facility to be constructed on the north edge of the City's proposed "E" Avenue. The applicant will provide a storm drainage easement for the facilities on and crossing Parcel 2 (Lower Parcel). The applicant is also agreeable to conditions being placed on the easement requiring the Owner of Parcel 1 being responsible for maintenance of the drainage facilities. The actual terms of the agreement will need to be reviewed and approved by the City of Cody.

EXISTING CONDITIONS

The existing site is a commercial storage facility, with the preciously discussed two storage buildings. The remainder of the site is predominately a maintained gravel parking lot that accommodates commercial outdoor storage.

The intent of this drainage report is to provide an comprehensive stormwater management plan for this parcel and to quantify runoff generated from the design storm event, and develop a plan to detain the amount of excess runoff for the *Future* (Proposed) condition, for the entire commercial lot, rather than to complete several more independent reports as the phased development of the parcel continues. A majority of the lot will be treated as an impervious surface and developed flows will be detained and released at historic rates, per the *City of Cody Storm Water Management Policy.*

The properties adjacent to the site are as follows:

1. South – Big Horn Avenue (HWY 14-16-20) an improved 5-lane lane state highway and urban arterial street. No stormwater from Big Horn Avenue flows onto or off the 4C STORAGE, LLC property.

2. West – to the west are six commercial properties:
    a. 1907 Big Horn Avenue, James L. Bassett, 2008 Revocable Living Trust, Bull Sitter Bar
    b. 1901 Big Horn Avenue, Evergreen Landscapes, Inc.
    c. 308 19th Street - STR PROPERTIES, LLC Cody Feed Store
    d. 302 19th Street - ALDRICH, R.G. & THORA L. Portion of the lot is used by Cody Feed Store and the remainder are storage units, Aldrich Mini-Storage.

    "E" Avenue ROW – Future ROW for City of Cody Street

    e. 220 19th Street - Directors Bridge Club
    f. 214 19th Street - Stroh, Gerald W. & Lloyd E. Triangle Plumbing Shop

3. North
    North if the "E" Avenue ROW – Future ROW for City of Cody Street:

    a. Cook, Richard T. & Laura Fambro, unimproved vacant land
    b. 1955 Younglove Drive, Helen Stroh. Private residence.

4. West
    1917 Big Horn Avenue, Coe, Robert D. & Angela L. Two separate residential parcels, one fronting big Horn Avenue, the second on the north side of "E" Avenue ROW – Future ROW for City of Cody Street

CRITERIA

This report was prepared in conformance with the City of Cody Storm Water Management Policy (SWMP) dated March 2003. The Rational Method was used to estimate peak runoff and the Modified Rational Method was used to estimate storm water runoff.

Design Storm	10 Year – 2 Hour
Rainfall intensity	Appendix A
Peak Runoff	Rational Method
Runoff Volume	Modified Rational Method
Detention Volume	10 Year – 2 Hour Storm for the contributing watershed

Emergency spillway 100yr 2-hour storm,
No more that 50% of runoff released after the first 12 hours
1-foot minimum freeboard
Fenced – if can be accessed by the public, minimum of 1 foot of freeboard
Slopes – 3:1 or flatter

PRE-DEVELOPMENT ANALYSIS – HISTORIC CONDITIONS

This development is located within floodplain Zone X which is an area of minimal flood hazard, according to the 2010 Flood Insurance Rate Map (FIRM) for the City of Cody, Exhibit D-3 attached.

Table 1. Pre-Development (Historic) Drainage Basin Area Breakdown

Upper Level – Basin A	**Area (acres)**
Existing Gravel Areas	2.65
Building #1	0.26
Building #2	0.22
Total	***3.13***
Lower Level -Basin B	
E Avenue ROW	0.31
Lower Parcel	1.56
Total	***1.87***
Total All Parcels	**5.00**

PRE-DEVELOPMENT PEAK RUNOFF CALCULATIONS

The pre-development peak runoff calculations for the overall basin are summarized in Table 2 below. The complete peak runoff calculations are provided in Exhibit D-1, attached.

Table 2. Pre-Development (Historic) Peak Runoff Calculation Summary

Drainage BASIN	**Area (acres)**	**10 -Year Storm PEAK Runoff** (ft^3/sec)	**25 -Year Storm PEAK Runoff** (ft^3/sec)	**100 -Year Storm PEAK Runoff** (ft^3/sec)
A	3.13	0.78	3.01	2.25
B	1.87	0.81	2.74	1.35

The above storm water runoff quantities were calculated using the rational method of hydrology. The pre-development discharge rates are based upon the following assumptions:

- Rainfall intensity/duration/frequency curve data from the City of Cody SWMP dated March 2003.
- Utilized Appendix B from the City of Cody SWMP dated 2003 to find the runoff coefficient.
- Utilized the Appendix C Overland Travel chart from the City of Cody SWMP dated March 2003 to find the time of concentration used to determine the peak discharge.
- Design Storm Frequencies of 10- year, and 100-year, 2-hour intervals provided to satisfy the SWMP

POST-DEVELOPMENT ANALYSIS

The anticipated drainage basin for the post-development calculations include the undeveloped commercial area along the Big Horn Avenue frontage, gravel traveled way, turn around area, parking areas, existing storage buildings 1 & 2, the new storage building 3nd 4 (Parcel 1), future City “E” Avenue ROW, and the undeveloped lower lot (Parcel 2). The drainage routing will be primarily overland sheet flow from Big Horn Avenue, north to where the terrain drops off to the future City “E” Avenue ROW. From the drop off a 10 to 20-foot-wide, rip-rap armored drainage swale will collect and convey site storm water, following the historic drainage along the western property line, across the “E” Avenue ROW to a new detention pond on Parcel 2.

A new detention pond will be constructed to collect site drainage from Parcel 1. There is no proposed improvements, except the detention pond and drainage improvements proposed for Parcel 2.

Table 3. Post- Development Drainage Basin Area Breakdown

Upper Level – Basin A	**Area (acres)**
Future Commercial Site	0.66
Building #1	0.26
Building #2	*0.22*
Building #3	0.16
Building #4	0.16
Paved Surfaces (All Remaining)	*1.67*
Total	3.13
Lower Level -Basin B	
E Avenue ROW	0.31
Lower Parcel	1.56
Total	*1.87*
Total All Parcels	**5.00**

POST-DEVELOPMENT PEAK RUNOFF CALCULATIONS

The pre-development and post-development runoff calculations are summarized below in Table 4. The complete peak runoff calculations are provided in Exhibit D-1, attached.

Table 4. Post-Development Peak Runoff Calculation Summary

Table 4. Post-Development Peak Runoff Calculation Summary				
Drainage BASIN	**Area (acres)**	**10 -Year Storm PEAK Runoff** (ft^3/sec)	**25 -Year Storm PEAK Runoff** (ft^3/sec)	**100 -Year Storm PEAK Runoff** (ft^3/sec)
A	3.13	7.24	7.72	12.03
B	1.87	1.05	1.32	1.10

The above storm water runoff quantities were calculated using the procedures and documents of the City of Cody storm water management policy.

OFFSITE PROPERTIES

The existing drainage pattern of the adjacent properties are shown on Exhibit A – Drawing 1

There are existing properties west of Parcel 1, some of whose stormwater historically flows onto Parcel 1 (1901 Big Horn Ave, 1907 Big Horn Ave, 308 19th St., 302 19th St.) estimates of the contributory flows have been estimated and are summarized in Table 5.

Table 5. Estimated Offsite Flows Contributing to Parcel 1 Stormwater Calculation Summary					
Drainage Area Address	**Parcel Area (acres)**	**Percentage Of Area Contributing**	**10 -Year Storm PEAK Runoff**	**25 -Year Storm PEAK Runoff**	**100 -Year Storm PEAK Runoff**
	(Acres)	(%)	(ft^3/sec)	(ft^3/sec)	(ft^3/sec)
1907 Big Horn	0.19	0	0.00	0.00	0.00
1901 Big Horn	0.88	25	0.11	0.14	0.19
308 19th St	1.06	50	0.27	0.34	0.45
302 19th St	1.08	50	0.28	.035	0.46
“E” Ave ROW	0.32	0	0.00	0.00	0.00
220 19th St	0.56	0	0.00	0.00	0.00
214 19th St	1.00	0	0.00	0.00	0.00

These flows have been included with this drainage report and the proposed drainage improvements. These flows follow the historic drainage patterns for this drainage basin and will contribute to the drainage analysis basin and will flow through the proposed detention pond, and downstream improvements.

PROPOSED DRAINAGE CONTROL FEATURES

Drainage control features include directing surface flows to a towards an area located northwest of the northwest corner of Building 1. A berm concentrated location and storm detention swale, with a weir structure to detain off-site storm water. All sized in accordance with City of Cody SWMP Criteria, March 2003.

The drainage routing will be primarily overland sheet flow from Big Horn Avenue, north to where the terrain drops off to the future City "E" Avenue ROW. From the drop off a 10 to 20-foot-wide, rip-rap armored drainage swale will collect and convey site storm water, following the historic drainage along the western property line, across the "E" Avenue ROW to a new detention pond on Parcel 2.

A new detention pond will be constructed to collect site drainage from Parcel 1, and a portion of storm water runoff from the properties west of Parcel 1 . There are no proposed improvements, for Parcel 2, except the detention pond and drainage improvements on and crossing Parcel 2.

The anticipated layout of the drainage control features and storm detention swale are shown on the enclosed Exhibit A Drawing 4. The proposed drainage swale is approximately 225 feet in length, 10 feet wide at the top, expanding to 20 feet wide when it enters the detention basin.

The detention basin has an irregular shape following natural topography of the site. Design criteria used to size the detention pond are:

Side Slope	3 H to 1V
Free Board	One (1) foot above estimated high water line

Areas (approximate):

	Elevation	Length	Width	Area	Area
	(FT)	(FT)	(FT)	(SF)	(Acres)
Top of Berm and 1-foot Free Board	4936	140	93	12,987	0.30
High Water Line	4935	128	79	10,009	0.23
Bottom of Pond	4930	88	44	3,908	0.09

The pond has been size for the 10-year, 2 Hour storm per the City of Cody Stormwater Management Plan. The pond has a detention volume of approximately 52,500 cubic feet (1.21 AC. FT) of storage, for a 10-Year, 2 Hour storm the water depth will be approximately 5 feet deep, with 1 foot of freeboard.

ATTACHED EXHIBITS

EXHIBIT A - DRAWINGS

1. Existing Drainage Pattern
2. Proposed Drainage Pattern
3. Lot Centerline Plan & Profile
4. Detention Pond Plan & Profile
5. Building Cross Sections
6. West Swale Plan & Profile
7. East Swale Plan & Profile
8. Detail Sheet
9. Miscellaneous Notes

D-1 Drainage Calculations

D-2 NRCS Soil Report

D-3 FEMA Firm Map

DRAINAGE REPORT

D-1 CALCULATIONS

APPENDIX 1

4C Storage, Inc
Drainage Report
Basin Areas

Historic Areas

Upper Level – Basin A	**Area (acres)**
Existing Gravel Areas	2.65
Building #1	0.26
Building #2	0.22
Total	*3.13*
Lower Level -Basin B	
E Avenue ROW	0.31
Lower Parcel	1.56
Total	*1.87*
Total All Parcels	**5.00**

Developed Areas

Upper Level – Basin A	**Area (acres)**
Future Commercial Site	0.66
Building #1	0.26
Building #2	*0.22*
Building #3	0.16
Building #4	0.16
Paved Surfaces (All Remaining)	*1.67*
Total	3.13
Lower Level -Basin B	
E Avenue ROW	0.31
Lower Parcel	1.56
Total	*1.87*
Total All Parcels	**5.00**

Offsite Areas

OFFSITE CONTRIBUTIONS	**Total Area (Acres)**	**Percentage of Contributing Area**	**Contributing Area (Acres)**
1907 Big Horn Ave	0.19	0%	0.00
1901 Big Horn Ave	0.88	25%	0.22
308 19th St	1.06	50%	0.53
302 19th St	1.08	50%	0.54
"E" Ave ROW	0.32	0%	0.00
220 19th St	0.56	0%	0.00
214 19th St	0.56	0%	0.00
Total	**4.65**		**1.29**

Detention Pond

	ELEVATION (FT)	**Length (FT)**	**Width (FT)**	**Area (SF)**	**Area (Acres)**
Top of Berm and 1-foot Free Board	4936	140	93	12,987	0.30
High Water Line	4935	128	79	10,009	0.23
Bottom of Bond	4930	88	44	3,908	0.09
Total					

APPENDIX 2

4C Storage, Inc

Drainage Report

DRAINAGE CALCULATIONS - FLOWS & VOLUMES

PAVED OPTION

Rational Method Calculations

10 Year, 2 Hour Storm

BASIN A **AVERAGE BASIN SLOPE**

Max Elevation	4962	Input
Min Elevation	4944	Input
Length	900	Input
Drop	18	Calc
Slope	2.00%	Calc
Tc Historic	44 MIN	APP C
Tc Developed	10 MIN	APP C

BASIN A	Historic		Developed		
	APP A - Table 2		APP A - Table 2		
	10 Year Intensity (in/Hr)		10 Year Intensity (in/Hr)		
	30 MIN	1.50	5 MIN	3.31	Input
Tc	44 MIN	1.24	10 MIN	2.57	Calculated
	60 MIN	0.95	10 MIN	2.57	Input

BASIN B **AVERAGE BASIN SLOPE**

Max Elevation	4954	Input
Min Elevation	4910	Input
Length	287	Input
Drop	44	Calc
Slope	15.33%	Calc
Tc Historic	15 MIN	APP C
Tc Developed	15 MIN	APP C

A. DESIGN STORM: **10 Year, 2 Hour Storm**

BASIN B	Historic		Developed		
	APP A - Table 2		APP A - Table 2		
	10 Year Intensity (in/Hr)		10 Year Intensity (in/Hr)		
Tc	10 MIN	2.57	10 MIN	2.57	Input
	15 MIN	2.17	15 MIN	2.17	Calculated
	15 MIN	2.17	15 MIN	2.17	Input

		10 Year, 2 Hour Storm											
		Historic					Developed						
		APP B Coefficient	**APP A** Intensity	Area	Flow	Volume	**APP B** Coefficient	**APP A** Intensity	Area	Flow	Flow	Volume	Volume
		C	I (in/hr)	A (acres)	Q=CIA (ft^3/s)		C	I (in/hr)	A (acres)	Q Peak=CIA (ft^3/s)	Q Peak=CIA (ft^3/s)	CF	CF
Basin A		0.20	1.24	3.13	0.78	**5,603.95**							
Future Commercial			0.53				0.90	2.57	0.66	1.53		10,991.38	
Building #1			43%				0.90	2.57	0.26	0.60		4,329.94	
Building #2							0.90	2.57	0.22	0.51		3,663.79	
Building #3							0.90	2.57	0.16	0.37		2,664.58	
Building #4							0.90	2.57	0.16	0.37		2,664.58	
Gravel Area							0.90	2.57	1.67	3.86		27,811.51	
Basin B		0.20	2.17	1.87	0.81	5,843.38					7.24		**52,125.77**
"E" Ave ROW							0.90	2.17	0.31	0.61		4,359.10	
Parcel 2							0.20	2.17	1.56	0.68		4,874.69	
											1.28		9,233.78
	Percentage of Contributing Area												
OFFSITE CONTRIBUTIONS		0.20	1.24	1.29	0.32	2,309.62							
1907 Big Horn Ave	0%			0.00			0.20	2.57	0.19	0.00		0.00	
1901 Big Horn Ave	25%			0.22			0.20	2.57	0.88	0.11		814.18	
308 19th St	50%			0.53			0.20	2.57	1.06	0.27		1,961.42	
302 19th St	50%			0.54			0.20	2.57	1.08	0.28		1,998.43	
"E" Ave ROW	0%			0.00			0.20	2.17	0.32	0.00		0.00	
220 19th St	0%			0.00			0.20	2.17	0.56	0.00		0.00	
214 19th St	0%			0.00			0.20	0.00	0.56	0.00	0.66		4,774.03
Total				**5.00**	**1.59**	**11,447.33**			**5.00**	**8.52**	**8.52**	**61,359.55**	**61,359.55**

APPENDIX 2

B. DESIGN STORM: **25 Year, 2 Hour Storm**

BASIN A	Historic		Developed		
	APP A - Table 2		**APP A - Table 2**		
	25 Year Intensity (in/Hr)		25 Year Intensity (in/Hr)		
	30 MIN	1.90	5 MIN	4.18	Input
Tc	44 MIN	1.57	10 MIN	3.24	Calculated
	60 MIN	1.20	10 MIN	3.24	Input

BASIN B	Historic		Developed		
	APP A - Table 2		**APP A - Table 2**		
	25 Year Intensity (in/Hr)		25Year Intensity (in/Hr)		
	10 MIN	3.24	10 MIN	3.24	Input
Tc	15 MIN	2.74	15 MIN	2.74	Calculated
	15 MIN	2.74	15 MIN	2.74	Input

		25 Year, 2 Hour Storm											
		Historic					Developed						
		Coefficient	**APP A** Intensity	Area	Flow	Volume	APP B Coefficient	**APP A** Intensity	Area	Flow	Flow	Volume	Volume
		C	I (in/hr)	A (acres)	Q=CIA (ft^3/s)	CF	C	I (in/hr)	A (acres)	Q Peak=CIA (ft^3/s)	Q Peak=CIA (ft^3/s)	CF	CF
Basin A		0.20	1.57	3.13	0.98	7,091.33							
Future Commercial			0.66				0.90	3.24	0.66	1.92		13,856.83	
Building #1			42%				0.90	3.24	0.26	0.76		5,458.75	
Building #2							0.90	3.24	0.22	0.64		4,618.94	
Building #3							0.90	3.24	0.16	0.47		3,359.23	
Building #4							0.90	3.24	0.16	0.47		3,359.23	
Gravel Area							0.90	3.24	1.67	4.87		35,061.98	
Basin B		0.20	2.74	1.87	1.02	7,378.27					9.13		65,714.98
"E" Ave ROW							0.90	2.74	0.31	0.76		5,504.11	
Parcel 2							0.20	2.74	1.56	0.85		6,155.14	
											1.62		11,659.25
	Percentage of Contributing Area												
OFFSITE CONTRIBUTIONS		0.20	1.57	1.29	0.41	2,922.62							
1907 Big Horn Ave	0%						0.20	3.24	0.19	0.00		0.00	
1901 Big Horn Ave	25%						0.20	3.24	0.88	0.14		1,026.43	
308 19th St	50%						0.20	3.24	1.06	0.34		2,472.77	
302 19th St	50%						0.20	3.24	1.08	0.35		2,519.42	
"E" Ave ROW	0%						0.20	2.74	0.32	0.00		0.00	
220 19th St	0%						0.20	2.74	0.56	0.00		0.00	
214 19th St	0%						0.20	0.00	0.56	0.00	0.84		6,018.62
Total				**5.00**	**2.01**	**14,469.60**			**5.00**	**10.75**	**10.75**	**77,374.22**	**77,374.22**

APPENDIX 2

C. DESIGN STORM: **100 Year, 2 Hour Storm**

BASIN A	Historic		Developed	
	APP A - Table 2		**APP A - Table 2**	
	100 Year Intensity (in/Hr)		100 Year Intensity (in/Hr)	
	30 MIN	2.50	5 MIN	5.5
Tc	44 MIN	2.07	10 MIN	4.27
	60 MIN	1.58	10 MIN	4.27
				APP A

BASIN B	Historic		Developed		
	APP A - Table 2		**APP A - Table 2**		
	100 Year Intensity (in/Hr)		100 Year Intensity (in/Hr)		
	10 MIN	4.27	10 MIN	4.27	Input
Tc	15 MIN	3.60	15 MIN	3.60	Calculated
	15 MIN	3.60	15 MIN	3.60	Input

		100 Year, 2 Hour Storm											
		Coefficient	**APP A** Intensity	Area	Flow	Volume	APP B Coefficient	**APP A** Intensity	Area	Flow	Flow	Volume	Volume
		C	I (in/hr)	A (acres)	Q=CIA (ft^3/s)	CF	C	I (in/hr)	A (acres)	Q Peak=CIA (ft^3/s)	Q Peak=CIA (ft^3/s)	CF	CF
Basin A		0.20	3.60	3.13	2.25	16,225.92							
Future Commercial			0.85				0.90	4.27	0.66	2.54		18,261.94	
Building #1			24%				0.90	4.27	0.26	1.00		7,194.10	
Building #2							0.90	4.27	0.22	0.85		6,087.31	
Building #3							0.90	4.27	0.16	0.61		4,427.14	
Building #4							0.90	4.27	0.16	0.61		4,427.14	
Gravel Area							0.90	4.27	1.67	6.42		46,208.23	
Basin B		0.20	3.60	1.87	1.35	9,694.08					12.03		86,605.85
"E" Ave ROW							0.90	3.60	0.31	1.00		7,231.68	
Parcel 2							0.20	3.60	1.56	1.12		8,087.04	
											2.13		15,318.72
	Percentage of Contributing Area												
OFFSITE CONTRIBUTIONS		0.20	3.60	1.29	0.93	6,687.36							
1907 Big Horn Ave	0%						0.20	4.27	0.19	0.00		0.00	
1901 Big Horn Ave	25%						0.20	4.27	0.88	0.19		1,352.74	
308 19th St	50%						0.20	4.27	1.06	0.45		3,258.86	
302 19th St	50%						0.20	4.27	1.08	0.46		3,320.35	
"E" Ave ROW	0%						0.20	3.60	0.32	0.00		0.00	
220 19th St	0%						0.20	3.60	0.56	0.00		0.00	
214 19th St	0%						0.20	3.60	0.56	0.00	0.00		7,931.95
Total				**5.00**	**3.60**	**25,920.00**			**5.00**	**14.16**	**14.16**	**101,924.57**	**101,924.57**

City of Cody Stormwater Management Policy

CITY APP A Cody Precipitation Data
C = Area Runoff Coefficients for 10-year, 2-Hour Design Storm, from the City of Cody Stormwater Management Policy, Appendix B
CITY APP B Runoff Coefficients for Rational Method
I = Rainfall Intensity for 10-Year, 2 Hour Design Storm, from the City of Cody Stormwater Management Policy, Appendix A
CITY APP C Time of Concentration Information
Tc = Time of Concentration. Determined by chart from City of Cody Stormwater Management Policy, Appendix C
CITY APP D Manning Roughness Coefficients

APPENDIX 3

4C Storage, Inc
Drainage Report

Runoff Summary/Detention Pond Size				
Parcel 1 - Entire upper parcel developed		**10 YR 2 HR (CF)**	**25 YR 2 HR (CF)**	**100 YR 2 HR (CF)**
Historic Condition		5,604	7,091	16,226
Future Condition		52,126	65,715	86,606
RUNOFF TO BE DETAINED ONSITE		46,522	58,624	70,380
Parcel 2 - Lower Parcel				
Historic Condition		5,843	7,378	9,694
Future Condition		9,234	11,659	15,319
RUNOFF TO BE DETAINED ONSITE		3,390	4,281	5,625
OffsiteContributing Flows				
Historic Condition		2,310	2,923	6,687
Future Condition		4,774	6,019	7,932
RUNOFF TO BE DETAINED ONSITE		2,464	3,096	1,245
TOTAL ALL BASINS		**52,377**	66,001	77,249
DETENTION POND VOLUME				
Water Depth (1 foot freeboard needs to be added)	**Cumulative Volume)**			
4.00	45,196.00			

4.50	53,086.50			
5.00	61,535.00	61,535		
5.50	70,559.50		70,560	
6.00	80,178.00			80,178
NET RUNOFF/ADD'L CAPACITY*		(9,158.36)	(4,559)	(2,929)

*A positive value signifies there is *Net Runoff*, and a negative value signifies there is *Add'l Capacity*.

APPENDIX 4

4C Storage, Inc
Drainage Report

Detention Pond

Base

Length	88	Feet
Width	44	Feet
Side Slope	3	H to 1V
Elevation Increment	0.5	Feet

Elevation (Ft)	Depth (Ft)	Length (Ft)	Width (Ft)	Area (SF)	Volume (CF)		Cumulative Volume (CF)	Volume (CY)	Volume (Gal)	
4930	0	88.00	44.00	3,872.00						
					4,074.50		4,074.50	150.91	29,906.83	
4930.5	0.5	91.00	47.00	4,277.00						
					4,488.50		8,563.00	317.15	62,852.42	
4931	1	94.00	50.00	4,700.00						
					4,920.50		13,483.50	499.39	98,968.89	
4931.5	1.5	97.00	53.00	5,141.00						
					5,370.50		18,854.00	698.30	138,388.36	
4932	2	100.00	56.00	5,600.00						
					5,838.50		24,692.50	914.54	181,242.95	
4932.5	2.5	103.00	59.00	6,077.00						
					6,324.50		31,017.00	1,148.78	227,664.78	
4933	3	106.00	62.00	6,572.00						
					6,828.50		37,845.50	1,401.69	277,785.97	
4933.5	3.5	109.00	65.00	7,085.00						
					7,350.50		45,196.00	1,673.93	331,738.64	
4934	4	112.00	68.00	7,616.00						
					7,890.50		53,086.50	1,966.17	389,654.91	**Target Volume**
4934.5	4.5	115.00	71.00	8,165.00						**52,377**
					8,448.50		61,535.00	2,279.07	451,666.90	
4935	5	118.00	74.00	8,732.00						
					9,024.50		70,559.50	2,613.31	517,906.73	
4935.5	5.5	121.00	77.00	9,317.00						
					9,618.50		80,178.00	2,969.56	588,506.52	**Free Board**
4936	6	124.00	80.00	9,920.00						

APPENDIX 5 - ESTIMATED QUANTITIES

4C Storage, Inc
Drainage Report

Salvage Existing Gravel - Base Course

	Length	Width	Depth		
	(FT)	(FT)	(FT)	(CF)	(CY)
BLDG #3	238.00	40.00	0.50	4,760.00	176.30
BLDG#4	238.00	40.00	0.50	4,760.00	176.30

New Berm (Salvage Crushed Base)

	Length	Width	Depth		
	(FT)	(FT)	(FT)	(CF)	(CY)
Vol Reqd				9,520.00	352.59
			3.63		
Solve	105.00	25.00	3.00	7,875.00	291.67
		Excess/Deficit		**(1,645.00)**	**(60.93)**

BLDG Foundations - Remove Pit Run

	Length	Width	Depth			CUT	FILL		
	(FT)	(FT)	(FT)	(CF)	(CY)	(CY)	(CY)		
BLDG #3	238.00	40.00	1.00	9,520.00	352.59	352.59			
BLDG#4	238.00	40.00	1.00	9,520.00	352.59	352.59			
Detention Pond - Excavation				49,071.42	1,817.46	1,817.46			
Detention Pond -Embankment				41,609.43	1,541.09		1,541.09		
Swale	West			4,968.00	184.00	184.00			
Swale	East			3,402.00	126.00	126.00			
Total Excavation						2,832.65	1,541.09	1,291.56	CY
Excess Available to build up road next to Stroh's								**1,291.56**	CY
						CF	CY		
Solve			165.00	25.00	8.50	35,062.50	1,298.61	**1,298.61**	CY
				Excess/Deficit				7.06	

Geotextile Fabric

West Swale		444.00	SY
East Swale		310.00	SY
	TOTAL	**754.00**	**SY**

6" Rip Rap

West Swale		75.00	CY
East Swale		57.00	CY
	TOTAL	**132.00**	**CY**

Morrison Maierle engineers • surveyors • planners • scientists	PROJECT:		
	BY:	DATE	PROJ. NO.
	CHK:	DATE	PAGE: OF

BASIN A

TIME OF CONCENTRATION - APPENDIX

HISTORIC. AVERAGE BASIN SLOPE TO DET POND
NWE - "E" AVE

BIG HORN AVE to DETENTION POND ("E" AVE - NORTH EDGE)
- OVERLAND FLOW = 900 ft

HIGH POINT 4962
LOW POINT 4944
18'

SLOPE $\frac{18}{900}$ = 2.0 %

C_{10} = 0.20 APPENDIX B

t_c = 44 min GRAPH AVERAGE SLOPE

DEVELOPED

L = 900
SLOPE = 2.0 %

C_{10} = 0.90

t_c = 10 min PAIED

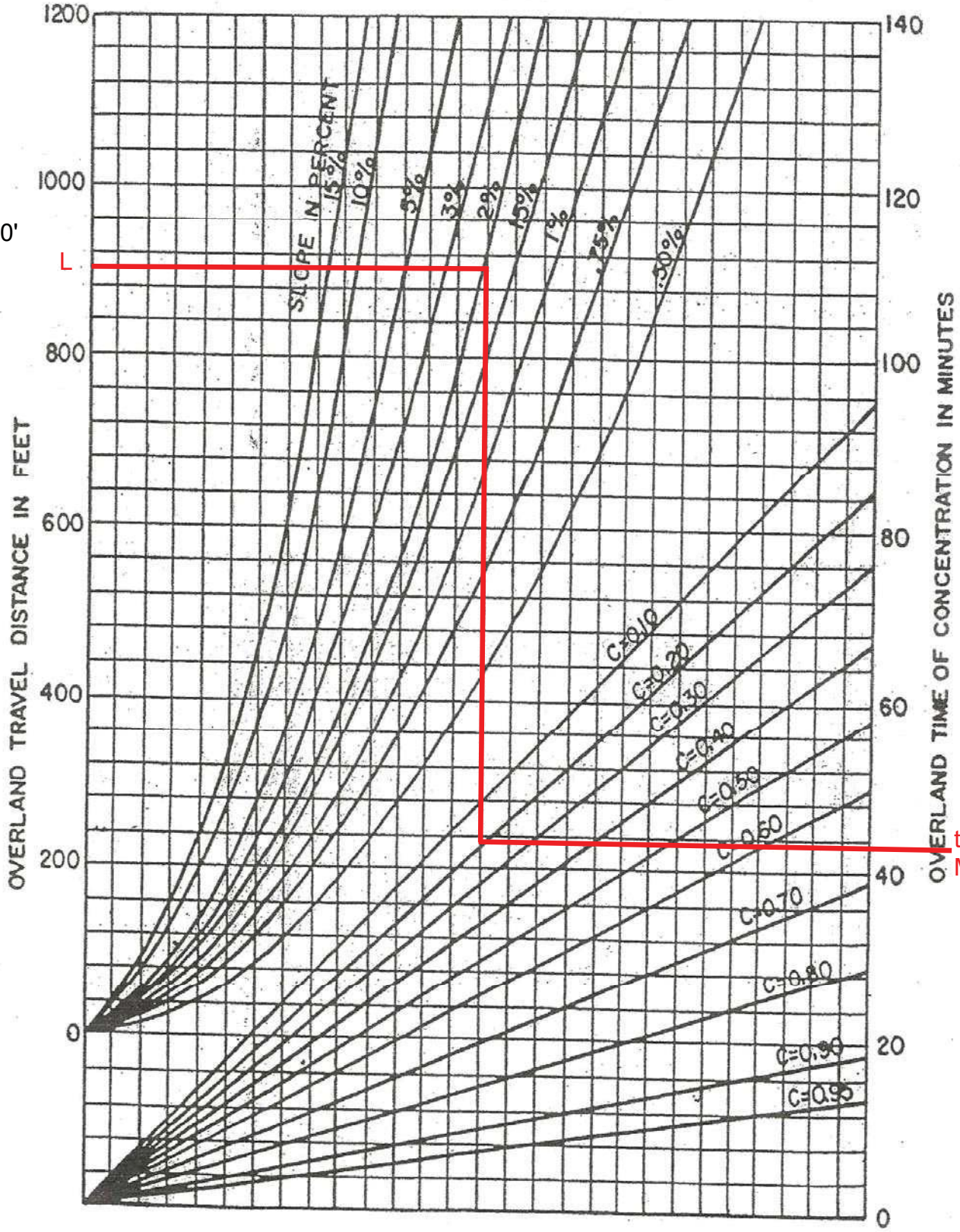
BASIN B

L = 287 ft
S = 15 %
C = 0.20 FOR BOTH HIST & DEVELOPED
* NO CHANGE TO SURFACE

t_c = 15 min.

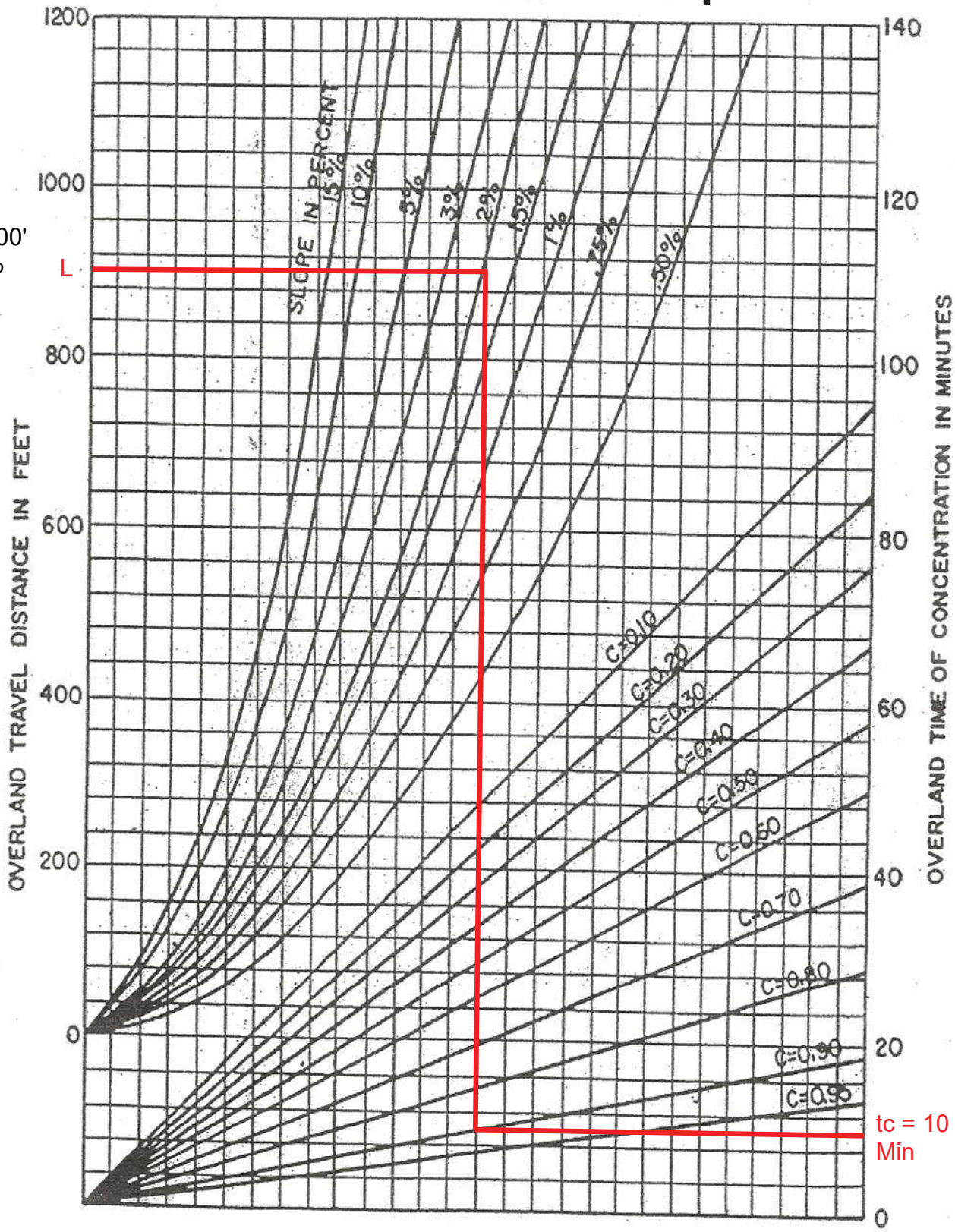
Basin A - Historic

Length = 900'
Slope = 2%
C = 0.20

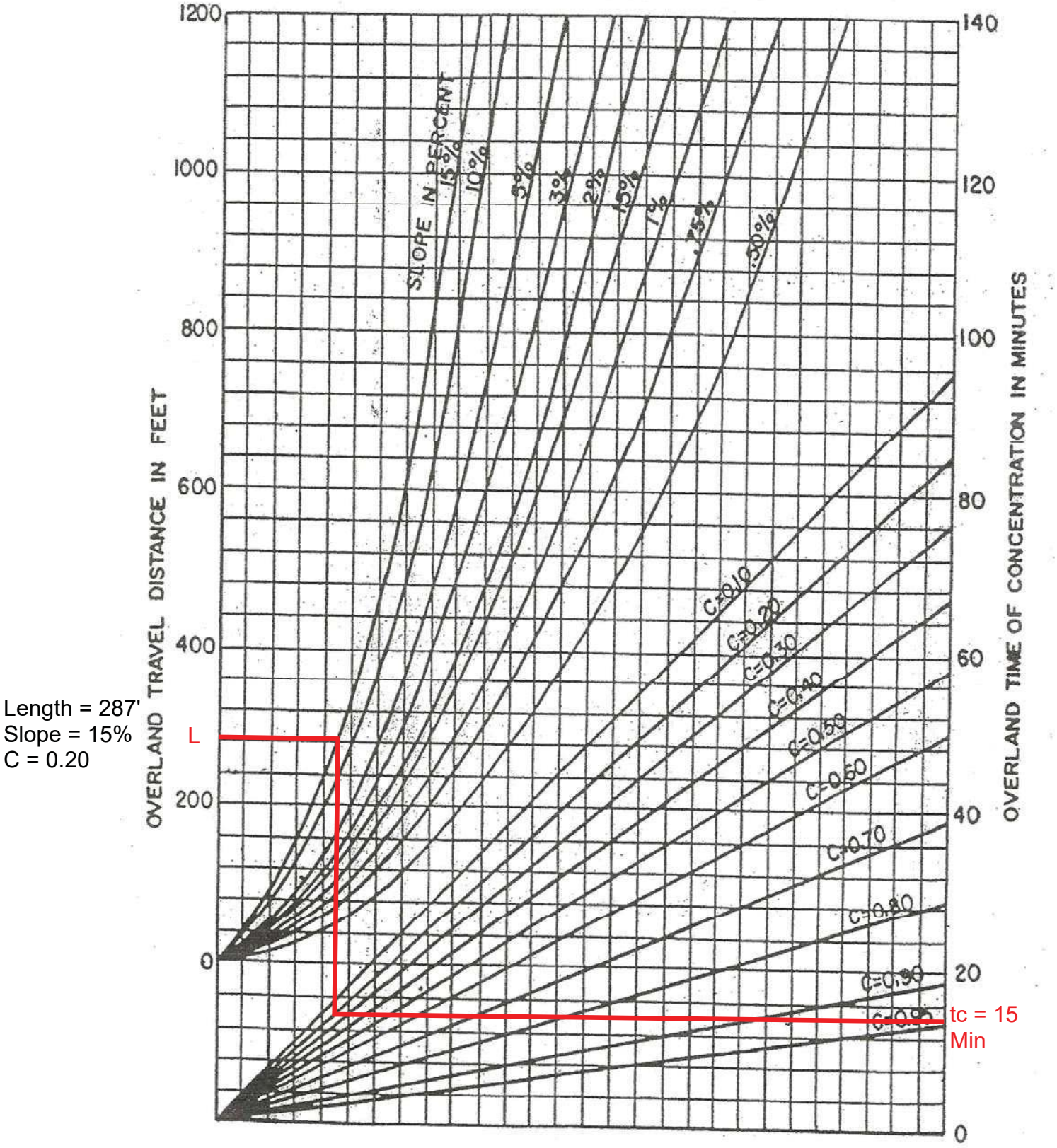


Basin A - Developed

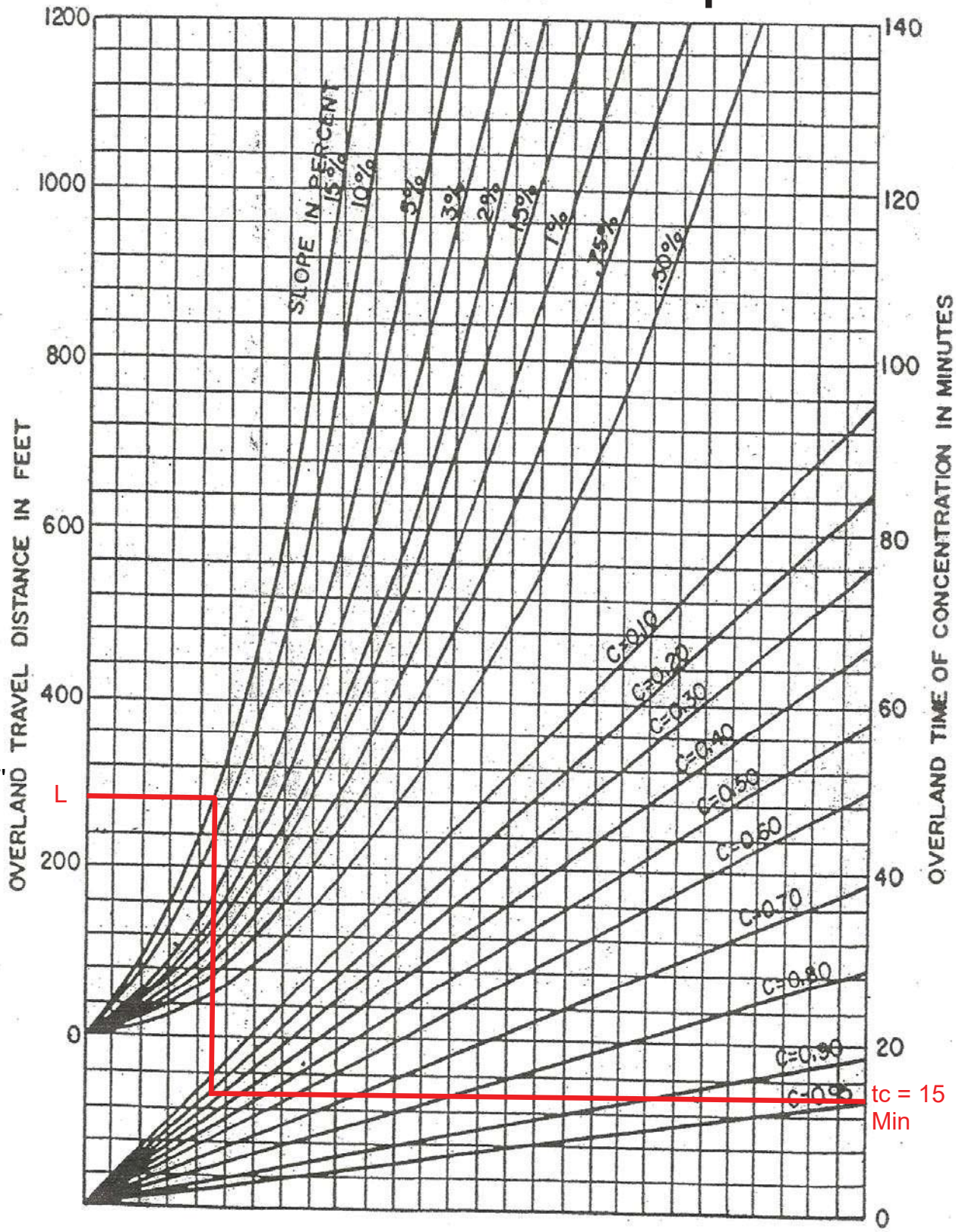
Length = 900'
Slope = 2%
C = 0.90



Basin B - Historic



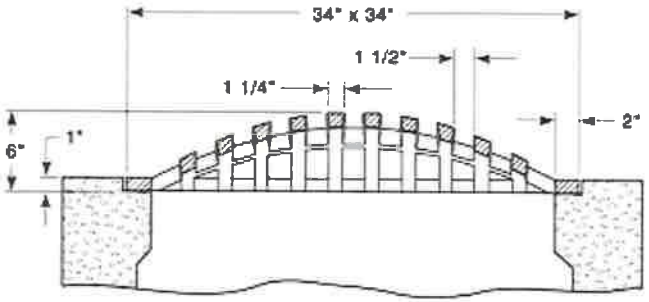
Basin B - Developed



Length = 287'
Slope = 15%
C = 0.20

VIEW FULL PRODUCT CATALOG

R-4215-C



You may need to scroll horizontally to view all table columns.

Description	Square Feet Open	Weir Perimeter Lineal Feet	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size	Grate Overall	Grate Top Size
Convex Grate	3.3	11.3										

All dimensions are listed in inches unless c

Indiana DOT Type 7

Heavy Duty

- For side ditch drainage.

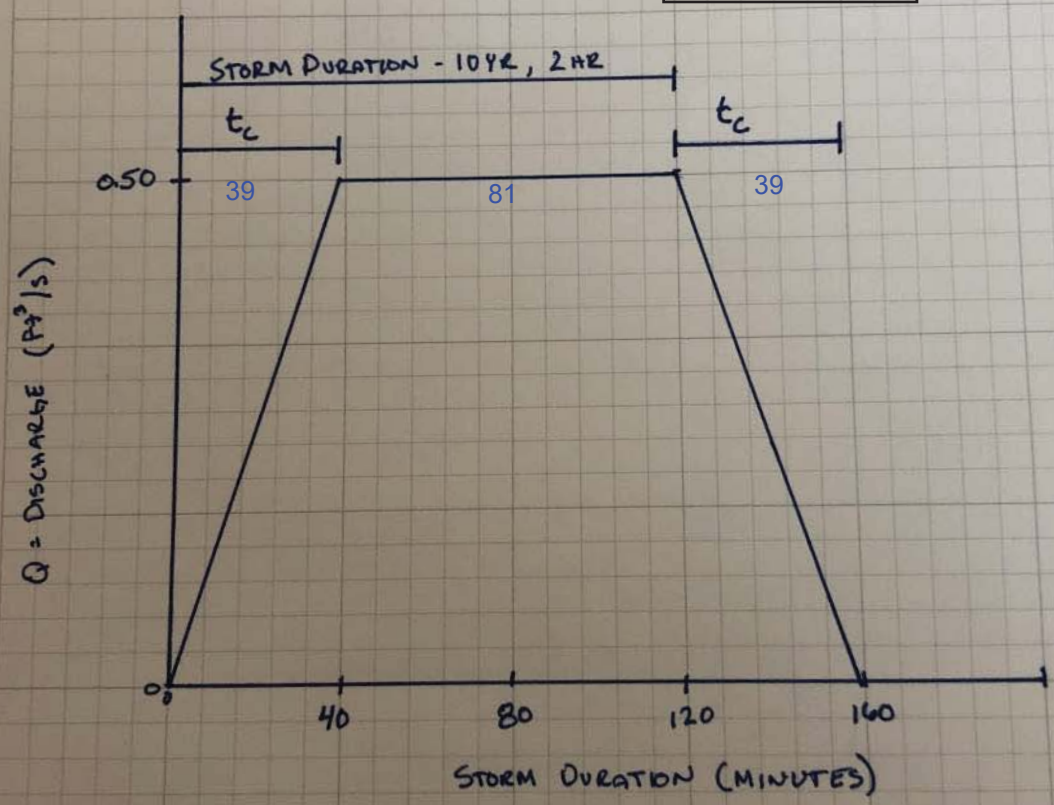
REQUEST A CUSTOM QUOTE

REQUEST MORE INFORMATION

Morrison Maierle engineers • surveyors • planners • scientists	PROJECT: STORAGE BUILDING # 3		
	BY: KJM	DATE 3/30/20	PROJ. NO. 5627.003
	CHK:	DATE	PAGE: 1 OF

MODIFIED RATIONAL METHOD

HISTORIC 10-Year, 2-Hour



RUNOFF VOLUME = INTEGRAL OF GRAPH

tc Q10H

0-39 MINUTES = $\frac{1}{2}\left(\frac{39\ \text{MIN}}{1}\right)\left(\frac{60\ \text{SEC}}{1\ \text{MIN}}\right)\left(0.50\ ft^3/s\right) = 585\ ft^3$

39-120 MINUTES = $\left(\frac{81\ \text{MIN}}{1}\right)\left(\frac{60\ \text{SEC}}{1\ \text{MIN}}\right)\left(0.50\ ft^3/s\right) = 2430\ ft^3$

120-159 MINUTES = $\frac{1}{2}\left(\frac{39\ \text{MIN}}{1}\right)\left(\frac{60\ \text{SEC}}{1\ \text{MIN}}\right)\left(0.50\ ft^3/s\right) = 585\ ft^3$

$3600\ ft^3$

VOL = 1/2(tc*60)Q + (Duration-tc)*60*Q + 1/2(tc*60)Q

DRAINAGE REPORT

D-2 NRCS SOILS REPORT

United States Department of Agriculture

Natural Resources Conservation Service

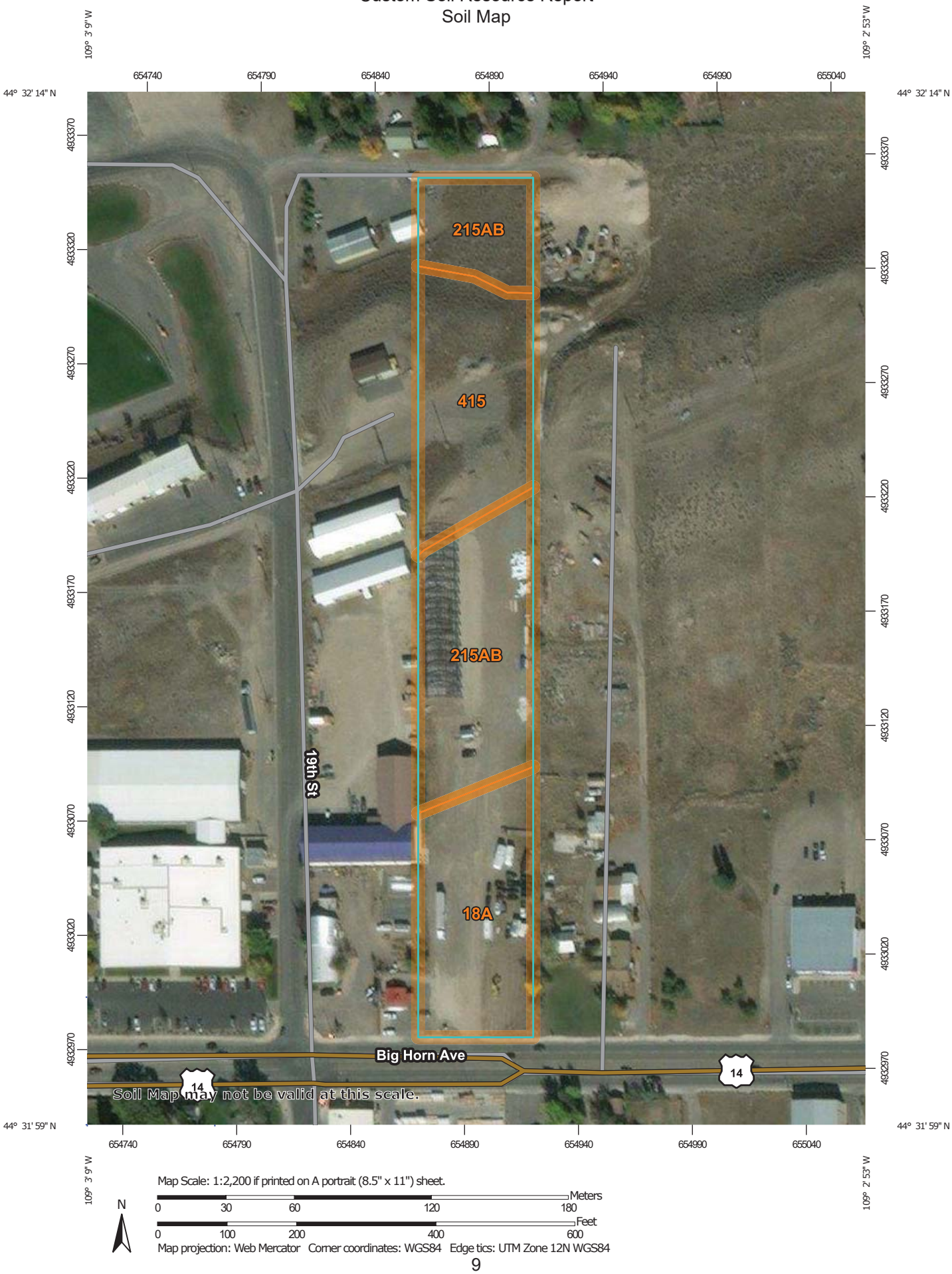
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Park County Area, Wyoming, Eastern Part

March 31, 2020

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,200 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Park County Area, Wyoming, Eastern Part
Survey Area Data: Version 12, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 24, 2014—Oct 1, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18A	Naturita fine sandy loam, 0 to 3 percent slopes — Draft	1.4	28.8%
215AB	Naturita-Clapper complex, 2 to 6 percent slopes — Draft	2.0	43.3%
415	Larim-Wapiti complex, 0 to 60 percent — Draft	1.3	28.0%
Totals for Area of Interest		**4.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Park County Area, Wyoming, Eastern Part

18A—Naturita fine sandy loam, 0 to 3 percent slopes — Draft

Map Unit Setting

National map unit symbol: 53nh
Elevation: 4,200 to 6,000 feet
Mean annual precipitation: 5 to 14 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Naturita and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Naturita

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 3 inches: fine sandy loam
Bt1 - 3 to 5 inches: sandy clay loam
Bt2 - 5 to 10 inches: sandy clay loam
Bk - 10 to 13 inches: sandy clay loam
BCk - 13 to 40 inches: very gravelly sandy loam
C - 40 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B

Ecological site: Loamy Calcareous Big Horn Basin Mesic, 7-12" (1 (R032XB123WY)
Hydric soil rating: No

Minor Components

Bessler

Percent of map unit: 5 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Stutzman-like

Percent of map unit: 5 percent
Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Saline Upland (SU) 5-9" Big Horn Basin Precipitat (R032XY144WY)
Hydric soil rating: No

Olney

Percent of map unit: 5 percent
Hydric soil rating: No

215AB—Naturita-Clapper complex, 2 to 6 percent slopes — Draft

Map Unit Setting

National map unit symbol: 53nv
Elevation: 4,260 to 6,230 feet
Mean annual precipitation: 10 to 14 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Naturita and similar soils: 50 percent
Clapper and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Naturita

Setting

Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 3 inches: fine sandy loam
Bt1 - 3 to 5 inches: sandy clay loam
Bt2 - 5 to 10 inches: sandy clay loam
Bk - 10 to 13 inches: sandy clay loam
BCk - 13 to 40 inches: very gravelly sandy loam
C - 40 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy (Ly) 5-9" Big Horn Basin Precipitat (R032XY122WY)
Hydric soil rating: No

Description of Clapper

Setting

Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 4 inches: very gravelly sandy clay loam
Bk1 - 4 to 15 inches: very gravelly sandy clay loam
Bk2 - 15 to 60 inches: very gravelly sandy clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 70 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups
Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: Coarse Upland (CU) 5-9" Big Horn Basin Precipitat (R032XY108WY)
Hydric soil rating: No

Minor Components

Stutzman-like
Percent of map unit: 5 percent
Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Saline Upland (SU) 5-9" Big Horn Basin Precipitat (R032XY144WY)
Hydric soil rating: No

Wapiti
Percent of map unit: 3 percent
Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Unnamed 1
Percent of map unit: 2 percent
Hydric soil rating: No

415—Larim-Wapiti complex, 0 to 60 percent — Draft

Map Unit Setting
National map unit symbol: 53r6
Elevation: 4,200 to 6,100 feet
Mean annual precipitation: 10 to 14 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition
Larim, extremely gravelly, and similar soils: 35 percent
Clifsand-like and similar soils: 25 percent
Minor components: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Larim, Extremely Gravelly

Setting

Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

A - 0 to 3 inches: gravelly loam
Bt - 3 to 9 inches: gravelly sandy clay loam
Btk - 9 to 16 inches: very gravelly sandy clay loam
Bk - 16 to 40 inches: extremely gravelly sandy loam
2C - 40 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 14 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: Coarse Upland (CU) 10-14" East Precipitation Zone (R032XY308WY)
Hydric soil rating: No

Description of Clifsand-like

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

A - 0 to 2 inches: very gravelly sandy loam
Bk1 - 2 to 9 inches: very gravelly fine sandy loam
Bk2 - 9 to 25 inches: extremely gravelly coarse sandy loam
Bk3 - 25 to 64 inches: extremely gravelly coarse sandy loam
BCk - 64 to 81 inches: extremely gravelly sandy loam

Properties and qualities

Slope: 0 to 60 percent

Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 28 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: Coarse Upland (CU) 10-14" East Precipitation Zone (R032XY308WY)
Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 10 percent
Hydric soil rating: No

Naturita

Percent of map unit: 8 percent
Landform: Alluvial fans, stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Loamy (Ly) 10-14" East Precipitation Zone (R032XY322WY)
Hydric soil rating: No

Clapper

Percent of map unit: 8 percent
Hydric soil rating: No

Unnamed 1

Percent of map unit: 7 percent
Hydric soil rating: No

Copeman

Percent of map unit: 7 percent
Hydric soil rating: No

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DRAINAGE REPORT

D-3 FEMA FIRMETTE

National Flood Hazard Layer FIRMette

FEMA

44°32'20.49"N

109°3'20.07"W

109°2'42.62"W

44°31'54.84"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/31/2020 at 11:19:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

44°32'24.78"N

109°3'20.19"W

109°2'42.73"W

44°31'59.14"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/31/2020 at 11:18:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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EXHIBIT E

LIGHTING CUT SHEETS

STAFF USE
File:_____

ELECTRICAL DIVISION
COMMERCIAL LOAD DATA SHEET
Revised September 2015

Project Name: **Cook Moving & Storage – Buildings #3 and #4** **Date:** **5/26/2020**

Project Address: **1913 Big Horn Avenue** **Developer/Contractor:** **South Fork Electric**

Distribution System Information Section: Please provide the following information to allow the City to determine whether system modifications will be necessary to accommodate the project's electrical service requirements. The completed form must be provided to the City Electrical Engineer prior to estimating the distribution system cost.

Project Electrical Service Requirements:

1) Three Phase ☐ Yes ☒ No

2) Voltage Needed 120/240 Volt Single Phase ☐ Yes No
   120/208Y Volt Three Phase ☒ Yes ☐ No
   277/480Y Volt Three Phase ☐ Yes ☒ No

3) Service Size (check one) ☒ 200 amp ☐ 800 amp
   ☐ 400 amp ☐ 1200 amp
   ☐ 600 amp ☐ Other_____amp

4) Expected size and number of secondary service lateral conductors needed to supply project.
   Conductors per phase Single Total conductors Single Size
   of Conductors 350 MCM Conductor material ☒ Aluminum ☐
   Copper with a #4 copper ground

5) A copy of the site plan showing existing electrical lines and equipment on and adjacent to the project site.

Developer Instructions/Comments:

1) The developer shall provide and install electrical grade PVC schedule 40 conduit per the plans and specifications once the final plat is reviewed.
   a. Invoices shall be provided to the City Electrical Engineer for all conduit and electrical material purchased for this project by the developer or contractor.
   b. Any changes in the design of the electrical distribution system shall be discussed with and approved by the City of Cody Electrical Engineer.
2) All primary conduits (distribution voltage conduit) shall be installed at a depth of 48" and backfilled per City specifications as follows:
   a. All primary conduits shall be schedule 40 electrical grade PVC , 3" inches in diameter.
   b. A pull string is not required in 4" or larger primary conduit.
   c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC unless otherwise specified.
3) All secondary (service voltage) conduits shall be installed at a depth of 24" and backfilled per City specifications.
   a. All secondary conduits shall be 3" schedule 40 electrical grade PVC.
   b. A pull string is not required in 3" secondary conduit.
   c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC.
4) If a new commercial three phase service requires 12 or more conductors from the transformer to the service equipment (more than 3 per phase), then the developer shall provide a secondary connection cabinet. The City would then provide cables from the transformer to the secondary connection cabinet.

5) All streetlight conduits shall be installed at a depth of no less than 24” and backfilled per City specifications.
    a. All streetlight conduits shall be 1-1/2” schedule 40 electrical grade PVC. A pull string shall be installed in the streetlight conduit run by the contractor.
    b. All streetlight conduit sweeps shall be a minimum of 12” radius schedule 40 electrical grade PVC.
6) The City shall supply transformer box pads, sectionalizing vault ground sleeves, secondary service pedestals, ground rods with pigtails and streetlight bases to the developer’s contractor to be installed by the contractor to City specifications. For further information on the placement and clearance requirements for such equipment, refer to the Electric Distribution Standards Policy available in the City of Cody Engineering Office.
    a. All transformer box pads and sectionalizing vault ground sleeves shall be installed so that the top of the pad or sleeve is at least 3” above finished grade. In addition, the City supplied ground rod and pigtail shall be installed with the pad or ground sleeve with the free end of the pigtail wrapped around the conduit sweep for access by the utility for equipment installation.
    b. Streetlight bases shall be installed so that the top of the pre-poured base is at least 2” above finished grade. The four bolt pattern shall be aligned with the street roadway, sidewalk or curb.
7) The developer’s labor and equipment costs to install the electrical distribution conduit, box pads, ground sleeves, ground rods, secondary pedestals and streetlight bases shall be traded for the City’s labor and equipment costs to install and connect the cable, transformers, sectionalizing vaults and streetlights for the project.

Easement Requirements:

1) The developer shall survey, describe and provide any easements necessary for the purposes of providing distribution service to the project. Easement dimensions shall be determined after the information above is obtained by the City Electrical Engineer.
2) Signed easement documents shall be provided to the City of Cody Engineering Office prior to start of construction.
3) No permanent structures, trees or large shrubs shall be placed on the utility easement by the developer or subsequent landowners. This information shall be conveyed to the buyers by the developer.

Attachment: Exhibit F – Lighting Cut Sheet

FXLED78T

High power, wide distribution LED floodlight. Replaces 250W MH. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze Weight: 24.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	5100K
208V:	0.41A	Color Accuracy:	67 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	7,597
Input Watts:	79W	Efficacy:	97 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170A

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Six multi-chip, 13Watt high-output, long-life LEDs.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

EPA:

2

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die-cast aluminum housing and door frame.

Mounting:

Heavy-duty Trunnion mount with stainless steel hardware.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Optical

NEMA Type:

NEMA Beam Spread of 6H x 6V

Replacement Range:

The FXLED78 can be used to replace 150 - 320W Metal Halide Floodlights based on delivered lumens.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5% at 120V, 13.1% at 277V

Surge Protection:

4kV

Other

Equivalency:

The FXLED78 is Equivalent in delivered lumens to a 250W Metal Halide.

California Title 24:

See FXLED78SF/D10, FXLED78SF/BL, FXLED78SF/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

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Technical Specifications (continued)

Other

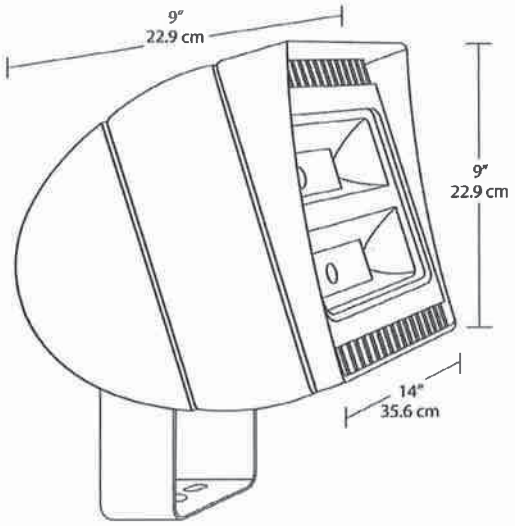
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The FXLED78 design is protected by U.S. Pat. D659,280, Canada Pat. 143155, China Pat. ZL201130443125.9, Mexico Pat. 36558 and pending patent in Taiwan.

Dimensions



Features

- 78 Watt high-performance LED
- Replaces 250W MH floodlights
- 100,000 hour life based on LM-80 tests
- Air-flow technology heatsink
- NEMA type - 6H x 6V
- Slipfitter and trunnion mounting available
- 5-year warranty

Ordering Matrix

Family	Watts	Mount	Color Temp	Finish	Dimming	Voltage	Photocell	Bi-Level
FXLED								
	78 = 78W	**Blank** = Arm **T** = Trunnion **SF** = Slipfitter	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = No Dimming **/D10** = Dimmable	**Blank** = 120-277V **/480** = 480 Volt	**Blank** = No Photocell **/PCT** = 120-277V Twistlock Photocell **/PCT4** = 480V Twistlock Photocell	**Blank** = No Bi-Level **/BL** = Bi-Level

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