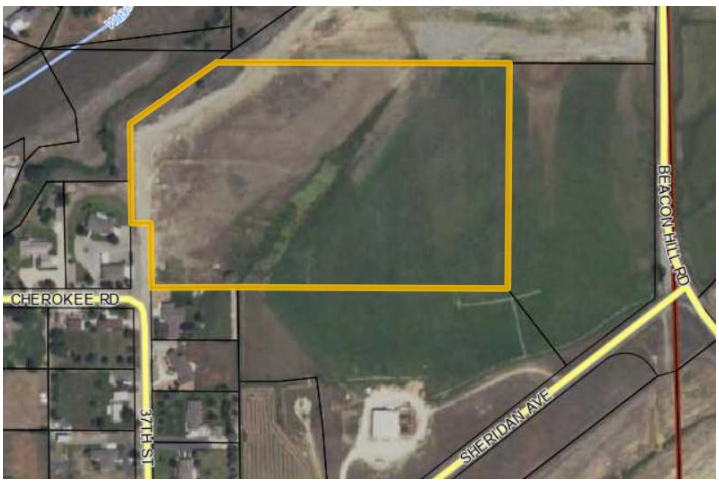
CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	JUNE 23, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT AND CONSTRUCTION PLANS FOR THE LANDING SUBDIVISION— A 55-LOT SUBDIVISION. SUB 2020-02	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW



Kip B. Thiel Construction Inc. has submitted the construction plans, final plat, and associated documents for The Landing Subdivision. The final plat includes 55 lots on the 17.57-acre property located at the north end of 37th Street, about 235 feet north of the intersection with Cherokee Road. The property is currently undeveloped and all proposed lots are intended for single-family residences. The property is zoned Residential R-2 (effective upon recording of final plat).

SUBDIVISION REGULATIONS

The subdivision ordinance requirements were reviewed with the preliminary plat approval. The following are either outstanding items, or reflect changes from the preliminary plat review.

Utilities: The utility providers have been involved in discussions with the developer and we have received letters from several that they are willing and able to serve the subdivision. Responses include Black Hills Energy, Spectrum, and TCT. The construction plans show the trench locations, but the box locations are not specified. We have had some issues with boxes being in the way of proposed driveways. It is recommended that the engineer provide a standard detail for placement of utility boxes at common property corners, with all utility boxes within five feet of the common lot line, and note that any variation to the standard requires City authorization. In addition, we need verification that the utility providers are committed to following the utility plan. In the past we have accepted with their signatures on the construction set

of plans, or individual letters stating their approval of and commitment to the utility plan.

Street Names: The new street names have been reviewed and found acceptable by the street name committee (emergency service providers and jurisdiction across the County). The names do not duplicate the names of any existing streets in any of Park County.

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

The applicant is requesting a variance to allow issuance of building permits prior to completion of the subdivision infrastructure, with the commitment that no building will be issued a certificate of occupancy and no lot will be sold until the infrastructure is complete and accepted by the City. The request is acceptable to staff, and has been done previously, on the applicant's last subdivision.

Another option is to allow issuance of building permits but not record the final plat until the infrastructure is complete and accepted. Certificates of occupancy would not be issued until the infrastructure was accepted and the plat recorded. This would necessitate a variance to the 100-days for recording the final plat.

Status of Preliminary Plat Conditions:

1. *The existing development agreement must be amended to match the proposed subdivision utility and irrigation plan prior to or in conjunction with the final plat.*
   Status: The applicant has provided an amended development agreement, signed by all three affected property owners (attached). The agreement addresses installation of the infrastructure required for the three lots of the underlying minor subdivision. Rather than develop the irrigation plan originally presented, the applicant and the School District are now proposing to relinquish their water rights and allow them to be transferred to the City (see agreement). Only the Musser property will utilize surface water rights from the Cody Canal, and individually will be responsible for extending the water line to his property.

2. *This preliminary plat review is based on an assumption that the wetland is not jurisdictional and can be eliminated. Provide verification from WYDEQ. If that is not the case, the City maintains the option of conducting additional review of the subdivision relating to the wetland prior to final plat approval.*

Status: The applicant has obtained a wetland determination from the USACE and concurrence from WY DEQ that the property does not contain a jurisdictional wetland (documentation attached). The "wetland" can be eliminated.

3. *All surface water rights shall be transferred to the City of Cody. Paperwork shall be submitted to the State engineer within two years of final plat approval.*
   Status: The City Council agreed to cover the cost of the transfer. However, in thinking through the process, staff now proposes that the applicant sign the Authorization of Detachment form before any lots are sold. (We want to only deal with the one property owner, not owners of multiple lots.)

4. *Incorporate all specified conditions in an updated preliminary plat drawing, to be submitted with the final plat application.*
   Status: The final plat contains the updates.

5. *The street improvements shall continue and tie into the asphalt at Sheridan Avenue and the intersection of 37th Street and Cherokee Road in a manner that meets engineering best practices and standards—likely requiring cutting and removing some asphalt at each location.*
   Status: Saw cuts and limited removal is shown along both Sheridan Avenue and 37th Street. The intersection of 37th Street and Cherokee Road is being looked at more closely by Public Works, and they would like to reserve the right to require additional modifications as needed to address storm water management. It appears that there is some runoff in the ditch and culvert system of 37th Street that will need to be addressed by this subdivision.

6. *Fix the curve along Lots 49-51 so that its centerline is tangent to the centerline of the street as it continues to the northeast. Do the same with the curve at the southeast corner of the plat, and be sure it has the 100-foot separation between reverse curves.*
   Status: The curves have been modified as desired; however, a separation of only 88.6 feet can be provided. A variance to allow the reduced separation is recommended.

7. *Meet the Public Use Area requirement through a combination of land dedication (area outside of the detention basin) and value of trail improvements. If that is insufficient, cash-in-lieu shall be provided to reach the calculated required value.*

(Provide the property purchase price to allow staff to calculate value of 1.16 acres, or we will use the school district's appraisal price in the calculation.)
Status: The area of Tract A that is outside of the storm water facility is 1.15 acres, which is equivalent to the public use area requirement for 57 lots. The trail improvements in the tract meet the intent of the requirement.

8. *A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water detention basin and any associated improvements, as explained in the staff report. Submit the proposed agreement with the final plat. Also include an explanatory note referencing such on the final plat.*
   Status: A draft maintenance agreement has been provided and is currently under review by the City attorney and staff. Some modification will be needed (add storm water pipes and storm water facility in Tract B, note that City is not obligated by accepting ownership of Tract A to provide any maintenance of facilities in Tract A, etc.). Still need to add explanatory note to final plat.

9. *Provide dust control during subdivision development as needed to prevent dust impacts to neighboring properties.*
   Status: Noted on plans. They are also obtaining a Large Construction General Permit from WYDEQ, which addresses dust control and storm water during construction.

10. *Provide a final drainage report with the construction documents. The drainage report must be amended to take into account the items noted in the staff report and otherwise satisfy Public Works that it meets the City storm water policy and applicable water law.*
    Status: The drainage report has been updated. In essence, the storm water swale on Tract A has the capacity to retain the 100-year storm. Stormwater conveyance facilities (e.g. inlet grates and pipes) within the subdivision are based on the standard 10-year storm, but with provisions for overflow to the storm water swale (south half of road slope near north end of swale is increased to 3% to drop curb 2", so that overflow happens to the south, into the swale area). An overflow for storm events that exceed the 100-year, 2-hour storm is provided in Tract B.

11. *The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.*
    Status: Some further edits are needed, as outlined in the conditions of final plat approval.

Construction Plan Review:
Review of the construction plans is relatively complex. Rather than go through an explanation of each requested modification to the construction plans, the requested modifications will simply be listed in the conditions of approval. If the applicant wishes to discuss any, we are open to do so.

POTENTIAL MOTION:
Recommend that the City Council approve the construction plans and final plat of The Landing Subdivision, with the additional variances noted, subject to the following conditions.

As we have an extra week before the next council meeting, there is time for updates to be made before the Council meeting. Conditions completed before the council review would be considered satisfied and not be presented to Council as part of their conditions of approval.

Additional Variances:

A. Allow only 88 feet between reverse curves on 38th Street.
B. Allow issuance of building permits prior to completion of the subdivision infrastructure, with the commitment that no building will be issued a certificate of occupancy and no lot will be sold until the infrastructure is complete and accepted by the City. Building permits will be limited to the lots in the phase of the subdivision currently under construction.

Proposed Conditions:

1. No building will be issued a certificate of occupancy and no lot may be sold until the infrastructure is complete and accepted by the City for the phase in which the lot is located. Building permits will be limited to the lots in the phase of the subdivision currently under construction.
2. Any timeline not outlined in the Development Agreement #2 is subject to City interpretation. Generally, the improvement must be provided when requested by the party relying on the utility for development of their lot.
3. The draft maintenance agreement must be updated to include any comments by the City attorney, and address not only the swale, but also the storm water pipes and the storm channel in Tract B. Also add a summary note to the final plat about the lot owners being responsible for maintenance of the storm water facilities on Tracts A and B.
4. The property owner must sign an Authorization of Detachment form for the surface water rights on the property and deliver it to the City before any lot sales occur (closing).

5. Add a note to the final plat that surface water rights are being detached and transferred to the City of Cody.
6. Add to the plans a standard detail for placement of utility boxes at common property corners, with all utility boxes within five feet of the common lot line, and note that any variation to the standard requires City authorization.
7. Provide verification that the utility providers are committed to following the utility plan by having them sign the construction set of plans, or providing individual letters stating their approval of and commitment to the utility plan.
8. The improvements for Phase 1 must be modified to extend the curb and gutter and subgrade to BVC 20+25, so that the associated storm water control measures are in place with Phase 1. (Sheet 4)
9. The paved alley must be sloped to the west and provisions for drainage control added (recommend infiltration trench along west side of alley). Also add a pit run layer and/or additional base course. Coordinate depths with Public Works. (Detail on Sheet 30)
10. Add pit run and/or increase base course under the alley apron and valley gutter sections. Coordinate depths with Public Works. (Details on Sheet 30)
11. Widen the south alley approach to 20 feet to match the alley width (Sheet 12).
12. Modify the sewer services as needed, so that they do not run directly into the manhole (those in cul-de-sacs and a few others).
13. Add the vertical curve information on the low point of Go Around Loop (Sheet 13).
14. On the first detail on Sheet 14, use standard curb on both sides.
15. Add standard crowns to the cul-de-sac bulbs. (Sheet 16)
16. Work with Public Works to address how to accommodate drainage from the culvert discharging at the northwest corner of the Cherokee Road and 37th Street intersection. Add to plans accordingly.
17. Conduct all inspections, testing, and other requirements during construction, so as to comply with City Code 11-11-5-1(A). Standard geotechnical practices must be followed so that proper compaction occurs and is verified in all fill areas of the subdivision.
18. The value of subdivision improvements accepted for ownership by the City must be provided by the developer to the City treasurer, so that contributed capital can be tracked.
19. Utility fees will apply and the water tap and electrical estimate must be paid prior to the mayor signing the final plat, or construction of the services, whichever occurs first.

20. The applicant's surveyor must work with the City to determine suitable types of markers for the exterior subdivision corners. Provided the Beacon Hill Minor Subdivision plat correctly identifies the markers in place, only the southeast and northeast corners will need to be replaced with brass cap or concrete pipe/screw monuments per city code.
21. While much effort has been made to ensure that the construction plans meet all City standards, Public Works retains the right to request changes in the plans to ensure compliance. An error in the plans does not constitute authorization to not meet applicable standards.

ATTACHMENTS:

June 18 submittal letter
Final Plat
Construction Plans
Updated development agreement
Electronic Version only: Utility availability letters, Drainage report, WYDEQ wetland email, wetland report.

T-O ENGINEERS

June 18, 2020

Todd Stowell
City of Cody
1338 Rumsey Ave.
Cody, WY 82414

RE: Final Plat Submittal for The Landing Subdivision

Dear Todd,

Thank you for assistance and guidance laying out the Landing Subdivision on Lot 3 of the Beacon Hill Minor Subdivision. This cover letter is intended to supplement the comments provided during the preliminary plat review and provide an update since the letter submitted on June 1, 2020.

Preliminary Plat Conditions

I have provided a summary of the conditions from the preliminary plat below and how they are addressed.

1. The existing development agreement must be amended to match the proposed subdivision utility and irrigation plan prior to or in conjunction with the final plat.
    a. The development agreement has been approved by the School District and all interested parties. The development agreement is attached to this letter.
2. This preliminary plat review is based on an assumption that the wetland is not jurisdictional and can be eliminated. Provide verification from WYDEQ. If that is not the case, the City maintains the option of conducting additional review of the subdivision relating to the wetland prior to final plat approval.
    a. The wetland delineation is complete and determined that wetlands are not present. The WYDEQ has provided concurrence with the wetland delineation. The wetland delineation and WYDEQ response is attached to this letter.
3. All surface water rights shall be transferred to the City of Cody, at no expense to the City. Paperwork shall be submitted to the State engineer within two years of final plat approval.
    a. Per the request from Kip and Harold the City will complete the legal paperwork.
4. Incorporate all specified conditions in an updated preliminary plat drawing, to be submitted with the final plat application.
    a. The final plat is included.
5. The street improvements shall continue and tie into the asphalt at Sheridan Avenue and the intersection of 37th Street and Cherokee Road in a manner that meets engineering best practices and standards—likely requiring cutting and removing some asphalt at each location.
    a. Saw cuts and limited removal is shown along both Sheridan Ave. and 37th Street.
6. Fix the curve along Lots 49-51 so that its centerline is tangent to the centerline of the street as it continues to the northeast. Do the same with the curve at the southeast corner of the plat, and be sure it has the 100-foot separation between reverse curves.

502 33rd Street | Cody, WY 82414 | P: 307.587.3411 | to-engineers.com

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   a. The first curve has been corrected. Based on conversations with Phillip the preferred layout of the reverse curves is to move the alignment on the school district property 5' to the west to allow for utility construction within the current easement. As a result, it is not possible to maintain the 100 foot tangent and Phillip has provided verbal approval of this.
7. Meet the Public Use Area requirement through a combination of land dedication (area outside of the detention basin) and value of trail improvements. If that is insufficient, cash-in-lieu shall be provided to reach the calculated required value. (Provide the property purchase price to allow staff to calculate value of 1.16 acres, or we will use the school district's appraisal price in the calculation.)
   a. Kip B. Thiel Construction intends to convey Tract A as shown on the plat to the City of Cody. Tract A is 2.05 Acres but approximately 0.9 acres is used for stormwater detention. Therefore, we are requesting that 1.15 acres is considered as meeting the requirement for public use area in accordance with Cody City Code 11-5-1(N). The area of land exceeds the requirement of one acre per fifty dwelling units. The intent is to construct gravel walking paths as shown in the construction drawings. The cost to install the gravel paths is estimated to be $5,000.
8. A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water detention basin and any associated improvements, as explained in the staff report. Submit the proposed agreement with the final plat. Also include an explanatory note referencing such on the final plat.
   a. A maintenance agreement has been provided to the City of Cody.
9. Provide dust control during subdivision development as needed to prevent dust impacts to neighboring properties.
   a. Dust control will be provided. Additionally, due to the size of the project Kip is applying for Large Construction General Permit with the WYDEQ.
10. Provide a final drainage report with the construction documents. The drainage report must be amended to take into account the items noted in the staff report and otherwise satisfy Public Works that it meets the City storm water policy and applicable water law.
    a. The final updated drainage report is included and was prepared in accordance with City of Cody Requirements.
11. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

Sincerely,
T-O Engineers

Josh Morris

Josh Morris, PE

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Enclosures: Construction Drawings
Final Plat
Wetland Delineation and WYDEQ Response
Revised Development Agreement
Utility Letters – Black Hills Energy, TCT, and Charter

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Joshua Morris

From: Eric Hargett <eric.hargett@wyo.gov>
Sent: Friday, June 12, 2020 9:40 AM
To: Joshua Morris
Subject: Re: Cody Subdivision Wetland Delineation Report

Josh,

Based on the information contained within Terracon's June 10, 2020 'Wetland Delineation Report - Lot 3 Beacon Hill Minor Subdivision', no wetlands (as defined in W.S. §35-11-103(c)(x) and Chapter 1, Section 2 of the Wyoming Water Quality Rules and Regulations) occur within the referenced proposed subdivision area. Therefore, there is no requirement to mitigate for the loss of isolated wetlands (per Chapter 2, Section 7 of the Wyoming Water Quality Rules and Regulations) as a result of subdivision development.

Please be advised that this email does not exempt you, your client or associated contractors from any other federal, state or local laws and regulations, nor does it provide exemption from legal action by private citizens for damage to property that the activity may cause.

A WYPDES storm water permit for construction activities issued by the Wyoming DEQ may be needed before any surface disturbance takes place. Please contact the Wyoming DEQ Stormwater Permitting program at 307-777-7570 for additional information.

It is also strongly recommended that best management practices to prevent, control or reduce pollutant entry from the project area into waterways and any nearby wetlands is implemented both during construction as well as long-term within the subdivision. Appropriate best management practices include but are not limited to those described in the WDEQ/WQD's Stream and Lake Best Management Practices Manual and Urban Best Management Practices Manual both found at: http://deq.wyoming.gov/wqd/non-point-source/resources/mgt-practices/.

If you have any further questions, please feel free to contact me. Thanks.

Eric

On Thu, Jun 11, 2020 at 12:01 PM Joshua Morris <jmorris@to-engineers.com> wrote:

> Eric,
>
> Thanks for taking my call. I have attached the wetland delineation report prepared by Terracon for the subdivision we are working on in Cody. Like I mentioned we are working with the City to approve the subdivision on June 23rd during their planning and zoning meeting, therefore your timely review is appreciated.
>
> Feel free to reach out with any questions.

Thanks,

JOSH MORRIS, PE (WY) | Project Manager

T-O ENGINEERS

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www.to-engineers.com

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Eric Hargett
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Water Quality Division
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BEACON HILL MINOR SUBDIVISION

Development Agreement #2

Park County School District No. 6 (PCSD#6), Kip B. Thiel Construction Inc. (THIEL) and Harold Musser (MUSSER) hereby present the following commitment by and between each other and to the City of Cody, in consideration for approval of this revised Development Agreement and shall be binding on the above mentioned property owners, their heirs, successors and assigns, and for any future property owners of Lot 1, Lot 2 and Lot 3 of the BEACON HILL MINOR SUBDIVISION, recorded in Plat Cabinet P, Page 28 in the records of Park County, State of Wyoming.

1. **MUSSER has provided a general utility easement 40' in width as recorded in 2020-3090 along the north boundary of his land that he purchased from PCSD#6, as recorded in 2014 Page 3402. This would be across the western 575' + - of that lot. Presently in this easement is a City of Cody treated water line, a City of Cody underground power line and also TCT and Charter telecommunication lines. This wider 40' easement will make it possible for MUSSER to access the sewer trunk line, which is on the western edge of this lot. The proposed sewer line will also provide sewer for MUSSER'S existing Lot 2 of the Beacon Hill Minor Subdivision, all of THIEL'S proposed Landing Subdivision, which is a re-subdivision of Lot 3 of the Beacon Hill Minor Subdivision, and the existing sewer that currently flows through the western portion of lot 3 of the Beacon Hill Minor Subdivision. It also makes possible for the proposed City of Cody electric line to go from the fuse vault that is on MUSSER'S property and go east, then go south through a 30' easement on the THIEL property to get electric to the new school bus barn. This easement also provides the means to access the water main that is on the MUSSER property and tie into the existing 10" x 8" Tee or to tie into the existing 10" city water main.**

2. **MUSSER will extend an 8" water main from the 10" water city water main that is existing on his property to the north that he bought previously from PCSD#6. This water line will go from the water main that is on the MUSSER property and then south to and through the 30' easement provided by THIEL, and MUSSER and go south to a point that is at the intersection of the current Lots 1,2 & 3 of the Beacon Hill Minor Subdivision, as recorded in 2020-3089 and 2020-3090 and attached as Exhibit "A". THIEL will be responsible for extending the water line from this point to a point south of Sheridan Avenue where he will tie into a city water main. On the water line that MUSSER will be building, THIEL will be responsible and pay for one tee, one 20' section of pipe, three gate valves and installation of those items. This will be settled between THIEL and MUSSER. MUSSER will provide THIEL a Tee in 38th Street close to the intersection of Lots 1,2 & 3. MUSSER will also provide for a water fire hydrant, which will be located in the northwestern corner of the**

triangular lot to be known as #1 of MUSSER'S proposed re-subdivision of Lot 2 of Beacon Hill Minor Subdivision. MUSSER will also provide a Tee, and 60' of 6" water pipe for PCSD#6 to tie into the section of water line that will be in 38th Street and tying into the line on Sheridan Avenue. THIEL will be responsible for supplying and installing the gate valve in the water line that will be going towards his property. PCSD#6 will be responsible for supplying and installing the 6" gate valve in the water line that will be going towards their property.

3. **MUSSER will be installing a PVC sewer main parallel to the water main from just north of the intersection of Lots 1,2 & 3 and going north within the easement that THIEL is providing onto land currently owned by MUSSER, then it heads west where it will tie into an existing sewer main. This will be paid for by MUSSER with the EXCEPTION of one manhole and installation costs of the manhole which shall split 50/50 between THIEL and MUSSER. A 20' section of sewer pipe going west from this sewer main shall be paid for by THIEL. The digging and installation of this 20' section of pipe shall be paid for by THIEL. This cost will be determined and settled between THIEL and MUSSER.**

4. **PCSD#6 will be responsible to install and pay for bringing 3 phase power from a fuse box which is located on the North property line of the MUSSER property that he previously purchased from PCSD#6 as recorded in book 2014 page 3402. This will be routed within the general utility easement that Musser has provided up to and through an easement that THIEL has provided to the SW corner of Lot 2, as shown on attached Exhibit "A". There will be junction vaults installed at agreed upon locations and PCSD#6 will be responsible for installing and paying for the looping of the underground electric line to a fuse box located in Sheridan Avenue. MUSSER will be responsible to pay for the additional junction vault that is required.**

5. **Fiber optic conduit will be installed in the proposed easements provided for by THIEL and MUSSER by TCT Communications and Charter Communications and Century Link if they are willing to throw into the trench. Any wire to be pulled into conduit or service drops into adjacent lot/land owner are to be incurred by that lot/landowner as a separate agreement between the lot owner and the desired communications company.**

6. **CODY CANAL: There are currently no plans for any of the lot owners of Lots 1 & 3 to have or install any irrigation improvement provisions from or pertaining to Cody Canal, therefore there is no cost sharing or provisions of any kind that will be necessary to address. The lot owners of Lots 1 & 3 hereby agree to give their surface water rights to the City of Cody in the future. The City of Cody will pay for the processing of, and transfer of these water rights. Musser is the owner of Lot 2 and will be retaining his water rights at the present time. Due to this change,**

Musser will be installing a 4" irrigation water line from the Cody Canal Diversion down to the SE corner of Lot 2. Due to the fact that Musser will be the only user of this water line, Musser shall bear the sole expense of installing this line to his property. This 4" line shall be utilized for sprinkler irrigation on Musser's property.

7. **EXISTING EASEMENTS: All unused existing easements on the BEACON HILL MINOR SUBDIVISION plat will be vacated on the new plats which are being developed by THIEL and MUSSER.**

8. **Lot 3 is responsible to construct a public street from the intersection of 37th Street and Cherokee Road, through the subdivision, to Sheridan Avenue. Street design shall include storm water retention for runoff from the street and otherwise meet City of Cody standards, as verified by a licensed engineer and submittal of all documents pursuant to section 11-5-1(A) of the subdivision ordinance. Any right of way needed for construction of the street improvements across Lot 1 or 3 shall be dedicated to the City upon request.**

   The specific timing of street construction, including any phasing, shall be determined through the review process for the future development (subdivision or zoning review). The street improvements shall be based on the local access street standard, unless determined otherwise by the City of Cody Council.

9. **THIEL is responsible for any modifications to the existing drainage Facilities as a result of the street construction.**

10. **All utility plans are subject to review and approval by the applicable utility Providers.**

11. **This Development Agreement Supersedes the previous Development Agreement as recorded 2019-5438 in the office of the Park County Clerk in the State of Wyoming.**

PARK COUNTY SCHOOL DISTRICT NO. 6,
STATE OF WYOMING

By: _____

Brandi Nelson, Board Chair

Attest:

_____
Thomas Keegan, Clerk

STATE OF WYOMING)
) SS.
COUNTY OF PARK)

Subscribed and sworn to before me by Brandi Nelson, Board Chair of Park County School District No. 6, this _____ day of June, 2020.

WITNESS my hand and official seal.

_____
Notary Public

(S E A L)

_____

Kip B. Thiel, Construction Inc.
By: Kip B. Thiel, President

STATE OF WYOMING)
) SS.
COUNTY OF PARK)

Subscribed and sworn to before me by Kip B. Thiel, President of Kip B. Thiel Construction Inc., this _____ day of June, 2020.

WITNESS my hand and official seal.

_____

Notary Public

(S E A L)

_____

Harold Musser

STATE OF WYOMING)
) SS.
COUNTY OF PARK)

Subscribed and sworn to before me by Harold Musser, this _____ day of June, 2020.

WITNESS my hand and official seal.

_____

Notary Public

(S E A L)

EXHIBIT A

RIGHT-OF-WAY and EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Kip B. Thiel Construction, Inc, hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the City of Cody, a municipal corporation, P.O. Drawer 2200, Cody, Wyoming 82414 its successors, transferees and assigns, hereinafter called GRANTEE, a right-of-way and easement along a route, the right to lay, erect, construct, install, operate, maintain, inspect, alter, repair, replace, change the size of and remove utilities and appurtenances thereto, on, over, under, across and through a strip of land situated in the County of Park in the State of Wyoming, which strip of land is more particularly described in the attached legal description which by this reference is made a part hereof.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, together with the right of ingress to and egress from said land across the property of the GRANTOR, for the purpose of laying, constructing, operating, maintaining, inspecting, altering, repairing or replacing and removing, the utilities and appurtenances of the GRANTEE located thereon, in whole or in part, at the will of the GRANTEE; it being the intention of the parties hereto that the GRANTOR may continue to use the surface of the right-of-way and easement strip conveyed hereby provided, however, that such use shall not interfere with GRANTEE's exercise of the rights hereby conveyed and the safe operation of its utilities. It is further agreed that TCT and Charter Communications, providing voice, data, and security services to the public shall also have the same rights as GRANTEE within this right-or-way and easement.

IT IS FURTHER AGREED AND UNDERSTOOD as follows:

1. GRANTEE, its successors, transferees and assigns, as well as TCT and Charter Communications, shall ensure that all utilities installed within this right-of-way and easement shall be installed below ground, with the exception that appurtenances such as, but not limited to, transformers, power cabinets, and fire hydrants may be above ground. Under no circumstances shall any aerial facilities be installed within the right-of-way and easement.

2. This right-of-way and easement does not convey any interest whatever in any oil, gas, or other minerals in, on or under the above described land.

3. It is understood and acknowledged by GRANTOR that the person securing this grant is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein and that any such agreement will not be binding on GRANTEE. This instrument contains all the terms and conditions and there are no other or different agreements or understandings between the GRANTOR and the GRANTEE or its agents, and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the GRANTEE or its agents and employees, except as such as are set forth herein.

4. This right-of-way and easement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original. All such counterparts shall together constitute one and the same right-of-way and easement. The word GRANTOR as used herein shall mean the party or parties who execute this instrument as GRANTOR, whether or not named in the caption or introductory paragraph hereof, and they shall be bound individually and in solido. Wherever necessary, words used in the singular shall be construed to read in the plural and words used in the masculine gender shall be construed to read in the feminine gender.

5. GRANTOR herein agrees not to reduce the grade whatsoever, or increase the grade over such utilities by more than two (2) feet or knowingly permit any party other than GRANTEE to reduce or increase such grade. Before GRANTOR allows any party other than GRANTEE to excavate or dig in any manner in the vicinity of the utility, GRANTOR shall inform the other party of the existence of the utility within the right-of-way.

Pg: 1 of 3
2020-3089 Park County WY 6/2/2020 3:13 PM Fees: $18.00

6. This instrument and the covenants and terms herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

DATED this 2ND day of JUNE, 2020.

Sign: _____

Print Name: KIP B. THIEL
Kip B. Thiel Construction, Inc.

STATE OF WYOMING)
)SS.
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Kip B. Thiel, this 2 day of June, 2020

WITNESS my hand and official seal.

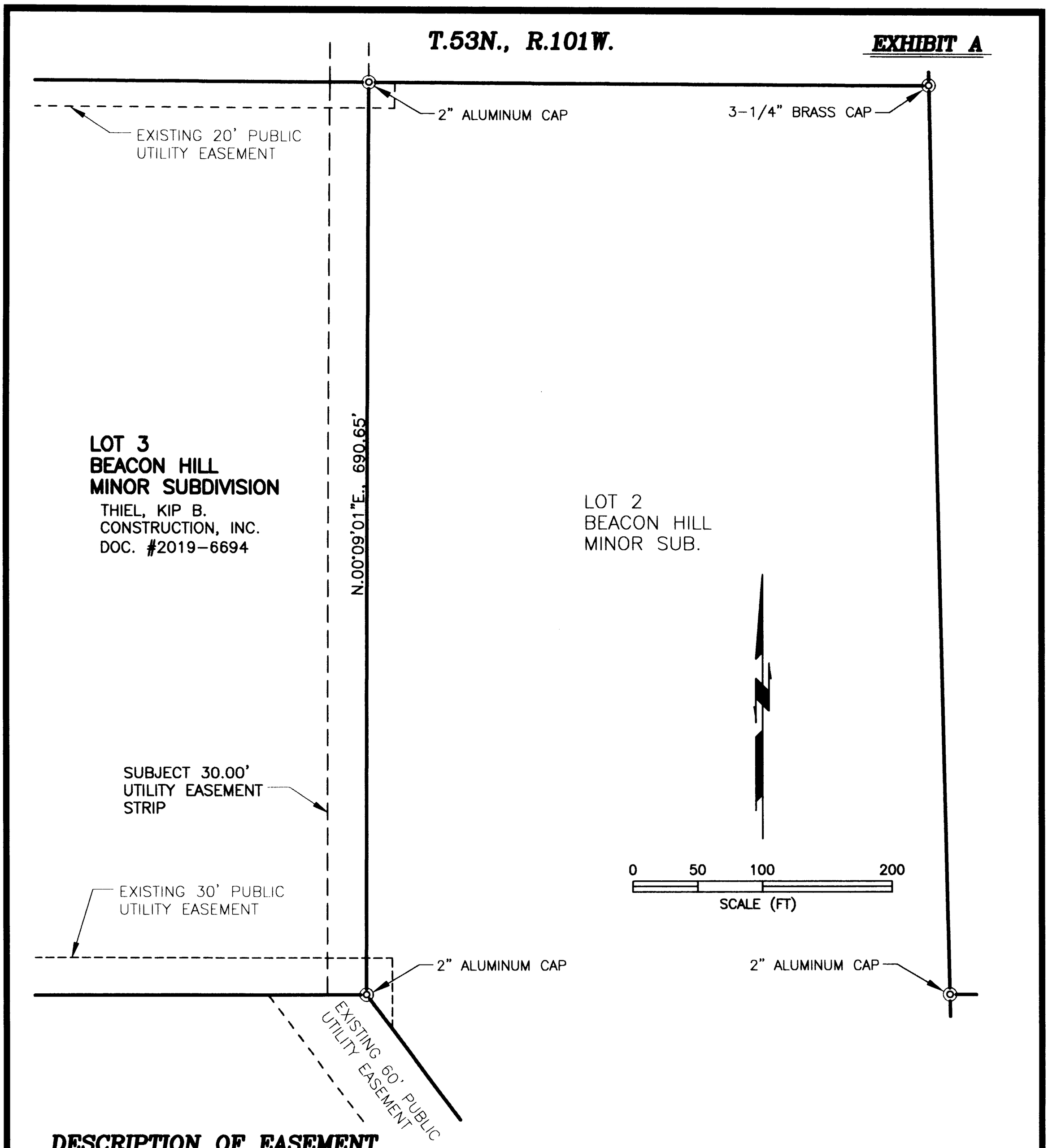
MELISSA DAWN SLATER - NOTARY PUBLIC
County of Big Horn
State of Wyoming
My Commission Expires July 17, 2023

Notary Public Melissa Dawn Slater

My Commission Expires: 7-17-23

2020-3089 Park County WY 6/2/2020 3:13 PM Pg: 2 of 3 Fees: $18.00

EXHIBIT A



DESCRIPTION OF EASEMENT

AN EASEMENT STRIP 30.00 FEET IN WIDTH FOR UTILITY PURPOSES, LYING WITHIN LOT 3 OF BEACON HILL MINOR SUBDIVISION, RESURVEY TOWNSHIP 53 NORTH, RANGE 101 WEST, 6TH P.M., PARK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 30.00 FEET OF SAID LOT 3;

SAID EASEMENT CONTAINS 0.476 ACRES.

LEGEND

◎ FOUND MONUMENT, AS NOTED.

CERTIFICATE OF SURVEYOR

I, LYLE J. CASCIATO, OF ENGINEERING ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE PARK COUNTY CLERK'S OFFICE, AND FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION ON MARCH 9, 2020; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.

Professional Land Surveyor
LYLE J. CASCIATO
12600
Date 04/08/20
WYOMING

ALTERATION OF THIS MAP OTHER THAN BY THE ABOVE PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID MAP.

Map and Description of Easement

– Across Lands Owned By –

THIEL, KIP B. CONSTRUCTION, INC.

– Located In –

LOT 3 OF
BEACON HILL MINOR SUBDIVISION,
RESURVEY T.53N., R.101W., 6TH P.M.,
PARK COUNTY, WYOMING

– Prepared By –

ENGINEERING ASSOCIATES, CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

April 8, 2020
JOB NO. 20029.00
FB 561
RMN SHEET 1 OF 1

2020-3089 Park County WY 6/2/2020 3:13 PM Fees: $18.00

EXHIBIT A

RIGHT-OF-WAY and EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Harold R. Musser, hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the City of Cody, a municipal corporation, P.O. Drawer 2200, Cody, Wyoming 82414 its successors, transferees and assigns, hereinafter called GRANTEE, a right-of-way and easement along a route, the right to lay, erect, construct, install, operate, maintain, inspect, alter, repair, replace, change the size of and remove utilities and appurtenances thereto, on, over, under, across and through a strip of land situated in the County of Park in the State of Wyoming, which strip of land is more particularly described in the attached legal description which by this reference is made a part hereof.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, together with the right of ingress to and egress from said land across the property of the GRANTOR, for the purpose of laying, constructing, operating, maintaining, inspecting, altering, repairing or replacing and removing, the utilities and appurtenances of the GRANTEE located thereon, in whole or in part, at the will of the GRANTEE; it being the intention of the parties hereto that the GRANTOR may continue to use the surface of the right-of-way and easement strip conveyed hereby provided, however, that such use shall not interfere with GRANTEE's exercise of the rights hereby conveyed and the safe operation of its utilities. It is further agreed that TCT and Charter Communications, providing voice, data, and security services to the public shall also have the same rights as GRANTEE within this right-or-way and easement.

IT IS FURTHER AGREED AND UNDERSTOOD as follows:

1. GRANTEE, its successors, transferees and assigns, as well as TCT and Charter Communications, shall ensure that all utilities installed within this right-of-way and easement shall be installed below ground, with the exception that appurtenances such as, but not limited to, transformers, power cabinets, and fire hydrants may be above ground. Under no circumstances shall any aerial facilities be installed within the right-of-way and easement.

2. This right-of-way and easement does not convey any interest whatever in any oil, gas, or other minerals in, on or under the above described land.

3. It is understood and acknowledged by GRANTOR that the person securing this grant is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein and that any such agreement will not be binding on GRANTEE. This instrument contains all the terms and conditions and there are no other or different agreements or understandings between the GRANTOR and the GRANTEE or its agents, and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the GRANTEE or its agents and employees, except as such as are set forth herein.

4. This right-of-way and easement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original. All such counterparts shall together constitute one and the same right-of-way and easement. The word GRANTOR as used herein shall mean the party or parties who execute this instrument as GRANTOR, whether or not named in the caption or introductory paragraph hereof, and they shall be bound individually and in solido. Wherever necessary, words used in the singular shall be construed to read in the plural and words used in the masculine gender shall be construed to read in the feminine gender.

5. GRANTOR herein agrees not to reduce the grade whatsoever, or increase the grade over such utilities by more than two (2) feet or knowingly permit any party other than GRANTEE to reduce or increase such grade. Before GRANTOR allows any party other than GRANTEE to excavate or dig in any manner in the vicinity of the utility, GRANTOR shall inform the other party of the existence of the utility within the right-of-way.

Pg: 1 of 3
2020-3090 Park County WY 6/2/2020 3:15 PM Fees: $18.00

EXHIBIT A

6. This instrument and the covenants and terms herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

DATED this 2 day of June, 2020

Sign: Harold R. Musser
Harold R. Musser

STATE OF WYOMING)
)SS.
COUNTY OF PARK)

The foregoing instrument was acknowledged before me by Harold R. Musser, this 2 day of June, 2020

WITNESS my hand and official seal.

MELISSA DAWN SLATER - NOTARY PUBLIC
County of Big Horn
State of Wyoming
My Commission Expires July 17, 2023

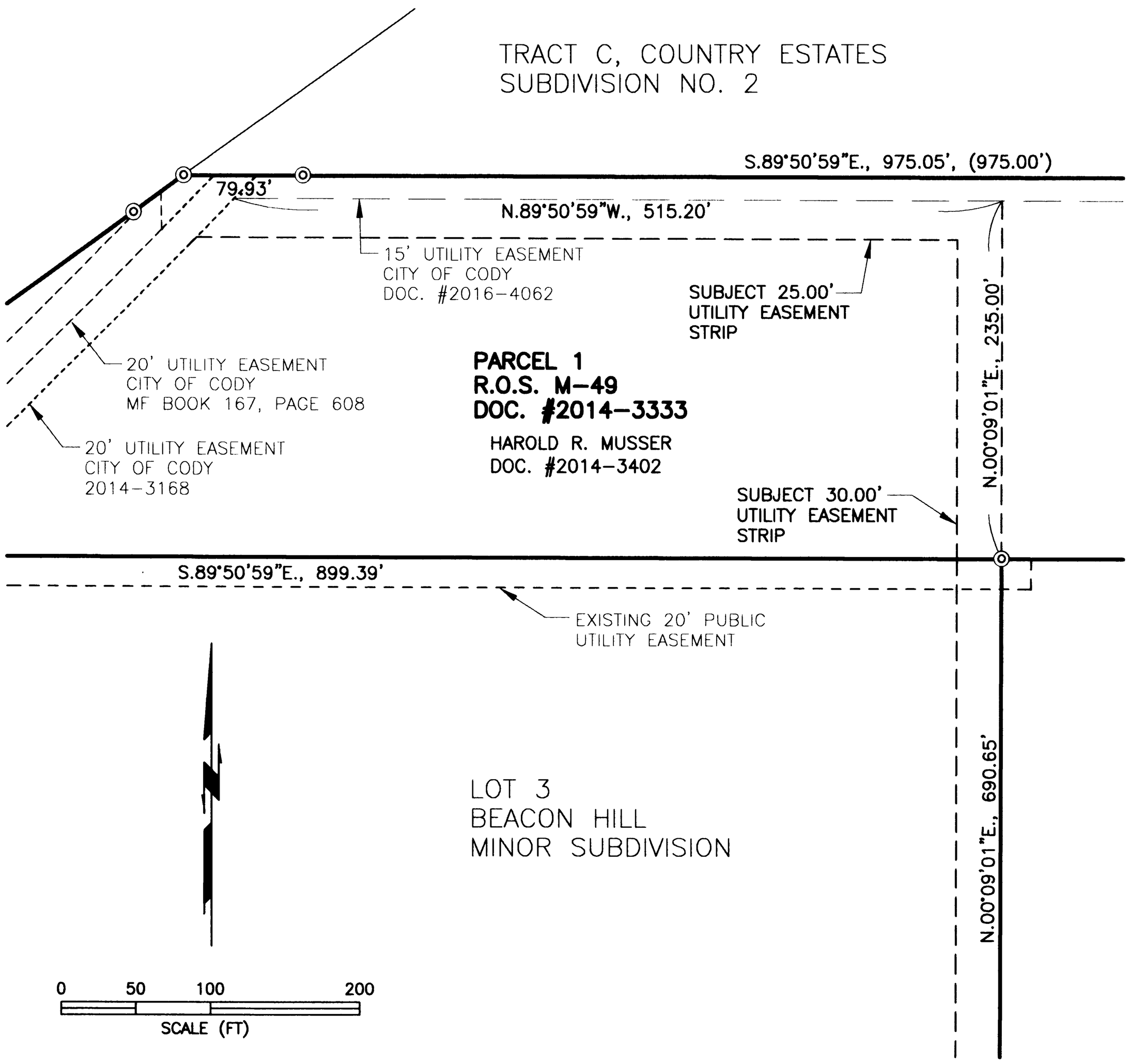
Notary Public Melissa Dawn Slater
My Commission Expires: 7-17-23

2020-3090 Park County WY 6/2/2020 3:15 PM

Pg: 2 of 3
Fees: $18.00

EXHIBIT A

T.53N., R.101W. **EXHIBIT A**



DESCRIPTION OF EASEMENT

AN EASEMENT STRIP VARIABLE IN WIDTH FOR UTILITY PURPOSES WITHIN PARCEL 1 OF THAT RECORD OF SURVEY FILED IN PLAT CABINET "M" AT PAGE 49 IN THE OFFICE OF THE PARK COUNTY CLERK, LYING WITHIN THE N1/2NE1/4 OF TRACT 70, RESURVEY TOWNSHIP 53 NORTH, RANGE 101 WEST, 6TH P.M., PARK COUNTY, WYOMING, THE EAST AND NORTH SIDELINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" ALUMINUM CAP MARKING THE NORTHEAST CORNER OF LOT 3 OF BEACON HILL MINOR SUBDIVISION, FROM WHICH A 2" ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID LOT 3 IS LOCATED S.00°09'01"W., 690.95 FEET; THENCE WITH SAID EASEMENT STRIP BEING 30.00 FEET IN WIDTH TO THE WEST, N.00°09'01"E., 235.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT EASEMENT RECORDED AS DOCUMENT #2016-4062 IN SAID CLERK'S OFFICE; THENCE WITH SAID EASEMENT STRIP BEING 25.00 FEET IN WIDTH TO THE SOUTH, ON AND ALONG THE SOUTH LINE OF SAID EASEMENT RECORDED AS DOCUMENT #2016-4062, N.89°50'59"W., 515.20 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THAT EASEMENT RECORDED AS DOCUMENT #2014-3168 IN SAID CLERK'S OFFICE, THE TERMINUS OF SAID EASEMENT STRIP;

SAID EASEMENT CONTAINS 0.447 ACRES.

LEGEND

◎ FOUND 2" ALUMINUM CAP MONUMENT.

CERTIFICATE OF SURVEYOR

I, LYLE J. CASCIATO, OF ENGINEERING ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE PARK COUNTY CLERK'S OFFICE, AND FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION ON MARCH 9, 2020; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.

Professional Land Surveyor
LYLE J. CASCIATO
12600
Date 04/13/20
WYOMING

ALTERATION OF THIS MAP OTHER THAN BY THE ABOVE PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID MAP.

Map and Description of Easement

– Across Lands Owned By –

HAROLD R. MUSSER

– Located In –

THE N1/2NE1/4 OF TRACT 70, WITHIN PARCEL 1 OF R.O.S. M-49, RESURVEY T.53.N., R.101.W., 6TH P.M., PARK COUNTY, WYOMING

– Prepared By –

ENGINEERING ASSOCIATES, CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

April 8, 2020
JOB NO. 20029.00
FB 561
RMN SHEET 1 OF 1

2020-3090 Park County WY 6/2/2020 3:15 PM Fees: $18.00

JUNE 3, 2020

To whom it may concern:

In response to the Landing Major Subdivision for developer Kip Thiel in Cody WY, Spectrum Communications has the intension to serve this subdivision upon contention that the project is approved for build from our regional management. To the subdivision location thru the Musser development, with High Speed Internet, HD Cable TV, and Phone services.

Jeremy Lind
Construction Coordinator

406-672-1180

Jeremy.lind@charter.com

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

May 22, 2020

To whom it may concern,

This is in response to The Landing Major Subdivision for Kip Theil in Cody WY. TCT can serve this subdivision with fiber optics. We can offer TV, internet and phone services.

Rick Ramsey

TCT West

Engineer Associate

307-586-8357

rick.ramsey@tctstaff.com

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

2320 Mountain View Dr.
Cody,Wy,82414
O: 307-527-3975
C: 307-272-3282
F: 307-587-4563

June 1st, 2020

(Josh Morris)
T-O Engineers
502 23rd St
Cody, WY 82414

Dear Josh:

This is in response to The Landing Subdivision being developed by Kip Theil. Black Hills Energy will be utilizing there 4" PE main located on the North side of East Sheridan Ave to feed Phase 1 of this subdivision. We will have sufficient volume to meet the needs of this new subdivision. Black Hills Energy has been working with T-O Engineers and Kip Theil to design safe and reliable Natural Gas service to The Landing Subdivision.

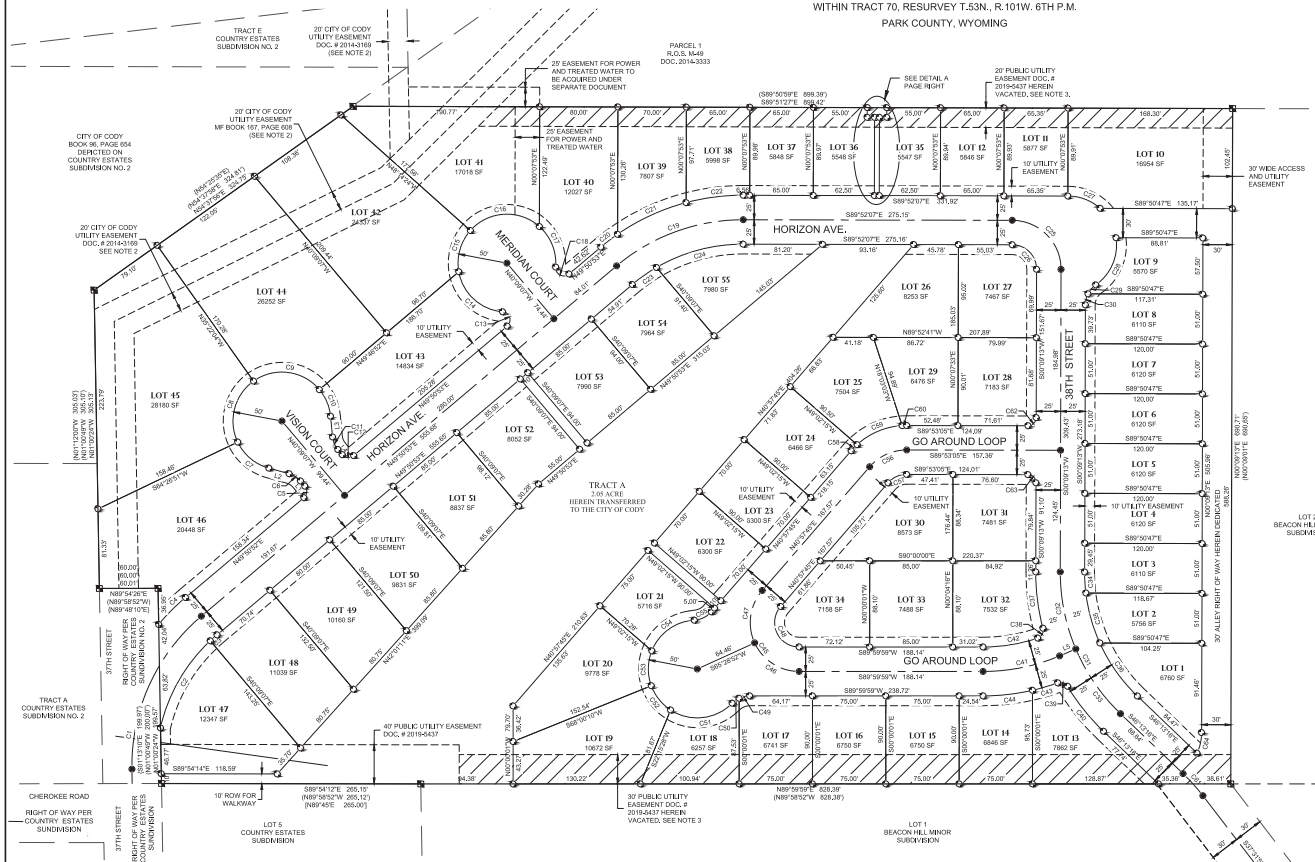
Thanks,

Josh Robinson
Black Hills Energy

THE FINAL PLAT OF

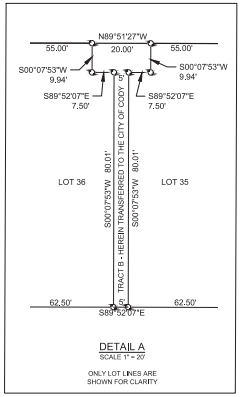
THE LANDING

A SUBDIVISION OF LOT 3 OF BEACON HILL MINOR SUBDIVISION
WITHIN TRACT 70, RESURVEY T.53N., R.101W. 6TH P.M.
PARK COUNTY, WYOMING



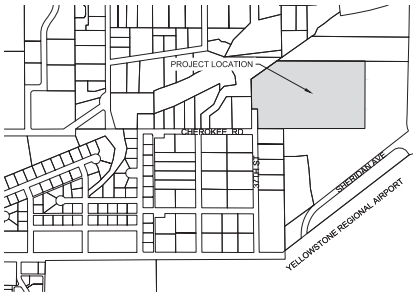
LEGEND

EXISTING BOUNDARY	
EASEMENT LINE	
LOT LINES	
ALUMINUM CAP FOUND, REPLACED WITH BRASS CAP	
ALUMINUM CAP SET	
BRASS CAP SET	
(XXX)	RECORD INFORMATION FROM BEACON HILL MINOR SUBDIVISION
[XXX]	RECORD INFORMATION FROM COUNTRY ESTATES SUBDIVISION
(XXX)	RECORD INFORMATION FROM COUNTRY ESTATES SUBDIVISION NO. 2



DETAIL A
SCALE 1" = 20'

ONLY LOT LINES ARE SHOWN FOR CLARITY



VICINITY MAP
SCALE 1" = 600'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	177.52'	50°51'17"
C2	175.00'	104.13'	34°08'31"
C3	175.00'	9.27'	3°02'04"
C4	225.00'	38.23'	9°44'05"
C5	8.33'	13.09'	90°00'00"
C6	23.33'	14.03'	34°27'44"
C7	50.00'	42.81'	49°03'43"
C8	50.00'	69.97'	80°11'05"
C9	50.00'	74.58'	85°28'02"
C10	50.00'	29.86'	34°12'44"
C11	23.33'	14.03'	34°27'44"
C12	8.33'	13.09'	90°00'00"
C13	8.33'	19.60'	134°48'23"
C14	50.00'	65.28'	74°48'24"
C15	50.00'	45.30'	51°54'55"
C16	50.00'	78.37'	89°48'19"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C17	50.00'	46.33'	53°05'18"
C18	8.33'	19.60'	134°48'21"
C19	200.00'	140.62'	40°17'00"
C20	225.00'	21.50'	5°28'30"
C21	225.00'	77.58'	19°45'17"
C22	225.00'	59.12'	15°03'13"
C23	175.00'	30.24'	9°54'05"
C24	175.15'	92.83'	30°22'01"
C25	50.00'	78.56'	90°01'20"
C26	25.00'	39.27'	90°00'46"
C27	50.00'	36.16'	41°26'17"
C28	50.00'	55.33'	63°24'33"
C29	25.00'	12.21'	27°59'11"
C30	25.00'	11.69'	26°48'00"
C31	200.00'	161.88'	46°22'28"
C32	200.00'	80.94'	23°11'14"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C33	200.00'	80.94'	23°11'14"
C34	175.00'	21.61'	7°04'25"
C35	175.00'	53.20'	17°25'08"
C36	175.00'	66.84'	21°52'56"
C37	225.00'	58.32'	14°51'02"
C38	8.33'	12.52'	86°06'34"
C39	8.33'	11.44'	78°41'01"
C40	225.00'	59.16'	15°03'50"
C41	200.00'	80.40'	23°02'01"
C42	175.00'	56.82'	18°36'14"
C43	225.00'	27.02'	6°52'53"
C44	225.00'	50.89'	12°57'33"
C45	50.00'	114.29'	130°57'46"
C46	50.00'	57.14'	65°28'53"
C47	50.00'	57.14'	65°28'53"
C48	25.00'	57.14'	130°57'46"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C49	25.00'	11.20'	25°39'34"
C50	25.00'	8.69'	19°54'49"
C51	50.00'	68.61'	78°37'04"
C52	50.00'	32.26'	36°57'47"
C53	50.00'	36.44'	41°45'35"
C54	50.00'	56.52'	64°46'05"
C55	25.00'	19.88'	45°34'23"
C56	50.00'	42.91'	49°07'32"
C57	25.03'	21.47'	49°08'24"
C58	75.00'	8.70'	6°38'40"
C59	75.00'	50.98'	38°56'45"
C60	75.00'	4.65'	3°32'59"
C61	200.00'	30.33'	8°41'19"
C62	8.33'	13.08'	89°57'42"
C63	8.33'	13.10'	90°02'18"
C64	50.00'	21.61'	24°45'43"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°09'07"E	6.93'
L2	S74°36'52"E	21.44'
L3	S05°41'23"E	21.44'
L4	S40°09'07"E	6.93'
L5	N88°57'59"E	18.00'

NOTES:

1. LOT CORNERS WILL BE SET ONCE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS FOR EACH PHASE IS COMPLETED. SURVEYOR WILL FILE AN AFFIDAVIT ONCE SURVEY CAPS ARE SET.
2. THE EXISTING 20' UTILITY EASEMENTS TO THE CITY OF CODY RECORDED IN MF BOOK 167, PAGE 608 AND UNDER DOCUMENT NUMBER 2014-3169, CONTAINS A SANITARY SEWER LINE, DOMESTIC WATER LINE, UNDERGROUND POWER AND TELECOMMUNICATION LINES THAT WILL BE REROUTED TROUGH THE PLAT DURING PHASE 3 CONSTRUCTION. ONCE SAID LINES HAVE BEEN REROUTED, THE PORTION OF SAID EASEMENTS WITHIN THE LANDING SUBDIVISION CAN BE VACATED. CITY COUNCIL ACTION WILL BE NEEDED AT THAT TIME TO DO SO.
3. THE CITY DOES HEREBY VACATE THE EASEMENTS AS NOTED.

PLAT PHASING

PHASE 1 TO CONSIST OF LOTS 1 - 14, 26 - 28, 31 - 32 AND TRACT A.
PHASE 2 TO CONSIST OF LOTS 15 - 25, 29, 30, 33 AND 34.
PHASE 3 TO CONSIST OF LOTS 35 - 55.

LEGAL DESCRIPTION

LOT 3, BEACON HILL MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "P" OF PLATS, PAGE 28, RECORDS OF PARK COUNTY, WYOMING.

CONTAINING 17.58± ACRES

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KIP B. THIEL CONSTRUCTION, INC., A WYOMING CLOSE CORPORATION BEING THE OWNER OF THE LAND HEREON DESCRIBED HAS 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 OWNER, DO HEREBY DEDICATE THE ROADS AS SHOWN HEREON TO THE CITY OF CODY AS PUBLIC RIGHT-OF-WAY, DOES HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY LABELED HEREON TO THE USES SO NOTED AND DOES HEREBY CONSENT TO VACATE THE 20' AND 30' PUBLIC UTILITY EASEMENTS AS NOTED HEREON. THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD. THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED. OWNERSHIP OF TRACTS A AND B HEREBY TRANSFERRED TO THE CITY OF CODY.

IN WITNESS WHEREOF, THE SAID OWNER KIP B. THIEL CONSTRUCTION, INC. WITH FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES, HAVE CAUSED HIS NAME HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____ 2020.

_____
KIP B. THIEL, OWNER
KIP B. THIEL CONSTRUCTION, INC.

ACKNOWLEDGMENT:

STATE OF WYOMING)
)SS
COUNTY OF PARK)

THE FOREGOING OWNER(S) CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020 BY KIP B. THIEL. WITNESS MY HAND AND OFFICIAL SEAL: (WYOMING STATE LAW REQUIRES A NOTARY SEAL TO BE AFFIXED HEREON)

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT TO VACATE

KNOW ALL PERSONS BY THESE PRESENTS THAT HAROLD R. MUSSER, A SINGLE PERSON, IS THE OWNER OF THOSE CERTAIN PARCELS OF LAND RECORDED UNDER WARRANTY DEED DOCUMENT NO. 2014-3402 AND LOT 2, BEACON HILL MINOR SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 2019-5437, RECORDS OF PARK COUNTY, WYOMING. DOES HEREBY CONSENT TO THE VACATION OF THAT CERTAIN 20' PUBLIC UTILITY EASEMENT ALONG THE NORTH BOUNDARY OF LOT 3 OF SAID PLAT OF BEACON HILL MINOR SUBDIVISION AS DEPICTED HEREON.

IN WITNESS WHEREOF, WITH FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, HAVE CAUSED MY NAME HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____ 2020.

_____
HAROLD R. MUSSER

ACKNOWLEDGMENT:

STATE OF WYOMING)
)SS
COUNTY OF PARK)

THE FOREGOING CONSENT TO VACATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020 BY HAROLD R. MUSSER. WITNESS MY HAND AND OFFICIAL SEAL: (WYOMING STATE LAW REQUIRES A NOTARY SEAL TO BE AFFIXED HEREON)

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT TO VACATE

KNOW ALL PERSONS BY THESE PRESENTS THAT PARK COUNTY SCHOOL DISTRICT NO. 6 IS THE OWNER OF LOT 1, BEACON HILL MINOR SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 2019-5437, RECORDS OF PARK COUNTY, WYOMING. DO HEREBY CONSENT TO THE VACATION OF THAT CERTAIN 30' PUBLIC UTILITY EASEMENT ALONG THE SOUTH BOUNDARY OF LOT 3 OF SAID PLAT OF BEACON HILL MINOR SUBDIVISION AS DEPICTED HEREON.

IN WITNESS WHEREOF, WITH FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, HAVE CAUSED MY NAME HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____ 2020.

_____
BOARD CHAIR, PARK COUNTY SCHOOL DISTRICT NO. 6

ACKNOWLEDGMENT:

STATE OF WYOMING)
)SS
COUNTY OF PARK)

THE FOREGOING CONSENT TO VACATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY _____. WITNESS MY HAND AND OFFICIAL SEAL: (WYOMING STATE LAW REQUIRES A NOTARY SEAL TO BE AFFIXED HEREON)

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BASIS OF BEARINGS

THE CITY OF CODY HORIZONTAL AND VERTICAL CONTROL SYSTEM WAS USED AS THE BASIS OF BEARINGS.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 2020, AND FILED FOR RECORD AT _____ M. UNDER DOCUMENT NUMBER _____ IN PLAT CABINET _____ AT PAGE _____.

_____
PARK COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 2020 BY THE CITY OF CODY PLANNING AND ZONING BOARD.

_____
CHAIRMAN

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2020 BY THE CITY COUNCIL OF CODY, WYOMING.

ATTEST: _____ _____
CITY CLERK MAYOR

CERTIFICATE OF SURVEYOR

I, GARY G. CHRISTENSEN, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND FIELD SURVEY WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND CITY STATUTORY PROVISIONS AND REGULATIONS. THIS RECORD OF SURVEY WAS CREATED FROM AN ACTUAL FIELD SURVEY PERFORMED ON 1/18/2020.

PRELIMINARY

Professional Land Surveyor
GARY G. CHRISTENSEN
13956
Date
WYOMING

GARY G. CHRISTENSEN
WYOMING PLS 13956

T-O ENGINEERS
502 33RD STREET
CODY, WYOMING 82414
PHONE: (307) 587-3411 FAX: (307) 527-6182

SHEET NO. 1 OF 1

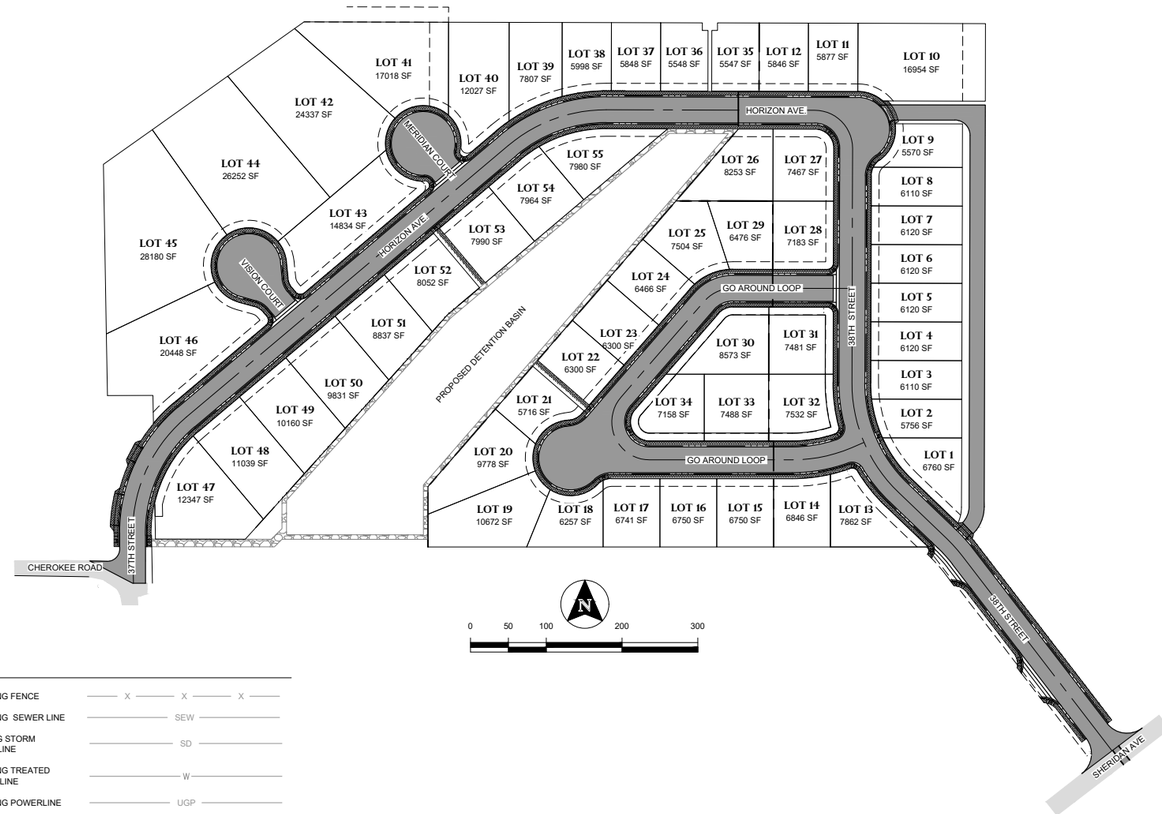
K:\190596\3_ACADDWG\SURVEY\FINAL PLAT.DWG

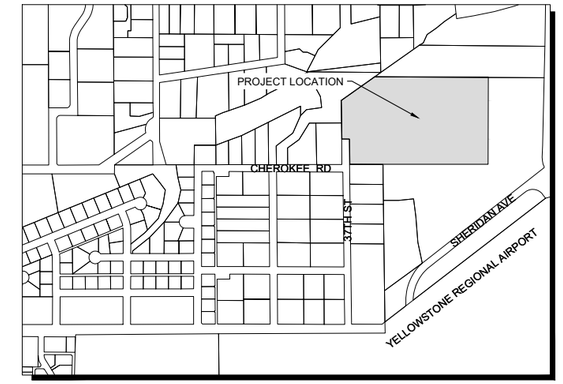
CONSTRUCTION DRAWINGS FOR
THE LANDING MAJOR SUBDIVISION

LOCATED IN TRACT 70, RESURVEY
TOWNSHIP 53 NORTH, RANGE 101 WEST,, CITY OF CODY
PARK COUNTY, WYOMING
2020

ABBREVIATIONS

BOW	BACK OF WALK
CB	CATCH BASIN
E	EAST/EASTING
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
GIRR	GRAVITY IRRIGATION
HP	HIGH POINT
LP	LOW POINT
N	NORTH/NORTHING
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PI	PRESSURE IRRIGATION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL CURVATURE
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGT	SAND/GREASE TRAP
SL	STREET LIGHT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB
W	WEST





VICINITY MAP

SCALE 1" = 1200'

LEGEND

SEWER LINE	SEW	EXISTING FENCE	X X X
STORM DRAIN LINE	SD	EXISTING SEWER LINE	SEW
TREATED WATERLINE	W	EXITING STORM DRAIN LINE	SD
POWERLINE	UGP	EXISTING TREATED WATERLINE	W
EXISTING BOUNDARY		EXISTING POWERLINE	UGP
EASEMENT LINE		EXISTING FIBER	FO
LOT LINES		EXISTING PAVEMENT	
PHASE LINE			
NEW PAVEMENT			
STORM DRAIN			
SEWER MANHOLE			

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAT
4	PHASING PLAN
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	EROSION CONTROL PLAN
7	SITE PLAN
8	MASTER UTILITY PLAN
9	GRADING AND DRAINAGE PLAN
10	DETENTION BASIN GRADING AND DRAINAGE PLAN
11	HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 1
12	HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2
13	GO AROUND LOOP PLAN & PROFILE
14	GO AROUND LOOP INTERSECTION GRADING AND LAYOUT
15	BUMPOUT GRADING LAYOUT PLAN
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17	HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 1
18	HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 2
19	38TH STREET TREATED WATER PLAN & PROFILE - SHEET 1
20	38TH STREET TREATED WATER PLAN & PROFILE - SHEET 2
21	GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 1
22	GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 2
23	MERIDIAN & VISION COURT TREATED WATER PLAN & PROFILE
24	HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 1
25	HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 2
26	38TH STREET SANITARY SEWER PLAN & PROFILE
27	GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 1
28	GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 2
29	MERIDIAN & VISION COURT SANITARY SEWER PLAN & PROFILE
30	ROADWAY SECTIONS AND DETAILS - SHEET 1
31	ROADWAY SECTIONS AND DETAILS - SHEET 2
32	DETAILS SHEET 1
33	UTILITY DETAILS

NOTES

- TOTAL ACREAGE OF SUBDIVISION 17.58± AC
- CITY OF CODY ZONING: R2

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PARK COUNTY, THE CITY OF CODY, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UTILITY REPRESENTITIVES

UTILITY	PROVIDER	PHONE
TREATED WATER	CITY OF CODY	527-7511
SANITARY SEWER	CITY OF CODY	527-7511
ELECTRIC	CITY OF CODY	527-7511
NATURAL GAS	BLACK HILLS ENERGY	587-2958
STORM	CITY OF CODY	527-7511
TELECOMMUNICATIONS	CHARTER/SPECTRUM	866-874-2389
TELECOMMUNICATIONS	CENTURYLINK	587-7159
TELECOMMUNICATIONS	TCT WEST	568-3357

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

CONSTRUCTION SET

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
COVER SHEET

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 6/18/2020
PROJECT: 190598
SHEET: 1 OF 33

K:\190598\3_Acad\dwg\Sheets\1 COVER SHEET.dwg, 6/18/2020 9:16:57 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
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GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN HERE-IN ARE THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED NOR SHALL IT BE CONSIDERED COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE CALL OF WYOMING 1-800-849-2476 AT LEAST 48 HOURS PRIOR TO DIGGING. A ONE-CALL OF WYOMING WAS PREVIOUSLY COMPLETED FOR THIS PROJECT. WHEN CALLING ONE-CALL OF WYOMING REFERENCE TICKET NUMBER 2019501421.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON AS-BUILT PLANS. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO CONSTRUCTION OF NEW IMPROVEMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES COMPLETE AND INCOMPLETE UNTIL ACCEPTED BY THE CITY OF CODY.
4. ANY PERMITS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES FOR CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR MATERIALS TESTING AND 72 HOURS NOTICE FOR CONSTRUCTION STAKING.
6. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWNS AS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES.
7. CONTRACTOR SHALL OBTAIN AND REVIEW ALL NECESSARY STANDARDS, PLANS, AND SPECIFICATIONS IN DETAIL PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS, INCLUDING APPROVED PLANS, AND REFERENCED STANDARDS SHALL BE ON-SITE AT ALL TIMES. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK IN THAT AREA.
8. ALL ELEVATIONS SHOWN TO BE EXISTING ARE FROM A RECENT SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
9. QUANTITIES SHOWN HERE-IN ARE FOR ESTIMATE PURPOSES ONLY. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE CONSTRUCTION QUANTITIES.
10. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION. IF ANY SURVEY MONUMENTS ARE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO RE-ESTABLISH AND RECORD THE MONUMENT CHANGE PER STATE LAW.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS INCLUDING, BUT NOT LIMITED TO, TRENCH SAFETY AND CONFINED SPACE ENTRY.
12. ALL REVISIONS TO DRAWINGS SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR KEEPING COMPLETE RECORD OF CHANGES AND SHALL MAKE SUCH RECORD AVAILABLE TO THE ENGINEER. THE ENGINEER SHALL PROVIDE AS-BUILT DRAWINGS TO THE CITY OF CODY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
14. CONTRACTOR SHALL NOT INTERRUPT OR DISTURB ANY UTILITY FACILITY WITHOUT AUTHORITY FROM THE UTILITY COMPANIES. WHERE PROTECTION IS REQUIRED TO ENSURE INTEGRITY OF UTILITY FACILITIES (INCLUDING CITY-OWNED), CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY PROTECTION.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS IN ADVANCE OF STARTING ANY WORK. A PRE-CONSTRUCTION MEETING SHALL BE SET-UP WITH THE CITY OF CODY AND THE ENGINEER. THE CONTRACTOR, HIS SUBCONTRACTORS, AND A REPRESENTATIVE FROM EACH OF THE UNDERGROUND UTILITIES SHALL BE PRESENT.
16. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND TO THE BEST OF THE ENGINEERS KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THE PLANS.
17. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROJECT. FEES, IMPLEMENTATION, AND SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WDEQ) IS THE RESPONSIBILITY OF THE CONTRACTOR. ADJACENT PROPERTIES SHALL BE PROTECTED USING WHATEVER MEANS NECESSARY. FUGITIVE DUST FROM CONSTRUCTION SHALL BE CONTROLLED BY FREQUENT WATERING AND/OR CHEMICAL STABILIZATION AS NECESSARY. UNDER NO CIRCUMSTANCES SHALL ERODED MATERIAL BE ALLOWED TO LEAVE THE SITE. SILT FENCE, SEDIMENT TRAPS, INLET PROTECTION, OR OTHER EROSION CONTROL DEVICES SHALL BE USED TO SATISFY THE REQUIREMENTS OF THE SWPPP OR AS BY WDEQ.
18. ANY CONSTRUCTION DEBRIS SHALL BE CLEANED OFF OF STREETS BEFORE OPENING TO TRAFFIC.
19. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS (WPW) STANDARD SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE NOTED ON THESE PLANS OR SEPARATE SPECIFICATIONS. IN THE ABSENCE OF GUIDANCE FROM WPW, FOLLOW SPECIFICATIONS ISSUED UNDER SEPARATE DOCUMENTS.
20. A WDEQ PERMIT TO CONSTRUCT (PERMIT 20-169) HAS BEEN ISSUED FOR ALL THREE PHASES OF THIS PROJECT. IF THE WDEQ PERMIT TO CONSTRUCT EXPIRES BEFORE CONSTRUCTION BEGINS ON ANY PHASES THE PLANS MUST BE REVISED AND SUBMITTED FOR ADDITIONAL WDEQ REVIEW. PERMIT 20-169 EXPIRES ON MAY 31. 2025.
21. CONSTRUCTION ACCESS SHALL BE LIMITED TO SHERIDAN AVENUE AND 38TH STREET AS MUCH AS POSSIBLE.

WATER GENERAL NOTES:

1. PIPE DEFLECTION SHALL BE LIMITED TO HALF OF PIPE MANUFACTURERS RECOMMENDATIONS.
2. A 10 FOOT MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, AND WATER SERVICES. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF SEWER MAIN, SEWER SERVICE, WATER MAIN, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
3. A ONE (1) FOOT MINIMUM VERTICAL SEPARATION FROM ANY DRY UNDERGROUND UTILITY CROSSING SHALL BE PROVIDED FOR SEWER MAINS, SEWER SERVICES, WATER MAINS, OR WATER SERVICE TO OUTSIDE OF UNDERGROUND UTILITY.
4. A TWO (2) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ANY SEWER MAIN OR STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER MAIN OR STORM DRAIN.
5. CONTRACTOR EXCEPTIONS OR DEVIATIONS FROM THE ABOVE MINIMUM CLEARANCES MUST BE APPROVED AND SHOWN ON THE APPROVED WATER AND SEWER PLANS. WHEN UTILITY CONFLICTS ARE FOUND DURING CONSTRUCTION, ALL CHANGES AND REVISIONS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
6. ANY AND ALL MORE STRINGENT REQUIREMENTS REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
7. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR FROM THE WATER MAIN.
8. ALL SERVICES SHALL RUN IN A STRAIGHT LINE FROM THE WATER MAIN.
9. NEITHER WATER SERVICE METER BOX OR ANY PORTION OF A WATER SERVICE SHALL BE INSTALLED UNDER AN EXISTING OR PROPOSED DRIVEWAY OR SIDEWALK RAMP.
10. CONCRETE OR ASPHALT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED IN-KIND PRIOR TO FINAL INSPECTION.
11. ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
12. MINIMUM COVER FOR WATER MAIN DISTRIBUTION AND LATERALS SHALL BE 72 IN. STREET SHALL BE BROUGHT TO SUBGRADE AND SEWER MAIN SHALL BE INSTALLED BEFORE WATER MAIN LINE INSTALLED.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SET WATER VALVE LID AND COVER TO FINISH GRADE AFTER PAVING. ALL VALVES MUST BE "WORKABLE" AT ALL TIMES.
14. THE CONTRACTOR SHALL TEST AND CHLORINATE NEW WATER MAINS AND SERVICES AND PROVIDE BACTERIOLOGICAL TEST RESULTS TO THE CITY OF CODY PRIOR TO CONNECTING TO THE EXISTING WATER MAIN. ALL SUCH CONNECTIONS SHALL BE PERFORMED IN THE PRESENCE OF ENGINEER.
15. CONTRACTOR SHALL DISINFECT ALL PIPELINES AND APPURTENANCES AFTER THEY HAVE BEEN SUBJECTED TO HYDROSTATIC AND LEAKAGE TESTING. PRIOR TO DISINFECTION, THE NEW LINES SHALL BE FLUSHED TO CLEAN ALL DIRT INSIDE. THE METHOD OF DISINFECTING SHALL CONFORM TO PROVISIONS OF AWWA C-601 (LATEST). THE CONCENTRATION OF THE DOSAGE APPLIED SHALL BE PRESCRIBED BY THE CITY OF CODY AND SHALL BE AT LEAST 50 PPM. IT SHALL NOT EXCEED 200 PPM. CHLORINATED WATER SHALL REMAIN IN THE PIPE LONG ENOUGH TO DESTROY ALL NON-SPORE FORMING BACTERIA (MIN. 24 HRS.).
16. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE EXISTING WATERLINES AT PROPOSED CONNECTIONS AND CROSSINGS AND VERIFY ELEVATIONS, LOCATIONS, AND SIZE OF EXISTING FACILITIES.
17. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION REQUESTING A SYSTEM SHUTDOWN FOR CONNECTIONS TO EXISTING SYSTEM. SAID NOTIFICATION SHALL BE MADE TO THE CITY ENGINEER A MINIMUM OF ONE WEEK PRIOR TO REQUESTED SHUTDOWN.

GRADING NOTES:

1. TOPSOIL THICKNESS IS ASSUMED TO BE 6". TOPSOIL SHALL BE STRIPPED FROM CONSTRUCTION AREAS AND STOCKPILED.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.

MATERIAL SPECIFICATIONS

1. ALL SUBBASES AND BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH AASHTO 180.
2. CRUSHED BASE COURSE:
   - A. THE MATERIAL PRODUCED SHALL BE UNIFORMLY GRADED COARSE TO FINE COARSE AND SHALL NOT VARY FROM THE HIGH LIMIT ON ONE SIEVE TO THE LOW LIMIT ON AN ADJACENT SIEVE OR VICE VERSA.
   - B. THE PERCENTAGE PASSING THE NO. 200 SIEVE SHALL NOT EXCEED ONE HALF OF THE PERCENTAGE PASSING THE NO. 40 SIEVE.
   - C. THE MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT NOT GREATER THAN 25 AND A PLASTICITY INDEX NOT GREATER THAN 6, EXCEPT WHEN THE PLASTICITY INDEX IS ZERO, THE LIQUID LIMIT SHALL NOT EXCEED 30.
   - D. ALL CRUSHED BASE COURSE MATERIAL SHALL MEET THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH AASHTO T-27 & T-11:

SIEVE	% PASSING
1"	100
3/4"	90-100
1/2"	60-85
NO. 4	45-65
NO. 8	33-53
NO. 200	3-12

3. AGGREGATE FOR HOT PLANT PAVEMENT MIX: IN ACCORDANCE WITH WYOMING TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS - LATEST EDITION.
   - A. FOR COMPACTED THICKNESSES 3" OR LESS, USE WYOT 1/2" MAXIMUM AGGREGATE.
   - B. FOR COMPACTED THICKNESSES GREATER THAN 3", USE WYDOT 3/4" MAXIMUM AGGREGATE FOR FIRST LIFT. SECOND LIFT SHALL BE MINIMUM COMPACTED THICKNESS OF 1 1/2", 1/2" MAXIMUM AGGREGATE.
   - C. MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST. FREE OF FOREIGN MATTER.
4. PRIMER A CUT-BACK LIQUID ASPHALT OF THE MEDIUM CURING TYPE, GRADE C-70 AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D2027. BITUMINOUS HOT MIX PAVEMENT SHALL BE APPROVED BY THE CITY ENGINEER BEFORE ANY WORK MAY BEGIN.
5. TACK COAT: A CATIONIC SLOW SET EMULSIFIED ASPHALT MIXED WITH AN EQUAL AMOUNT OF WATER, GRADE CSS-1H, AND SHALL COMPLY WITH REQUIREMENTS OF ASTM D244. OTHER GRADES OF EMULSIFIED ASPHALT WILL BE CONSIDERED TESTING OR EXPERIENCE THAT ANOTHER GRADE IS MORE SUITABLE.
6. MIX DESIGN: A COMPLETE MIX DESIGN MEETING THE REQUIREMENTS OF AI MS-2 COMPLETED WITHIN THE LAST 24 MONTHS FOR THE SPECIFIC MATERIALS TO BE USED SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK.

   AI MS-2 ESTABLISHES THE FOLLOWING REQUIREMENTS FOR THE ASPHALT CEMENT CONCRETE FOR A MEDIUM TRAFFIC VOLUME:

STABILITY (LB, MINIMUM)	1200
FLOW (0.01")	8 TO 16
PERCENT AIR VOIDS (%)	3 TO 5
VOIDS IN MINERAL AGGREGATE (%, MINIMUM)	15

7. CONCRETE SPECIFICATIONS:
   - A. CEMENT SHALL BE PORTLAND CEMENT, TYPE II CONFORMING TO THE REQUIREMENTS OF ASTM C-150. (IF SPECIAL CONDITIONS WARRANT IT, THE USE OF A DIFFERENT TYPE OF CEMENT MAY BE APPROVED BY THE ENGINEER)
   - B. AGGREGATE GENERAL - GRAVEL, CRUSHED SLAG, CRUSHED STONE, OR OTHER INERT MATERIALS, COMPOSED OF HARD, STRONG, DURABLE PARTICLES FREE OF INJURIOUS COATINGS.
   - C. FINE AGGREGATE:
     1) THE MAXIMUM PERCENTAGE OF DELETERIOUS SUBSTANCES SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:

COAL AND LIGNITE	0.3%
CLAY LUMPS	0.5%
OTHER DELETERIOUS SUBSTANCES	2.0%

     2) WHEN TESTED IN ACCORDANCE WITH THE LOS ANGELES RATTLER METHOD, THE COARSE AGGREGATE SHALL NOT SHOW A WEAR IN EXCESS OF 40%.
     3) THE FINE AGGREGATE SHALL BE FREE FROM INJURIOUS AMOUNTS OF ORGANIC IMPURITIES.
   - D. COARSE AGGREGATE:
     1) THE MAXIMUM PERCENTAGE OF DELETERIOUS SUBSTANCES SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:

SOFT FRAGMENTS	1%
COAL AND LIGNITE	0.3%
CLAY LUMPS	0.3%
OTHER DELETERIOUS SUBSTANCES	2.0%

     2) THE COARSE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SIEVE	% PASSING
3/8"	100
NO. 4	95-100
NO. 16	45-80
NO. 50	10-30
NO. 100	2-10
NO. 200	0-4

     3) THE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/2"	100
1"	95-100
1/2"	25-60
NO. 4	0-10
NO. 8	0-5
NO. 200	0-2

   - E. ADMIXTURES AND AIR-ENTRAINING AGENTS SHALL BE APPROVED BY THE ENGINEER AS RECOMMENDED WITHIN THE REQUIRED MIX DESIGN AS PREPARED BY A QUALIFIED TESTING LABORATORY.
   - F. ALL CONCRETE PLACED SHALL HAVE A SLUMP OF BETWEEN 1" AND 4" WHEN TESTED IN ACCORDANCE WITH AASHTO T-119.
   - G. ALL CONCRETE PLACED SHALL MEET THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS:

LABORATORY MIXED SAMPLE	7 DAYS	2,860 PSI
	28 DAYS	4,000 PSI

8. GENERAL - ALL WORK ASSOCIATED WITH THE DETAILS SHOWN ON THIS PAGE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, UNLESS OTHER SPECIFICATIONS ARE PROVIDED IN THE PROJECT MANUAL.

K:\190598\3_Acad\dwg\Sheets\2 GENERAL NOTES.dwg, 6/18/2020 9:17:06 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
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Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE:	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
GENERAL NOTES

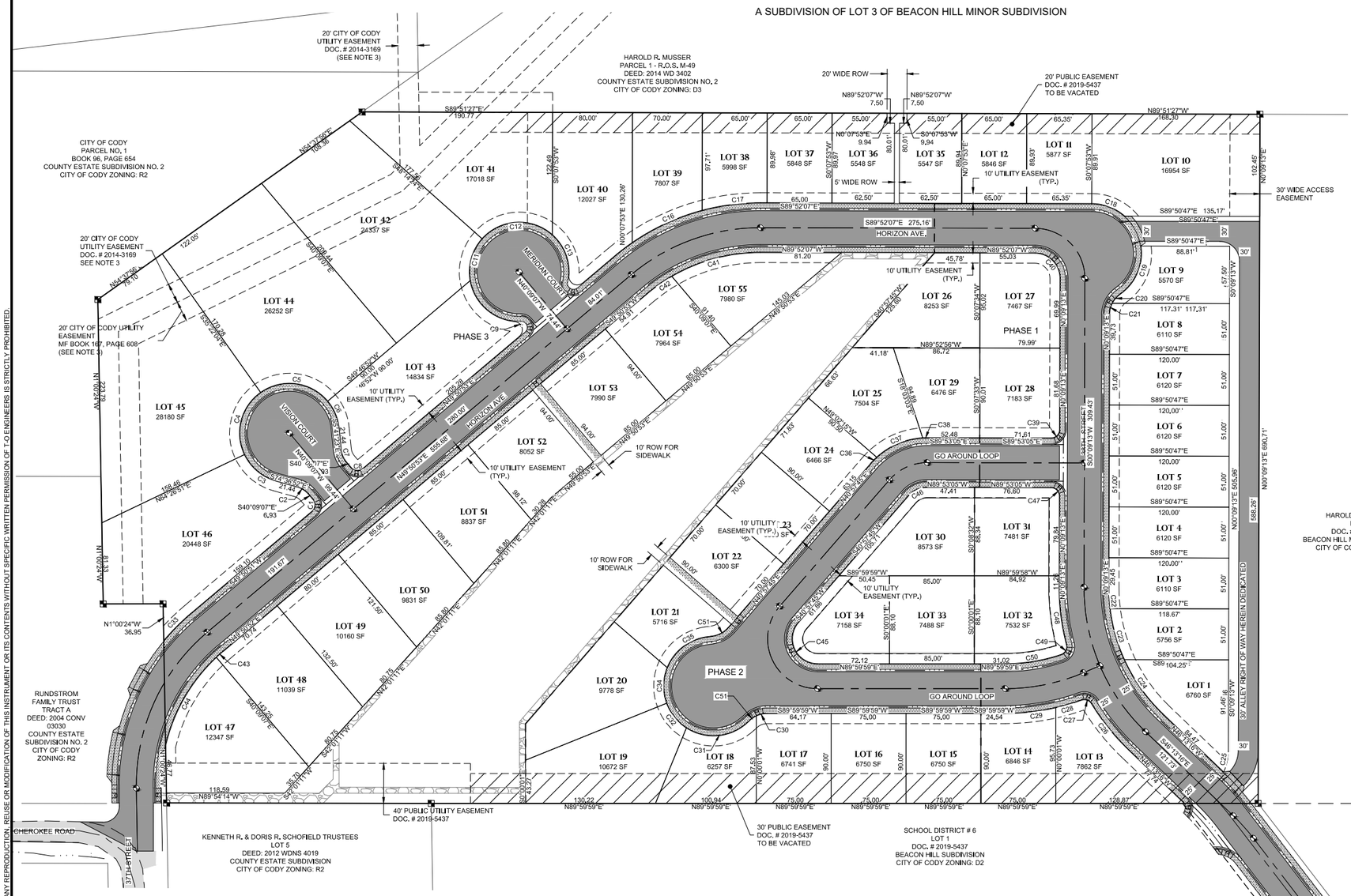
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

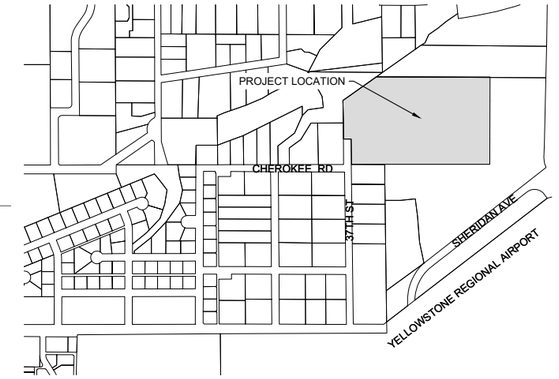
DATE:	June 17, 2020
PROJECT:	190598

THE PRELIMINARY PLAT OF

THE LANDING

A SUBDIVISION OF LOT 3 OF BEACON HILL MINOR SUBDIVISION





VICINITY MAP
SCALE 1" = 600'

PARCEL CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	8.33'	13.09'	90°00'00"
C2	23.33'	14.03'	34°27'44"
C3	50.00'	42.81'	49°03'43"
C4	50.00'	69.97'	80°11'05"
C5	50.00'	74.58'	85°28'02"
C6	50.00'	29.86'	34°12'44"
C7	23.33'	14.03'	34°27'44"
C8	8.33'	13.09'	90°00'00"
C9	8.33'	19.60'	134°48'23"
C11	50.00'	45.30'	51°54'55"
C12	50.00'	78.37'	89°48'19"
C16	225.00'	77.58'	19°45'17"
C17	225.00'	59.12'	15°03'13"
C18	50.00'	36.16'	41°26'17"
C19	50.00'	55.33'	63°24'33"
C20	25.00'	12.21'	27°59'11"
C21	25.00'	11.69'	26°48'00"
C22	175.00'	21.61'	7°04'25"
C23	175.00'	53.20'	17°25'08"
C24	175.00'	66.84'	21°52'56"
C25	50.00'	21.61'	24°45'43"
C26	225.00'	59.16'	15°03'50"
C27	8.33'	11.44'	78°41'01"
C28	225.00'	27.02'	6°52'53"
C29	225.00'	50.89'	12°57'33"
C30	25.00'	11.20'	25°39'34"

PARCEL CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C31	50.00'	68.61'	78°37'04"
C32	50.00'	32.26'	36°57'47"
C33	225.00'	38.23'	9°44'05"
C34	50.00'	36.44'	41°45'35"
C35	50.00'	56.52'	64°46'05"
C36	75.00'	8.70'	6°38'40"
C37	75.00'	50.98'	38°56'45"
C38	75.00'	4.65'	3°32'59"
C39	8.33'	13.08'	89°57'42"
C40	25.00'	39.27'	90°00'40"
C41	175.15'	92.83'	30°22'01"
C42	175.00'	30.24'	9°54'05"
C43	175.00'	9.27'	3°02'04"
C45	25.00'	57.14'	130°57'46"
C46	25.03'	21.47'	49°08'24"
C47	8.33'	13.10'	90°02'18"
C48	225.00'	58.32'	14°51'02"
C49	8.33'	12.52'	86°05'34"
C50	175.00'	56.82'	18°36'14"
C51	25.00'	19.88'	45°34'23"

STREET CENTER CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C52	200.00'	177.52'	50°51'20"
C53	200.00'	140.62'	40°17'00"
C54	50.00'	78.55'	90°00'40"
C55	200.00'	161.88'	46°22'30"
C56	200.00'	30.33'	8°41'20"
C57	200.00'	80.40'	23°02'00"
C58	50.00'	114.29'	130°57'50"
C59	50.00'	42.92'	49°10'50"

LEGAL DESCRIPTION

LOT 3, BEACON HILL MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK 'P' OF PLATS, PAGE 28, RECORDS OF PARK COUNTY, WYOMING.

CONTAINING 17.58± ACRES

OWNER:

KIP B. THIEL CONSTRUCTION, INC.,
P.O. BOX 445
POWELL, WY. 82435
DOCUMENT #2019-5437

NOTES:

1. ROAD SECTION. THE ROADS WITHIN THE PLAT ARE TO BE CONSTRUCTED TO CITY OF CODY ROAD STANDARDS FOR A LOCAL ROAD, OPTION B. THE ROAD SECTION TO CONSIST OF 2 - 11 FOOT TRAVEL LANES WITH 8 FOOT PARALLEL PARKING ON EACH SIDE, CURB GUTTER AND SIDEWALK. TOTAL SECTION WIDTH IS 49 FEET.
2. THE 30' RIGHT OF WAY (ROW) FOR THE ALLEY ALONG THE EAST PROPERTY LINE WILL CONTAIN A 20' GRAVEL ROAD.
3. THE EXISTING 20' UTILITY EASEMENT TO THE CITY OF CODY RECORDED IN MF BOOK 167, PAGE 608, CONTAINS A SANITARY SEWER LINE, DOMESTIC WATER LINE, UNDERGROUND POWER AND TELECOMMUNICATION LINES THAT WILL BE REROUTED TROUGH THE PLAT DURING PHASE 3 CONSTRUCTION. ONCE SAID LINES HAVE BEEN REROUTED, THE EASEMENT IS TO BE VACATED.

PLAT PHASING

PHASE 1 TO CONSIST OF LOTS 1 - 14, 26 - 28, 31 AND 32.
PHASE 2 TO CONSIST OF LOTS 15 - 25, 29, 30, 33 AND 34.
PHASE 3 TO CONSIST OF LOTS 35 - 55.

LEGEND

EXISTING BOUNDARY
EASEMENT LINE
LOT LINES
PHASE LINE
NEW PAVEMENT

0 30 60 120 180

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION

PRELIMINARY PLAT

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 18, 2020
PROJECT: 190598
SHEET: 3 OF 33

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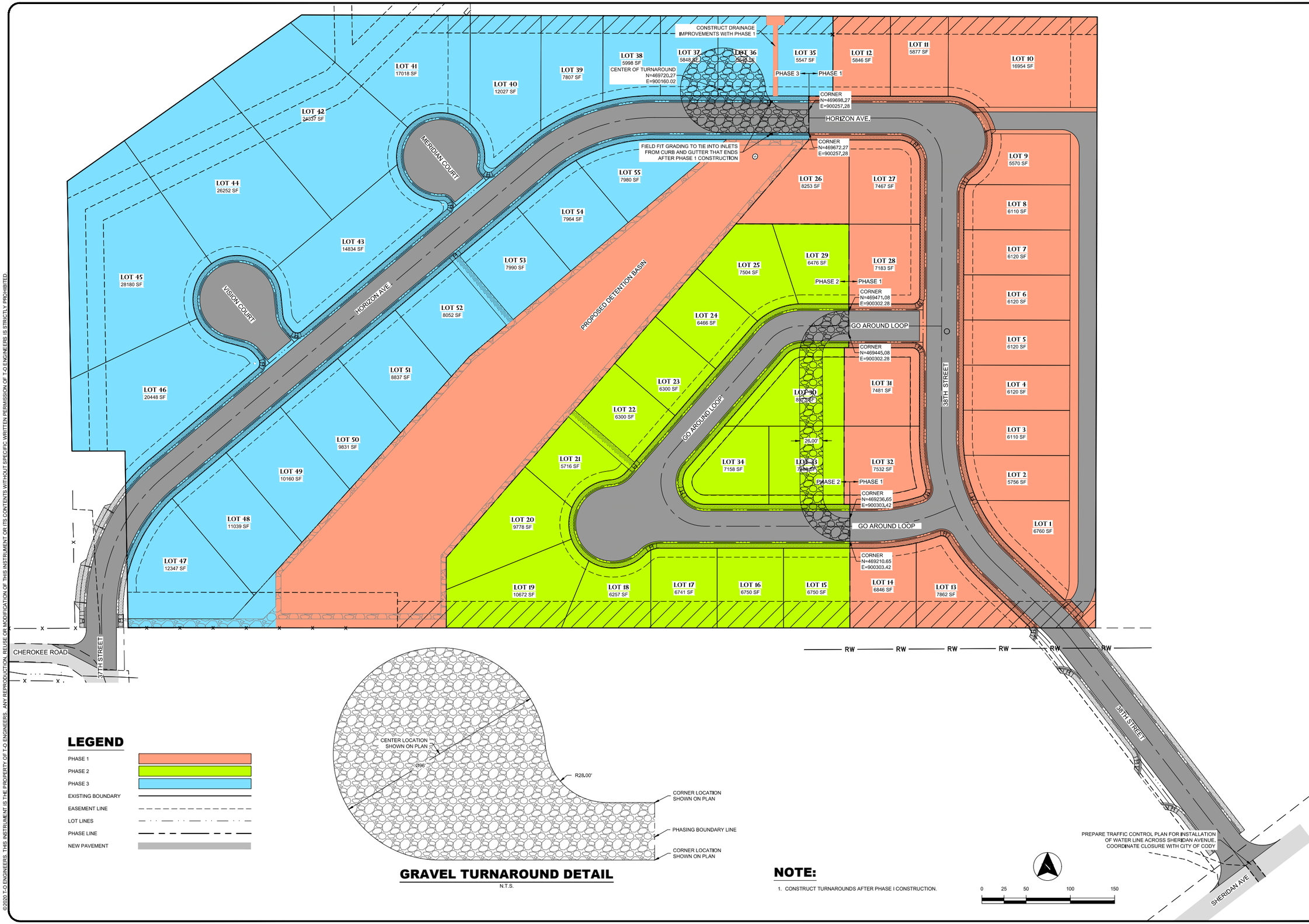

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- EXISTING BOUNDARY
- EASEMENT LINE
- LOT LINES
- PHASE LINE
- NEW PAVEMENT

GRAVEL TURNAROUND DETAIL

N.T.S.

NOTE:

1. CONSTRUCT TURNAROUNDS AFTER PHASE I CONSTRUCTION.

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE:	22"x34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

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PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
PHASING PLAN

ATTENTION:
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DATE: June 15, 2020
PROJECT: 190598
SHEET: 4 OF 33

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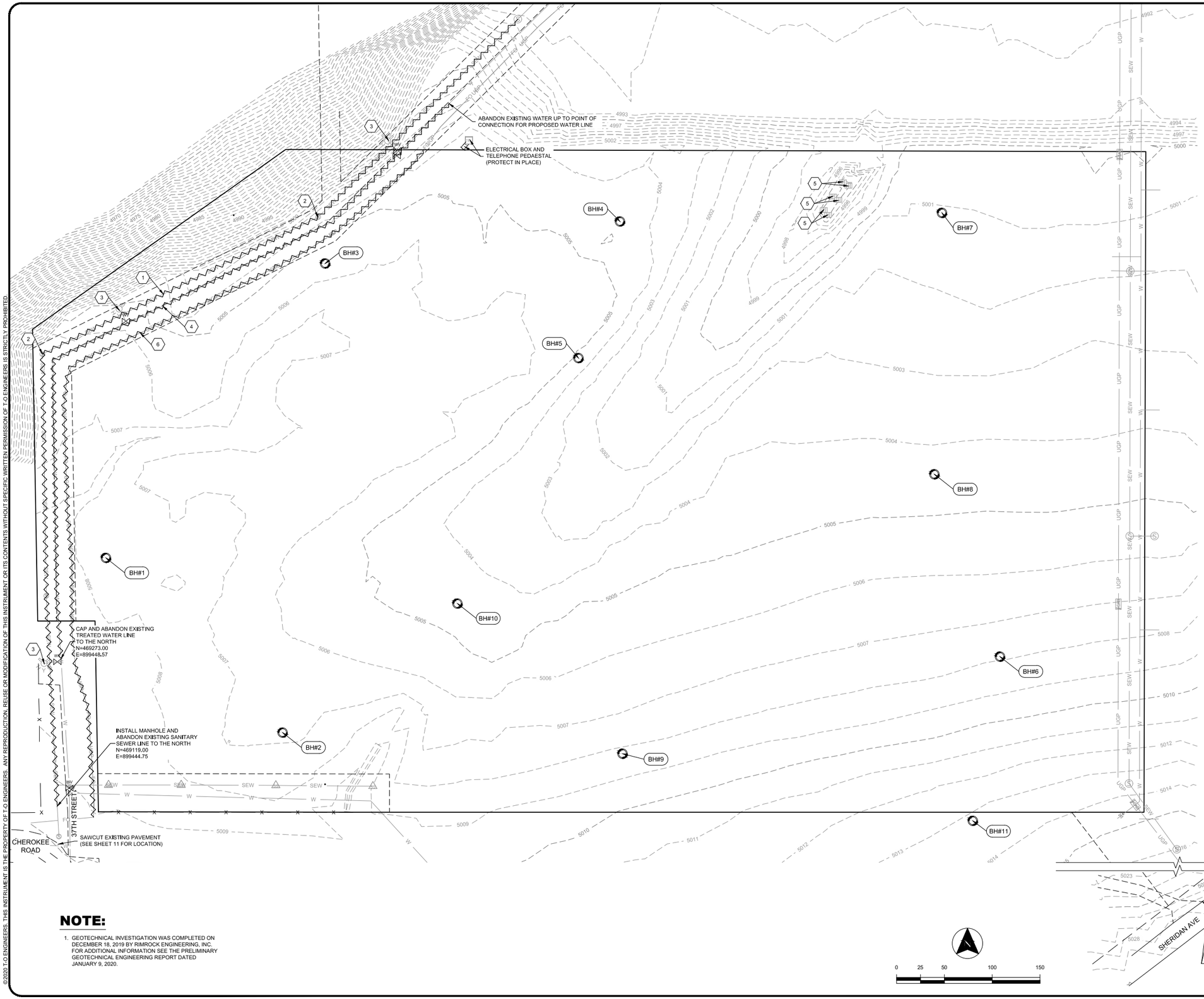

KEY NOTES:

1. ABANDON AND FLOW FILL ±1,090 L.F. OF 8" SANITARY SEWER LINE AFTER PHASE 3 UTILITIES ARE CONSTRUCTED.
2. SALVAGE/DEMOLISH MANHOLE ECCENTRIC CONES AND BARREL SECTIONS AFTER PHASE 3 UTILITIES ARE CONSTRUCTED. FILL THE BOTTOM OF MANHOLES WITH SAND OR GRAVEL. (2 TOTAL)
3. SALVAGE FIRE HYDRANTS AND FITTINGS AFTER PHASE 3 UTILITIES ARE CONSTRUCTED. (3 TOTAL)
4. CAP AND ABANDON ±743 L.F. OF 10" TREATED WATER LINE AFTER PHASE 3 UTILITIES ARE CONSTRUCTED.
5. DEMOLISH DRAINAGE STRUCTURES.
6. ABANDON ±910 L.F. OF UNDERGROUND POWER AND FIBER OPTICS AFTER PHASE 3 UTILITIES ARE CONSTRUCTED.

LEGEND

- SAW CUT
- DEMOLITION WORK
- EXISTING EASEMENT
- EXISTING SANITARY SEWER LINE — SEW
- EXISTING TREATED WATER — W
- EXISTING FENCE — X
- EXISTING UNDERGROUND POWER — UGP
- EXISTING FIBER OPTICS — FO
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE — WV
- GEOTECHNICAL BORINGS

NOTE:

1. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON DECEMBER 18, 2019 BY RIMROCK ENGINEERING, INC. FOR ADDITIONAL INFORMATION SEE THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JANUARY 9, 2020.

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
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PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION

EXISTING CONDITIONS AND DEMOLITION PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 17, 2020
PROJECT: 190598
SHEET: 5 OF 33

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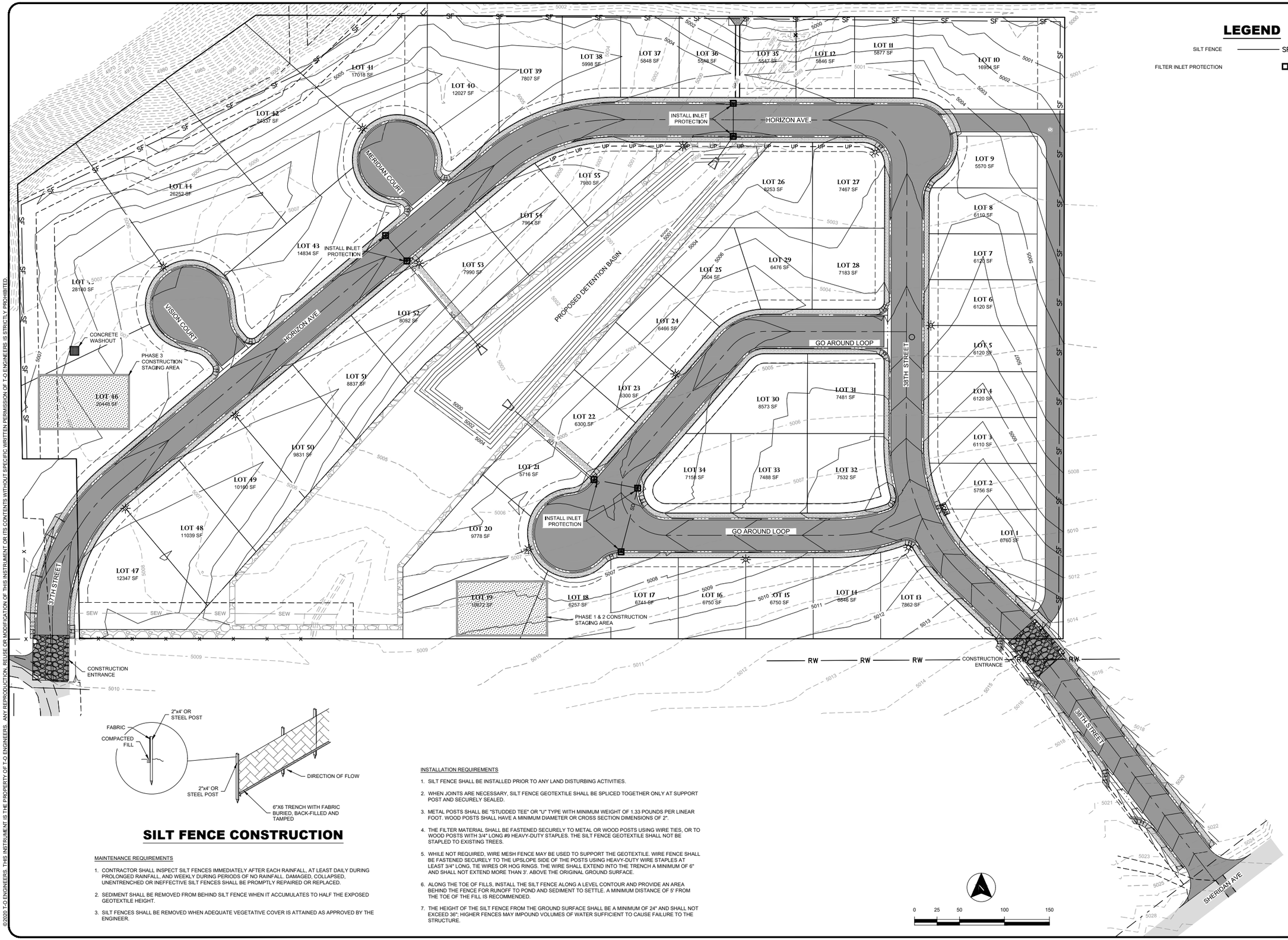

SILT FENCE CONSTRUCTION

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE ENGINEER.

INSTALLATION REQUIREMENTS

1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSIONS OF 2".
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3'. ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5' FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE A MINIMUM OF 24" AND SHALL NOT EXCEED 36"; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE TO THE STRUCTURE.

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
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THE LANDING MAJOR SUBDIVISION

EROSION CONTROL PLAN

ATTENTION:
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DATE: June 17, 2020
PROJECT: 190598
SHEET: 6 OF 33

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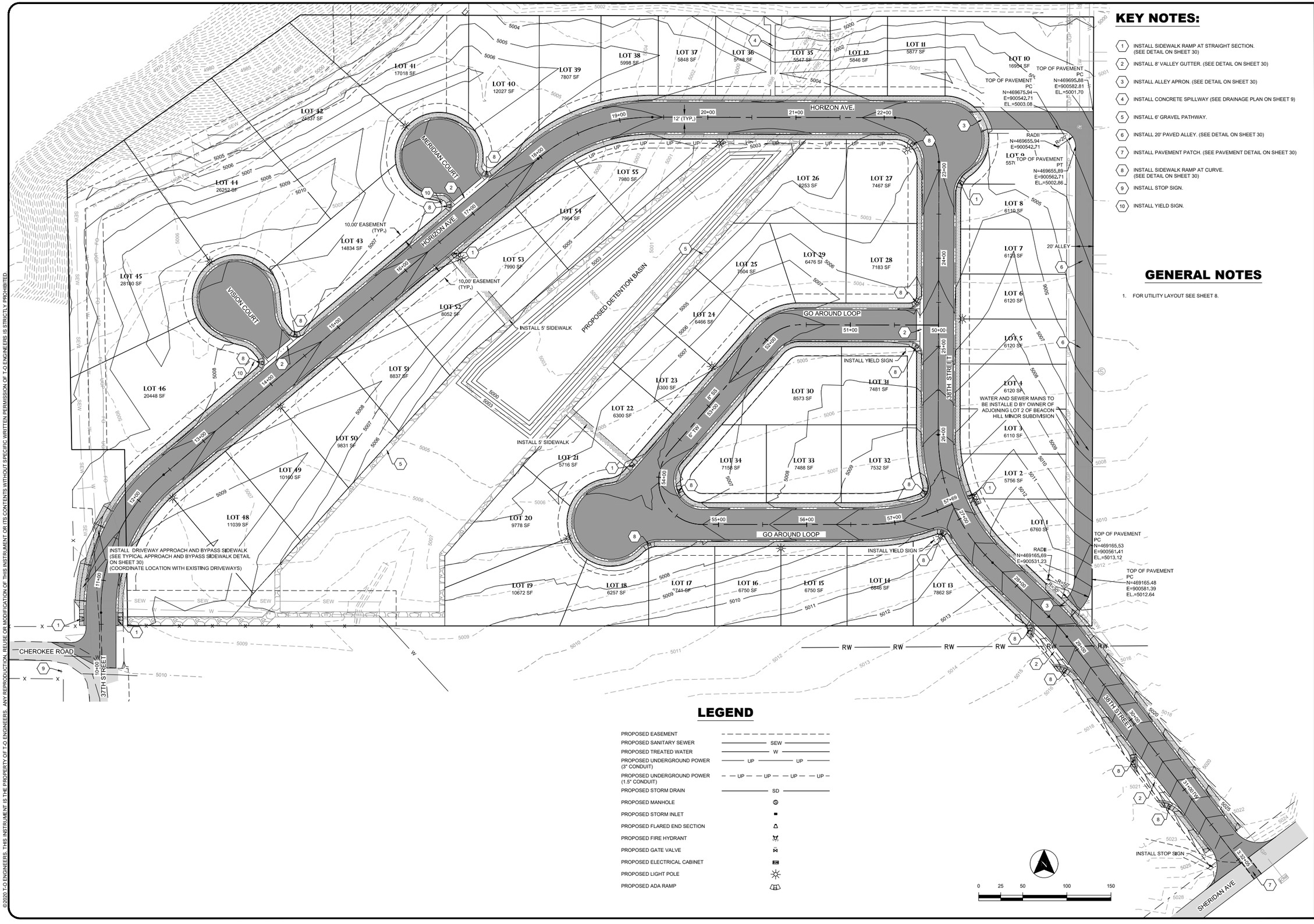

KEY NOTES:

1. INSTALL SIDEWALK RAMP AT STRAIGHT SECTION. (SEE DETAIL ON SHEET 30)
2. INSTALL 8' VALLEY GUTTER. (SEE DETAIL ON SHEET 30)
3. INSTALL ALLEY APRON. (SEE DETAIL ON SHEET 30)
4. INSTALL CONCRETE SPILLWAY (SEE DRAINAGE PLAN ON SHEET 9)
5. INSTALL 6' GRAVEL PATHWAY.
6. INSTALL 20' PAVED ALLEY. (SEE DETAIL ON SHEET 30)
7. INSTALL PAVEMENT PATCH. (SEE PAVEMENT DETAIL ON SHEET 30)
8. INSTALL SIDEWALK RAMP AT CURVE. (SEE DETAIL ON SHEET 30)
9. INSTALL STOP SIGN.
10. INSTALL YIELD SIGN.

GENERAL NOTES

1. FOR UTILITY LAYOUT SEE SHEET 8.

LEGEND

PROPOSED EASEMENT	
PROPOSED SANITARY SEWER	SEW
PROPOSED TREATED WATER	W
PROPOSED UNDERGROUND POWER (3" CONDUIT)	UP UP
PROPOSED UNDERGROUND POWER (1.5" CONDUIT)	UP UP UP UP
PROPOSED STORM DRAIN	SD
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED FLARED END SECTION	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
PROPOSED ELECTRICAL CABINET	
PROPOSED LIGHT POLE	
PROPOSED ADA RAMP	

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

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THE LANDING MAJOR SUBDIVISION

SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 18, 2020
PROJECT: 190598
SHEET: 7 OF 33

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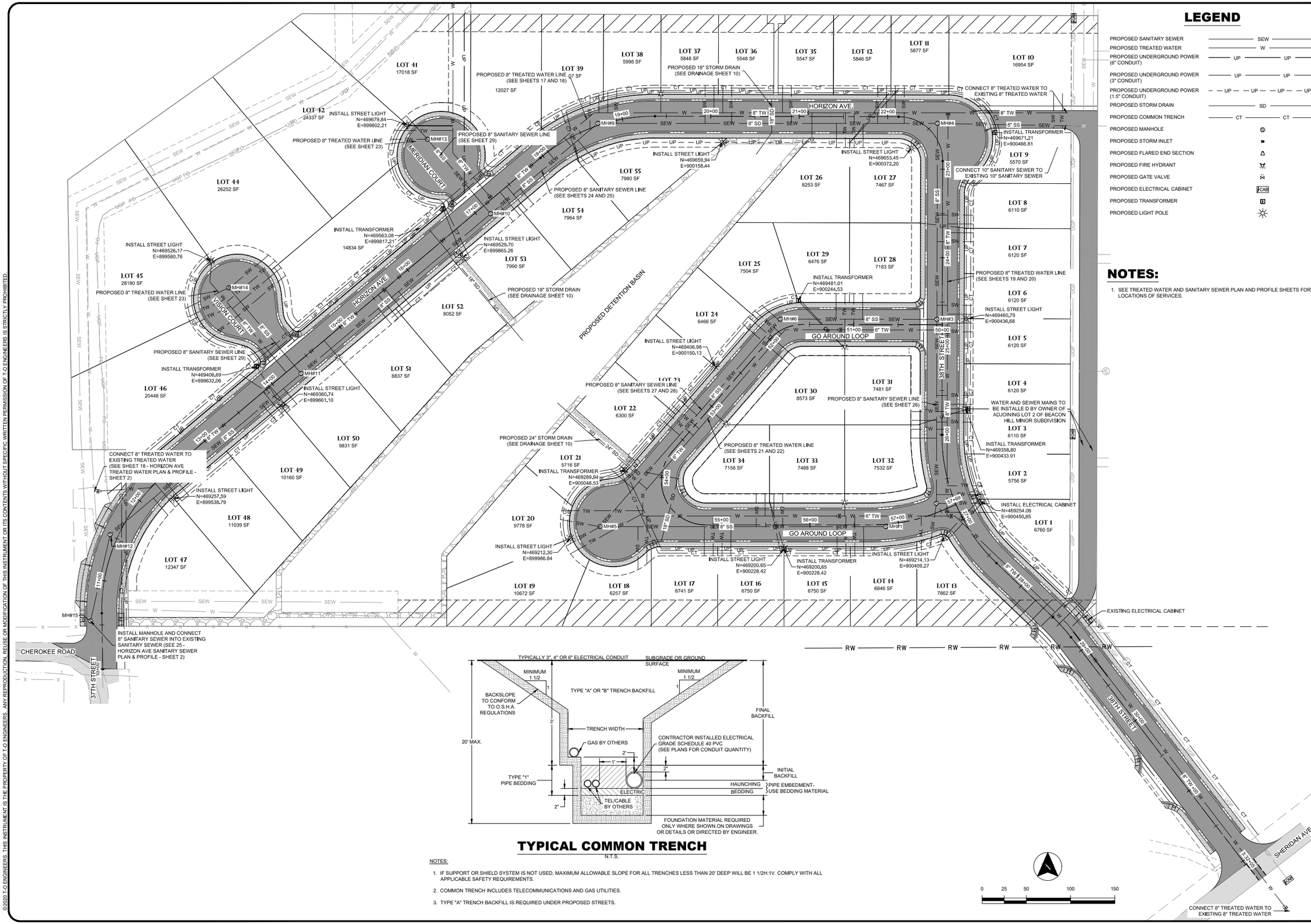

LEGEND

PROPOSED SANITARY SEWER	SEW
PROPOSED TREATED WATER	W
PROPOSED UNDERGROUND POWER (6" CONDUIT)	UP
PROPOSED UNDERGROUND POWER (3" CONDUIT)	UP
PROPOSED UNDERGROUND POWER (1.5" CONDUIT)	UP
PROPOSED STORM DRAIN	SD
PROPOSED COMMON TRENCH	CT
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED FLARED END SECTION	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
PROPOSED ELECTRICAL CABINET	CAB
PROPOSED TRANSFORMER	
PROPOSED LIGHT POLE	

NOTES:

1. SEE TREATED WATER AND SANITARY SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS OF SERVICES.

TYPICAL COMMON TRENCH

N.T.S.

NOTES:

1. IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MAXIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20' DEEP WILL BE 1 1/2H:1V. COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS.
2. COMMON TRENCH INCLUDES TELECOMMUNICATIONS AND GAS UTILITIES.
3. TYPE "A" TRENCH BACKFILL IS REQUIRED UNDER PROPOSED STREETS.

Professional Engineer JOSHUA MORRIS 16694 Date 6/18/2020 WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS		
NO.	DESCRIPTION	DATE

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PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION

MASTER UTILITY PLAN

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	June 16, 2020
PROJECT:	190598
SHEET:	8 OF 33

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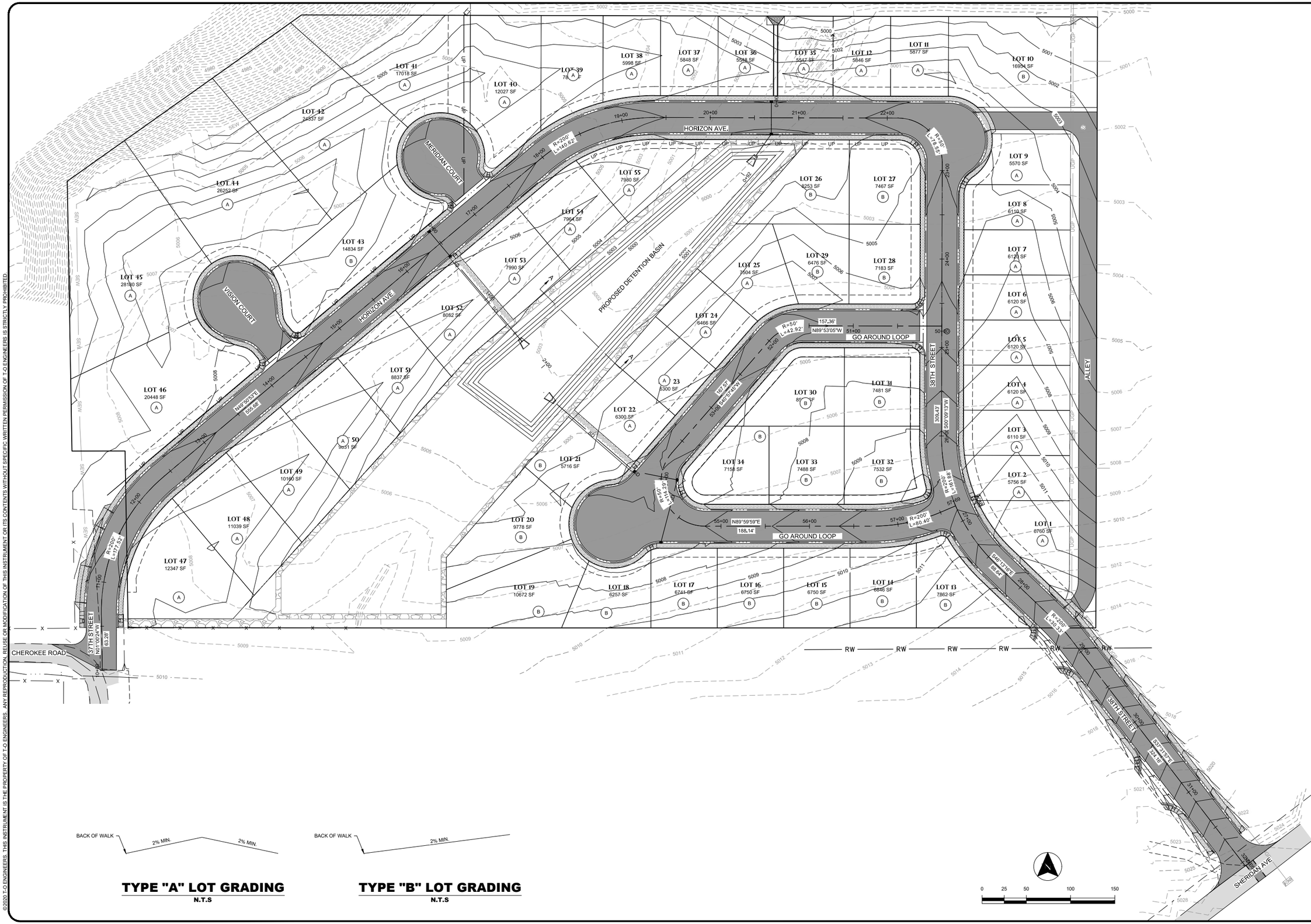

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JOSHUA MORRIS
16694
Date 6/18/20
WYOMING

BORDER SIZE:	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

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PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION

GRADING AND DRAINAGE PLAN

ATTENTION:
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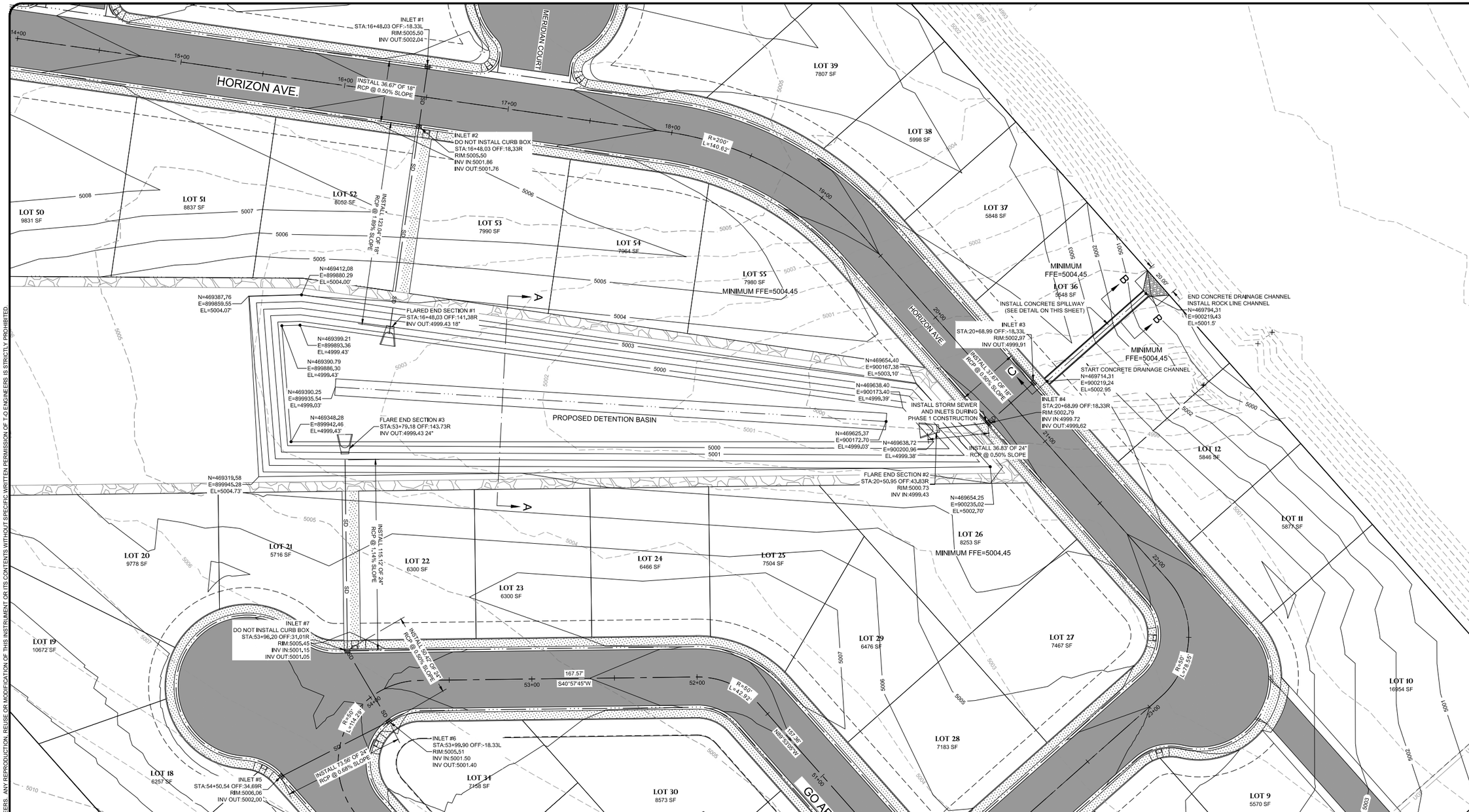
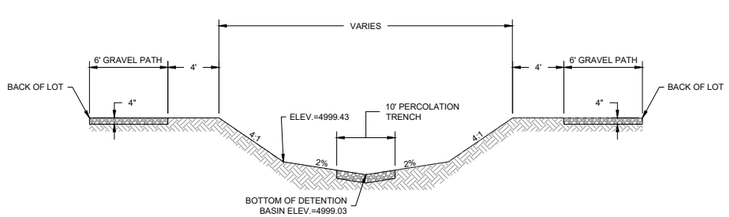
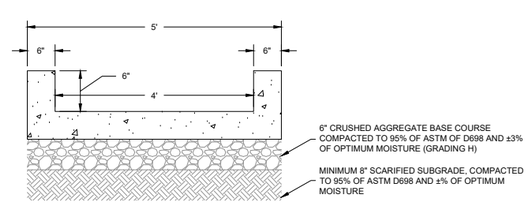
DATE: June 15, 2020
PROJECT: 190598
SHEET: 9 OF 33

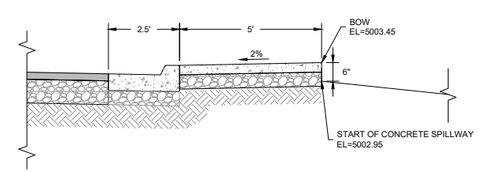




TYPICAL SECTION A-A
DETENTION BASIN



TYPICAL SECTION B-B
CONCRETE SPILLWAY



TYPICAL SECTION C-C
CONCRETE SPILLWAY

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
DESIGNED	LP
DRAWN	KES / RS
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

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DETENTION BASIN GRADING AND DRAINAGE PLAN

ATTENTION:
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IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 18, 2020
PROJECT: 190598
SHEET: 10 OF 33

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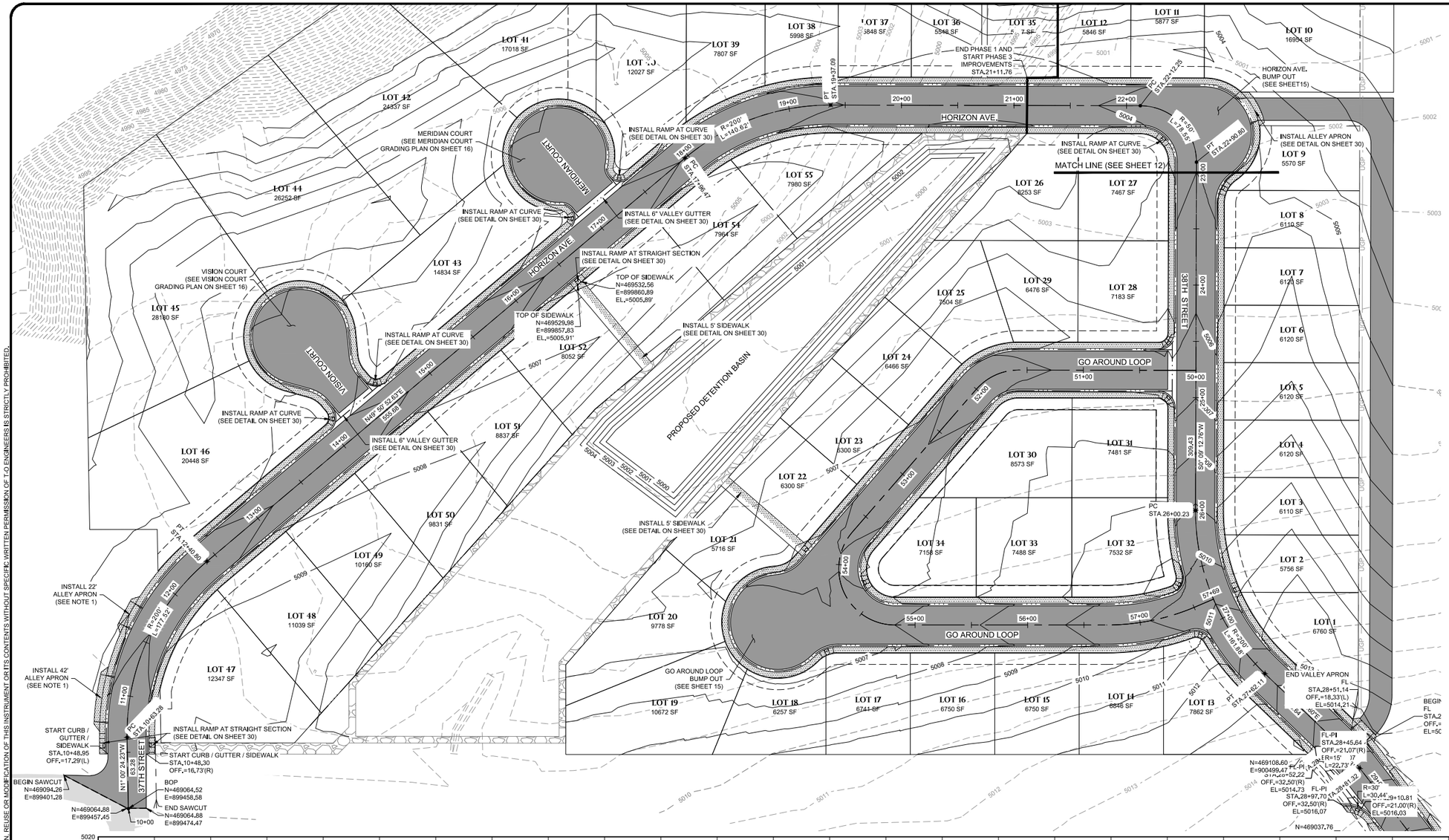

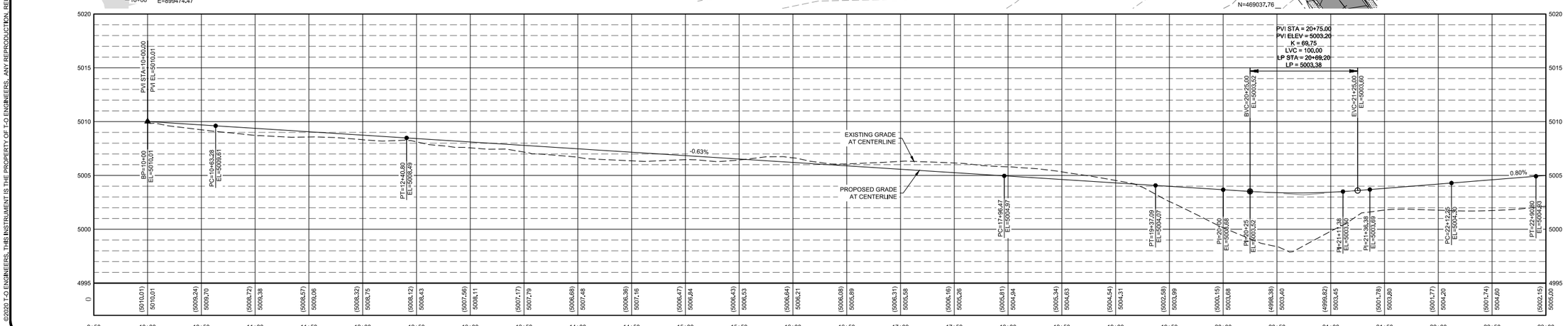

GENERAL NOTES

1. COORDINATE LOCATION AND WIDTH OF ALLEY APRONS TO MATCH EXISTING DRIVEWAYS.

Professional Engineer JOSHUA MORRIS 16694 Date 6/18/2020 WYOMING

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APPROVED	JAM

REVISIONS

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HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 1

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SHEET: 11 OF 33

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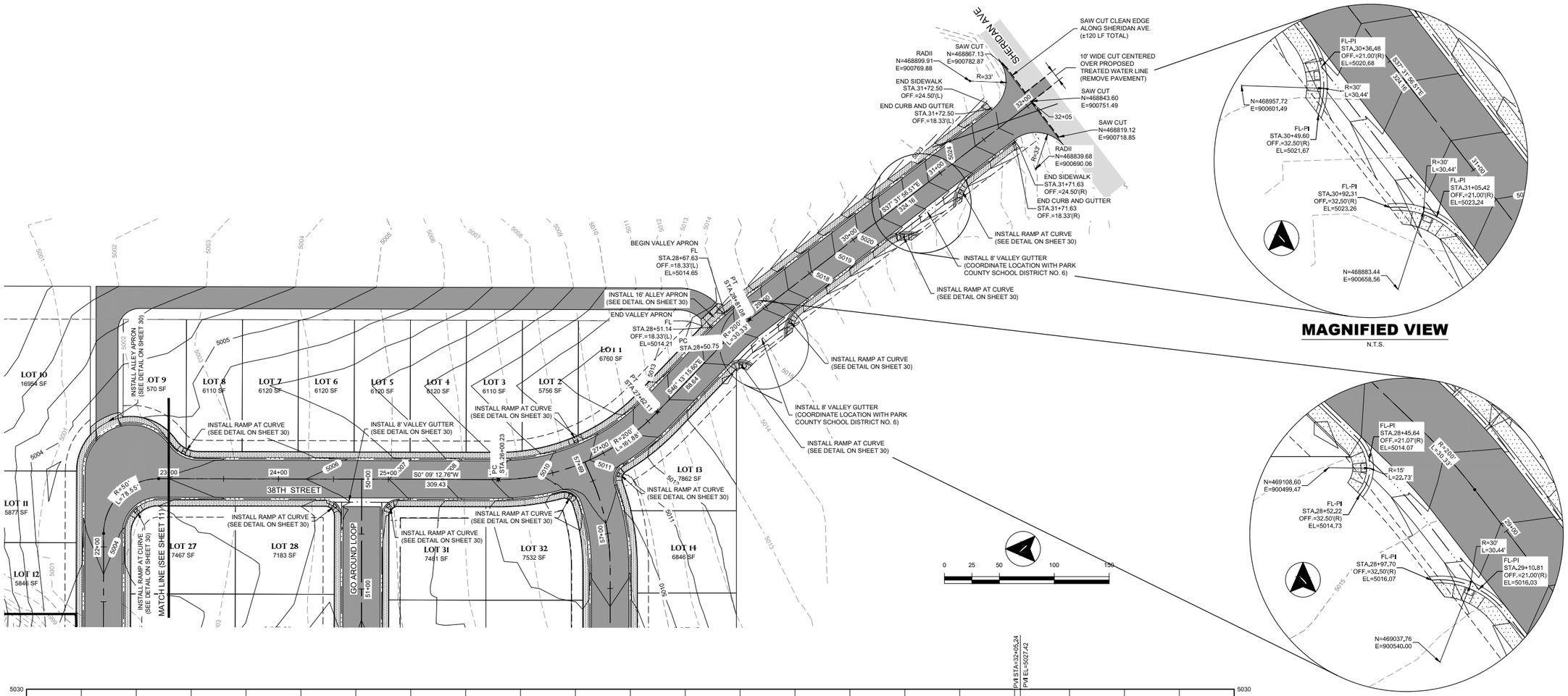

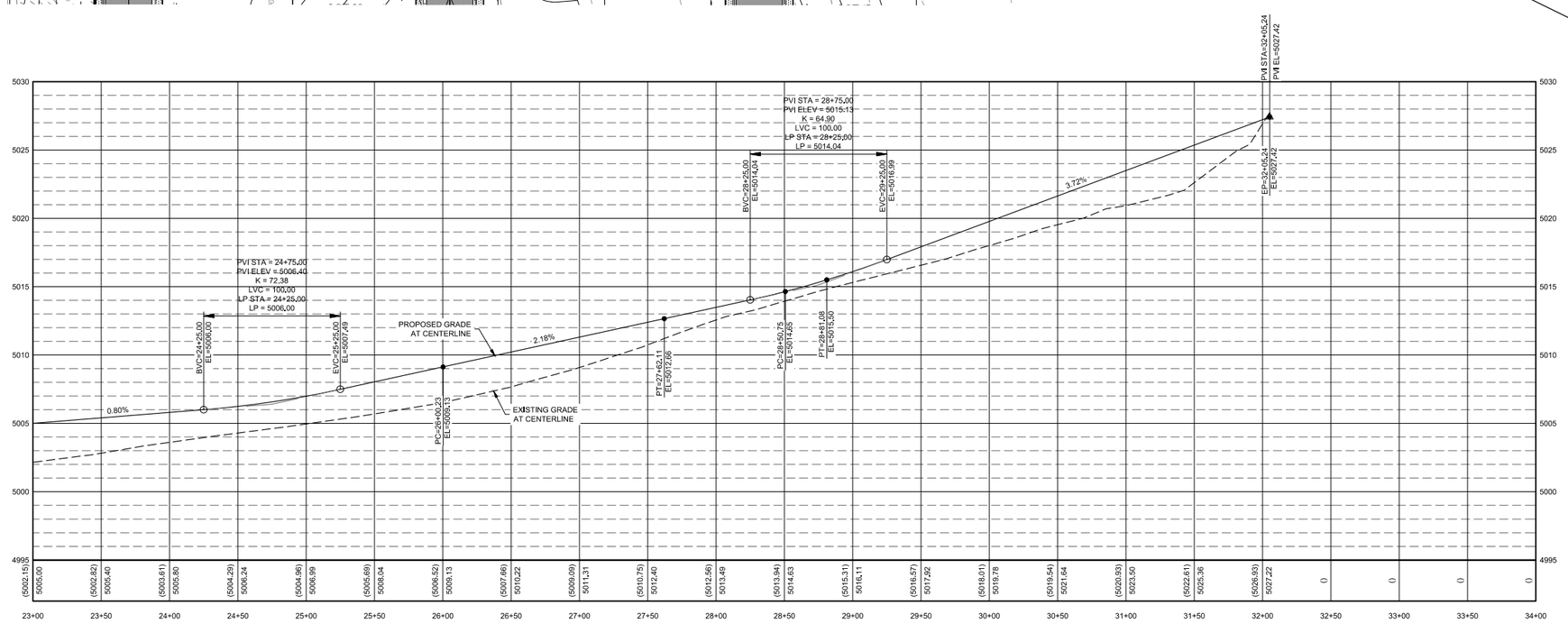

Professional Engineer
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16694
Date 6/18/2020
WYOMING

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HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2

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PROJECT: 190598
SHEET: 12 OF 33

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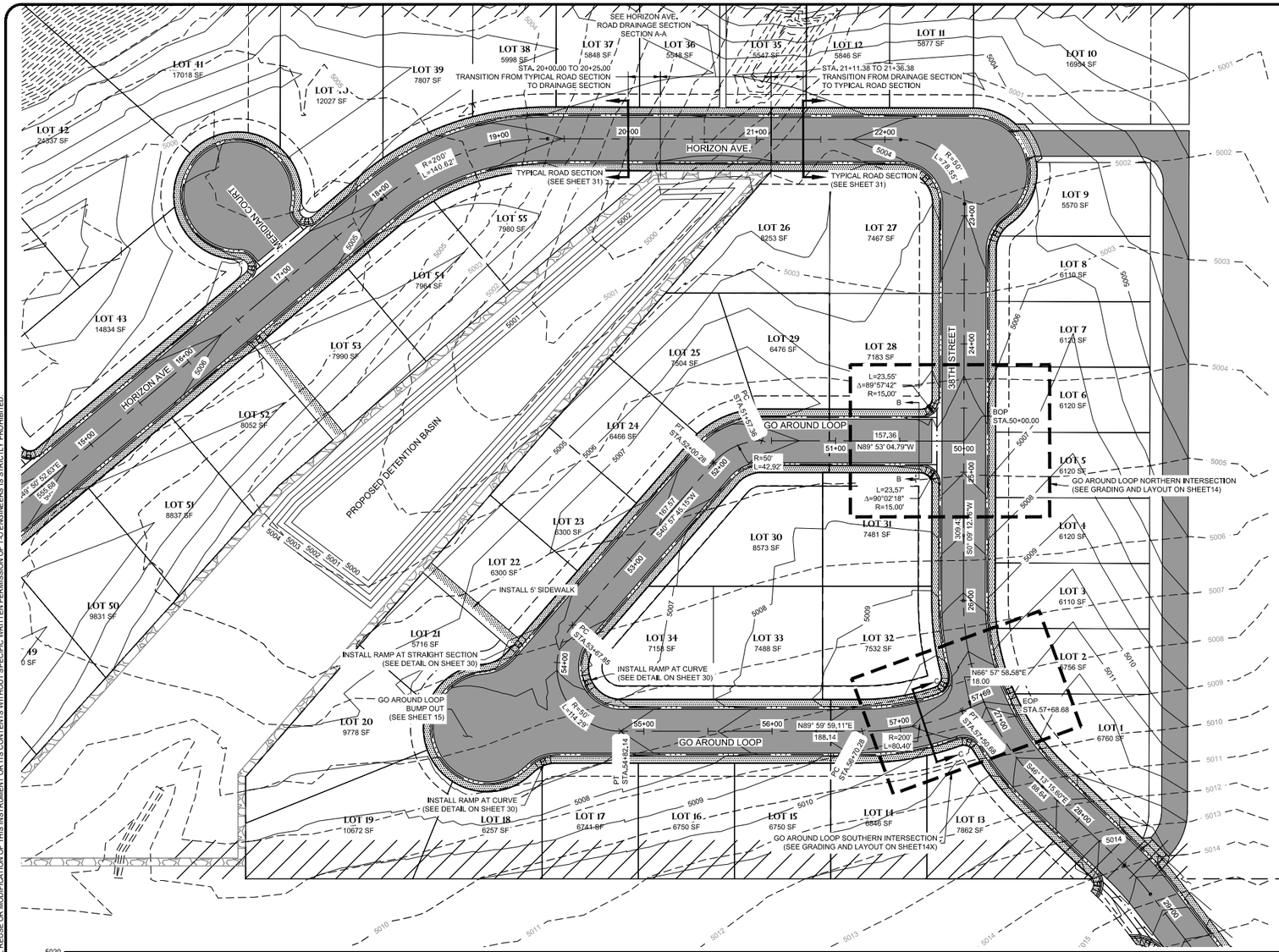
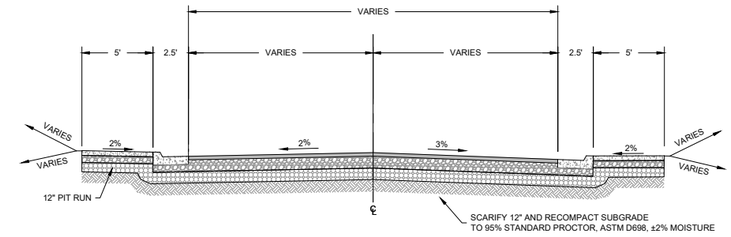
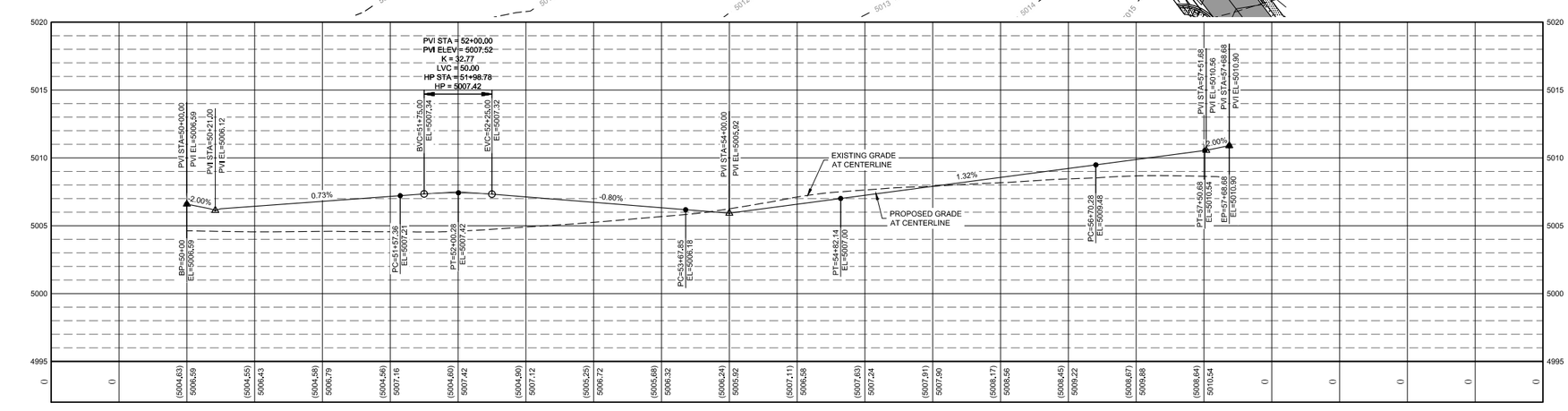
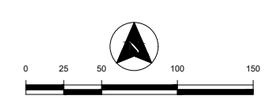




HORIZON AVE. ROAD DRAINAGE SECTION SECTION A-A





Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE	22"X34"
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CHECKED	JAM
APPROVED	JAM

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GO AROUND LOOP PLAN & PROFILE

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PROJECT: 190598
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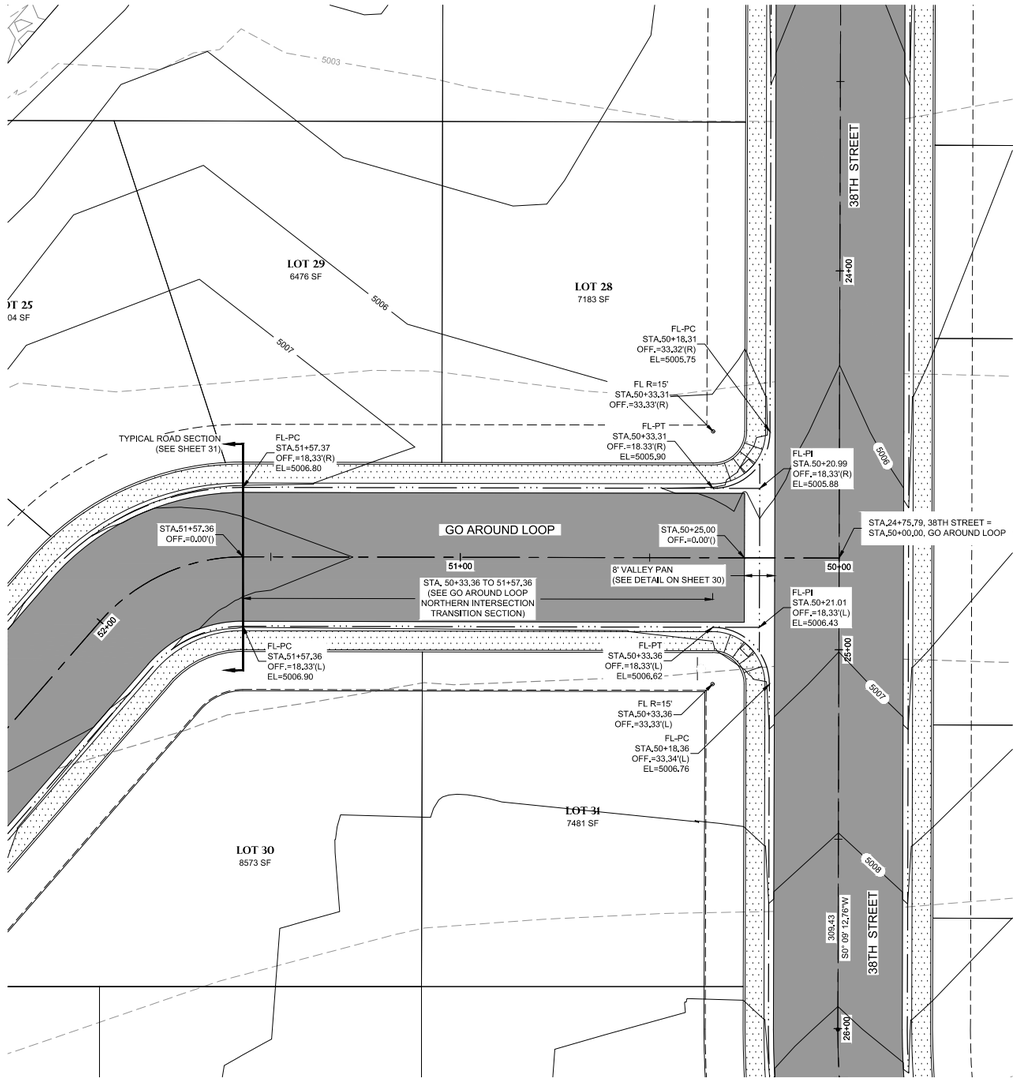
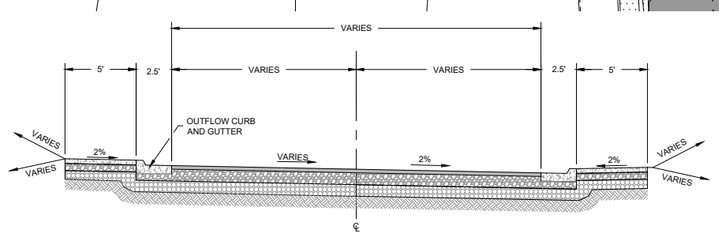
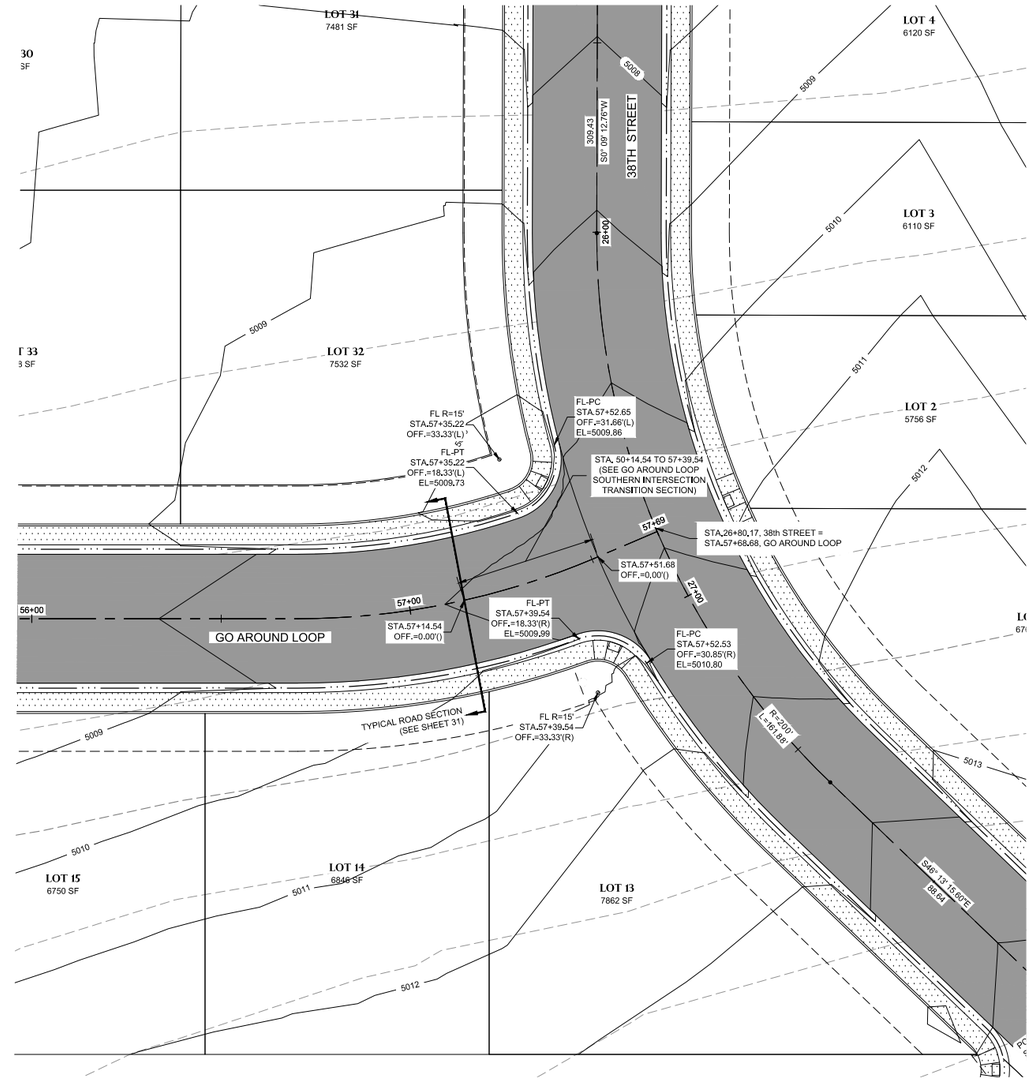
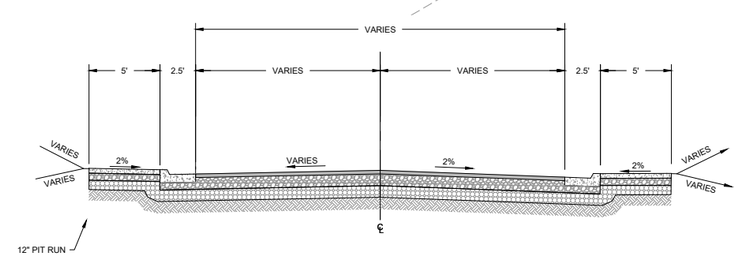




GO AROUND LOOP
NORTHERN INTERSECTION
TRANSITION SECTION

GO AROUND LOOP
NORTHERN INTERSECTION
GRADING AND LAYOUT





GO AROUND LOOP
SOUTHERN INTERSECTION
TRANSITION SECTION

GO AROUND LOOP
SOUTHERN INTERSECTION
GRADING AND LAYOUT

Professional Engineer
JOSHUA MORRIS
16694
Date 6/18/2020
WYOMING

BORDER SIZE:	22"X34"
DESIGNED	LP
DRAWN	KES / RS
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