City of Cody City Council

AGENDA - REVISED

Tuesday, July 7, 2020 – 7:00 p.m. (Pre-Meeting to begin at 6:45 p.m. in Council Chambers)
Meeting Place: City of Cody Council Chambers – 1338 Rumsey Avenue, Cody, WY

Meeting Called to Order
Pledge of Allegiance
Moment of Silence
Roll Call
Mayor's Recognitions and Announcements

1. Consent Calendar

   All items under the consent calendar will be acted upon in one motion unless a Councilmember or member of the public requests that an individual item be taken up under Conduct of Business.

   a. Approval of Minutes: Regular Minutes from June 16, and Special Work Session from June 23, 2020.
   b. Approve the agreement between the City of Cody and Red Canyon River Trips for an encroachment license and lease agreement for public right-of-way located on Beck Ave.
   c. Approve and authorize the Mayor to enter into and sign an agreement between the City of Cody and Copenhaver, Kath, Kitchen & Kolpitcke, LLC for legal services through June 30, 2021.
   d. Approve he Agreement for Independent Contractor Services for the Telemetry Equipment Service Plan with Micro-Comm, Inc and authorize the Mayor to sign and execute all associated documents.
   e. Approve the request from Annette Stone, Cody High School Football, Park County School District 6 for the street closure of Beck Ave. between 8th and 9th during the hours of 3:30 PM to 8 PM on Fridays, September 4th, September 11th, October 2nd, October 16th , October 30th and November 6th. The requested closure is for tailgate parties to show support for the football team. Approval contingent upon the status of the pandemic and current orders in place.
   f. Authorize the closure of 19th Street, from Sheridan Ave to Beck Ave starting at 5:30 p.m. till 8:30 p.m. on Thursdays beginning July 9th ending August 27th during the Concerts in the Park to allow Vendors to park on 10th Street. Approval contingent upon the status of the pandemic and current orders in place.
   g. Authorize the Mayor to enter into and sign a Lease Agreement between the City of Cody and Cody Council on Aging Inc.
   h. Authorize staff to issue an open container permit to Shelly Seibert relating to the Green Wedding and reception to be held on August 1st in Canal Park.

2. Public Comments: The City Council welcomes input from the public. In order for everyone to be heard, please limit your comments to five (5) minutes per person. The Guidelines for the Conduct of City Council Meetings do not allow action to be taken on public comments.

3. Public Hearing.

4. Conduct of Business

   a. Approve Vouchers and payroll in the amount of $733,461.65

   b. Resolution 2020-12
      A Resolution Approving Proposition to Impose a Four Percent (4%) Lodging Tax in Park County, State of Wyoming, Said Proposition to be Placed on the General Election Ballot on November 3, 2020.
      Spokesperson: Claudia Wade, Park County Travel Council

   c. Approve the Short Form of Agreement between City of Cody and Morrison-Maierle, Inc for Professional Services for 2020 Cody Sidewalk and Pedestrian Ramp Improvements Project and authorize the mayor to sign and execute all associated documents.
      Staff Reference: Phillip Bowman, City Planner

   d. Consider approving an agreement and authorize the Mayor sign agreement between the City of Cody and Northwest Rural Water District, relating to Deliver Water.
      Staff Reference: Todd Stowell, City Planner

   e. Authorize the Mayor to enter into and sign an agreement between the City of Cody and Ronald & Kelly Hunt – Agreement to Cost Share on Public Utility Improvements, contingent upon review and approval by City Attorney.
      Staff Reference: Todd Stowell

   f. Approve the Final Plat of the Landing Subdivision.
      Staff Reference: Todd Stowell, City Planner

   g. Resolution 2020-14
      A Resolution Supporting an Amendment to the Statutes Relating to the Distribution of Sales Tax.
      Staff Reference: Barry Cook, City Administrator.

5. Tabled Items

6. Matters from Staff Members

7. Matters from Council Members

8. Adjournment

Upcoming Meetings:
July 14, 2020 – Tuesday – Work Session – 5:00 p.m.
July 21, 2020 – Tuesday – Regular Council Meeting – 7:00 p.m.

City of Cody
Council Proceedings
Tuesday, June 16 2020

A regular meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Tuesday, June 2, 2020 at 7:00 p.m.

Present: Mayor Matt Hall, Council Members, Diane Ballard, Jerry Fritz, Landon Greer, Justin Baily, Glenn Nielson and Heidi Rasmussen, City Administrator Barry Cook, City Attorney Scott Kolpitcke, and Administrative Services Officer, Cindy Baker

Absent: None

Mayor Hall called the meeting to order at 7:00 p.m.

Council Member Greer made a motion seconded by Council Member Rasmussen to approve the agenda removing item "b" on the conduct of business. Vote was unanimous.

Council Member Greer made a motion seconded by Council Member Baily to approve the Consent Calendar including approval of Minutes: Regular Minutes from June 2, and Special Work Session from June 9, 2020; approve Vouchers and payroll in the amount of $1,911,437.62, and authorize the Mayor to sign the Wellstone Commercial Card Agreement with Wells Fargo Bank for purchase card services. Vote was unanimous.

At 7:15 p.m. the Mayor entered into a public hearing to determine if it is in the public interest to consider if it is in the public's interest to renew 21 retail liquor licenses, 10 restaurant liquor licenses, 6 bar and grill liquor licenses, 3 limited (club) retail licenses, and 3 micorbrewery permits, for the period of August 1, 2020 through July 31, 2021. After calling for comments and then there being none the Mayor entered the second public hearing at 7:18 p.m. to determine if it is in the public interest to approve the Fiscal Year 2020-2021 budget for the City of Cody. After calling for comments and then there being none the Mayor entered into the third public hear at 7:21 p.m. to determine if it is in the public interest to approve the appropriation of remining and excess specific purpose tax funds. After calling for comments and then there being none the Mayor exited the public hearing at 7:24 p.m.

Council Member Nielson made a motion seconded by Council Member Rasmussen to approve the renewal of 21 retail liquor licenses, 10 restaurant liquor licenses, 6 bar and grill licenses, 3 limited retail licenses (clubs) and 3 microbrewery permits for the period of August 1, 2020 through July 31, 2021. Vote was unanimous.

Resolution 2020-13
A Resolution of the City of Cody, Wyoming for the Appropriation of Remaining and Excess Specific Purpose Tax Funds. Council Member Rasmussen made a motion seconded by Council Member Fritz to approve Resolution 2020-13. Council Member Greer recused himself from the votes. Vote was unanimous from remaining Council Members.

Council Member Ballard made a motion seconded by Council Member Rasmussen to approve closing the Recreation Center July 3rd and July 4th. Vote was unanimous.

Council Member Fritz made a motion seconded by Council Member to Baily authorizing overtime cost and provide full staffing needs for the July 3rd and 4th parades that are currently not funded in FY20-21 budget, noting budget amendment would be approved with specific cost, division/department allocation when actual cost associated with providing staffing is known. Voting in favor were Council Members Fritz, Baily, Ballard and Mayor Hall. Those opposed were Council Members Nielson, Rasmussen and Greer. Motion carried.

Council Member Nielson made a motion seconded by Council Member Greer to authorize an encroachment license with 4C Storage, LLC for a proposed storm water channel that would run across the undeveloped "E" Ave Right-of-Way. Vote was unanimous.

Council Member Fritz made a motion seconded by Council Member Rasmussen to approve the final plat of the Anvil Minor Subdivision, a 2-lot subdivision by Thomas Schulz, subject to conditions. Vote was unanimous.

Ordinance 2020-08 – 3rd and Final Reading
An Ordinance Amending Title 1 Administration, Chapter 7 Administrative Provisions, Section 1-7-1 Introduction, Article C Appointed Officers and Employees, Section 1-7C-5 Salaries, of the City of Cody Code. Council Member Greer made a motion seconded by Council Member Baily to approve Ordinance 2020-08 3rd and Final Reading. Vote was unanimous.

Ordinance 2020-09 – 3rd and Final Reading
An Ordinance Amending Title 1, Chapter 7, Article C, of the City of Cody Code by Adding Section 8: Clerk and Treasurer. Council Member Nielson made a motion seconded by Council Member Greer to approve Ordinance 2020-09 3rd and Final Reading. Vote was unanimous.

Ordinance 2020-10 3rd and Final Reading
An Ordinance Amending Title 4, Chapter 4, Article 1, Section 6 of the Cody City Code to Modify the Large Item Pick Up and Tree and Brush Removal Programs. Council Member Ballard made a motion seconded by Council Member Rasmussen to approve Ordinance 2020-10 3rd and Final Reading. Vote was unanimous.

Ordinance 2020-13 3rd and Final Reading
An Ordinance Amending Title 4, Chapter 4, Article III, Section 13 of the Cody City Code to Establish a Large Item Pick Up Charge. Council Member Fritz made a motion seconded by Council Member Rasmussen to approve Ordinance 2020-32 3rd and Final Reading. Vote was unanimous.

Ordinance 2020-11 3rd and Final Reading
An Ordinance Providing for the amount of Tax Levy for the City of Cody, Wyoming for the Fiscal Year Ending June 30, 2021. Council Member Fritz made a motion seconded by Council Member Ballard to approve Ordinance 2020-11 3rd and Final Reading. Vote was unanimous.

Ordinance 2020-12 3rd and Final Reading
An Ordinance Providing for the Annual Appropriation of Money for the Maintenance of the City of Cody, Wyoming for the Fiscal Year Ending June 30, 2021. Council Member Fritz made a motion seconded by Council Member Baily to approve Ordinance 2020-12 3rd and Final Reading. Vote was unanimous.

There being no further action Mayor Hall adjourned the meeting at 8:30 p.m.

Mayor, Matt Hall	City Clerk, Cindy Baker

City of Cody
Council Proceedings
Tuesday, June 23, 2020

A special meeting of the Cody City Council was held in Council Chambers of Cody City Hall on Tuesday, June 23, 2020 at 5:00 p.m.

Present: Mayor Matt Hall, Council Members Diane Ballard, Jerry Fritz, Landon Greer, Glenn Nielson and Heidi Rasmussen; City Administrator, Barry Cook, City Attorney Scott Kolpitcke and Administrative Service Officer, Cindy Baker,

Absent: Council Member Justin Baily

Mayor Hall called the meeting to order at 5:00 p.m.

Claudia Wade, Park County Travel Council provided the Governing Body with information relating to the 4% Lodging Tax Resolution. This Resolution will be presented to the Governing Body at a future Council meeting.

The Governing Body discussed 2401 G Ave issues/concerns as presented by Ed Higbie. No action was taken.

The Governing Body discussed the Resolution 2020-14. A Resolution Supporting an Amendment to the Statutes Relating to the Distribution of Sales Tax. Staff was directed to put this resolution for consideration on the July 7th Council meeting.

City Administrator provided updates on the Sr Center Lease Agreement, Cody Stampede Parade Volunteers, Vertical Garden Wall, COPS Grant and Personnel. No action was taken

Council Member Greer made a motion seconded by Council Member Rasmussen to enter into an Executive Session pursuant to W.S 16-4-405(a)(ix) to consider or receive any information classified as confidential by law at 6:09 p.m. Council Member Greer made a motion seconded by Council Member Nielson to exit the Executive Session at 6:30 p.m.

Mayor Hall adjourned the meeting at 6:30 p.m.

Cynthia D Baker	Matt Hall
Administrative Services Officer	Mayor

City of Cody
Agenda Request Form

In order to fully prepare the Council for their meetings, individuals wishing to appear before the Council are asked to complete the following information prior to placement on the agenda. You will be notified of the date you have been scheduled to appear. You may also be contacted by City staff prior to the meeting to address concerns, and/or provide additional information. Note: Some request may not require appearing before the Council for approval.

Please provide the following detailed information relating to your concern or request. **This form (and any relevant attachments) should be submitted in a timely manner, preferred lead time 14 days minimum to allow sufficient time for internal review. Untimely submission may result in the inability to be considered for approval.** Council packets are prepared the in advance prior to the Tuesday meetings. Note Meetings are held the first and third Tuesday of each month. Please complete the following information in full and return to City of Cody PO Box 2200 Cody, WY 82414 (Fax 307-527-6532),

****

Name of person to appear before the Council Sunny Burns

Organization Represented Cody Wyoming Adventures / Red Canyon

Date you wish to appear before the Council ASAP

E-Mail Address Sunnydavidson1@gmail.com Telephone 303-319-1162

Names of all individuals who will speak on this topic Sunny Burn.

Event Title (if applicable)

Date(s) of Event (if applicable)

Location of Event (if applicable) 12th + Beck

Full description of topic to be discussed (include all relevant information including any street closures, times of event, any special requirements or request etc., attach additional sheet if necessary and map showing location of event where applicable)

For Rental of parking on the Island at 12th + Beck for the Summer.

We Park our tour vehicles there during the Summer months

Which City employee(s) have you spoken to about this issue? ? We've Been parking there for so many years I have no idea

Signature

Date 6-5-20

AGREEMENT FOR ENCROACHMENT LICENSE

THE PARTIES to this agreement are the City of Cody, Wyoming (CITY) and Red Canyon River Trips (RED CANYON). This agreement is dated as of the date last executed by the parties below.

RECITALS

1. City of Cody is ~~a properly~~ formed municipal corporation in the State of Wyoming.
2. Red Canyon River Trips would like to utilize the City of Cody owned Public Right of Way located on the north side of Beck Avenue next to 12th Street, from 12th Street, west to the first approach west of 12th Street for the purpose of parking the motor vehicles and associated trailers in conjunction with the Red Canyon River Trips. The area requested is the dirt portion between the curb and gutter and the sidewalk.
3. The City is willing to accommodate Red Canyon and allow the encroachment for parking on the city owned public right of way.

NOW, THEREFORE, in consideration of the mutual covenants and promises described herein, the parties agree as follows:

1. City hereby grants a license to RED Canyon to encroach on the following described parcel of City public right of way: See Attachment A
2. Red Canyon shall pay to the City the sum of Ten Dollars ($10.00) per month for a total of $30 payable to the City of Cody on or before July 1, 2020.
3. The term of this agreement shall be July 1, 2020 through September 30, 2020.
4. This license for encroachment is given as a matter of convenience and the same may be revoked by the City at any time for any reason whatsoever. In the event that City determines it will revoke this license, it shall give notice to Red Canyon in writing at least thirty (30) days in advance of the revocation.
5. Once the City terminates or revokes this license, Red Canyon agrees to remove any and all vehicles and trailers from the City public right of way and will restore the same to its original condition at the sole cost and expense of Red Canyon within fifteen (15) days of the revocation.

6. Red Canyon assumes all liability for itself, its agents, its representatives, employees, guests, invitees, and for the general public's presence and activities upon the public right of way occupied and shall indemnify and hold harmless the City, its agents, representatives, employees, officers, council members and agents from any and all claims, actions, lawsuits, disputes and controversies regarding Red Canyon's use of the public right of way. This shall include but not be limited to claims or actions for personal injury, property damage, economic loss, death and all other liabilities and losses arising in any way under this agreement or arising from the use of the public right of way by Red Canyon or its agents, representatives, guests or employees. This indemnification shall include reasonable attorney's fees incurred by the City in defense of any action brought by any party against the City arising out of this agreement or use of the public right of way by Red Canyon's agents, representatives, guests and employees.
7. Rec Canyon agrees to maintain the said public right of way by raking the area on a regular basis, keeping it free of debris and garbage, and keeping it free of weeds. In addition, the City of Cody may ask for any other reasonable maintenance to be performed as necessary.
8. Rec Canyon agrees to park all associated vehicles by entering from the west side of the public right of way and exiting on the east side onto Beck Avenue.
9. Red Canyon agrees to park in such manner that the view for oncoming or turning traffic is not impeded at any time.
10. By entering into this agreement, the City does not waive its sovereign immunity or governmental immunity and expressly reserves the right to assert sovereign immunity and governmental immunity as defense to any action arising under this agreement.
11. This agreement shall be binding on the heirs, successors and assigns of both parties.
12. This agreement contains the entire understanding of the parties and there are no other promises, covenants, assurances, or understandings beyond the scope of this written agreement.

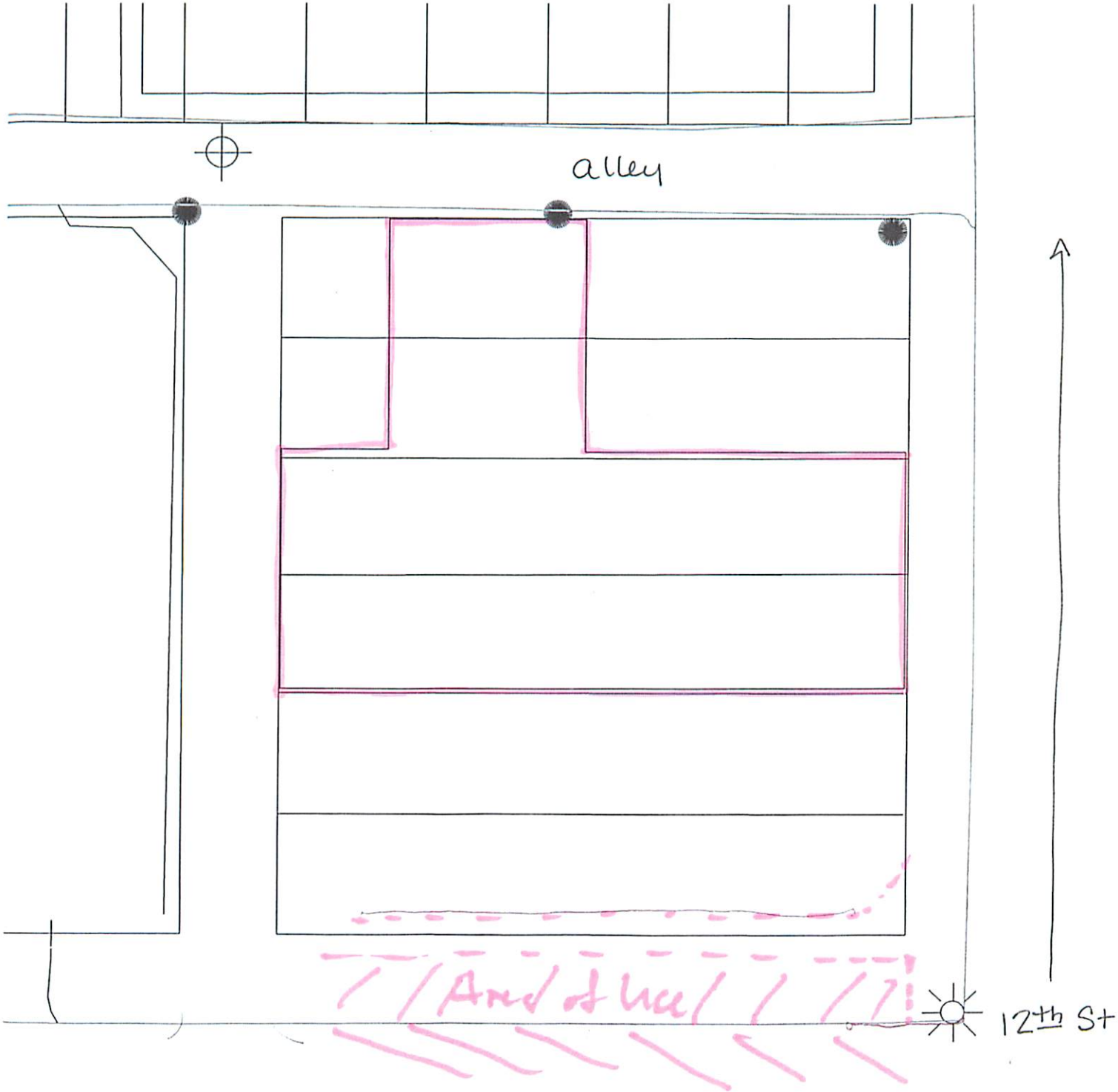
Red Canyon River Trips

_____ Date _____

City of Cody, Wyoming

ATTEST:

Matt Hall	**Date**	**Cynthia Baker**	**Date**
Mayor		**Administrative Services Officer**	



Beck

CONTRACT OF CITY ATTORNEY

This agreement is made and entered into by and between the City of Cody, Wyoming (the City), and Copenhaver, Kath, Kitchen & Kolpitcke, LLC (CKKK).

W I T N E S S E T H

Term: The term of this contract shall be from July 1, 2020 through June 30, 2021, unless one of the following occurs:

1. The City Attorney provides sixty (60) days written notice to the Governing Body during the term of this contract of his intent to terminate his employment as City Attorney; or

2. Throughout the term of this contract the City Attorney shall serve at the pleasure of the Governing Body and may be discharged at any time by a vote of a majority of the Governing Body.

Compensation: The City shall pay to CKKK a monthly fee of $6,907.92. This fee includes the fees for legal services provided, except as described below for Jury Trials and Additional Work. In addition, the City shall reimburse CKKK for actual costs and expenses for conference call charges, court fees, filing fees, postage, and other out of pocket expenses. A monthly summary of hours worked including a description of projects worked will be submitted to the Governing Body at the beginning of the following month.

General Duties: CKKK shall act as the City Attorney for Cody. Duties of CKKK shall include the following:

-Prosecute misdemeanor ordinance violations in municipal court;
-Prepare and review documents, including ordinances, agreements and resolutions,
-Provide legal advice to the Mayor, Council and City Staff as requested, including during council meetings.
-Perform other legal service as needed by the City.

Jury Trials and Other Additional Work: In addition to the monthly compensation described above, the City shall compensate CKKK for preparation for and

prosecution of jury trials in municipal court, or personnel hearings involving dismissals or suspensions without pay at the rate of $150.00 per hour. CKKK shall bill for jury trials from the time of pretrial conference through the verdict. CKKK may seek authorization from the City to bill for additional work if such work is expected to exceed the reasonable scope of duties normally performed by the City Attorney. Compensation for additional work, except for jury trials, shall be pre-approved by the Mayor or City Council.

City of Cody

By:_____
Mayor Matt Hall

Copenhaver, Kath, Kitchen & Kolpitcke, LLC

By:_____
Scott E. Kolpitcke,
Member

Attest:

_____
Cynthia Baker,
Administrative Services Director

Dated this _____ day of _____,2020.

MEETING DATE: JULY 7, 2020
DEPARTMENT: PUBLIC WORKS – WATER & WASTEWATER
PREPARED BY: PHILLIP M. BOWMAN, P.E.
PRESENTED BY: PHILLIP M. BOWMAN, P.E.

AGENDA ITEM SUMMARY REPORT

Agreement for Independent Contractor Services for a Telemetry Equipment Service Plan with Micro-Comm, Inc.

ACTION TO BE TAKEN

Approve the Agreement for Independent Contractor Services for a Telemetry Equipment Service Plan with Micro-Comm, Inc., and authorize the Mayor to sign and execute all associated documents.

SUMMARY OF INFORMATION

The City of Cody has supervisory control and data acquisition (SCADA) equipment installed on multiple infrastructure components of the raw water, treated water, and wastewater systems. The SCADA equipment has been installed over multiple years and multiple projects, and has all been provided by Micro-Comm, Inc. to provide consistency throughout all of the various infrastructure monitoring functions. Micro-Comm, Inc. has provided the City with a proposal for a Telemetry Equipment Service Plan (or "extended warranty plan") on all of the City's existing equipment, and City Staff has carefully reviewed the terms and conditions of the proposal. Based on the age of the City's existing SCADA and telemetry equipment, nearly all of the Micro-Comm system components are no longer serviceable and would require full replacement and upgrade should a failure occur. Based on the cost of full replacement for a single unit (approximately $12,000) compared to the cost of the annual fee for the service plan (approximately $6,900 per year), staff recommends that the City enter into the service plan with Micro-Comm, Inc.

City Council approval of this agreement will be subject to final approval of all associated documents by the City Attorney prior to execution by the Mayor.

FISCAL IMPACT

The proposed agreement with the optional feature added has a not to exceed fee amount of $6,875. This fee will be divided proportionally between the Water Enterprise Fund and the Wastewater Enterprise Fund based on the number of equipment components covered by the service plan in each fund area. The fee for the service plan will be paid from a number of non-capital equipment upgrade and equipment repair general ledger numbers in the approved FY2020-21 Budget for these enterprise funds.

ATTACHMENTS

1. Agreement for Independent Contractor Services with Micro-Comm, Inc.

AGENDA & SUMMARY REPORT TO:

None.

AGENDA ITEM NO. _____

AGREEMENT FOR

INDEPENDENT CONTRACTOR

SERVICES

THIS AGREEMENT is made and entered into by and between MICRO-COMM, INC., a Kansas corporation, (hereinafter INDEPENDENT CONTRACTOR), and the CITY OF CODY, WYOMING, a municipal corporation (hereinafter CITY) as of the date last signed by the parties below.

RECITALS

A. CITY owns and operates municipal raw water, treated water, and wastewater systems which use supervisory control and data acquisition (SCADA) systems and equipment to monitor various aspects of the water and wastewater systems and operations.

B. INDEPENDENT CONTRACTOR submitted a proposal to the CITY a proposed service agreement describing the work and services INDEPENDENT CONTRACTOR is willing to perform to provide maintenance, service and equipment for CITY'S SCADA systems. INDEPENDENT CONTRACTOR'S proposal is attached as Exhibit "A" to this AGREEMENT.

C. INDEPENDENT CONTRACTOR is qualified, willing and able to perform the work described in Exhibit "A" (hereinafter the WORK) as an independent contractor.

WHEREFORE, in consideration of the mutual promises, covenants and representations described below, the parties agree as follows:

1. INDEPENDENT CONTRACTOR shall provide the WORK described on the attached Exhibit “A” to the CITY. The term of this Agreement shall begin as of the date approved by the Governing Body of the CITY, and shall continue for one year. INDEPENDENT CONTRACTOR shall provide the services described in this Agreement in a professional, workmanlike manner, consistent with the industry standards for services of the same nature. The means and methods of providing such services shall be determined by INDEPENDENT CONTRACTOR.

2. CITY shall compensate INDEPENDENT CONTRACTOR as described in Exhibit A. INDEPENDENT CONTRACTOR shall submit to CITY an invoice for the amount due sixty days after this AGREEMENT is approved by the Governing Body of the CITY. The invoice shall describe scope of services. CITY shall pay such invoice within 30 days of receipt.

3. INDEPENDENT CONTRACTOR is not an employee of CITY. CITY is relying on INDEPENDENT CONTRACTOR’S professional education, training, experience and skills to perform the WORK. CITY shall not control the means, methods or techniques INDEPENDENT CONTRACTOR uses to perform the WORK. INDEPENDENT CONTRACTOR shall be solely responsible for

payment of any and all taxes due on compensation that INDEPENDENT CONTRACTOR receives, and INDEPENDENT CONTRACTOR shall be responsible for payment of all employees, laborers and contractors which INDEPENDENT CONTRACTOR employs.

4. CITY may terminate this agreement at any time, with or without cause, by giving written notice to the other party at least thirty days in advance of such termination. No modifications may be made to this agreement except by a written instrument approved and signed by both parties.

5. INDEPENDENT CONTRACTOR hereby agrees to indemnify and hold harmless CITY for any and all property damage, losses, injuries and damages of any kind arising out of INDEPENDENT CONTRACTOR'S negligent, reckless, willful or intentional acts, errors and omissions, (hereinafter ACTS), including but not limited to ACTS of any and all agents, representatives, employees, contractors, laborers and others employed by, supervised by or working on behalf of INDEPENDENT CONTRACTOR. This indemnification obligation shall include any and all monetary losses, judgments, settlements, costs, fees (including but not limited to attorney's fees) incurred by CITY as a result of, or associated with INDEPENDENT CONTRACTOR'S acts, errors or omissions. INDEPENDENT CONTRACTOR shall obtain, and maintain a general liability insurance policy with limits of not less than $1,000,000.00

(one million and no/100 dollars) from an insurance carrier licensed in the State of Wyoming. INDEPENDENT CONTRACTOR shall provide proof of such insurance to CITY upon entering into this agreement, and such policy shall be subject to approval by CITY, which approval shall not be unreasonably withheld.

6. By entering into this agreement, CITY does not waive its governmental immunity, and does not waive the defenses and limitations provided under Wyoming law, including but not limited to the Wyoming Constitution, and the Wyoming Governmental Claims Act.

THE REST OF THIS PAGE IS LEFT

INTENTIONALLY BLANK

CITY OF CODY, WYOMING:

BY:_____

MATT HALL, MAYOR

Dated this ____ day of May, 2020.

_____

CYNTHIA D. BAKER

CLERK

MICRO-COMM, INC.:

BY:_____

Dated this ___ day of May, 2020

EXHIBIT "A"

6/9/2020

Attn James Keenan
Cody City of WY
PO BOX 2200
Cody WY 82414

Dear James:

According to our records, your Micro-Comm telemetry system (Job Numbers(s) 98-066, 98-098, 02-141, 04-033, 05-156, 10054, 10078) is no longer under warranty. We would like to let you know that we can provide a service plan for $ 6,250.00 annually that will provide phone support, internet troubleshooting, and Micro-Comm Manufactured parts even if system parts are damaged by lightning.

Plus, you qualify for our yearly small system checkup service provided as part of standard part replacement coverage at no additional charge. Checkout service covers the cost of onsite checkout of all Micro-Comm equipment replacement of any parts not operating at their full capacity.

Our standard system service plan provides parts with any onsite visits under the terms of the plan customers are to pay a reduced labor rate of $90/hr. plus expenses for time and travel to job site when onsite service is required. In case of as system failure your checkout trip can be utilized to prevent service call invoicing.

Since most insurance companies don't understand telemetry, it is impossible to purchase this type of coverage from anyone else. Likewise, your insurance money is best spent to cover vandalism, flooding, accidents, etc.

The service contract program was designed with you in mind-for example, one of your Micro-Comm telemetry units is down and you need parts. Simply give us a call and the parts will immediately shipped to you for free. Simply return the broken parts so they may be repaired and returned to stock for future use.

Please read and review the following:

Terms and Conditions of the Service Plan:

1. Micro-Comm, Inc. shall be liable only for the cost or repair of any Micro-Comm manufactured equipment including radio, power supply, batteries, RTU and CTU Battery backup units, relays, phone dialers; light bulbs, external modems, MC L5A and Keller Well Transducers, Minco sensors, relays, and associated equipment required for system operation as designed (see below #6).

2. In the event of equipment failures or equipment damaged by lightning. Micro-Comm will supply troubleshooting, using phone and internet log in to determine parts necessary to complete repairs and return system to previous level of operation. Parts will be shipped by the quickest method available to job site. Customer shall supply labor for removal and installation of equipment at customer's premises. Return of defective equipment to Micro-Comm is customer responsibility.

3. In the event exact replacement parts are no longer available, Micro-Comm will (at its discretion) replace the existing equipment or components with similar or "current production" materials in order to restore the control system back to its original level of operation. Prior to replacement, Micro-Comm will identify the materials to be used, estimate labor to update software, records, drawings and software documentation.
   Update labor rate of $90 hour will apply, any new or additional features that are available

with this replacement equipment will be offered to the customer for an additional expense, parts plus labor to be quoted upon request.

4. This plan is void and does not apply if damage to equipment is caused by: flooding, high winds, tornado, hurricanes, freezing, fire, chemical damage, vandalism, improper installation, improper maintenance, accident, alteration, abuse, or misuse, (by other than Micro-Comm, Inc. or it's designates).

5 Micro-Comm's sole obligation in case of its equipment failure will be to provide the service specified above. Micro-Comm will not be liable for any consequential or incidental damage to any other manufacturer's equipment arising from Micro-Comm system failures. Micro-Comm will not be liable for downtime, i.e. Overtime labor and travel to and from sites.

6. The plan is for Micro-Comm manufactured parts only. The following list is an example of Items; not covered: Non-Micro Comm PLC's, VFD's, BW probes, Omega sensors, chart recorders, chart pens, and paper, phase monitors, pump alternators. Flow meters, flow sensors, chemical feed and chemical monitoring equipment., computers, keyboards, monitors, Computer Battery backup units, printers, routers, switches, external wiring, and cabling.

7 The Service Plan coverage provided by Micro-Comm, Inc. begins when current system warranty ends and provides coverage for one calendar year from warranty end date. Warranty end date will be extended when a signed copy of Service Plan and payment are received. Non-Warranty Customer warranty date will be assigned when a signed copy of Service Plan and payment has been received.

Under the terms of this service plan, a reduced service rate is provided as part of coverage. $90/hour with a four-hour minimum, plus $40/hour travel time, expenses (airfare, car rental, parking + 10%), and $200 overnight (meals and lodging), or $50-day meals and expenses charge for onsite service. ISP router assistance, internet configuration, network router/switch assistance, and new or backup computer setup of equipment not provided by Micro-Comm will be billed at $90/hour with a four-hour minimum will apply.

Software changes (adding outputs, inputs, flow meter change out, chemical pumps, control group modifications, station type changes) and remote site modifications will be included as part of service contract coverage. Customer will be charged $90 per hour (4-hour minimum) to bring drawings, records, and software up to date for requested changes. Service Contract customers will receive a discount on new computers, software additions, and same version software updates completed by a Micro-Comm technician.

System upgrades and expansion work will receive a 10% cost savings through system service contract coverage. Discussion of these options and all service matters is available by contacting Mark Stockton, Service Manager, Micro-Comm, Inc. or our sales department at any time, convenient for you.

Should you choose to purchase/renew this service plan YOU MUST complete the form below, and return this letter to us with a check payable to Micro-Comm, Inc.

Customers that require an invoice number, please indicate requirement on the returned proposal with a P.O. Number and you will be invoiced as requested. Please write Service Plan number on your check and P.O. If you have any questions, feel free to contact me at any time.

Sincerely,

MICRO-COMM, INC.

Mark Stockton
Service Manager

15895 S. Pflumm Rd.
Olathe, Kansas 66062
913-390-4500 office
913-909-3195 cell
mstockton@mc-mail.com

Enclosure

Optional Spare Part Stock, inventory of vital parts to be supplied by Micro-Comm, Inc. for an annual Service Contract fee increase of 10% of contract amount. For the increased amount we will supply spare parts for customer repair effort in the event of after hour and weekend failures of major components. Upon acceptance by customer a list of items deemed vital will be sent as system spares for installation when a problem arises. We will log what parts and serial numbers being sent for future tracking of parts and if customer decides to discontinue service contract coverage these parts will need to be returned to Micro-Comm, Inc... Parts not received by contract expiration date will be invoiced at list cost, all parts supplied can be returned to our office for full credit after end of agreement.

____Optional Spare Part Stock, SC Amount, $6,250.00 + 10 % $625.00=$6,875.00 Yearly

I have read and fully understand the terms and conditions of the Service Plan as stated above.

Accepted by: _____

Date: _____/_____/_____

Amount of Check Enclosed: _____

Optional, P.O. Number: _____

City of Cody
Agenda Request Form

In order to fully prepare the Council for their meetings, individuals wishing to appear before the Council are asked to complete the following information prior to placement on the agenda. You will be notified of the date you have been scheduled to appear. You may also be contacted by City staff prior to the meeting to address concerns or provide additional information. Some requests may not require appearing before the Council for approval.

Please provide the following detailed information relating to your concern or request. **This form (and any relevant attachments) should be submitted in a timely manner, preferably at least 14 days prior to allow sufficient time for internal review. Untimely submission may result in the inability to be considered for approval.** Council packets are prepared in advance prior to Tuesday meetings. Meetings are held the first and third Tuesday of each month. Please complete the following information in full and return to City of Cody PO Box 2200 Cody, WY 82414 (Fax 307-527-6532),

****

Name of person to appear before the Council Annette Stone

Organization Represented Cody High School Football

Date you wish to appear before the Council Next meeting date - July 7, 2020

Email Address aspstone2@gmail.com / 307-899-5125 Telephone _____

Names of all individuals who will speak on this topic Annette Stone

Event Title (if applicable) CHS Football Games - Tailgate

Date(s) of Event (if applicable) 9/4, 9/11, 10/2, 10/16, 10/30, 11/6

Location of Event (if applicable) Beck Avenue between 8th and 9th

Full description of topic to be discussed (include all relevant information including any street closures, times of event, any special requirements or request etc., attach additional sheet if necessary and map showing location of event where applicable) Request for street closure of Beck Avenue between 8th and 9th during the hours of 3:30pm - 8pm on the above Fridays. Requested closure is for tailgate parties to show support for football team. Applicants will set up and take down the traffic barricades. The City crew will supply the barricades, transport them to the area and remove them after each event.

Which City employee(s) have you spoken to about this issue? Cindy Baker

Signature_____ Date 6/25/20

MEETING DATE: JULY 7, 2020
DEPARTMENT: PARKS AND RECREATION
PREPARED BY: RICK MANCHESTER, DIRECTOR
PRESENTED BY: RICK MANCHESTER

Summer Concerts 10th Street Closure

CITY COUNCIL ACTION

Staff request that City Council authorize the mayor to close 10th Street for vendors on nights of the summer concert series. Park County Health Department currently allows for 250 spectators. Past concerts typically have 100-200 spectators on concert nights.

SUMMARY OF INFORMATION

Concert series begins July 9th and closes August 27th (Thursday Evenings)

- Vendor spaces will be assigned to each vendor. The Parks Department will be drawing twelve foot squared or rectangle areas for each vendor. This is within the appropriate distancing guidelines set by the County Health Department. Spaces will be assigned for the entire season. Vendors that complete their insurance, registration form, and fees, and will be given their preferred location.

FISCAL IMPACT

Concerts are a free service to the City of Cody. We receive grants and donations every year to provide the performances. Vendors are charged $25 for the season.

AGENDA ITEM NO. _____

LEASE AGREEMENT

THIS LEASE is made and entered into this_____ day of _____, 2020, by and between the City of Cody, a Wyoming municipal corporation, hereinafter referred to as CITY, and Cody Council on Aging, Inc., hereinafter referred to as LESSEE:

WITNESSETH

For good and valuable consideration, including but not limited to the promises and covenants herein made by each party below, the CITY hereby leases to LESSEE the following-described property, to-wit:

> The following described part of the Northwest Quarter of the Northeast Quarter (NW¼NE¼)of Section 32, in T. 53 N. R 101 W. of the 6th P.M., to-wit: Commencing at a point in the continuation north of the west line of Sixth Street of the Original Survey of the Town of Cody (now Sixteenth Street) which is 230 feet north of the northeast corner of Block 5 of the First Addition to said Town (according to the recorded plat thereof); thence north along said west extended street line 200 feet; thence west at right angles thereto 400 feet; to intersect the east line of Fifth Street of the original survey of said town (now Fifteenth Street), if said east line were produced north; thence south along said produced east street line 200 feet; thence east at right angles thereto 400 feet to the place of beginning.

The above property shall be referred to hereafter as the Leased Premises.

1. TERM OF AGREEMENT. LESSEE shall be entitled to lease the Leased Premises for the period commencing on July 1, 2020, and continuing through June 30, 2032. This Agreement replaces and supplants that Agreement To Provide Services For Senior and Lease Agreement entered into by the parties on April 1, 2008 (the 2008 Lease). By entering into this Agreement, the parties agree that the 2008 Lease is nullified and void, and no longer has any force or effect.

2. OPTION TO RENEW. If at the expiration of the above-mentioned term of this Lease, the LESSEE has complied in all respects with the agreements,

conditions and terms of this Lease, this Lease may be renewed for a two- year term upon the terms and conditions described herein. At the end of each successive term, the parties may again elect to renew this lease upon the same terms and conditions described herein. No action shall required by either party to renew this lease. If either party wishes not to renew the lease, that party shall give written notice of their intent not to renew the lease to the other party at least 180 (one hundred eighty) days prior to the end of the then current lease term.

3. RENT. In consideration for the Lessee providing services, including but not limited to activities, meals, and social opportunities for senior citizens of Cody, Wyoming, the CITY shall allow Lessee to use the Leased Premises exclusively for the purposes described herein. The parties agree that the fair market value of the property for rental purposes is $_____ a year, or $_____ per month. The parties agree that the services provided by Lessee are sufficient consideration for the rent, and no cash payment shall be required by Lessee as rent for the Leased Premises. The parties agree that the value of the lease may be re-assessed every three years, and adjusted for inflation, market conditions and other economic factors. Any adjustment to the valuation of the lease shall be based on a market analysis or appraisal, the cost of which shall be paid by the LESSEE.

4. UTILITIES, FUEL AND VEHICLE MAINTENANCE. Each year, CITY may, in its discretion, budget an amount, in its sole and absolute discretion, it determines is equitable help LESSEE offset or reduce other expenses and costs, for utilities (including water, electricity, sewer and garbage), vehicle fuel and vehicle maintenance. The CITY shall budget an amount not to exceed $40,000 (forty thousand and no/100 Dollars). Lessee shall provide to CITY a proposed budget for utilities, fuel and vehicle maintenance on or before April 1 each year, so the CITY staff and governing body can review the proposed budget, and

determine an appropriate amount. Any amount shall be determined on a year to year basis, and any amount approved by CITY in a given year shall not be construed as a commitment or obligation of CITY to that same amount or a greater amount in successive years. This Agreement shall not be construed as an obligation on the part of CITY to pay for Lessee's utilities, fuel and vehicle maintenance. CITY shall have no obligation to pay for or be responsible for the collection and disposal of trash or garbage generated from any flea markets, thrift businesses or other entities that use the parking lot at 1613 16th Street.

5. CONDITION OF PROPERTY. LESSEE acknowledges that it has examined and knows the condition of the Leased Premises, and the building and improvements thereon, and agrees that they have been received in good condition and in good order and repair, and that no representations as to the condition or repair thereof have been made by the CITY or by anyone representing the CITY.

6. MAINTENANCE AND REPAIR. LESSEE covenants and agrees to keep the Leased Premises in good condition and safe and proper repair, and in clean and tenable order during the term of this Lease, free from encumbrances. All repairs shall be equal in quality to the original work and accomplished in a timely manner. At the expiration of this Lease or upon termination as herein provided, the LESSEE shall surrender the Leased Premises in as good condition as it was in at the beginning of the term, reasonable wear and tear and damages by the elements excepted.

7. IMPROVEMENTS OR ALTERATIONS. No alteration, addition or improvement to the Leased Premises shall be made by LESSEE without the prior written consent of the CITY, which consent shall not be unreasonably withheld. Any fixtures installed as a part thereof shall, at CITY's option, become the property the CITY upon the expiration or other sooner termination of this Lease, provided however, that the CITY shall have the right to require

LESSEE to remove such fixtures at LESSEE'S expense upon termination of the Lease. Notwithstanding anything to the contrary herein, LESSEE may remove any fixture placed on the premises by LESSEE so long as any damage caused by such removal is repaired by and at LESSEE'S expense.

8. RIGHT OF ENTRY. The CITY or their representative may enter the Leased Premises at any reasonable time for the purpose of inspection of the Leased Premises, performing any work which the CITY elects to undertake, exhibit the Leased Premises for sale, lease, mortgage financing or posting notices of non-responsibility under any mechanics lien law.

9. USE OF PREMISES. Lessee covenants and agrees that it shall use the Leased Premises to provide services to senor citizens in Cody, including but not limited to social, cultural, educational, recreational and other similar activities. Lessee shall also make meals available to seniors at a reasonable cost. Lessee agrees that it shall make the Leased Premises available on reasonable terms and conditions to third parties in the community provided said use to third parties will not unreasonably interfere with the primary use of the leased premises for services to senior citizens. The Leased Premises shall not be used for any other purpose without CITY having previously consented to such use in writing.

10. SIGNAGE. All signs on Leased Premises shall be approved in advance by the CITY, and shall comply with applicable codes, including but not limited the City of Cody sign code.

11. SUBLETTING AND LIENS. LESSEE shall not assign, mortgage or encumber this Lease or sublet the PROPERTY and improvements or any part thereof without the prior written consent of the CITY.

12. COMPLIANCE WITH LAWS. LESSEE shall comply at all times with all federal, state, county and municipal statutes, laws, ordinances, rules, regulations and requirements concerning the use and occupancy of the

PROPERTY and save the CITY harmless from all fines, penalties, costs, claims, liabilities, loss or damage for violation or noncompliance with the same.

13. LIABILITY FOR INJURY OR DAMAGE. The CITY, except for its own or its employees' negligence to the extent provided under Wyoming law, shall not be liable for injury or damage to any person or property occurring within or on the leased PROPERTY. LESSEE agrees to indemnify, save and hold harmless CITY from any and all claims for death, personal injury or property damage arising from its use and operation of the leased premises, including but not limited to claims by any employees, agents, servants, guests or invitees of LESSEE. Provided further, that if CITY shall be required to pay a sum of money for property damage or personal injury resulting from LESSEE's use of the property, or resulting from any negligent act, error or omission of LESSEE or LESSEES' employees, agents, servants, guests or invitees, the amounts paid by CITY, together with all costs, damages and reasonable attorney's fees, shall be paid by LESSEE to CITY, and shall be due in the month succeeding such payment, collectable at such time or upon expiration or termination of this Lease as herein provided, whichever shall first occur.

14. INSURANCE. LESSEE shall secure and maintain at LESSEE'S cost and expense during the full term of this Lease and any extension or renewal thereof, public liability and property damage insurance issued by an insurance company approved by CITY, against all liabilities arising on account of injuries to all persons caused directly or indirectly by the use, disuse or operation of the Leased Premises by LESSEE or LESSEE's employees, agents, customers and invitees, including the interior and exterior of said premises and including all adjacent sidewalks, entry ways, hallways and stairways in an amount not less than One Million Dollars ($1 million) per occurrence and Three Million $3,000,000 ($3 million) in the aggregate. The proper evidence thereof shall be submitted by LESSEE to CITY when and at such times as such policies are

issued and renewed. Should LESSEE fail to obtain or maintain any such insurance, CITY, at its option, may procure such insurance and maintain the same in force and any sum paid out by CITY for any such insurance shall be repaid by LESSEE to CITY as rent on or before the next day after the payment thereof by CITY.

CITY shall at all times during the term hereof maintain in effect a policy or policies of fire insurance covering the premises. CITY WILL NOT INSURE LESSEE'S personal property. LESSEE shall keep and maintain proper fire and extended coverage insurance on all contents belonging to LESSEE within the Leased Premises.

15. DEFAULT. LESSEE agrees that in the event that LESSEE fails to strictly comply with the conditions and covenants herein contained, or shall file a petition in bankruptcy, or shall have a petition in bankruptcy filed against it, or shall make an assignment of the benefit of creditors, such act or acts shall constitute a default hereunder. Provided further that upon the occurrence of any such default, CITY may, at its option, terminate this Lease by delivering or posting written notice to LESSEE specifying the date of termination, which date shall be no earlier than twenty (20) days after delivery of said written notice. LESSEE shall have twenty (20) days after delivery of such notice to cure default.

16. REMEDIES. Upon termination of this Lease, LESSEE shall:

A. Peacefully surrender the Leased Premises to CITY and LESSEE agree that if it should become necessary for CITY to employ an attorney to affect any of the CITY's rights in the event of LESSEE'S default hereunder, LESSEE shall pay CITY's reasonable attorney's fees incurred thereby.

B. No such termination of this Lease shall relieve LESSEE of its liability and obligations under this Lease, and such liability and obligations shall survive any such termination.

C. No waiver at any time of the right to terminate this Lease

shall impair the right of CITY to insist upon such termination in the event of the CITY subsequently acquiring such right, nor shall the acceptance of rent at any time constitute such waiver or waiver of damages.

17. MODIFICATION. No provision of this Lease shall be waived, altered amended or modified except by written endorsement hereon or attached hereto and signed by CITY and LESSEE.

18. DESTRUCTION OF PREMISES. In the event that the Leased Premises are damaged or destroyed by fire or other cause to such an extent that the same cannot, with reasonable diligence, be repaired to the condition said premises were in immediately prior to the happening of such an event within ninety (90) days from the date such damage or destruction strikes, or in the event the loss payable under the terms of the fire insurance policies herein above provided is insufficient to reconstruct the demised premises to approximately the same condition said premises were in immediately prior to the happening of such event, then this Lease shall terminate as of the date of such damage or destruction. Provided further, in the event that said premises are damaged to such an extent that they can be repaired or replaced with reasonable diligence within ninety (90) days after such damage or destruction, or if the loss payable under the terms of said fire insurance policies on said premiss are sufficient to complete the reconstruction of the premises to the approximate condition that the said premises were prior to the happening of such event, then CITY shall cause such damage to the building to be repaired at their own expense.

19. CITY'S OBLIGATION. LESSEE covenants and agrees at its own cost and expense to keep the roof, mechanical, electrical and structural portions of the building of which the demised premises are a part, in good repair and condition. Provided however, CITY shall not be held liable for damage by reason of any latent or other defect in the demised premises, nor shall CITY be

liable for any damage to the goods of LESSEE caused by leakage or stoppage of steam, water, gutter, sewer or drain pipes or from any other cause whatsoever.

20. NOTICES. Any notice given under the terms of this Lease shall be deemed given five (5) days after depositing said notice in United States Postal Service or when hand delivery of such notice is made or when posted on LESSEES' door. For the purposes of delivery, CITY's address is 1338 Rumsey Avenue, Cody, Wyoming 82414. LESSEE'S address is 613 16th Street, Cody, WY 82414.

21. This agreement contains the entire agreement of the parties, and there are no other promises, covenants, representations or assurances, whether written or oral, outside the scope of this written agreement. This agreement supercedes any and all prior negotiations, discussions and representations between the parties.

22. This Lease binds upon and inures to the benefit of the successors, assigns and beneficiaries of CITY and LESSEE. This provision shall not be construed as the CITY'S consent to an assignment by LESSEE.

23. Nothing in this agreement shall be construed to act as a waiver of the CITY's sovereign immunity and governmental immunities provided to the CITY under Wyoming law. The CITY expressly reserves the right to assert immunity as a defense to any claim arising under this agreement.

THE REST OF THIS PAGE IS LEFT

INTENTIONALLY BLANK

LESSOR, CITY OF CODY, WYOMING:
A Wyoming Municipal Corporation

_____ Date:_____
Matt Hall, Mayor

ATTEST:

_____ Date:_____
Cynthia D. Baker, Administrative
Services Officer

LESSEE, CODY COUNCIL ON AGING, INC.:

_____ Date:_____

City of Cody
Open Container Permit Application

Organization/Group: Green Wedding Matt + Shelly

Reservation Date: 8/1/2020 Number of People: 175

Starting Time: 0800 am Ending Time: 6pm

Location: Canal Park

Description of gathering: Wedding

Fee: $50.00 **Received by:** _____

Name of Representative: Shelly Seibert

Mailing Address: 1113 Willow Lane

City, State, Zip Code: Cody, Wy 82414

Telephone Number: 785 761 6564 or 307 349-4279
Day Shelly Evening Matt

***** Alcohol may not be served to or consumed by minors under the age of 21.**

***** Representative is responsible for obeying all park regulations.**

Representative Signature

City Approved By: _____ Date: _____

Open Container Permit

Who: Any responsible person or organization is eligible to obtain a permit.

Purpose: Authorizes the consumption of alcoholic and malt beverages in or upon public areas for picnics bazaars, fairs, rodeos, special holidays, conventions, tournaments or similar gatherings. **– If other than Mentock and Hugh Smith Parks – applicant may need City Council approval. Other permits (catering or malt beverage may need to be obtained as well)**

Duration: Each permit is good for one 24-hour day. The day begins and ends at 12:00 am.

Fee: $50 per day

Limit: No limit

Process:

1. Applicant fills out an Open Container Permit Application
2. Enter the new permit on the permit holder's account.
3. Calculate the billing on the permit
4. Post the payment to the permit
5. Print the permit

   Stamp, sign & make a copy of the permit

   Give the original to the applicant
6. File the application and copy of the permit in central files

3-2-8: OPEN CONTAINERS IN PUBLIC STREETS, SCHOOL GROUNDS, PARKS, ETC.:

It shall be unlawful for any person to drink, consume, carry, exhibit or have in his possession wines, alcoholic liquors or malt beverages in open or unsealed containers of any type, in or upon the public streets, sidewalks, curbs, alleys, school grounds and parks; provided, however, that the governing body and/or its designee, upon application on a written form provided by the city and upon payment of a fifty dollar ($50.00) fee, may grant a permit authorizing use and consumption contrary to the foregoing for picnics, bazaars, fairs, rodeos, special holidays, conventions, tournaments or similar gatherings. (Ord. 2013-12, 6-4-2013)

Report Criteria:
Invoice Detail.Input date = 06/29/2020,06/30/2020
Invoice.Batch = {NOT LIKE} "1"

Secondary Name	Invoice	Description	Invoice Date	Total Cost
A+ ELECTRIC MOTOR INC (132386)				
	20-638	REBUILD PUMP	06/03/2020	9,926.00
Total :				9,926.00
Total A+ ELECTRIC MOTOR INC (132386):				9,926.00
ALLISON, GORDY (132394)				
	2414	REC CENTER REFUND	06/08/2020	57.00
Total :				57.00
Total ALLISON, GORDY (132394):				57.00
AMERICAN FAMILY LIFE ASSUR (550)				
	171266	AFLAC PREMIUM	06/29/2020	2,212.75
Total :				2,212.75
Total AMERICAN FAMILY LIFE ASSUR (550):				2,212.75
ANDERSON, BOB (132396)				
	2416	REC CENTER REFUND	06/08/2020	71.50
Total :				71.50
Total ANDERSON, BOB (132396):				71.50
ANIXTER INC (130622)				
	4598632-02	FIBERGLASS STANDOFF ARMS	06/22/2020	313.03
Total :				313.03
Total ANIXTER INC (130622):				313.03
ARIZMENDY, JOSEPH (132401)				
	2423	REC CENTER REFUND	06/08/2020	26.00
Total :				26.00
Total ARIZMENDY, JOSEPH (132401):				26.00
BAILEY, SARA (132393)				
	2413	REC CENTER REFUND	06/08/2020	74.00
Total :				74.00
Total BAILEY, SARA (132393):				74.00
BENTLEY SYSTEMS INC (126374)				
	48108809	WATERCARD LICENSE RENEWAL	06/30/2020	2,849.40
Total :				2,849.40

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total BENTLEY SYSTEMS INC (126374):				2,849.40
BEVENGER, LORI (132390)				
	2408	REC CENTER REFUND	06/03/2020	28.50
Total :				28.50
Total BEVENGER, LORI (132390):				28.50
BLUE CROSS BLUE SHIELD OF WYOMING (1360)				
	07012020	INSURANCE - JULY 2020	06/26/2020	149,792.83
	07012020	Adjustment to May June Insurance	06/26/2020	3,573.39-
Total :				146,219.44
Total BLUE CROSS BLUE SHIELD OF WYOMING (1360):				146,219.44
BOBCAT OF BIG HORN BASIN, INC. (128623)				
	52520	BID BOND RETURN 2020-03	05/25/2020	2,019.76
Total :				2,019.76
Total BOBCAT OF BIG HORN BASIN, INC. (128623):				2,019.76
BRONNENBERT, ESTATE OF PAT (132384)				
	20.0095.10	REFUND CREDIT BALANCE	06/15/2020	329.81
	20.0095.10-1	REFUND CREDIT BALANCE	06/29/2020	124.00
Total :				453.81
Total BRONNENBERT, ESTATE OF PAT (132384):				453.81
BUTLER, BERNADETTE (132018)				
	2409	REC CENTER REFUND	06/03/2020	74.00
Total :				74.00
Total BUTLER, BERNADETTE (132018):				74.00
C & C WELDING, INC (1690)				
	24313	STRAIGHTEN ARM FOR GARBAE TRUCK	06/03/2020	22.50
Total :				22.50
Total C & C WELDING, INC (1690):				22.50
CASELLE, INC (1930)				
	102854	CASELLE SOFTWARE SUPPORT	06/03/2020	66,508.00
	102944	CASELLE SOFTWARE SUPPORT	06/09/2020	2,280.00
Total :				68,788.00
Total CASELLE, INC (1930):				68,788.00
CENTURY LINK (10091)				
	61920	UTILITIES - CENTURY LINK	06/19/2020	41.01

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				41.01
Total CENTURY LINK (10091):				41.01
CHILDRESS, AIMEE (131753)				
	061720	REIMBURSEMENT - NEC DTERM SERIES I PHONE	06/17/2020	38.49
Total :				38.49
Total CHILDRESS, AIMEE (131753):				38.49
CITY OF CODY (2260)				
	06302020	UTILITIES - CITY OF CODY	06/30/2020	1,908.21
	06302020	UTILITIES - CITY OF CODY	06/30/2020	5,929.26
	06302020	UTILITIES - CITY OF CODY	06/30/2020	130.43
	06302020	UTILITIES - CITY OF CODY	06/30/2020	453.72
	06302020	UTILITIES - CITY OF CODY	06/30/2020	514.24
	06302020	UTILITIES - CITY OF CODY	06/30/2020	833.93
	06302020	UTILITIES - CITY OF CODY	06/30/2020	11,651.79
	06302020	UTILITIES - CITY OF CODY	06/30/2020	7,885.46
	06302020	UTILITIES - CITY OF CODY	06/30/2020	32.57
	06302020	UTILITIES - CITY OF CODY	06/30/2020	5,666.09
	06302020	UTILITIES - CITY OF CODY	06/30/2020	5,600.71
	06302020	UTILITIES - CITY OF CODY	06/30/2020	45.70
	06302020	UTILITIES - CITY OF CODY	06/30/2020	1,110.01
	06302020	UTILITIES - CITY OF CODY	06/30/2020	1,303.40
	06302020	UTILITIES - CITY OF CODY	06/30/2020	1,303.40
	06302020	UTILITIES - CITY OF CODY	06/30/2020	452.66
	06302020	UTILITIES - CITY OF CODY	06/30/2020	588.66
	06302020	UTILITIES - CITY OF CODY	06/30/2020	39.00
	06302020	UTILITIES - CITY OF CODY	06/30/2020	26.58
Total :				45,475.82
Total CITY OF CODY (2260):				45,475.82
CLARK, RONALD W (131046)				
TOWN TAXI	061520	TIPSY TAXI VOUCHERS	06/15/2020	231.00
Total :				231.00
Total CLARK, RONALD W (131046):				231.00
COOPER, LONNIE (132395)				
	2415	REC CENTER REFUND	06/08/2020	78.50
Total :				78.50
Total COOPER, LONNIE (132395):				78.50
COPENHAVER KATH KITCHEN KOLPITCKE LLC (3140)				
	43020	Legal Services	06/15/2020	3,384.88
	43020	Legal Services	06/15/2020	345.40
	43020	Legal Services	06/15/2020	759.87
	43020	Legal Services	06/15/2020	759.87
	43020	Legal Services	06/15/2020	828.95
	43020	Legal Services	06/15/2020	828.95

Secondary Name	Invoice	Description	Invoice Date	Total Cost
	53120	Legal Services	06/15/2020	3,384.88
	53120	Legal Services	06/15/2020	345.40
	53120	Legal Services	06/15/2020	759.87
	53120	Legal Services	06/15/2020	759.87
	53120	Legal Services	06/15/2020	828.95
	53120	Legal Services	06/15/2020	828.95
Total :				13,815.84
Total COPENHAVER KATH KITCHEN KOLPITCKE LLC (3140):				13,815.84
COURTNEY, MARK (132397)				
	2417	REC CENTER REFUND	06/08/2020	23.00
Total :				23.00
Total COURTNEY, MARK (132397):				23.00
DALLINGER, BONNIE (132409)				
	2432	REC CENTER REFUND	06/08/2020	23.00
Total :				23.00
Total DALLINGER, BONNIE (132409):				23.00
DANSIE OVERHEAD DOOR LLC (132416)				
DBA: CODY OVERHEAD DOOR LLC	3509	REPAIR GARAGE DOOR AT LEC	06/04/2020	417.50
Total :				417.50
Total DANSIE OVERHEAD DOOR LLC (132416):				417.50
DAY, KAREN (132414)				
	2438	REC CENTER REFUND	06/09/2020	75.00
Total :				75.00
Total DAY, KAREN (132414):				75.00
DEARBORN LIFE INSURANCE COMPANY (131563)				
	07012020	INSURANCE July 2020	06/26/2020	361.12
Total :				361.12
Total DEARBORN LIFE INSURANCE COMPANY (131563):				361.12
DECKER, JAMES (132410)				
	2433	REC CENTER REFUND	06/08/2020	94.50
Total :				94.50
Total DECKER, JAMES (132410):				94.50
ENGINEERING ASSOCIATES (4140)				
	4006049	PROJECT 14111-04 WWTF PHASE 2	06/19/2020	4,025.94
	4006049	PROJECT 14111-04 WWTF PHASE 2	06/19/2020	1,230.15
	4006049	PROJECT 14111-04 WWTF PHASE 2	06/19/2020	335.49
	4006049	PROJECT 14111-04 WWTF PHASE 2	06/19/2020	5,591.58

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				11,183.16
Total ENGINEERING ASSOCIATES (4140):				11,183.16
ENNIST III, ROBERT F (131798)				
BIG HORN FOOD SERVICES	40316	CUSTODIAL SUPPLIES	05/26/2020	2,717.71
Total :				2,717.71
Total ENNIST III, ROBERT F (131798):				2,717.71
FARLOW, IRENE (131831)				
DBA: CODY CAB LLC	61620	TIPSY TAXI PROGRAM	06/16/2020	336.00
Total :				336.00
Total FARLOW, IRENE (131831):				336.00
GIBSON, BRIDGETTE (132243)				
	2411	REC CENTER REFUND	06/03/2020	105.00
Total :				105.00
Total GIBSON, BRIDGETTE (132243):				105.00
HARLEY, TERRY D (132413)				
	2437	REC CENTER REFUND	06/09/2020	42.50
Total :				42.50
Total HARLEY, TERRY D (132413):				42.50
HARRIS TRUCKING AND CONSTRUCTION CO. (4780)				
	134039	ASPHALT	05/24/2020	332.50
	134061	ASPHALT PATCHING	05/31/2020	535.99
Total :				868.49
Total HARRIS TRUCKING AND CONSTRUCTION CO. (4780):				868.49
HARTLEY, JONATHAN (132387)				
	2395	REC CENTER REFUND	05/01/2020	50.00
Total :				50.00
Total HARTLEY, JONATHAN (132387):				50.00
HEBRLEE, TRENT STEVEN (131832)				
HOTLINE ELECTRICAL SALES & SERV	28506	Meter F2S 1ph 240v meter C320 240v	06/16/2020	580.00
HOTLINE ELECTRICAL SALES & SERV	28506	Meter F2S 1ph 240v meter C200	06/16/2020	960.00
HOTLINE ELECTRICAL SALES & SERV	28506	Meter F2s Bidirectional 1 ph	06/16/2020	1,320.00
HOTLINE ELECTRICAL SALES & SERV	28506	Meter 4S 1ph 3w c20 120-480v dmd	06/16/2020	1,360.00
Total :				4,220.00
Total HEBRLEE, TRENT STEVEN (131832):				4,220.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
HINZPETER, DAVID (132405)				
	2428	REC CENTER REFUND	06/08/2020	74.00
Total :				74.00
Total HINZPETER, DAVID (132405):				74.00
HOCHHALTER, SYRINGA (131924)				
	2407	REC CENTER REFUND	06/03/2020	26.00
Total :				26.00
Total HOCHHALTER, SYRINGA (131924):				26.00
HOLLINGER, JOSH (132399)				
	2420	REC CENTER REFUND	06/08/2020	80.00
Total :				80.00
Total HOLLINGER, JOSH (132399):				80.00
HOLSINGER, MARK (132388)				
	2405	REC CENTER REFUND	06/03/2020	312.00
Total :				312.00
Total HOLSINGER, MARK (132388):				312.00
HOOVER, BRIAN (132282)				
	2418	REC CENTER REFUND	06/08/2020	94.50
Total :				94.50
Total HOOVER, BRIAN (132282):				94.50
HUBER, WESLEY L (123442)				
EAGLE OF CODY PRINTING	62320	TIPSY TAXI VOUCHERS	06/23/2020	578.00
Total :				578.00
Total HUBER, WESLEY L (123442):				578.00
ICON ENTERPRISES INC (129304)				
CIVICPLUS	201053	CIVIC REC GRAPHICS	06/18/2020	160.00
Total :				160.00
Total ICON ENTERPRISES INC (129304):				160.00
J & J CONSTRUCTION LLC (130254)				
	738	BORE FOR CONDUIT	05/26/2020	1,870.00
Total :				1,870.00
Total J & J CONSTRUCTION LLC (130254):				1,870.00
KELLY, KRISTIE (132400)				
	2422	REC CENTER REFUND	06/08/2020	84.50

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				84.50
Total KELLY, KRISTIE (132400):				84.50
KENEMER, SCOTT (132385)				
	13.3380.43	REFUND UTILITY DEPOSIT	06/10/2020	325.58
Total :				325.58
Total KENEMER, SCOTT (132385):				325.58
KRUBECK, LUCAS (130285)				
	70920	CONCERTS IN THE PARK	07/08/2020	1,200.00
Total :				1,200.00
Total KRUBECK, LUCAS (130285):				1,200.00
LASKO, TANYA (132415)				
	2439	REC CENTER REFUND	06/09/2020	57.50
Total :				57.50
Total LASKO, TANYA (132415):				57.50
LINCOLN-OAKES NURSERIES (129369)				
	2472	LIONS CLUB TREES	05/06/2020	344.90
Total :				344.90
Total LINCOLN-OAKES NURSERIES (129369):				344.90
LUNA, JOSEPH (132406)				
	2429	REC CENTER REFUND	06/08/2020	75.00
Total :				75.00
Total LUNA, JOSEPH (132406):				75.00
MALSON, TIM (132389)				
	2406	REC CENTER REFUND	06/03/2020	52.50
Total :				52.50
Total MALSON, TIM (132389):				52.50
MAXWELL, BRANDON (123166)				
MAXWELL FLOORING DBA ABBEY CA	1475	MINI GOLF GREEN REPLACEMENT	05/18/2020	1,194.47
Total :				1,194.47
Total MAXWELL, BRANDON (123166):				1,194.47
MCKNIGHT, MICHAEL (132411)				
	2434	REC CENTER REFUND	06/08/2020	52.50

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				52.50
Total MCKNIGHT, MICHAEL (132411):				52.50
MEDICAL AIR SERVICES ASSOCIATION (131887)				
	795478	PREMIUM -	06/26/2020	5,108.00
Total :				5,108.00
Total MEDICAL AIR SERVICES ASSOCIATION (131887):				5,108.00
MONTGOMERY, JAMES (132407)				
	2430	REC CENTER REFUND	06/08/2020	57.50
Total :				57.50
Total MONTGOMERY, JAMES (132407):				57.50
MOORE, REBECCA (132403)				
	2426	REC CENTER REFUND	06/08/2020	84.50
Total :				84.50
Total MOORE, REBECCA (132403):				84.50
MOUNTAIN STATES LIGHTING (128210)				
	10156	Pole,ped it VI-T-IF/ 12' FP 192-175	06/08/2020	6,475.00
	10156	M-LUMINAIRE C3354C-32 LED	06/08/2020	6,975.00
	10156	MSL PAINT SETUP FOR CODY BRONZE	06/08/2020	500.00
	10156	FREIGHT CHARGES	06/08/2020	650.00
Total :				14,600.00
Total MOUNTAIN STATES LIGHTING (128210):				14,600.00
MSPS (127866)				
MOUNTAIN STATES PIPE & SUPPLY	INV15496	Kamstrup 5/8" x 3/4" meter	06/22/2020	3,660.00
MOUNTAIN STATES PIPE & SUPPLY	INV15496	Itron 100W ERT, W/PLUG	06/22/2020	4,050.00
MOUNTAIN STATES PIPE & SUPPLY	INV15496	SHIPPING	06/22/2020	100.50
Total :				7,810.50
Total MSPS (127866):				7,810.50
MURPHY, KERRY (132408)				
	2431	REC CENTER REFUND	06/08/2020	52.50
Total :				52.50
Total MURPHY, KERRY (132408):				52.50
NCPERS GROUP LIFE INS (125412)				
C/O MEMBER BENEFITS	62920	PREMIUM	06/29/2020	416.00
Total :				416.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total NCPERS GROUP LIFE INS (125412):				416.00
NELSON, LAWRENCE R (129720)				
	2440	REC CENTER REFUND	06/12/2020	26.25
Total :				26.25
Total NELSON, LAWRENCE R (129720):				26.25
NORCO, INC. (128948)				
	29395953	CYLINDER RENT	05/31/2020	24.18
Total :				24.18
Total NORCO, INC. (128948):				24.18
NORTHWEST PIPE (7400)				
	CM1166787-1	DI TAPPED PLUG	06/02/2020	36.37-
Total :				36.37-
Total NORTHWEST PIPE (7400):				36.37-
ONE-CALL OF WYOMING (127665)				
	55821	ONE - CALL FEES	06/08/2020	39.00
	55821	ONE - CALL FEES	06/08/2020	39.00
	55821	ONE - CALL FEES	06/08/2020	39.00
	55821	ONE - CALL FEES	06/08/2020	39.00
Total :				156.00
Total ONE-CALL OF WYOMING (127665):				156.00
PARK COUNTY CIRCUIT COURT (128493)				
	61220	CV-2017-259	06/12/2020	178.46
	62620	CV-2017-259	06/26/2030	16.14
Total :				194.60
Total PARK COUNTY CIRCUIT COURT (128493):				194.60
POWELL, JOYCE (132391)				
	2410	REC CENTER REFUND	06/03/2020	47.00
Total :				47.00
Total POWELL, JOYCE (132391):				47.00
PROFFIT, SHIRLEY (132398)				
	2419	REC CENTER REFUND	06/08/2020	78.50
Total :				78.50
Total PROFFIT, SHIRLEY (132398):				78.50
PROVIDENT LIFE & ACCIDENT INS (128033)				
	62920	PREMIUMS	06/29/2020	23.40

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total :				23.40
Total PROVIDENT LIFE & ACCIDENT INS (128033):				23.40
QUALITY ASPHALT PAVING, INC (125010)				
	2032	ASPHALT PATCHING	05/26/2020	750.00
	2032	ASPHALT PATCHING	05/26/2020	270.00
	2032	ASPHALT PATCHING - MEMORIAL PARK	05/26/2020	438.75
Total :				1,458.75
Total QUALITY ASPHALT PAVING, INC (125010):				1,458.75
REGESTER, CHAD (132259)				
	2421	REC CENTER REFUND	06/08/2020	94.50
Total :				94.50
Total REGESTER, CHAD (132259):				94.50
ROCKY MOUNTAIN POWER (7570)				
	061720	UTILITIES - ROCKY MOUNTAIN POWER	06/17/2020	28.20
	061720	UTILITIES - ROCKY MOUNTAIN POWER	06/17/2020	316.19
Total :				344.39
Total ROCKY MOUNTAIN POWER (7570):				344.39
SABER PEST CONTROLL LLC (131183)				
	AUD138	PEST CONTROL - AUDITORIUM	04/16/2020	80.00
	AUD139	PEST CONTROL - AUDITORIUM	05/14/2020	80.00
	AUD140	PEST CONTROL - AUDITORIUM	06/22/2020	80.00
	CH140	PEST CONTROL - CITY HALL	06/22/2020	60.00
	REC138	PEST CONTROL - REC CENTER	04/06/2020	90.00
	REC138	PEST CONTROL - REC CENTER	04/06/2020	90.00
	REC139	PEST CONTROL - REC CENTER	05/31/2020	90.00
	REC139	PEST CONTROL - REC CENTER	05/31/2020	90.00
	REC140	PEST CONTROL - REC CENTER	06/22/2020	90.00
	REC140	PEST CONTROL - REC CENTER	06/22/2020	90.00
Total :				840.00
Total SABER PEST CONTROLL LLC (131183):				840.00
SABIN, YANCI (131554)				
	17.3200.24	REFUND UTILITY DEPOSIT	06/17/2020	176.54
Total :				176.54
Total SABIN, YANCI (131554):				176.54
SANKEY, SHEILA (131053)				
	2425	REC CENTER REFUND	06/08/2020	74.00
Total :				74.00

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total SANKEY, SHEILA (131053):				74.00
SCHOONOVER, NOREEN (132240)				
	2436	REC CENTER REFUND	06/08/2020	57.50
Total :				57.50
Total SCHOONOVER, NOREEN (132240):				57.50
SOLBERG, DAWN (132402)				
	2424	REC CENTER REFUND	06/08/2020	84.50
Total :				84.50
Total SOLBERG, DAWN (132402):				84.50
SPENCER FLUID POWER (132380)				
	3118826-00	PUMP REPAIR	05/14/2020	12,304.23
Total :				12,304.23
Total SPENCER FLUID POWER (132380):				12,304.23
STEGNER, DANIEL T (132412)				
	2435	REC CENTER REFUND	06/08/2020	47.00
Total :				47.00
Total STEGNER, DANIEL T (132412):				47.00
SYSTEMS GRAPHICS INC (129162)				
ADVANCED INFO SYSTEMS	15149	OUTSOURCE BILLS	06/05/2020	8.77
ADVANCED INFO SYSTEMS	15149	OUTSOURCE BILLS	06/05/2020	54.18
ADVANCED INFO SYSTEMS	15149	OUTSOURCE BILLS	06/05/2020	49.61
ADVANCED INFO SYSTEMS	15149	OUTSOURCE BILLS	06/05/2020	49.27
ADVANCED INFO SYSTEMS	15149	OUTSOURCE BILLS	06/05/2020	61.23
ADVANCED INFO SYSTEMS	15172	OUTSOURCE BILLS	06/15/2020	15.77
ADVANCED INFO SYSTEMS	15172	OUTSOURCE BILLS	06/15/2020	97.50
ADVANCED INFO SYSTEMS	15172	OUTSOURCE BILLS	06/15/2020	89.27
ADVANCED INFO SYSTEMS	15172	OUTSOURCE BILLS	06/15/2020	88.67
ADVANCED INFO SYSTEMS	15172	OUTSOURCE BILLS	06/15/2020	110.18
Total :				624.45
Total SYSTEMS GRAPHICS INC (129162):				624.45
SZEKELY, CSABA ZOLTAN (132381)				
	71620	CONCERTS IN THE PARK	07/08/2020	1,200.00
Total :				1,200.00
Total SZEKELY, CSABA ZOLTAN (132381):				1,200.00
THE OFFICE SHOP INC (7440)				
	139242	COPIER CONTRACT - POLICE	06/11/2020	1,173.15
	140109	COPIER CONTRACT - SHOP	06/25/2020	10.39
	140109	COPIER CONTRACT - SHOP	06/25/2020	10.39
	140109	COPIER CONTRACT - SHOP	06/25/2020	9.18

Secondary Name	Invoice	Description	Invoice Date	Total Cost
	140109	COPIER CONTRACT - SHOP	06/25/2020	10.39
	140109	COPIER CONTRACT - SHOP	06/25/2020	10.39
	140109	COPIER CONTRACT - SHOP	06/25/2020	10.39
Total :				1,234.28
Total THE OFFICE SHOP INC (7440):				1,234.28
UNUM LIFE INSURANCE - LIFE (127935)				
	62920	PREMIUM	06/29/2020	1,303.31
Total :				1,303.31
Total UNUM LIFE INSURANCE - LIFE (127935):				1,303.31
US POSTMASTER (129112)				
	06152020	2 MONTHS POSTAGE FOR UTILITY BILLING	06/15/2020	3,700.00
Total :				3,700.00
Total US POSTMASTER (129112):				3,700.00
WAMCAT TREASURER (129087)				
	07012020	WAMCAT DUES 2020-CINDY, DANIELLE	07/01/2020	130.00
Total :				130.00
Total WAMCAT TREASURER (129087):				130.00
WEST PARK HOSPITAL (10500)				
DBA CODY REGIONAL HEALTH	A04619052	DUI BLOOD DRAW	06/07/2020	222.00
Total :				222.00
Total WEST PARK HOSPITAL (10500):				222.00
WESTERN UNITED ELECTRIC SUPPLY (10605)				
	6012018	Xfmr 3 ph 75KVA URD 120/208 7200	06/16/2020	6,544.44
	6012018	Xfmr 3ph 500 kVA URD 480Y/277 7.2kV	06/16/2020	11,048.89
Total :				17,593.33
Total WESTERN UNITED ELECTRIC SUPPLY (10605):				17,593.33
WILLE, GREG (132404)				
	2427	REC CENTER REFUND	06/08/2020	67.33
Total :				67.33
Total WILLE, GREG (132404):				67.33
WRANGLER PLUMBING & HEATING INC (130942)				
	1735	REPAIR MULTIPLE LEAKS LEGION RESTROOMS	06/02/2020	173.44
	1746	LEGION RESTROOMS - CLEAN MUD OUT OF FLOOR DRAIN	06/19/2020	331.47
Total :				504.91

Secondary Name	Invoice	Description	Invoice Date	Total Cost
Total WRANGLER PLUMBING & HEATING INC (130942):				504.91
WYOMING CHILD SUPPORT (132047)				
	61220	Garnishment	06/12/2020	225.23
	62620	Garnishment	06/26/2020	225.23
Total :				450.46
Total WYOMING CHILD SUPPORT (132047):				450.46
WYOMING DEPARTMENT OF WORKFORCE SERVICES (10670)				
WORKERS COMPENSATION DIV	62920	CONTRIBUTIONS	06/29/2020	13,188.70
WORKERS COMPENSATION DIV	62920	PD VOLUNTEERS	06/29/2020	17.06
WORKERS COMPENSATION DIV	62920	REC VOLUNTEERS	06/29/2020	17.07
Total :				13,222.83
Total WYOMING DEPARTMENT OF WORKFORCE SERVICES (10670):				13,222.83
WYOMING RETIREMENT SYSTEM (10950)				
	194615	CONTRIBUTIONS -	06/29/2020	19,307.80
	194616	CONTRIBUTIONS -	06/29/2020	26,203.05
	194617	CONTRIBUTIONS -	06/29/2020	33,748.03
Total :				79,258.88
Total WYOMING RETIREMENT SYSTEM (10950):				79,258.88
WYOMING VETERINARY MED ASSOC (132392)				
	2412	REC CENTER REFUND	06/05/2020	75.00
Total :				75.00
Total WYOMING VETERINARY MED ASSOC (132392):				75.00
YELLOWSTONE REGIONAL AIRPORT (11150)				
	70120	SHERIDAN AVE PUMP HOUSE ANNUAL RENT FY20-21	07/01/2020	275.00
	70120	BEACON HILL WATER TANK SITE ANNUAL RENT FY20-21	07/01/2020	28.00
Total :				303.00
Total YELLOWSTONE REGIONAL AIRPORT (11150):				303.00
YELLOWSTONE WATER WORKS (130401)				
	81-141	GRADE RINGS	04/04/2018	710.05
Total :				710.05
Total YELLOWSTONE WATER WORKS (130401):				710.05
ZIVARO INC (131755)				
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	32.29
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	286.22
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	10.64
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	51.78
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	36.72
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	367.19

Secondary Name	Invoice	Description	Invoice Date	Total Cost
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	48.96
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	24.48
	IS044049	EVAULT CLOUD DATA STORAGE	06/16/2020	24.49
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	32.30
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	286.16
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	10.64
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	51.77
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	36.71
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	367.31
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	48.95
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	24.47
	IS044050	EVAULT CLOUD DATA STORAGE	06/16/2020	24.47
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	32.30
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	286.22
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	10.64
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	51.78
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	36.72
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	367.19
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	48.96
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	29.28
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	24.48
	IS044051	EVAULT CLOUD DATA STORAGE	06/16/2020	24.49
Total :				2,824.01
Total ZIVARO INC (131755):				2,824.01
Grand Totals:				487,462.59

Report GL Period Summary

GL Period	Amount
06/20	412,992.19
07/20	74,470.40
Grand Totals:	487,462.59

Vendor number hash:	11932716
Vendor number hash - split:	19154809
Total number of invoices:	113
Total number of transactions:	209

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Open Terms	487,462.59	.00	487,462.59
Grand Totals:	487,462.59	.00	487,462.59
		Payroll 06/24/20	245,999.06

			733,461.65

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount

Report Criteria:

Invoice Detail.Input date = 06/29/2020,06/30/2020

Invoice.Batch = {NOT LIKE} "1"

RESOLUTION NO. 2020 -12
RESOLUTION APPROVING PROPOSITION TO IMPOSE A FOUR PERCENT (4%) LODGING TAX IN PARK COUNTY, STATE OF WYOMING, SAID PROPOSITION TO BE PLACED ON THE GENERAL ELECTION BALLOT ON NOVEMBER 3, 2020

WHEREAS, the Wyoming Legislature has provided, pursuant to W.S. §39-15-204(a)(ii) for counties and towns to impose a local lodging tax not to exceed four percent (4%) upon the sales price paid for lodging services, the purpose of which is for local travel and tourism promotion and funds to the general fund of the Town of Meeteetse, Cities of Powell and Cody, and Park County; and

WHEREAS, the Board of County Commissioners of Park County and the Councils of the Town of Meeteetse and Cities of Powell and Cody have decided to place on the November 3, 2020 General election ballot the proposition to impose a lodging tax of four percent (4%); and

WHEREAS, the resolution must be approved by the county commissioners and the governing bodies of at least 2/3 of the incorporated municipalities within the county; and

WHEREAS, the Town of Meeteetse and Cities of Powell and Cody are the only incorporated municipalities in Park County; and

WHEREAS, the Board of County Commissioners of Park County and the Councils of the Town of Meeteetse and Cities of Powell and Cody hereby notify the Park County Clerk prior to July 10, 2020 of their intention to place the four percent (4%) tax lodging on the November 3, 2020 General election ballot.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, AND COUNCILS OF THE TOWN OF MEETEETSE AND CITIES OF POWELL AND CODY THAT:

1. The Board of County Commissioners of Park County and the Councils of the Town of Meeteetse and Cities of Powell and Cody hereby agree to place a four percent (4%) Lodging Tax question on the November 3, 2020 General election ballot, and further hereby endorse, adopt and approve the procedures set forth in W.S. §39-15-203(a)(ii).

2. The tax shall be imposed upon the sales price paid for lodging services within Park County and the Town of Meeteetse and Cities of Powell and Cody.

3. The purpose of the tax is for local travel and tourism promotion.

4. It is anticipated that Park County will qualify under W.S. §39-15-211(a)(ii)(B)(I) and W.S. §39-15-211(a)(ii)(B)(II) to allow for a split of the lodging tax as follows: ninety percent (90%) to promote travel and tourism and ten percent (10%) to the general fund of the Town of Meeteetse, Cities of Powell and Cody, and Park County.

5. The Park County Board of County Commissioners and the Councils of the Town of Meeteetse and Cities of Powell and Cody hereby direct the County Clerk to place this proposition upon the November 3, 2020 General Election Ballot.

6. The following proposition shall be stated on the ballot:

SHALL PARK COUNTY, WYOMING RENEW FOR AN ADDITIONAL FOUR YEARS A LODGING TAX OF FOUR PERCENT (4%) UPON ACCOMMODATIONS OR SPACE FOR TRANSIENT VISITORS OR TOURISTS?

a. The ballots shall contain the language “FOR THE COUNTY LODGING TAX” and “AGAINST THE COUNTY LODGING TAX.”

b. The four percent (4%) proposition was approved at the 2016 election, and the four percent (4%) proposition is now being submitted at the General election, November 3, 2020 and four (4) years thereafter beginning January 1, 2021. If the proposition is successful at the November 3, 2020 General election, the tax shall remain in place for an additional four (4) years.

c. If the proposition to renew the tax is defeated the proposition shall not again be submitted to the electors of the county for at least eleven (11) months.

d. If the proposition is approved by the qualified electors, the Board of County Commissioners and the Councils of the Town of Meeteetse and Cities of Powell

and Cody shall impose a four percent (4%) lodging tax upon the sales price paid for lodging services as defined by W.S. §35-15-101(a)(i).

e. The tax shall be implemented and enforced pursuant to Wyoming Statutes Title 39 Taxation and Revenue, Chapter 15 Sales Tax, Article 1 State Sales Tax, with the exception of W.S. §39-15-102(a), insofar as it relates to sales taxes except the name of the county as the taxing agency shall be substituted for that of the state and an additional license to engage in business shall not be required if the vendor has been issued a state license pursuant to law.

f. Any amendments made to Article 1 State Sales Tax of Chapter 15, Title 39 within the Wyoming Statutes, not in conflict, shall become a part of this resolution.

g. Prior to the effective date of imposition of the tax, the County Clerk shall ensure that a contractual relationship is in place with the State of Wyoming, Department of Revenue to perform all functions incident to the administration of the sales tax.

h. The amount subject to the tax shall not include the amount of any sales tax imposed by the State of Wyoming.

7. Should any part or provision of this resolution ever be judicially determined to be invalid or unenforceable, such determination shall not affect the remaining parts and provisions hereof, the intention being that each part or provision of this resolution is severable.

PASSED AND APPROVED this 7th day of July 2020.
By the **BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING**

_____
Joe Tilden, Chairman

_____
Lee Livingston, Vice Chairman

_____
Jake Fulkerson, Commissioner

_____
Dossie Overfield, Commissioner

_____
Lloyd Thiel, Commissioner

(SEAL)

Attest:

_____
Colleen Renner, County Clerk

PASSED AND APPROVED this _____ day of July 2020.
By the **CITY OF CODY OF PARK COUNTY, WYOMING**

_____
Matt Hall, Mayor

(SEAL)

Attest:

_____
Cynthia Baker, Administrative Services Director

PASSED AND APPROVED this _____ day of July 2020.
By the **CITY OF POWELL OF PARK COUNTY, WYOMING**

_____
John Wetzel, Mayor

(SEAL)

Attest:

_____
Tiffany Brando, City Clerk

PASSED AND APPROVED this _____ day of July 2020.
By the **TOWN OF MEETEETSE OF PARK COUNTY, WYOMING**

_____
J. W. Yetter, Mayor

(SEAL)

Attest:

_____
Angela R. Johnson, City Clerk

MEETING DATE: JULY 7, 2020
DEPARTMENT: PUBLIC WORKS - STREETS
PREPARED BY: PHILLIP M. BOWMAN, P.E.
PRESENTED BY: PHILLIP M. BOWMAN, P.E.

AGENDA ITEM SUMMARY REPORT

Agreement between Owner and Engineer for Professional Services for the 2020 Cody Sidewalk and Pedestrian Ramp Improvements Project

ACTION TO BE TAKEN

Approve the Short Form of Agreement between Owner and Engineer for Professional Services with Morrison-Maierle, Inc. for the 2020 Cody Sidewalk and Pedestrian Ramp Improvements Project, and authorize the Mayor to sign and execute all associated documents.

SUMMARY OF INFORMATION

The City of Cody has secured a Transportation Alternatives Program (TAP) grant from the Wyoming Department of Transportation (WYDOT) to complete sidewalk and pedestrian ramp improvements at locations near the Cody Middle School, Cody High School, and Eastside Elementary School. The TAP Subrecipient Agreement between WYDOT and the City of Cody was fully executed on February 7, 2020, and established the total project funding of $500,000 comprised of $400,000 of TAP grant monies and $100,000 of local match from the City. The $100,000 of local match from the City will be funded by the Specific Purpose Tax Fund as approved in FY 2020-21 Budget.

City Staff has followed all WYDOT procedures and guidelines in selecting Morrison-Maierle, Inc. (M-M) as the consultant engineer for this project. M-M has reviewed the project goals contained in the City's grant application materials, and developed the scope of work and fee estimate for the design and bidding phases of the project. Upon receipt of bids from contractors and determination of the final construction contract amount, it is anticipated that an agreement amendment will be proposed with M-M to provide additional construction management services.

WYDOT staff have been provided the the proposed agreement with M-M and additional required documents, and are currently performing their final review of all agreement materials. City Council approval of this agreement will be subject to final review and approval by WYDOT staff and the City Attorney prior to execution by the Mayor.

FISCAL IMPACT

The proposed agreement has a not to exceed fee amount of $54,800. This fee will be paid by TAP grant funding of approximately $43,800 (80%) and by City of Cody local match funding of approximately $11,000 (20%). The City of Cody local match amount is included in the Specific Purpose Tax Fund in the approved FY2020-21 Budget.

ATTACHMENTS

1. Short Form of Agreement between Owner and Engineer for Professional Services with Appendix 1 and 2, and Attachments 1 through 6 partially included (due to large number of pages in attachments)

AGENDA & SUMMARY REPORT TO:

None.

AGENDA ITEM NO. _____

SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of ___July 7, 2020___ ("Effective Date") between City of Cody ("Owner") and Morrison-Maierle, Inc. ("Engineer").

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows: 2020 Cody Sidewalk and Pedestrian Ramp Improvements ("Project").

Engineer's services under this Agreement are generally identified as follows: Design (Plans Specifications and Estimate), and Bidding Services in Accordance with WYDOT Transportation Alternative Program (TAP) Requirements ("Services"). The scope of services is described in Appendix 2, Engineer's Scope of Services.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above ("Additional Services").

B. Engineer shall complete its Services within the following specific time period:

Preliminary Design (including public meeting and preparation of CATEX) : September 15, 2020.

Plans, Specs and Estimate: November 15, 2020.

Completion of Final Engineering/Bid Documents: December 20, 2020.

Bid Advertisement: January 2021. Review Bids and Award Bid by mid-February 2021.

C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

2.01 *Payment Procedures*

A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

A. Owner shall pay Engineer for Services as follows:

1. An amount equal to the cumulative hours charged to the Project by each ~~class~~ position of Engineer's employees times standard hourly rates for each applicable billing position ~~class~~, plus reimbursement of expenses incurred in connection with providing the Services and Engineer's consultants' charges, if any.

2. Engineer's Standard Hourly Rates are based on the WYDOT Pre-negotiation Audit Results dated August 24, 2017 outlined in Attachment 3. The schedule of hourly rates and reimbursable expenses are attached as Appendix 1.

3. The total compensation for Services and reimbursable expenses will not exceed $54,800 which is broken down as follows:

a. Design - $50,300
   1) *Preliminary Design and CATEX - $12,800*
   2) *Plans, Specifications and Estimate - $20,500*
   3) *Completion of Final Engineering/Bidding Documents - $17,000*

b. Bidding - $4,500

2.03 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any.

3.01 *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

b. By Engineer:

1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or

2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.

c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.

d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

5.01 *General Considerations*

A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.

C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.

D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.

F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:

   1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;

   2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; and

~~3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and~~

4. such limited license to Owner shall not create any rights in third parties.

G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

~~H.~~ To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project. ~~and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to $50,000 or the total amount of compensation received by Engineer, whichever is greater.~~

I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.

J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

K. This Agreement is to be governed by the law of the state in which the Project is located.

L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Definitions

B. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.

C. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

Appendices:

Appendix 1, Engineer's Standard Hourly Rates
Appendix 2, Engineer's Scope of Services.

Attachments:

Attachments 1 and 2, Project Maps
Attachment 3, WYDOT approved Pre-negotiation Audit Results dated August 24, 2017
Attachment 4, Attachment 1 - Federal General Provisions from the City of Cody Consultant Services Policy
Attachment 5, Attachment 2 - Federal General Provisions from the City of Cody Consultant Services Policy
Attachment 6, Award Letter and Transportation Alternatives Program (TAP) Subrecipient Agreement between WYDOT and the City of Cody

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Owner: City of Cody

By: _____
Print name: Matt Hall
Title: Mayor
Date Signed: _____

Attest By: _____
Print name: Cynthia D. Baker
Title: Administrative Services Officer
Date Signed: _____

[City Seal]

Address for Owner's receipt of notices:
Phillip Bowman, PE
P.O. Drawer 2200
1338 Rumsey Avenue
Cody, WY 82414

Engineer: Morrison-Maierle, Inc.

By: Randy Bomar
Print name: Randy Bomar, PE
Title: Vice President
Date Signed: 6/29/2020

Engineer License or Firm's Certificate No. (if required):

State of: Wyoming PE 6971 (Theresa Gunn)

Address for Engineer's receipt of notices:
Theresa Gunn, PE
1402 Stampede Avenue
Cody, WY 82414

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This is **Appendix 1**, **Engineer's Standard Hourly Rates,** referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated _____.

Engineer's Standard Hourly Rates

A. *Standard Hourly Rates:*

1. Standard Hourly Rates are set forth in this Appendix 1 as established in Attachment 3 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.

2. The Standard Hourly Rates apply only as specified in Paragraphs 2.01, 2.02, and 2.03.

B. *Schedule of Hourly Rates:*

Position	**Name**	**Hourly Rate**
Administrative Coordinator	Luthy, Sandra	$ 73.11
Survey Technician	Larner, Dakota	$ 73.91
CAD Designer I	Lowman, Steve	$ 90.00
CAD Designer I	Lollar, Katelyn	$ 91.31
Resident Project Rep/Engineer Intern I	Muck, Kyle	$ 89.24
Resident Project Rep/Engineer Intern II	Reed, Austin	$ 99.34
Survey Technician IV	Malmberg, Jeremiah	$102.47
Land Surveyor I	Reed, Edward	$103.00
Land Surveyor II	Follweiler, Steven	$109.30
Land Surveyor III	Blough, Russell	$121.44
CAD Designer I	Kuehn, Kent	$113.13
Land Surveyor IV	Schmitz, Duane	$134.10
Senior Engineer I	Foley, Bruce	$135.74
Design Engineer I	Markham, Tyson	$136.84
Design Engineer I	Brugger, Tim	$139.86
Senior Engineer I	Pool, Matt	$142.41
Senior Engineer I	Davidson, Molly	$150.66
Senior Engineer II	Page, Frank	$167.44
Supervising Engineer I	Brandt, Mike	$169.81
Supervising Engineer II	Gunn, Theresa	$182.66
Supervising Engineer I	Feck, Jeff	$189.57
Supervising Engineer IV	Bomar, Randy	$225.91

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

C. *Schedule of Equipment Rates:*

Billing Class and Unit	**Rate per Unit**
Vehicle Mileage – (IRS rate)	$0.575 per mile Current IRS rate
Surveying Supplies	Actual Cost
Outside Printing Supplies	Actual Cost
Postage	At Cost
Outside Testing Services	At Cost
Lodging and Meals	Current CONAS Rates
Subconsultants	At Cost

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This is **Appendix 2**, **Engineer's Scope of Services,** referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated _____

Engineer's Scope of Services

A. *Scope of Services:*

1. Areas of Work:

Area to be included in the project are shown on Attachments 1 and 2 and outlined in the City of Cody's WYDOT Transportation Alternatives Program (TAP) Application dated July 15, 2019 and generally are defined in these three areas:

- Cody Middle School
- Cody High School
- Eastside Elementary School

2. Part One – Preliminary Design and CATEX – Complete by September 15, 2020.

a. Initial project meeting with the City and WYDOT to discuss the proposed project scope, schedule, budget and

b. Prepare handouts and displays for a project meeting to be held at the Cody Middle School. Invite school official from the Middle School, High School, Eastside School, crossing guards and bus drivers, specifically to this meeting. Advertise this meeting for public participation as well as COVID regulations will allow and/or allow for input on the City 's website. Depending upon information received from this meeting, the proposed designs and/or locations may be modified.

c. Prepare preliminary cost estimates for all work with prioritized options in case all work cannot be completed within the project budget (30% meeting). Confirm which parts of the project are the first priority.

d. Prepare and/or expand information as needed from the meeting input to request the required reviews from agencies as needed to request a Categorical Exclusion.

e. If any modifications are required to the irrigation structures, the Cody Canal Irrigation District will be contacted, as well as any downstream users that may be affected. If any utility relocations are required, we will coordinate with the appropriate user. It does appear that some mailboxes will require relocation. We will notify the US Postal Service to discuss any necessary changes they require.

f. Complete an Environmental Review in accordance with Attachment D from the TAP application and obtain a CATEX.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

3. Part Two - Plans, Specifications and Estimate and Final Engineering/Bidding Documents – Complete by December 20, 2020.

A. Plans, Specifications and Estimate

a. Surveying:

i. Conduct a visual inspection and document the existing layout of each existing ramp, driveway, or alley to be replaced – documenting the existing condition, width of sidewalk, radius of the ramp (if any), type and width of curb and gutter, and existing features behind the curb return which may be disturbed (street lights, fire hydrants, stop signs, irrigation, landscaping, etc.). Photos of each location will also be taken and labeled. Since the removals are not anticipated to impact any utilities, we are not planning to call for locates, perform any actual surveying or prepare specific drawings. The replacement of all ramps/driveways/alleys will be in accordance with ADA regulations. If City utilities (street lights and fire hydrants typically) require relocation, we will work with the City departments to coordinate this work.

ii. Survey all areas that will require new ramps, new bulb outs, and new sidewalks. Survey irrigation structures (2) and subdivision signs (2).

b. Create a table and/or individual detail sheets to include in the specifications for each location with the above data. Also create drawings with locations of existing and future ramps, driveways and alleys. Drawings will also include details for the various types of ramp replacements. We will create numerous varieties of ramp details to address specific field conditions – some will be straight-forward and some will have additional requirements (more sidewalk/curb & gutter/asphalt), rear curbing.

c. Create drawing sheets for new sidewalks and bulb-outs with details.

d. Create estimated construction costs based on the field data collected. A 50% review meeting will be held to discuss preliminary design construction costs versus the project budget, proposed project schedule limitations, specification needs, and bid schedule descriptions.

e. After review with the City and WYDOT at the 50% meeting and discussion of the budget, a prioritized project list will be created for completion of the final engineering and bidding documents. Alternate bid items will be determined.

f. The proposed 11-week schedule will be reviewed to determine if all work can be completed while school is out of session. We will consider the locations and number of ramps to be impacted at one time. Consideration to the impacts of construction to the public will need to be considered, so that work can be completed and effectively and efficiently as possible. It is important to minimize distance between work areas since the Contractor will be required to move equipment as he progresses. This approach should save construction costs and time for the City.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

B. Final Engineering and Bidding Documents.

a. Construction drawings will be created for the project incorporating the City's standard details and specifications. The City has typical concrete and pavement restoration details and specifications. Handicap ramps shall meet ADA regulations. We will follow these guidelines in the technical portion of the Project Manual.

b. A Project Manual will be prepared meeting the City of Cody's desired bidding process (see below) and incorporating the City's standards. All front-end documents will include WYDOT required provisions (see Construction part a).

c. A 90% review meeting will be held with the City and WYDOT. At this time, Morrison-Maierle will conduct its own in-house Quality Assurance/Quality Control (QA/QC) review by senior staff and the RPR. We would appreciate any comments or concerns by the City during this final review process as well.

d. Any comments from these final reviews will be incorporated in the drawings and project manual, and three (3) sets of the Construction Drawings and Project Manual will be provide to the City and one (1) set will be provided to WYDOT.

e. Provide WYDOT with the finalized CATEX obtained in Part One.

f. It is understood that the City will provide the Right-of-way and Utility Certificate for all property sites to WYDOT.

g. Written approval is required by WYDOT prior to bidding

4. Part Three - Bidding Services – Complete by February 15, 2021.

A. Bidding

a. No in state preference is allowed on this contract.

b. The City will provide a Local Project Administrator (LPA) certified staff member for the project.

c. The advertisement for bids will be sent electronically to the City for their submission to the Cody Enterprise and other desired publications. It is proposed that the project will be advertised on Quest/CDN for purchase, and Morrison-Maierle will also submit the advertisement to Wyoming Bids. All advertising costs will be paid by the City.

d. Morrison-Maierle will conduct a pre-bid walk through and pre-bid meeting with Contractors and affected stakeholders. Minutes from that meeting with be prepared and delivered to all attendees, planholders, WYDOT and the City.

e. Morrison-Maierle will conduct the bid opening and prepare a bid tabulation of the results.

f. The bid review will include compliance with necessary documents to be submitted with the bid packet per WYDOT and federal regulations.

Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

g. After review of the bids submitted by the City and WYDOT, Morrison-Maierle will recommend the award of the bid to the City for consideration.

Exclusions (all work below can be added as a contract amendment):

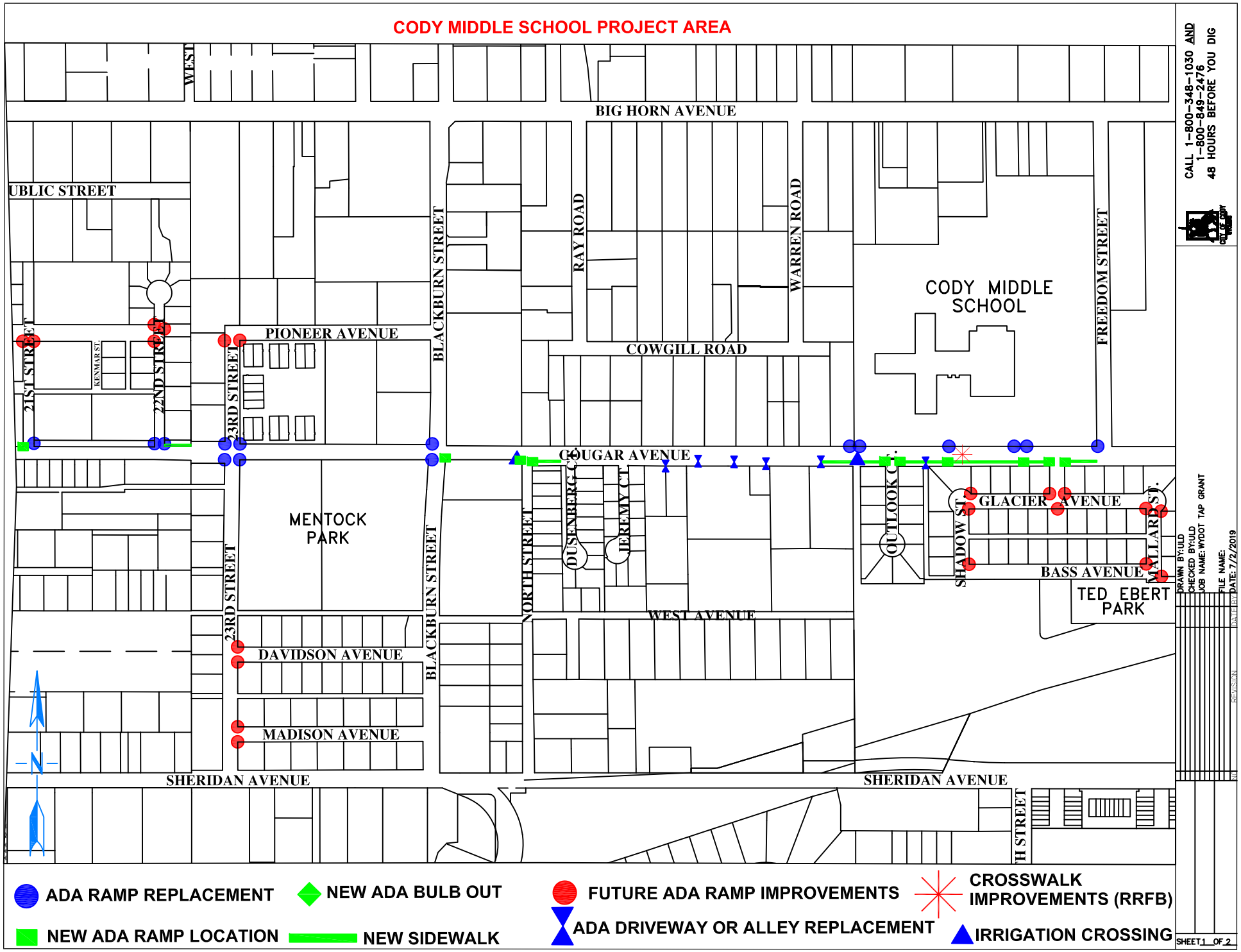
1. No research or field designation of rights-of-way for relocation of street lights, fire hydrants, or street signs is included.

2. No permanent or construction easements will be negotiated or required as directed by the City. If they are, easement documents can be prepared for the City to use in negotiations with landowners and that can be filed at the Court House.

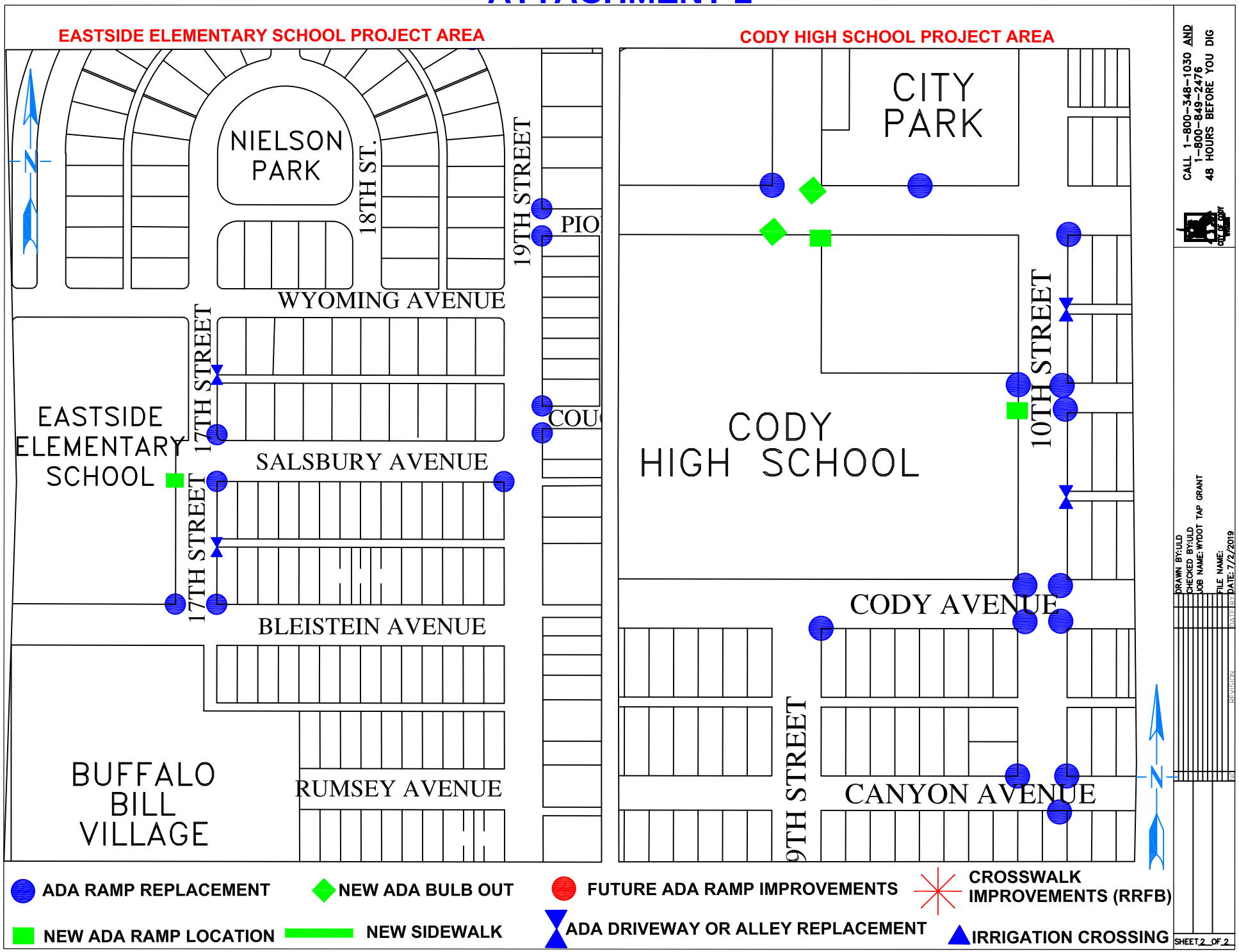
Copyright ©2015 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

ATTACHMENT 1

CODY MIDDLE SCHOOL PROJECT AREA



ATTACHMENT 2



ATTACHMENT 3

Wyoming Department of Transportation

"Providing a safe, high quality, and efficient transportation system"

5300 Bishop Boulevard
Cheyenne, Wyoming 82009-3340

Matthew H. Mead
Governor

William T. Panos
Director

August 24, 2017

Erik Miller, P.E.
Senior Engineer
Morrison-Maierle, Inc.
1470 Sugarland Drive, Suite 3
Sheridan, WY 82801

Pre-negotiation Audit Results

Dear Mr. Miller:

Our Internal Review Services staff recently reviewed the Statement of Direct Labor, Fringe and Overhead Rates for State and Federal Clients for your firm's year ended December 31, 2016 issued by Anderson Zurmuehlen & Co., P.C. and approved by the Montana Department of Transportation. This audit is approved as of August 21, 2017 for use on new Wyoming Department of Transportation (WYDOT) projects. For current projects, a change order would be required to implement the new multiplier and/or Facilities Capital Cost of Money (FCCM).

To clarify the outcome of the audit, we offer the following for use as a guideline when preparing proposals on future WYDOT consulting contracts.

1. Your firm's multiplier without profit is 2.9626. We typically extend the decimal to only three places and ask that you use 2.963 on WYDOT proposals.

2. Your firm's FCCM rate is 0.0302. We typically extend the decimal to only three places and ask that you use 0.030 on WYDOT proposals. Please note that the FCCM is applicable to labor costs only as described in the Code of Federal Regulations, 48CFR15, Section 15.404-4(c)(3).

3. Vehicle mileage will be allowed at the current IRS rate as a maximum in lieu of a cost pool.

4. Direct reimbursable expenses such as travel, meals, lodging, outsourced printing, outside services and third party equipment rental will be allowed at cost.

5. If you prefer, meals will also be allowed at WYDOT-approved per diem rates as long as the rates invoiced are the same rates as those paid to your employees.

6. Other miscellaneous materials will need to be specifically identified in your fee proposals and approved by WYDOT on a case-by-case basis.

7. Mark-ups on direct reimbursable expenses are not allowed.

8. Late charges are not allowed.

9. No "tools of the trade" cost pools have been established and, therefore, may not be included as direct reimbursable expenses. Reference WYDOT's "Instructions for Providing Professional Consulting Services," page 9, which is available on our website at http://www.dot.state.wy.us, and by selecting "Business with WYDOT," "Consultants" and "Instructions for Providing Consultant Services."

Please feel free to contact me at (307) 777-4488 if you have any questions or concerns regarding this information.

Very truly yours,

David E. Griffin

David E. Griffin, P.E.
Engineering Services Engineer

deg

cc: Kristin Burkart, Internal Review Services Manager, WYDOT, Cheyenne
File

ATTACHMENT 1

FEDERAL GENERAL PROVISIONS

The below General Provisions shall also apply to all subconsultants engaged by the Consultant.

SECTION A. ASSUMPTION OF RISK

The Consultant shall assume the risk of any loss of state or federal funding, either administrative or program dollars, due to its failure to comply with state or federal requirements. The City of Cody will notify the Consultant of any state or federal determination of noncompliance.

SECTION B. AUDITING AND ACCOUNTING

The Consultant shall make available to the City of Cody their accounting records for progress and post-performance audits when deemed necessary by the City of Cody.

SECTION C. BREACH OF AGREEMENT

The Consultant agrees to provide all professional services as required by the terms, conditions, provisions, and obligations of this Agreement. Failure by the Consultant to perform as required by the terms, conditions, provisions, or obligations of this Agreement shall constitute a breach of agreement. The City of Cody will consider a Consultant's failure to perform as a material breach of agreement when it can be determined that the terms, conditions, provisions, or obligations of the Agreement cannot be completed and the City of Cody will incur additional cost, lost opportunity, or additional time to obtain the same or equal Agreement deliverables. A material breach may result in remedies as the City of Cody deems appropriate, which may include, but are not limited to:

1. Termination as provided in SECTION T – TERMINATION OF AGREEMENT;
2. Withholding monthly progress payments;
3. Assessing damages/sanctions;
4. Disqualifying the Consultant from future solicitations; and/or
5. Legal remedy.

SECTION D. CERTIFICATION FOR LIMITATIONS ON LOBBYING ACTIVITIES

This provision is applicable to all Agreements exceeding One Hundred Thousand dollars ($100,000). By signing this Agreement, the Consultant certifies and agrees that, to the best of their knowledge:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of

ATTACHMENT 2

BREACH OF AGREEMENT

(Administrative Written Procedures)

Consultant agreements will incorporate Federal General Provisions regarding breach of agreement consistent with 23 CFR 172 and 2 CFR 200. These Regulations require written procedures to address contractual, legal, and administrative remedies including sanctions and penalties where consultants breach agreement terms, conditions, provisions, or obligations. For purposes of these written procedures, the Agreement terms, conditions, provisions, or obligations will be referred to as Agreement Services.

Numerous Federal General Provisions will be administered using these written procedures. For purposes of administering consultant agreements, breach of agreement may result when analyzing a consultant's professional services under any of the following Federal General Provisions:

ATTACHMENT 1, FEDERAL GENERAL PROVISIONS

SECTION C. BREACH OF AGREEMENT
SECTION D. CERTIFICATION FOR LIMITATIONS ON LOBBYING ACTIVITIES
SECTION F. CONFLICTS OF INTEREST
SECTION G. DETERMINATION OF ALLOWABLE COSTS
SECTION H. DISADVANTAGED BUSINESS ENTERPRISE ASSURANCE
SECTION J. ERRORS AND OMISSIONS
SECTION K. HUMAN TRAFFICKING
SECTION S. SUSPENSION AND DEBARMENT

The consultant's responsibility to make prompt payment to subconsultants will be administered through these written procedures, as required by SECTION VI(C) – Consultant Payments and Retainage and the consultant agreement.

Contractual Remedy

Contractual remedy is provided when the above provisions are physically incorporated, or incorporated by reference, into an executed Agreement. Additionally, contractual remedy requires the physical incorporation of ATTACHMENT 1, FEDERAL GENERAL PROVISIONS, SECTION T – TERMINATION OF AGREEMENT.

WYOMING Department of Transportation
"Providing a safe, high quality, and efficient transportation system"
5300 Bishop Boulevard, Cheyenne, Wyoming 82009-3340

Mark Gordon
Governor

K. Luke Reiner
Director

ATTACHMENT 6

February 7, 2020

City of Cody
Attention: Phillip M. Bowman, P.E.
1338 Rumsey Avenue
Cody, WY 82414

RE: Agreement - FY2020 Transportation Alternatives Program (TAP) Project CD20512

Dear Phillip,

Enclosed you will find your copy of the Fiscal Year 2020 Cody Sidewalk and Pedestrian Ramp Improvements Agreement for the TAP project.

This letter is NOT your Notice to Proceed and any costs incurred prior to receipt of the Notice to Proceed will not be considered for reimbursement.

Please contact me once you are ready to begin; I look forward to working with you throughout the entirety of the project. If you should have any questions throughout this process, please feel free to contact me at 307-777-4862 or david.herdt@wyo.gov.

Sincerely,

David M. Herdt
Local Programs Specialist

Enclosures

FY2020
Transportation Alternatives Program
SUBRECIPIENT AGREEMENT
BETWEEN THE
WYOMING DEPARTMENT OF TRANSPORTATION
AND THE
CITY OF CODY

Federal Award Information - Required by 2 CFR § 200.331	
Subrecipient Name: City of Cody	**Subrecipient DUNS:** 177929338
Federal Award Identification Number (FAIN): TBD	**Federal Award Date:** TBD
Period of Performance Start and End Date: 36 months from the Federal Authorization Date	**Federal Award this Agreement:** $400,000.00
Total Federal Award to Subrecipient: $400,000.00	**Total Federal Award:** $500,000.00
Awarding Federal Agency: Federal Highway Administration	**Federal Highway Administration:** Wyoming Division Office **Telephone:** (307) 772-2101 **Email:** HDAWY@dot.gov
Pass-through Agency: Wyoming Department of Transportation (WYDOT)	**WYDOT Program Mgr.:** David Herdt **Telephone:** 307-777-4862 **Email:** david.herdt@wyo.gov
Sponsor Contact: Phillip Bowman **Phone:** 307-527-3481 **Email:** pbowman@cityofcody.com	**WYDOT Contact for Confirmation of Funds:** **Telephone:** (307) 777-4434 **Email:** dotrevenue@wyo.gov
CFDA No.: 20.205	**CFDA Title:** Highway Planning and Construction
Research and Development: No	**Indirect Cost Rate (ICAP):** N/A
Project Name: Cody Sidewalk and Pedestrian Ramp Improvements	**Recipient County:** Park
Agreement No.: CD 0.00 CD20512	**Project No.:** CD20512

1. **Parties.** The parties to this Agreement are the Wyoming Department of Transportation (WYDOT), whose address is: 5300 Bishop Blvd., Cheyenne, Wyoming 82009, and the City of Cody (Sponsor), whose address is: 1338 Rumsey Avenue, Cody, Wyoming 82414.

2. **Purpose.** This is a subaward of federal financial assistance from WYDOT to the Sponsor. The purpose of this Agreement is to set forth the respective relationships and responsibilities of the Sponsor and WYDOT in the administration of the Wyoming Transportation

AGREEMENT TO
DELIVER WATER

This Agreement To Deliver Water (hereinafter the Agreement) is entered between the City of Cody, Wyoming, a Wyoming municipal corporation (hereinafter CITY), and Northwest Rural Water District, a Wyoming special district (hereinafter NWRWD), into as of the day last executed by the parties below.

RECITALS:

A. CITY is a municipal corporation in Park County, Wyoming. CITY delivers and provides certain utilities to residents and property owners within the CITY, including but not limited to treated water.

B. NWRWD is a water district which operates and maintains a system for providing and delivering treated water to the residents and businesses within the boundaries of the District in rural Park and Big Horn Counties, Wyoming.

C. CITY is in the process of annexing a property currently within the boundaries of NWRWD. The property is 137 Belfry Highway, Park County, Wyoming, consisting of approximately 13.47 acres currently owned by Ronald L. Hunt and Kelly A. Hunt (HUNT). That property is more specifically described in a warranty deed dated April 11th, 2019, and recorded on April 12, 2019 at Document No. 2019-1651 with the Park County, Wyoming Clerk's office.

D. The parties agree and understand that it is in the interest of the parties to enter into this Agreement to describe the obligations of the parties with respect to delivering treated water to the above properties.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND ASSURANCES DESCRIBED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. The CITY will proceed to consider the annexation petition for the property described above, and reserves the right to grant or deny the annexation.
2. If the CITY annexes the property described above, the parties agree and consent to NWRWD, subject to its rules, regulations, availability and system capacity, delivering treated water to the property, and assuming responsibility for operating, maintaining and replacing the water delivery system, including, but not limited to the pipes, pumps, and other infrastructure necessary to deliver water to the properties. CITY shall have no obligation to provide treated water to the properties described above.
3. NWRWD shall be solely responsible for any and all securities, bonds, debts, obligations, liabilities, costs and expenses (collectively "obligations") associated with operating and maintaining its treated water system, including any and all obligations associated with providing treated water to the properties described above.
4. The parties agree that at such time that CITY is willing and able to provide treated water through its municipal treated water system to the properties described above, the parties shall enter into an agreement

which will describe the respective obligations of the parties with respect to issues such as costs, debt, maintenance, administration and responsibilities for the water system.

5. This Agreement contains the entire understanding of the parties, and there are no other agreements, promises, covenants or representations beyond those expressed in the Agreement.
6. The CITY and NWRWD, by entering into this Agreement, do not waive their governmental immunity, and do not waive any of the defenses and limitations provided under the Wyoming Governmental Claims Act, and expressly reserve the right to assert immunity, and any and all defenses available to them under Wyoming law as a defense to any claim arising under this Agreement.

CITY OF CODY, WYOMING:

By: _____ June ____, 2020.

MATT HALL, MAYOR

ATTEST:

_____

CYNTHIA D. BAKER, CLERK

_____

NORTHWEST RURAL WATER DISTRICT:

By: _____ July _____, 2020.

AGREEMENT TO COST-SHARE ON PUBLIC UTILITY IMPROVEMENTS

THE PARTIES to this AGREEMENT TO COST-SHARE ON PUBLIC UTILTY IMPROVEMENTS (AGREEMENT) are the City of Cody, Wyoming, a municipal corporation in Wyoming (CITY); and Ronald L. Hunt and Kelly A. Hunt (DEVELOPER). This AGREEMENT is entered into as of the date last executed by the parties below.

RECITALS

a. DEVELOPER is the owner of property located at 137 Belfry Highway, Park County, Wyoming, consisting of approximately 13.47 acres. That property is more specifically described in a warranty deed dated April 11th, 2019, and recorded on April 12, 2019 at Document No. 2019-1651 with the Park County, Wyoming Clerk's office. DEVELOPER wishes to build an RV park on the property described above. Phase 1 of the proposed RV park, consisting of 43 RV spaces, is depicted on the attached Exhibit A. Phase 2 would be located south of Phase 1 include RV spaces, rental cabins, or other similar facilities.

b. The property described above was annexed into the City of Cody by Ordinance 2020-06, and the annexation report outlined a general cost-sharing arrangement regarding the extension of City sewer and electric service to the property, with the DEVELOPER contributing approximately 1/3 of the cost. Parties now wish to further ~~outline~~ describe the obligations of the parties and the cost-sharing arrangement for the extension of those utilities.

c. The parties recognize that they will mutually benefit from the

extension of City sewer and electric service to the property for the development of the property.

d. CITY believes it is in the best interests of the City to participate in the sharing of sewer and electrical extension costs with DEVELOPER for the above described work, and to ~~upsize~~ increase the size of the sewer line that was originally planned as a private main through the RV park to an 8" City sewer main so that sewer is readily available for further extension to other properties. The cost sharing and upsizing is subject to the terms and conditions described in this agreement.

WHEREFORE, in consideration of the mutual covenants, promises and representations described herein, the parties agree as follows:

1. CITY shall be responsible for the development, submittal and approval of all plans, specifications, easements and other documents required by the Wyoming Department of Environmental Quality (DEQ), the City of Cody ordinances, and other applicable local, state and federal laws, relating to the extension of City sewer from the Road 2AB line to the first manhole within the DEVELOPER property.

2. Except as otherwise described in this Agreement, CITY shall be responsible for ~~all~~ engineering, design, construction, labor, materials, observations, material testing, obtaining bids from any contractors or subcontractors used in the sewer project herein described, paying those contractors or subcontractors, obtaining easements and other costs incurred by City related to the design, development, and construction of improvements to extend City sewer service from the Road 2AB sewer line to

and including the first (lowest) manhole within the DEVELOPER property. ~~except for reimbursement costs paid by DEVELOPER as outlined in Item #4 below.~~

3. DEVELOPER shall pay CITY the sewer connection charge of $11,180.00 for 43 RV spaces (Phase 1) prior to CITY installing the sewer main from the Road 2AB line to the DEVELOPER property. Sewer connection charges for Phase 2 will be calculated and owing at the time development of Phase 2 is approved by the CITY.

4.DEVELOPER shall be responsible for reimbursement of a portion of the actual costs to install the City sewer main from the Road 2AB sewer line to and including the first (lowest) manhole within the DEVELOPER property as follows, in the total amount of 26% of actual costs, for Phase 1, and an additional 9% of actual costs at the time Phase 2 is developed. Actual costs for this sewer main extension include all items identified in Items #1 and #2 above, except City staff time. Reimbursement shall occur as follows:

Commented [S1]: We need to define what actual costs are. Do they include engineering / design costs, materials, labor? Is the city going to pay contractors to perform this work? If so, we need to make sure to define "actual costs" to include all amounts paid to contractors and subcontractors.

Commented [S2]: I assume this is 26% of "actual costs" If so, this should specify that.

Phase 1 Sewer Reimbursement:

Payment is due annually, commencing one year from the date of payment of the sewer connection charges for Phase 1. Interest will accrue at a rate of 2% per year (simple). Payment shall occur in four annual installments, each consisting of 6.5% of the actual costs of said sewer extension, plus applicable interest. There is no penalty for early payment.

Phase 2 Sewer Reimbursement:

Payment is due annually, commencing one year from the date of payment of the sewer connection charges for Phase 2 (i.e. sewer connection charges for Phase 2 occur at time of development of Phase 2). Interest will accrue at a rate of 2% per year (simple) from that date. Payment shall occur in three

annual installments, each consisting of 3.0% of the actual costs of said sewer extension, plus applicable interest. There is no penalty for early payment.

5. DEVELOPER shall be responsible for the development, submittal and approval of all plans, specifications, easements and other documents required by the Wyoming Department of Environmental Quality (DEQ), the City of Cody ordinances, and other applicable local, state and federal laws, relating to the extension of an 8-inch City sewer main from the first (lowest) manhole on the DEVELOPER property to and through the RV Park (Phase 1) to a point in the westernmost access road of the RV Park. The sewer main is to be at a depth of approximately 10 feet at the end of the manhole in the access road.

6. DEVELOPER shall be responsible for all engineering, design, construction, labor, materials, observations, material testing, and cost incurred for the design, development, and construction of improvements to extend the 8-inch City sewer main described in Item #5 above, except as noted in Item #7 below.

7. CITY will pay DEVELOPER the cost difference in materials and delivery between the 6-inch sewer pipe and 8-inch sewer pipe, for what was planned as the 6-inch private sewer main within the property so that it is installed as an 8-inch City sewer main. CITY agrees to accept ownership and maintenance of this 8-inch main within the DEVELOPER property after DEVELOPER has completed construction of said sewer main to City standards and granted ~~the~~ sewer easements as follows~~required~~. Sewer easements shall be provided within the DEVELOPER property for all sewer mains that

will be accepted by the City for ownership and maintenance (the 8" sewer main), with a minimum easement width of 20 feet. In addition, 20-foot wide sewer easements shall be extended from the last (highest) manhole directly to the west property line and directly north down the westernmost RV access road up to the Highway 120 right-of-way.

8. CITY has developed a plan for extension of City 3-phase electrical service to the property, as depicted on attached "Electrical Plan". The 3-phase primary line (green line on Electrical Plan) ~~is proposed to~~ shall be cost shared ~~in a manner similar to the sewer main~~ as described in Section 9 below. The City will install all of the 3-phase electrical extension from the connection point near Road 2AB to the 200-amp fuse cabinet (blue box on Electrical Plan) located within the DEVELOPER property, with the exception of digging and filling the trench within the DEVELOPER property. DEVELOPER shall be responsible for digging and filling the trench for the 3-phase primary line extension within the DEVELOPER property.

9. DEVELOPER shall pay CITY 33% of the actual City costs to install the 3-phase electrical extension. ~~(~~For the 3-phase electrical extension, the actual City costs includes~~ing~~ all materials for the 3-phase electrical extension, actual Contractor costs for the conduit bore that will cross under Highway 120, and any easement acquisition costs not covered by the easement for the accompanying sewer main extension, but not City labor or City equipment used by the electrical division to install the electrical infrastructure for the 3-phase extension. (Note: The City labor and City equipment costs are traded for the costs incurred by the DEVELOPER to dig and fill the trench and install the conduit, box pads, ground sleeve and ground rods for the portion of the 3-phase electrical extension within the

Commented [TS3]: Check with Bert.

DEVELOPER property.~~)~~. An estimate of $44,777.00 for the City costs to install the 3-phase electrical extension has been provided by the City electrical superintendent. The DEVELOPERS 33% share is approximately $14,776.41, based on the estimate.) Payment shall occur as follows:

Prior to the City commencing installation, DEVELOPER shall pay City an amount equal to 11% of the estimated costs to install the 3-phase electrical extension ($4,925.47 payment).

The ~~O~~outstanding balance shall accrue interest at a rate of 2% per year (simple). Payment shall occur in annual installments, each consisting of 11% of the actual costs of said electrical extension, plus applicable interest. There is no penalty for early payment. Subsequent payments after the first payment shall be paid on or before the date marking one year since the first payment for the electrical service extension. If there is a difference between the amount of the first payment described above, and the actual amount owed for each 11% payment, that amount shall be reconciled at the time of the final payment.

10. DEVELOPER shall provide utility easements within the Developer property for the 3-phase electrical extension, as specified by the City electrical division (typically ten feet in width).

11. TERMINATION: This agreement may be terminated by the CITY upon any of the following conditions:

a. DEFAULT: If the DEVELOPER defaults in any of its obligations as described in this agreement, CITY shall give DEVELOPER written notice of such default, and DEVELOPER shall have twenty days to cure such default, or if corrections cannot be made within the 20 day period, DEVELOPER shall have a reasonable time to correct the default if action is commenced by

DEVELOPER to cure the default within twenty (20) days after receipt of the notice. If DEVELOPER fails to cure such default as required by this AGREEEMENT, CITY may terminate this agreement.

b. Upon termination of this agreement, the obligations of both parties shall cease, and neither party shall be obligated to fulfill the obligations described in this Agreement.

c. In lieu of terminating this Agreement, CITY may, upon DEVELOPER'S default in any of its payment obligations described in this Agreement, pursue payment through any civil action or other legal or administrative proceedings.

d. ~~i~~If DEVELOPER defaults in any of its obligations under this Agreement, DEVELOPER shall be liable to CITY for any and all costs incurred by CITY in enforcing the terms of this Agreement, including, but not limited to, reasonable attorney's fees and costs, regardless of whether the CITY files any legal proceedings, actions or lawsuits.

12~~1~~. LIABILITY: DEVELOPER assumes all liability for itself, its agents, its representatives, contractors and employees upon the above described property pursuant to this agreement.

13~~2~~. DEVELOPER has no authority to act on behalf of CITY in any capacity, and has no authority to bind or obligate the CITY to any contract, agreement or any other obligation.

14~~3~~. IMMUNITY: By entering into this agreement, the CITY does not waive it sovereign immunity or governmental immunity, and does not waive the immunities, defenses and limitations provided under the Wyoming Constitution and Wyoming law, and the CITY expressly reserves the right to assert immunity as a defense to any claim or case arising under this agreement.

15~~4~~. This agreement shall not be assigned by DEVELOPER without the prior, written approval of the Governing Body of the CITY.

16~~5~~. This agreement contains the entire understanding of the parties and there are no other promises, covenants, assurances or understandings beyond the scope of this written agreement.

Ronald and Kelly Hunt

_____ DATE:_____
Ronald Hunt

_____
Kelly Hunt DATE:_____

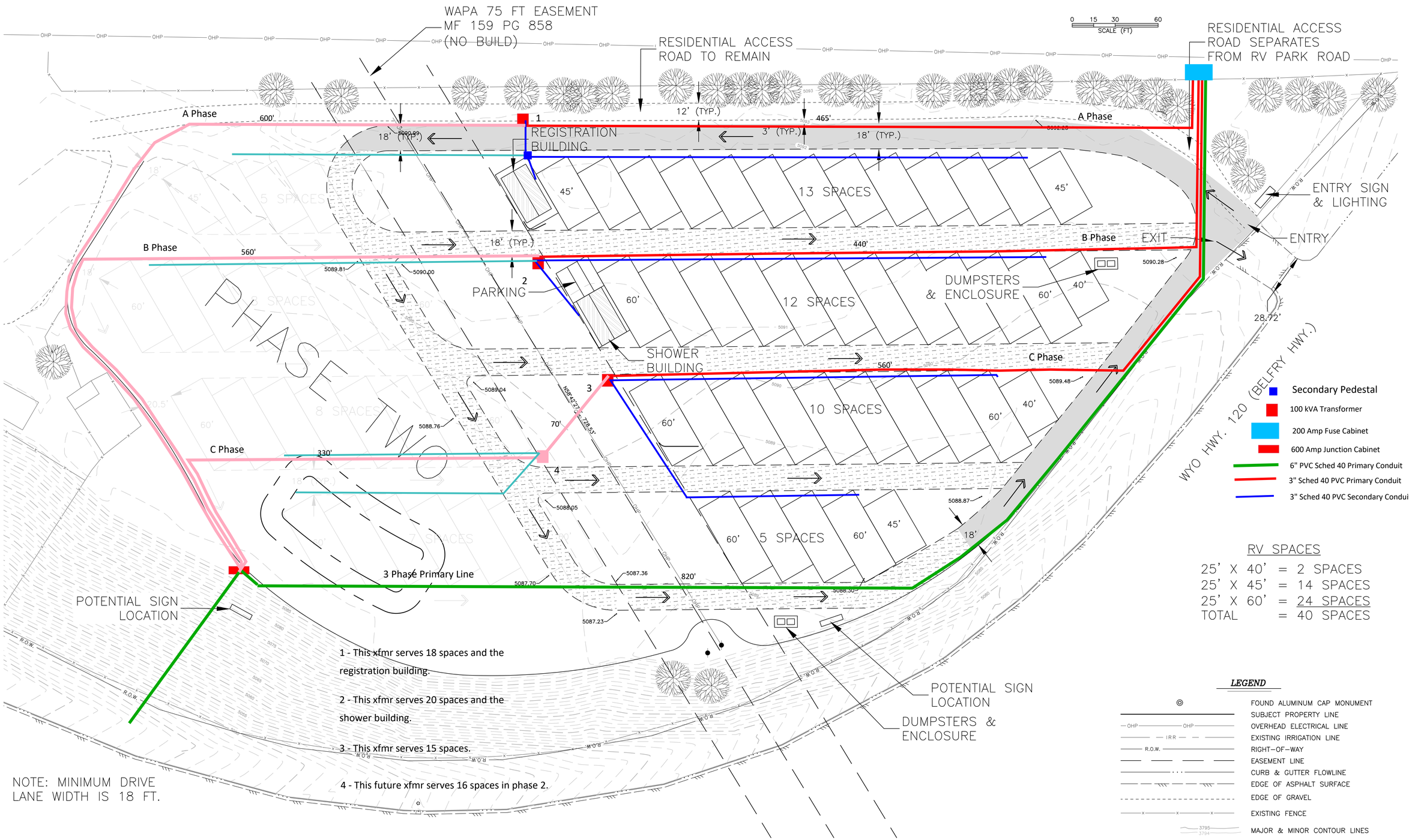
CITY OF CODY, WYOMING

_____ DATE:_____
MATT HALL, MAYOR

ATTEST:

_____ DATE:_____
CYNTHIA D. BAKER
ADMINISTRATIVE SERVICES OFFICER

Electrical Plan



DATE	DRAWING LOG	BY	CHECKED	APPROVED
12/6/2019	LAYOUT EDITS	KNB	RAO	RAO
11/18/2019	TW & SA SCHEMATIC	RAO	RAO	RAO
10/04/2019	SITE PLAN DRAWINGS	KNB	RAO	RAO
09/09/2019	ORIGINAL DRAWING – OPTION B	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: PROPOSED SITE PLAN

C1.1

SHEET 2 OF 5

P:\2019\19067 Belfry RV\acad\19067 Base 08202019.dwg PROPOSED-SITE PLAN 1/29/20 KIMBERLY

LOCATION MAP

SCALE: 1" = 250'

Buffalo Bluff
RV Park

BUFFALO BLUFF RV PARK

137 WY HWY. 120
CODY, WY

JUNE, 2020

DRAWING INDEX

TITLE SHEET	T1
EXISTING SITE PLAN/DEMOLITION	C1.0
PROPOSED SITE PLAN	C2.0
GRADING & DRAINAGE PLAN	C2.1
UTILITY PLAN	C2.2
SANITARY SEWER P&P'S (PENDING)	C2.3
SITE DETAILS	D1.0
MISC. DETAILS	D1.1
UTILITY DETAILS	D1.2
TYPICAL BLDG. ELEVATIONS	D2.0
FLOOR PLAN	D2.1
TOTAL	11

Professional Engineer (Civil)
ROBERT A. OVERFIELD
3962
Date 6/10/2020
WYOMING

DATE	DRAWING LOG	BY	CHECKED	APPROVED
6/9/2020	SITE PLAN DRAWINGS	IKSM	RAO	RAO

DRAWN BY: KNB
DATE: 10-16-19
JOB NO. 19067
FIELD BOOK NO. 560

ENGINEERING ASSOCIATES – POWELL, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: TITLE SHEET

T1

SHEET 1 OF 11

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 1A TITLE 11X17 6/11/20 IAN

STATE OF WYOMING
WYOMING GAME & FISH COMMISSION
DEED #2019-4376

EXISTING IRRIGATION STRUCTURE AND PUMP

REMOVE EXISTING UNDERGROUND IRRIGATION LINE

REMOVE EXISTING FENCE

TREES TO BE REMOVED

EXISTING ACCESS (RANCH GATE)

APPROX. LOCATION OF PERC/GW TEST (LOCATION #1)

TREE TO BE REMOVED

WAPA 75 FT EASEMENT MF 159 PG 858 (NO BUILD)

RESIDENCE & OUTBUILDINGS (NOT PART OF PROJECT)

HIGHWAY ACCESS TO BE REBUILT TO MATCH PERMIT

HUNT, RONALD L. & KELLY A.
DEED #2019-1651

30.00' SEWER ESMT

APPROX. LOCATION OF PERC/GW TEST (LOCATION #2)

REMOVE EXISTING UNDERGROUND IRRIGATION LINE

WYO HWY. 120 (BELFRY HWY.)

Belfry Hwy 120

0 15 30 60
SCALE (FT)

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- SUBJECT PROPERTY LINE
- OHP — OVERHEAD ELECTRICAL LINE (WAPA)
- IRR — EXISTING IRRIGATION LINE
- R.O.W. — RIGHT-OF-WAY (WYDOT)
- EASEMENT LINE (WAPA)
- E/L — CITY OF CODY EASEMENT LINE
- CURB & GUTTER FLOWLINE
- EDGE OF ASPHALT SURFACE
- EDGE OF GRAVEL
- EXISTING FENCE
- 3795 / 3794 — MAJOR & MINOR CONTOUR LINES
- EXISTING POWER POLE
- SOIL TEST HOLES

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 2A EXISTING 11X17 6/11/20 JAN

DATE	DRAWING LOG	BY	CHECKED	APPROVED
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: EXISTING SITE/DEMOLITION

C1.0

SHEET 2 OF 11

WAPA 75 FT EASEMENT
MF 159 PG 858
(NO BUILD)

RESIDENTIAL ACCESS
ROAD TO REMAIN

RESIDENTIAL ACCESS
ROAD SEPARATE
FROM RV PARK ROAD

0 15 30 60
SCALE (FT)

REGISTRATION/
BATH BUILDING

2 (8.5' X 25') PARKING

NEW WOOD POLE FENCE – 3 RAILS

(ENTRY ROAD)

TIE NEW FENCE TO
EXISTING FENCE

5092.00 FFE

30.00' SEWER ESMT

DETENTION SWALE

DUMPSTER
ENCLOSURE

PROPOSED
SIGN

WYDOT PERMIT
PA-08A-31734
ENTRY/EXIT

PROPOSED
LIGHTED
SIGN

WYO HWY. 120 (BELFRY HWY.)

R.O.W.

NOTE: MINIMUM DRIVE
LANE WIDTH IS 20 FT.

RV SPACES

33'	1
35'	2
36'	1
43'	1
52'	14
60'	24
TOTAL	= 43

LEGEND

◎	FOUND ALUMINUM CAP MONUMENT
	SUBJECT PROPERTY LINE
OHP OHP	OVERHEAD ELECTRICAL LINE (WAPA)
IRR	EXISTING IRRIGATION LINE
R.O.W.	RIGHT–OF–WAY (WYDOT)
	EASEMENT LINE (WAPA)
E/L E/L	CITY OF CODY EASEMENT LINE
	CURB & GUTTER FLOWLINE
	EDGE OF ASPHALT SURFACE
	EDGE OF GRAVEL
x x x	EXISTING FENCE
3795 3794	MAJOR & MINOR CONTOUR LINES
PpL PpL	PROPOSED BURIED POWER (CITY)
	PROPOSED LAWN
	PROPOSED GRAVEL
	PROPOSED CONCRETE
●	PROPOSED WIFI TOWER
x x x	PROPOSED FENCE

NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE TO CITY OF CODY STANDARDS AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
6/9/2020	LAYOUT EDITS	IKSM	RAO	RAO
12/6/2019	LAYOUT EDITS	RAO	RAO	RAO
11/18/2019	TW & SA SCHEMATIC		RAO	RAO
09/09/2019	ORIGINAL DRAWING – OPTION B	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: PROPOSED SITE PLAN

C2.0

SHEET 3 OF 11

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 3A PROPOSED-SITE PLAN 11X17 6/11/20 IAN

DATE	DRAWING LOG	BY	CHECKED	APPROVED
12/06/2019	UTILITY PLAN	IKSM	RAO	RAO
09/09/2019	ORIGINAL DRAWING – OPTION B	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

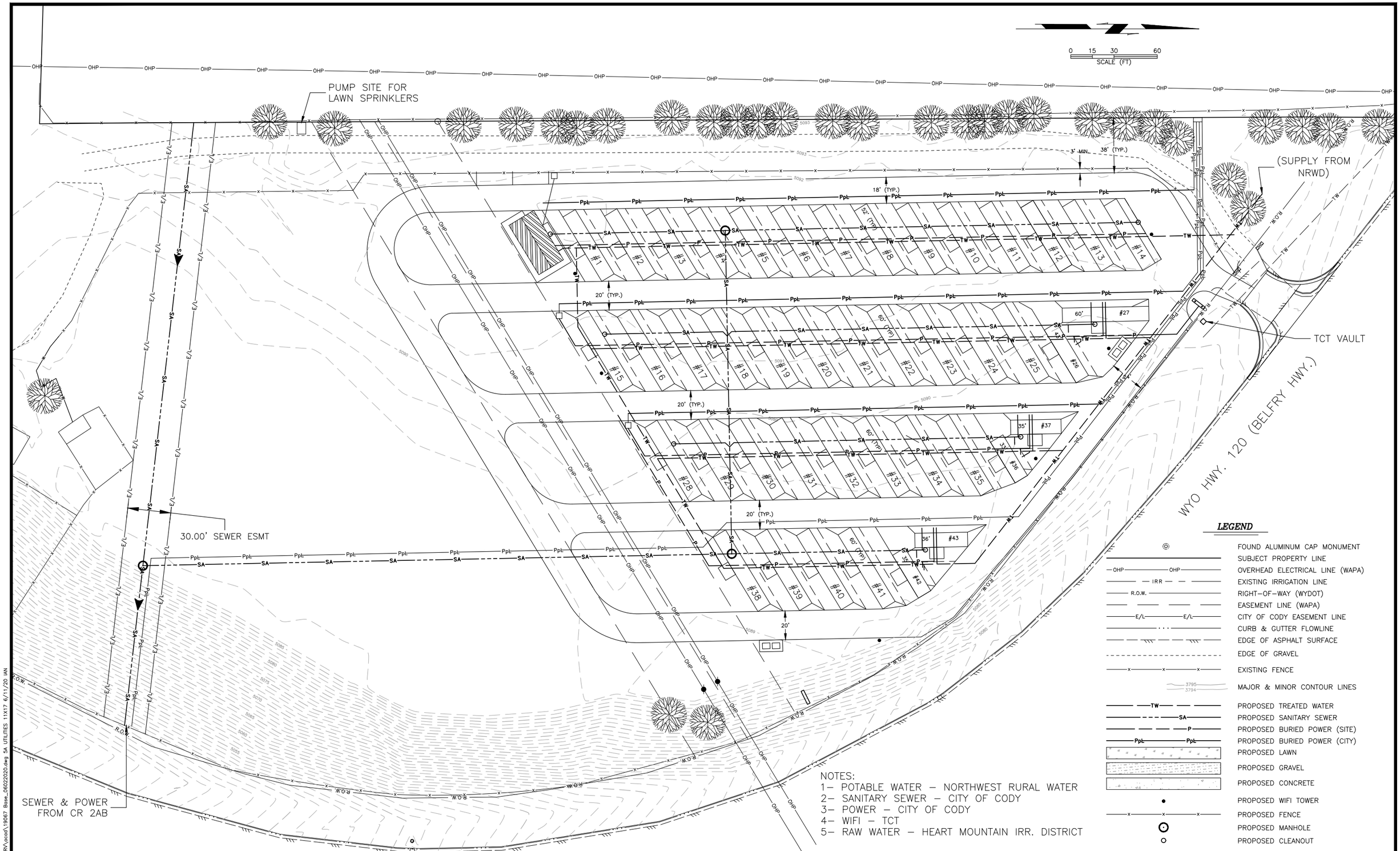
PROJECT: BUFFALO BLUFF RV PARK

TITLE: GRADING & DRAINAGE PLAN

C2.1

SHEET 4 OF 11

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 4A GRADING&DRAINAGE 11X17 6/11/20 IAN



NOTES:
1– POTABLE WATER – NORTHWEST RURAL WATER
2– SANITARY SEWER – CITY OF CODY
3– POWER – CITY OF CODY
4– WIFI – TCT
5– RAW WATER – HEART MOUNTAIN IRR. DISTRICT

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- SUBJECT PROPERTY LINE
- OHP — OVERHEAD ELECTRICAL LINE (WAPA)
- IRR — EXISTING IRRIGATION LINE
- R.O.W. — RIGHT–OF–WAY (WYDOT)
- EASEMENT LINE (WAPA)
- E/L — CITY OF CODY EASEMENT LINE
- CURB & GUTTER FLOWLINE
- EDGE OF ASPHALT SURFACE
- EDGE OF GRAVEL
- EXISTING FENCE
- 3795 / 3794 — MAJOR & MINOR CONTOUR LINES
- TW — PROPOSED TREATED WATER
- SA — PROPOSED SANITARY SEWER
- P — PROPOSED BURIED POWER (SITE)
- PpL — PROPOSED BURIED POWER (CITY)
- PROPOSED LAWN
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED WIFI TOWER
- PROPOSED FENCE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT

NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE TO CITY OF CODY STANDARDS AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
6/10/2020	UTILITY PLAN	IKSM	RAO	
03/02/2020	CITY SEWER EASEMENT	RAO	IKSM	RAO
12/06/2019	UTILITY PLAN	KNB	IKSM	RAO
09/09/2019	ORIGINAL DRAWING – OPTION B	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: UTILITY PLAN

C2.2

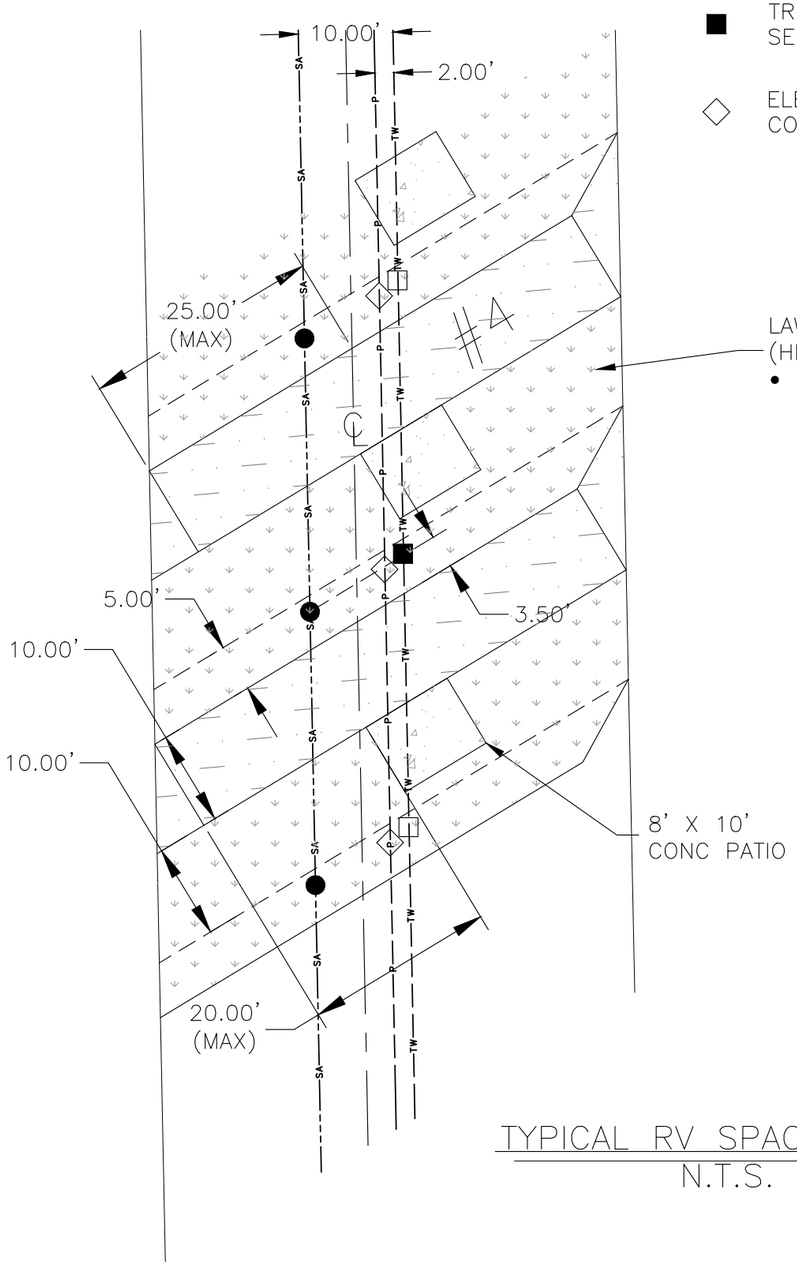
SHEET 5 OF 11

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg SA UTILITIES 11X17 6/11/20 IAN

SANITARY SEWER SERVICE CONNECTION

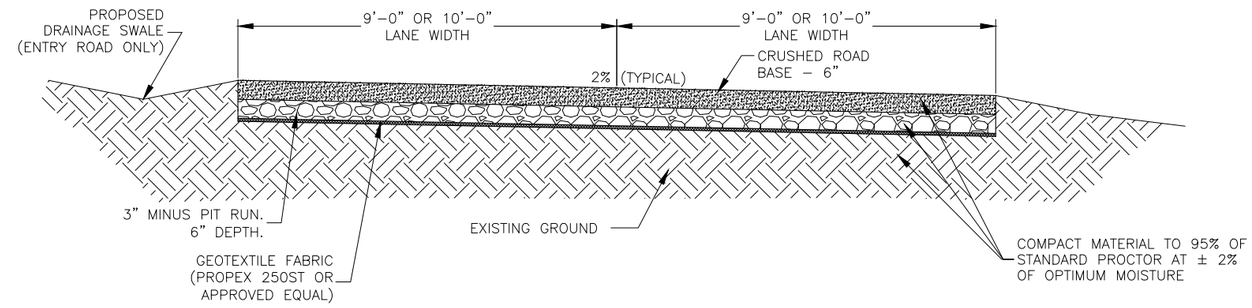
TREATED WATER SERVICE CONNECTION

ELECTRICAL SERVICE CONNECTION

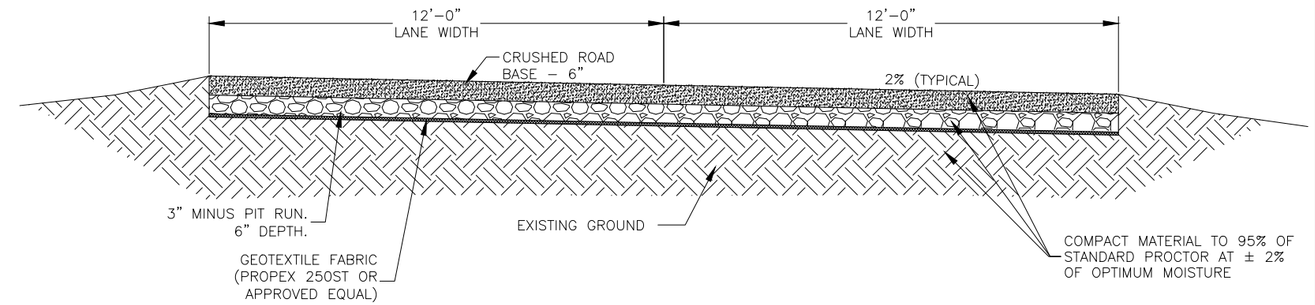


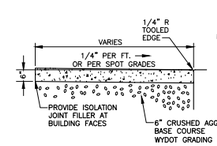
LAWN WITH SPRINKLER SYSTEM
(HEART MTN. IRRIG.)
- 18% OF DEVELOPED AREA

TYPICAL RV SPACE DETAIL
N.T.S.



NOTE: CONTINUE CRUSHED ROAD BASE AND PIT RUN THRU RV PARKING SPACES.

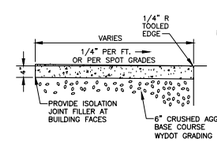




NOTE:
1. SUBGRADE COMPACTION SHALL CONFORM TO WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AS APPROPRIATE TO PROVIDE SEPARATION. CONTRACTION JOINTS SHALL COMPLY WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02520
3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
4. JOINTS SHALL HAVE A MAXIMUM SPACING EQUAL TO SIDEWALK WIDTH.

*CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.

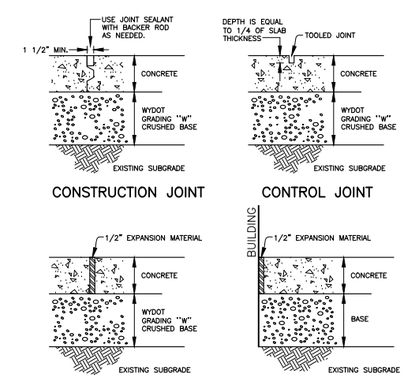
THICKENED CONCRETE SECTION – PATIO & DUMPSTER
NOT TO SCALE



NOTE:
1. SUBGRADE COMPACTION SHALL CONFORM TO WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AS APPROPRIATE TO PROVIDE SEPARATION. CONTRACTION JOINTS SHALL COMPLY WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02520
3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
4. JOINTS SHALL HAVE A MAXIMUM SPACING EQUAL TO SIDEWALK WIDTH.

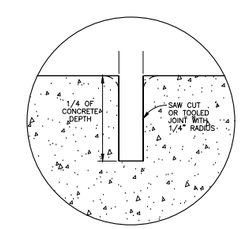
*CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.

TYPICAL SIDEWALK SECTION
NOT TO SCALE
4-FOOT WIDTH UNLESS OTHERWISE NOTED



SEE STRUCTURAL FOR CONCRETE SLAB DETAIL AT DOOR THRESHOLDS.

CONCRETE JOINT DETAILS – SIDEWALK
NOT TO SCALE



CONTROL JOINT DETAIL
NOT TO SCALE

DATE	DRAWING LOG	BY	CHECKED	APPROVED
11/26/2019	DETAIL EDITS	KNB	RAO	RAO
10/17/2019	DETAIL EDITS	KNB	RAO	RAO
10/11/2019	DETAIL DRAWINGS	KNB	RAO	RAO
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

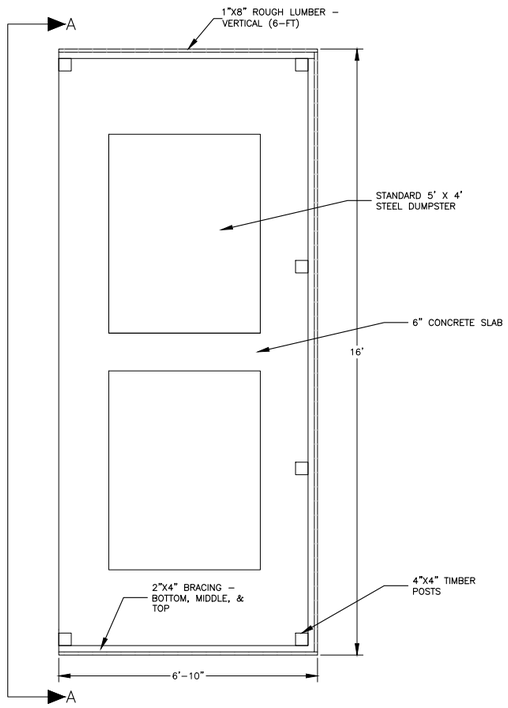
PROJECT: BUFFALO BLUFF RV PARK

TITLE: SITE DETAILS

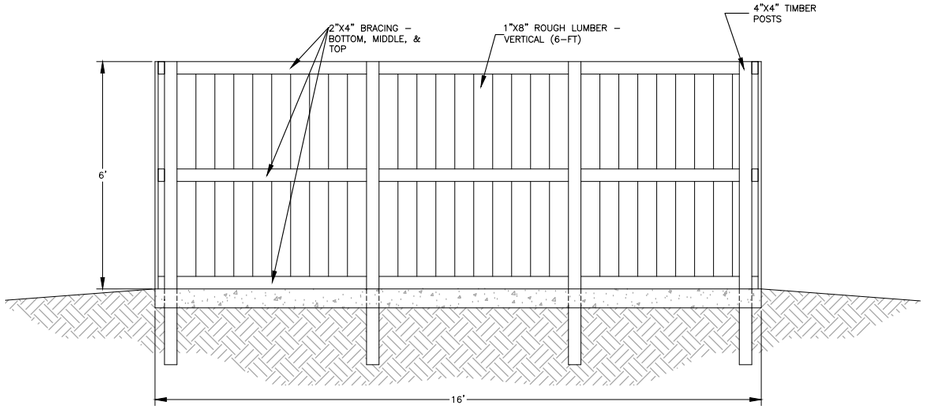
D1.0

SHEET 7 OF 11

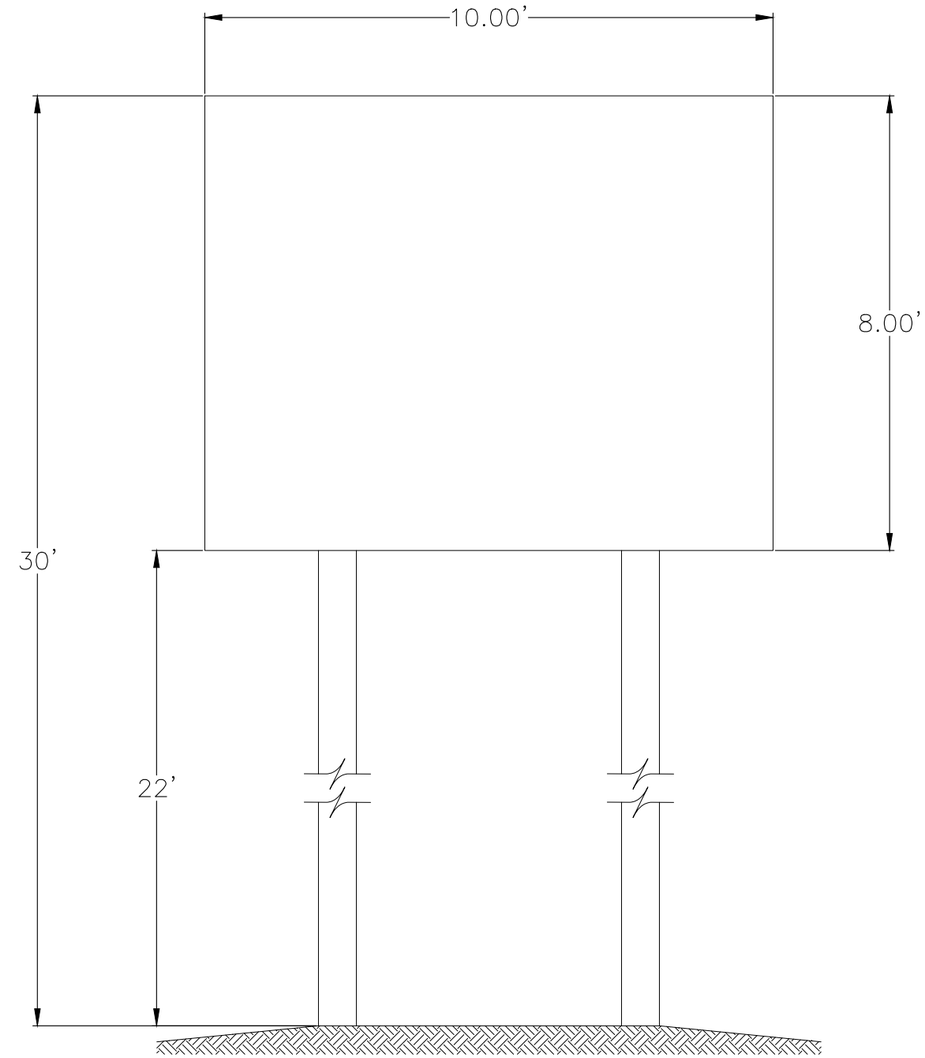
P:\2019\19067 Beifry RV\acad\19067 Base_06022020.dwg 6A SITE DETAILS 11X17 6/11/20 IAN



DUMPSTER ENCLOSURE
PLAN VIEW



DUMPSTER ENCLOSURE
SECTION A–A



TYPICAL SIGN DETAIL

NOT TO SCALE
(2 LOCATIONS)

NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE TO CITY OF CODY STANDARDS AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
12/6/2019	DUMPSTER DRAWINGS	IKSM	IKSM	RAO
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

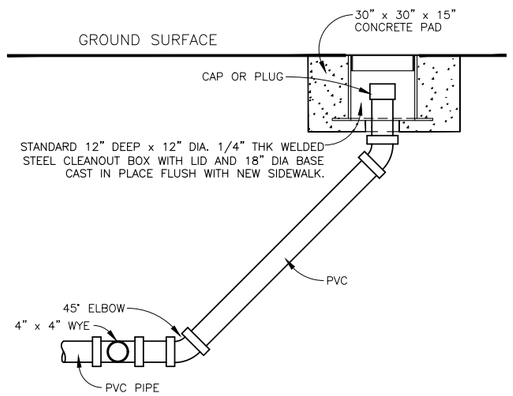
PROJECT: BUFFALO BLUFF RV PARK

TITLE: MISC. DETAILS

D1.1

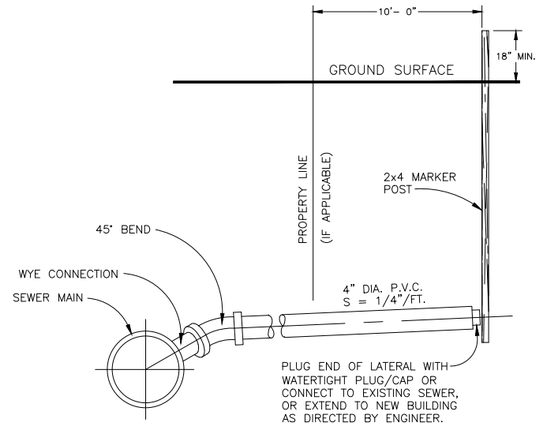
SHEET 8 OF 11

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 7A DUMPSTERS & SIGNAGE 11X17 6/11/20 IAN

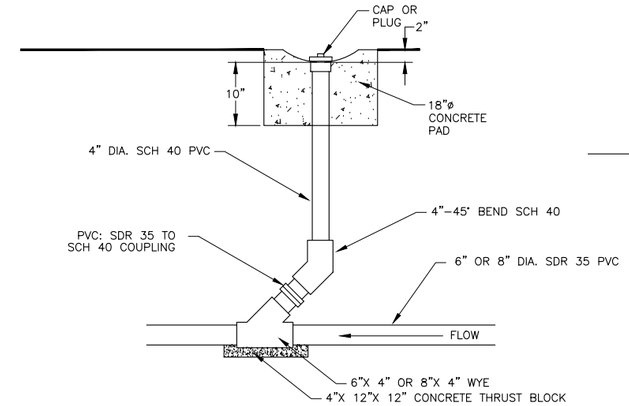


TYPICAL CLEANOUT DETAIL

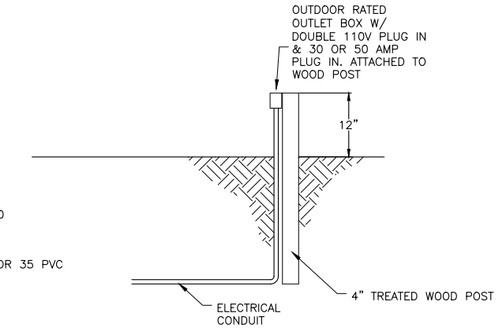
NOT TO SCALE



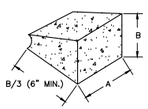
SEWER LATERAL DETAIL



SEWER SERVICE DETAIL

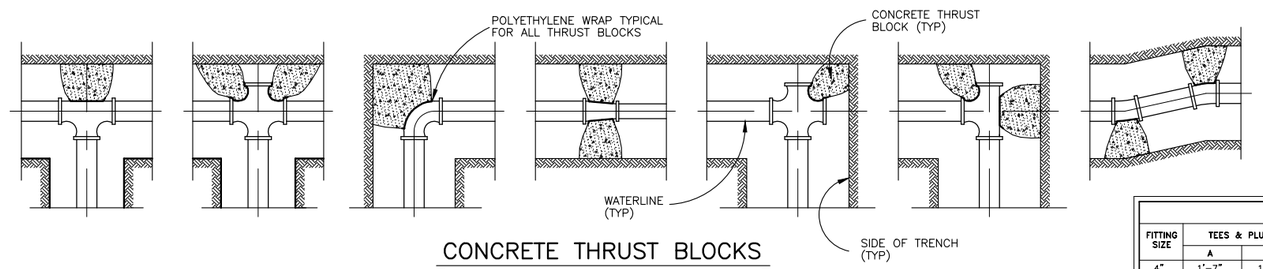


POWER SERVICE DETAIL



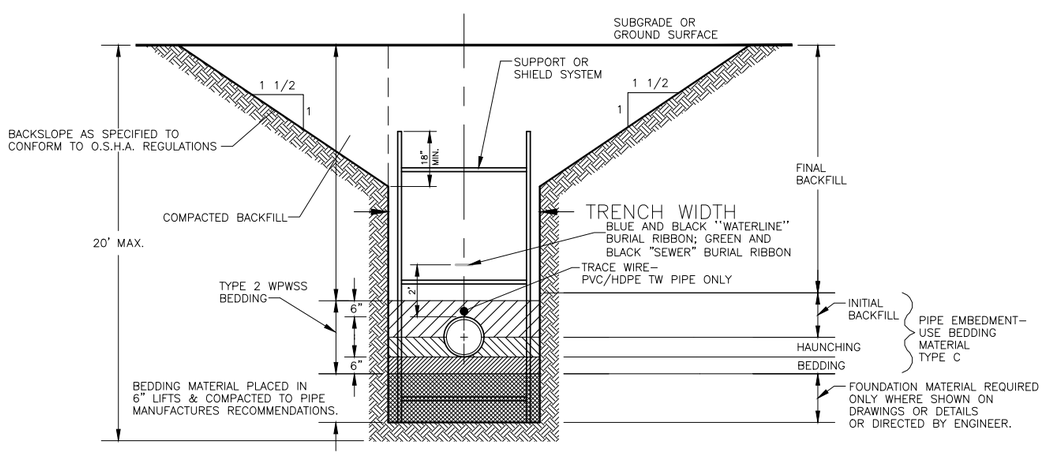
NOTES:

1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED MATERIAL.
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.



CONCRETE THRUST BLOCKS

MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

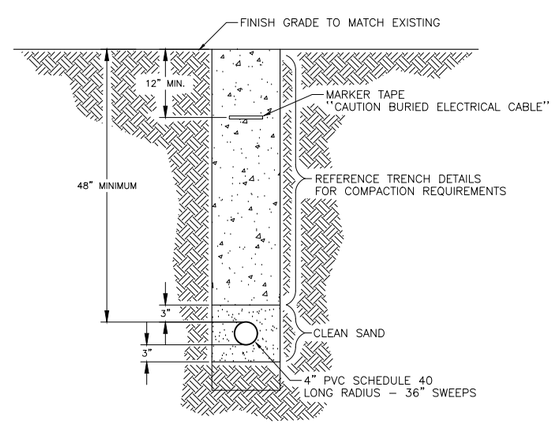


TYPICAL TRENCH DETAIL

NOT TO SCALE

IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MAXIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1.5H : 1V. COMPLY W/ ALL APPLICABLE SAFETY REQUIREMENTS

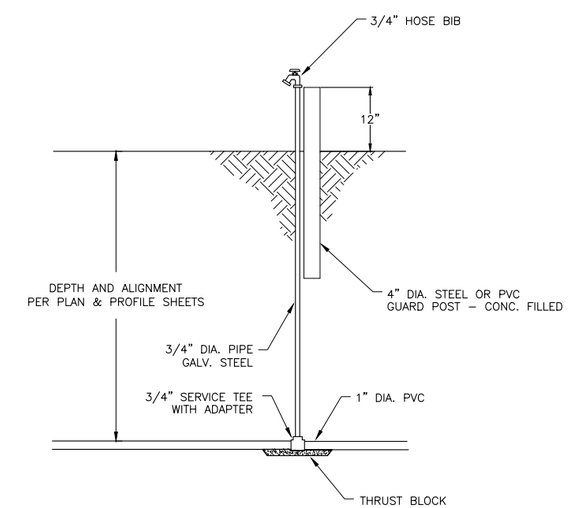
NOTE: TYPE C BEDDING; WELL GRADED MATERIAL WITH MAXIMUM SIZE OF 1-INCH, 0-10% PASSING NO. 4 SIEVE. AT LEAST 50% OF AGGREGATE SHALL HAVE MINIMUM ONE FRACTURED FACE.



TYPICAL ELECTRICAL TRENCH SECTION

NOT TO SCALE

(ELECTRICAL MAY BE PLACED IN JOINT TRENCH WITH TREATED WATER)



WATER SERVICE DETAIL

NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE TO CITY OF CODY STANDARDS AND WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
11/26/2019	DETAIL EDITS	KNB	RAO	RAO
10/17/2019	DETAIL EDITS	KNB	RAO	RAO
10/11/2019	DETAIL DRAWINGS	KNB	RAO	RAO
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

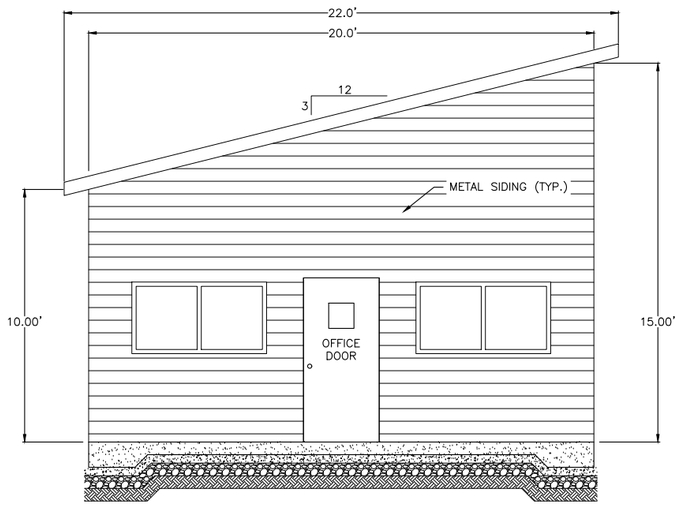
PROJECT: BUFFALO BLUFF RV PARK

TITLE: UTILITY DETAILS

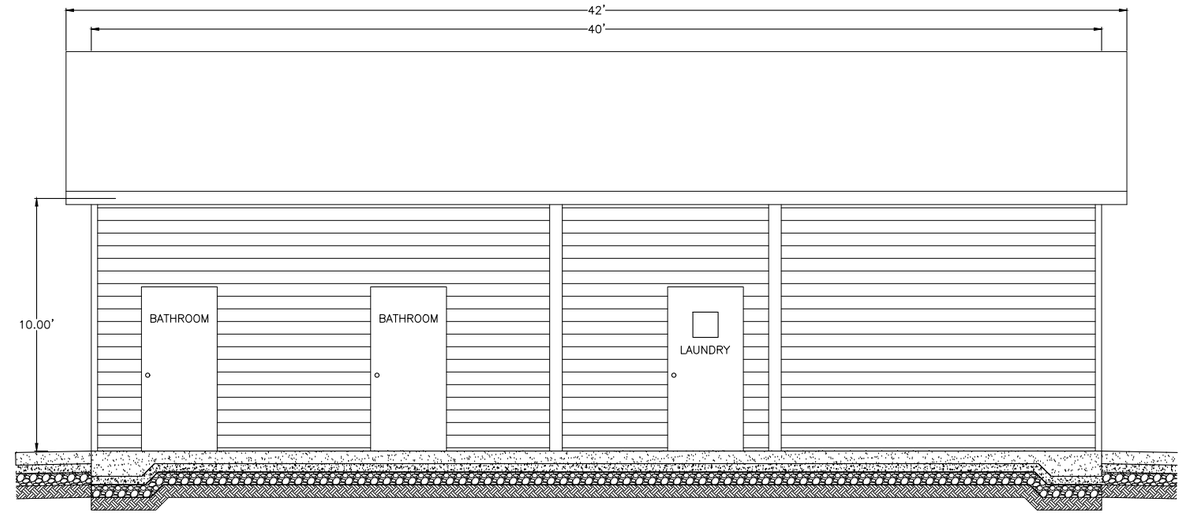
D1.2

SHEET 9 OF 11

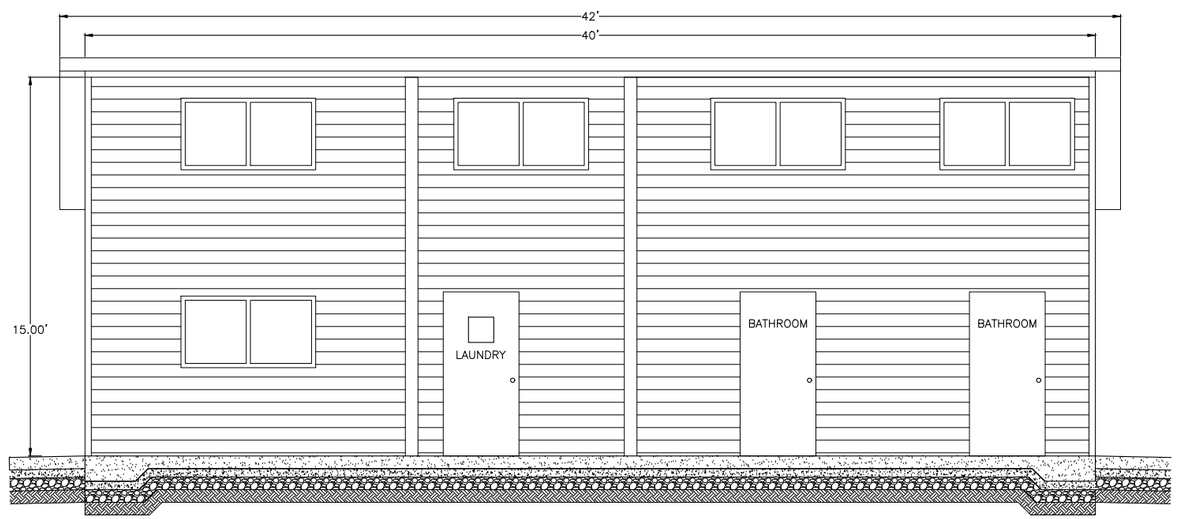
P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg BA UTILITY DETAILS 11X17 6/11/20 JAN



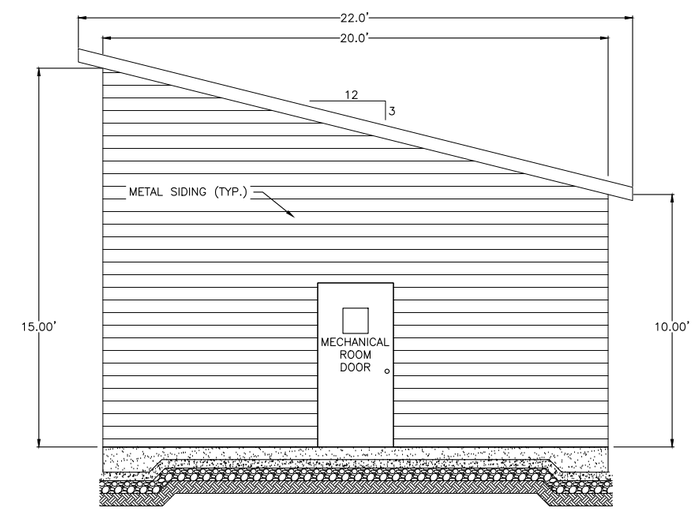
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

0 1.5 3 6
SCALE (FT)

P:\2019\19067 Belfry RV\acad\19067 Base_06022020.dwg 9A ELEVATIONS 11X17 6/11/20 IAN

DATE	DRAWING LOG	BY	CHECKED	APPROVED
10/10/2019	ELEVATION DRAWINGS	KNB	RAO	RAO
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

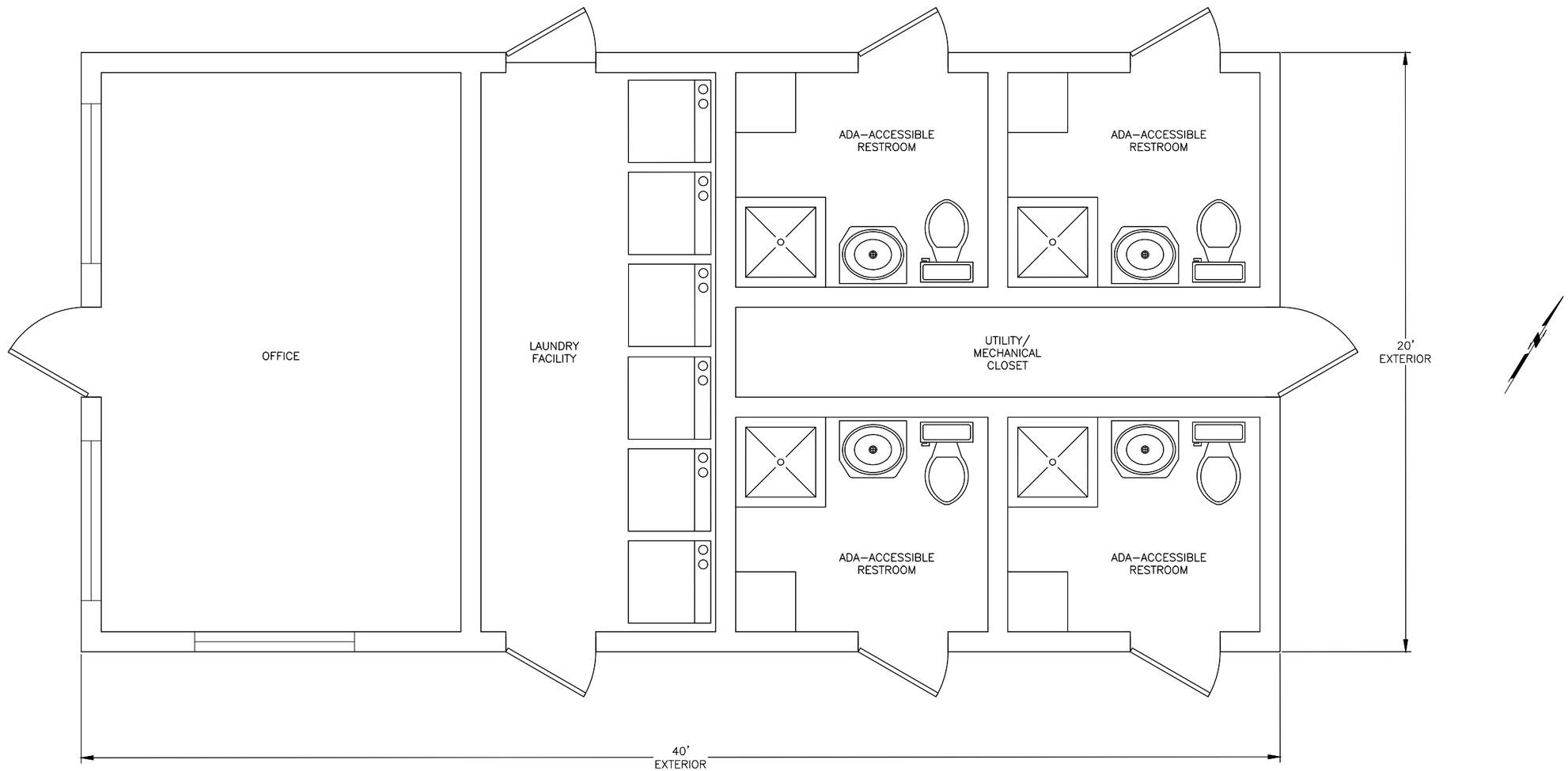
OWNER:
RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: TYPICAL BUILDING – ELEVATIONS

D2.0

SHEET 10 OF 11



SHOWER/LAUNDRY BUILDING

0 1 2 4
SCALE (FT)

P:\2019\19067 Bellry RV\acad\19067 Base_06022020.dwg 10A FLOORPLANS 11X17 6/11/20 IAN

DATE	DRAWING LOG	BY	CHECKED	APPROVED
10/14/2019	FLOOR PLAN	KNB	RAO	RAO
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO

DRAWN BY: KNB
JOB NO. 19067.00
FIELD BOOK NO. 560
DRAWING NO. BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

TITLE: FLOOR PLANS

D2.1

SHEET 11 OF 11

MEETING DATE:	JULY 7, 2020
DEPARTMENT:	COMMUNITY DEVELOPMENT
PREPARED BY:	TODD STOWELL
CITY ADM. APPROVAL:	_____
PRESENTED BY:	TODD STOWELL

AGENDA ITEM SUMMARY REPORT
The Final Plat of The Landing Subdivision

ACTIONS TO BE TAKEN

Approve the final plat of The Landing subdivision, with associated variances, conditions of approval, vacation of unused easements, and amendment to the underlying Beacon Hill Minor Subdivision development agreement.

SUMMARY

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).

Due to coordinated changes in the utility plans relating to development of this property, the Park County School District #6 transportation facility to the south, and the Harold Musser property to the east, which properties constitute the Beacon Hill Minor Subdivision, the development agreement has been amended to reflect the current utility plan. Approval of the amended development agreement and vacation of the unused associated utility easements by the City is proposed in conjunction with the 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 their signatures on the construction set of plans, or individual letters stating their approval of and commitment to the utility plan.

AGENDA ITEM NO. _____

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.

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.*

AGENDA ITEM NO. _____

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 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.*

AGENDA ITEM NO. _____

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.

Phasing/Payment of Utility Fees:
The subdivision is proposed to be developed in three phases. As the final plat establishes all lots, utility fees would typically be collected on all lots before the final plat is recorded. However, it seems reasonable to only collect utility fees as each phase will be developed. A variance to allow payment in this manner is recommended.

RECOMMENDATION:
The Planning and Zoning Board recommends 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. In addition, it is noted that approval of the final plat includes vacation of unused utility easements along portions of the north and south ends of the property, and that the amended development agreement for the Beacon Hill Minor Subdivision is accepted.

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.
C. Allow payment of utility fees to occur with each phase of development, rather than all up front.

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. (Provide signed copy of the development agreement prior to the mayor signing final plat.)
3. The draft maintenance agreement must be updated to include any comments by the City attorney, and address not only the swale, but also Tract B. Also add a summary note to the final plat about the lot owners being responsible for maintenance of these 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.

AGENDA ITEM NO. _____

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. (Payment for Phases 2 and 3 will occur before each is constructed.)
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
School District letter on water rights
Available but not attached: 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

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

   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

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

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

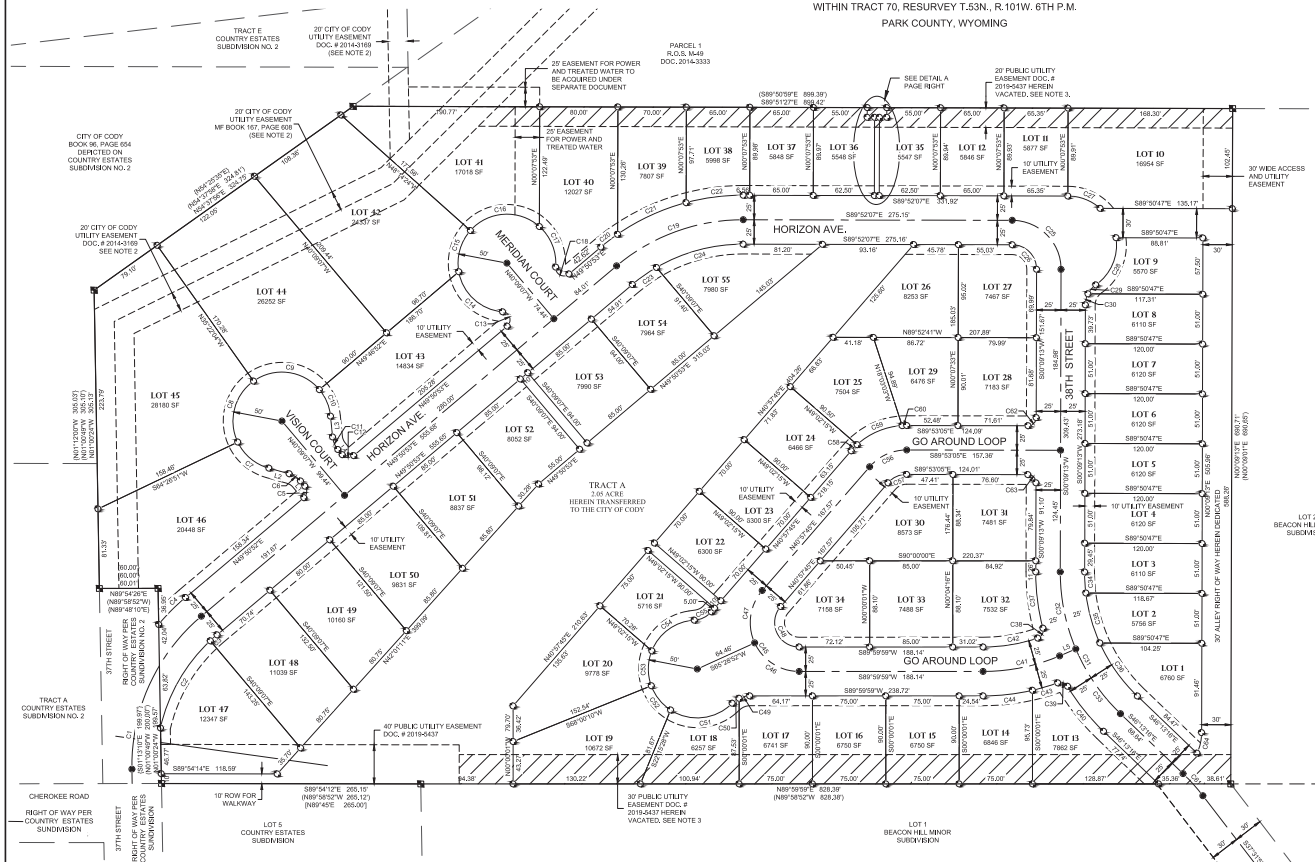
Enclosures: Construction Drawings
Final Plat
Wetland Delineation and WYDEQ Response
Revised Development Agreement
Utility Letters – Black Hills Energy, TCT, and Charter

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

THE FINAL PLAT OF

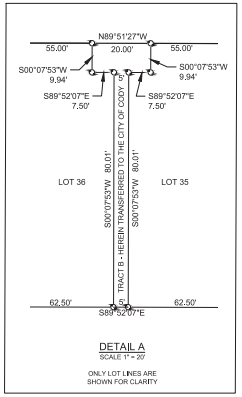
THE LANDING

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



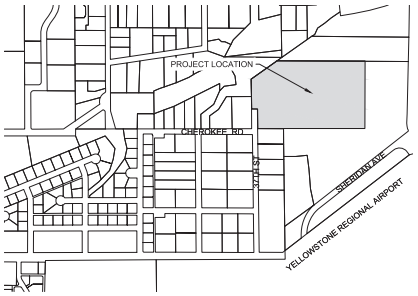
LEGEND

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

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.

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

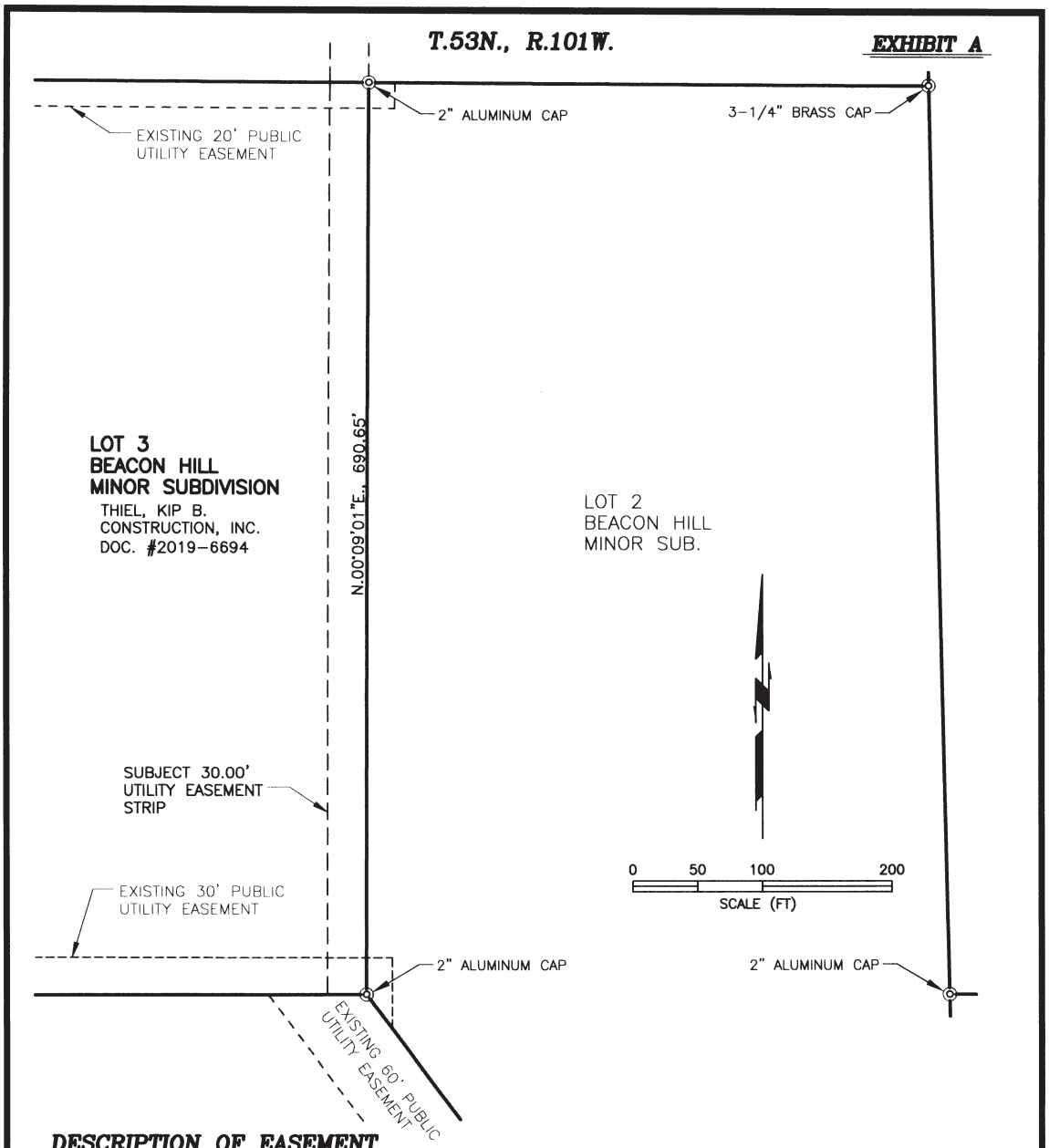
WITNESS my hand and official seal.

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

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.

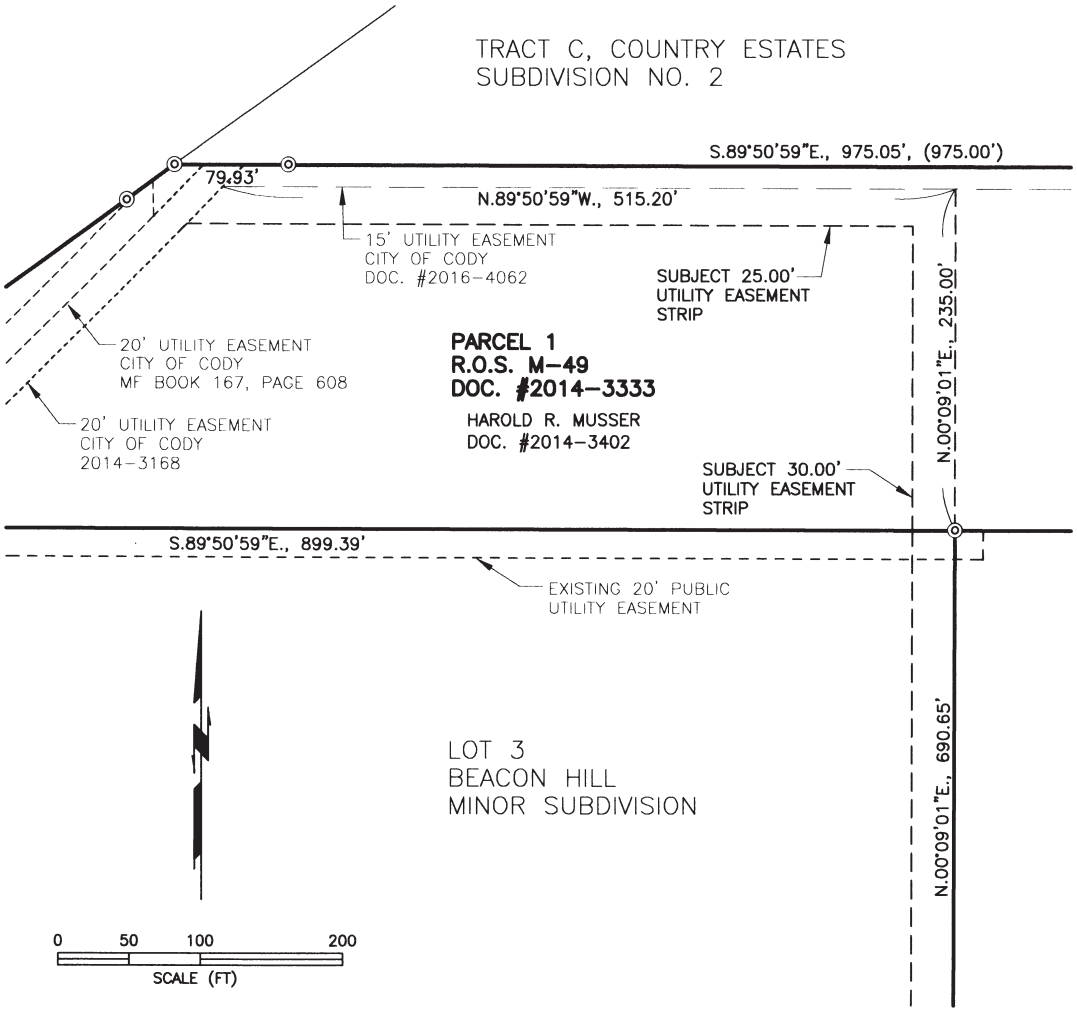
MELISSA DAWN SLATER - NOTARY PUBLIC
County of Big Horn
State of Wyoming
My Commission Expires July 17, 2023

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

PARK COUNTY SCHOOL DISTRICT #6
Cody Public Schools
919 Cody Avenue
Cody, Wyoming 82414

To: Cody Canal,

Date: June 17, 2020

This letter serves as notification to Cody Canal detailing Park County School District #6's intentions with regard to the water rights associated with the Beacon Hill Minor Subdivision Lot #1. The District has no plans to utilize these water rights and intends to turn the water rights attached to Lot #1 over to the City of Cody. Furthermore, the District has no interest in the proposed irrigation pipe to be constructed from a point on the east end of the airport over to the Beacon Hill Minor Subdivision Lot #2. If there are questions contact the District at peggymonteith@park6.org.

Thank you,

Superintendent Peg Monteith

Peg Monteith

Board of Trustees Chair Brandi Nelson

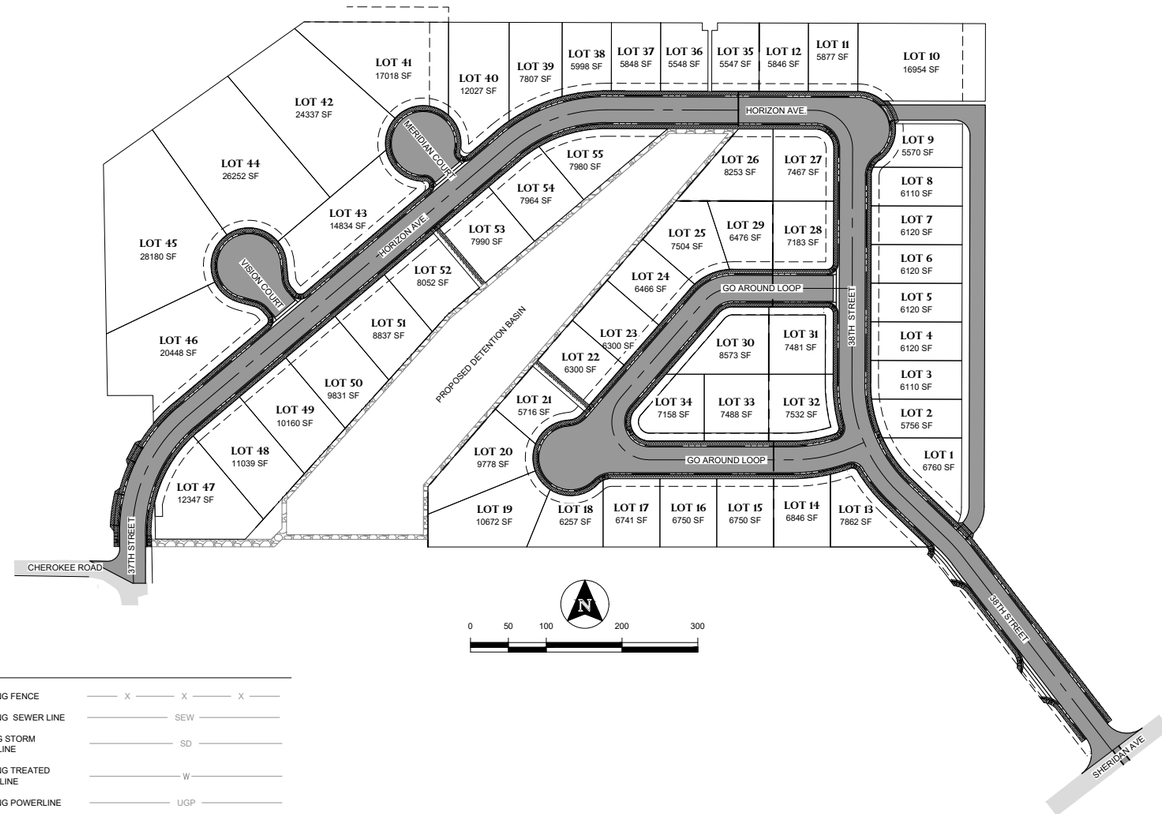
Brandi Nelson

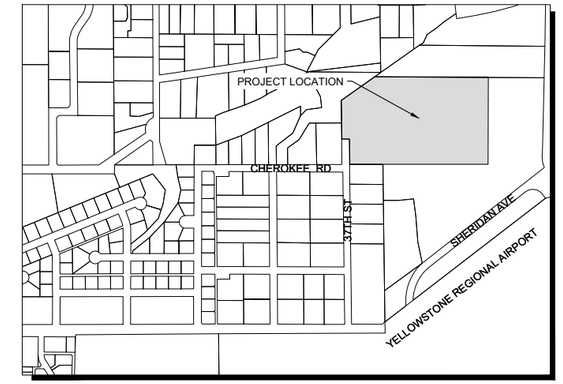
CONSTRUCTION DRAWINGS FOR
THE LANDING MAJOR SUBDIVISION

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
16	VISION AND MERIDIAN COURT GRADING LAYOUT PLAN
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
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

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
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

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

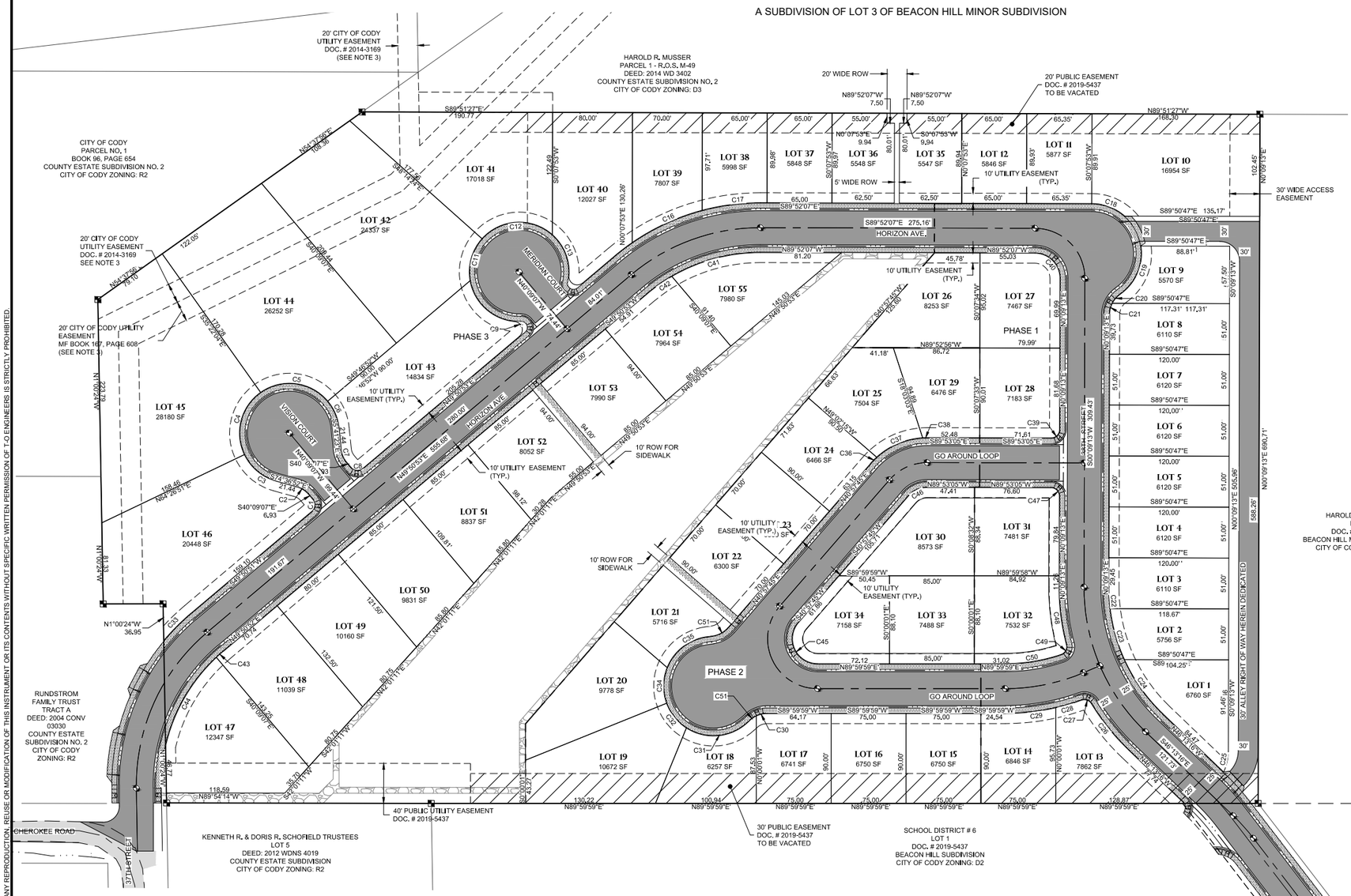
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

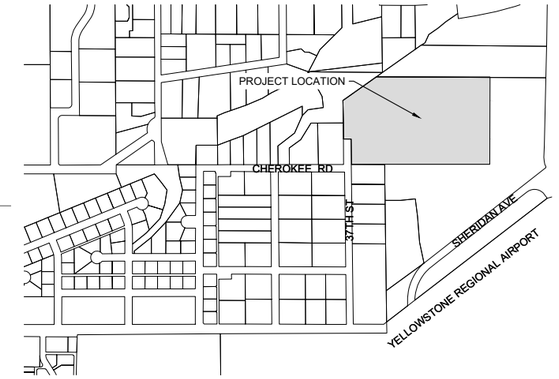
DATE:	June 17, 2020
PROJECT:	190598

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

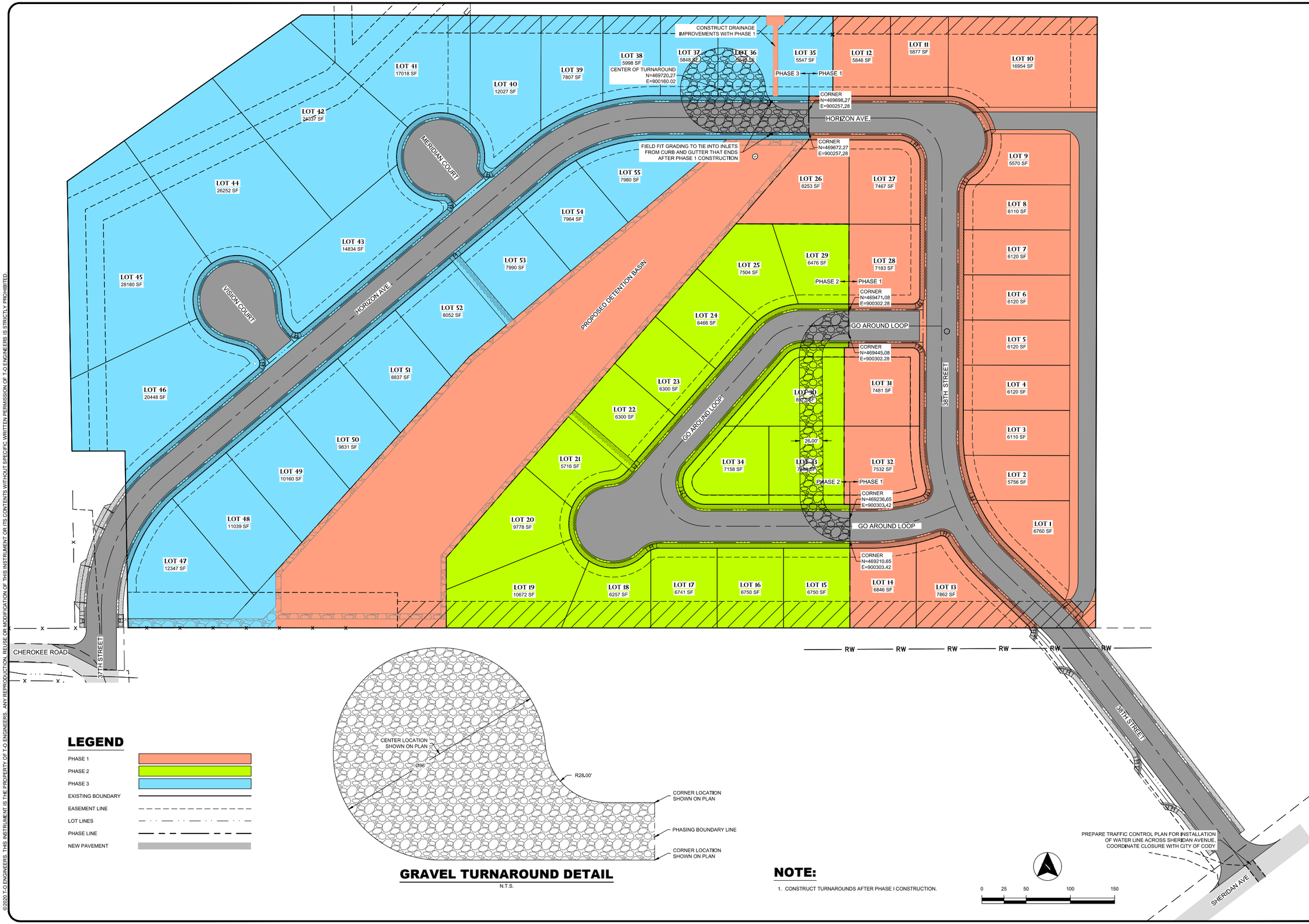
THE LANDING MAJOR SUBDIVISION

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

K:\190598\3_Acaddwg\Sheets\3 PRELIMINARY PLAT.dwg, 6/18/2020 9:17:23 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



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

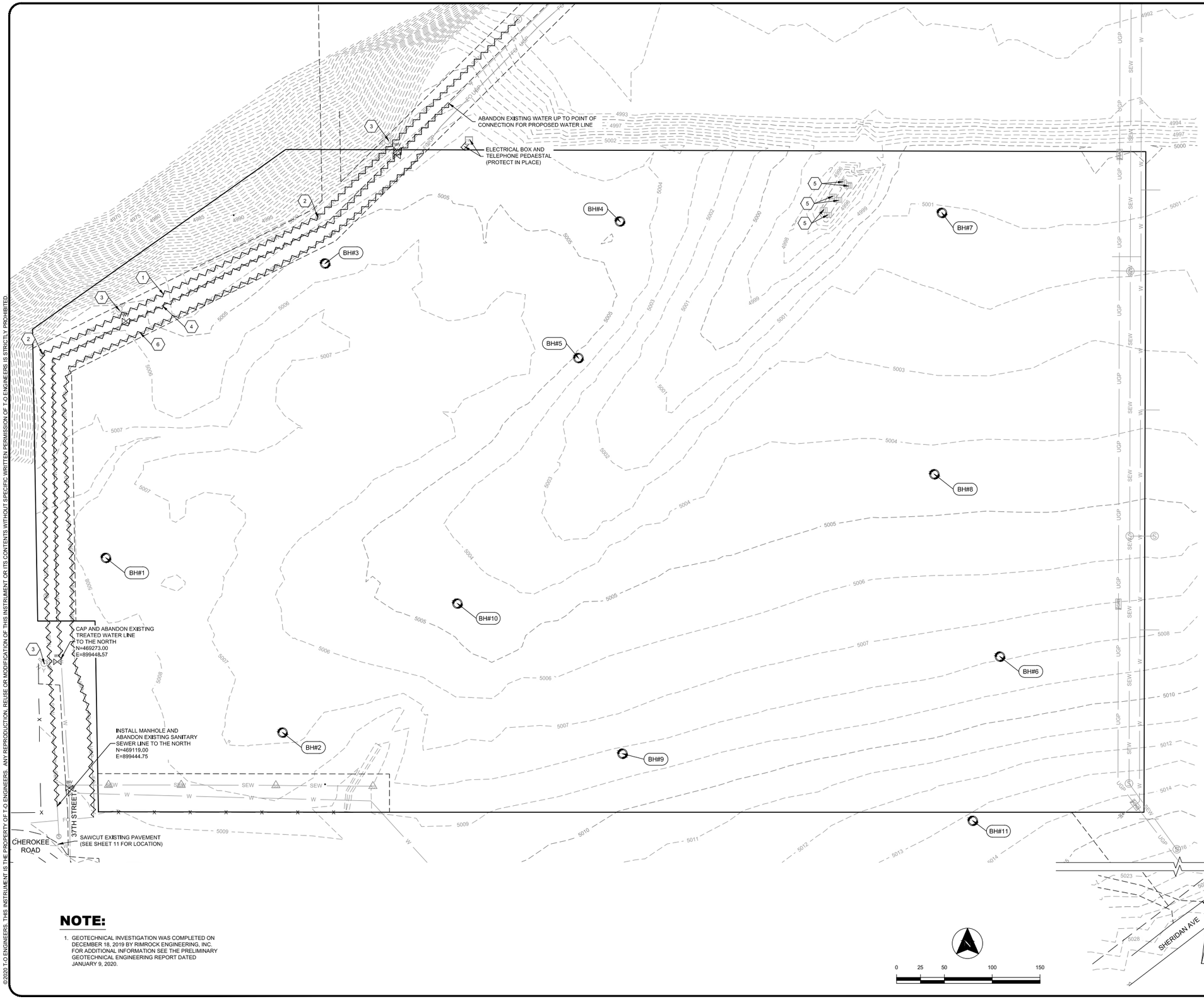
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
PHASING 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 15, 2020
PROJECT: 190598
SHEET: 4 OF 33

K:\190598\3_Acad\dwg\Sheets\4 PHASING PLAN.dwg, 6/18/2020 9:17:50 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



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

PARK COUNTY, CODY, WYOMING

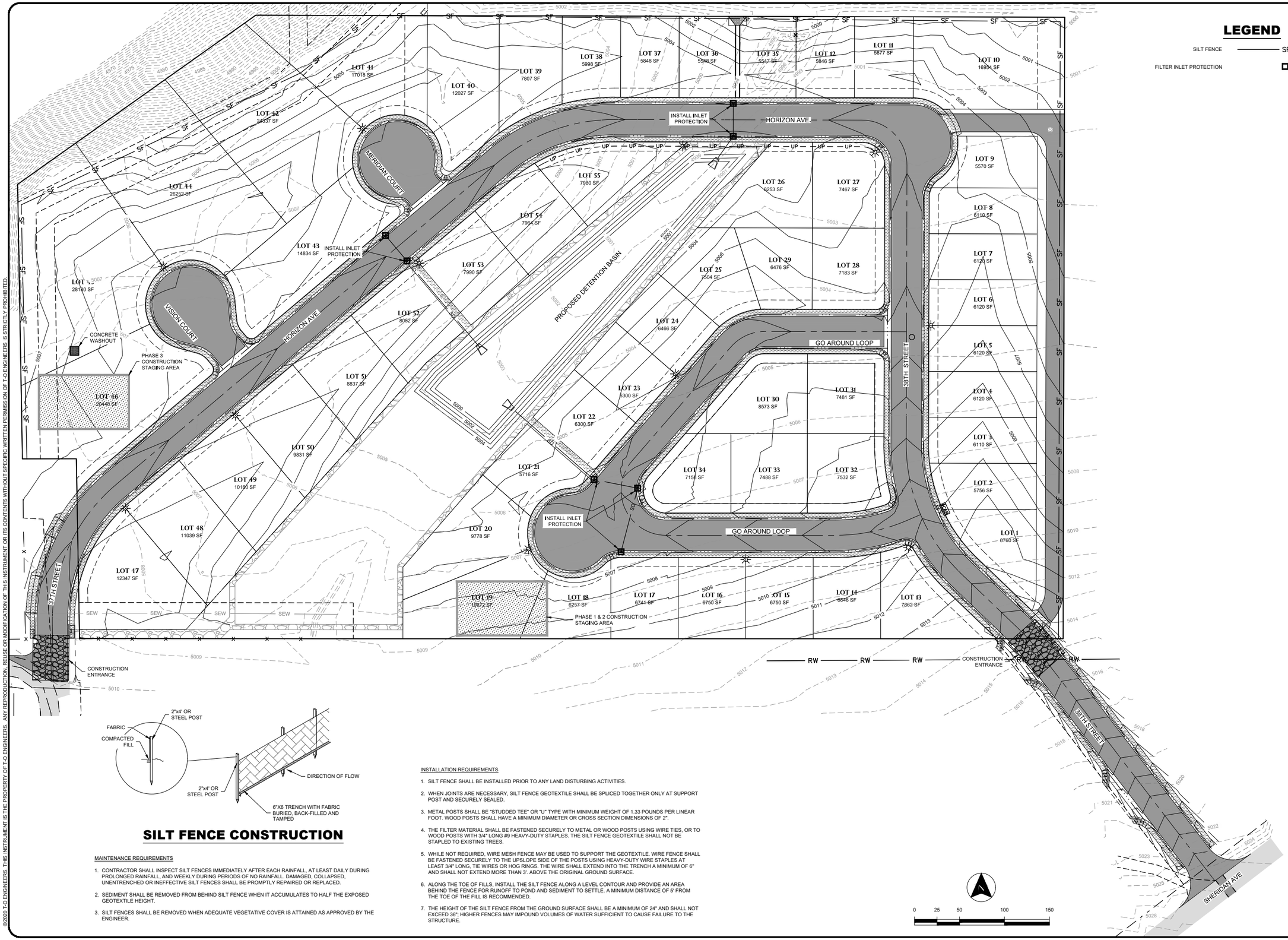
THE LANDING MAJOR SUBDIVISION

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

K:\190598\3_Acadwg\Sheets\5 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg, 6/18/2020 9:18:01 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



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

PARK COUNTY, CODY, WYOMING

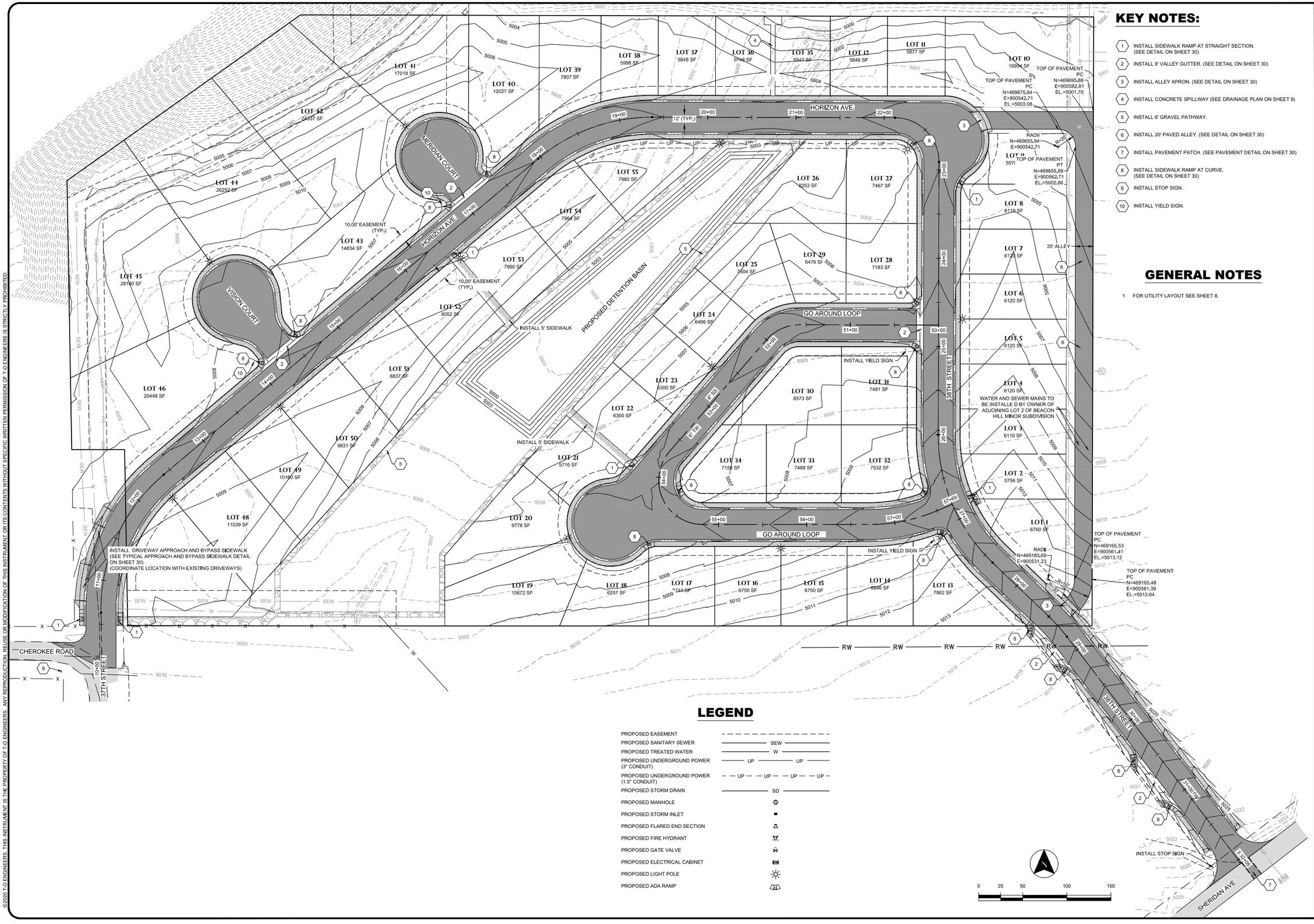
THE LANDING MAJOR SUBDIVISION

EROSION CONTROL 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: 6 OF 33

K:\190598\3_Acad\dwg\Sheets\6 EROSION CONTROL PLAN.dwg, 6/18/2020 9:18:20 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



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

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

PARK COUNTY, CODY, WYOMING

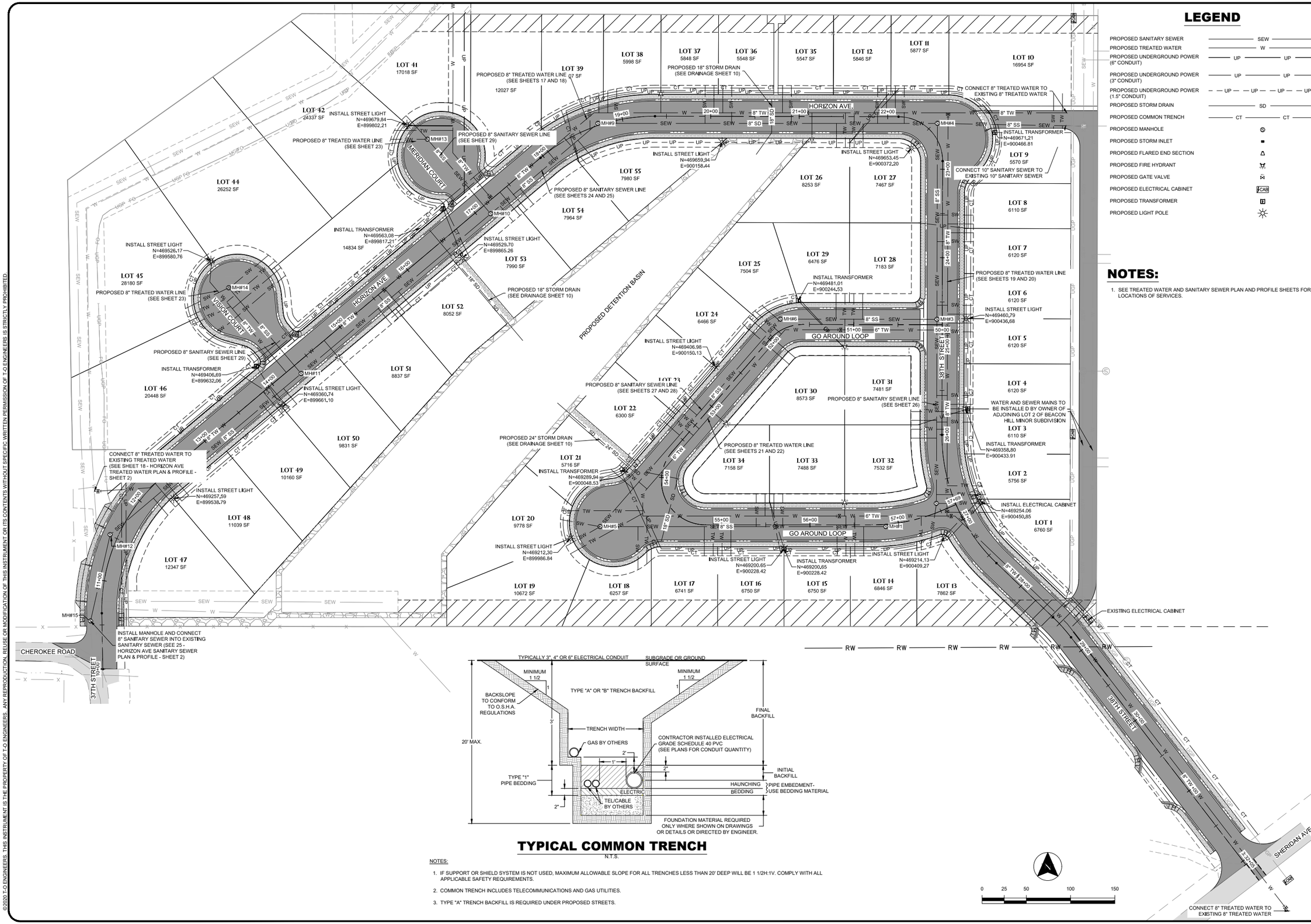
THE LANDING MAJOR SUBDIVISION

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

K:\190598\3_Acad\dwg\Sheets\7 SITE PLAN.dwg, 6/18/2020 9:18:38 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



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

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

PARK COUNTY, CODY, WYOMING

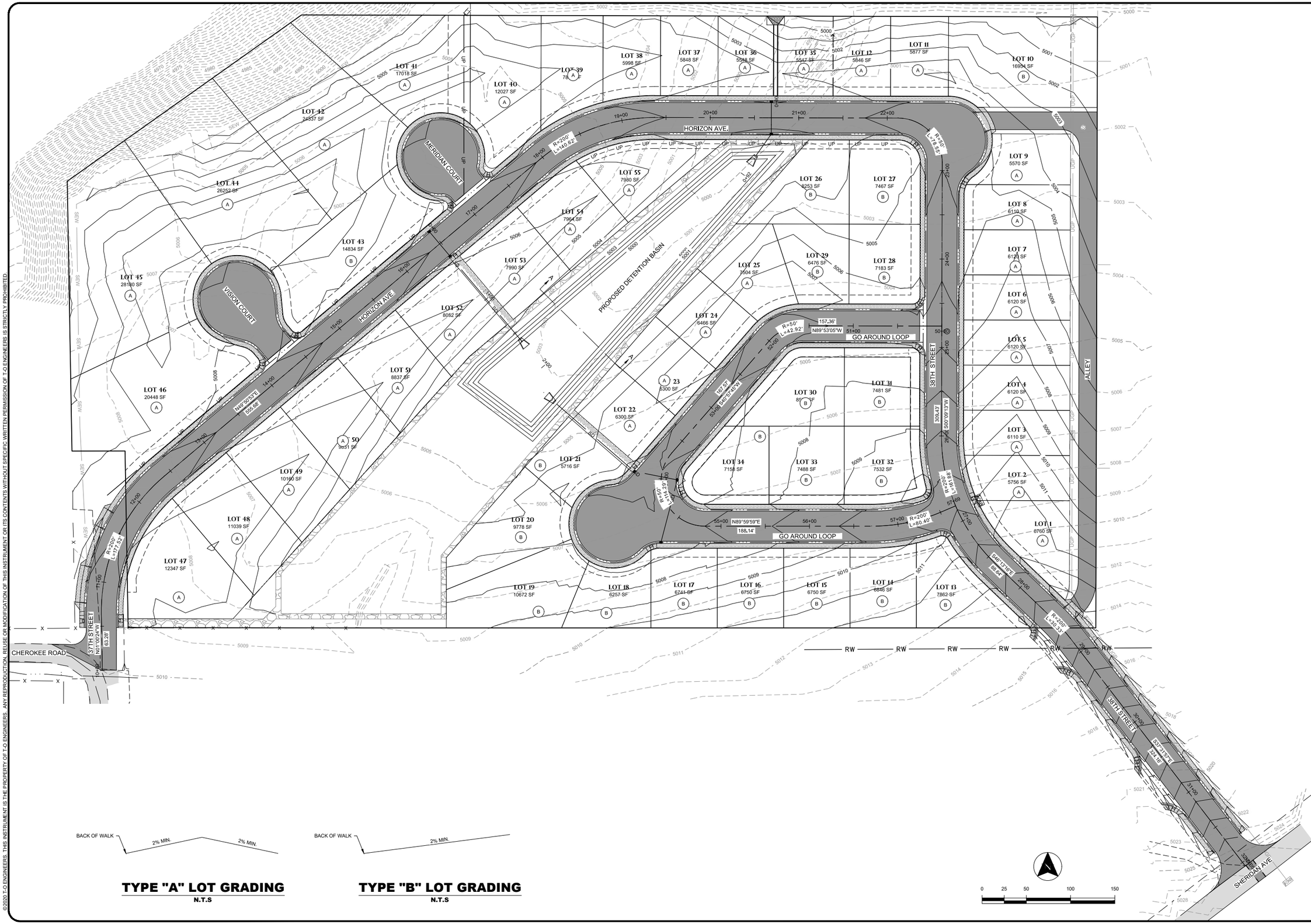
THE LANDING MAJOR SUBDIVISION

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

K:\190598\3_Acad\dwg\Sheets\8 MASTER UTILITY PLAN.dwg, 6/18/2020 9:19:00 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



K:\190598\3_Acad\wg\Sheets\9 GRADING AND DRAINAGE PLAN.dwg, 6/18/2020 9:19:17 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

Professional Engineer
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

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

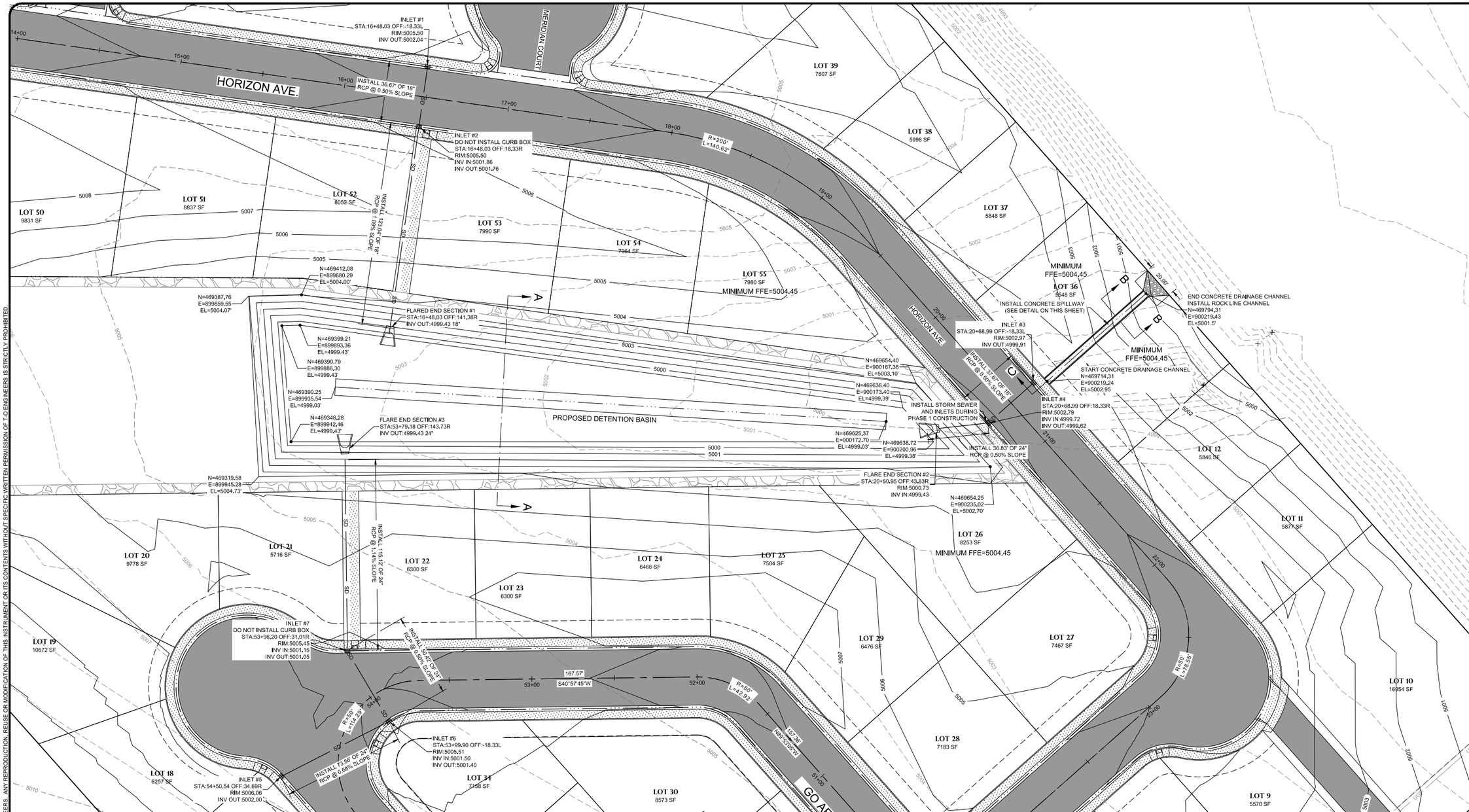
PARK COUNTY, CODY, WYOMING

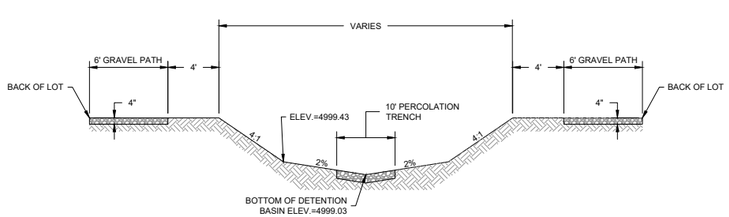
THE LANDING MAJOR SUBDIVISION

GRADING AND DRAINAGE PLAN

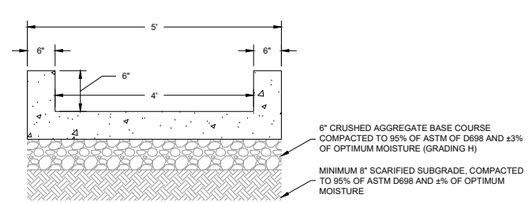
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

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

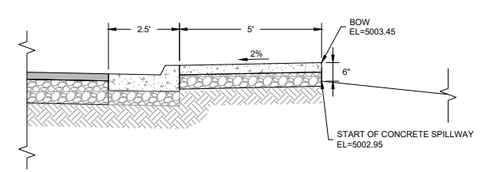




TYPICAL SECTION A-A
DETENTION BASIN



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

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

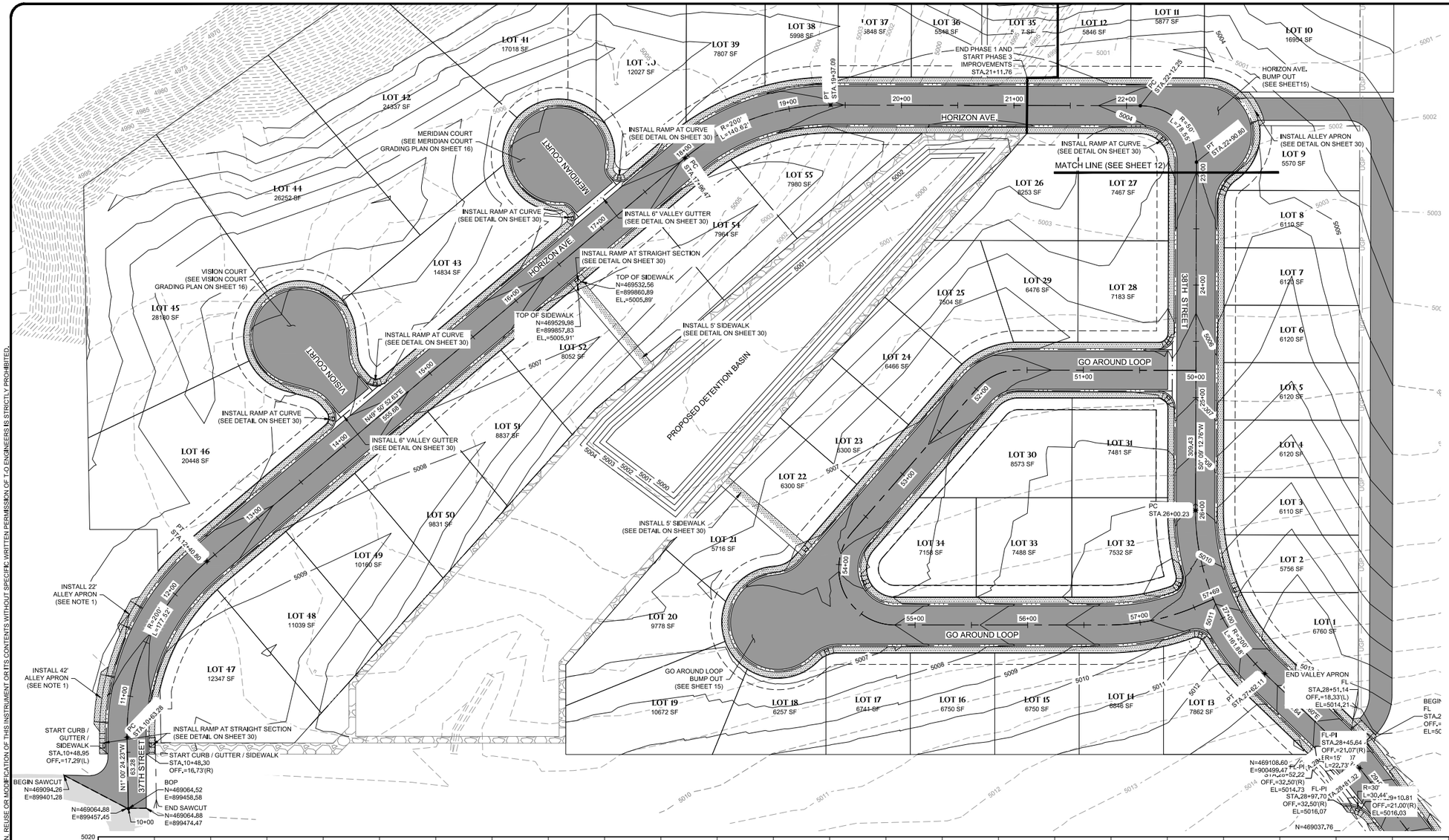
THE LANDING MAJOR SUBDIVISION

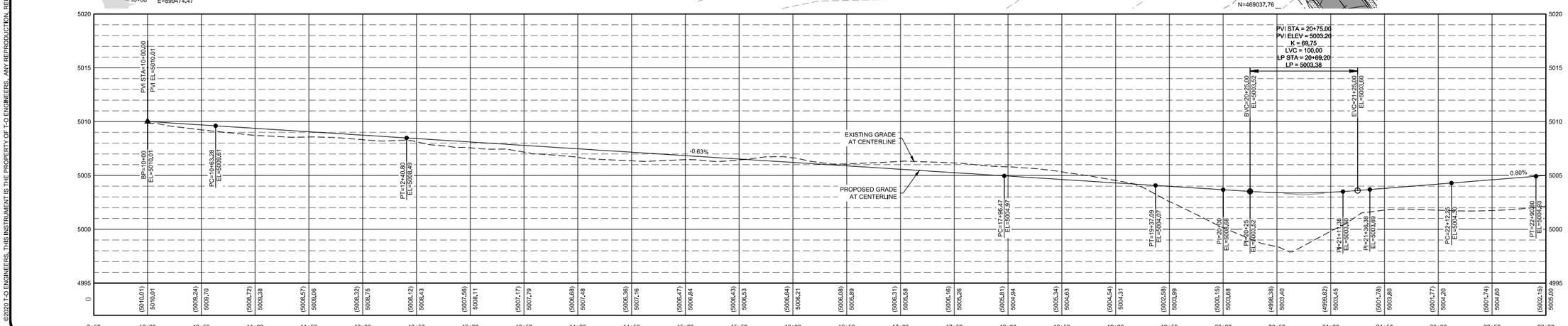
DETENTION BASIN GRADING AND DRAINAGE PLAN

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: 10 OF 33

K:\190598\3_Acad\dwg\Sheets\10 DETENTION BASIN GRADING AND DRAINAGE PLAN.dwg, 6/18/2020 9:19:31 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





GENERAL NOTES

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

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

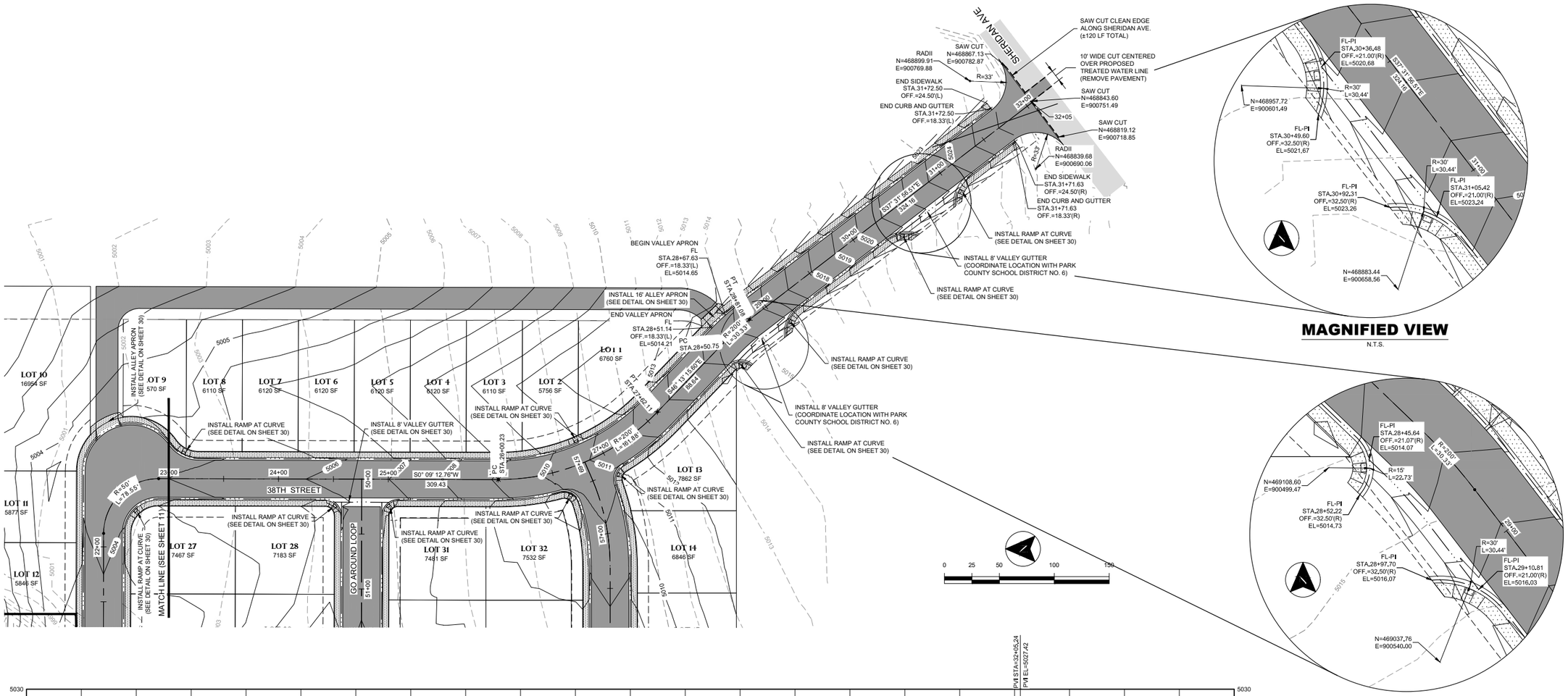
THE LANDING MAJOR SUBDIVISION

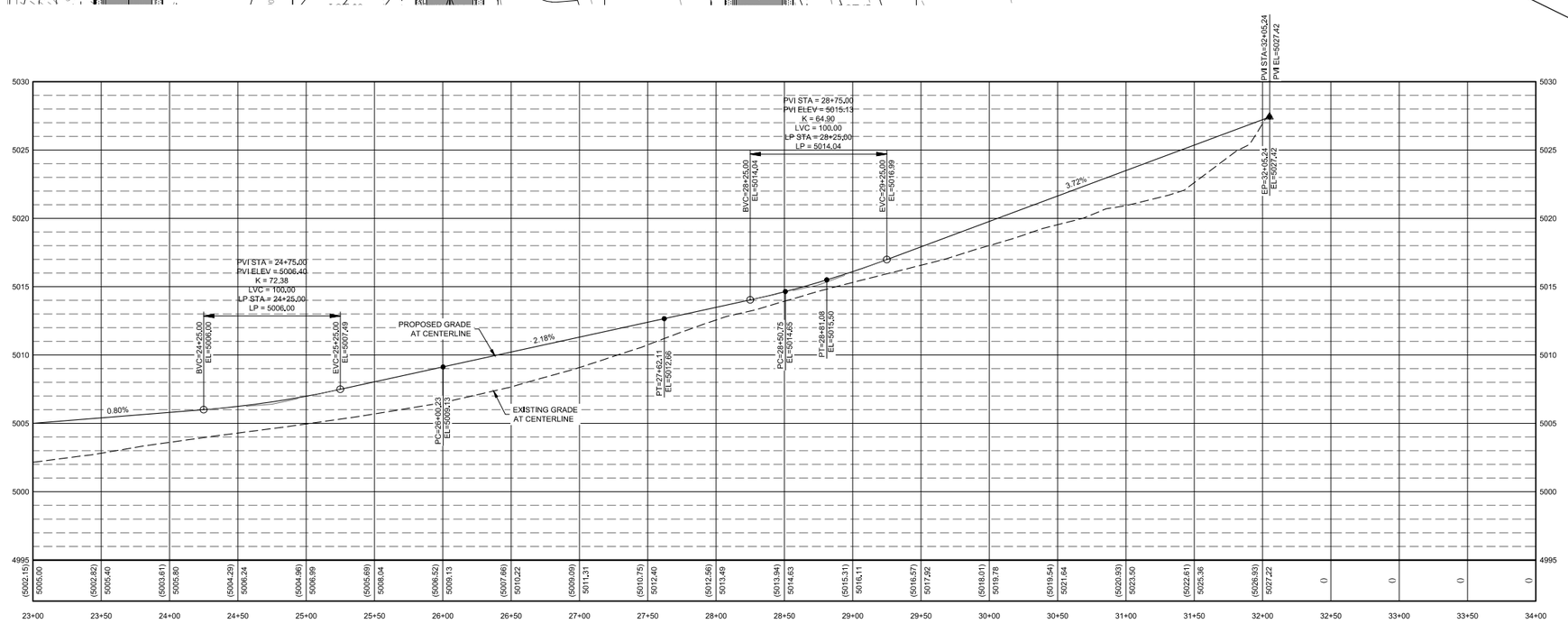
HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 1

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: 11 OF 33

K:\190598\3_Acaddwg\Sheets\12 HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:32:20 AM, Kent Schuetzel, DWG To PDF HIGH DEF.pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.
K:\190598\3_Acaddwg\Sheets\12 HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:32:16 AM, DWG To PDF HIGH DEF.pc3





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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

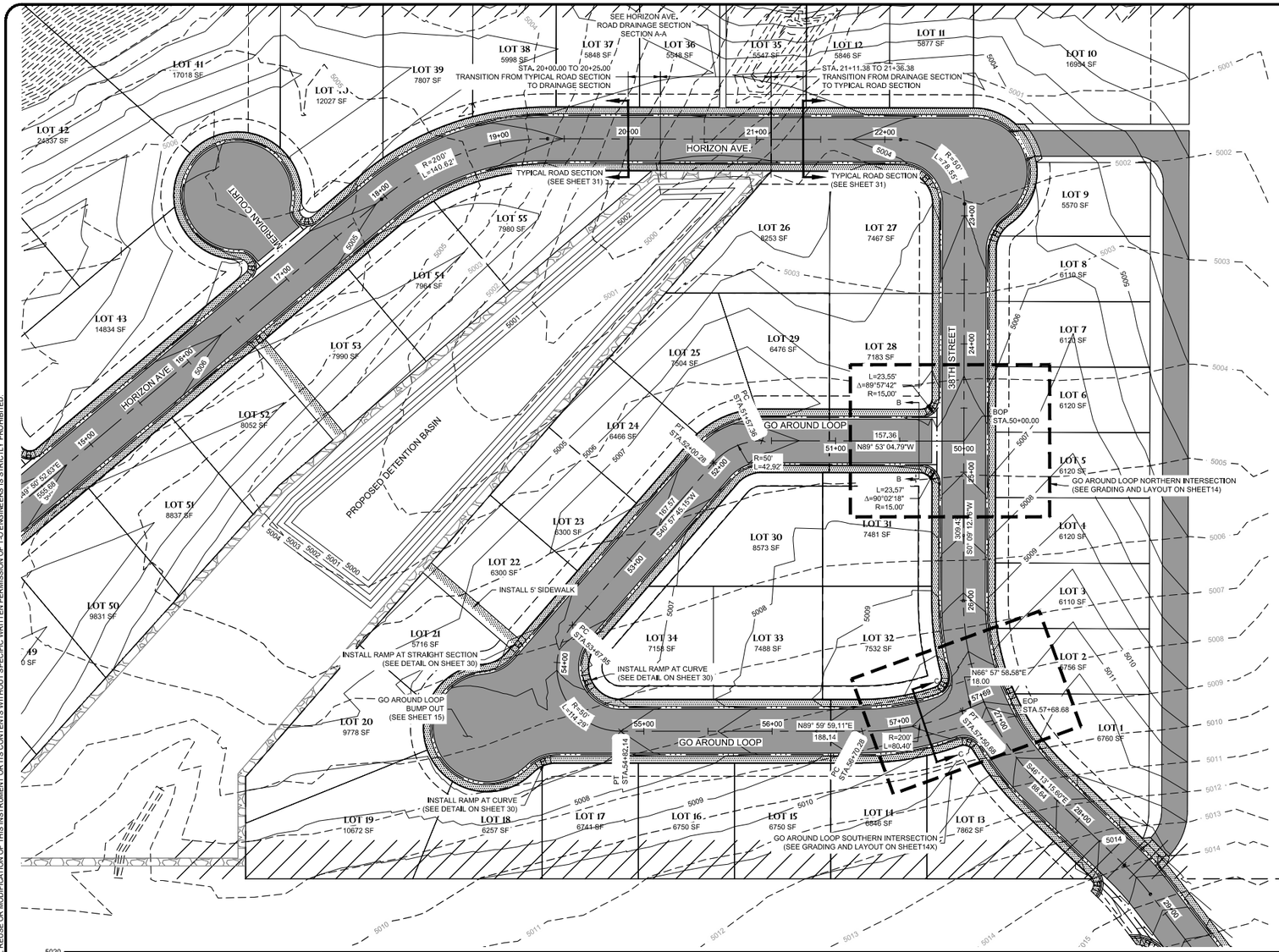
THE LANDING MAJOR SUBDIVISION

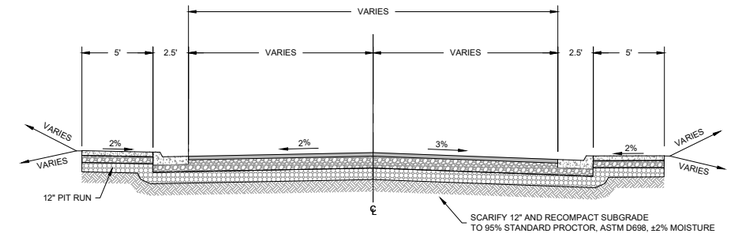
HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2

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

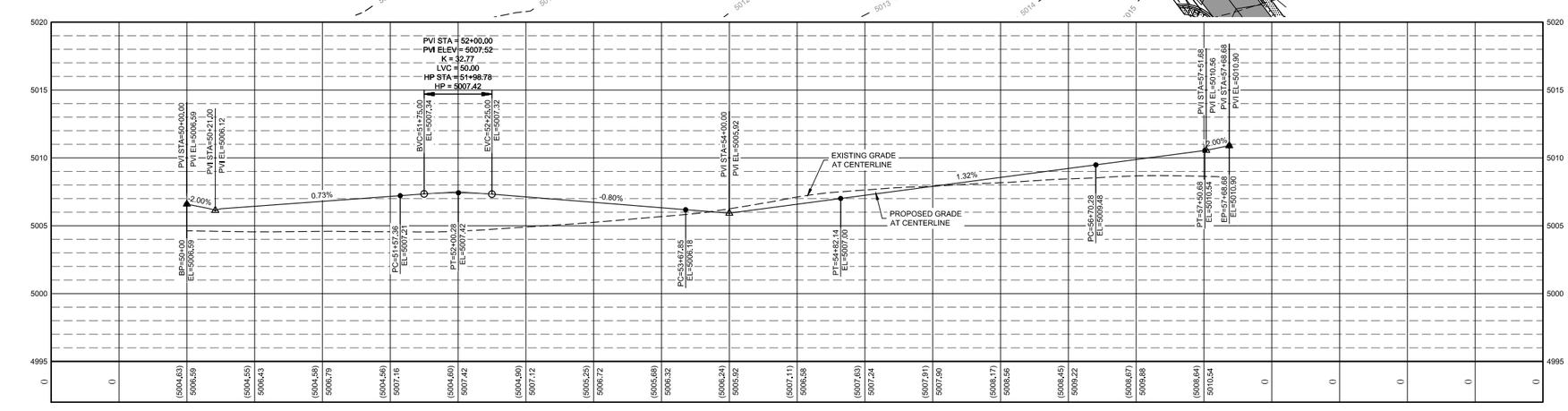
DATE: June 18, 2020
PROJECT: 190598
SHEET: 12 OF 33

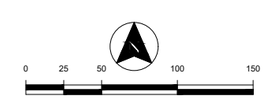
K:\190598\3_Acadlwp\Sheets\12 HORIZON AVE ROADWAY PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:19:54 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





HORIZON AVE. ROAD DRAINAGE SECTION SECTION A-A





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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

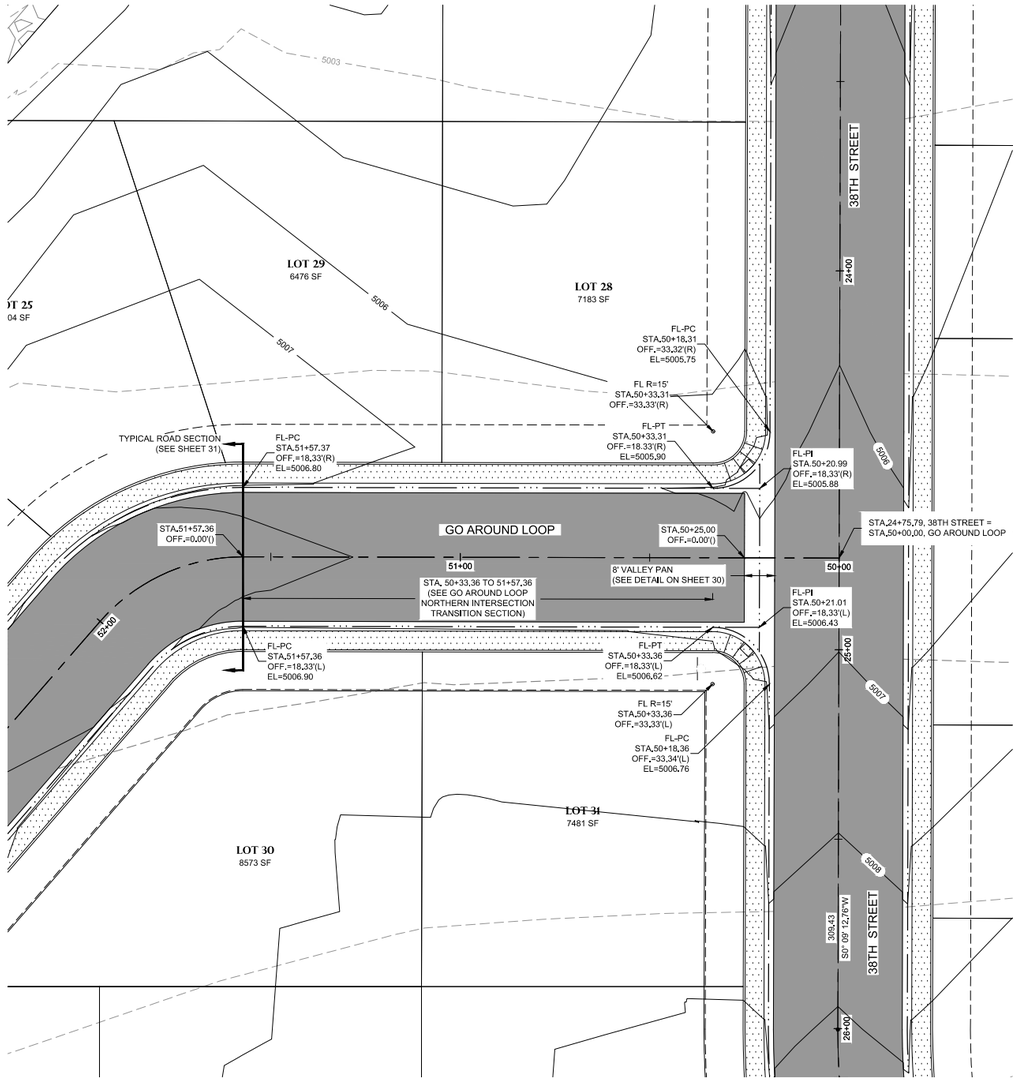
THE LANDING MAJOR SUBDIVISION

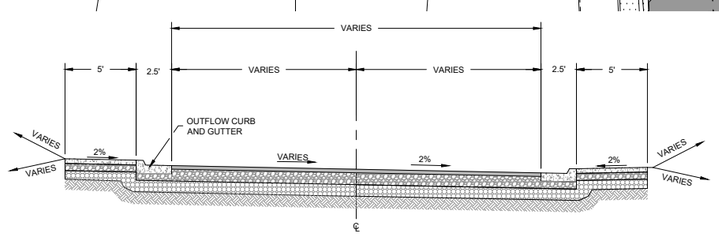
GO AROUND LOOP PLAN & PROFILE

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: 13 OF 33

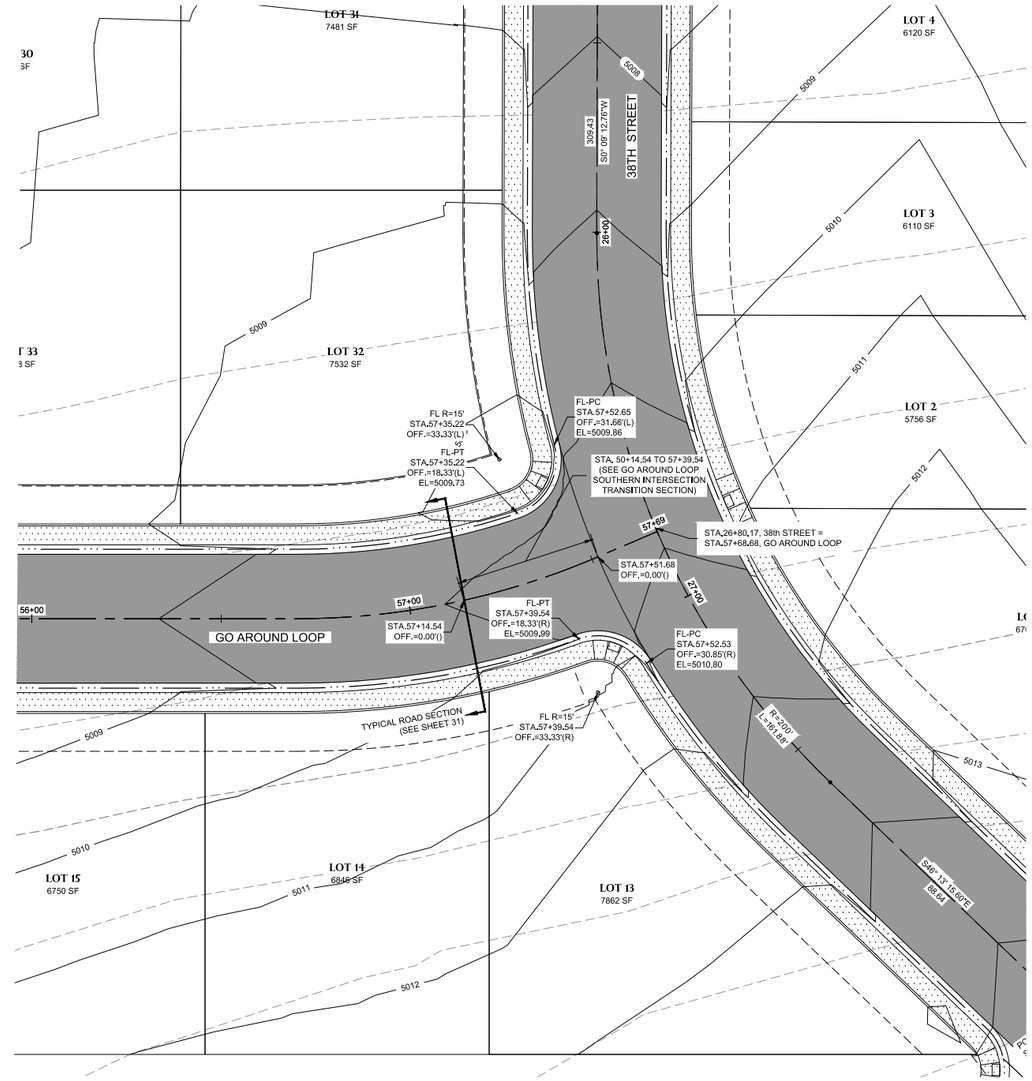
K:\190598\3_Acaddwg\Sheets\13 GO AROUND LOOP PLAN & PROFILE.dwg, 6/18/2020 9:20:14 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

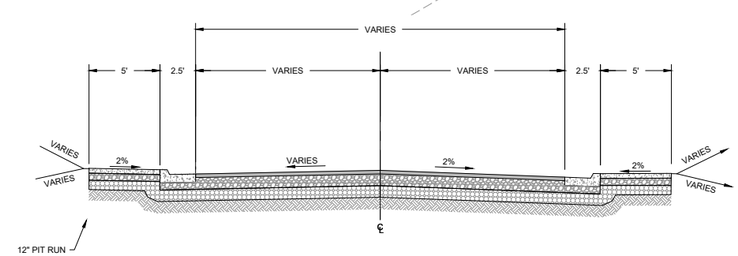




GO AROUND LOOP
NORTHERN INTERSECTION
TRANSITION SECTION

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
CHECKED	JAM
APPROVED	JAM

REVISIONS

NO.	DESCRIPTION	DATE

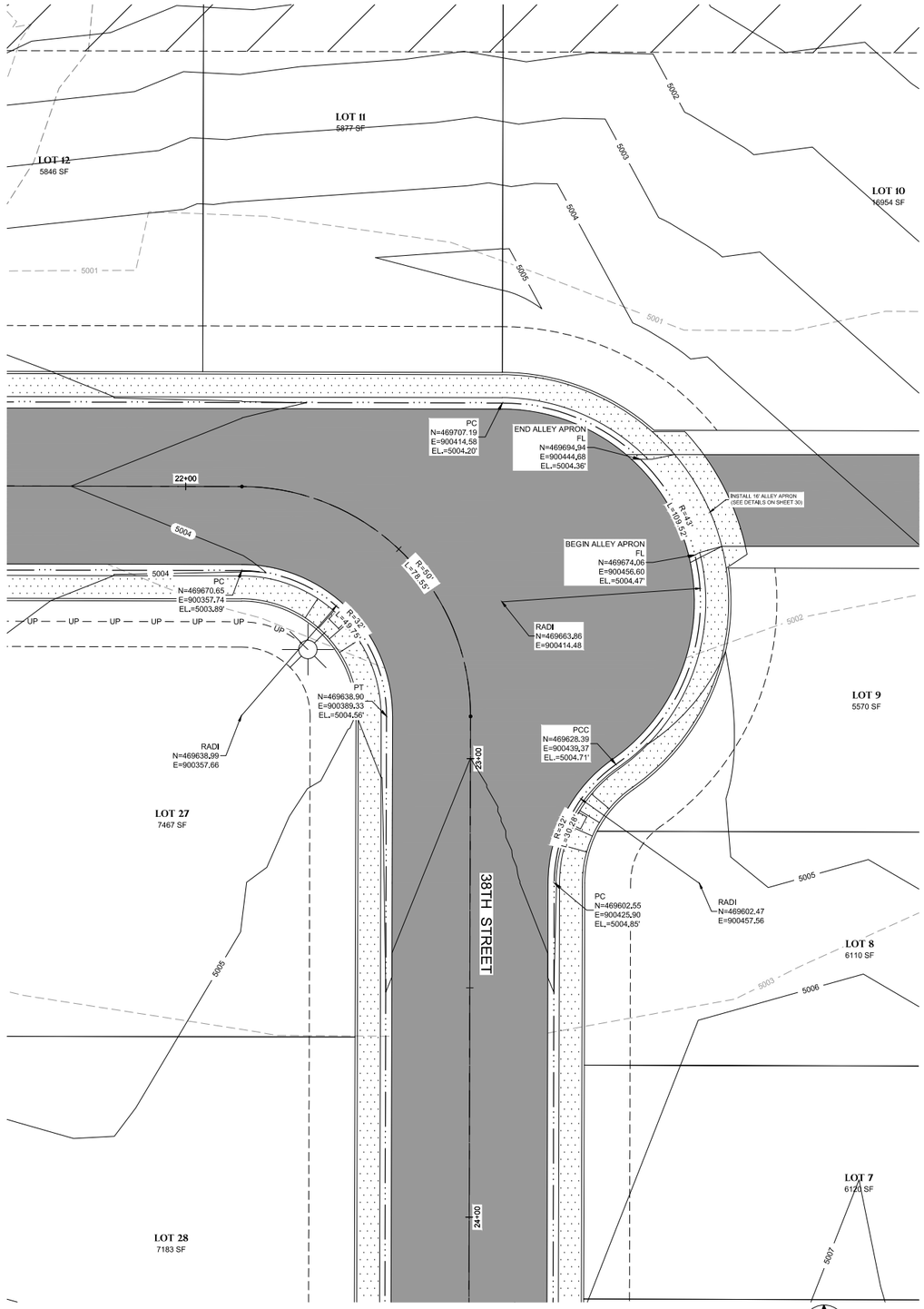
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
GO AROUND LOOP INTERSECTION GRADING AND LAYOUT

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

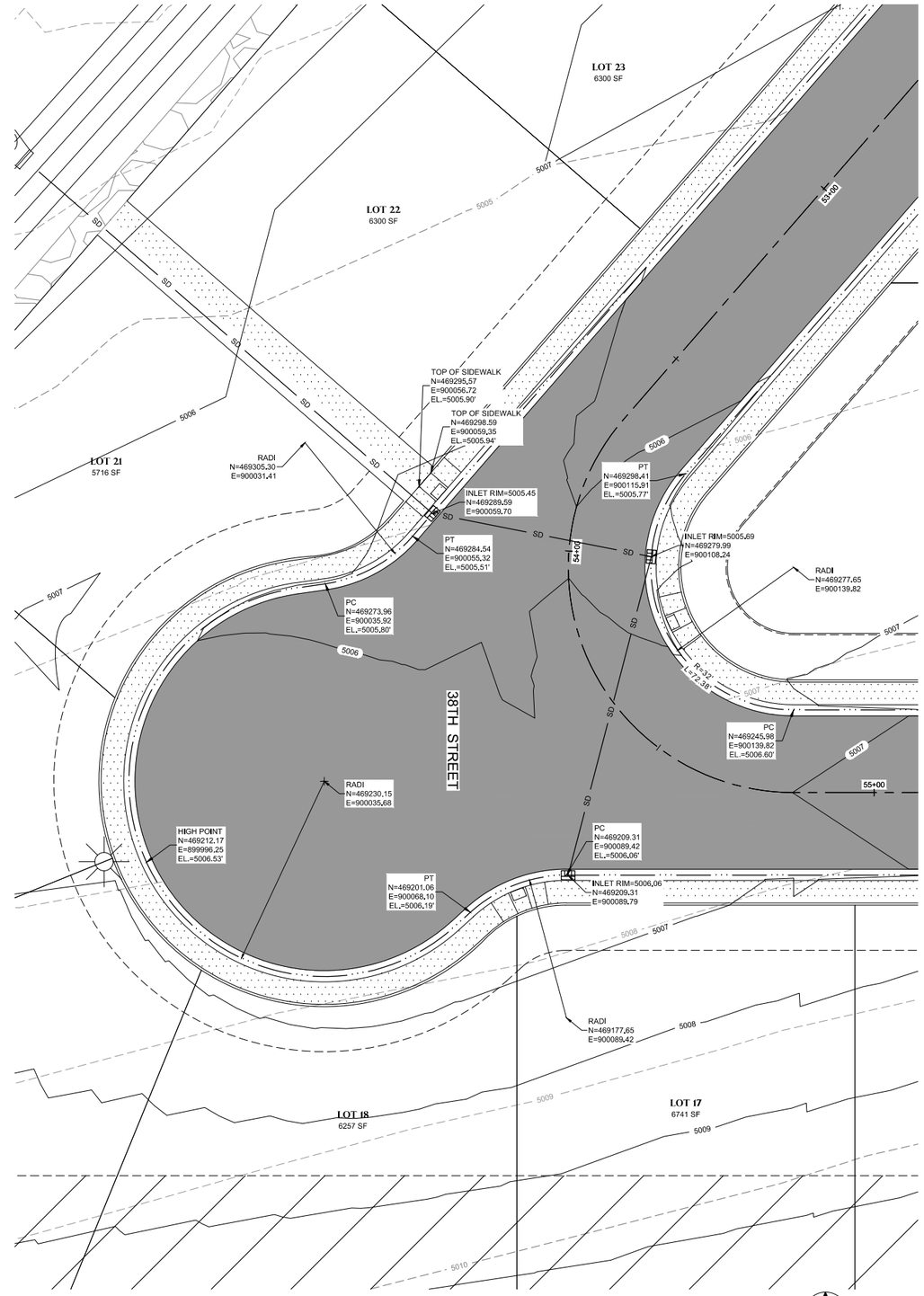
DATE: June 18, 2020
PROJECT: 190598
SHEET: 14 OF 33

K:\190598\3_Acad\dwg\Sheets\14 GO AROUND LOOP INTERSECTION GRADING AND LAYOUT.dwg, 6/18/2020 9:20:29 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



HORIZON AVE. BUMPOUT GRADING LAYOUT

0 7.5 15 30 45



GO AROUND LOOP BUMPOUT GRADING LAYOUT

0 7.5 15 30 45

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

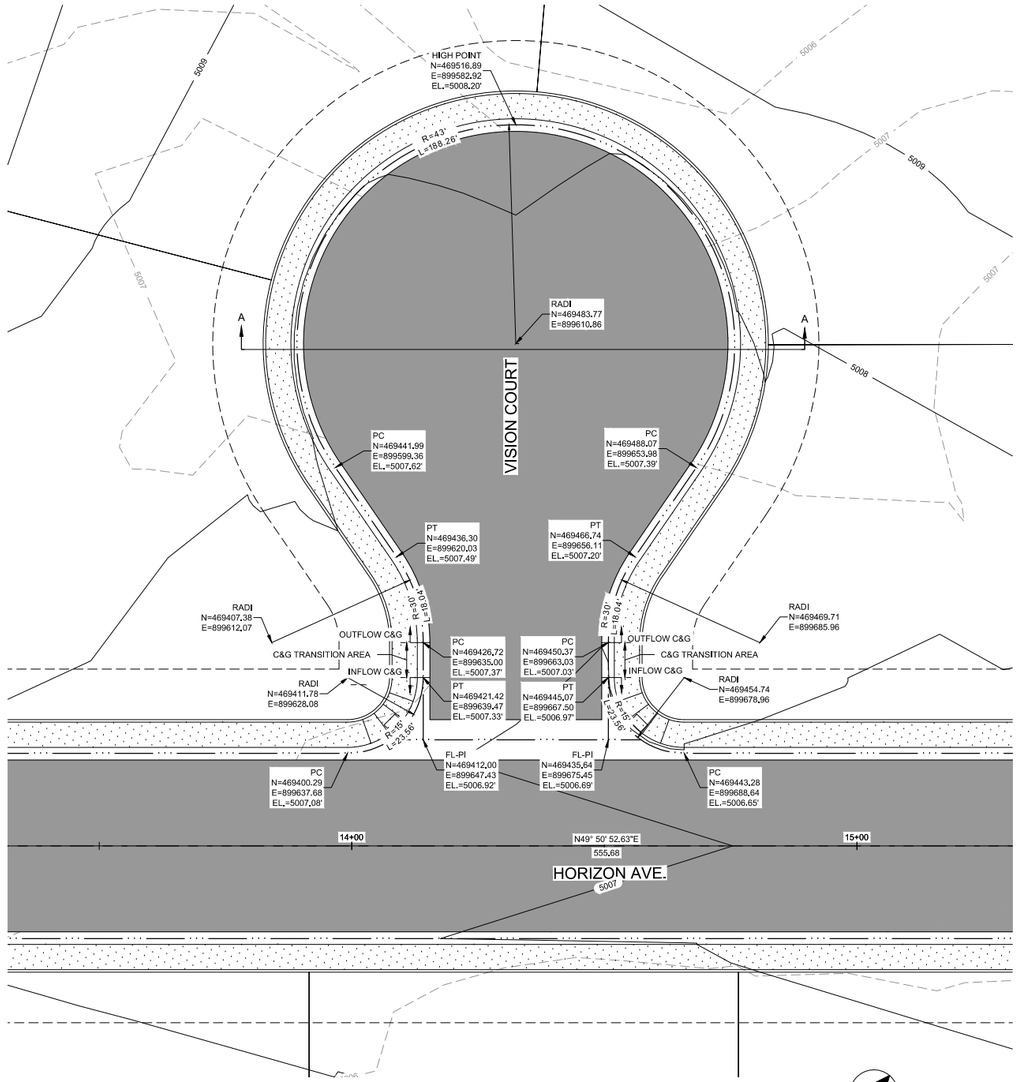
PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION
BUMPOUT GRADING LAYOUT PLAN

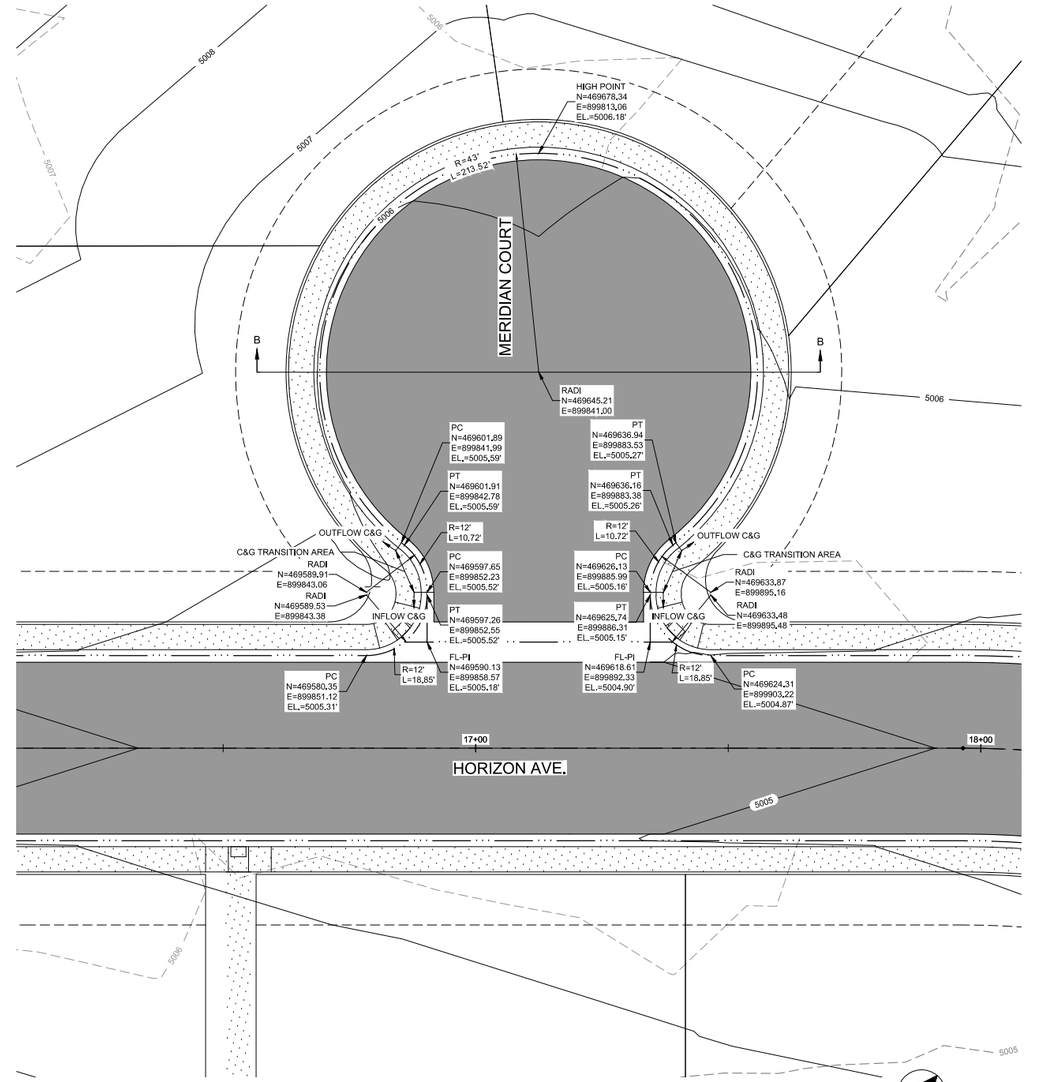
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 16, 2020
PROJECT: 190598
SHEET: 15 OF 33

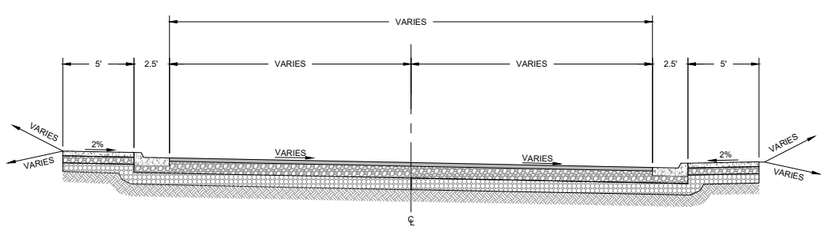
K:\190598\3_Acaddwg\Sheets\15 BUMPOUT GRADING LAYOUT PLAN.dwg, 6/18/2020 9:20:51 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



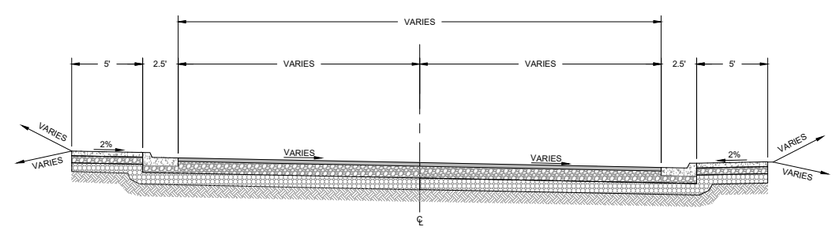
VISION COURT
GRADING LAYOUT



MERIDIAN COURT
GRADING LAYOUT



VISION COURT
SECTION A-A



MERIDIAN COURT
SECTION B-B

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
VISION AND MERIDIAN COURT GRADING LAYOUT PLAN

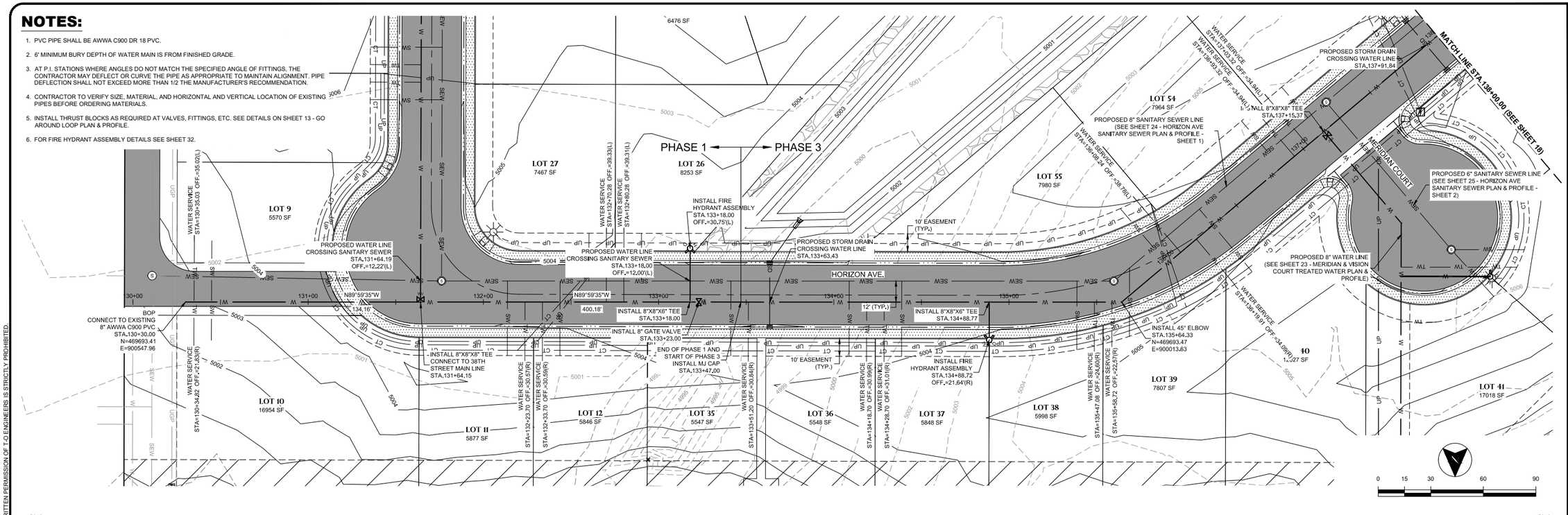
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

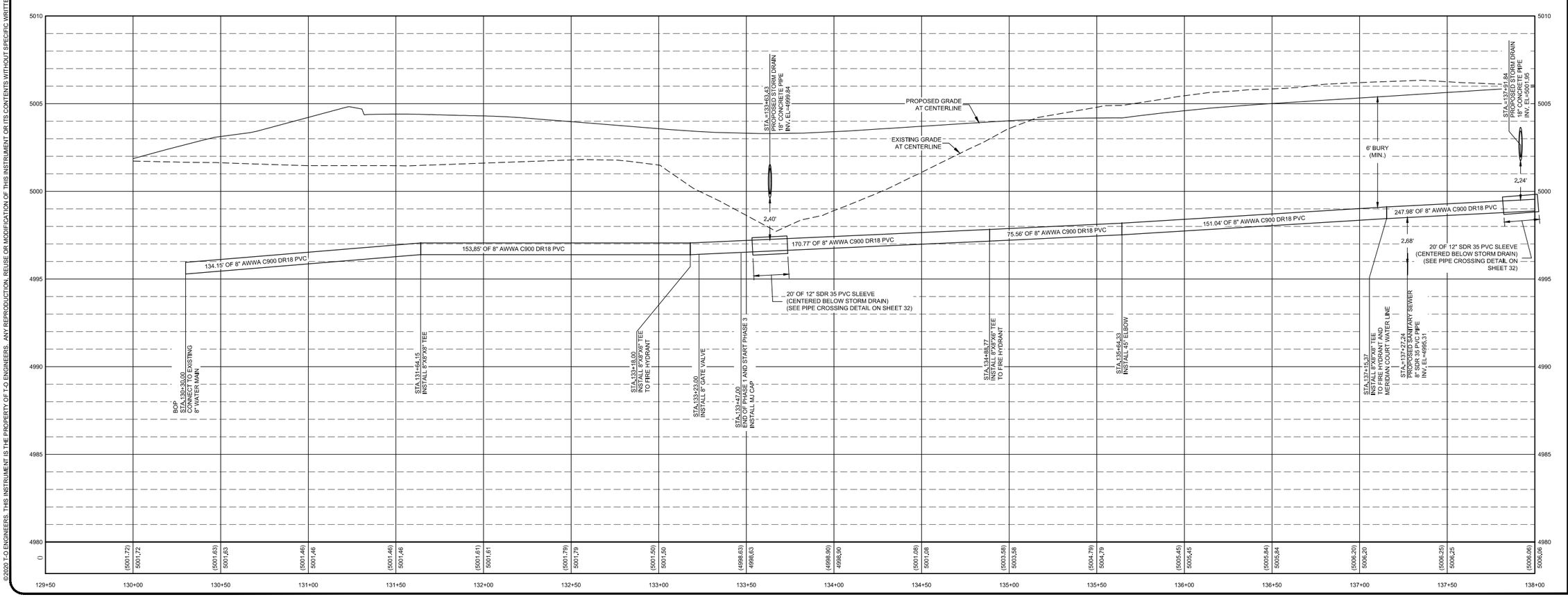
DATE: June 18, 2020
PROJECT: 190598
SHEET: 16 OF 33

K:\190598\3_Acaddwg\Sheets\16 VISION AND MERIDIAN COURT GRADING LAYOUT PLAN.dwg, 6/18/2020 9:21:04 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.





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

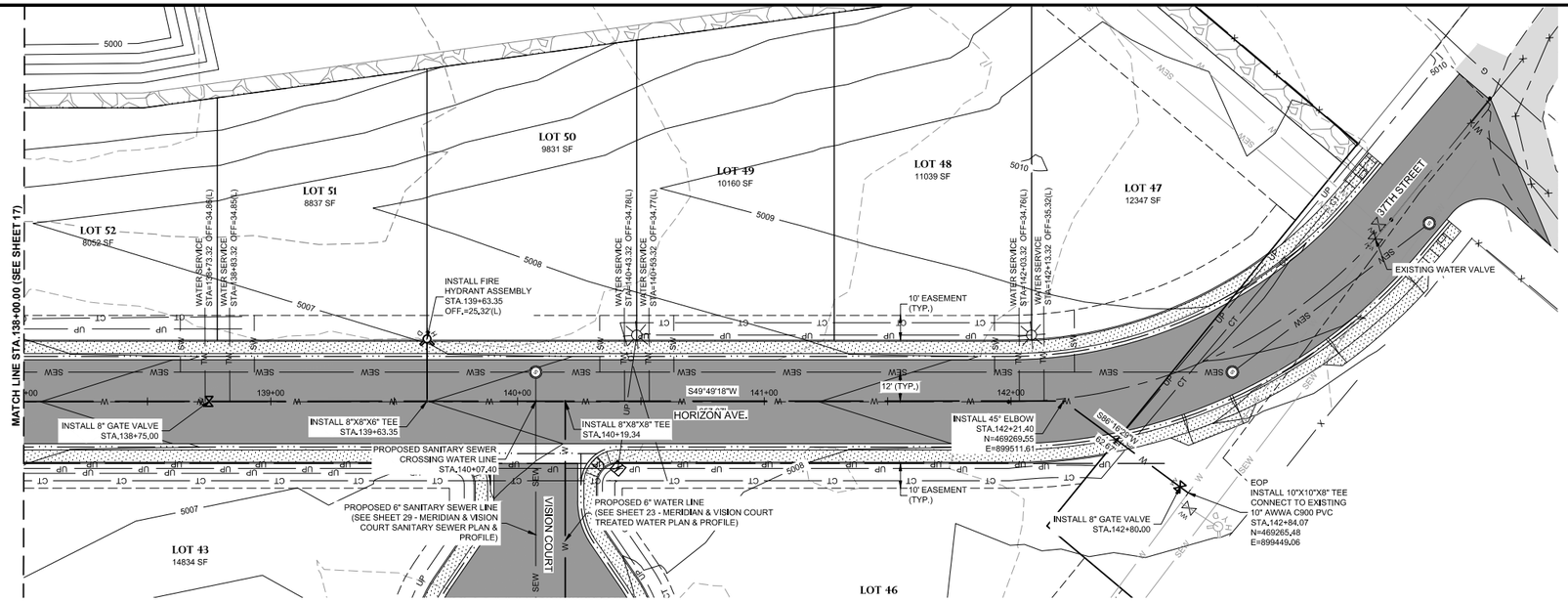
THE LANDING MAJOR SUBDIVISION

HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 1

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

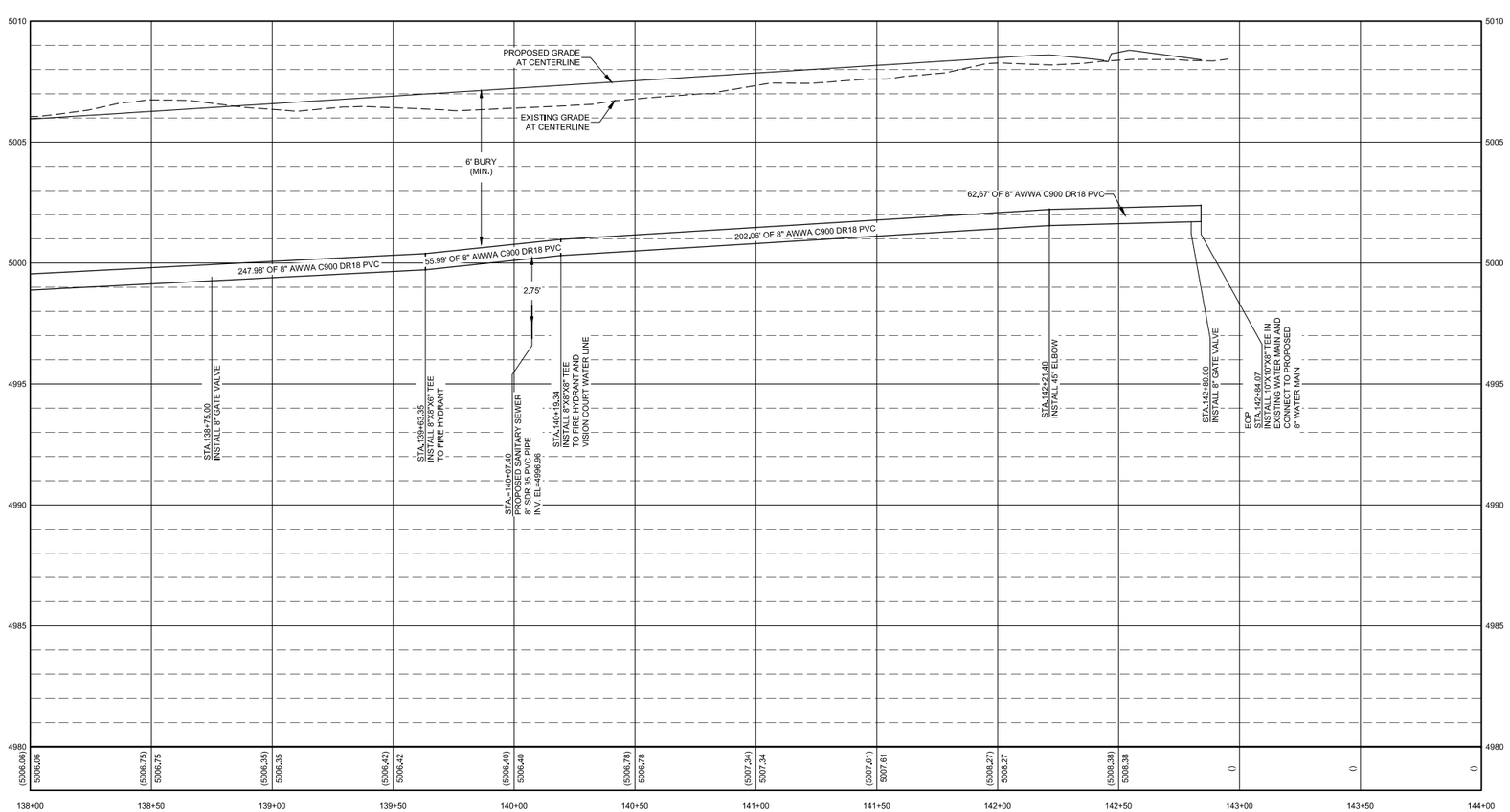
DATE: June 17, 2020
PROJECT: 190598
SHEET: 17 OF 33

K:\190598\3_Acad\dwg\Sheets\17 HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 1.dwg, 6/18/2020 9:21:29 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.



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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

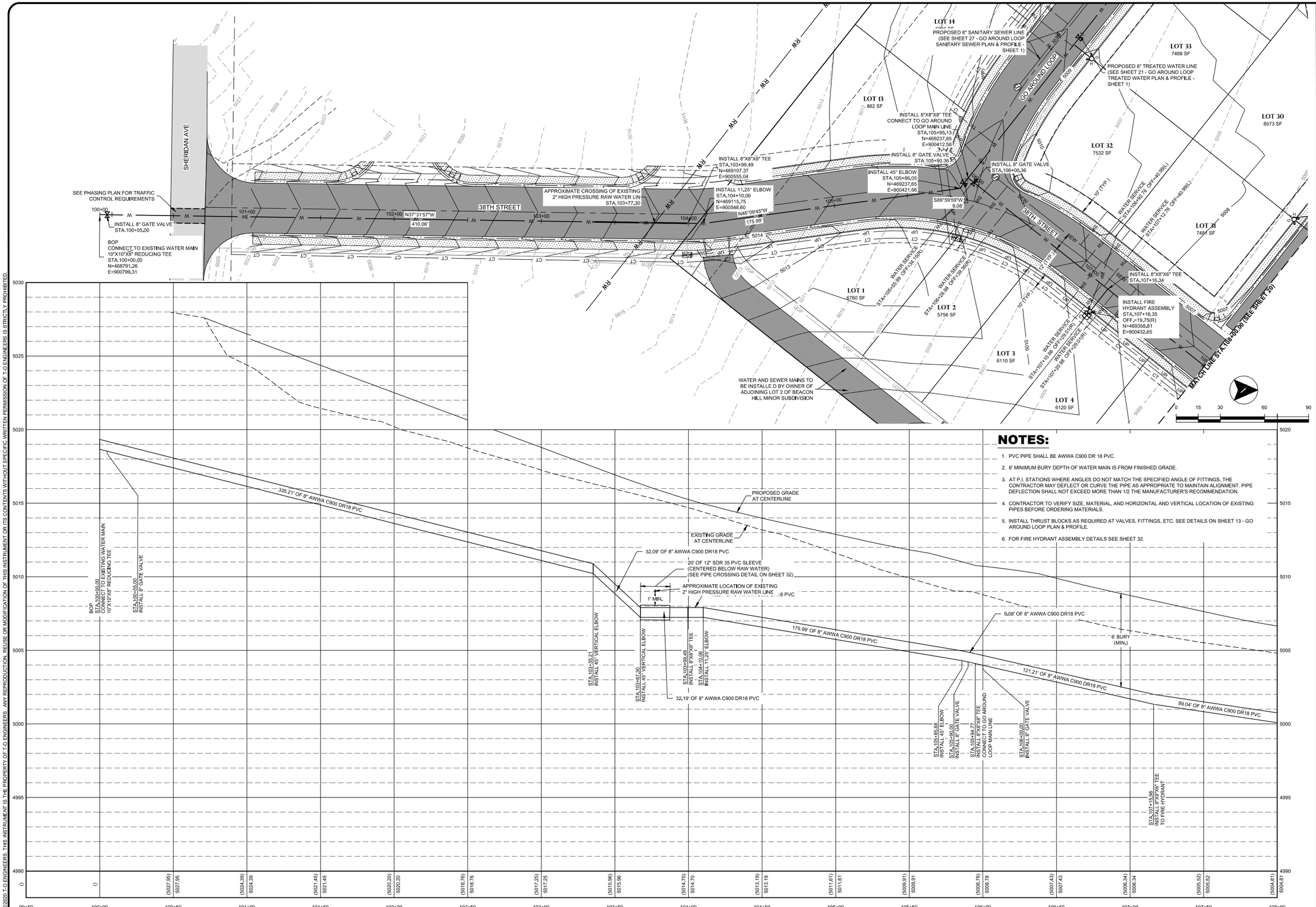
THE LANDING MAJOR SUBDIVISION

HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 2

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: 18 OF 33

K:\190598\3_Acad\dwg\Sheets\18 HORIZON AVE TREATED WATER PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:21:53 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

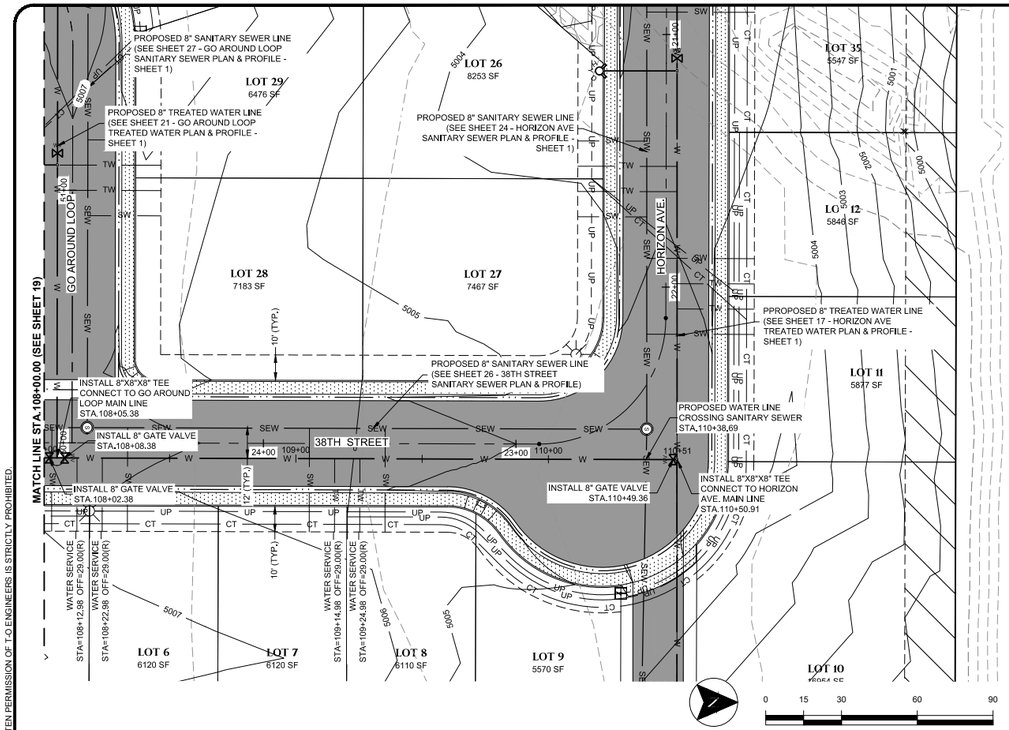
THE LANDING MAJOR SUBDIVISION

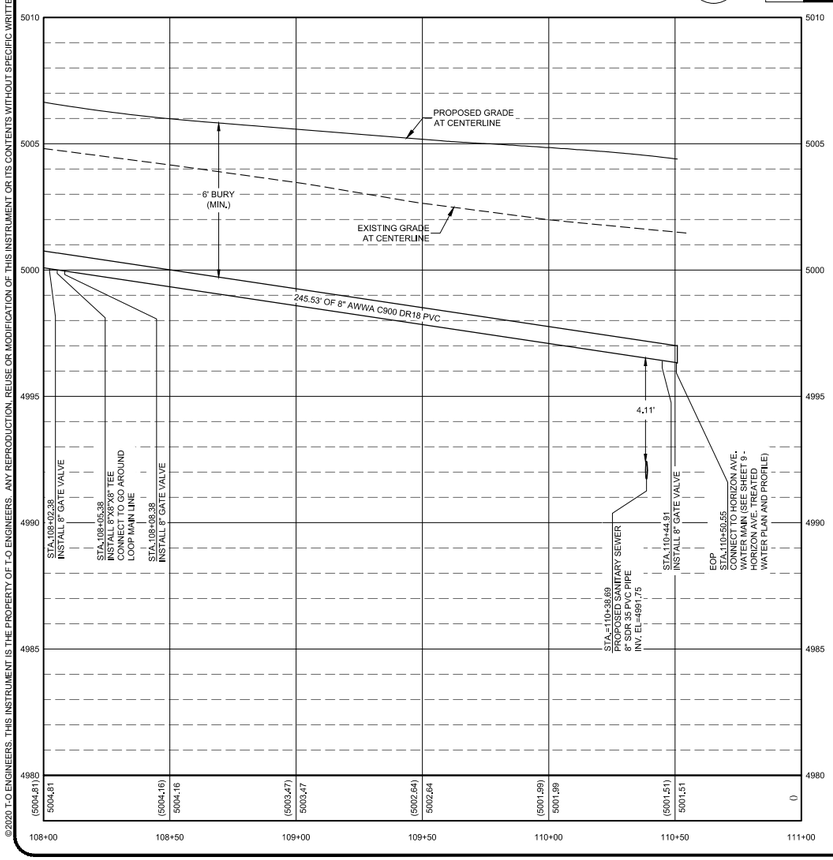
38TH STREET TREATED WATER PLAN & PROFILE - SHEET 1

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: 19 OF 33

K:\190598\3_Acad\wp\Sheets\19 38TH STREET TREATED WATER PLAN & PROFILE - SHEET 1.dwg, 6/18/2020 9:22:17 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

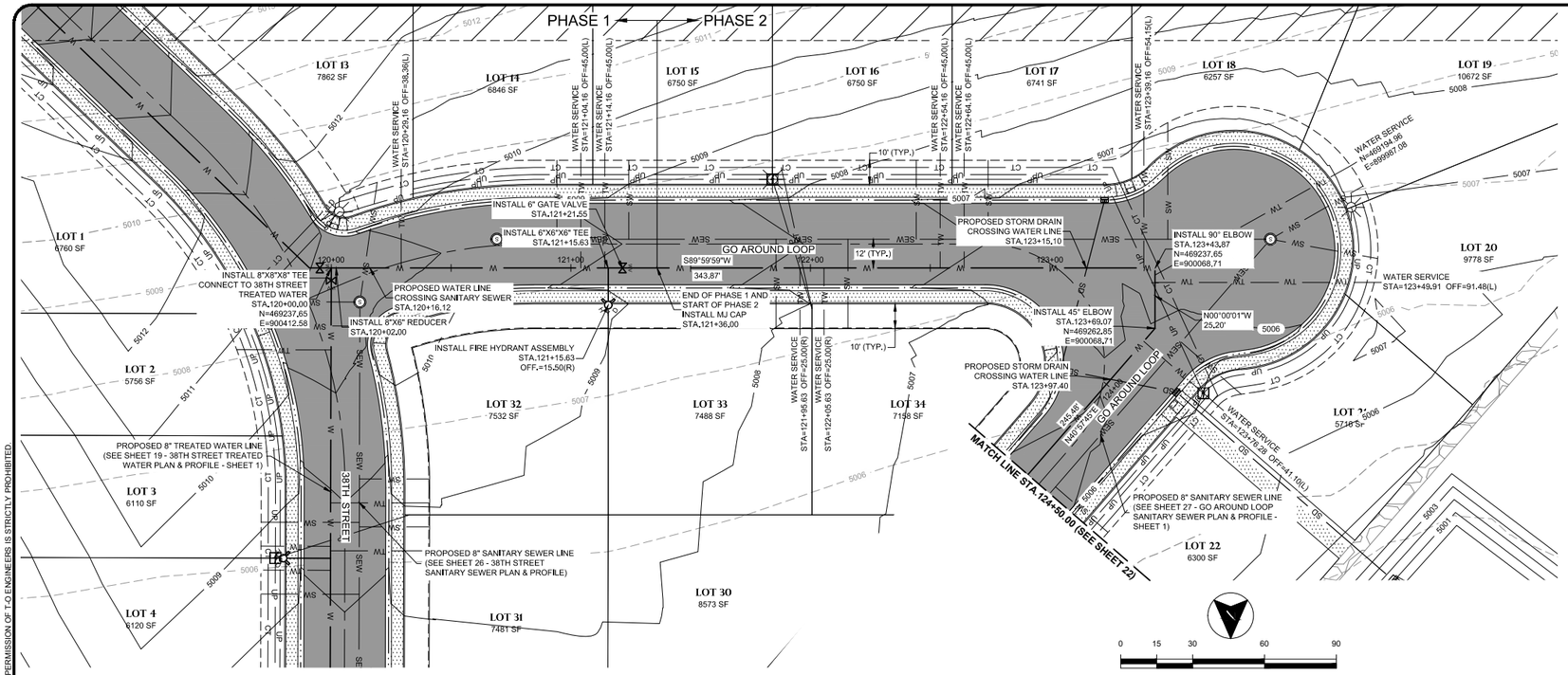
THE LANDING MAJOR SUBDIVISION

38TH STREET TREATED WATER PLAN & PROFILE - SHEET 2

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

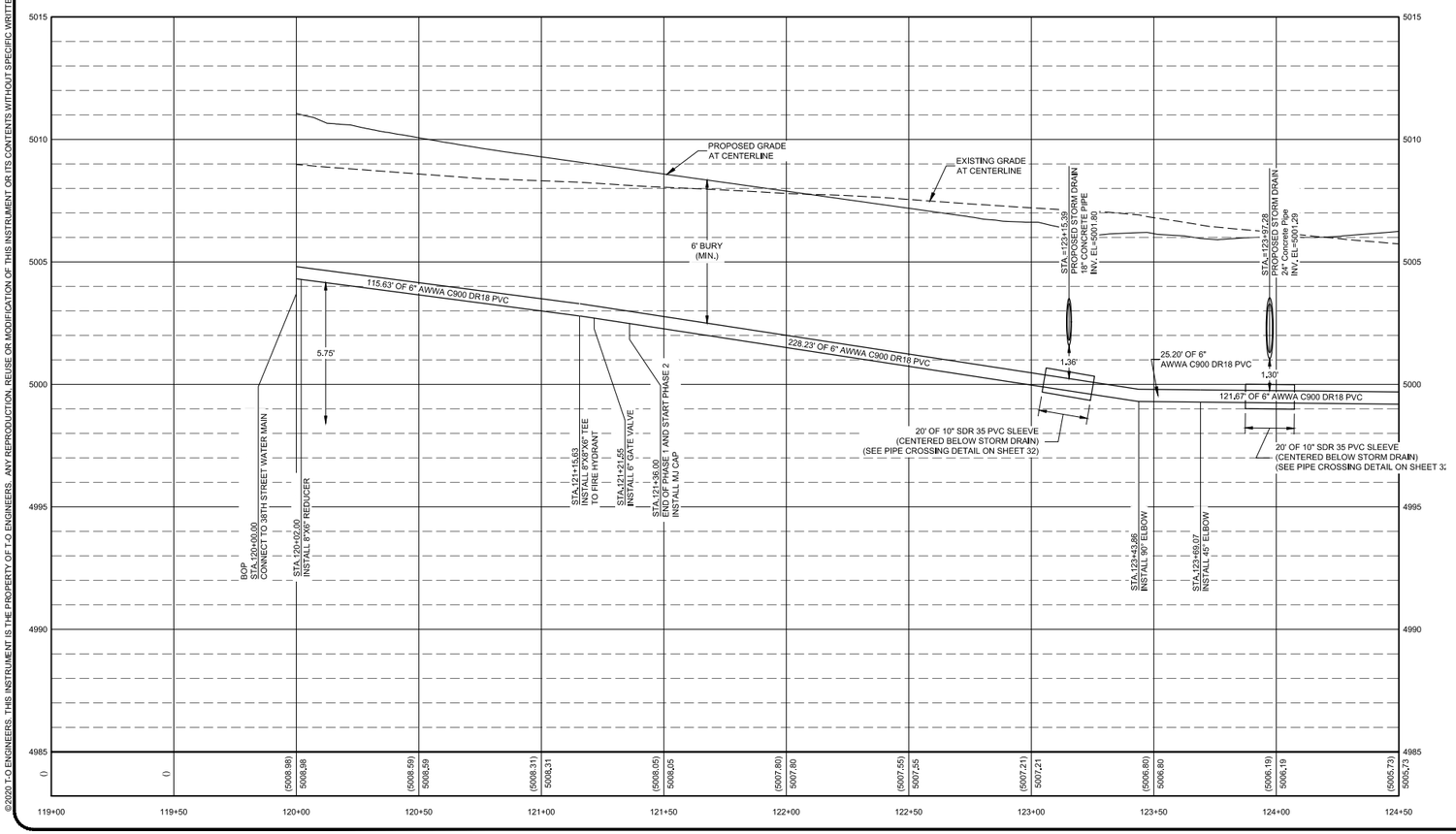
DATE: June 16, 2020
PROJECT: 190598
SHEET: 20 OF 33

K:\190598\3_Acad\dwg\Sheets\20 38TH STREET TREATED WATER PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:22:37 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.



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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

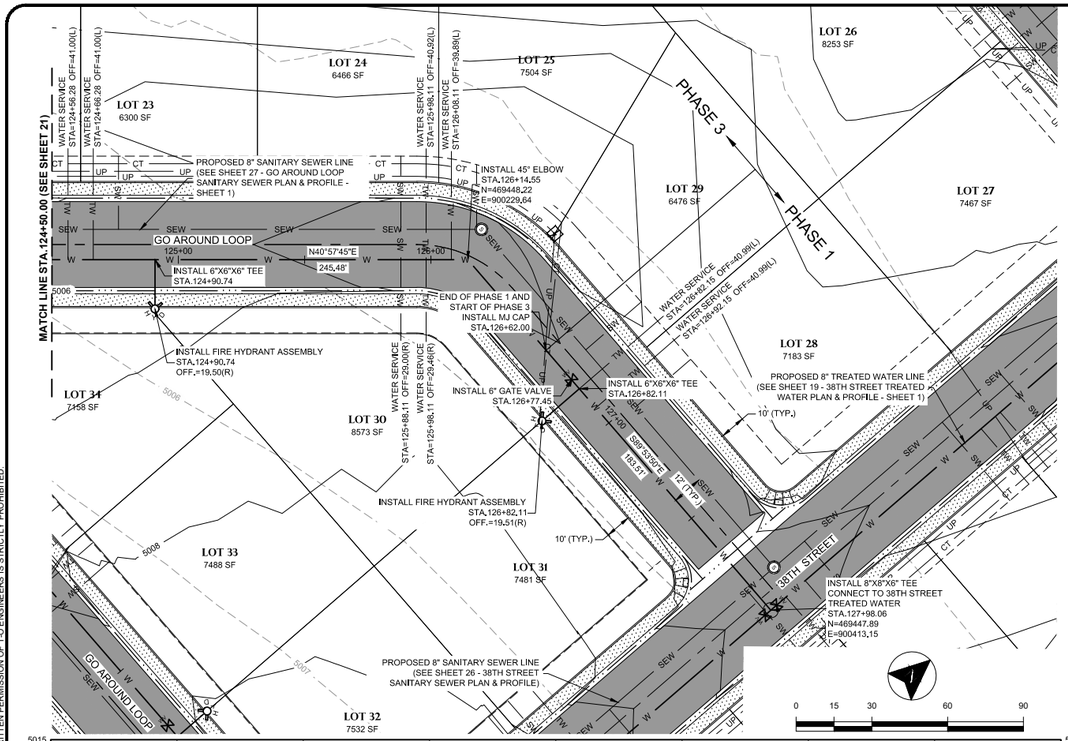
THE LANDING MAJOR SUBDIVISION

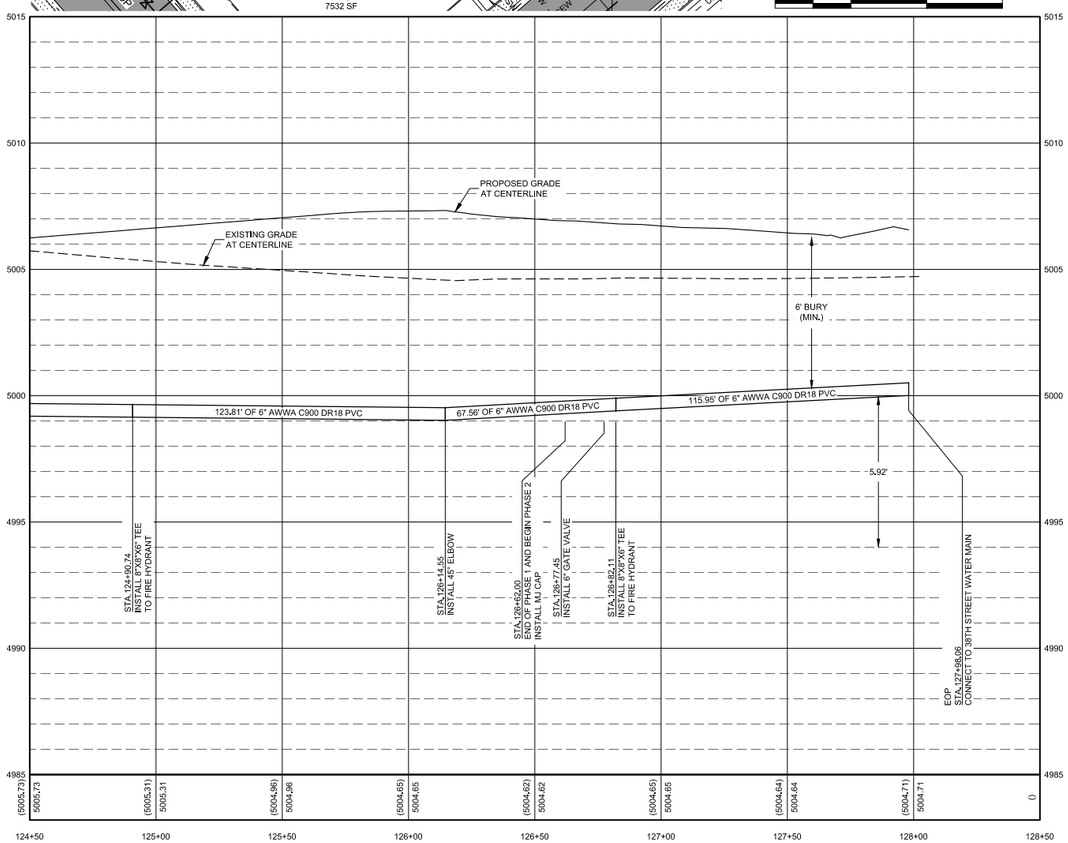
GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 1

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: 21 OF 33

K:\190598\3_Acad\dwg\Sheets\21 GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 1.dwg, 6/18/2020 9:23:03 AM, Kent Schiebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

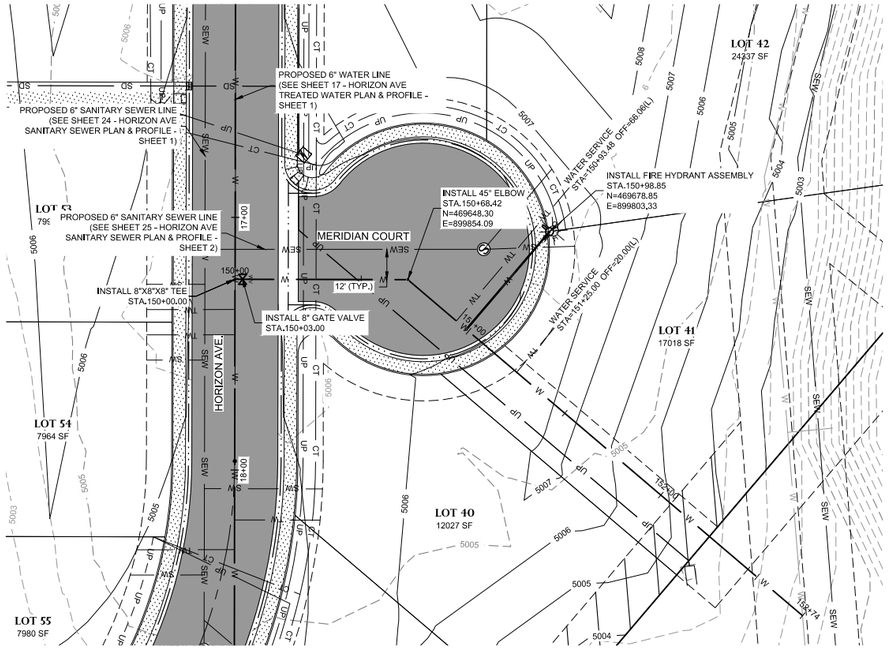
THE LANDING MAJOR SUBDIVISION

GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 2

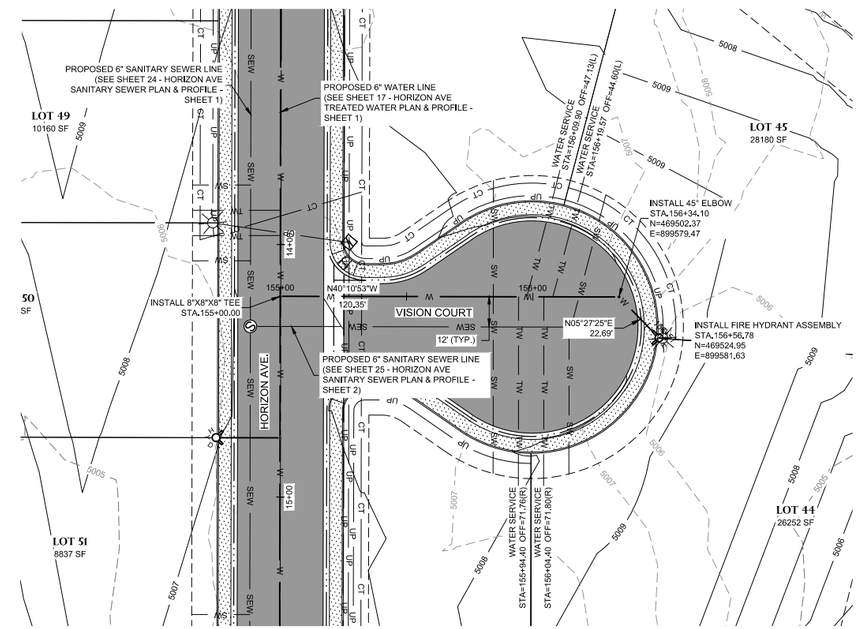
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 16, 2020
PROJECT: 190598
SHEET: 22 OF 33

K:\190598\3_Acad\dwg\Sheets\22 GO AROUND LOOP TREATED WATER PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:23:28 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



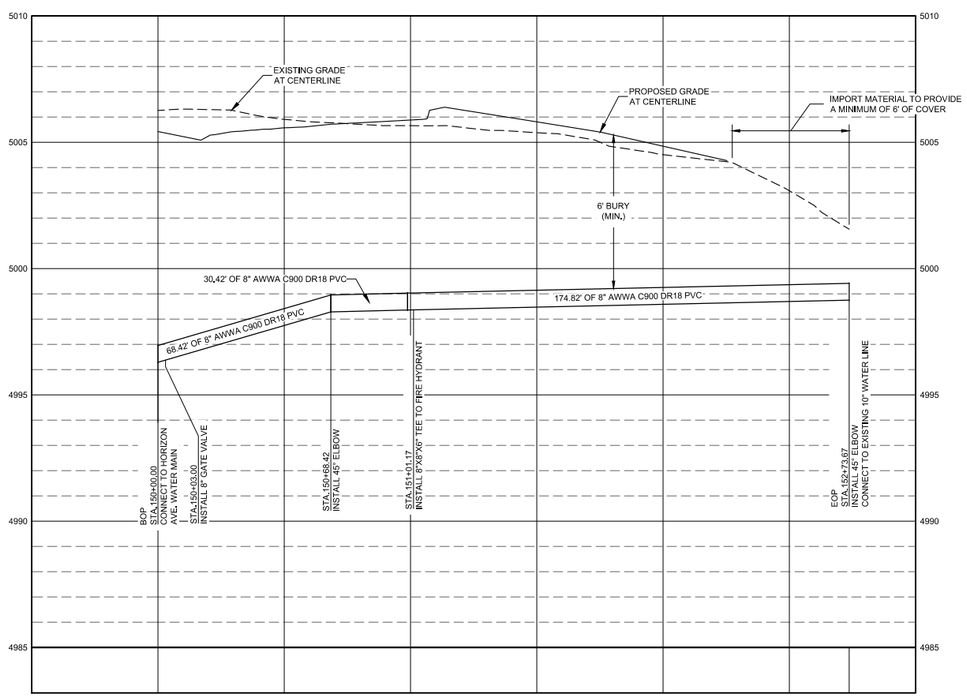
MERIDIAN COURT

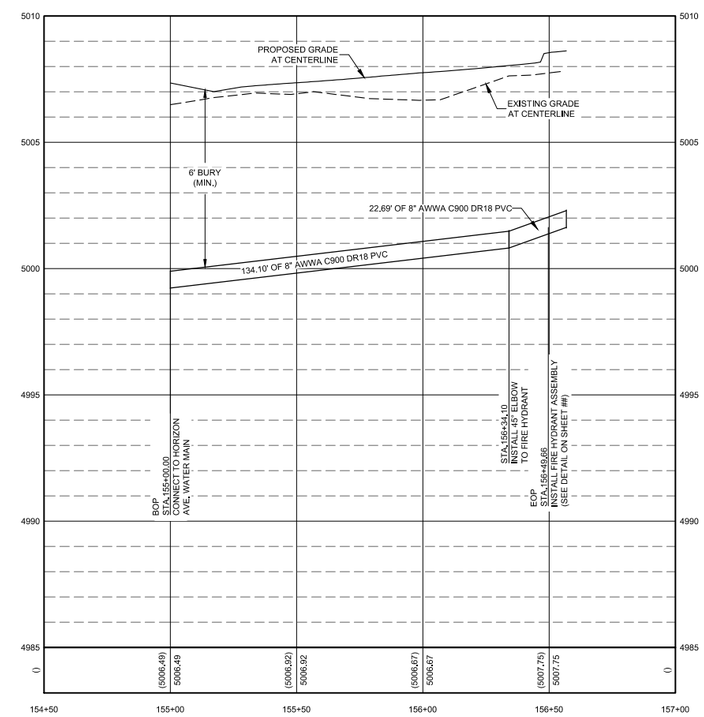


VISION COURT

NOTES:

1. PVC PIPE SHALL BE AWWA C900 DR 18 PVC.
2. 6' MINIMUM BURY DEPTH OF WATER MAIN IS FROM FINISHED GRADE.
3. AT P.I. STATIONS WHERE ANGLES DO NOT MATCH THE SPECIFIED ANGLE OF FITTINGS, THE CONTRACTOR MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE TO MAINTAIN ALIGNMENT. PIPE DEFLECTION SHALL NOT EXCEED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
4. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
5. INSTALL THRUST BLOCKS AS REQUIRED AT VALVES, FITTINGS, ETC. SEE DETAILS ON SHEET 13 - GO AROUND LOOP PLAN & PROFILE.
6. FOR FIRE HYDRANT ASSEMBLY DETAILS SEE SHEET 32.





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

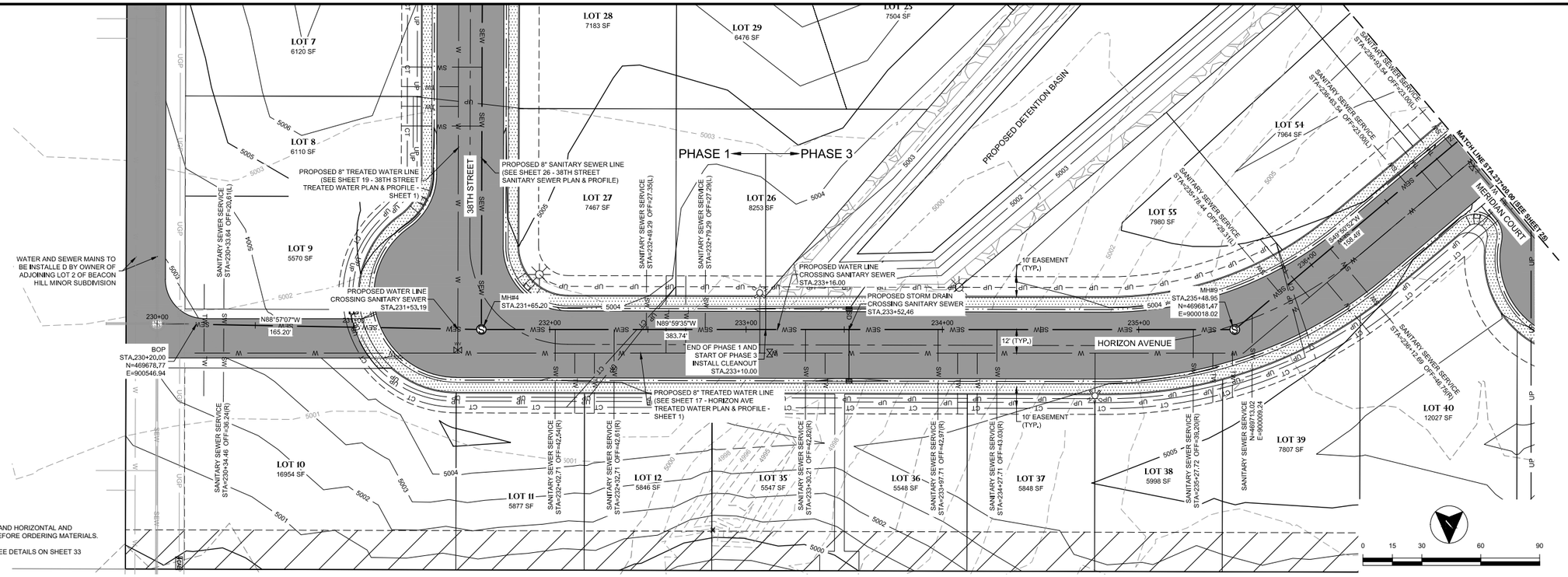
THE LANDING MAJOR SUBDIVISION

MERIDIAN & VISION COURT TREATED WATER PLAN & PROFILE

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

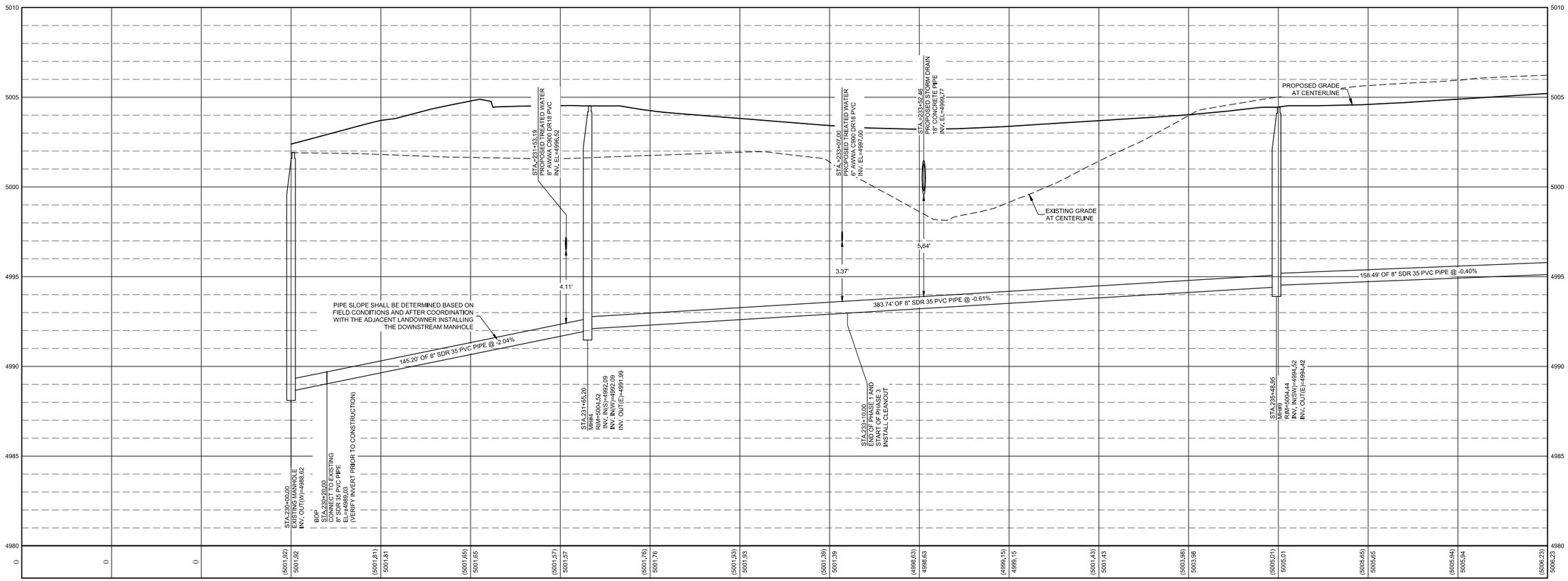
DATE: June 17, 2020
PROJECT: 190598
SHEET: 23 OF 33

K:\190598\3_Acad\dwg\Sheets\23 MERIDIAN & VISION COURT TREATED WATER PLAN & PROFILE.dwg, 6/18/2020 9:24:03 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33



K:\190598\3_Acad\dwg\Sheets\24 HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 1.dwg, 6/18/2020 9:24:30 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

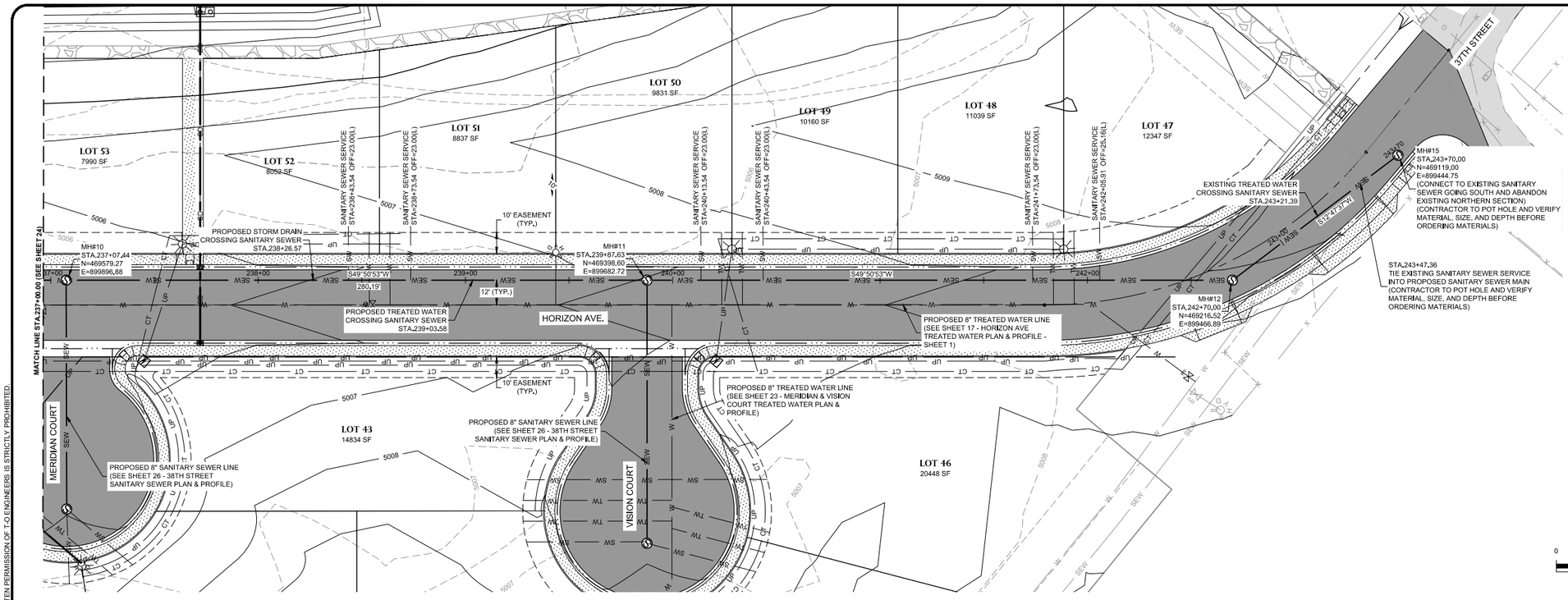
PARK COUNTY, CODY, WYOMING

THE LANDING MAJOR SUBDIVISION

HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 1

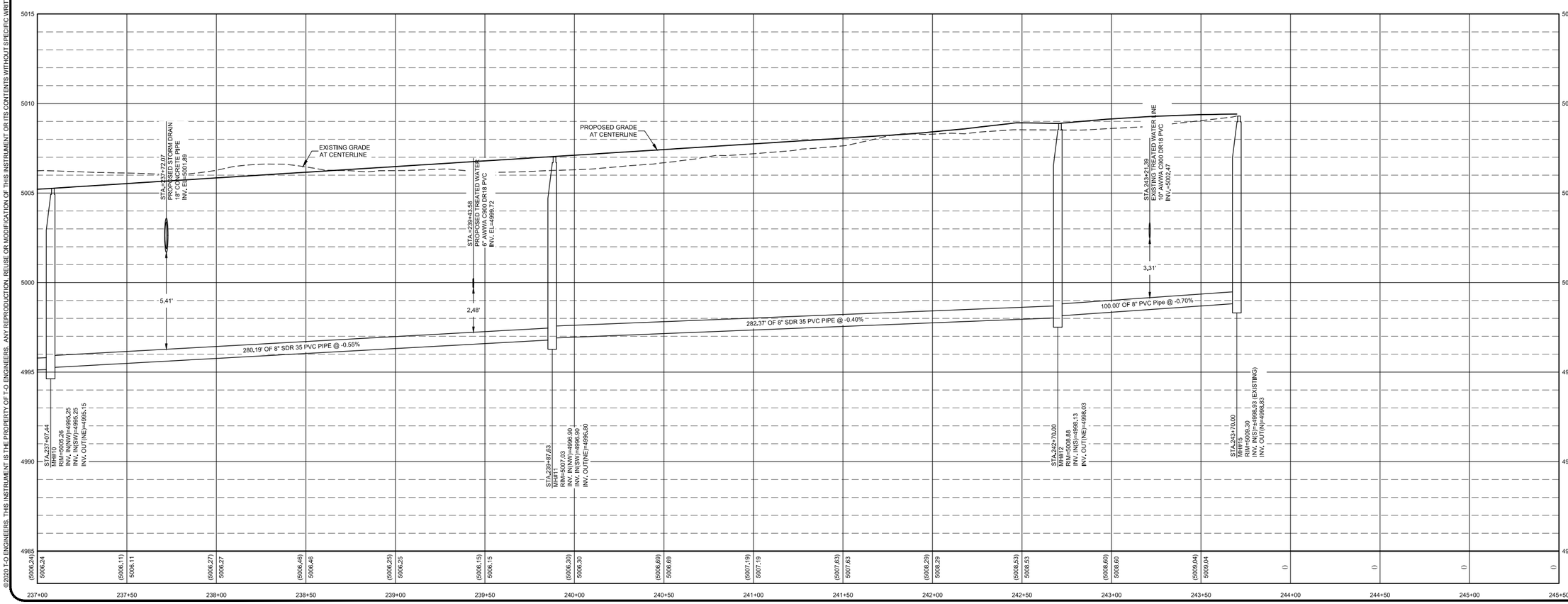
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 18, 2020
PROJECT: 190598
SHEET: 24 OF 33



NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33



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

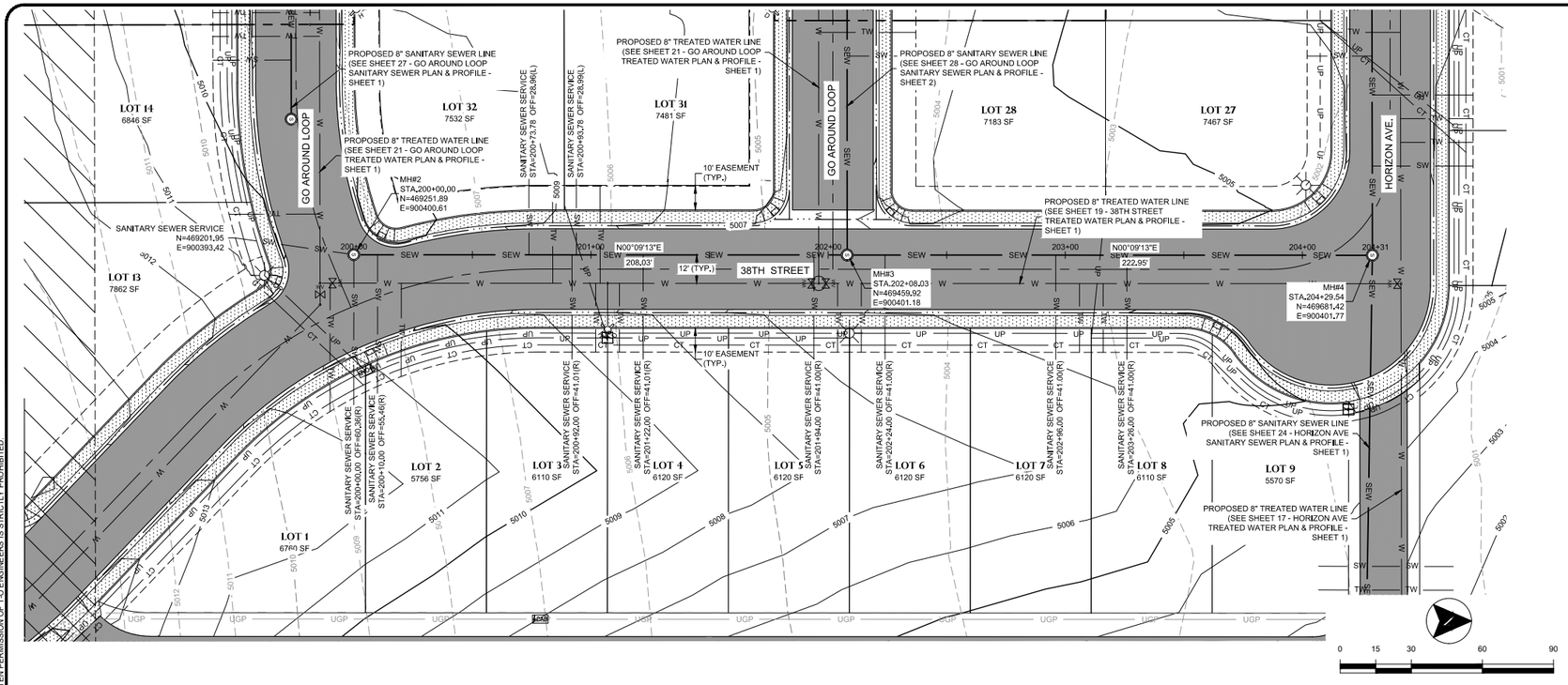
THE LANDING MAJOR SUBDIVISION

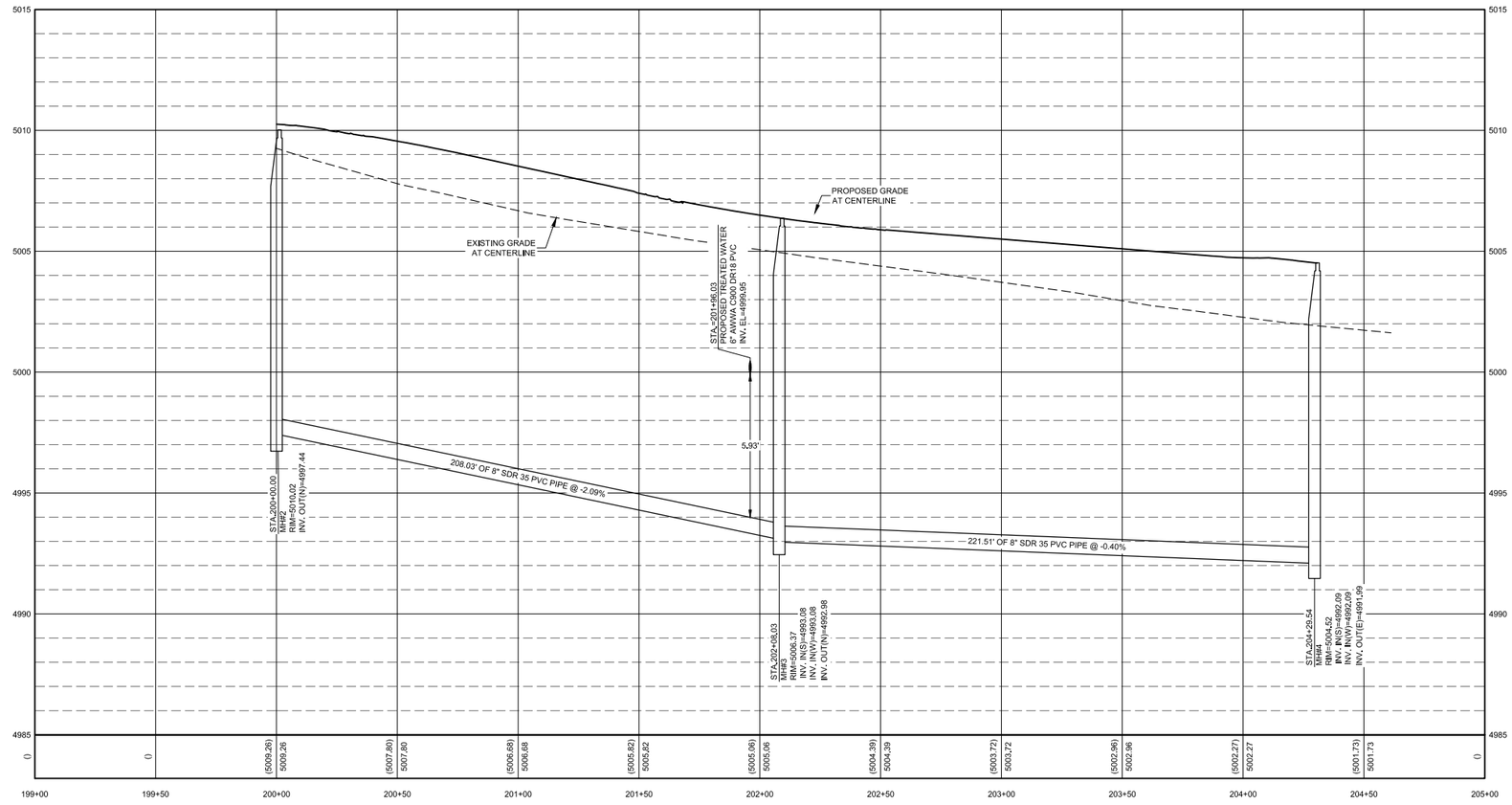
HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 2

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: 25 OF 33

K:\190598\3_Acad\dwg\Sheets\25 HORIZON AVE SANITARY SEWER PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:24:54 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33

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

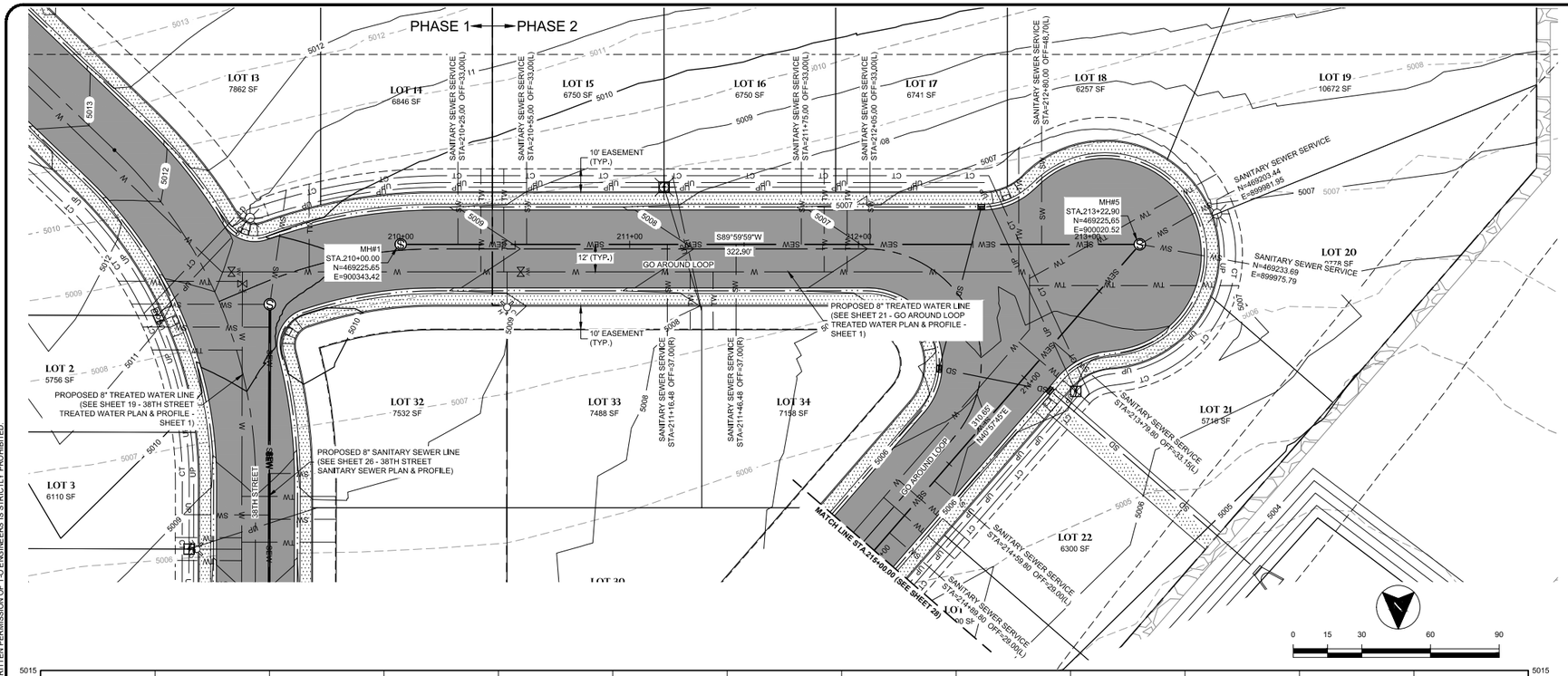
THE LANDING MAJOR SUBDIVISION

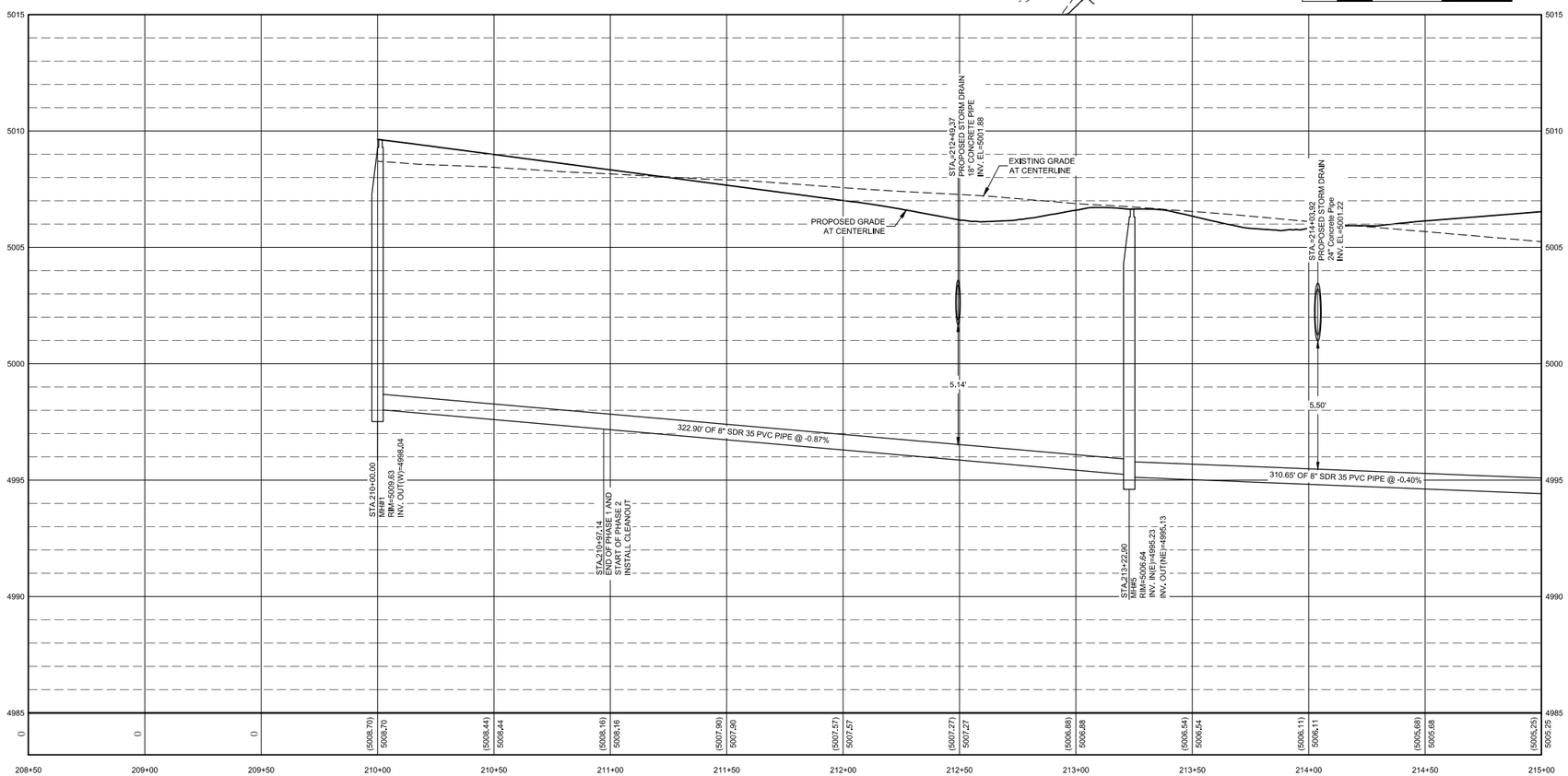
38TH STREET SANITARY SEWER PLAN & PROFILE

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: 26 OF 33

K:\190598\3_Acad\dwg\Sheets\26 38TH STREET SANITARY SEWER PLAN & PROFILE.dwg, 6/18/2020 9:25:19 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33

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

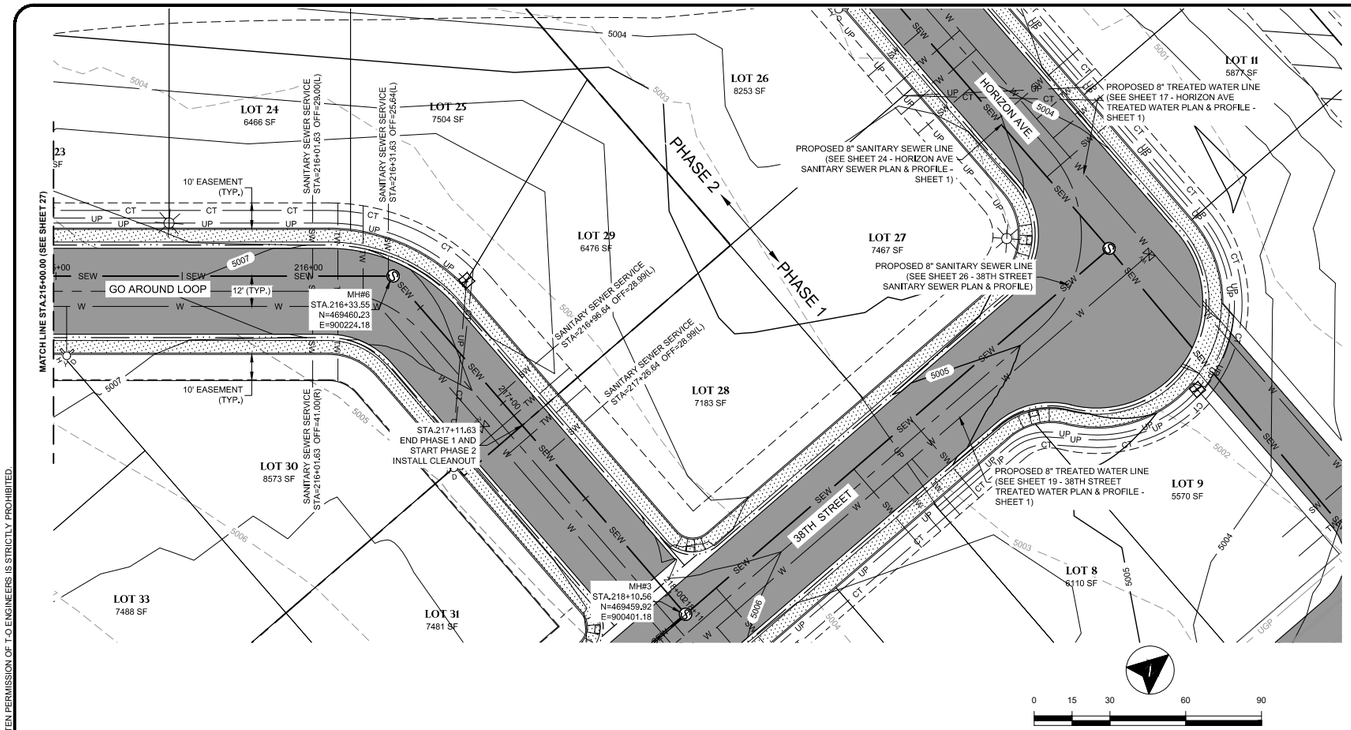
THE LANDING MAJOR SUBDIVISION

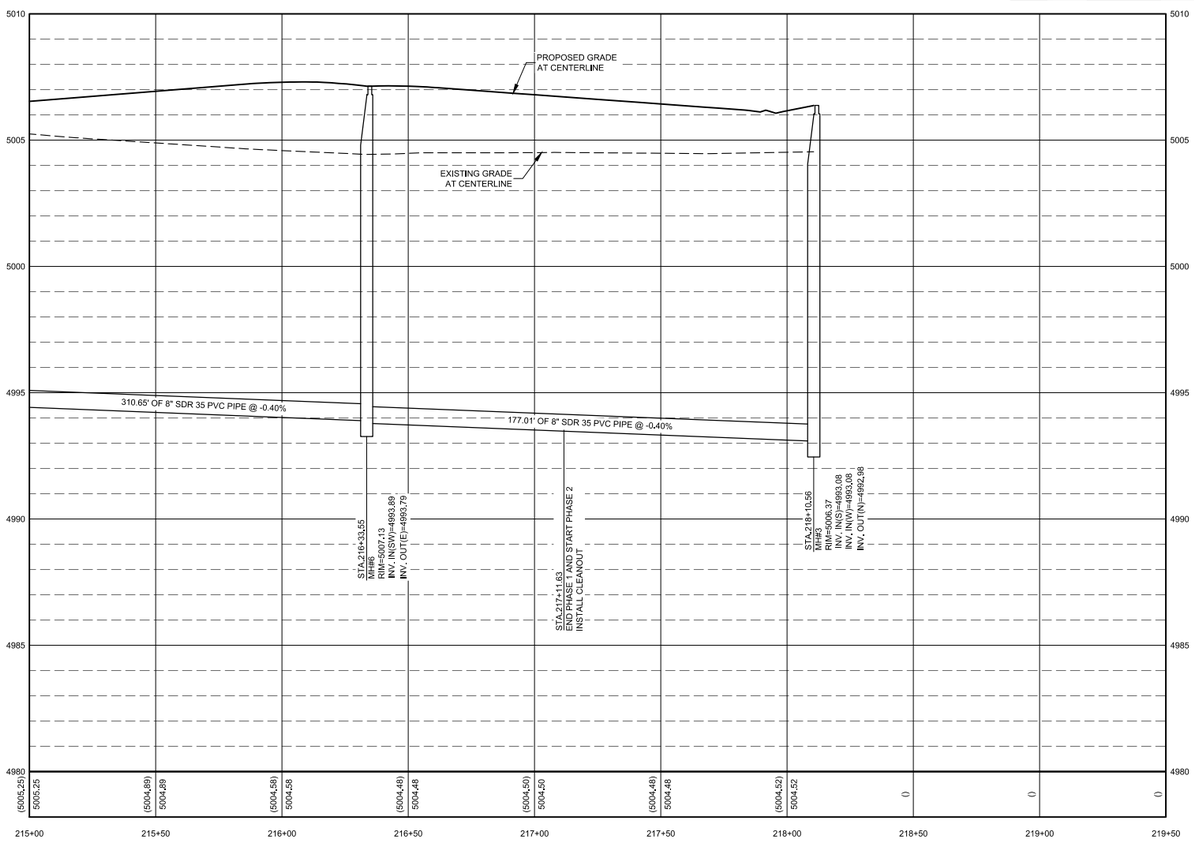
GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 1

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: 27 OF 33

K:\190598\3_Acad\wg\Sheets\27 GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 1.dwg, 6/18/2020 9:25:43 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.





NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

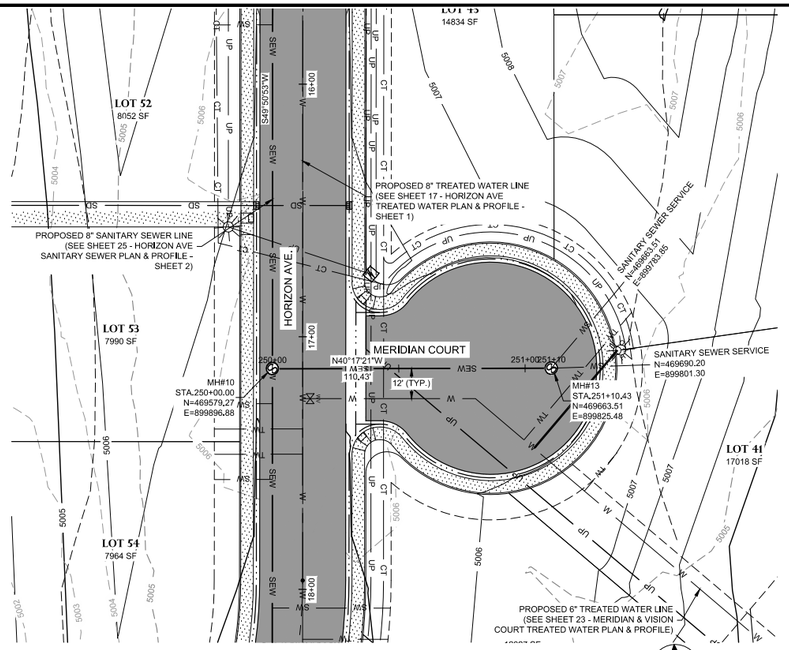
THE LANDING MAJOR SUBDIVISION

GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 2

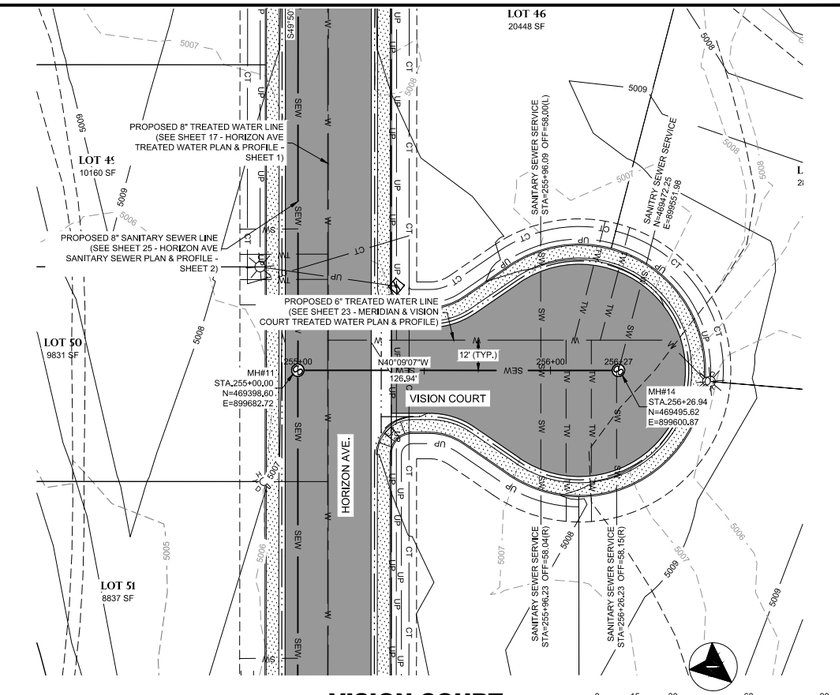
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 16, 2020
PROJECT: 190598
SHEET: 28 OF 33

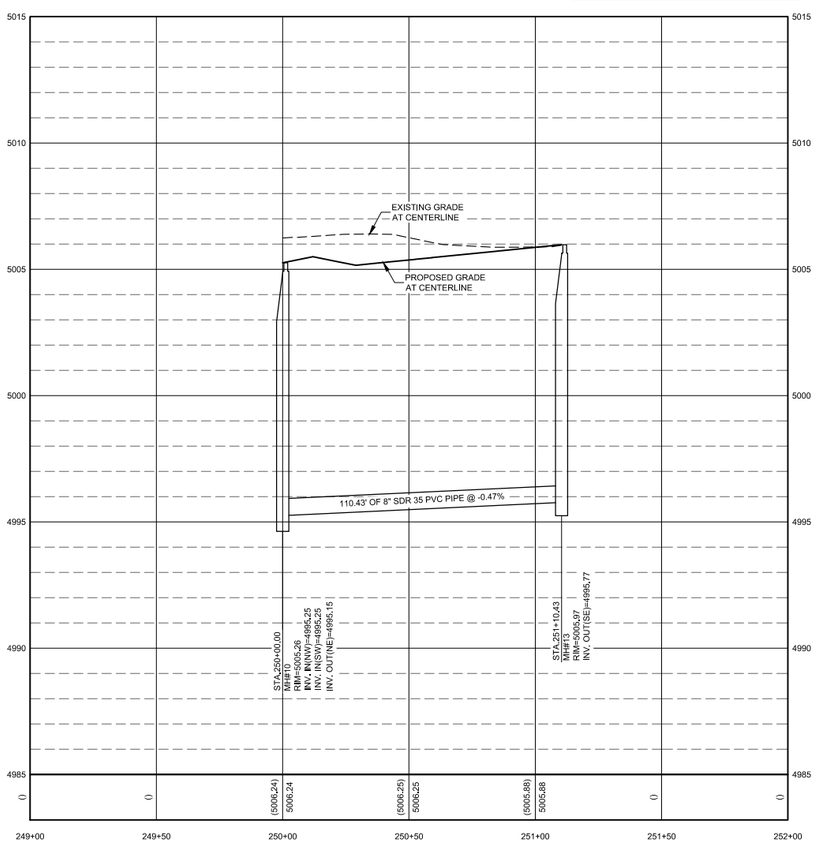
K:\190598\3_Acad\dwg\Sheets\28 GO AROUND LOOP SANITARY SEWER PLAN & PROFILE - SHEET 2.dwg, 6/18/2020 9:26:07 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

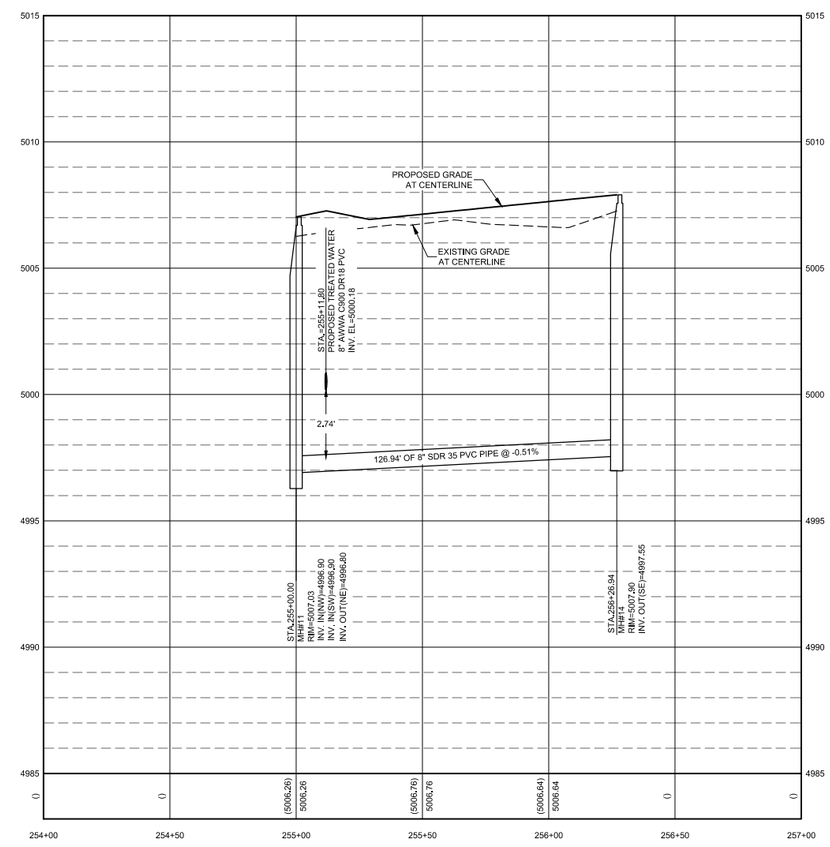


MERIDIAN COURT



VISION COURT





NOTES:

1. PVC PIPE SHALL BE SDR 35 PVC.
2. CONTRACTOR TO VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPES BEFORE ORDERING MATERIALS.
3. FOR MORE INFORMATION ON MANHOLES SEE DETAILS ON SHEET 33

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

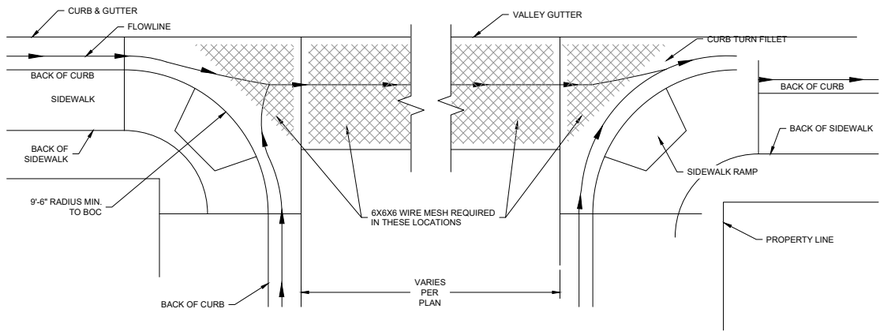
THE LANDING MAJOR SUBDIVISION

MERIDIAN & VISION COURT SANITARY SEWER PLAN & PROFILE

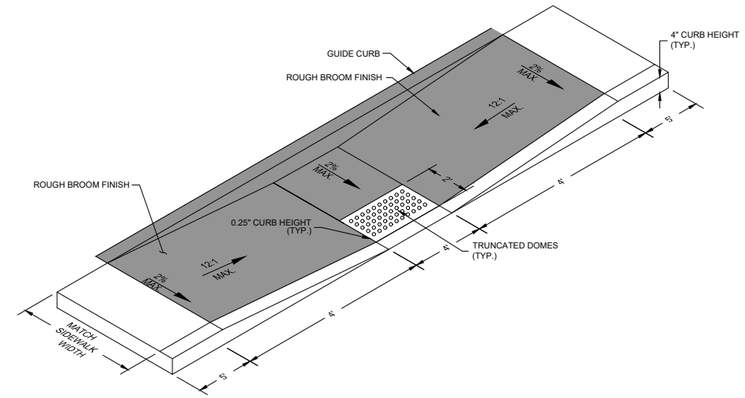
ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 17, 2020
PROJECT: 190598
SHEET: 29 OF 33

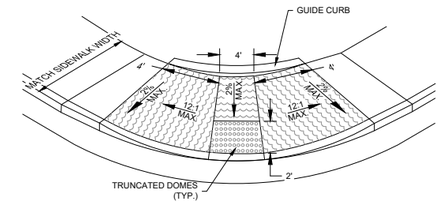
K:\190598\3_Acad\dwg\Sheets\29 MERIDIAN & VISION COURT SANITARY SEWER PLAN & PROFILE.dwg, 6/18/2020 9:26:36 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



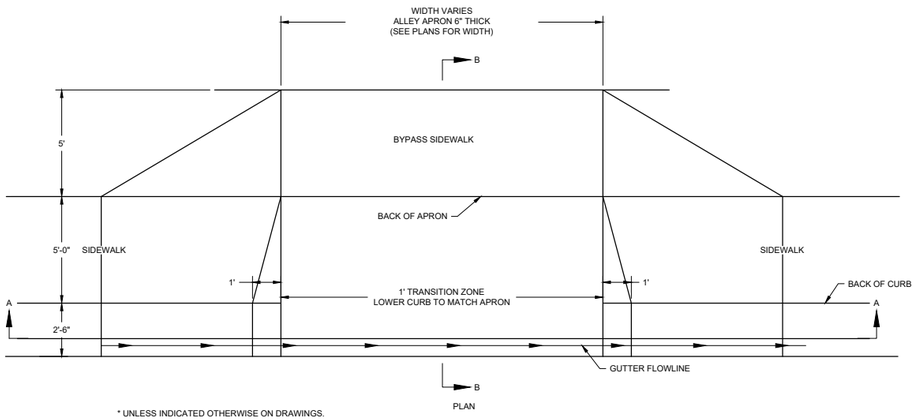
STREET CORNER DETAIL NTS 1/30



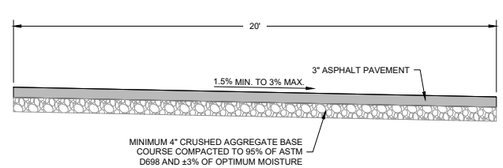
SIDEWALK RAMP AT STRAIGHT SECTION NTS 2/30



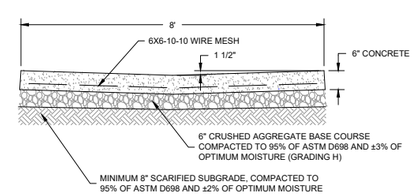
SIDEWALK RAMP AT CURVE SECTION NTS 3/30



ALLEY APRON DETAIL NTS 5/30



TYPICAL ALLEY SECTION NTS 6/30



6' VALLEY GUTTER SECTION NTS 7/30

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

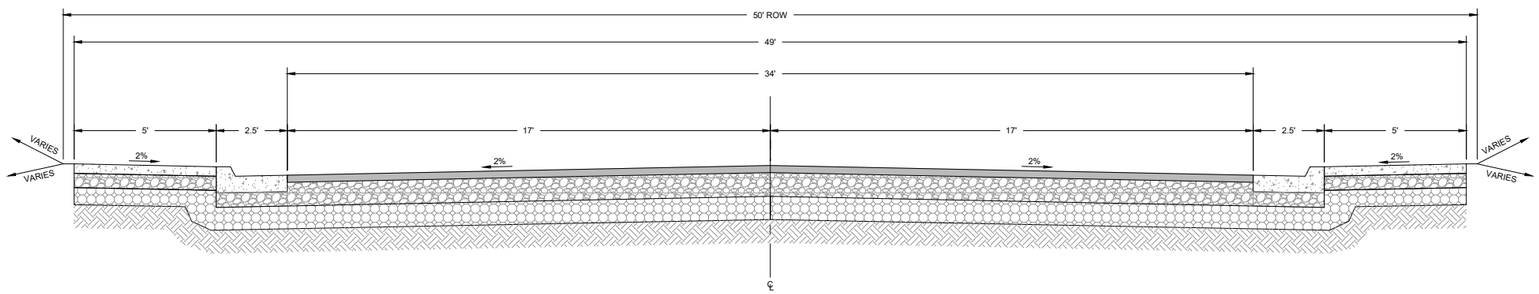
THE LANDING MAJOR SUBDIVISION

ROADWAY SECTIONS AND DETAILS - SHEET 1

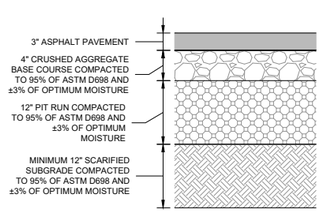
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: June 18, 2020
PROJECT: 190598
SHEET: 30 OF 33

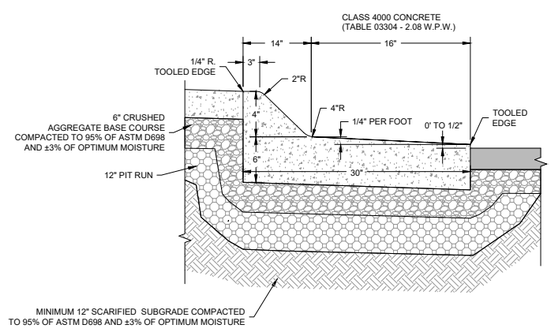
K:\190598\3_Acad\dwg\Sheets\30 ROADWAY SECTIONS AND DETAILS - SHEET 1.dwg, 6/18/2020 9:26:42 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



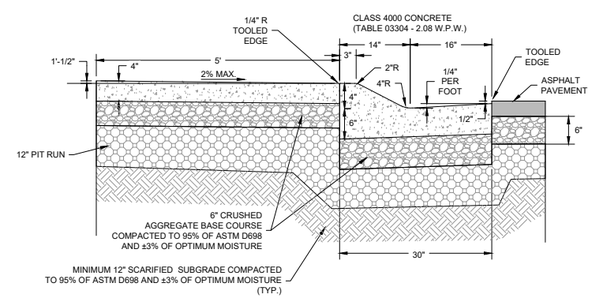
TYPICAL STREET SECTION NTS 1/31



TYPICAL PAVEMENT SECTION NTS 3/31



OUTFLOW CURB AND GUTTER DETAIL NTS 4/31



NOTES:

1. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.T., AND CURB TURNS.
2. CONTRACTION JOINTS SHALL COMPLY WITH WPWSS SECTION 02520.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.
4. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM OF INSPECTION THE ENGINEER.
5. CLASS 4000 CONCRETE SHALL BE USED, WPWSS SECTION 3304, PART 2.08.

ROLLOVER CURB AND SIDEWALK DETAIL NTS 5/31

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

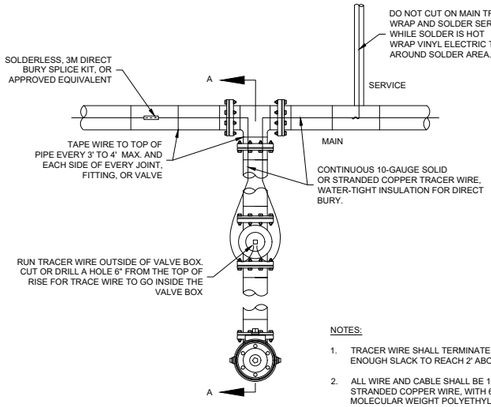
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
ROADWAY SECTIONS AND DETAILS - SHEET 2

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: 31 OF 33

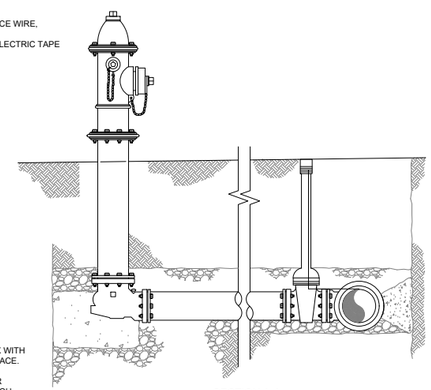
K:\190598\3_Acad\dwg\Sheets\31 ROADWAY SECTIONS AND DETAILS - SHEET 2.dwg, 6/18/2020 9:26:46 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.



PLAN VIEW

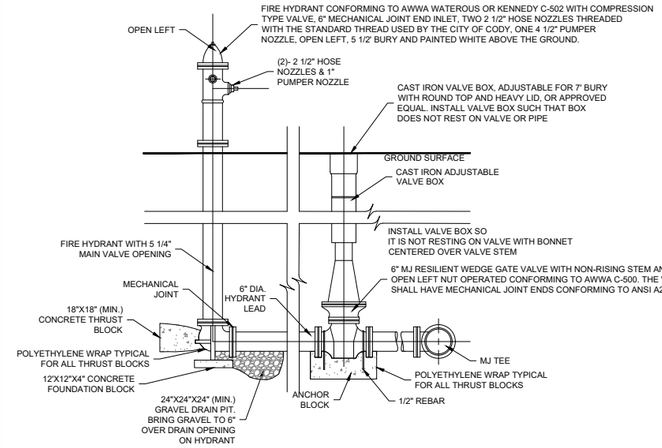
NOTES:

1. TRACER WIRE SHALL TERMINATE INSIDE VALVE BOX WITH ENOUGH SLACK TO REACH 2' ABOVE GROUND SURFACE.
2. ALL WIRE AND CABLE SHALL BE 10-GAUGE SOLID OR STRANDED COPPER WIRE, WITH 600 VOLT RATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMWPE) INSULATION.

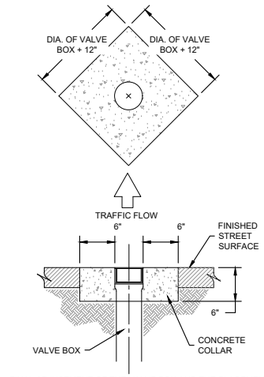


SECTION A-A

TRACER WIRE DETAIL NTS 1/32

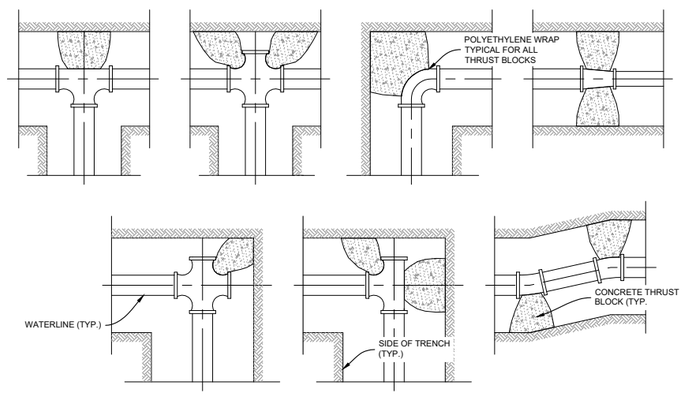


FIRE HYDRANT, VALVE, AND THRUST BLOCK DETAIL NTS 2/32



FINAL ADJUSTMENT OF THE VALVE BOX AND THE PLACEMENT OF THE CONCRETE COLLAR WILL BE MADE AFTER THE PAVING OF THE STREET HAS BEEN COMPLETED.

GATE VALVE SURFACE PAD DETAIL NTS 3/32

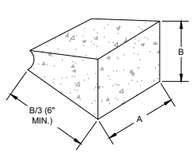


CONCRETE THRUST BLOCKS

MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

NOTES:

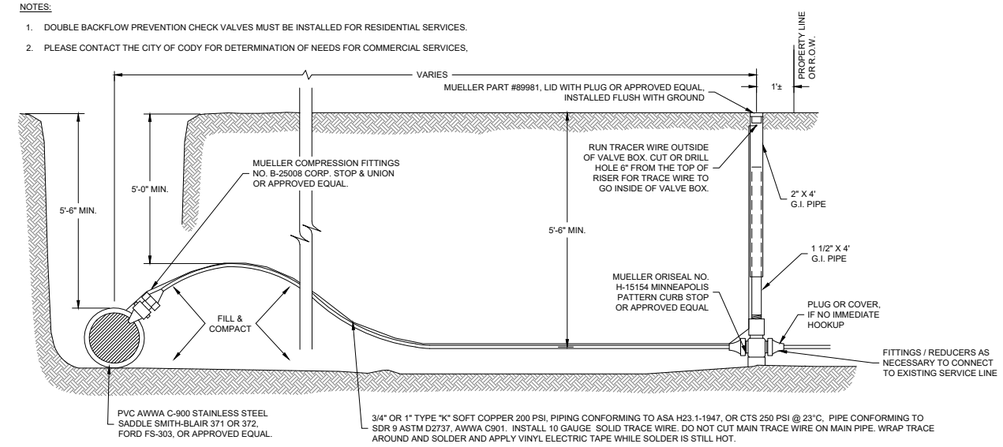
1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED MATERIAL.
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.



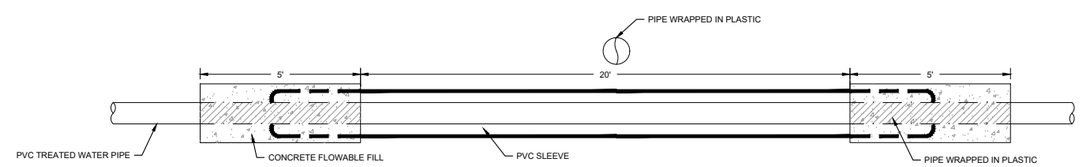
THRUST BLOCK DETAILS NTS 4/32

NOTES:

1. DOUBLE BACKFLOW PREVENTION CHECK VALVES MUST BE INSTALLED FOR RESIDENTIAL SERVICES.
2. PLEASE CONTACT THE CITY OF CODY FOR DETERMINATION OF NEEDS FOR COMMERCIAL SERVICES,

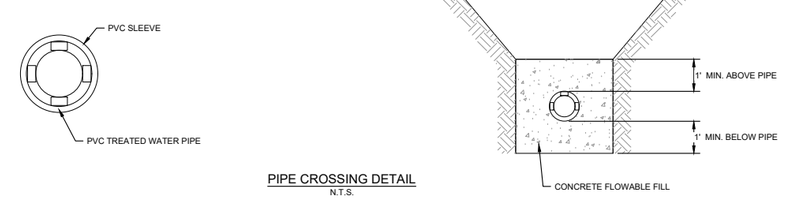


TREATED WATER SERVICE DETAIL NTS 5/32



NOTES:

1. 10' MIN. SLEEVING MUST OCCUR



PIPE CROSSING DETAIL
N.T.S.

SLEEVED CROSSING DETAIL NTS 6/32

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.T-O-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PARK COUNTY, CODY, WYOMING

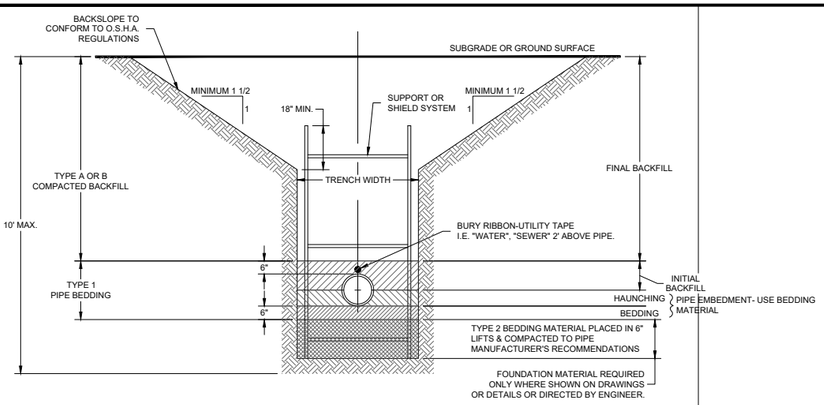
THE LANDING MAJOR SUBDIVISION

DETAILS SHEET 1

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

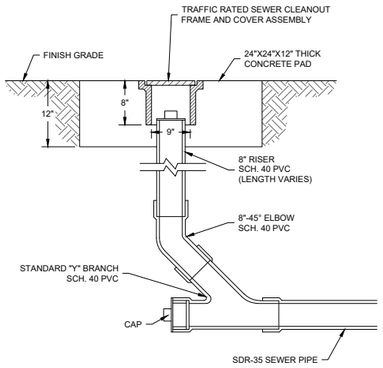
DATE: June 16, 2020
PROJECT: 190598
SHEET: 32 OF 33

K:\190598\3_Acad\dwg\Sheets\32 DETAILS SHEET 1.dwg, 6/18/2020 9:26:51 AM, Kent Schuebel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

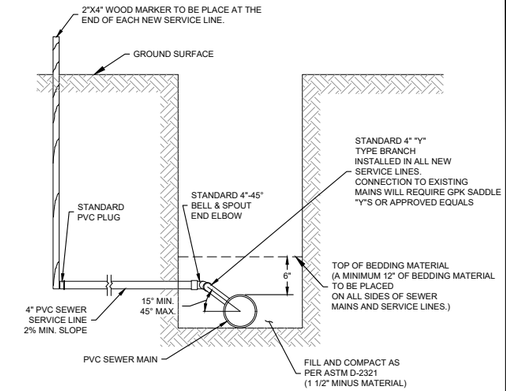


NOTE:
IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MAXIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1 1/2H : 1V.
COMPLY W/ALL APPLICABLE SAFETY REQUIREMENTS

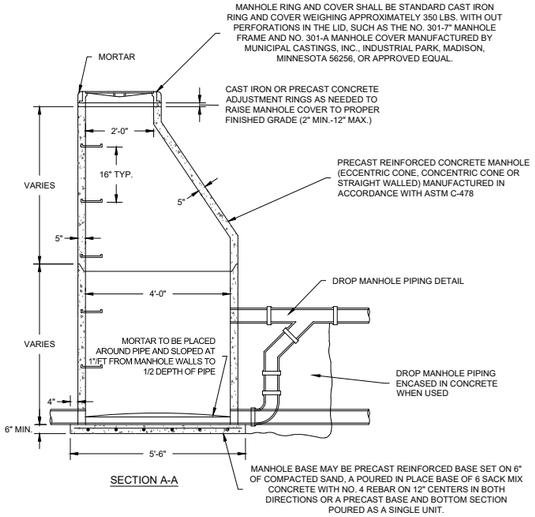
TYPICAL TRENCH DETAIL NTS 1/33



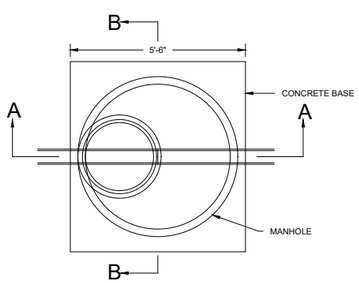
CLEANOUT DETAIL NTS 2/33



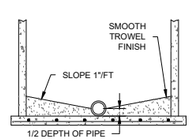
SANITARY SEWER SERVICE DETAIL NTS 3/33



SECTION A-A



PLAN VIEW



SECTION B-B

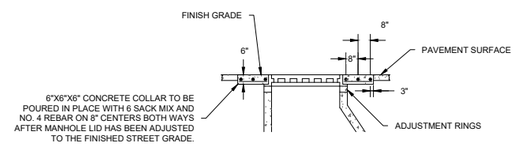
NOTES:

1. ALL STEPS WITHIN THE MANHOLES SHALL BE CAST IRON OR STEEL REINFORCED POLYURETHANE STEPS.
2. ALL JOINTS IN THE MANHOLE WALLS SHALL BE SEALED WITH EITHER A RUBBER GASKET OR BITUMINOUS BASE SEALANT.

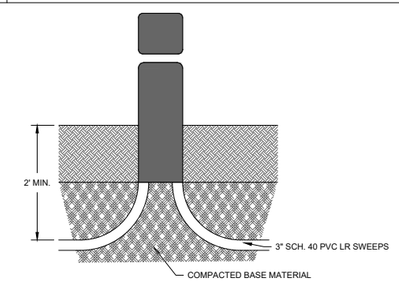
NOTES:

1. ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING AND TOP SECTIONS, AND AROUND SEWER PIPE SHALL BE WATER TIGHT. JOINTING MATERIAL SHALL BE "RAM-NEK" OR APPROVED EQUAL.
2. ALL STEPS SHALL HAVE A MINIMUM OF 12" TO A MAXIMUM OF 16" SPACING, AND SHALL EXTEND OUT A MINIMUM OF 5" THE MANHOLE WALL. STEPS SHALL BE A MINIMUM OF 10" WIDE. THESE REQUIREMENTS ARE IN COMPLIANCE WITH OSHA DIRECTIVE 29 CFT 191027.
3. STEPS SHALL BE STEEL REINFORCED POLYURETHANE STEPS.
4. A MAXIMUM OF 12" OF ADJUSTING RINGS SHALL BE USED TO MATCH GRADE.

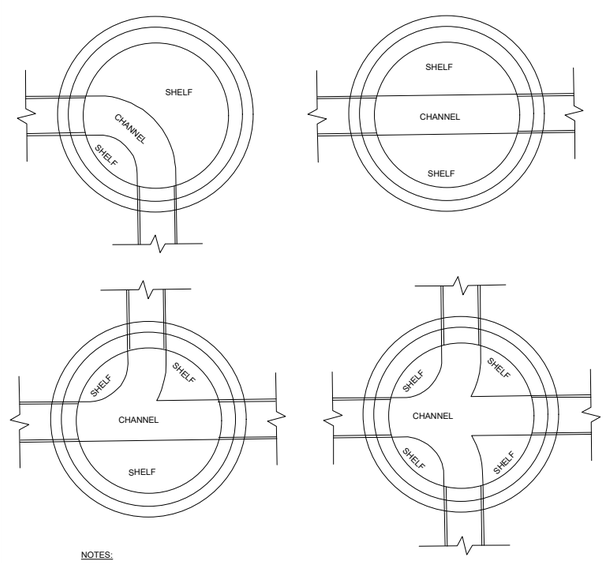
MANHOLE DETAILS NTS 4/33



MANHOLE COLLAR FOR PAVED ROADWAYS DETAIL NTS 5/33



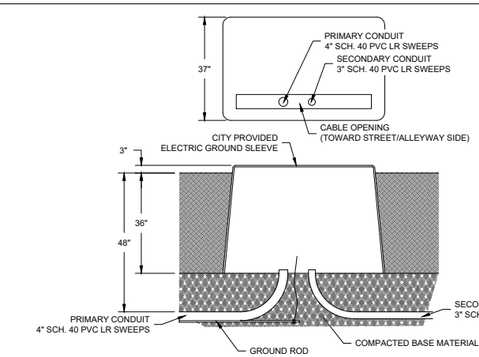
ELECTRICAL PEDESTAL DETAIL NTS 7/33



NOTES:

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT .
2. SEE PLAN-PROFILE SHEETS FOR SLOPE OF CHANNEL.

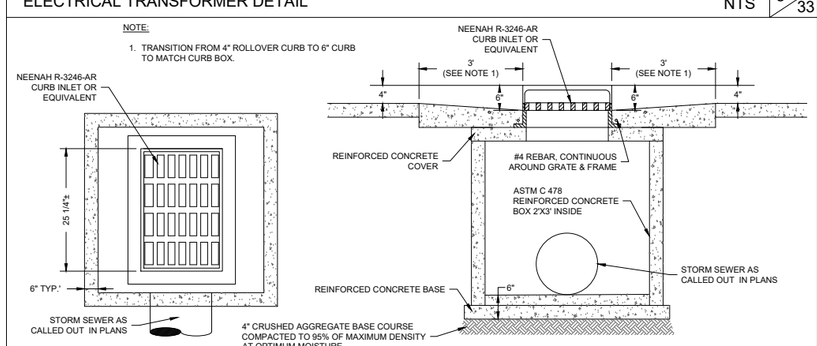
MANHOLE CHANNEL DETAILS NTS 6/33



ELECTRICAL TRANSFORMER DETAIL NTS 8/33

NOTE:

1. TRANSITION FROM 4" ROLLOVER CURB TO 6" CURB TO MATCH CURB BOX.



CURB BOX DETAIL R-3034-B NTS 9/33

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

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

NO.	DESCRIPTION	DATE

REVISIONS

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

PARK COUNTY, CODY, WYOMING
THE LANDING MAJOR SUBDIVISION
UTILITY DETAILS

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: 33 OF 33

K:\190598\3_Acad\dwg\Sheets\33 UTILITY DETAILS.dwg, 6/18/2020 9:27:02 AM, Kent Schuabel, AutoCAD PDF (General Documentation).pc3
©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

RESOLUTION NO. 2020-14

A RESOLUTION SUPPORTING AN AMENDMENT TO THE STATUTES RELATING TO THE DISTRIBUTION OF SALES TAX

WHEREAS, Wyoming law, at W.S. 39-15-111(b) currently provides for the distribution of the sales tax revenues received by the State of Wyoming under W.S. 39-15-103 and W.S. 39-15-104; and

WHEREAS, 39-15-111(b) requires 69% of the sales tax revenues be credited to the State general fund, and that an additional 1% shall be deducted to cover administrative expenses; and

WHEREAS, the remaining balance of 30% is distributed to the counties, cities and towns in Wyoming pursuant to W.S. 39-15-111(b)(iii); and

WHEREAS, local government revenue generated from Sales, Use, and Property Tax, funding from the State of Wyoming and Direct Distribution Appropriation, and other miscellaneous sources of income have been insufficient to meet the increasing demands of continuing essential services and are anticipated to decrease in the foreseeable future; and

WHEREAS, the costs of providing essential services and capital expenditure requirements are expected to increase; and

WHEREAS, municipalities in Wyoming seek a more equitable distribution of the sales tax revenues collected by the state;

NOW, THEREFORE BE IT RESOLVED, the Wyoming Association of Municipalities supports legislation to request that the State of Wyoming amend W.S. 39-15-111 to provide for a distribution of sales tax revenue so that 50% is distributed to the state, and 50% is distributed to counties and municipalities.

PASSED, APPROVED AND ADOPTED on this_____ day of _____, 2020.

_____

ATTEST:

_____