

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, JULY 14, 2020
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the June 23, 2020 regular meeting
6. BUSINESS:
 - A. Site Plan Review for Legacy Enterprise Storage Units to construct two storage buildings, located at 601 14th Street.
 - B. Site Plan Review for Buffalo Bluff RV Park to construct a 43-space RV Park, located at 137 Belfry Highway.
 - C. Site Plan Review for Yeezy Apparel to complete the construction of the former Cody Labs site with modifications, located at 125 Road 2AB.
7. P & Z Board Matters (announcements, comments, etc.)
8. Council Update
9. Staff Items
10. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning, and Adjustment
Board Meeting June 23, 2020

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, June 23, 2020 at 12:00 pm.

Present: Kayl Mitchell; Richard Jones; Rodney Laib; Klay Nelson; Sandi Fisher; Wade McMillin; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Erynne Selk,

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

Sandi Fisher made a motion, seconded by Rodney Laib to approve the agenda for the June 23, 2020 meeting. Vote on the motion was unanimous, motion carried

Richard Jones made a motion, seconded by Klay Nelson to approve the minutes from the June 9, 2020 meeting with corrections. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell reviewed a downtown architectural district sign for Mercury Leather Works, located at 1356 Sheridan Avenue. Klay Nelson made a motion, seconded by Rodney Liab to approve the sign. Vote on the motion was unanimous, motion carried.

B. Todd Stowell reviewed a downtown architectural district sign for Fern Ridge Counseling, located at 1120 Beck Avenue. Rodney Laib made a motion, seconded by Sandi Fisher, to approve the sign. Vote on the motion was unanimous, motion carried.

C. Todd Stowell review the site plan for two storage buildings for Mike and Carisa Wood, located at 508 and 512 Blackburn Street. The two buildings will be 50' x 75' storage/shop buildings. Mike and Carisa Wood are also the owners of Eagle Recovery located at 534 Blackburn Street. These buildings not intended for use by Eagle Recovery, but will be rented to others. The landscape will be similar to the landscape at the Eagle Recovery Building. Mike Wood answered questions from the Board. The current property on Blackburn Street will used as temporary storage. He told Board that they have purchased 420 acres toward Big Horn Avenue where the majority of the wrecked vehicles will be stored. This will clean up the lots owned by the Woods on Blackburn Street. Mike stated that there would not be outside lights on the buildings.

Wade McMillin made a motion, seconded by Sandi Fisher to approve the site plan for two storage buildings at 508 and 512 Blackburn Street, with recommendations 1-14 in the staff report. Vote on the motion was unanimous, motion carried.

D. Todd Stowell reviewed the final plat for The Landing Subdivision. This is a 55-lot subdivision located at the north end of 37th Street. The subdivision ordinance requirements were reviewed with the preliminary plat review. The developer has an agreement on utilities with adjacent property owners, Park County School District #6 and Harold Musser.

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. The City has allowed this variance in the past.

The applicant asked for a variance to allow only 88 feet between reverse curves on 38th Street.

The “wetland” as discussed on the preliminary plat can be eliminated. The applicant has obtained a wetland determination from the USACE and WY DEQ that the property does not contain a jurisdictional wetland.

Richard Jones made a motion, seconded by Klay Nelson to recommend to City Council, the approval of the final plat for The Landing Subdivision, with variances A & B, and conditions 1-21. Vote on the motion was unanimous, motion carried.

Kayl Mitchell announced that Erynne Selk has resigned from the Planning and Zoning Board.

Wade McMillin made a motion, seconded by Sandi Fisher to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned the meeting at 12:40 pm.

Bernie Butler, Administrative Coordinator

DRAFT

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JULY 14, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: LEGACY ENTERPRISE STORAGE UNITS SPR 2020-16	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Dana & Elizabeth Sander as the owners of 601 14th Street have submitted a site plan application to construct a storage unit facility on the property. The facility would consist of two storage buildings. The north building would contain eight, 15' by 40' units and the south building would contain nine, 15' by 40' units and five, 15' by 30' units. The 40' long units would have 12' wide by 14' tall doors and the 30' units would have 12' wide by 13' tall doors. The existing residence in the northeast portion of the property would remain. The south building is Phase I of the project and the north building is Phase II. The timeline for Phase II is not identified.

Existing Conditions:



REVIEW CRITERIA:

The property is located within the Industrial (E) zoning district, which permits storage warehouse buildings.

Section 10-10E-3 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the Planning and Zoning Commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

STAFF COMMENTS:

The subject property contains an existing residence (blue house) that will remain. The surrounding area is as follows:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONE</i>
North	Firearm manufacturer in building north of house, storage units to north, down hillside.	E
East	CenturyLink building across 14 th Street.	E
South	Single-family residence.	E
West	City electric substation and storage yard.	E

Architecture:

The proposed buildings have a typical storage building appearance—metal siding, metal roofing, and overhead doors lining the front of the building. The roof metal would be galvalume and the wall pre-painted metal.



In staff's view, the building style is appropriate for the industrial zoning and location without the need for further enhancement.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

The proposal is a permitted use in the Industrial E zone in which the property is located. A 5-foot setback is provided from the south and west property lines and a 2-foot setback is proposed from the north property lines. The south building is proposed just 6 inches from the 14th Street right of way, yet that is nearly 30 feet from the edge of the 14th Street pavement. No buffers or height requirements are applicable to this project. It is

noted that the proposed north and south setbacks trigger fire wall requirements under the building code, which is included in the plans.

In addition, the building code has a setback requirement from the hillside of 15 feet, which can be reduced based on engineering/geotechnical analysis. While the plans recognize this concept and propose an increased footing depth of four feet near the hillside, the length of the deeper footing needs to be extended so that it is used instead of the thickened edge slab at any point within 15 feet of the edge of the slope, or an engineering analysis of slope stability would need to be provided to demonstrate otherwise. The change is as simple as changing the "Insulated Thickened Edge Slab" detail on Sheet D-1 to read "Place at least 15 feet from edge of hill" instead of 10 feet, and following the revised plan.

Landscaping:

The application does not include a landscaping plan. Landscaping exists around the existing residence. No landscaping is identified along the frontage of the storage facility. Staff would suggest some landscaping at the east end of the south building, as it is next to a residential structure, to help soften and buffer the transition from a residential to commercial use. If that area is not landscaped, it has a likelihood to develop into a 30-foot wide weed patch.

It is recognized that the landscaping would be in the City right-of-way, but that simply requires the plan to be authorized by the street department. Due to a City water main in that area and proximity to the proposed building, trees should not be used. Several options are available, but landscape rock (e.g. crushed limestone or river rock) with shrubs or decorative grasses is a typical method. If the landscaping extended 20 feet towards the street, that would leave about 12 feet that could be graveled for parallel parking.

Storm Water Plan:

An engineered storm water plan has been prepared to address runoff according to the City's storm water policy manual. However, the report is only a draft report from 2017 and is not fully coordinated with the current site plan and architecture (i.e. building shifted and roof changed from gable to single-slope). The concepts of the report are standard practice—using gutter systems and infiltration trenches to collect and infiltrate the required amount of storm water. The engineer will need to update the report based on the current situation. Staff would also recommend that the infiltration area for the north building be moved further from the slope, so as to further minimize the potential for destabilization of the hillside.

Parking/Access:

Adequate parking and maneuvering area will be provided in front of the storage unit access doors. However, the site plan does not clearly show the type or extent of surfacing of the approach and parking/maneuvering areas. The drainage report

appears to indicate gravel surfacing of those areas. The site plan will need to be updated to show the surfacing of the access and maneuvering areas with a gravel surface (WYDOT grading GR or W) capable of supporting fire trucks in all conditions.

Property Frontage

While 14th Street is paved along the property frontage, there is no curb, gutter or sidewalk. For some reason, 13th, 14th and 15th Streets lack curb and gutter north of the alley north of Wyoming Avenue. They are dead-ends and serve few properties. While we could have the applicant install curb, gutter and sidewalk along the property frontage, there is no curb and gutter to tie into to carry the water at this time. It seems like an improvement district to address the entire area would be the most appropriate method for any improvements to occur, rather than to require this individual frontage to be improved at this time.

Utility Services

No utilities other than power are proposed for the new buildings. The proposal includes interior lighting and one receptacle (15 amp?) in each unit. While the site plan shows two new services, the contractor has had conversations with the City electrical engineer that a single service may be all that is needed. As a second service would need additional equipment, coordinate with the City electrical engineer. A single service would not need additional City equipment.

It is noted that the existing house will remain on its own electric service and meter. In addition, the sewer service line to the house has a few sections being modified, and cleanouts added. The cleanouts located in the driving area will need to be protected with concrete collars.

The requirement for a fire hydrant near the buildings is provided by a hydrant across 14th Street, to the northeast.

Lighting

The floor plan identifies five light fixtures on the front of the south building and three on the front of the north building, of the style shown here. The fixture style comes in three illumination levels—13-watt, 20-watt, and 40-watt, and is full-cut off if not mounted on an adjustable base. The 40-watt version, which produces 4,027 lumens each, is proposed. Staff is somewhat concerned that the number, spacing and illumination level would result in excessive lighting from the site, creating a “glow”. The type of use does not seem to warrant much lighting, particularly when there are lights interior to each unit.

The 20-watt version would seem sufficient, and the spacing could be more uniform by moving the one fixture to the middle of the 40-foot units. The Board can discuss the situation with the applicant.



Signage

A single sign is proposed on the east end of the south building. It appears to be approximately 4' by 4' in size. A rendering is shown here. The sign meets the size and location requirements for the zone.



Garbage Collection

There is a dumpster across the street from the existing house. If additional waste collection is needed, the property owner can coordinate with the sanitation division.

Snow Storage

Snow storage area is available along the west and northwest portions of the property.

Outdoor storage

No outdoor storage is identified on the site plan, yet there is room at the west end of the north building and an area off the alley that is not otherwise utilized. If the areas are to be utilized for outdoor storage, it must be disclosed by the applicant, and considered by the Board. If the area at the west end of the north building is to be used for outdoor storage, staff would recommend that a 6-foot solid fence be required along that section of the north property line to screen the storage area from the view of the highway and properties below.

ATTACHMENTS:

Application materials and site plans.

ALTERNATIVES:

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

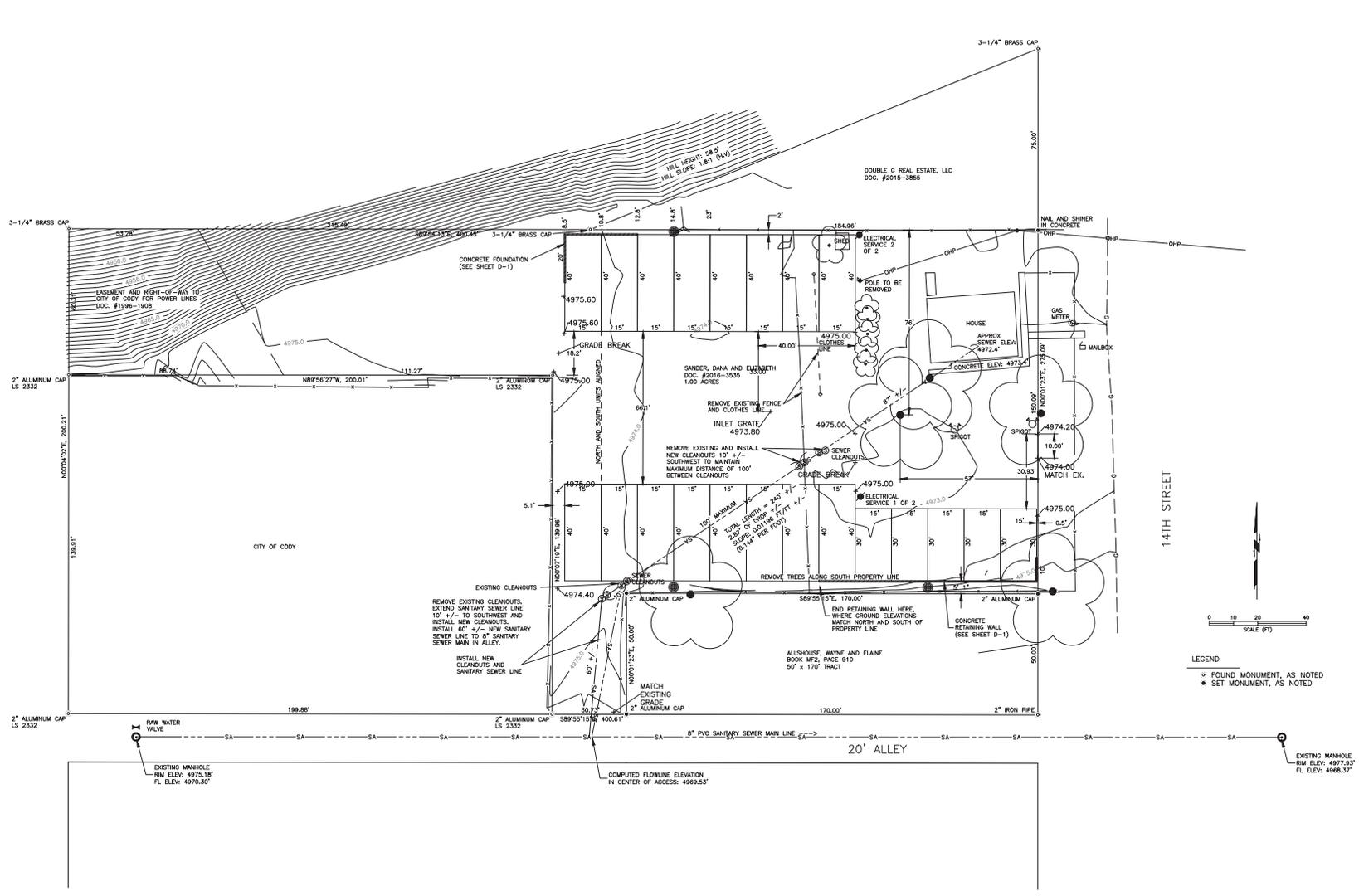
RECOMMENDATION:

Approve the application subject to following conditions.

1. Prior to issuance of a building permit, provided an updated storm drainage report/grading plan for review and approval by City staff.
2. Prior to issuance of a building permit, coordinate the electrical service plan with the City (one service or two, etc.)
3. Modify the exterior lighting plan to the extent specified by the Planning and Zoning Board (at a minimum adjust spacing, and potentially reduce all or some fixtures to the 20-watt version).
4. Change the "Insulated Thickened Edge Slab" detail on Sheet D-1 to read "Place at least 15 feet from edge of hill" instead of 10 feet, and following the revised plan.

5. If the area west of the north building is to be rented for outdoor storage, provide a 6-foot wide solid fence along the north property line next to the storage area.
6. Provide landscaping in the area next to the east end of the south building, extending 20 feet toward the 14th Street pavement, and gravel the remaining area. Landscaping shall consist of what is acceptable to the Board and be authorized through the Public Works encroachment permit process.
7. Prior to issuance of a building permit, provide an updated site plan showing the extent and surfacing of the vehicle entrance and vehicle maneuvering areas, the concrete collars around the sewer cleanouts in the vehicle maneuvering areas, the updated electrical plan, any fencing, and the landscaping plan.
8. Provide dust and erosion control during construction, per applicable regulations.
9. Once constructed, the applicant's engineer must provide a certification that the storm water facilities have been constructed as approved prior to occupancy of the buildings.
10. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes.

P:\30171_17000.05 Misc. Surveys\17000.13 Dana Sander - Cody\17000.13 Site Plan With Storage Units 2020 Edits.dwg 24x36 SITE PLAN 6/17/20 LJC



- NOTES:
1. GAS WAS THE ONLY UNDERGROUND UTILITY THAT WAS LOCATED AS A RESULT OF A ONE CALL OF WYOMING UTILITY LOCATE REQUEST MADE FOR THIS ENTIRE PROPERTY. WE WERE NOTIFIED THAT OTHER UTILITIES COULD NOT BE LOCATED AT THIS TIME. IT IS ADVISED THAT ANOTHER UTILITY LOCATE REQUEST BE MADE PRIOR TO ANY CONSTRUCTION.
 2. THIS SITE PLAN WAS PREPARED USING NOTES FROM A FIELD SURVEY CONDUCTED BETWEEN MARCH 24 AND MARCH 31, 2017, AND USING TITLE COMMITMENT NO. 4501-2631141 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH EFFECTIVE DATE OF MAY 31, 2016 AT 5:00 PM.
 3. THE AERIAL IMAGE SHOWN HEREON IS FOR A GENERAL INFORMATION ONLY AND IS NOT INTENDED AS AN ACCURATE REPRESENTATION OF THE PROPERTY OR FEATURES THEREON.
 4. USE THICKENED EDGE SLAB AS SHOWN ON SHEET D-1, EXCEPT WHERE OTHERWISE INDICATED. TIE CONCRETE RETAINING WALL SECTIONS AND CONCRETE FOUNDATION SECTIONS TO THICKENED EDGE SLAB WITH REBAR AS APPROPRIATE.

- CONSTRUCTION PHASES:
1. BUILD (9) 15'x40' + (5) 15'x30' STORAGE UNITS ON SOUTH SIDE OF PROPERTY.
 - 1.a. SET (3) ELECTRICAL SERVICE LOCATIONS.
 - 1.b. REMOVE TREES ALONG SOUTH PROPERTY LINE.
 - 1.c. REMOVE FENCE AND CLOTHES LINE IN MIDDLE OF PROPERTY.
 2. BUILD (8) 15'x40' STORAGE UNITS ON NORTH SIDE OF PROPERTY.

LEGEND
 ○ FOUND MONUMENT, AS NOTED
 * SET MONUMENT, AS NOTED

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY:
06/11/20	ADD FOUNDATION AND RET. WALL	LJC	TLC		LJC
06/05/20	REVISE STORAGE UNITS	LJC	TLC		LJC
05/23/17	ADD STORAGE UNITS & CONST. NOTES	LJC	TLC		LJC
04/07/17	ORIGINAL DRAWING	LJC	ZRF		LJC

DRAWN BY: LJC
 JOB NO. 17000.13
 FIELD BOOK NO. 587

ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

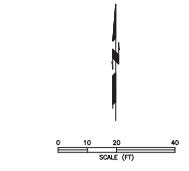
OWNER:
DANA AND ELIZABETH SANDER

PROJECT: **DANA SANDER**
 TITLE: **601 14th STREET SITE PLAN**



- NOTES:
1. GAS WAS THE ONLY UNDERGROUND UTILITY THAT WAS LOCATED AS A RESULT OF A ONE CALL OF WYOMING UTILITY LOCATE REQUEST MADE FOR THIS ENTIRE PROPERTY. WE WERE NOTIFIED THAT OTHER UTILITIES COULD NOT BE LOCATED AT THIS TIME. IT IS ADVISED THAT ANOTHER UTILITY LOCATE REQUEST BE MADE PRIOR TO ANY CONSTRUCTION.
 2. THIS SITE PLAN WAS PREPARED USING NOTES FROM A FIELD SURVEY CONDUCTED BETWEEN MARCH 24 AND MARCH 31, 2017, AND USING TITLE COMMITMENT NO. 4601-263144 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH EFFECTIVE DATE OF MAY 31, 2016 AT 5:00 pm.
 3. THE AERIAL IMAGE SHOWN HEREON IS FOR A GENERAL INFORMATION ONLY AND IS NOT INTENDED AS AN ACCURATE REPRESENTATION OF THE PROPERTY OR FEATURES THEREON.

- CONSTRUCTION PHASES:
1. BUILD (9) 15'x40' + (5) 15'x30' STORAGE UNITS ON SOUTH SIDE OF PROPERTY.
 - 1.a. SET (3) ELECTRICAL SERVICE LOCATIONS.
 - 1.b. REMOVE TREES ALONG SOUTH PROPERTY LINE.
 - 1.c. REMOVE FENCE AND CLOTHES LINE IN MIDDLE OF PROPERTY.
 2. BUILD (8) 15'x40' + (7) 15'x25' STORAGE UNITS ON NORTH SIDE OF PROPERTY.



- LEGEND
- FOUND MONUMENT, AS NOTED
 - SET MONUMENT, AS NOTED

P:\30171_17000.05 Misc. Surveys\17000.13 Dena Sander - Cody\17000.13 Site Plan With Storage Units.dwg GRADING PLAN 10/10/17 AM

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY:
10/10/17	GRADING PLAN	IKSM	RAO		LJC
08/23/17	ADD STORAGE UNITS & CONST. NOTES	LJC	TLC		RAO
04/07/17	ORIGINAL DRAWING	LJC	ZRF		RAO

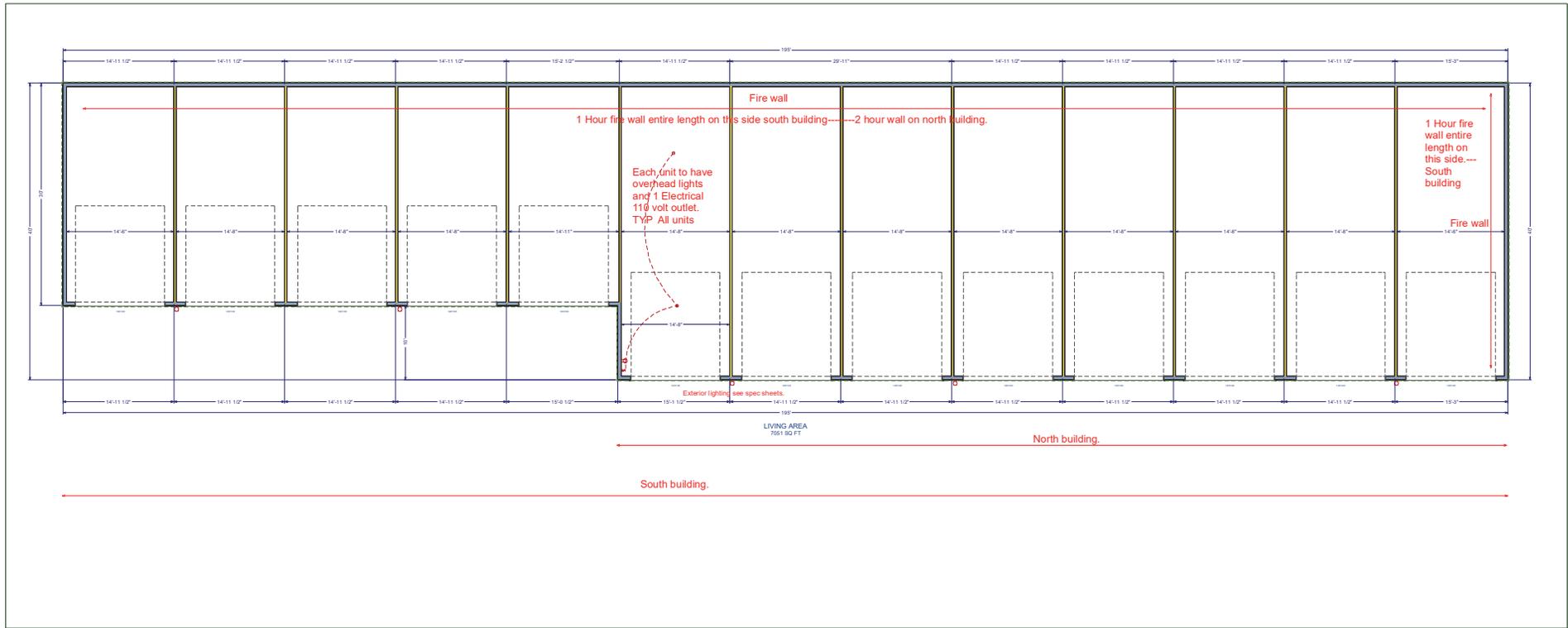


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

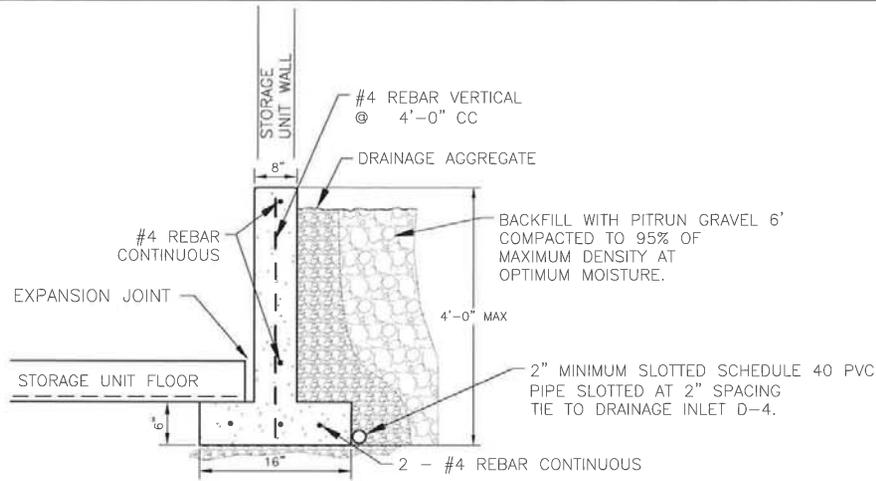
OWNER:
DANA AND ELIZABETH SANDER

PROJECT: DANA SANDER
TITLE: 601 14th STREET SITE GRADING PLAN

C1.2

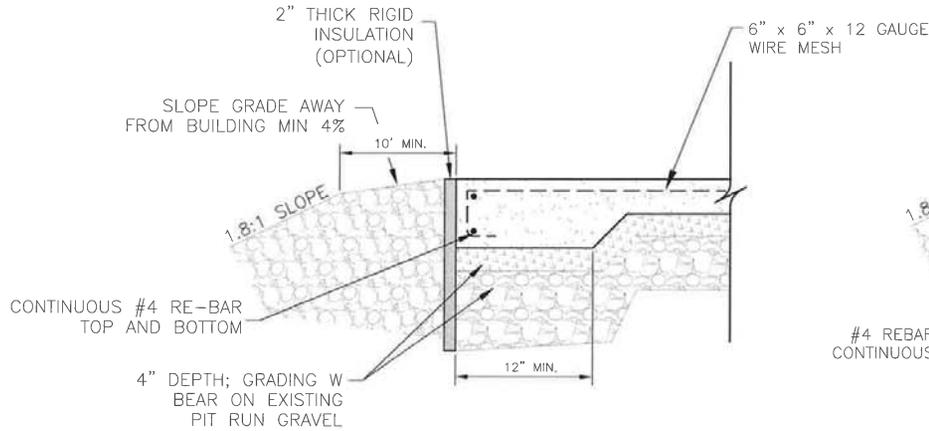


P:\2020\2007.00 - Misc. Structural\2007.05 - Atnip Storage Unit Foundations - Cody\ACAD\DETAILS.dwg RETAINING WALL DETAIL 6/11/20 LXL



CONCRETE RETAINING WALL

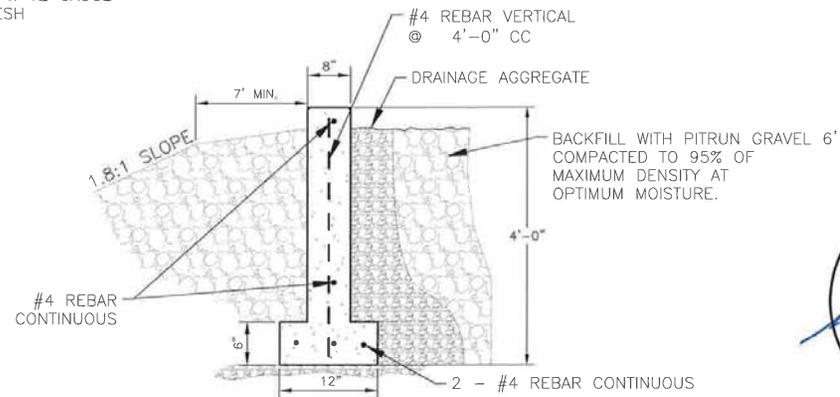
NOT TO SCALE



INSULATED THICKENED EDGE SLAB

NOT TO SCALE

NOTE: PLACE AT LEAST 10' FROM EDGE OF HILL



CONCRETE FOUNDATION

NOT TO SCALE

NOTE: PLACE AT LEAST 7' FROM EDGE OF HILL



DATE	DRAWING LOG	BY	CHECKED	APPROVED
05/28/20	ORIGINAL DRAWING	LPU	TLC	TLC

DRAWN BY: LPU
JOB NO. 2007.05
FIELD BOOK NO. OFFICE



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:

ATNIP CONSTRUCTION

PROJECT: **ATNIP STORAGE UNIT FOUNDATIONS**

TITLE: **RETAINING WALL AND THICKENED SLAB DETAILS**

D-1
1 OF 1

D. AND E. SANDER
601 14TH STREET
CODY, WYOMING

Lyle
Draft
9/27/17

STORM DRAINAGE REPORT

PREPARED FOR: Dana and Elizabeth Sander
20 Cleek Club
Cody, WY 82414

PROJECT LOCATION: 601 14th Street
Cody, Wyoming

PREPARED BY: Engineering Associates
POB 1900
Cody, Wyoming 82414

JOB NO.: 17000.13

DATE: September 26, 2017



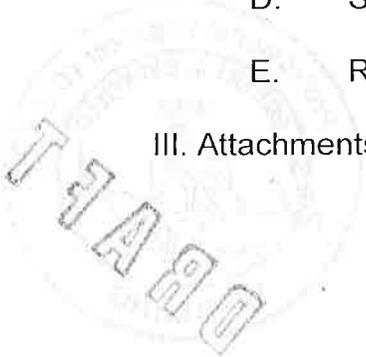
ENGINEERING ASSOCIATES
A Wyoming Corporation
POB 1900; 902 13th Street
CODY, WYOMING
307-587-4911 ♦ FAX 587-2596

Handwritten notes:
2/1/11
David
1/1/11

Blurred text:
D. DAVID S. SANDER
801 14th STREET
CODY, WYOMING

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I. REPORT SUMMARY

A. Introduction

D. and E. Sander are planning to develop the lot at 601 14th Street, Cody, Wyoming with storage units, while maintaining the existing home on-site. Work will include four (4) major building groups, with access provided in front of each building group. This site is bordered by a City of Cody electrical substation on the southwest (located on 13th Street), by a private residence (Allshouse) along the south boundary, and by the Wyoming Armory on the north boundary. This parcel is located along the top of a significant bench, dropping off to the north towards other storage units located on Riverview Drive. A small portion of this site has storm runoff that discharges over the edge of the bench. This is undisturbed historic runoff only. A portion of the City substation appears to discharge runoff northeasterly onto the Sander's parcel. This is based on Google Earth imagery, not a specific site survey. The Allhouse parcel also may discharge some runoff northerly on to the Sander's parcel. This drainage report includes drainage for the entire site, as well as some contributing runoff from the south. The report acreage totals 1.4 acres, including the 1-acre Sander's parcel plus 0.4 acres along the south boundary.

Most of the existing area planned for the proposed development is currently bare gravel, with light vegetation. The remainder of the lot is an existing residence, driveway, and lawn. The existing drainage flows from southwest to northeast, but the lot is relatively flat.

This storm drainage report addresses the proposed runoff from the site, both historic and developed. Drainage will be handled by two percolation trenches located in the main access areas and will also include several rain gutter connections to french drains. A 25-year, 2-hour storm will be used to size these features.

B. Methodology

The methodology used in this report is as follows:

1. Runoff rates and volumes were determined for a 25-year frequency event, as directed in the City's Storm Water Management Policy.
2. Storm duration was assumed to be 2 hours for run-off volume calculations, as directed in the City's Storm Water Management Policy.
3. The maximum allowable release rate for the design storm is a function of the historic (pre-developed) run-off rates. Excess volumes generated by the roof and parking areas will be discharged into percolation trench(es). The increased run-off volume needs to be handled on-site as directed in the City's Storm Water Management Policy.

This methodology was used to determine the basic elements of a drainage plan for the control of storm run-off for this proposed project.

C. Summary

A summary of the drainage information developed for this project is as follows:

1. Historic run-off flow rate from a 25-year, 2-hour storm was 0.45 cubic feet per second.
2. The total developed run-off rate for a 25-year, 2-hour storm is estimated at 0.75 feet per second.
3. Percolation trenches and French drains will be provided to handle, at a minimum, the difference between the historic and developed run-off ($0.75 - 0.45 = 0.30$ cfs). The percolation trenches constructed on this site will handle a flow of 0.43 cfs run-off and will direct infiltration into the subsoils.

II. SUPPORTING DOCUMENTATION

A. Project Development

Average run-off coefficients were determined by multiplying the surface run-off coefficient by the area of each individual surface. These products were summed and divided by the total development area. The following run-off coefficients for the surfaces in this project were taken from data in the City of Cody Storm Water Management Policy:

Croof	= 0.95	Cbare grvl	= 0.50
Casph/conc	= 0.95	Clt.veg/soil	= 0.40
Chard grvl	= 0.85	Clt.veg/gravel	= 0.30
Cbare soil	= 0.70	Clawn	= 0.20

B. Historic Run-Off

Surface Area "H-1":

Roof	= 0.09 acres	(x0.95 = 0.086)
Hard grvl	= 0.25 acres	(x0.85 = 0.212)
Lawn	= 0.06 acres	(x0.20 = 0.012)
Lt veg/grvl	= <u>1.00 acres</u>	(x0.30 = 0.30)

Total = 1.40 acres

Longest Travel Distance (ground) = 335 ft.

Ground Elevation Difference (4978.9-4972.9) = 6.0 ft.

Ground Slope, $S = \text{Elev./Dist.} = 1.8\%$

$C_{ave} = ((0.95 \times 0.09) + (0.85 \times 0.25) + (0.20 \times 0.06) + (0.30 \times 1.0)) / 1.4 = 0.44$

T_c ; Time of Concentration = 19 mins; use 20 mins.

25-year, 2-hour storm Flow Rate:

Rainfall Intensity, $I = 0.66$ inches/hour

$$Q = C_{ave}IA_{Cr} = 0.44 (0.66) 1.40 (1.1) = 0.45 \text{ cfs}$$

C. Developed Run-off

1. Basin "D-1"; (total area)

Ex. Roof	= 0.09 acres (x0.95 = 0.086)
New Roofs/pvmt	= 0.65 acres (x0.95 = 0.612)
Ex. Hard grvl	= 0.25 acres (x0.85 = 0.212)
Ex. Lt veg/grvl	= 0.35 acres (x0.30 = 0.105)
Ex. Lawn	= <u>0.06 acres</u> (x0.20 = 0.012)

Total = 1.40 acres

Longest Travel Distance (ground) = 335 ft.
 Ground Elevation Difference (4978.9-4972.9) = 6.0 ft.
 Ground Slope, S = Elev./Dist. = 1.8%
 $C_{ave} = 0.74$
 Tc; Time of Concentration = 11 mins; use 15 mins.

25-year, 2-hour Storm Flow Rate:
 Rainfall Intensity, I = 0.66 inches/hour

$$Q = C_{ave}IA_{Cr} = 0.74 (0.66) 1.40 (1.1) = 0.75 \text{ cfs}$$

2. Basin "D-2"; (perc area only)

Roof/asph	= 0.32 acres (x0.95 = 0.304)
Ex. Hard grvl	= <u>0.11 acres</u> (x0.85 = 0.094)

Total = 0.43 acres

Longest Travel Distance (ground) = 200 ft.
 Ground Elevation Difference (4978.9-4973.8) = 5.1 ft.
 Ground Slope, S = Elev./Dist. = 2.55%
 $C_{ave} = 0.92$
 Tc; Time of Concentration = 4 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:
 Rainfall Intensity, I = 0.66 inches/hour

$$Q = C_{ave}IA_{Cr} = 0.92 (0.66) 0.43 (1.1) = 0.29 \text{ cfs}$$

3. Basin "D-3"; (perc area only)

Roof/asph	= 0.12 acres (x0.95= 0.114)
Ex. Hard grvl	= <u>0.09 acres</u> (x0.85 = 0.077)

Total = 0.21 acres

Longest Travel Distance (ground) = 125 ft.
 Ground Elevation Difference (4978.9-4974.6) = 4.3 ft.

Ground Slope, $S = \text{Elev./Dist.} = 3.44\%$

$C_{ave} = 0.91$

T_c ; Time of Concentration = 3 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:

Rainfall Intensity, $I = 0.66$ inches/hour

$$Q = C_{ave} I A C_r = 0.91 (0.66) 0.21 (1.1) = 0.14 \text{ cfs}$$

4. Basin "D-4"; (perc area only)
Roofs = 0.04 acres ($\times 0.95 = 0.038$)

Total = 0.04 acres

Longest Travel Distance (ground) = 50 ft.

Roof Elevation Difference (3:12 x 20) = 5.0 ft.

Ground Slope, $S = \text{Elev./Dist.} = 25\%$

$C_{ave} = 0.95$

T_c ; Time of Concentration = 1 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:

Rainfall Intensity, $I = 0.66$ inches/hour

$$Q = C_{ave} I A C_r = 0.95 (0.66) 0.04 (1.1) = 0.03 \text{ cfs}$$

5. Basin "D-5"; (perc area only)
Roofs = 0.04 acres ($\times 0.95 = 0.038$)

Total = 0.04 acres

Longest Travel Distance (ground) = 50 ft.

Roof Elevation Difference (3:12 x 20) = 5.0 ft.

Ground Slope, $S = \text{Elev./Dist.} = 25\%$

$C_{ave} = 0.95$

T_c ; Time of Concentration = 1 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:

Rainfall Intensity, $I = 0.66$ inches/hour

$$Q = C_{ave} I A C_r = 0.95 (0.66) 0.04 (1.1) = 0.03 \text{ cfs}$$

6. Basin "D-6"; (perc area only)
Roofs = 0.06 acres ($\times 0.95 = 0.057$)

Total = 0.06 acres

Longest Travel Distance (ground) = 60 ft.

Roof Elevation Difference (3:12 x 20) = 5.0 ft.

Ground Slope, $S = \text{Elev./Dist.} = 25\%$

$C_{ave} = 0.95$

Tc; Time of Concentration = 1 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:
Rainfall Intensity, I = 0.66 inches/hour

$$Q = C_{ave} I A C_r = 0.95 (0.66) 0.06 (1.1) = 0.04 \text{ cfs}$$

7. Basin "D-7"; (perc area only)
Roofs = 0.03 acres (x0.95= 0.028)

Total = 0.03 acres

Longest Travel Distance (ground) = 60 ft.

Roof Elevation Difference (3:12 x 20) = 5.0 ft.

Ground Slope, S = Elev./Dist. = 25%

Cave = 0.95

Tc; Time of Concentration = 1 mins; use 5 mins.

25-year, 2-hour Storm Flow Rate:

Rainfall Intensity, I = 0.66 inches/hour

$$Q = C_{ave} I A C_r = 0.95 (0.66) 0.03 (1.1) = 0.02 \text{ cfs}$$

8. Notes:

- Dev – Hist = 0.75 – 0.45 = 0.30 cfs required to be retained on-site.
- Total Dev Runoff Retained = 0.29 + 0.14 + 0.03 + 0.03 + 0.04 + 0.03 = 0.56 cfs > 0.30 cfs required.
- See Perc Trench worksheets attached.
- Basin "D-7" french drain is considered optional and not included in the detention calculations summary for Total Developed Runoff in Note b. above.

D. Summary

1. Percolation Trenches

Proposed Basins "D-2" & "D-3" have perc trenches. Their 25-yr, 2-hr storm runoff equals 0.29 cfs and 0.14 cfs, respectively.

Perc Trench No. "D-2": 3' x 4' x 10'

Grate inlet capacity = 11 cfs >> 0.29 cfs maximum runoff, with 1.2-foot ponding.

Perc Trench No. "D-3": 3' x 4' x 5'

Grate inlet capacity = 6 cfs >> 0.14 cfs maximum runoff, with 0.5-foot ponding.

A single percolation trench will be installed at each location and will handle the required amount of run-off as shown above. The percolation trench sizing worksheets included at the end of this report calculate the size of trench needed to handle the developed run-off volume for a 25-year, 2-hour storm.

The inlet structure feeds the percolation trench through a storm grate set on a vertical RCP pipe with base. The grate used for each basin is a Neenah R-4030-24, or equivalent. The lowest perimeter elevation for Basin "D-2" is assumed to allow for 1.2 feet of ponding over the grate. At this depth, the grate will flow 11 cfs, much more than 0.29 cfs design flow. The lowest perimeter elevation for Basin "D-3" is assumed to allow for 0.5 feet of ponding over the grate. At this depth, the grate will flow 6 cfs, much more than 0.14 cfs design flow. See grate discharge/depth worksheet attached.

The design trench size is 3' x 4' x 10' for the location in Basin "D-2". The design trench size is 3' x 4' x 5' for the location in Basin "D-3". The percolation trench will be constructed with uniform size drain gravel (1" to 2" diameter) to distribute the run-off throughout the length of the trench. Washed leach rock is appropriate. Dual vertical 90-degree bends are used in the horizontal pipe connecting the inlet structure to the perforated pipe to act as a contaminant separator to protect the perc trench. The perforated PVC pipe extends the length of the trench. The bottom of the trench will be excavated into the subsurface gravels (Cody cobbles).

2. French Drain

Proposed Basins "D-4, D-5, and D-6" have rain gutter downspouts connected to french drains. These function much the same as perc trenches, as they convey runoff into the "Cody Cobbles". Each is sized as a 3' x 3' x 3' leach basin, similar to a perc trench without perforated pipe. See worksheet attached.

E. References

ASCE - Urban Run-off Quality Management - Manual #87; 1998; Pg. 203-210

Stormwater - BMP & Detention for Water Quality, Drainage, and CSO Management; Urbonas/Stahre; 1993; Pg. 241-247

Urban Storm Drainage - Criteria Manual - Vol. 1 & 2; Denver Regional Council of Governments; Wright-McLaughlin; 2000

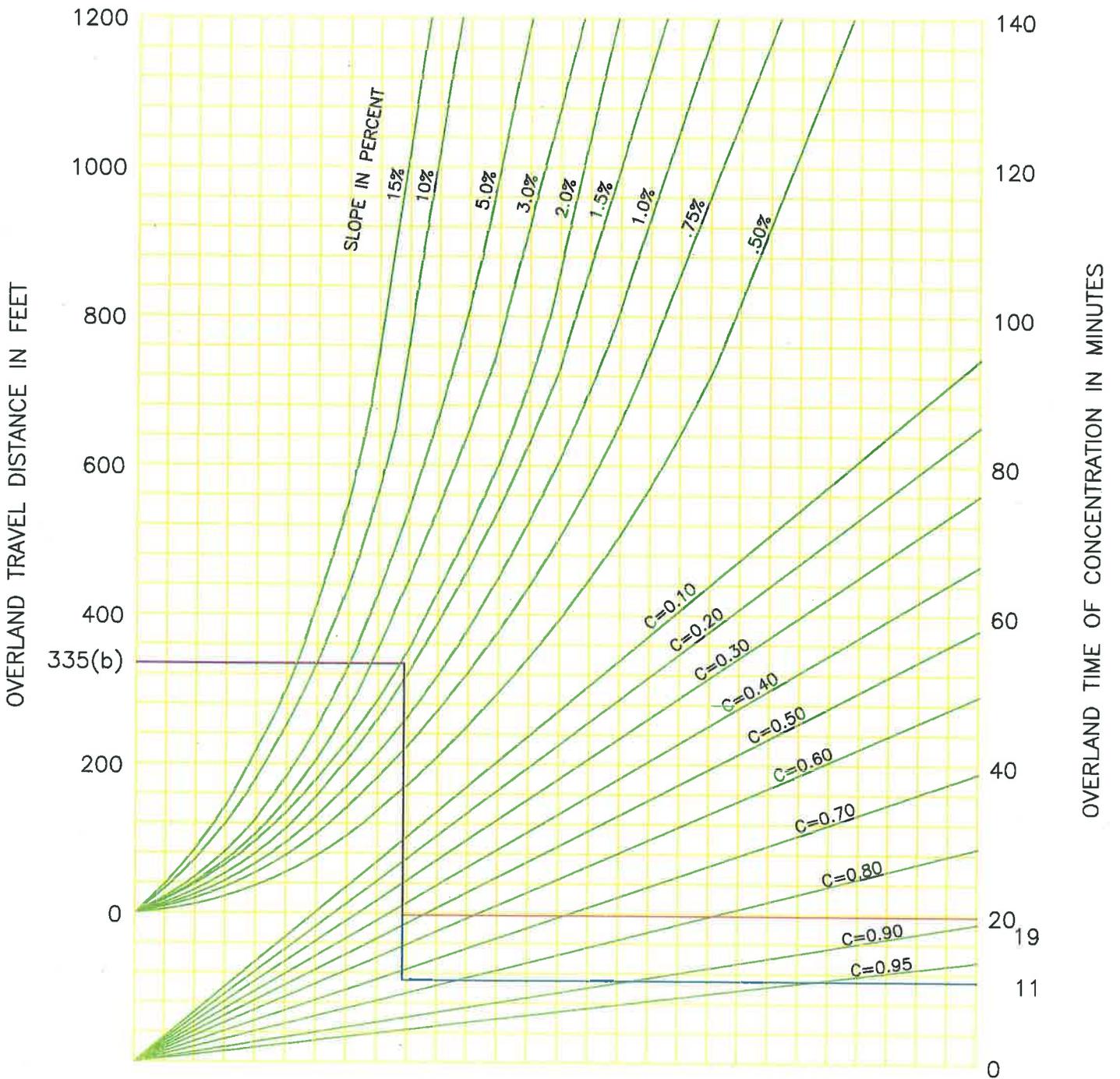
Water Resources Engineering - 4th Edition; Linsley; 1992

A Hydrology Primer, CE News; Roy D. Dodson, PE; January 1999

Inlet Grate Capacities for Gutter Flow and Pondered Water; Neenah Foundry Company; October 1999

III. ATTACHMENTS

- Cody Storm Water Management Policy
Precipitation/Intensity Values
- Time of Concentration Chart
- Perc Trench Worksheet(s)
- French Drain Worksheet(s)
- Neenah R-4030-24 Grate
- Details – Perc Trench & French Drain
- Plan(s)



HISTORIC GROUND —

DEVELOPED GROUND —

TIME OF CONCENTRATION

**SANDER STORAGE SITE
601 14TH STREET, CODY, WY
Percolation Trench Sizing**

Basin D-2

Project No. 17000.13

YELLOW - INPUT FIELDS

Area = 0.43 ac
C = 0.92 weighted average
I = 0.66 in/hr (25-yr, 2-hr storm)

Pit Dimensions:

W = 3 ft
H = 4 ft
L = 9 ft Trench size to be used = 3 x 4 x 10 ft

Percolation Outflow Rate $Q = k \times H/2 \times (L+W)/2$:

k = 0.033 ft/sec (hydraulic conductivity) [wall perc only]
Q = 1.584 cf/sec [based on existing soil type]
Porosity = 0.2 Uniform Size Drain Gravel [based on storage gravel type used]

STORM DURATION (MIN)	25-YR RAINFALL INTENSITY (IN/HR)	RUNOFF VOLUME (CF) ¹	OUTFLOW VOLUME (CF) ²	VOLUME STORED (CF) ³	NEEDED TRENCH VOLUME (CF) ⁴	NEEDED TRENCH LENGTH (FT) ⁵
5	4.18	496.1	475.2	20.9	104.4	8.7
10	3.24	769.0	950.4	-181.4	-906.8	-76
15	2.74	975.5	1425.6	-450.1	-2250.3	-188
30	1.90	1353.0	2851.2	-1498.2	-7491.2	-624
60	1.20	1709.0	5702.4	-3993.4	-19967.0	-1664
120	0.66	1879.9	11404.8	-9524.9	-47624.5	-3969

¹Runoff Volume = (K x Cave x I x A) x Storm Duration x 60

[based on City's trapezoid area for modified rational calculation.]

²Outflow Volume = Q x Storm Duration x 60

³Volume Stored = Runoff Volume - Outflow Volume

⁴Needed Trench Volume = Volume Stored/Porosity

⁵Needed Trench Length = Needed Trench Volume/(H x W)

Reference: URBAN RUNOFF QUALITY MANAGEMENT - ASCE - MANUAL NO. 87, 1998
Pages 203 - 210

**SANDER STORAGE SITE
601 14TH STREET, CODY, WY
Percolation Trench Sizing**

Basin D-3

Project No. 17000.13

YELLOW - INPUT FIELDS

Area = 0.21 ac
C = 0.91 weighted average
I = 0.66 in/hr (25-yr, 2-hr storm)

Pit Dimensions:

W = 3 ft
H = 4 ft
L = 5 ft Trench size to be used = 3 x 4 x 5 ft

Percolation Outflow Rate $Q = k \times H/2 \times (L+W)2$:

k = 0.033 ft/sec (hydraulic conductivity) [wall perc only]
Q = 1.056 cf/sec [based on existing soil type]
Porosity = 0.2 Uniform Size Drain Gravel [based on storage gravel type used]

STORM DURATION (MIN)	25-YR RAINFALL INTENSITY (IN/HR)	RUNOFF VOLUME (CF) ¹	OUTFLOW VOLUME (CF) ²	VOLUME STORED (CF) ³	NEEDED TRENCH VOLUME (CF) ⁴	NEEDED TRENCH LENGTH (FT) ⁵
5	4.18	239.6	316.8	-77.2	-385.8	-32.2
10	3.24	371.5	633.6	-262.1	-1310.5	-109
15	2.74	471.3	950.4	-479.1	-2395.7	-200
30	1.90	653.6	1900.8	-1247.2	-6236.2	-520
60	1.20	825.6	3801.6	-2976.0	-14880.2	-1240
120	0.66	908.1	7603.2	-6695.1	-33475.5	-2790

¹Runoff Volume = (K x Cave x I x A) x Storm Duration x 60

[based on City's trapezoid area for modified rational calculation.]

²Outflow Volume = Q x Storm Duration x 60

³Volume Stored = Runoff Volume - Outflow Volume

⁴Needed Trench Volume = Volume Stored/Porosity

⁵Needed Trench Length = Needed Trench Volume/(H x W)

Reference: URBAN RUNOFF QUALITY MANAGEMENT - ASCE - MANUAL NO. 87, 1998
Pages 203 - 210

SANDER STORAGE SITE
601 14TH STREET, CODY, WY
French Drain Sizing

Basin D-3, 4, 5, 6

Project No. 17000.13

YELLOW - INPUT FIELDS

Area = 0.06 ac
 C = 0.95 weighted average
 I = 0.66 in/hr (25-yr, 2-hr storm)

Pit Dimensions:

W = 3 ft
 H = 3 ft
 L = 3 ft Pit size to be used = 3 x 3 x 3 ft Each Location

Percolation Outflow Rate $Q = k \times H/2 \times (L+W)^2$:

k = 0.033 ft/sec (hydraulic conductivity) [wall perc only]
 Q = 0.594 cf/sec [based on existing soil type]
 Porosity = 0.2 Uniform Size Drain Gravel [based on storage gravel type used]

STORM DURATION (MIN)	25-YR RAINFALL INTENSITY (IN/HR)	RUNOFF VOLUME (CF) ¹	OUTFLOW VOLUME (CF) ²	VOLUME STORED (CF) ³	NEEDED TRENCH VOLUME (CF) ⁴	NEEDED TRENCH LENGTH (FT) ⁵
5	4.18	71.5	178.2	-106.7	-533.6	-59.3
10	3.24	110.8	356.4	-245.6	-1228.0	-136
15	2.74	140.6	534.6	-394.0	-1970.2	-219
30	1.90	194.9	1069.2	-874.3	-4371.3	-486
60	1.20	246.2	2138.4	-1892.2	-9460.8	-1051
120	0.66	270.9	4276.8	-4005.9	-20029.7	-2226

¹Runoff Volume = (K x Cave x I x A) x Storm Duration x 60

[based on City's trapezoid area for modified rational calculation.]

²Outflow Volume = Q x Storm Duration x 60

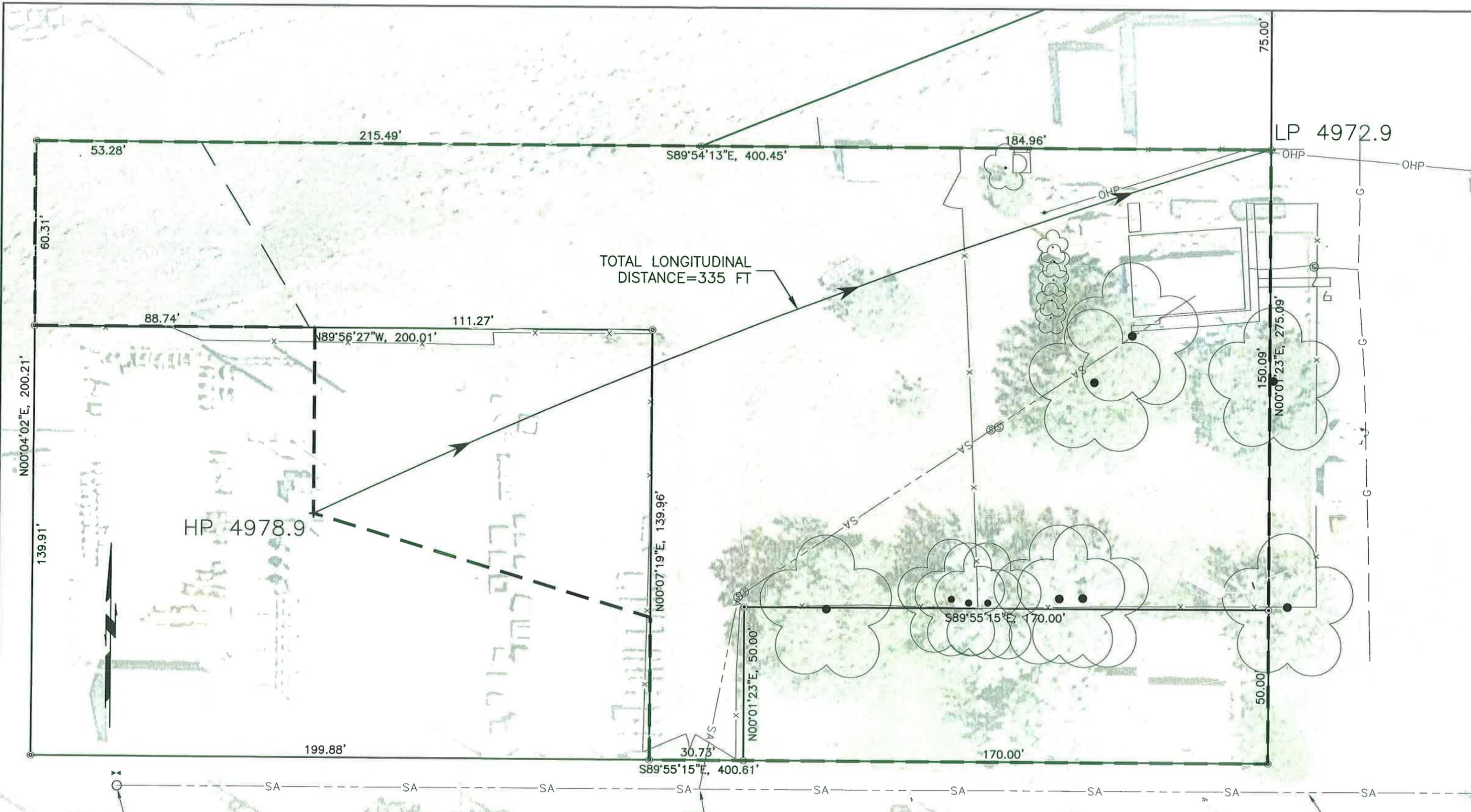
³Volume Stored = Runoff Volume - Outflow Volume

⁴Needed Trench Volume = Volume Stored/Porosity

⁵Needed Trench Length = Needed Trench Volume/(H x W)

Reference: URBAN RUNOFF QUALITY MANAGEMENT - ASCE - MANUAL NO. 87, 1998
 Pages 203 - 210

P:\2017\17000.00 Misc Surveys\17000.13 Dana Sander - Cody\17000.13 Site Plan.dwg HISTORIC DRAINAGE 9/27/17 AN



EXISTING MANHOLE
RIM ELEV: 4975.18'
FL ELEV: 4970.30'



COMPUTED FLOWLINE ELEVATION
IN CENTER OF ACCESS: 4969.53'

COMPUTED FLOWLINE
ELEVATION: 4968.73'

DATE	DRAWING LOG	BY	CHECKED	APPROVED
09/26/17	ORIGINAL DRAWING	IKSM	RAO	

DRAWN BY: IKSM
JOB NO. 17000.13
FIELD BOOK NO. 567



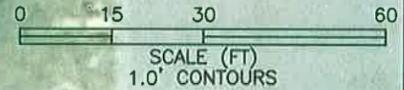
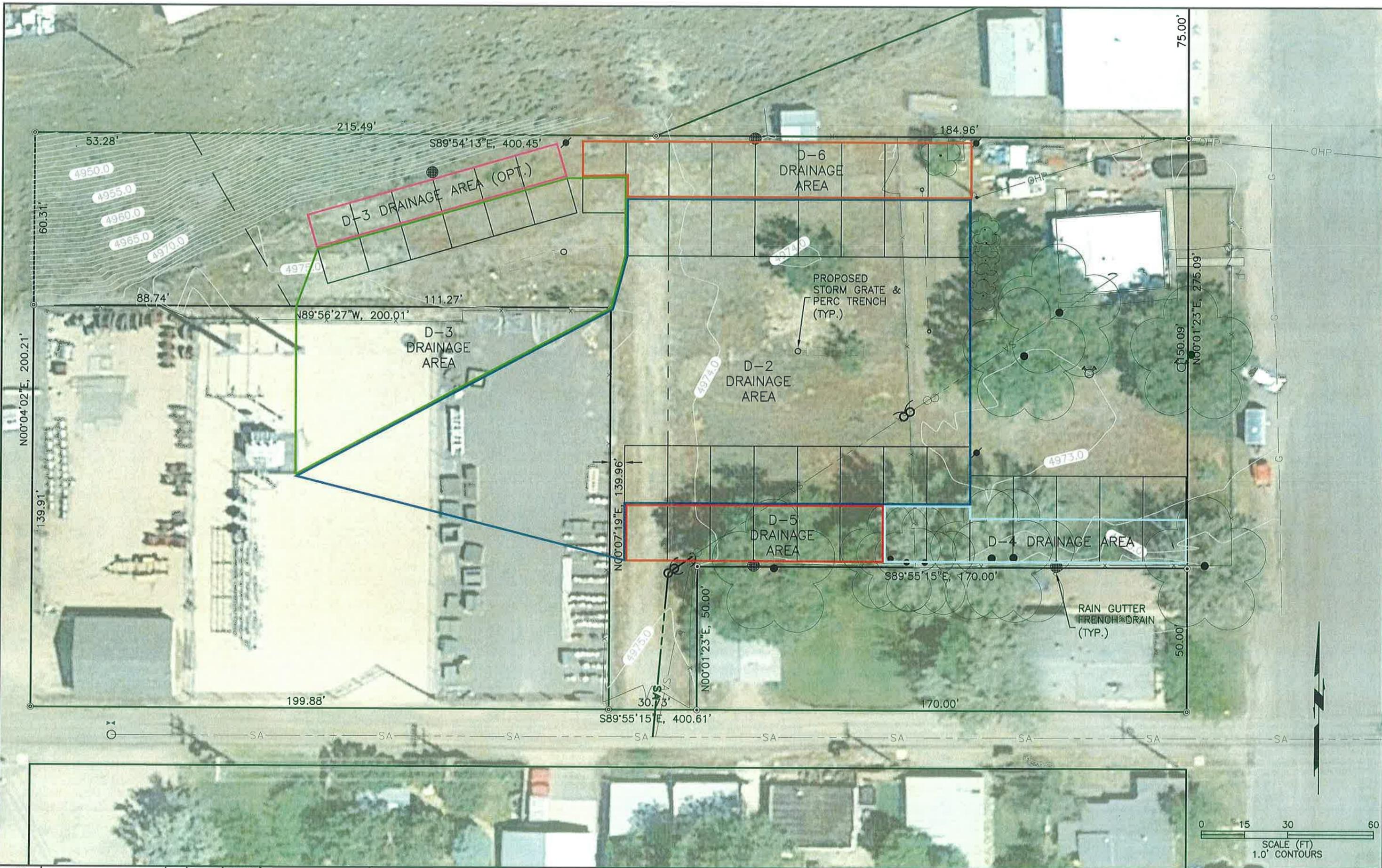
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: **DANA AND ELIZABETH SANDER**

PROJECT: **SANDER STORAGE UNITS**
TITLE: **HISTORIC DRAINAGE**

C1.0

P:\2017\17000.00 Misc Surveys\17000.13 Dana Sander - Cop\17000.13 Site Plan With Storage Units.dwg DESIGN DRAINAGE 9/27/17 JAN



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09/26/17	ORIGINAL DRAWING	IKSM	RAO	

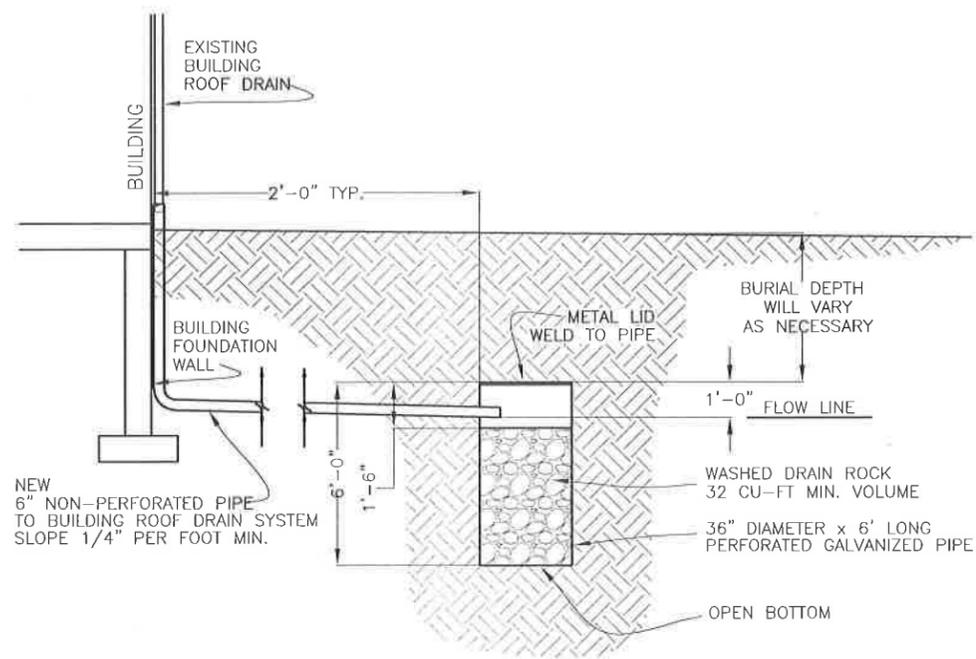
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JOB NO. 17000.13
FIELD BOOK NO. 567

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

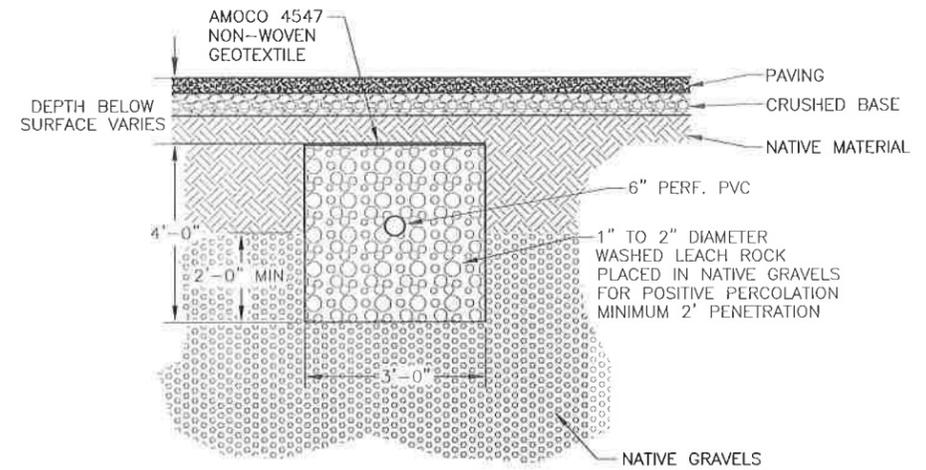
OWNER: **DANA AND ELIZABETH SANDER**

PROJECT: **SANDER STORAGE**
TITLE: **DEVELOPED DRAINAGE**

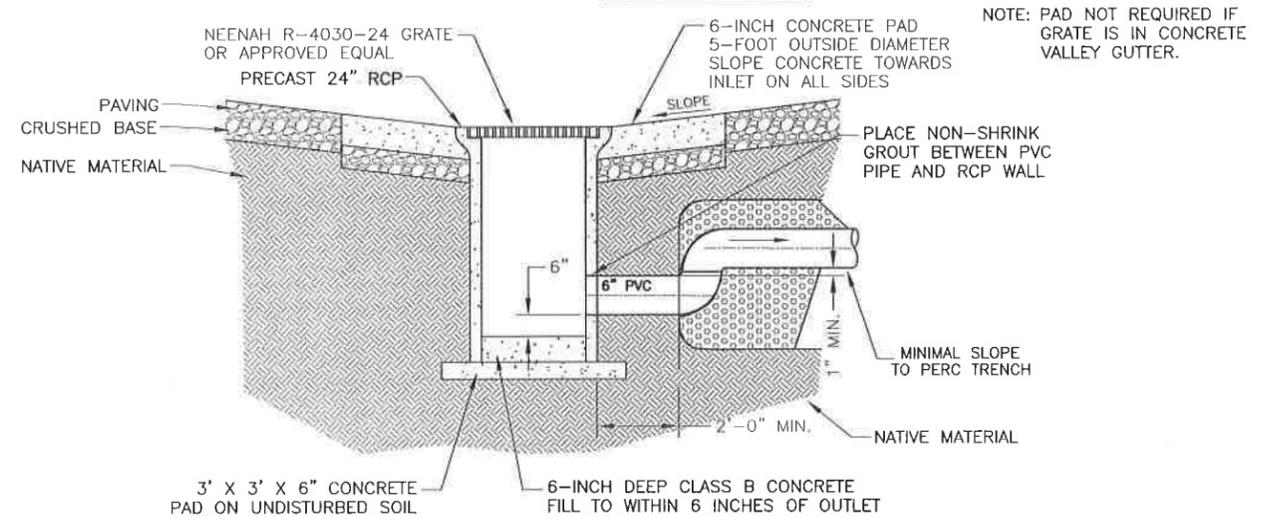
C1.1



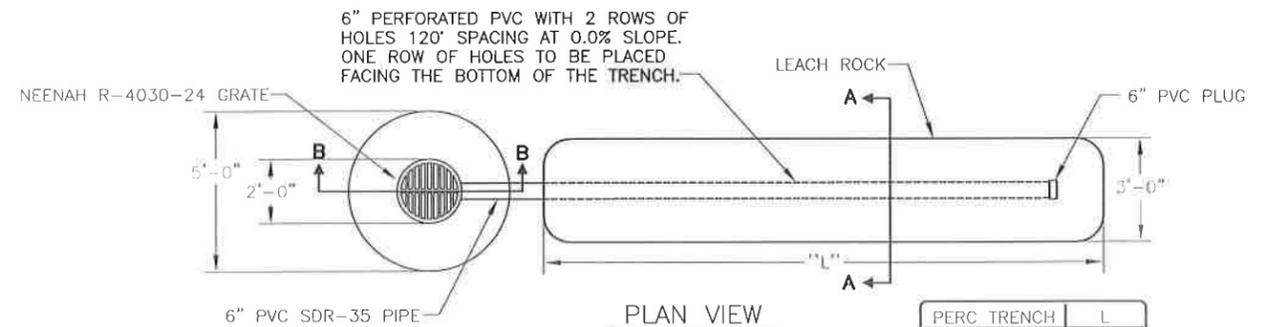
TYPICAL DRYWELL DETAIL
NOT TO SCALE
(RAIN GUTTER FRENCH DRAIN)



SECTION A-A



SECTION B-B



PLAN VIEW

TRENCH NO. 1

PERC TRENCH

NOT TO SCALE

PERC TRENCH	L
NO. 1	10 LF
NO. 2	5 LF

NOTE: PERC TRENCHES MUST BE INSPECTED BY ENGINEER DURING CONSTRUCTION.

P:\2017\17000.00\17000.00.dwg: Surveys\17000.13.Dwg: Sander - Cesa\17000.13 Site Plan with Storage Units.dwg: DRAINAGE DETAILS 10/6/17 ROB

DATE	DRAWING LOG	BY	CHECKED	APPROVED
09/26/17	ORIGINAL DRAWING	IKSM	RAO	

DRAWN BY: IKSM
JOB NO.: 17000.13
FIELD BOOK NO.: 267



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: **DANA AND ELIZABETH SANDER**

PROJECT: **SANDER STORAGE UNITS**
TITLE: **DEVELOPED DRAINAGE**

C1.2

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JULY 14, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: BUFFALO BLUFF RV PARK. SPR 2020-15	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Ron & Kelly Hunt have submitted a site plan application for development of a 43-space RV Park on their property at 137 Belfry Highway. The property was recently annexed into the City of Cody and zoned General Business (D-2).

While the Hunts contemplate future expansion or development on the property, only the 43-spaces are proposed at this time. Each of the proposed spaces consists of a gravel parking pad, an adjacent concrete patio and lawn, and sewer, water, and power services. A 20' by 40' building next to Space #1 would serve as the office, laundry, and bathroom/shower units. The plan set for the RV Park facilities is attached.



REVIEW CRITERIA:

Section 10-10B-4 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.



Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the

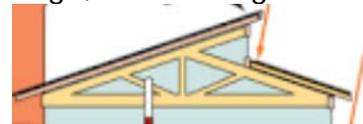
applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

STAFF COMMENTS:

Architecture:

The only architecture relates to the building serving as the office/laundry/restrooms. It can be seen on Sheet 10 and 11 of the plans. It is noted that the plans show a single-sloped roof. However, due to the resulting 15-foot wall height, it would trigger engineering. The applicant is considering a different roof design on 10-foot tall walls. The siding would be typical horizontal metal siding. Roof material is not identified. If the roof design is modified to a standard gable or hipped design, the building would lose some of its architectural appeal. A design similar to the one shown here may be a good option and avoid the engineering.



Landscaping:

The existing trees at the entry and along the west property will be retained, the grass area to the south of the RV park will be maintained, and each RV space will include a lawn area. The amount of landscaping exceeds the minimum required under the entryway corridor overlay district, in which the property is located.

That being said, staff has heard concerns about the visibility of the RV park from the highway. Ideally, staff would like to see a vegetative hedge along the northeast side of the park, where the access road abuts the highway right-of-way. That would likely appease some of those with concerns, and also provide a headlight screen between vehicles in the park and those driving south on the highway. The hedge likely wouldn't even need to be continuous, but could consist of intermittent sections. In order to accommodate the hedge, the easternmost access road could be reduced from 24 feet wide to 20 or maybe 18 feet wide, since that is a one-way road. By reducing the width of that access road, the option remains easily doable, even if the vegetative hedge is not installed initially. As a suggestion, lilacs and Siberian pea shrubs seem to do well in Cody, yet lilacs may be a deer attractant, which probably isn't the best idea next to a highway. This is presented as a suggestion for the applicant to consider, and outlines how it can be accomplished.

Access:

The property has a commercial approach permit from WYDOT for the proposed use. The applicant proposes to reconstruct the approach to current WYDOT standards. WYDOT has verbally indicated that they are agreeable to shifting the approach and/or widening it as well, through their established permit process. As WYDOT has

jurisdiction over the highway, City staff is deferring to their permitting process for the access off the highway.

Internal access is within the jurisdiction of the site plan review process. City staff has expressed their concern with having the RV entrance and the residential driveway side-by-side immediately at the approach, as we believe it would cause confusion or hesitation for vehicles pulling into the property, which could disrupt other vehicles on the highway. To address the concern, it is recommended that the approach be constructed in a manner that the approach radii align with the RV park entrance, and that the residential driveway come off the RV park entrance. Note that the site plan currently shows a 12' wide access to the RV park, which is inadequate for 2-way traffic. City parking ordinance standards require a minimum 24-foot width for 2-way traffic.

This section of highway has curb and gutter, so staff is thinking that the north approach radius would start as a standard curb and gutter as it begins to turn into the property, and then transition to a valley gutter to allow access to the residential driveway. The south radius would have a standard curb and gutter. The visual barrier of the concrete curb and valley gutter on the north radius should be adequate to avoid driver confusion.

The proposed 30-foot width of the approach (width of throat) would appear adequate, and staff estimates that if the north radius starts a few feet north of where the existing radius starts, it would align with the RV road. The applicant's engineer could draw it out to confirm. If desired, or required by WYDOT, the approach width could be reduced to less than 30 feet (24-foot minimum). Other options for configuring the access would likely involve removal of the entry structure and relocation



of the telephone pedestal at the base of the entry structure, or tying the residential access into the RV road west of the entry structure.

The tree to the south of the access is beginning to obstruct vision to the south, at the height of an RV driver. The tree will need to be trimmed or removed.

Parking:

Other than the RV spaces themselves, the only required parking is for the Office/laundry/restroom building. An ADA parking space and unloading area will need to be installed next to the building. To meet ADA standards, it must be hard surfaced (concrete or asphalt), and not exceed 2% slope in any direction. If not at the grade of the sidewalk around the building a ramp will be needed, per applicable codes. The site plan will need to be updated with the ADA space. A couple of other standard parking spaces are recommended in this area as well, and they can be a gravel surface. This parking can occur in the WAPA overhead power easement.

It is also noted here that the sidewalk around the office/laundry/restroom building needs to be at least 5 feet wide to meet ADA code.

Exterior Lighting

Exterior lighting is not identified on the plans. The office/laundry/restroom building and associated parking area will need exterior lighting. That lighting should be cut-off style to avoid glare. It is presumed that the RV spaces will have lighting integrated into the pedestals, similar to shown here. If plans are otherwise, the applicant should identify the plan.



Neighborhood Compatibility, Setbacks and Buffers

The property does not border any residentially-zoned property, so there are no zoning setback or buffer requirements applicable.

Grading/Storm Water Plan:

The application includes an engineered storm water plan. In brief, runoff will not exceed historical/pre-development amounts as the site will be graded to direct much of the stormwater to two infiltration swales located in the two eastern islands under the WAPA overhead powerline easement. The swales have a 100-year, 2-hour storm capacity. The storm water plan is acceptable.

Snow Storage

The RV park will not be operated in the winter months.

Utility Services

The applicant is negotiating a development agreement with the City involving the extension of City sewer and City power to the site. Looking at Sheet 5, the sanitary

sewer easement running generally east-west will contain an 8" City sewer line. All other sewer within the park will be private. The internal sewer plans have been submitted to WY DEQ for approval. The City is agreeable to the locations proposed. However, it is noted that the slopes of some of those sewer lines are less than the plumbing code permits for the size of line proposed. Minimum slope for a 6" sewer line is 1/16" per foot (approx. 1%). Minimum slope for 8" pipe is half that. The required slope can be provided by either increasing pipe size, or deepening the main and/or increasing slope. The current plan maintains a depth of at least 4 feet, which is typically required for year-round sewer service for freeze protection reasons, yet staff would be agreeable to shallower sewer lines due to the fact that the RV park will only operate in the warmer times of the year.

The electrical plan with colored lines is the correct electrical layout (not the layout shown on Sheet 5).

Domestic water for the RV park will at least initially be provided by the Northwest Rural Water District, as City water is not readily available at this time. A 1 1/2" water service is planned.

The plans do not indicate if telecommunications/phone will be installed. If it is planned, provide routes on the site utility plan—it is common to place them in the same trench as power. Coordinate directly with the utility providers.

Applicable utility fees will be calculated by the City and will need to be paid prior to utility construction.

Signs

The proposal includes two signs (see Sheet 3). The exact design is not necessarily finalized, but will include the Buffalo Bluff RV Park logo. Both signs are proposed at 10 feet wide and 8 feet tall (80 sq. ft.). The sign next to the entry is proposed to have exterior illumination. Per the sign code the lights must be located at the base of the sign panel, the area illuminated is limited to the sign panel itself, and shielding must be used if needed to avoid seeing the bulb. Those details will need to be demonstrated with the building permit application for the sign. The other sign would not be illuminated.

The sign is identified as 30 feet tall on Sheet 8. Maximum height, measured from adjacent curb height of the street is 25 feet. Based on the contours on Sheet 4, that would mean the sign next to the entrance could be 25 feet above grade, and the sign to the south could be about 16 feet above grade. The sign heights must be adjusted accordingly.

Hydrant

As City water is not available, there are no hydrants in the immediate area.

Garbage

Dumpster pads and enclosures are shown on Sheets 3 and 8, towards the north and east sides of the RV park. The size of each enclosure is sufficient to accommodate two dumpsters. The applicant may want to consider a dumpster near the office/laundry/restroom building. All dumpsters will need to be on the passenger side of the garbage truck for pickup.

ATTACHMENTS:

Application materials.
Storm water plan (electronic version only).

ALTERNATIVES:

Approve or deny the site plan with or without changes.

RECOMMENDATION:

It is recommended that the Planning and Zoning Board grant a conditional approval of the site plan, subject to modifications being made as outlined herein.

1. Construction is not authorized until the development agreement is approved by City Council, fully executed, and applicable utility fees paid.
2. Prior to construction, submit an updated set of plans that incorporate the requests in the staff report, including:
 - a. Modification of the access/approach as discussed in the "Access" section, or other method approved by City staff that accomplishes the intent stated therein.
 - b. Provide an ADA parking space and unloading area next to the office/laundry/restroom building per applicable codes. Additional standard parking may be added per applicable codes.
 - c. Widen the sidewalk around the building to a minimum of five feet.
 - d. Address the apparent slope concerns for the sewer lines.
 - e. Modify the sign heights to meet the sign code.Staff is authorized to approve the updated plans provided they are consistent with the P&Z Board direction and staff report discussion.
3. The tree to the north of the access must be trimmed or removed so that it does not impede driver vision for existing RVs.
4. Exterior lighting details must be submitted with the building permit to demonstrate that the required areas will be illuminated and that lighting levels are modest in intensity.
5. Provide sign lighting details that demonstrate compliance with the sign code with the building permit for the illuminated sign.
6. Provide utility easements as specified by the utility providers.
7. The project must otherwise comply with the updated site plan and applicable building, fire, and electrical codes. A building permit must be obtained within three years or this authorization will expire.
8. All improvements must be in place prior to operating the RV park.



LOCATION MAP

SCALE: 1" = 250'



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

P:\2019\19067_Belfry_RV_Park\19067_Belfry.dwg 1A TITLE 11x17 6/11/20 1A

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: KNS
6/9/2020	SITE PLAN DRAWINGS	IKSM	RAO	RAO	DATE: 10-16-19 JOB NO. 19067 FIELD BOOK NO. 560

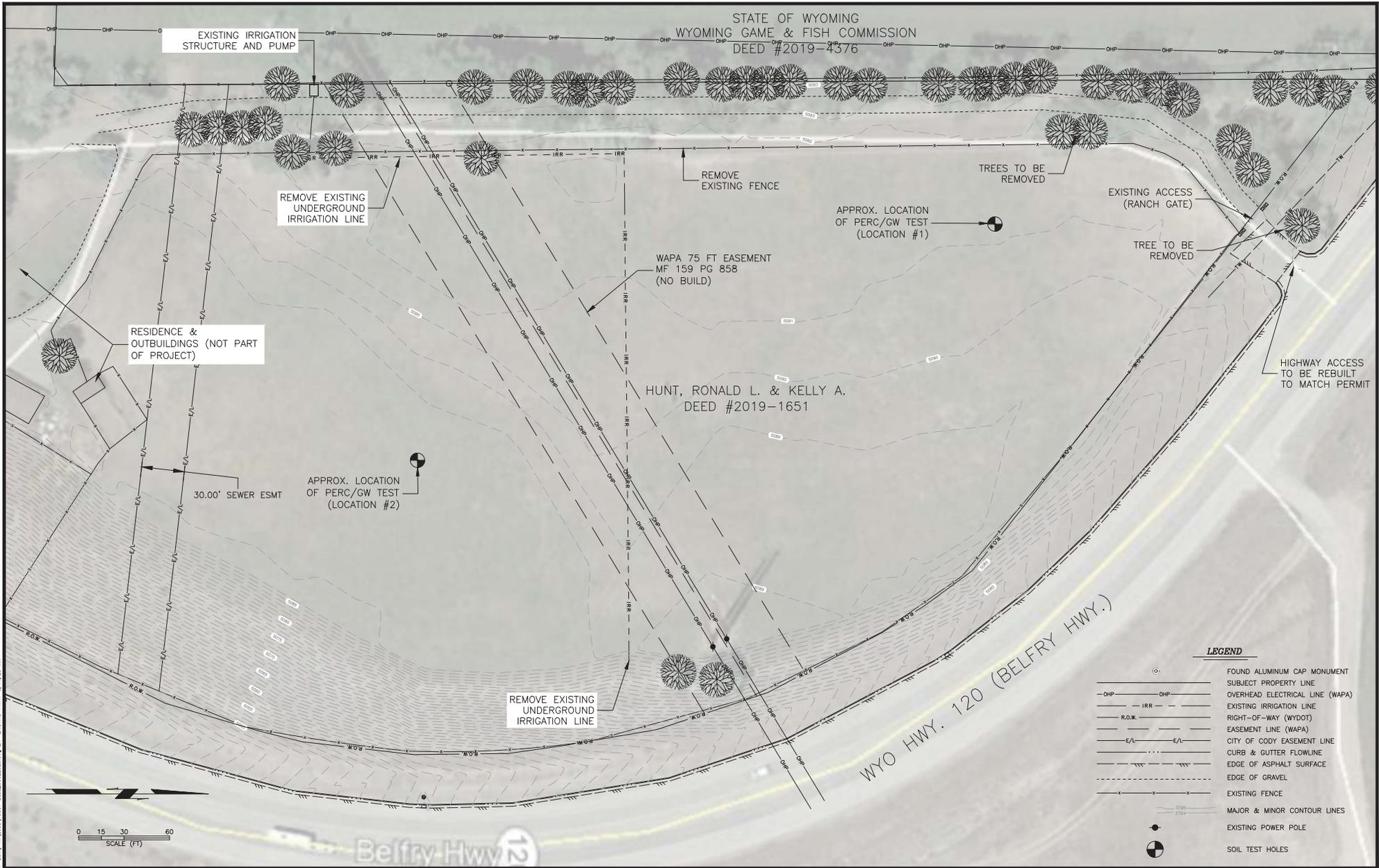


ENGINEERING ASSOCIATES - POWELL, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
RONALD & KELLY HUNT

PROJECT: **BUFFALO BLUFF RV PARK**
TITLE: **TITLE SHEET**

T1
SHEET **1** OF **11**



P:\2019\10067 Belfry RV\wood\19067 Base_06022020.dwg 2A DWTNG 11/17 6/17/20 AN

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

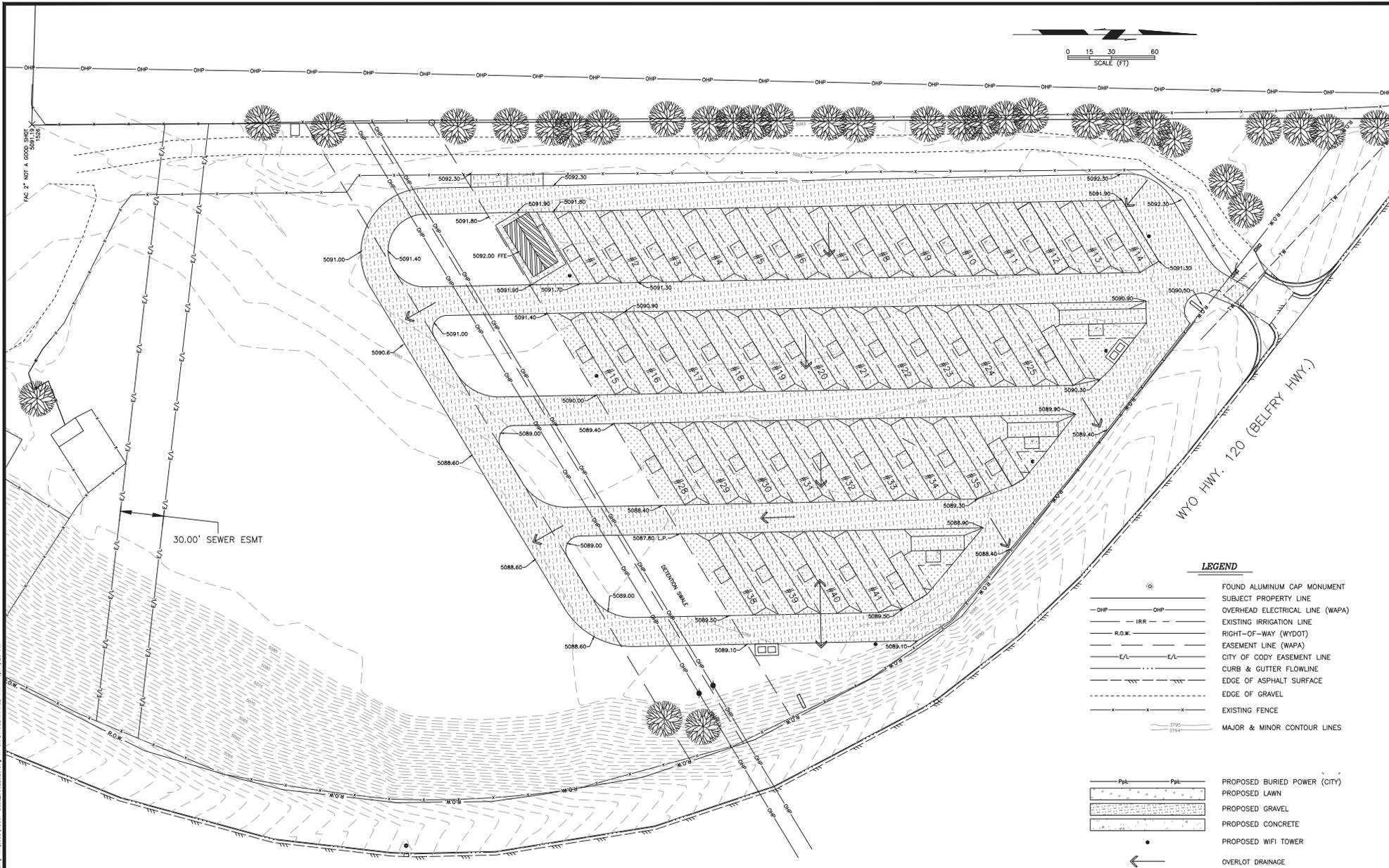
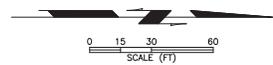
DRAWN BY: KNB
 JOB NO. 19067.00
 FIELD BOOK NO. 560
 DRAWING NO. BASE

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



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
- EXISTING FENCE
- MAJOR & MINOR CONTOUR LINES
- PpL PpL PROPOSED BURIED POWER (CITY)
- PROPOSED LAWN
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED WIFI TOWER
- ← OVERLOT DRAINAGE

P:\2019\19067 Belfry RV\wood\19067 Base_06222020.dwg A. DRNGDRNANCE 11/17 8/17/20 AM

DATE	DRAWING LOG	BY	CHECKED	APPROVED
12/08/2019	UTILITY PLAN	KSM	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

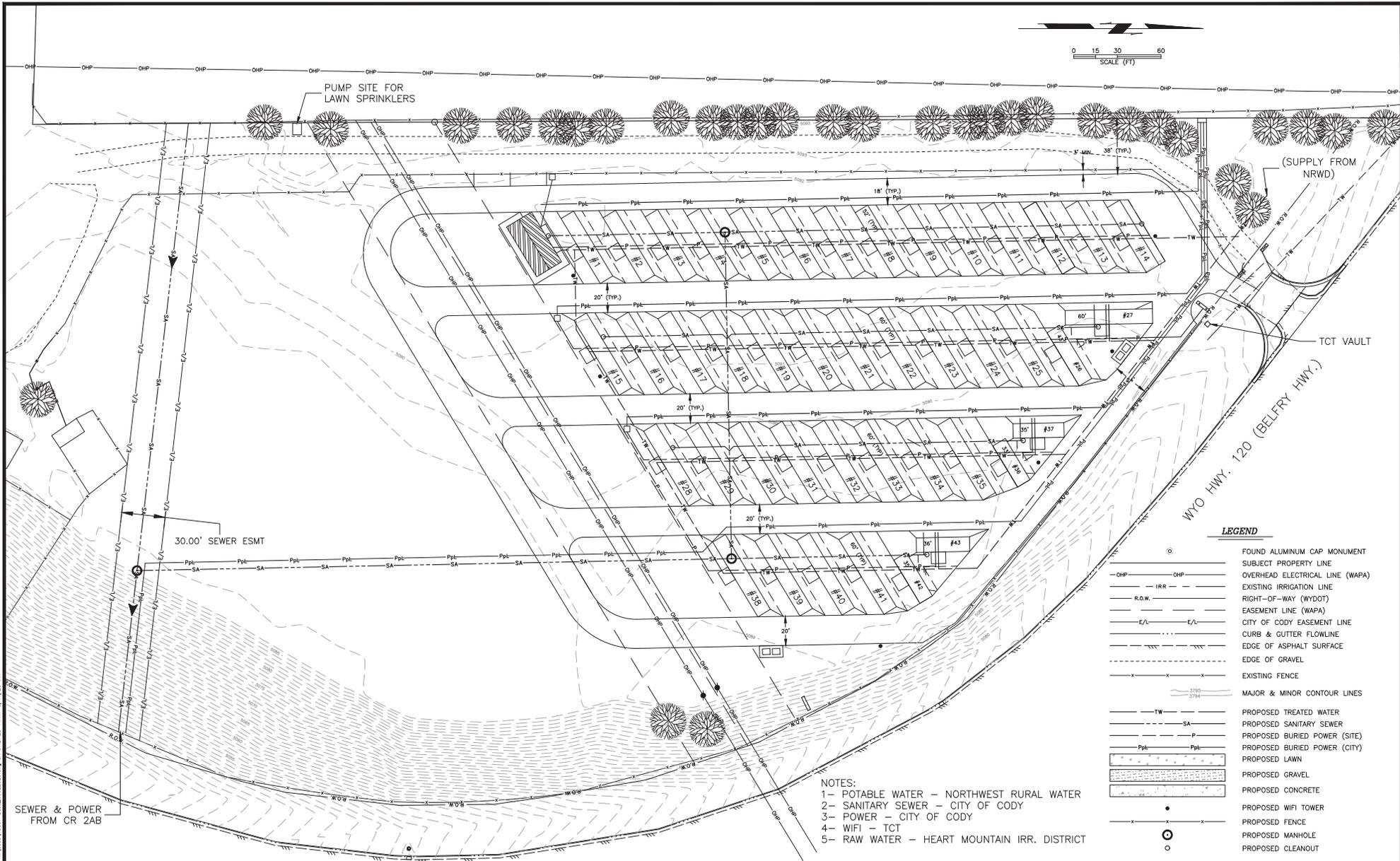


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
RONALD & KELLY HUNT

PROJECT: **BUFFALO BLUFF RV PARK**
TITLE: **GRADING & DRAINAGE PLAN**

C2.1
SHEET 4 OF 11



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
- X X X EXISTING FENCE
- 3780 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
- X X X PROPOSED FENCE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT

- 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

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	DRAWN BY: KNE
8/10/2020	UTILITY PLAN	KSM	RAO		JOB NO. 19067.00
03/02/2020	CITY SEWER EASEMENT	RAO	KSM	RAO	FIELD BOOK NO. 560
12/08/2019	UTILITY PLAN	KNE	KSM	RAO	
09/09/2019	ORIGINAL DRAWING - OPTION B	KNE	RAO	RAO	DRAWING NO. BASE

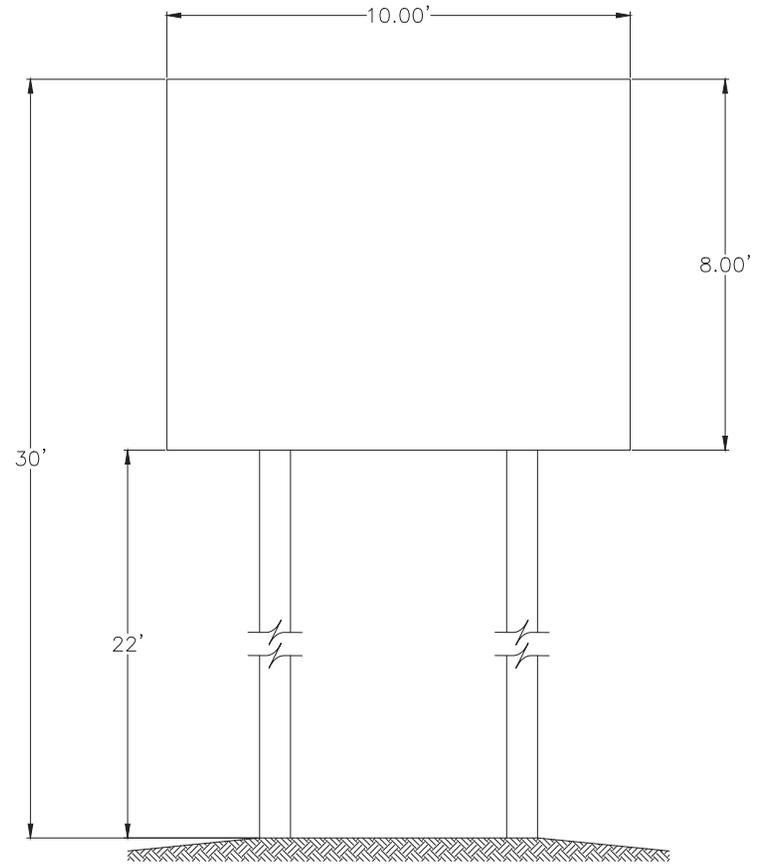
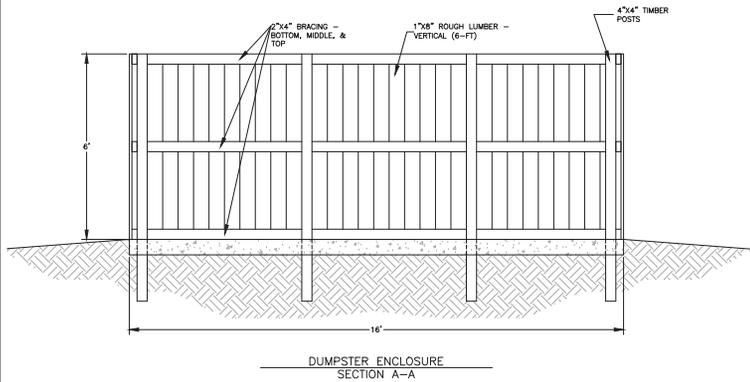
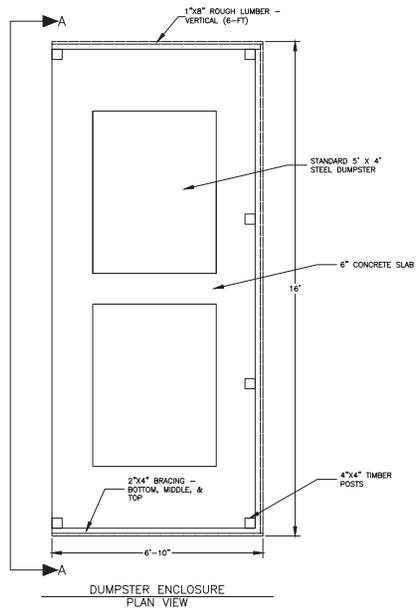
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
RONALD & KELLY HUNT

PROJECT: **BUFFALO BLUFF RV PARK**
 TITLE: **UTILITY PLAN**

C2.2
 SHEET 5 OF 11

P:\2018\19067_Belfry RV\Wood\19067_Belfry_062020.dwg SA UTILITIES 11X17 6/11/20 AN



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	DRAWN BY: KNB
12/6/2019	DUMPSTER DRAWINGS	KSM	KSM	RAO	JOB NO. 19067.00
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO	FIELD BOOK NO. 560
					DRAWING NO. BASE



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

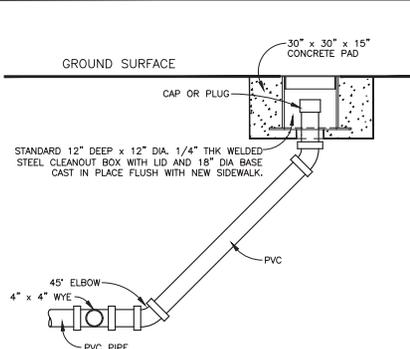
OWNER:
RONALD & KELLY HUNT

PROJECT: BUFFALO BLUFF RV PARK

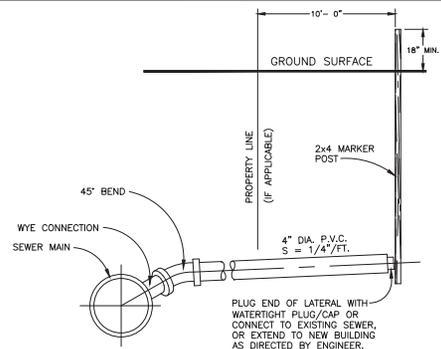
TITLE: MISC. DETAILS

D1.1

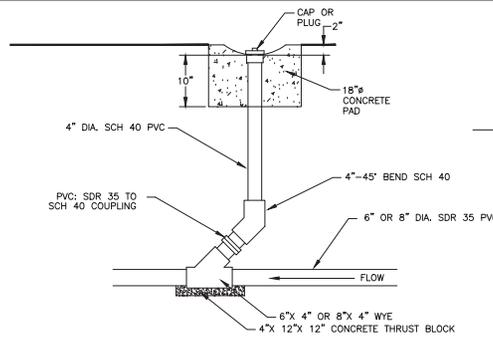
SHEET 8 of 11



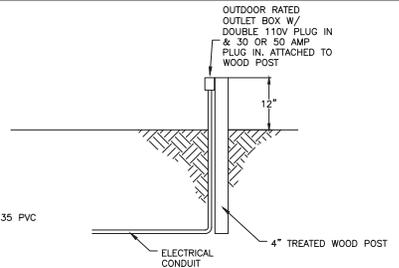
TYPICAL CLEANOUT DETAIL
NOT TO SCALE



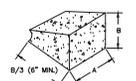
SEWER LATERAL DETAIL



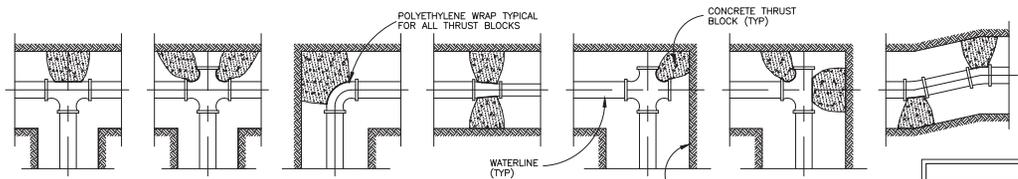
SEWER SERVICE DETAIL



POWER SERVICE DETAIL

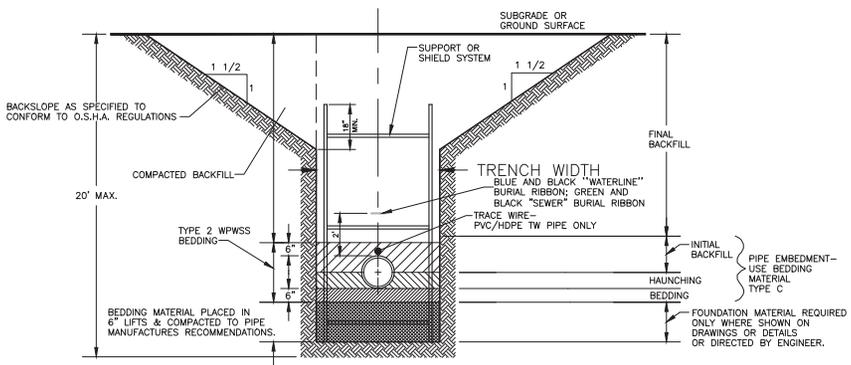


- NOTES:
1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
 2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED MATERIAL.
 3. DESIGN IS BASED ON 150 PSI MAX PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.



CONCRETE THRUST BLOCKS

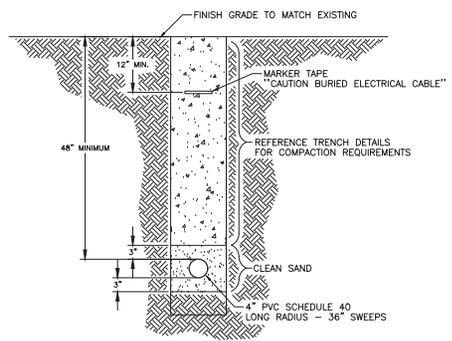
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		1 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-8"	3'-2"	3'-0"	2'-5"	2'-11"	1'-9"	1'-6"	1'-0"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



TYPICAL TRENCH DETAIL
NOT TO SCALE

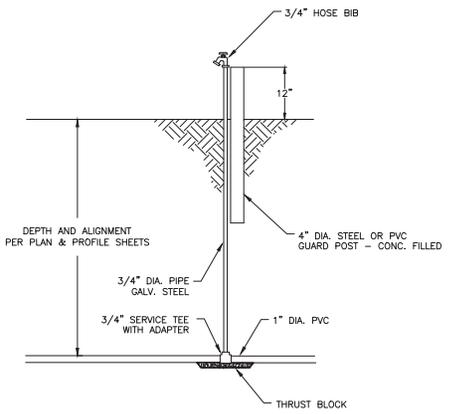
IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MAXIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1.5H : 1V. COMPLY W/ ALL APPLICABLE SAFETY REQUIREMENTS

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	DRAWN BY: K.NB
11/26/2019	DETAIL EDITS	KNB	RAO	RAO	JOB NO. 19067.00
10/17/2019	DETAIL EDITS	KNB	RAO	RAO	FIELD BOOK NO. 560
10/11/2019	DETAIL DRAWINGS	KNB	RAO	RAO	DRAWING NO. BASE
09/09/2019	ORIGINAL DRAWING	KNB	RAO	RAO	

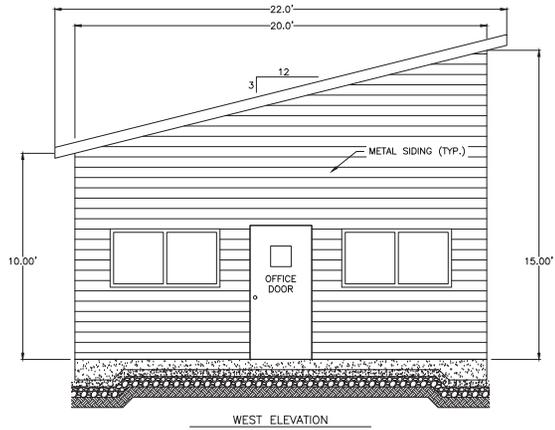


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

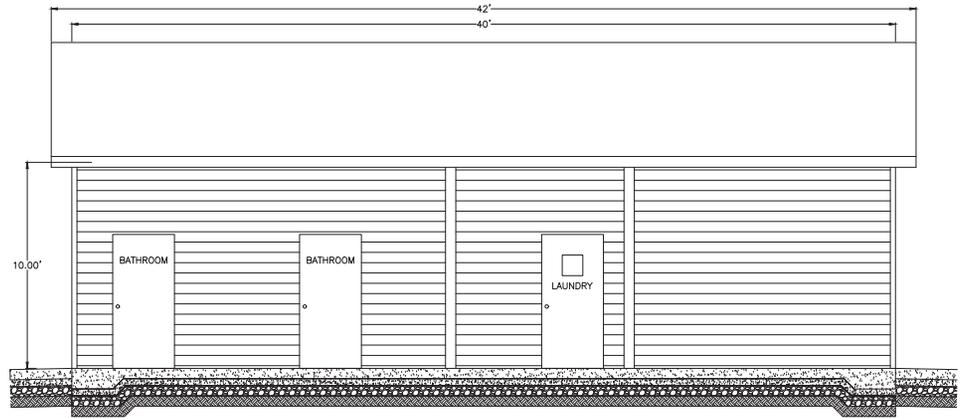
OWNER:
RONALD & KELLY HUNT

PROJECT: **BUFFALO BLUFF RV PARK**
TITLE: **UTILITY DETAILS**

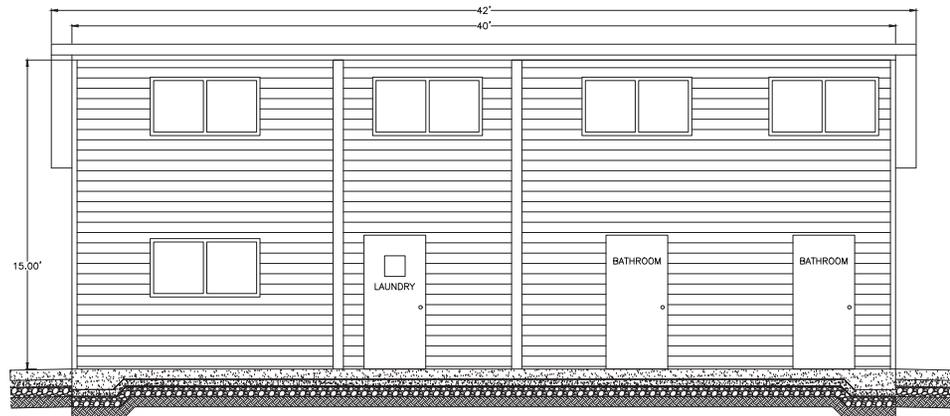
D1.2
SHEET 9 OF 11



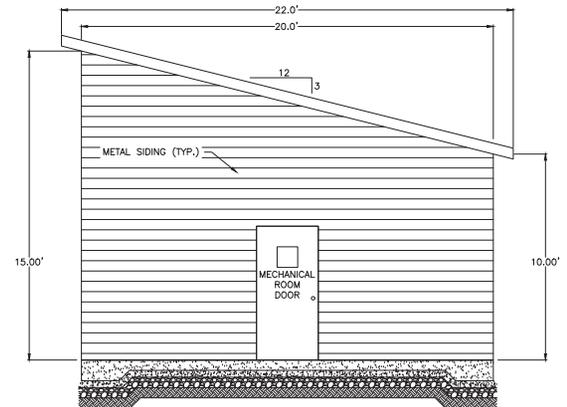
WEST ELEVATION



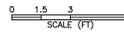
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



P:\2019\19067_Buffalo RV\wood\19067_Base_062020.dwg IM ELEVATION 11/17 5/17/20 IM

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

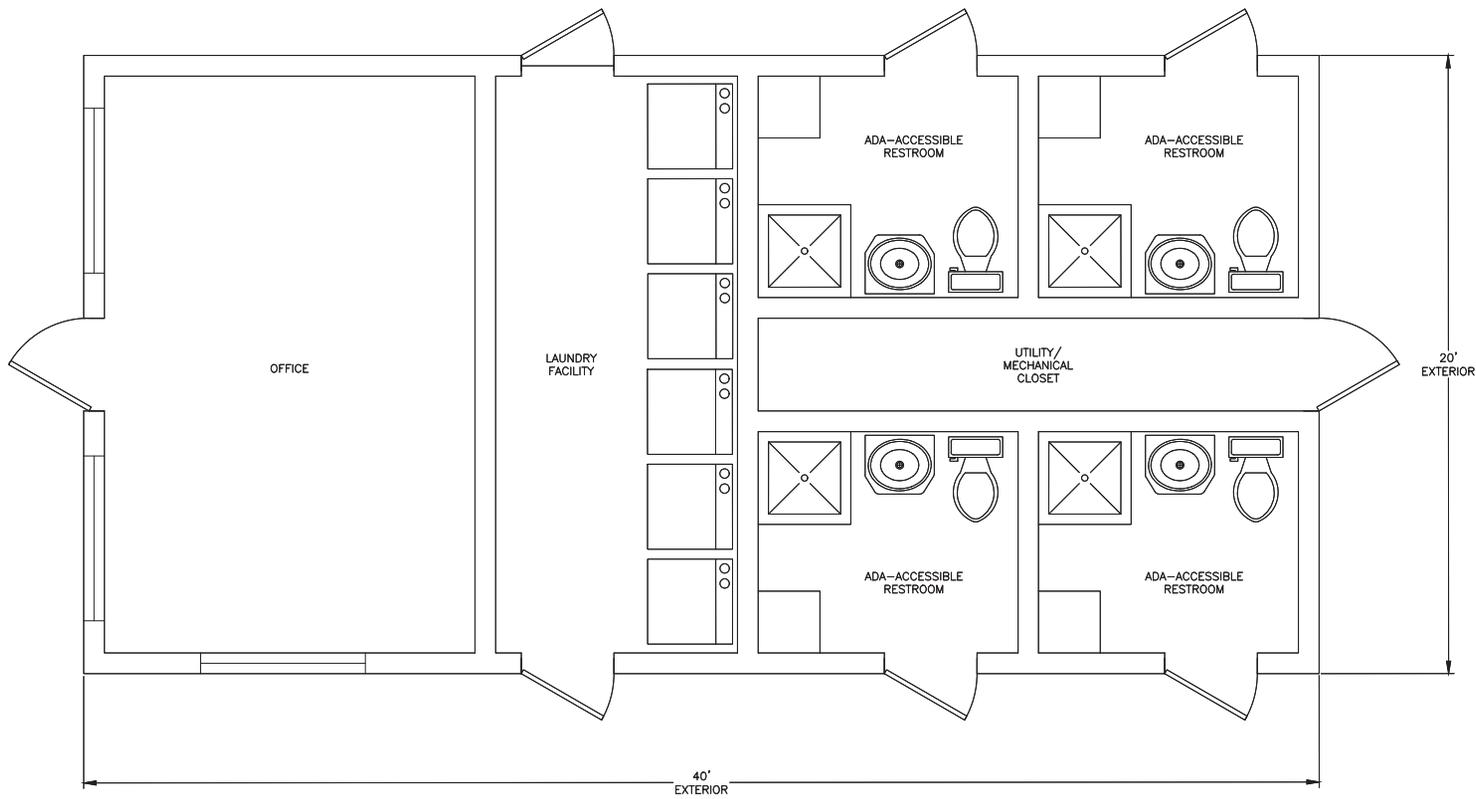


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

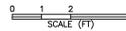
OWNER:
RONALD & KELLY HUNT

PROJECT:	BUFFALO BLUFF RV PARK
TITLE:	TYPICAL BUILDING – ELEVATIONS

D2.0
SHEET 10 of 11



SHOWER/LAUNDRY BUILDING



P:\2019\10007_Buffery RV\wood\19067_Base_06022020.dwg DA FLOORPLANS 11/17 8/11/20 AN

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

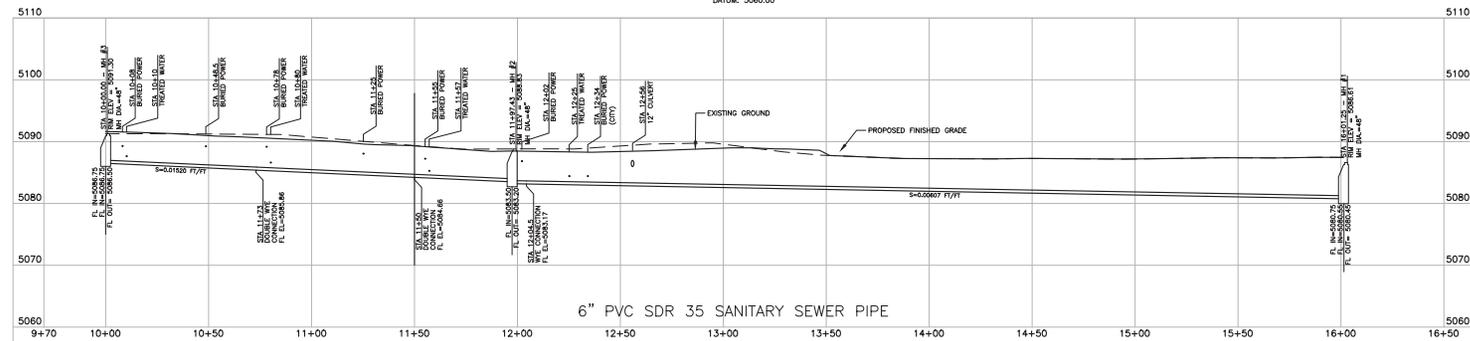
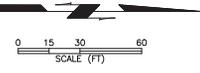
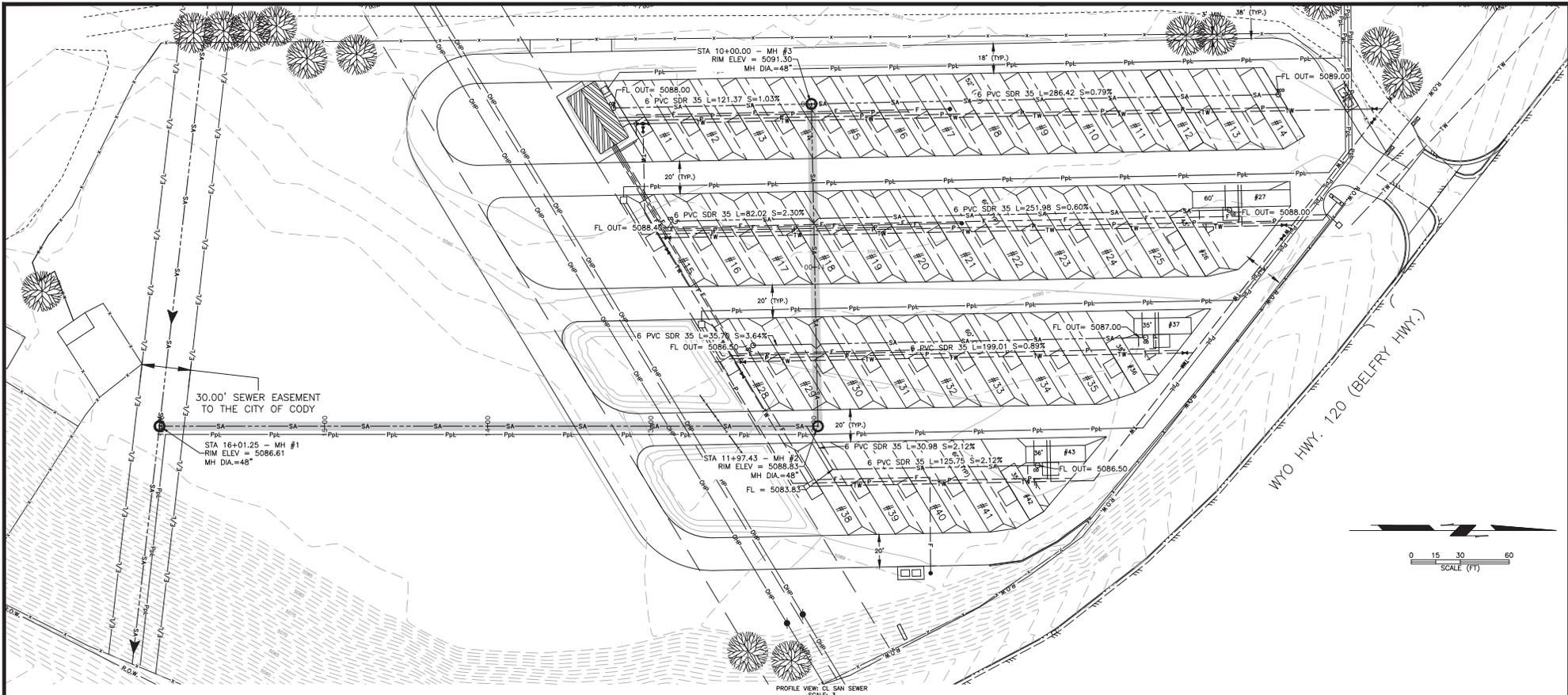


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
RONALD & KELLY HUNT

PROJECT:	BUFFALO BLUFF RV PARK
TITLE:	FLOOR PLANS

D2.1
SHEET 11 of 11



NOTE:
20' CASINGS REQUIRED
ON ALL TREATED WATER
CROSSINGS.

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	KSM	RAO	
03/02/2020	CITY SEWER EASEMENT	RAO	KSM	RAO
12/08/2019	UTILITY PLAN	KSM	RAO	
09/09/2019	ORIGINAL DRAWING - OPTION B	KMB	RAO	RAO

DRAWN BY: KNE
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

C2.3
SHEET Z of 12

P:\2019\19067 Belfry RV\wood\19067 Base_06022020.dwg 7 SAN SEWER PLAN 7/7/20 KNE

Electrical Plan

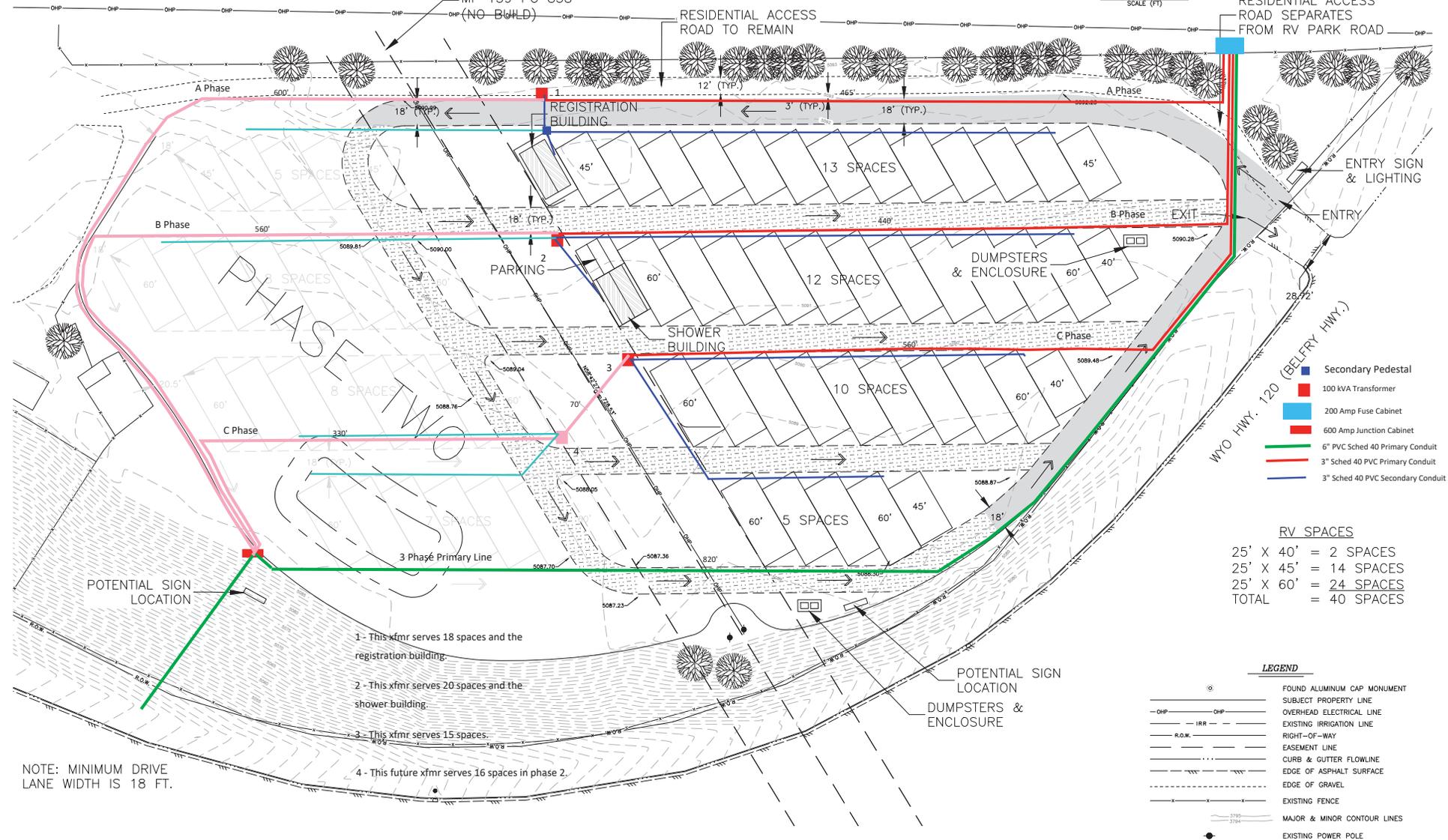


0 15 30 60
SCALE (FT)

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

RESIDENTIAL ACCESS
ROAD TO REMAIN

RESIDENTIAL ACCESS
ROAD SEPARATES
FROM RV PARK ROAD



- Secondary Pedestal
- 100 kVA Transformer
- 200 Amp Fuse Cabinet
- 600 Amp Junction Cabinet
- 6" PVC Sched 40 Primary Conduit
- 3" Sched 40 PVC Primary Conduit
- 3" Sched 40 PVC Secondary Conduit

RV SPACES
 25' X 40' = 2 SPACES
 25' X 45' = 14 SPACES
 25' X 60' = 24 SPACES
TOTAL = 40 SPACES

- 1 - This xfmr serves 18 spaces and the registration building.
- 2 - This xfmr serves 20 spaces and the shower building.
- 3 - This xfmr serves 15 spaces.
- 4 - This future xfmr serves 16 spaces in phase 2.

NOTE: MINIMUM DRIVE
LANE WIDTH IS 18 FT.

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - SUBJECT PROPERTY LINE
 - OVERHEAD ELECTRICAL LINE
 - EXISTING IRRIGATION LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CURB & GUTTER FLOWLINE
 - EDGE OF ASPHALT SURFACE
 - EDGE OF GRAVEL
 - EXISTING FENCE
 - MAJOR & MINOR CONTOUR LINES
 - EXISTING POWER POLE

PL:2019.10007_Belfrey RV Park MF 159 PG 858 PROPOSED-SITE PLAN 1/29/20 10:00 AM

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: KNB
12/6/2019	LAYOUT EDITS	KNB	RAO	RAO	JOB NO. 19067.00
11/18/2019	TW & SA SCHEMATIC	RAO	RAO	RAO	FIELD BOOK NO. 560
10/24/2019	SITE PLAN DRAWINGS	KNB	RAO	RAO	DRAWING NO. BASE
09/09/2019	ORIGINAL DRAWING - OPTION B	KNB	RAO	RAO	



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



ENGINEERING ASSOCIATES
A Wyoming Corporation
P.O. BOX 1900 □ 902 13TH STREET
CODY, WYOMING 82414
307-587-4911 □ FAX 587-2596

TRANSMITTAL

TO: Todd Stowell
Cody City Planner
PO Drawer 2200
Cody, WY 82414

DATE: June 10, 2020

SUBJECT: Buffalo Bluff RV Park – Site Development Submittal

The following information is submitted:

<input type="checkbox"/> As requested	<input type="checkbox"/> For your files
<input checked="" type="checkbox"/> For your review	<input type="checkbox"/> For your information
<input checked="" type="checkbox"/> For your approval	<input type="checkbox"/> For your use

Enclosed are copies of the Site Development Submittal plans for Buffalo Bluff RV Park, as follows:

- Commercial Site Application and check (\$250.00)
- Sign Plan Review Application
- Cody Electrical Division Review
- Exhibit A – Legal Description
- Plan Set (Full size)
- Plan Set (11x17)
- PDF file of plans – via separate email

WDEQ utility plans and Stormwater Drainage Report are pending. Please call with questions you may have.

Sincerely,

ENGINEERING ASSOCIATES

Robert A. Overfield, PE
Project Manager

enc

cc: Owner; Job No. - 19067



PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION

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

Applicant's Name: Ron + Kelly Hunt Business Name: Buffalo Bluff RV Park
Applicant's Mailing Address: 137 Belfry Hwy City: Cody State: WY Zip: 82414
Phone: 307 586 4252 Cell: 206 850 1644 Email: Kellyh@millworkconcepts.com
Project Address: 137 Belfry Hwy Cody, WY Zoning: D2
Property Owner's Name: Ron + Kelly Hunt Phone/Cell: 206 850 1644
Property Owner's Mailing Address: 137 Belfry Hwy City: Cody State: WY Zip: 82414
Description of Proposal (attach additional sheets as necessary): The intended use for the vacant land located at 137 Belfry Hwy is a proposed 43-45 site RV Park to span up to 7 acres of the existing property. (PLEASE I = 4.38 ac +/-)
Legal Description of Property (or attach copy of deed): See attached

Estimated Construction Start Date: July 6, 2020
Representative Attending Planning and Zoning Meeting:
Signature of Property Owner: Kelly Hunt Signature Date: 6/9/2020

APPLICATION MATERIALS:

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

- 1) FEE: Each application shall be accompanied by one of the following review fees. Payment may be made by cash, check, or credit card (Visa, MasterCard, Discover).
[checked] Site Plan Review (also includes Landscape, Architecture, and Sign Plan). Size of Building/Addition: 800 S.F. @\$0.05 per square foot = \$ 40 \$250.00 minimum
[] Landscape/Architecture and Sign Plan only. (Typically modifications to existing development.) \$100.00
[] Minor Commercial Review. (Windows, doors, awnings, building access or exterior finish only.) \$50.00
2) COPIES: (1) 22 x 34 set; (1) 11 x 17 set; Addtl copies available upon request.
[] Twelve (12) paper copies* of the application materials (plans, project description, sign plan, and other required information).
[] A digital copy (PDF) of each of the application documents.
*For complex projects, or if the applicant wishes, submit only two full-size paper copies and the electronic copy for staff review and wait until staff review occurs before providing the 12 copies for the Planning and Zoning meeting. This allows for corrections and changes to the plans before the 12 copies are printed. The 12 copies and an updated PDF will need to be submitted well before the Planning and Zoning meeting, as coordinated with staff.

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

Please include the following Architectural and Site Plan components:

- Provide dimensioned elevation views of each building face to illustrate scale, materials, colors, and roof lines.
- Provide a site plan showing all existing and proposed buildings and structures, outdoor use areas, lot lines, setbacks, access points, driveways, sidewalks, easements, landscape areas, signs, fences, fire hydrants, wells, and drain fields, as applicable. Include a vicinity map with vicinity information describing surrounding land uses and zoning.
- Show the parking lot layout and pedestrian access details (parking lot surfacing/pavement limits, curbing, sidewalk, ADA ramps, tactile warning strips, etc.). Include details to verify compliance with the City off-street parking ordinance (Title 10, Chapter 16), and ADA accessibility requirements.
- Identify any proposed fencing and retaining walls (location, height, materials).
- Provide exterior lighting details (location, size, type of fixtures, and cut sheets/photometric data). Note: Photometric plans may be required for projects with intensive exterior lighting or locations with potential lighting conflicts. Full cut-off lighting fixtures are typically required.
- Show the general grading and drainage scheme. Proposals requiring an engineered storm water plan (see below) must include construction level detail for the grading plan (elevation/slope data, gutter style, inlets/outlets, etc.)
- Identify snow storage areas.
- Identify the trash and recycling dumpster locations and any proposed screening. (City trucks are side-loading)
- Many projects require a basic floor plan of the building(s) in order to determine parking requirements, utility needs, etc. Consult with the City Planner to determine if a floor plan is needed.

Please include the following Utility components:

- Identify all existing and proposed domestic water, sanitary sewer, storm water, electrical, raw water, natural gas, and telecommunication utility lines. Be sure to include locations of necessary inlets, cleanouts, valves, hydrants, etc.
- If the project is a new, expanded, or redeveloped commercial site, submit complete grading and storm water plans and a drainage report from a WY licensed engineer, which comply with the city storm water management policy manual (no increase in runoff). Identify the location and size of all drainage facilities. A drainage report from a WY licensed engineer may not be necessary if the total amount of impervious surface is less than 4,000 sq. ft.
- Identify the size of any new water line and water meter. Provide estimated wastewater quantities if the use will generate more wastewater than a typical household (up to 5,000 gallons/month).
- If a change to electrical service is needed, complete the attached Electrical Division Review form.
- Identify the locations of existing and proposed electrical power lines, electrical equipment, and utility easements on or adjacent to the project site.

Please include the following Landscape components:

- Provide a landscape plan to illustrate the location of the landscaping, the types of plants, other landscaping materials, and groundcover. Identify the irrigation water source and route to the landscape areas. If located in an entry corridor overlay zone, see City of Cody Code 10-17.
- Provide a Landscape Bond Agreement if applicable (If want occupancy prior to the installation of landscaping).

You may include the attached Sign Plan Application:

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

PLANNING AND ZONING BOARD REVIEW:

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

Desired Planning and Zoning Meeting Date: June 23, 2020

2020 Meeting Dates:

Jan. 14 & 28	Feb. 11 & 25	Mar. 10 & 24	April 14 & 28	May 12 & 26	June 9 & 23
July 14 & 28	Aug. 11 & 25	Sept. 8 & 22	Oct. 13 & 27	Nov. 10 & 24	Dec. 8 & 22



COMMUNITY DEVELOPMENT DEPARTMENT
SIGN PLAN REVIEW APPLICATION

STAFF USE
File #: SGN2020-_____
P&Z Invoice: _____
Date Submitted: _____

Applicant's Name: Kelly + Ron Hunt Business Name: Buffalo Bluff RV Park
 Applicant's Address: 137 Belfry Hwy City: Cody State: WY Zip: 82414
 Phone: 307-586-4292 Cell: 206-850-1644 Email: Kellyh@millworkconcepts.com
 Project Address: 137 Belfry Hwy Cody, WY Zoning: D2
 Property Owner's Name: Ron + Kelly Hunt Phone/Cell: 206-850-1644
 Property Owner's Mailing Address: 137 Belfry Hwy City: Cody State: WY Zip: 82414
 Sign Installer (Commercial signs require a licensed installer): Obvious Signs Sign Pros - Billings, MT

- Types of Signs: Attached Wall Projecting Awning Banner (Temporary) Inflatable (Temporary)
 Freestanding Monument Electronic Message Board Temporary A-Frame
 Other (Marquee, Suspended, Bulletin, Billboard, Subdivision, etc.)—Please describe _____

Is the sign in the Downtown Sign District? (1/2 block each side of Sheridan Avenue, from 9th St. to 16th St.) No Yes

Will an existing sign be replaced by the proposed sign(s)? No Yes (If yes, note which sign in description below.)

Brief Description of Proposal: Approx. 8' x 10' elevated signs - one lighted.

Property Owner: Kelly Hunt 6/9/2020 OR Letter of authorization from property owner
 Signature Date

FEE SCHEDULE:

Each application for a sign review shall be accompanied by a review fee as set forth by Title 10 Chapter 15 of the city code.

- | | |
|---|--------------------|
| <input type="checkbox"/> Off-Premise Temporary A-Frame Signs | No Fee |
| <input checked="" type="checkbox"/> Sign Application Submitted with Commercial Site Development Application | No Additional Fee* |
| <input type="checkbox"/> Attached wall, projecting, awning, inflatable, or freestanding sign on existing supports | \$25.00* |
| <input type="checkbox"/> Freestanding sign requiring new base structure and electronic message boards | \$50.00* |

* A building permit fee, based on the valuation of the sign, is required in addition to the fee noted above. The building permit fee is calculated and collected when the permit is ready to be issued.

MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- Two* copies of a drawing or graphic rendering of the proposed sign(s) that indicate the sign content, design, colors, dimensions, area per sign face, materials, lighting and anchoring/mounting details. (* 12 copies if Planning and Zoning Board Review needed.)
- Identify any existing signs that will be removed or replaced by the proposed signs.
- If the proposed sign is under the general category of "freestanding" (not attached to a building), submit:
 - A site plan that identifies the location of the freestanding sign and its distance from all property lines and utility easements in proximity.
 - The dimensions and square footage of any freestanding sign that will remain on the premises.
- If the proposed sign is attached to a building or something on a building, submit:
 - Drawings or photo renderings depicting the sign(s) on the building elevation(s).
 - If the sign is permanent (>120 days), note the dimensions and square footage of any existing signs that will remain on the building(s).
- A Building Permit Application for installation of the sign(s).

If applicable, please provide any additional information pertaining to the specific sign type as necessary to demonstrate compliance with the city sign code (Chapter 10-15). Some of the requirements for specific sign types include:

- Banners must be displayed as a wall sign or attached to railings, and must be securely fastened so that it may not be blown down, in whole or in part. Any other location for display of a banner or advertising flag must be approved through the planning, zoning and adjustment board.
- Advertising flags must be securely fastened.
- Banners and advertising flags must be of professional quality construction and appearance pursuant to the definition in section [10-15-2](#).
- If the banner/advertising flag becomes damaged or detached, it must be removed or repaired within 48 hours.
- Banners are subject to the 120-day time limit for temporary/seasonal signs.

Electronic Message Boards and Animated Signs:

- Not more than one electronic message board sign may be permitted per zoning lot.
- The sign shall not display off-premise commercial advertising.
- They are not permitted in residential sign districts.
- The leading edge of the sign must be a minimum distance of 100 feet from an abutting residential zoning district.
- Electronic message boards must utilize an automatic dimmer control so as to not exceed a maximum luminance of 5,000 nits from sunrise to sunset, and a maximum luminance of 500 nits from sunset to sunrise.
- The use of audio speakers is prohibited in association with the sign.
- Electronic message boards and animated signs shall be permitted only in the following sign districts: D-2, D-3, and E industrial. In addition, electronic message boards and animated signs may be permitted in the downtown business district, but must have special approval by the planning and zoning board. Approval will be based on consideration of adjacent signage, the size of the proposed signage, and compliance with applicable sign requirements of WYDOT.

Temporary A-frame Signs:

- Each organization and/or business may receive one permit per year, which will be valid for up to 7 consecutive days.
- Dates requested: _____
- No more than 5 permits will be issued for the same 7-day period. Permits are issued on a first come first served basis.
- No signs shall be placed within the public right of way except as otherwise allowed by the City Code with Council ok.
- No applicant is allowed to place more than 6 temporary A-frame signs. Please provide a site plan of the locations.
- Provide a signature or letter of authorization from each property owner.

Address	Signature

Address	Signature

Billboards: Applications must also include:

- Legal lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.
- Bond suitable in value to cover the removal of all portions of the sign and support structure at the end of the lease.

Inflatable Signs: Applications must also include:

- Design and construction details to demonstrate compliance with City wind load requirements.
- How the electricity will be supplied to the inflatable.
- Demonstrate that the anchoring mechanisms will not present a danger to the public.
- Site plan showing existing structures, power poles, trees, street and pedestrian paths and all other features which may be impacted.
- Sign Height: _____

City of Cody Electrical Division Review:

Date: 6/9/2020

Project Name: Buffalo Bluff RV Park

Developer/Contractor: Buck'n Horse Electric

Distribution System Information Section: This information must be provided to the City Electrical Engineer prior to estimating the distribution system cost. No equipment will be ordered until the developer pays the estimated charges for the electrical services. If changes to the electrical service are made following the date of the signature on this form, additional costs and delays in service may occur.

Project Electrical Service Requirements:

- 1) Three Phase Yes _____ No
- 2) Voltage Needed
 - a. 240/120 Volt Single Phase Yes No _____
 - b. 208Y/120 Volt Three Phase Yes _____ No
 - c. 480Y/277 Volt Three Phase Yes _____ No
- 3) Service Size (check one)
 - a. 200 amp _____
 - b. 400 amp _____
 - c. 600 amp _____
 - d. 800 amp _____
 - e. 1200 amp
 - f. Other _____ amp
- 4) Expected peak load (not connected load) of the project in amps: 800 amps
- 5) Provide a copy of the project site plan showing existing electrical lines and equipment on, and adjacent to the project site.

Developer Instructions/Comments:

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

- a. All secondary conduits shall be 3" schedule 40 electrical grade PVC.
 - b. A pull string is not required in 3" secondary conduit.
 - c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC.
- 4) All streetlight conduits shall be installed at a depth of no less than 24" and backfilled per City specifications.
- a. All streetlight conduits shall be 1-1/2" schedule 40 electrical grade PVC. A pull string shall be installed in the streetlight conduit run by the contractor.
 - b. All streetlight conduit sweeps shall be a minimum of 12" radius schedule 40 electrical grade PVC.
- 5) The City shall supply transformer box pads, sectionalizing vault ground sleeves, secondary service pedestals, ground rods with pigtails and streetlight bases to the developer's contractor to be installed by the contractor to City specifications. For further information on the placement and clearance requirements for such equipment, refer to the Electric Distribution Standards Policy available in the City of Cody Engineering Office.
- a. All transformer box pads and sectionalizing vault ground sleeves shall be installed so that the top of the pad or sleeve is at least 3" above finished grade. In addition, the City supplied ground rod and pigtail shall be installed with the pad or ground sleeve with the free end of the pigtail wrapped around the conduit sweep for access by the utility for equipment installation.
 - b. Streetlight bases shall be installed so that the top of the pre-poured base is at least 2" above finished grade. The four bolt pattern shall be aligned with the street roadway, sidewalk or curb.
- 6) The developer's labor and equipment costs to install the electrical distribution conduit, box pads, ground sleeves, ground rods, secondary pedestals and streetlight bases shall be traded for the City's labor and equipment costs to install and connect the cable, transformers, sectionalizing vaults and streetlights for the project.

Easement Requirements:

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

I, as the developer of the project understand that if any of the service information provided on this form changes prior to or during construction, it can cause delays in completion and increases in cost since it may require re-ordering equipment to meet the revised service. I understand that some of the equipment required to provide electrical service can require 8 to 12 weeks from order date to delivery.

Signed: Kelly Hunt

Developer's signature

Date: 6/9/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Township 53 North, Range 101 West, 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming;

A parcel of land located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 29, Original Survey (now included in Tracts 47 and 50 of said township and range, resurvey), and also being located in Lot 14 of Section 30 of said township and range according to the Government Resurvey, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 29 Original Survey; thence southerly along the west boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ 802 feet; thence S. 50°58' E. 187 feet; thence N. 33°02' E. 355 feet, more or less, to the point of intersection of this line with the center line of Wyoming State Highway; thence northerly and westerly along the center line of said highway to the point of its intersection with the west line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 29, said point being 943 feet distant northerly from the southwest corner of said subdivision; thence southerly along the west line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 29 a distance of 943 feet, to the POINT OF BEGINNING.

EXCLUDING, however, that portion of the above described property conveyed to The State Highway Commission of Wyoming by Warranty Deed, dated March 21, 1991, recorded in MF Book 192, page 506 of the records of Park County, Wyoming; AND

EXCLUDING, however, from the above described property, the lands conveyed to The State Highway Commission of Wyoming by Warranty Deed dated March 21, 1991, recorded in MF Book 192, page 508 of the records of Park County, Wyoming, as revised by the Correction Deed, dated December 10, 1992, recorded in Park County, Wyoming, in MF Book 231, Page 219; AND

INCLUDING:

That portion of Lot 14, Section 30, Township 53 North, Range 101 West, 6th P.M., Park County, Wyoming, described as follows: **BEGINNING** at a point on the east line of said Lot 14, said point being S. 00°24'40" E. a distance of 64.09 feet from Corner No. 4 of Tract 47; thence S. 00°25'40" E. along said east line of Lot 14 for a distance of 286.71 feet; thence S. 75°50'30" W. for a distance of 43.43 feet; thence N. 70°56'20" W. for a distance of 96.62 feet; thence N. 01°42'20" W. for a distance of 269.51 feet; thence S. 88°30'20" E. for a distance of 139.41 feet; more or less to the POINT OF BEGINNING.



**BUFFALO BLUFF RV PARK
SITE PLAN
HWY 120 - NORTH
CODY, WYOMING**

STORM DRAINAGE REPORT

PREPARED FOR: Buffalo Bluff RV Park, LLC
Kelly Hunt
137 Belfry Hwy
Cody, WY 82414

PROJECT LOCATION: HWY 120 - North
Cody, Wyoming

PREPARED BY: Engineering Associates
POB 1900
Cody, Wyoming 82414

JOB NO.: 19067

DATE: June 18, 2020



ENGINEERING ASSOCIATES
A Wyoming Corporation
POB 1900
CODY, WYOMING
307-587-4911

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I. REPORT SUMMARY

A. Introduction

The proposed Buffalo Bluff RV Park is located north of the Shoshone River on Hwy 120, Cody, Wyoming. The property is located in Section 29 (O.S.) in T. 53 N., R. 101 W., 6th P.M., Park County, Wyoming.

The property currently has a residence, outbuildings, and a hay meadow/pasture. 4.38 acres of the hay meadow/pasture is proposed for development of the RV Park. The proposed site plan includes 43 RV spaces and a building to house the office, laundry, and showers. The improvements will also include gravel access roads. Historically, the site has runoff to the southeast towards the highway. There is no offsite runoff entering the property.

This drainage report addresses historic flows from the 4.38-acre parcel. The developed flow conditions will consider impervious parking surfaces, roof areas, accesses, and those areas to be developed as RV spaces. Each space will include gravel parking, a concrete patio, and sprinkled lawn. The developed conditions have been delineated into two areas, as shown on the attached Drainage Site Plan. The difference between the historic drainage flow and the developed flow will be contained on-site and re-directed into several ponds. No run-off is expected to be generated from any adjacent properties due to the existing topography of the lands to the west of this site. The 10-year, 2-hour storm was analyzed for the calculated run-off in the design of the storage basins. The proposed ponds were confirmed to be capable of holding the 100-yr/2-hr storm runoff as well.

B. Methodology

The methodology used in this report is as follows:

1. Runoff rates and volumes were determined for a 10-year frequency event (for a detention basin/swale/pond), and the storm duration was assumed to be 2 hours, as directed in the City's Storm Water Management Policy.
2. The maximum allowable release rate for the design storm is equivalent to the historic (pre-developed) run-off rates. The calculated difference between the historic and developed flow conditions was found to be 0.39 cfs, which is the minimum required flow to be detained on-site as directed in the City's Storm Water Management Policy. Actual flow to the storage ponds will be greater than the 0.39 cfs minimum required.
3. Inflow hydrographs and depth-storage charts were used to determine the required pond storage volumes. This procedure is based on the Rational Method of calculating peak run-off values.

C. Summary

A summary of the drainage information developed for this project is as follows:

1. The total site runoff summary is shown in the Table below:

10-yr, 2-hr Storm	Full Site – 4.38 acres
Historic	0.98 cfs
Developed	1.37 cfs
Difference	0.39 cfs – minimum retained on-site

2. The summary of basin areas is shown in the Table below:

Basins:	Areas:
D-1	3.80 ac
TO OFF-SITE	0.58 ac
TOTAL =	4.38 ac

3. The summary of total developed runoff from each basin that will discharge off-site is shown in the Table below:

10-yr, 2-hr Storm	Basin D-1	To Off-site	TOTAL
Developed	1.13 cfs	0.24 cfs	1.37 cfs

4. The storage basins were designed to infiltrate 120-minute event flow and will provide more storage than a two-hour event volume for the developed drainage areas. The design sizes are shown in the Table below as bottom areas with 3:1 side slopes. Basin D-1 will have two identical ponds in series, connected by a CMP culvert.

10-yr, 2-hr Storm	Basin D-1
	Detention
Proposed Runoff	1.13 cfs
Proposed Storage	4,055 cf
Proposed Pond Bottom	31' x 59'
Total Pond Depth	2.7 ft
10-yr, 2-hr Depth	1.7 ft
10-yr, 2-hr Freeboard	1.0 ft

II. SUPPORTING DOCUMENTATION

A. Project Development

Run-off coefficients for each area were calculated by using a weighted average of corresponding coefficients attributed to surfaces present within the project area and that are defined by the City's Storm Water Management Policy, shown as follows:

C _{roof/asph/conc}	= 0.95
C _{hardgravel}	= 0.85
C _{bare soil}	= 0.70
C _{lt veg/vegl}	= 0.30
C _{lawn}	= 0.20

The averaged run-off coefficient found for each area was also multiplied by a storm coefficient (C_f), which is 1.00 for the utilization of 10-year storms and 1.25 for 100-year storms when designing storage basins.

The time of concentration (T_c) of run-off for each delineated area was calculated based on the Overland Time of Concentration nomograph. The standard Rational Method as outlined in the City's Storm Water Management Policy was used.

Total runoff, Q (cfs), equals averaged runoff coefficient x rainfall intensity x Area x storm coefficient.

Storage volume for each pond is determined by using the Modified Rational Method Hydrograph. T_r equals the T_c plus 120 minutes for 2-hour storm. Volume equals the runoff to be stored. Volume (cf) equals $T_r \times Q \times 60$, where Q is the estimated runoff in cfs.

B. Infiltration

An infiltration test performed on similar sites indicated that an infiltration rate of 30 minutes per inch was reasonable. This translates to 2 inches per hour of absorption into the soils. Because of the anticipation of some silting in the storage pond from run-off activity, the storage surface area was adjusted to 80% of the total to accommodate this event.

C. Storage Volume Required

The storage volume required is determined using the Inflow Hydrograph to calculate the storm runoff volume. Each pond is sized to handle the inflow anticipated for the design storm minus the estimated infiltration. A routing matrix is used to determine the rate of runoff flow into the storage basin that must be handled by the basin. It assumes maximum runoff at the Time of Concentration,

maintains that maximum flow for 120 minutes, then reduces the flow to zero over Time of Concentration.

The Depth vs. Storage Chart calculates the wetted surface provided by the selected basin configuration by water-depth increments. It then calculates the rate of infiltration for each wetted surface increment, based on the type of soil anticipated in the storage basin. The depth needed in the storage basin is determined for each basin volume needed. 3:1 sideslopes have been selected for this project.

The final storage basins are shown on the attached site plan.

D. 100-YR Emergency Spillway

The emergency spillway for each detention basin must be able to discharge the 100-yr, 2-hr inflow rate for that basin. A depression in the perimeter road will provide a concentrated emergency discharge route for the 100-year storm.

E. Connecting Culvert

The 12-inch diameter CMP culvert connecting the two detention ponds is 50 linear feet with a 1% slope. This configuration will carry 5 cfs, which exceeds the anticipated 100-year storm event runoff.

F. Summary

The total runoff designed to leave this site is 0.24 cfs, which is less than the historic runoff calculated at 0.98 cfs.

G. References

City of Cody Stormwater Management Policy; 2005

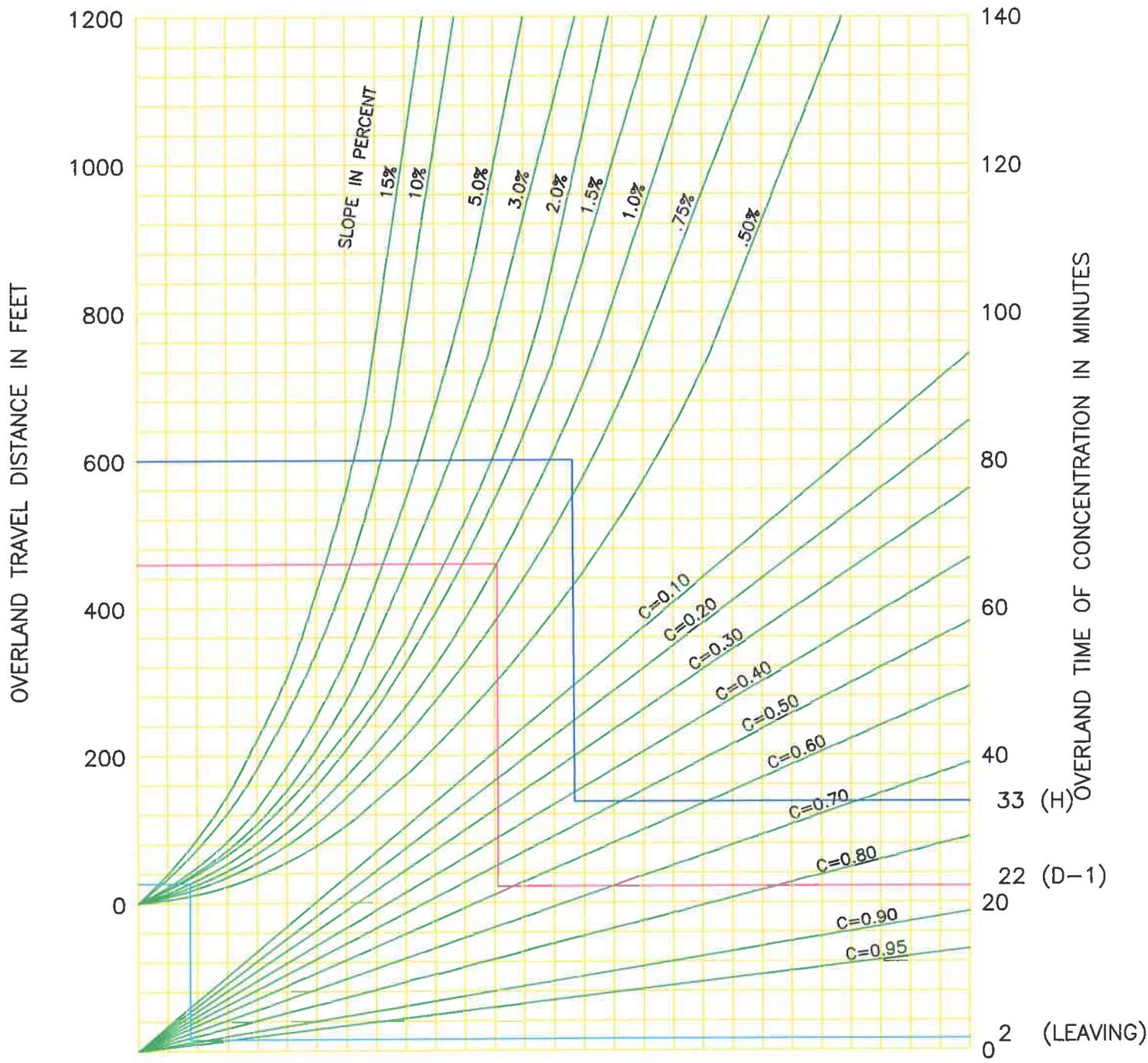
Stormwater - BMP & Detention for Water Quality, Drainage, and CSO Management; Urbonas/Stahre; 1993; Pg. 241-247

Urban Storm Drainage - Criteria Manual - Vol. 1 & 2; Denver Regional Council of Governments; Wright-McLaughlin; 2000

III. ATTACHMENTS

- Cody Storm Water Management Policy
-Precipitation/Intensity Values
- Overland Time of Concentration Graph
- Plan Sheet/Area Diagram

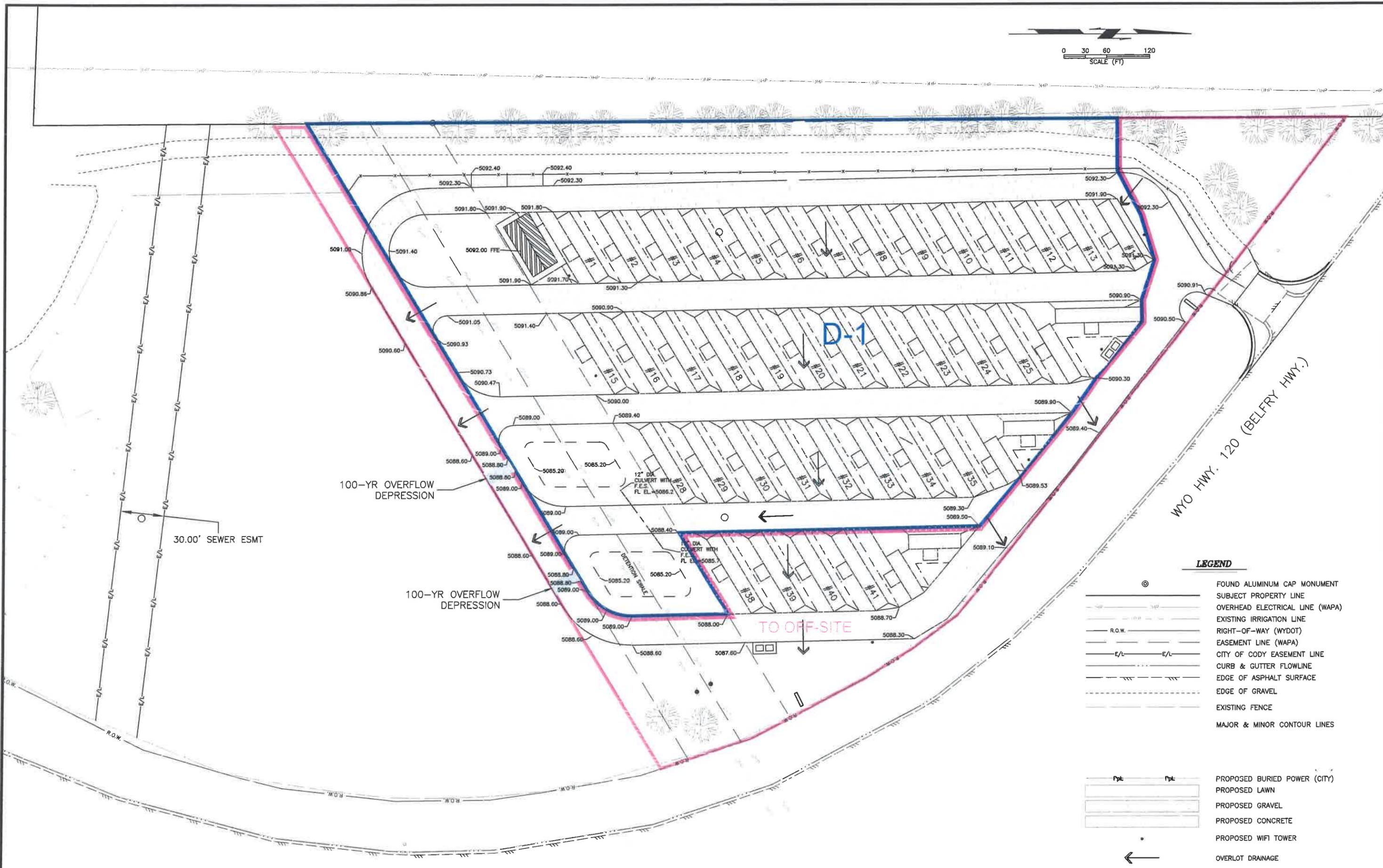
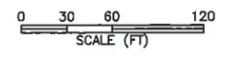
STORM RAINFALL DATA ANALYSIS							DATED:	7/23/1999
FOR:	CITY OF CODY							
ELEVATION:	5100		Z =	51				
PRECIPITATION / DURATION / FREQUENCY DATA								
TIME	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR		
5 MIN.	0.15	0.22	0.28	0.35	0.41	0.45		
10	0.23	0.34	0.43	0.54	0.63	0.69		
15	0.30	0.43	0.54	0.68	0.80	0.88		
30	0.41	0.59	0.75	0.95	1.11	1.22		
1 HR.	0.52	0.75	0.95	1.20	1.40	1.54	[DATA INPUT #2]	
2	0.60	0.85	1.05	1.31	1.51	1.67		
3	0.67	0.94	1.14	1.41	1.61	1.78		
6	0.85	1.15	1.35	1.65	1.85	2.05	[DATA INPUT #1]	
12	1.08	1.43	1.68	2.03	2.28	2.58		
24	1.30	1.70	2.00	2.40	2.70	3.10	[DATA INPUT #1]	
COMMENTS:								
#1) 6-HR. & 24-HR. ARE DATA FROM THE NOAA ATLAS MAPS; FIGURES 20-31.								
#2) 1-HR.; 2-YR. & 100-YR. ARE FROM THE EQUATIONS ON PAGE 15 OF THE ATLAS.								
12-HR. DATA IS THE AVERAGE OF THE 6-HR. & 24-HR. DATA.								
1-HR.; 5-YR. THRU 50-YR. ARE FROM NOAA FIG. 6-CHART, USING THE 2-YR. AND 100-YR. DATA.								
2-HR. & 3-HR. ARE FROM NOAA EQUATIONS ON PAGE 16.								
5-MIN. THRU 30-MIN. ARE ADJUSTMENT FACTORS (TABLE 12) APPLIED TO 1-HR. DATA								
RAINFALL INTENSITY , I (INCHES/HOUR)								
TIME	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR		
5 MIN.	1.81	2.61	3.31	4.18	4.87	5.36		
10	1.40	2.03	2.57	3.24	3.78	4.16		
15	1.19	1.71	2.17	2.74	3.19	3.51		
30	0.82	1.19	1.50	1.90	2.21	2.43		
1 HR.	0.52	0.75	0.95	1.20	1.40	1.54		
2	0.30	0.43	0.53	0.66	0.76	0.83		
3	0.22	0.31	0.38	0.47	0.54	0.59		
6	0.14	0.19	0.23	0.28	0.31	0.34		
12	0.09	0.12	0.14	0.17	0.19	0.21		
24	0.05	0.07	0.08	0.10	0.11	0.13		
COMMENTS:								
PRECIPITATION / DURATION = INTENSITY								



HISTORIC —

BASIN D-1 —

LEAVING SITE —



LEGEND

- ⊙ FOUND ALUMINUM CAP MONUMENT
- SUBJECT PROPERTY LINE
- OVERHEAD ELECTRICAL LINE (WAPA)
- 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
- MAJOR & MINOR CONTOUR LINES
- PROPOSED BURIED POWER (CITY)
- PROPOSED LAWN
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED WIFI TOWER
- ← OVERLOT DRAINAGE

DATE	DRAWING LOG	BY	CHECKED	APPROVED

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 DRAINAGE PLAN

SHEET 1 OF 1

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JULY 14, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: YEEZY 2AB FACILITY FILE: SPR 2020-17	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Engineering Associates has submitted an application on behalf of Yeezy and the property owners of 119 and 125 Road 2AB (Forward Cody and Cody Laboratories/ Lannett) for modifications of the facility to accommodate Yeezy's planned use. The facility was originally approved and constructed as a pharmaceutical product facility and warehouse, but will now be used for apparel/shoe manufacturing. The pharmaceutical facility was not fully completed. The modifications primarily relate to removal of items that are not needed for the new use, rearranging parking and utilities, and slightly modified site grading. An extension off the front of the existing building for offices is no longer proposed, as the offices will be located within the existing building. That area, as well as the area of the blast panels on the east side of the building, will have finished materials applied—they are currently just paneled off by OSB.



The plans are well prepared and detail all of the modifications. Refer to Sheet C00.101 for an overview of the primary changes.



REVIEW CRITERIA:

The property is located within the Heavy Industrial zoning district, which permits manufacturing facilities.

Section 9-2-3 of the City code states:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

In addition, Section 10-10F of the City code, which includes the Heavy Industrial zoning district regulations, contains the following language:

As required by this code, all new or expanded development in the Heavy Industrial zoning district shall be subject to site plan review by the Planning, Zoning, and Adjustment Board prior to issuance of any building permit or establishment of such use. The Board shall review the site plan for the following:

- A. Compliance with the specific provisions of the zoning ordinance.*
- B. General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking, landscaping, lighting, site grading, storm water facilities, and utilities. Consideration of adjacent uses shall be made in respect to the location of specific activities within the site, so as to reduce any potential conflicts from odors, dust, noise, vibration, glare, visual impacts, and storm water runoff.*
- C. Assurance of compliance with applicable state and federal safety and environmental standards pertaining to hazardous materials.*

The Board may specify conditions as necessary to ensure compliance with applicable standards. The issuance of a development permit shall be contingent upon the applicant receiving an affirmative vote from the majority of the Board that the applicant has satisfied the above requirements.

REGULATIONS:

Building Height: No change to existing. The tallest portion of the building is 82 feet.

Yards/Zoning Setbacks/Ownership Boundaries: No change to existing, which is in compliance with applicable regulations.

Review of the standards of 10-10F-8: DISTRICT REGULATIONS. Staff Comments follow each item.

Uses established or conducted within this district shall comply with the following standards:

A. Compliance with State, Federal and Local Requirements: Evidence of compliance with applicable state, federal, and local permitting requirements shall be provided with all applications for new or expanded intensive industrial uses in the following manner. An outline of necessary state, federal, and local permits for the proposed use and the status of those applications shall be provided by the applicant for the planning and zoning board site plan review outlined in section 10-10F-9 of this article. Potential permits will typically relate to air quality, storm water, and hazardous waste storage and handling. All such required permits shall be obtained prior to issuance of a certificate of occupancy, or as otherwise directed by the planning and zoning board.

Staff Comment: The proposed use is not on the list of "intensive industrial uses". However, verification of applicable permits is needed. It is known that a Stormwater Pollution Prevention Plan is needed from WY DEQ, which is noted in the plans. It is not anticipated that any air quality or hazardous waste handling/storage permits are needed, but we need the applicant to disclose the activities of the site so that can be confirmed prior to issuance of the building and zoning permit.

A standard City road encroachment permit will be needed for the work within the Road 2AB right-of-way (construction of new access).

B. Emergency Response Plans: All intensive industrial uses shall submit emergency response plans to the Park County fire marshal for review and approval prior to receiving a certificate of occupancy and conducting such operations.

Staff Comment: Again, the use is not classified as an intensive industrial use. Nevertheless, the fire marshal has and will be involved in the building/fire plan reviews for the facility and can address any concerns through that process.

C. Sound Level: The day-night average sound level (Ldn), measured at the property line, shall not exceed fifty five (55) decibels (dB) where the adjacent property is zoned residential (AA, A, B, C, F-1, F-2, RR, and county R-H) or sixty five (65) decibels (dB) where the adjacent property is zoned commercial, industrial, or agricultural; provided, the board may authorize a louder threshold when a sound easement is granted by the owner(s) of the property where the sound threshold would be exceeded. The board may require sound testing to verify compliance at the time a new or expanded use is established.

Staff Comment: Due to the significant distance to the perimeter property lines, that almost all operations are inside, and that they need the facility quiet enough that they can conduct office work in the personnel building, we do not expect the noise levels to be exceeded. It is noted that the sound levels are a day-night average, meaning that there may be individual instances of exceedance, but not continually.

That being said, some noise events can be scheduled so as to minimize noise generation when it is likely more sensitive. For example, maintenance start-ups of the backup generator should occur during the day.

At least an informal analysis of the sound levels will be conducted by staff at the time operation testing commences, and if sound levels appear to be an issue, we will work with Yeezy to ensure compliance. Being an ongoing requirement, enforcement can occur at any time.

D. Landscaping and Screening: New uses, and existing uses which expand in building size or outdoor use area by more than fifty percent (50%), shall be provided with landscaping near the entrance to the property and/or building and along any collector or arterial street frontage, in the following manner:

1. Provide a landscaped area at least two hundred (200) square feet in size near the property entrance and/or building and include vegetation such as decorative grasses, planted trees, shrubs, flowers, lawn, or ground cover. Incorporating the business signage into the landscaped area is encouraged.

Comment: Met. The landscape area near the front of the building is a few thousand square feet.



2. Provide landscaping along any collector or arterial street frontage, consisting of a minimum of one tree per fifty (50) linear feet of such frontage (rounded to the nearest whole number) and decorative rock or ground cover at each tree. Provided, the planning and zoning board may consider alternative landscaping methods when tree placement cannot occur due to the restrictions of title 7, chapter 4 of this code.

Comment: Met. The five required trees are provided as ponderosa pine along the property frontage. All disturbed areas that are not designated for other plantings or buildings will be seeded with native grass seed mix. The landscaping plan is found on Sheet C00.320.

3. Required landscaped areas shall be watered and maintained, with replacement of dead vegetation as needed so that at least ninety percent (90%) of the trees and ninety percent (90%) of the other landscape vegetation initially required are living.

E. Height of Open Storage: Storage of materials outside of buildings or containers shall be no higher than eight feet (8') plus one foot (1') in height for every additional two feet (2') of setback from a property line.

Staff Comment: No outside material storage is identified. Two temporary containers are at the west end of the facility and meet the height/distance requirement.

F. View Obscuring Barriers: When the use of the property is a wrecking yard or similar use that stockpiles scrap or junk materials, site screening fences up to eight feet (8') tall and/or additional landscaping sufficient to form a view obscuring barrier shall be provided to screen those activities from major roads and residential areas.

Staff Comment: No such outdoor activities are proposed.

SITE PLAN ANALYSIS:

General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking, landscaping, lighting, site grading, storm water facilities, and utilities. Consideration of adjacent uses shall be made in respect to the location of specific activities within the site, so as to reduce any potential conflicts from odors, dust, noise, vibration, glare, visual impacts, and storm water runoff.

Access and Traffic flow:

The new building will be served with a new access and parking area. Traffic flow through the site is controlled, such that truck traffic is intended to use the existing west approach, and most other traffic will use the new east approach. Both accesses will be restricted entry, controlled by gates. The new gate will be about 100 feet from the edge of Road 2AB, and the existing gate is even further. This allows vehicles to pull off the public street before requesting access.

The key code or a Knox box will need to be provided to the fire marshal for emergency vehicle entry. Garbage collection access must also be coordinated.

Commercial Signage:

A 4' by 8' (32 square foot) monument sign is planned. The sign is shown on Sheet C00.604, and the location is on Sheet C00.101. The sign design and location meet applicable requirements.

Parking:

See Sheet C00.501. Fifty-one paved parking spaces, two of which are ADA spaces, are proposed. The number is based on the anticipated number of employees. As growth occurs, the parking area could be expanded to the east. Technically, 51 spaces require 3 ADA spaces. 50 spaces only require two to be ADA. Not striping one space in the

south row would be sufficient for now. Upon any future parking lot expansion, the restriping of the front row to provide additional ADA spaces would be needed.

The parking spaces, access and aisles meet or exceed the minimum dimensional requirements and surfacing requirements.

Lighting:

Parking lot lighting is provided as required. The lights will simply be relocated from their present spots.

Exterior building lighting is not identified. Cut-off style lighting is suggested. Lighting details can be reviewed by staff with the building permit.

Site grading:

The overall grading plan is found on Sheet C00-301. Material from the back of the lot will be brought towards the front to provide a relatively level site, with the building floor at the same elevation of the existing warehouse. The firewater containment pond, located behind the warehouse, will be enlarged. The mass grading activities will need to include dust control, which is identified by Note 5 of Sheet C00.002.

Storm Water Facilities:

A complete drainage report, indicating that runoff will not exceed historical flows has been submitted. The site alterations do not increase runoff above the previously approved site plan, so the existing designed facilities are adequate.

Utilities:

The master utility plan is found on Sheet C00.201. The changes to City utilities includes a relocated pad-mounted switch (electrical), and relocated fire hydrants. The relocated water line to the hydrant, as shown on Sheet C002.2, greatly extends the distance from the main. As a result, public works requests that the relocated hydrant lateral be analyzed to verify adequate fire flow.

A new telecommunications line is also proposed, which will be run next to the existing telecommunication lines.

The relocation of the pad-mounted switch (electrical) is relatively complex and expensive. It may be more reasonable to relocate the fire lane, or find another method. Additional discussion between the applicant and the electric division, public works, and fire marshal is needed. That has not been able to occur yet.

Also, the Cody Labs project was shut down before all of the previously required utility easements were done and the utility maintenance agreement was completed (water main is private, but City would agree to do maintenance and repairs and charge property owner). Those need to be completed prior to occupancy of the building.

Waste Generally:

The waste stream from the facility has not been disclosed. There is space for four dumpsters on the proposed dumpster pad behind the building. That would likely mean three for waste and one for cardboard recycling. If this is insufficient, the applicant should contact Public Works to discuss.

Wastewater/Sewer Service:

The primary sewer and wastewater systems will remain in place. An isolated system designed for hazardous waste containment will be removed (several pipes capped and the open containment pond filled). While these plans show those pipes being capped outside the building, note that they must also be capped or removed inside the buildings.

Fencing

All proposed fencing is seven feet or less in height—six-foot chain link, with three strands of barb wire above. The fence is properly located outside of the utility easements and gate access is provided. The utility easements granted to the city will need to include general access through the gate and road system to access the defined utility easements.

Architecture

The Heavy Industrial Zone does not contain the architectural review requirement found in other commercial and industrial zoning districts.

ATTACHMENTS:

Construction Plans

Drainage report (electronic version)

ALTERNATIVES:

Approve, approve with conditions, or deny the site plan with or without changes.

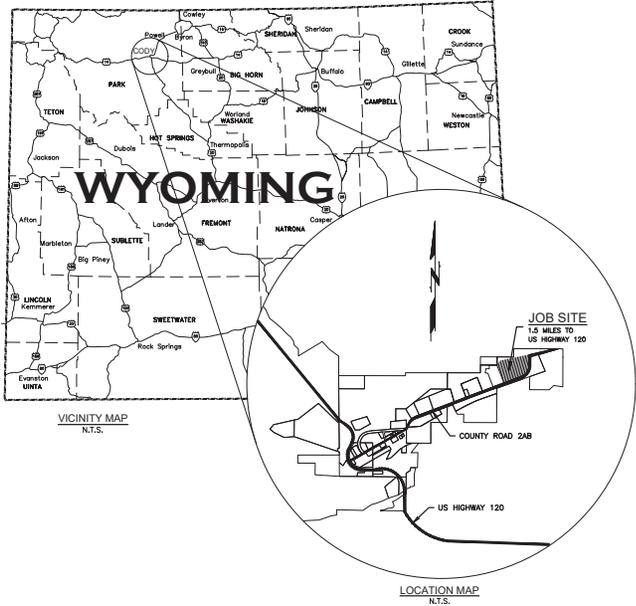
RECOMMENDATION:

Approve the site plan improvements as proposed, subject to the following:

1. (Outstanding condition) The water mains are to be owned by the property owner(s). The City is willing to maintain the water mains, subject to an agreement pertaining thereto. The agreement will be needed prior to occupancy of the facility.
2. (Outstanding condition) Provide utility easements to the City for all City-owned and/or maintained utility facilities. In conjunction with the individual easements, the city needs a general easement to access those easements through the developed gates and road system.
3. Prior to issuance of the building permit, resolve the plan for relocation of the pad-mounted switch (electric).
4. Cap, plug or remove the interior abandoned wastewater containment piping within the buildings as well.

5. The storm water facilities are to be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.
6. The native reclamation areas must be reseeded as planned, as well as those areas that were previously disturbed by the Cody Labs construction and the seed did not grow (includes some area east of east fence and to the south).
7. Any exterior lighting not identified on the plans must be full cut-off style, unless otherwise authorized by the Planning and Zoning Board.
8. There is a fire pump sizing issue that must be resolved as part of the building permit process.
9. The project must otherwise comply with the site plan drawings, application materials, and applicable City codes. All improvements and landscaping must be completed prior to occupancy. Staff is authorized to approve minor modifications to the site plan that in their judgment do not constitute a substantial change—any modification to the application not deemed minor by staff will require review by the Planning and Zoning Board.

CONSTRUCTION PLANS W2 PRODUCTION FACILITY CODY, WYOMING



UTILITY COMPANY CONTACTS					
UTILITY	OWNER	ADDRESS	CONTACT	PHONE	
GAS	BLACK HILLS ENERGY	2320 MOUNTAIN VIEW DR.	STEPHANIE FRY	307-587-4281	
ELECTRIC	CITY OF CODY	1338 RUMSEY AVE.	BERT POND	307-527-7511	
ELECTRIC	ROCKY MOUNTAIN POWER	226 W. YELLOWSTONE AVE.	MARY UNDERMANN	307-587-3843	
SEWER	CITY OF CODY	119 19TH ST.	JAMES KEENAN	307-587-2958	
WATER	CITY OF CODY	119 19TH ST.	JAMES KEENAN	307-587-2958	
TELEPHONE	TCT	1601 S PARK DR.	BEN WALKER	307-568-3357	
FIBER OPTIC	CENTURY LINK	614 14TH ST.	TERRY FERRUZZA	307-587-7159	
	TCT	1601 S PARK DR.	BEN WALKER	307-568-3357	

ZONING:
HEAVY INDUSTRIAL;
SAME ZONE TO EAST,
SOUTH, WEST;
COUNTY RR-2 TO NORTH

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

LEGEND	
EXISTING CONTOUR	----- 4945 -----
PROPOSED CONTOUR	----- 4945 -----
EXISTING PROPERTY LINE	----- ST ----- ST -----
EXISTING STORM SEWER	----- ST ----- ST -----
EXISTING SANITARY SEWER	----- SA ----- SA -----
PROPOSED SANITARY SEWER	----- SA ----- SA -----
EXISTING TREATED WATER	----- TW ----- TW -----
PROPOSED TREATED WATER	----- TW ----- TW -----
EXISTING UNDERGROUND FIBER OPTIC	----- F ----- F -----
EXISTING OVERHEAD POWER	----- OP ----- OP -----
PROPOSED UNDERGROUND POWER	----- P ----- P -----
EXISTING UNDERGROUND GAS	----- G ----- G -----
PROPOSED UNDERGROUND GAS	----- G ----- G -----
PROPOSED COMMUNICATION	----- TEL ----- TEL -----
PROPOSED FIBER OPTIC	----- F ----- F -----

EXISTING VALVE	
PROPOSED VALVE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING SIGN	
EXISTING LIGHT POLE	
EXISTING MANHOLE	
PROPOSED LIGHT POLE	
PROPOSED GRATED INLET	
PROPOSED DRYWELL	
EXISTING MONITORING WELL	
EXISTING CONCRETE	
PROPOSED CONCRETE	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
PROPOSED GRAVEL	
EXISTING GRAVEL	
PROPOSED GRAVEL LANDSCAPING	

SHEET NO.	TITLE
C00.001	CIVIL COVER SHEET
C00.002	GENERAL NOTES
C00.101	CIVIL SITE PLAN
C00.201	MASTER UTILITY PLAN
C00.202	UTILITY EASEMENT PLAN
C00.212	TREATED WATER PLAN AND PROFILE
C00.240	LIGHTING AND ELECTRICAL CONDUIT PLAN AND DETAILS
C00.250	FLOOR DRAIN PIPE DEMOLITION AND DETAILS
C00.251	CONTAINMENT POND DEMOLITION PLAN
C00.300	CONCRETE
C00.301	SITE GRADING KEY PLAN
C00.302	SITE GRADING-SHEET 1
C00.303	SITE GRADING-SHEET 2
C00.310	ACCESS ROAD PLAN AND PROFILE-SHEET 1
C00.311	ACCESS ROAD PLAN AND PROFILE-SHEET 2
C00.312	ACCESS ROAD PLAN AND PROFILE-SHEET 3
C00.313	ACCESS ROAD PLAN AND PROFILE-SHEET 4
C00.320	LANDSCAPING PLAN
C00.601	CONSTRUCTION DETAILS-TREATED WATER
C00.602	CONSTRUCTION DETAILS-SANITARY SEWER
C00.603	CONSTRUCTION DETAILS-STORM SEWER
C00.604	CONSTRUCTION DETAILS-STREET DETAILS
C00.605	CONSTRUCTION DETAILS-PARKING AND LIGHTING
C00.606	CONSTRUCTION DETAILS-FENCING

ABBREVIATIONS

AC	ALUMINUM CAP	MH	MANHOLE
ADA	AMERICANS WITH DISABILITY ACT	MIN	MINIMUM
ALT	ALTERATE	MISC	MISCELLANEOUS
APPROX	APPROXIMATE	NAD	NORTHING/NORTH
BM	BENCH MARK	NAN	NORTH AMERICAN DATUM
BLDG	BUILDING	NTS	NOT TO SCALE
BVD	BOULEVARD	OH	OVERHEAD
BOW	BACK OF WALK	OC	ON CENTER
CL	CENTERLINE	OD	OUTSIDE DIAMETER
C&G	CURB AND GUTTER	PC	POINT OF CURVATURE
CBC	CATCH BASIN	PI	POINT OF INTERSECTION
CBC	CONCRETE BOX CULVERT	PP	POINT OF CURVE
CFC	CUBIC FEET	PRV	PRESSURIZED
CFS	CUBIC FEET PER SECOND	PT	POINT OF TANGENCY
CI	CAST IRON	POLY	POLYETHYLENE
CMP	CORRUGATED METAL PIPE	PVI	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	PVT	POINT OF VERTICAL TANGENCY
CT	COMMON TRENCH	R	RADIUS
CTR	CENTER	RCP	REINFORCED CONCRETE PIPE
CV	CUBIC YARDS	REM	REMOVE/REMOVAL
DI	DUCTILE IRON	REPL	REPLACE
DIAM	DIAMETER	RT	RIGHT OF WAY
E	EAST	SAN	SANITARY
EL	ELEVATION	SDWK	SIDEWALK
EWOC	EDGE OF PAVEMENT	SECT	SECTION
EX	EXISTING	SF	SQUARE FEET
FEE	FINISHED FLOOR ELEVATION	SHDR	SHOULDER
FG	FINISH GRADE	SPECS	SPECIFICATIONS
PH	FIRE HYDRANT	STA	STATION
F.E.S.	FLARED END SECTION	STD	STANDARD
FL	FLOW LINE/FLOOR/FLANGE	SV	SQUARE YARDS
FEET	FEET	TB	THRUST BLOCK
GB	GRADE BREAK	TBC	TOP BACK OF CURB
GV	GATE VALVE	TW	TREATED WATER
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
HERCP	HORIZONTALLY ELLIPTICAL REINFORCED CONCRETE PIPE	UTIL	UTILITY/UTILITIES
HORIZ	HORIZONTAL	VC	VERTICAL CURVE
HORIZ	HORIZONTAL	VERT	VERTICAL
INCHES	INCHES	VOL	VOLUME
INVERT	INVERT	VPC	VERTICAL POINT OF CURVATURE
JUNCTION BOX	JUNCTION BOX	VPI	VERTICAL POINT OF INTERSECTION
LENGTH	LENGTH	VPT	VERTICAL POINT OF TANGENCY
LF OR L	LINEAR FEET		
LEFT	LEFT		

**FOR
PERMIT USE
ONLY**



ENGINEER
ENGINEERING ASSOCIATES
802 13th STREET
CODY, WY 82414
307-587-3411

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
JOB NO.: 20047
FIELD BOOK NO.: OFFICE
DRAWING NO.: C00.001



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
TITLE: CIVIL COVER SHEET

C00.001

GENERAL NOTES

- 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 DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE CALL OF WYOMING 1-800-849-2476 AT LEAST 48 HOURS PRIOR TO DIGGING.
- PERMITS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES FOR CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR MATERIALS TESTING.
- CONTRACTOR SHALL COORDINATE STREET CLOSURE AND UTILITY SHUTDOWNS AS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES.
- CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ADJACENT PROPERTIES SHALL BE PROTECTED USING WHATEVER MEANS NECESSARY. FUGITIVE DUST FROM CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED BY FREQUENT WATERING AND/OR CHEMICAL STABILIZATION AS NECESSARY. UNDER NO CIRCUMSTANCES SHALL PROUD MATERIAL BE ALLOWED TO LEAVE THE SITE. SILT FENCE, SEDIMENT TRAP, INLET PROTECTION OR OTHER EROSION CONTROL DEVICES SHALL BE USED TO SATISFY THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN OR AS APPROVED BY WDCD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL OPERATIONS.
- ANY CONSTRUCTION DEBRIS SHALL BE CLEANED OFF PUBLIC STREETS, SIDEWALK, ETC. AT THE END OF EACH WORK DAY.
- CONSTRUCTION AND TESTING SHALL BE IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS (WPW) STANDARD SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE NOTED. IN THE ABSENCE OF GUIDANCE FROM WPW, THE CITY OF CODY STANDARD SPECIFICATION SHALL APPLY.
- DAMAGE TO ANY EXISTING PAVEMENT OR CONCRETE SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- DAMAGE TO ANY EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ALL CONCRETE STORM DRAIN PIPE SHALL BE A MINIMUM CLASS IV RCP.
- PLANS SHALL SUPERSEDE SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE 24 HOUR CONTACT PHONE NUMBER FOR USE BY CITY OF CODY AND OTHER OFFICIALS.

CODY MATERIAL SPECIFICATIONS

- ALL SUBBASES AND BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH ASTM 1559.
- CRUSHED BASE COURSE:
 - THE MATERIAL PROVIDED SHALL BE UNIFORMLY GRADED COARSE TO FINE AND SHALL NOT VARY FROM THE HIGH LIMIT ON ONE SIEVE TO THE LOW LIMIT ON AN ADJACENT SIEVE OR VICE VERSA.
 - THE PERCENTAGE PASSING THE NO. 200 SIEVE SHALL NOT EXCEED ONE HALF OF THE PERCENTAGE PASSING THE NO. 40 SIEVE.
 - THE MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT NOT GREATER THAN 25 AND A PLASTICITY INDEX NOT GREATER THAN 8, EXCEPT WHEN THE PLASTICITY INDEX IS 0 (ZERO), THE LIQUID LIMIT SHALL NOT EXCEED 30.
 - ALL CRUSHED BASE COURSE MATERIAL SHALL MEET THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH MASHTO 1-27 & 1-11:

SEIVE	% PASSING
3/4"	90-100
1/2"	60-85
No. 4	45-65
No. 8	35-55
No. 200	3-12
- AGGREGATE FOR HOT PLANT PAVEMENT MIX # 1, IN ACCORDANCE WITH WYOMING TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS-LATEST EDITION:
 - FOR COMPACTED THICKNESSES 3" OR LESS, USE WYDOT 1/2-INCH MAXIMUM AGGREGATE.
 - FOR COMPACTED THICKNESSES GREATER THAN 3" USE WYDOT 3/4-INCH MAXIMUM AGGREGATE FOR FIRST LIFT. SECOND LIFT SHALL BE A MINIMUM COMPACTED THICKNESS OF 1-1/2 INCHES, 1/2-INCH MAXIMUM AGGREGATE.
 - MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST, FREE OF FOREIGN MATTER.
 - PRIMER: A CUT-BACK LIQUID ASPHALT OF THE MEDIUM CURING TYPE, GRADE ,C-70, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D2027.
 - TACK COAT: A CATIONIC SLOW SET EMULSIFIED ASPHALT MIXED WITH A N EQUAL AMOUNT OF WATER, GRADE CSS-1H, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D244. OTHER GRADES OF EMULSIFIED ASPHALT WILL BE CONSIDERED IF TESTING OR EXPERIENCE THAT ANOTHER GRADE IS MORE SUITABLE.
 - MIX DESIGN: A COMPLETE MIX DESIGN MEETING THE REQUIREMENTS OF A1 MS-2 COMPLETED WITHIN THE LAST 24 MONTHS FOR THE SPECIFIC MATERIALS TO BE USED SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK. A1 MS-2 ESTABLISHES THE FOLLOWING REQUIREMENTS FOR THE ASPHALT CEMENT CONCRETE FOR A MEDIUM TRAFFIC VOLUME:

STABILITY (LB. MINIMUM)	1200
FLOW (0.01 IN.)	8 TO 16
PERCENT AIR Voids (%)	3 TO 5
VOIDS IN MINERAL AGGREGATE (% MINIMUM)	15
- CONCRETE SPECIFICATIONS
 - 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).
 - AGGREGATE GENERAL - GRAVEL, CRUSHED SLAG, CRUSHED STONE, OR OTHER INERT MATERIALS, COMPOSED OF HARD, STRONG, DURABLE PARTICLES FREE OF INJURIOUS COATINGS.
 - FINE AGGREGATE
 - THE MAXIMUM PERCENTAGE OF DELETERIOUS SUBSTANCES SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:

COAL AND LIGNITE	.3%
CLAY LUMPS	.2%
OTHER DELETERIOUS SUBSTANCES	2.0%
 - WHEN TESTED IN ACCORDANCE WITH THE LOS ANGELES RATTLER METHOD, THE COARSE AGGREGATE SHALL NOT SHOW A WEAR IN EXCESS OF 40%.
 - THE FINE AGGREGATE SHALL BE FREE FROM INJURIOUS AMOUNTS OF ORGANIC IMPURITIES.
 - COARSE AGGREGATE
 - THE MAXIMUM PERCENTAGES 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%
 - THE COARSE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SEIVE	% PASSING
3/8"	100
No. 4	90-100
No. 16	45-80
No. 60	10-30
No. 100	2-10
No. 200	0-4
 - THE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SEIVE	% PASSING
1 1/2"	100
1"	95-100
1/2"	25-60
No. 4	0-10
No. 5	0-5
No. 200	0-2
 - 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.
 - ALL CONCRETE PLACED SHALL HAVE A SLUMP OF BETWEEN 1" AND 4" WHEN TESTED IN ACCORDANCE WITH ASTM C143.
 - ALL CONCRETE PLACED SHALL MEET THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS:

LABORATORY MIXED SAMPLE	2860 P.S.I.
7 DAYS	28 DAYS
LABORATORY MIXED SAMPLE	4000 P.S.I.
- 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.

SANITARY SEWER AND TREATED WATER MATERIAL SPECIFICATIONS

- PIPING FOR TREATED AND RAW WATER MAINS SHALL BE AWWA C-900 PVC CLASS 200.
- FITTING FOR TREATED AND RAW WATER MAINS SHALL BE AS APPROVED BY THE CITY ENGINEER AND CONFORMS WITH THE WYOMING PUBLIC WORKS STANDARDS.
- GATE VALVES SHALL CONFORM TO AWWA C500. VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH NON-RISING STEMS, OPEN LEFT AND NOT OPERATED. THE VALVES SHALL HAVE MECHANICAL JOINT ENDS CONFORMING TO ANSI A21.11.
- ALL WORK ASSOCIATED WITH THESE DETAILS SHALL CONFORM TO THE WYOMING PUBLIC WORKS SPECIFICATIONS.

FINISH FLOOR ELEVATION = 4948.00

DRAWING NO. C00.002

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

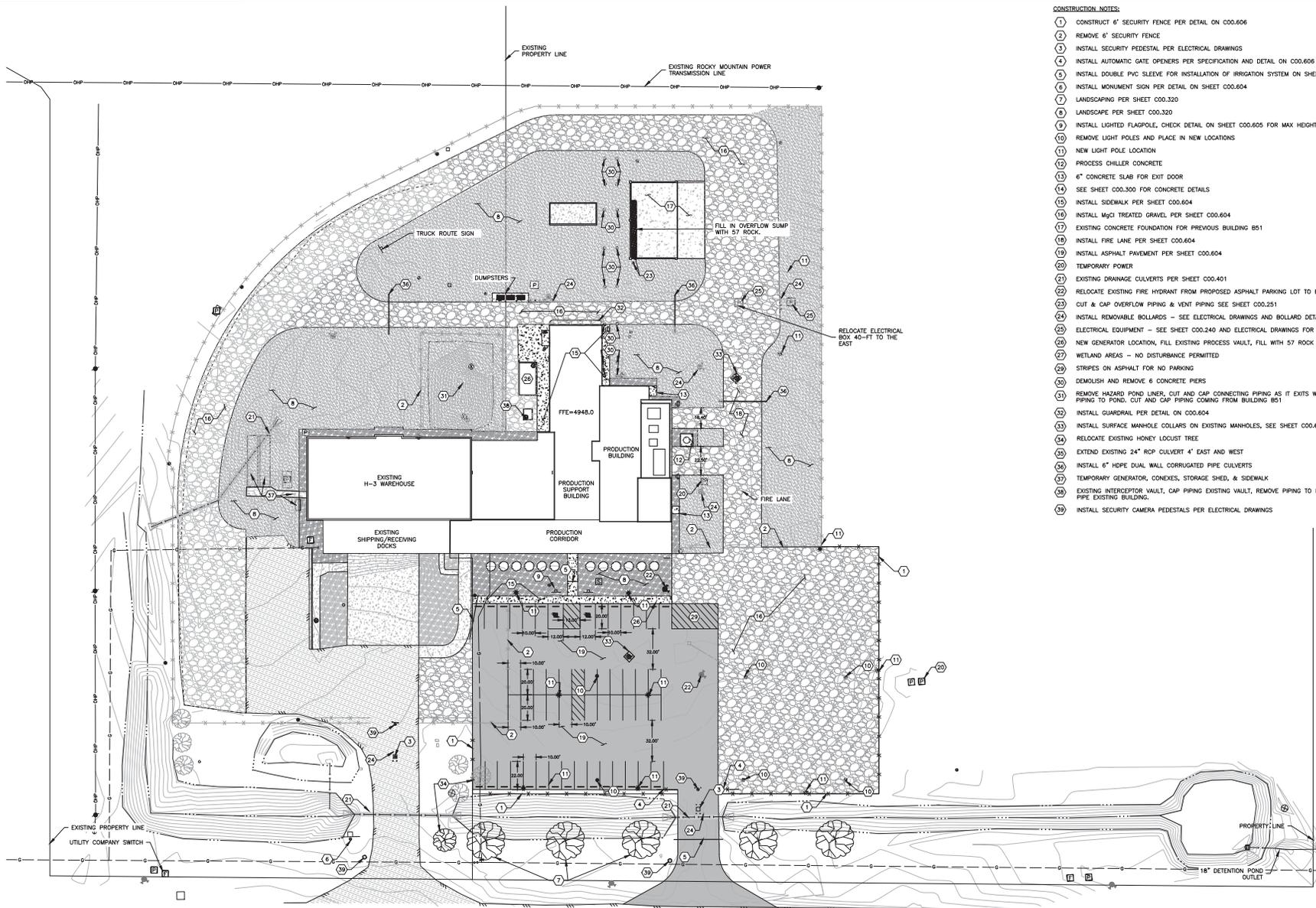
DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.002


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER: YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: GENERAL NOTES

C00.002



CONSTRUCTION NOTES:

- 1 CONSTRUCT 6" SECURITY FENCE PER DETAIL ON C00.606
- 2 REMOVE 6" SECURITY FENCE
- 3 INSTALL SECURITY PEDESTAL PER ELECTRICAL DRAWINGS
- 4 INSTALL AUTOMATIC GATE OPENERS PER SPECIFICATION AND DETAIL ON C00.606
- 5 INSTALL DOUBLE PVC SLEEVE FOR INSTALLATION OF IRRIGATION SYSTEM ON SHEET C00.320
- 6 INSTALL MONUMENT SIGN PER DETAIL ON SHEET C00.604
- 7 LANDSCAPING PER SHEET C00.320
- 8 LANDSCAPE PER SHEET C00.320
- 9 INSTALL LIGHTED FLAGPOLE, CHECK DETAIL ON SHEET C00.605 FOR MAX HEIGHT
- 10 REMOVE LIGHT POLES AND PLACE IN NEW LOCATIONS
- 11 NEW LIGHT POLE LOCATION
- 12 PROCESS CHILLER CONCRETE
- 13 6" CONCRETE SLAB FOR EXIT DOOR
- 14 SEE SHEET C00.300 FOR CONCRETE DETAILS
- 15 INSTALL SIDEWALK PER SHEET C00.604
- 16 INSTALL MgO TREATED GRAVEL PER SHEET C00.604
- 17 EXISTING CONCRETE FOUNDATION FOR PREVIOUS BUILDING B51
- 18 INSTALL FIRE LANE PER SHEET C00.604
- 19 INSTALL ASPHALT PAVEMENT PER SHEET C00.604
- 20 TEMPORARY POWER
- 21 EXISTING DRAINAGE CULVERTS PER SHEET C00.401
- 22 RELOCATE EXISTING FIRE HYDRANT FROM PROPOSED ASPHALT PARKING LOT TO BEHIND PROPOSED PARKING LOT SIDEWALK.
- 23 CUT & CAP OVERFLOW PIPING & VENT PIPING SEE SHEET C00.251
- 24 INSTALL REMOVABLE BOLLARDS - SEE ELECTRICAL DRAWINGS AND BOLLARD DETAIL PER SHEET C00.604
- 25 ELECTRICAL EQUIPMENT - SEE SHEET C00.240 AND ELECTRICAL DRAWINGS FOR SPACING AND C00.604
- 26 NEW GENERATOR LOCATION, FILL EXISTING PROCESS VAULT, FILL WITH 57 ROCK COMPACTED & PLACE GENERATOR ON VAULT LID.
- 27 WETLAND AREAS - NO DISTURBANCE PERMITTED
- 28 STRIPES ON ASPHALT FOR NO PARKING
- 29 DEMOLISH AND REMOVE 6 CONCRETE PIERS
- 30 REMOVE HAZARD POND LINER, CUT AND CAP CONNECTING PIPING AS IT EXISTS WAREHOUSE AND PRODUCTION BUILDINGS AND REMOVE PIPING TO POND, CUT AND CAP PIPING COMING FROM BUILDING B51
- 31 INSTALL GUARDRAIL PER DETAIL ON C00.604
- 32 INSTALL SURFACE MANHOLE COLLARS ON EXISTING MANHOLES, SEE SHEET C00.602
- 33 RELOCATE EXISTING HONEY LOCUST TREE
- 34 EXTEND EXISTING 24" RCP CULVERT 4' EAST AND WEST
- 35 INSTALL 6" HDPE DUAL WALL CORRUGATED PIPE CULVERTS
- 36 TEMPORARY GENERATOR, CONEXES, STORAGE SHED, & SIDEWALK
- 37 EXISTING INTERCEPTOR VAULT, CAP PIPING EXISTING VAULT, REMOVE PIPING TO HAZARD POND, PROCESS VAULT & BUILDING, AND CAP PIPE EXISTING BUILDING.
- 38 INSTALL SECURITY CAMERA PEDESTALS PER ELECTRICAL DRAWINGS

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

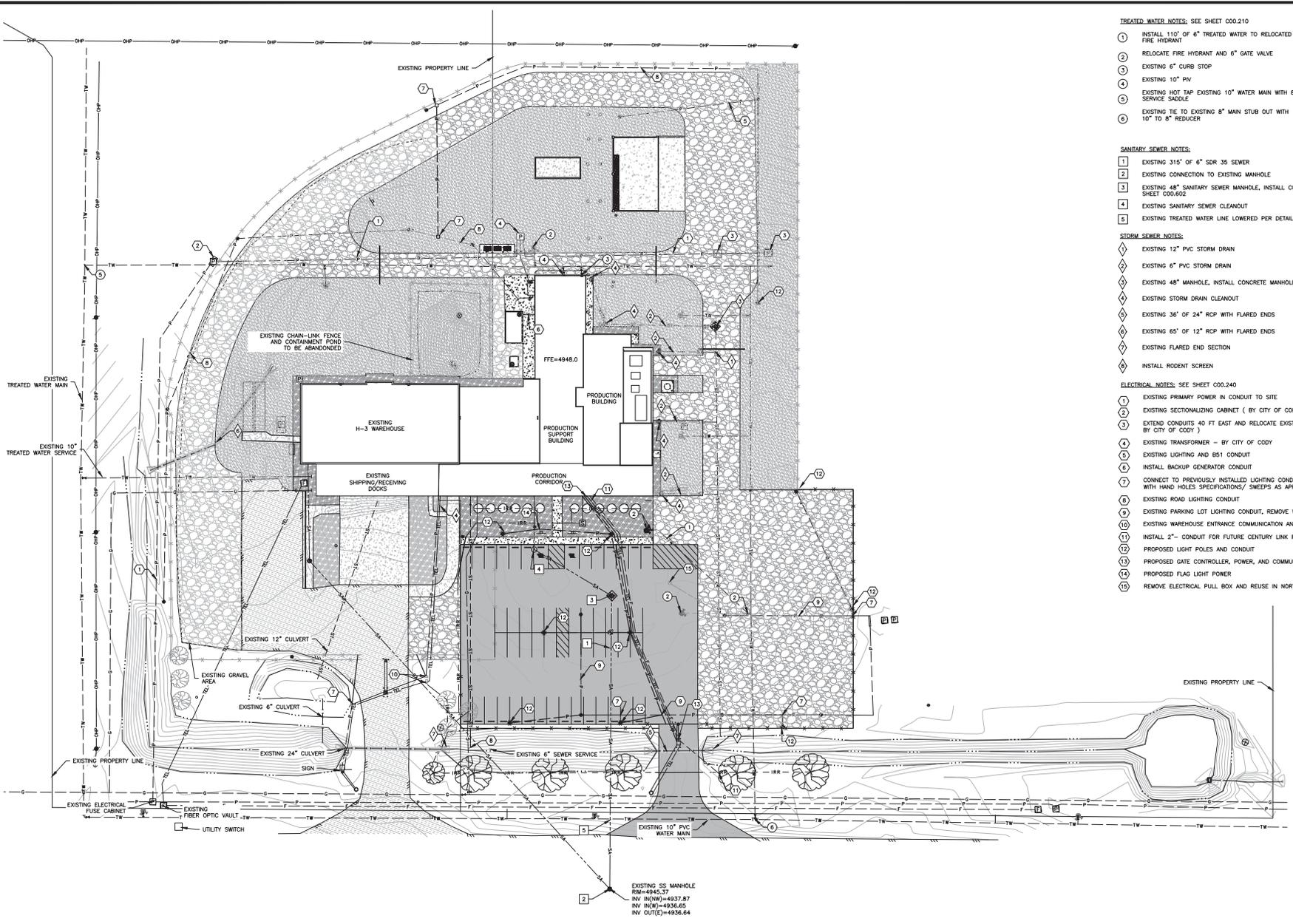
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 JOB NO. 20047
 FIELD BOOK NO. OFFICE
 DRAWING NO. C00.101

ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: CIVIL SITE PLAN

C00.101



TREATED WATER NOTES: SEE SHEET C00.210

- ① INSTALL 110' OF 6" TREATED WATER TO RELOCATED FIRE HYDRANT
- ② RELOCATE FIRE HYDRANT AND 8" GATE VALVE
- ③ EXISTING 6" CURB STOP
- ④ EXISTING 10" PV
- ⑤ EXISTING HOT TAP EXISTING 10" WATER MAIN WITH 8" SERVICE SADDLE
- ⑥ EXISTING TIE TO EXISTING 8" MAIN STUB OUT WITH 10" TO 8" REDUCER

SANITARY SEWER NOTES:

- ① EXISTING 315' OF 6" SDR 35 SEWER
- ② EXISTING CONNECTION TO EXISTING MANHOLE
- ③ EXISTING 48" SANITARY SEWER MANHOLE, INSTALL CONCRETE MANHOLE COLLAR ON SURFACE SEE SHEET C00.602
- ④ EXISTING SANITARY SEWER CLEANOUT
- ⑤ EXISTING TREATED WATER LINE LOWERED PER DETAIL ON SHEET C00.601.

STORM SEWER NOTES:

- ◇ EXISTING 12" PVC STORM DRAIN
- ◇ EXISTING 6" PVC STORM DRAIN
- ◇ EXISTING 48" MANHOLE, INSTALL CONCRETE MANHOLE COLLAR ON SURFACE SEE SHEET C00.602
- ◇ EXISTING STORM DRAIN CLEANOUT
- ◇ EXISTING 36" OF 24" RCP WITH FLARED ENDS
- ◇ EXISTING 65' OF 12" RCP WITH FLARED ENDS
- ◇ EXISTING FLARED END SECTION
- ◇ INSTALL RODENT SCREEN

ELECTRICAL NOTES: SEE SHEET C00.240

- ① EXISTING PRIMARY POWER IN CONDUIT TO SITE
- ② EXISTING SECTIONALIZING CABINET (BY CITY OF CODY)
- ③ EXTEND CONDUITS 40 FT EAST AND RELOCATE EXISTING SECTIONALIZING CABINET (EQUIPMENT, BY CITY OF CODY)
- ④ EXISTING TRANSFORMER - BY CITY OF CODY
- ⑤ EXISTING LIGHTING AND B51 CONDUIT
- ⑥ INSTALL BACKUP GENERATOR CONDUIT
- ⑦ CONNECT TO PREVIOUSLY INSTALLED LIGHTING CONDUIT WITH 2" CONDUIT FOR ROAD LIGHTS WITH HAND HOLES SPECIFICATIONS/ SWEEPS AS APPROPRIATE.
- ⑧ EXISTING ROAD LIGHTING CONDUIT
- ⑨ EXISTING PARKING LOT LIGHTING CONDUIT, REMOVE WIRE AND REUSE WIRE AS POSSIBLE
- ⑩ EXISTING WAREHOUSE ENTRANCE COMMUNICATION AND GATE POWER CONDUITS & HAND HOLES
- ⑪ INSTALL 2"- CONDUIT FOR FUTURE CENTURY LINK FIBER SERVICE
- ⑫ PROPOSED LIGHT POLES AND CONDUIT
- ⑬ PROPOSED GATE CONTROLLER, POWER, AND COMMUNICATION FEED
- ⑭ PROPOSED FLAG LIGHT POWER
- ⑮ REMOVE ELECTRICAL PULL BOX AND REUSE IN NORTH LIGHTING CIRCUIT

EXISTING SS MANHOLE
 RM=4945.37
 INV IN(W)=4937.87
 INV IN(E)=4936.65
 INV OUT(E)=4936.64



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.201

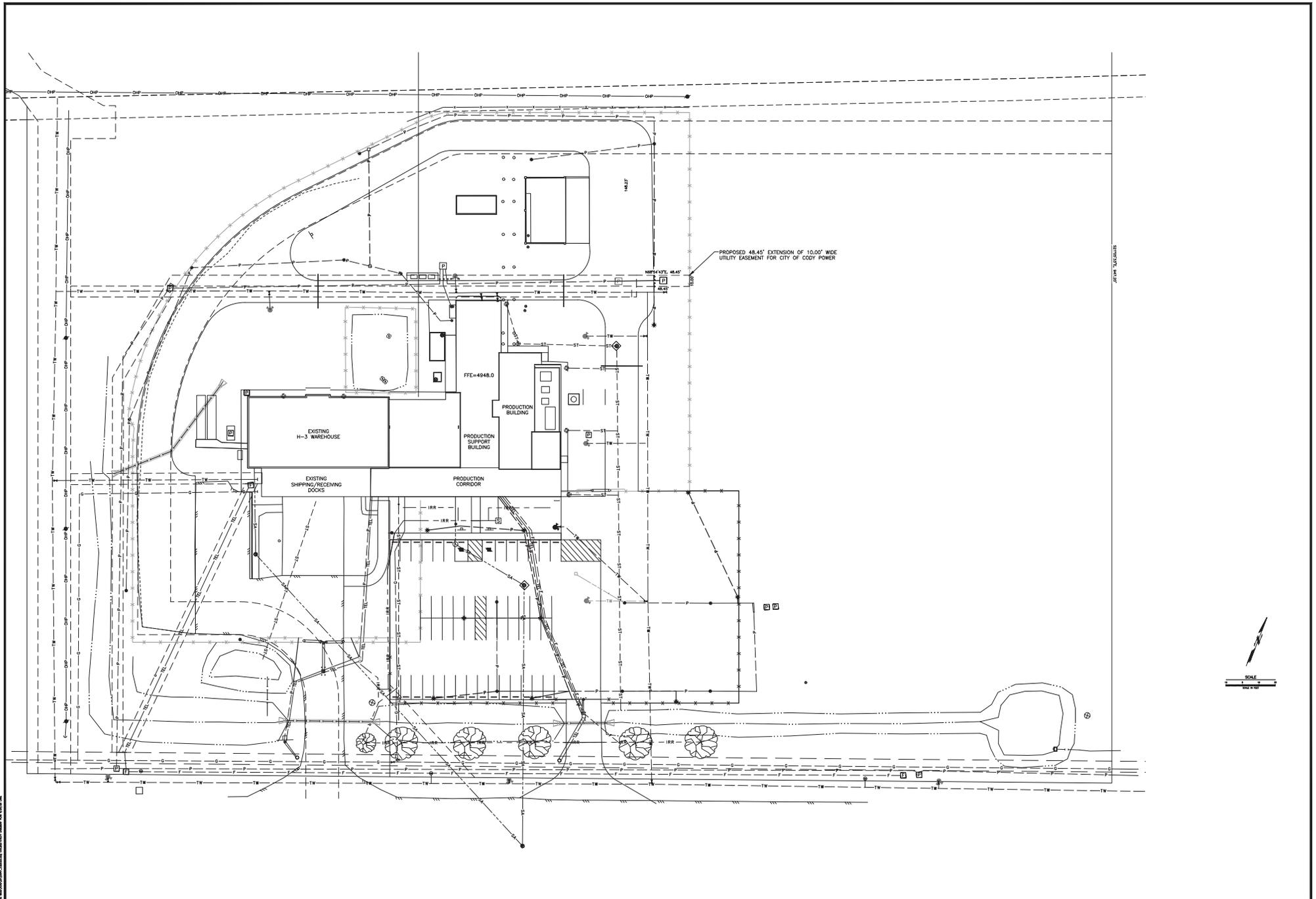


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: MASTER UTILITY PLAN

C00.201



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.202



ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:

YEEZY APPAREL LLC.

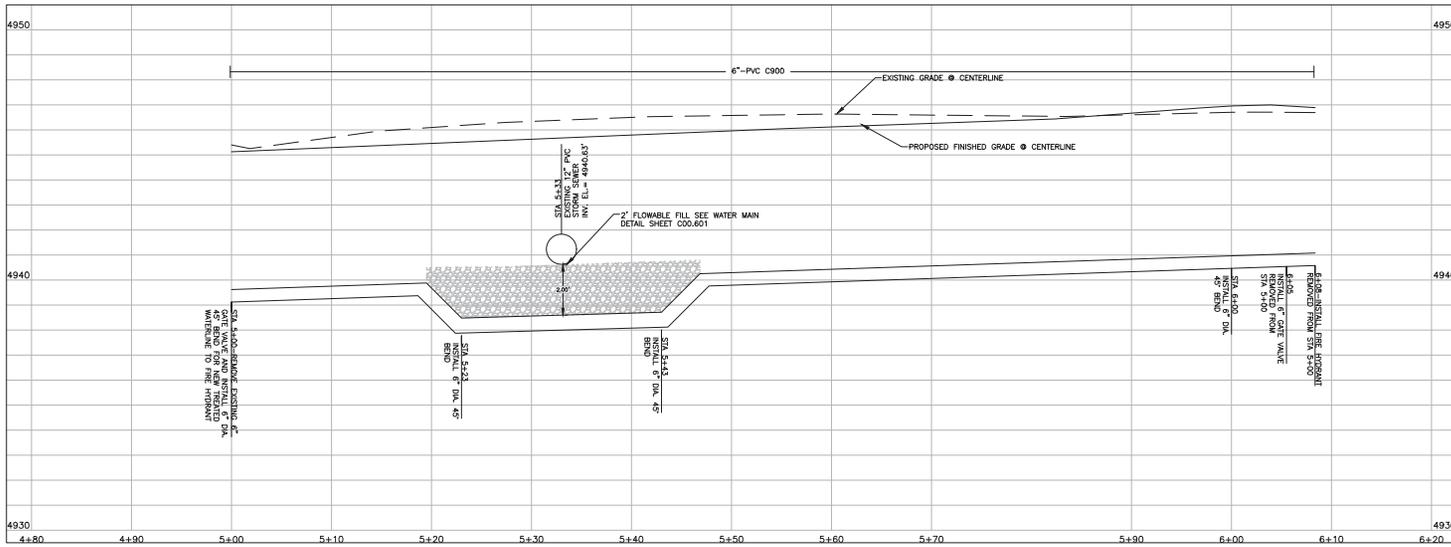
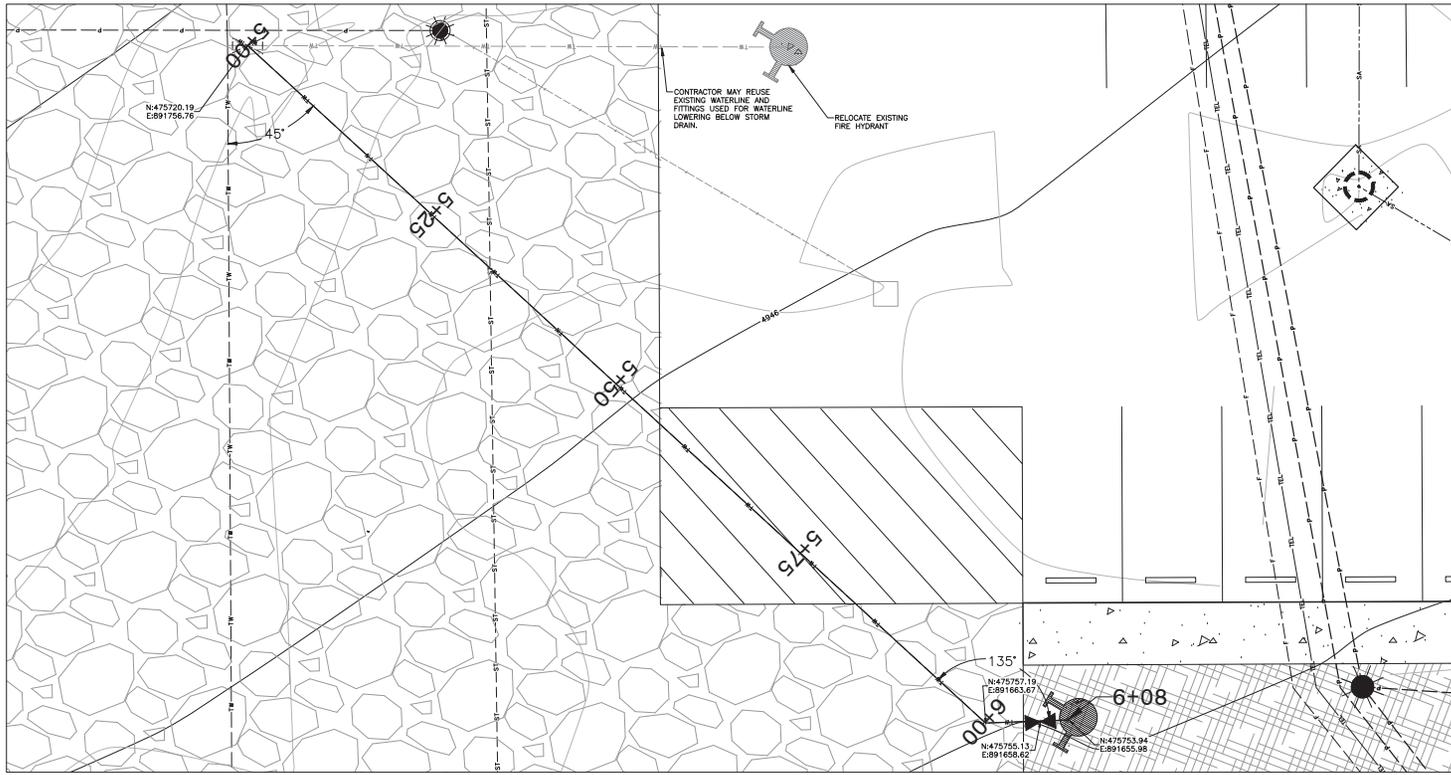
PROJECT:

YEEZY-CODY PHASE 1

TITLE:

UTILITY EASEMENT PLAN

C00.202



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.212

ENGINEERING ASSOCIATES – CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: TREATED WATER PLAN AND PROFILE

C00.212

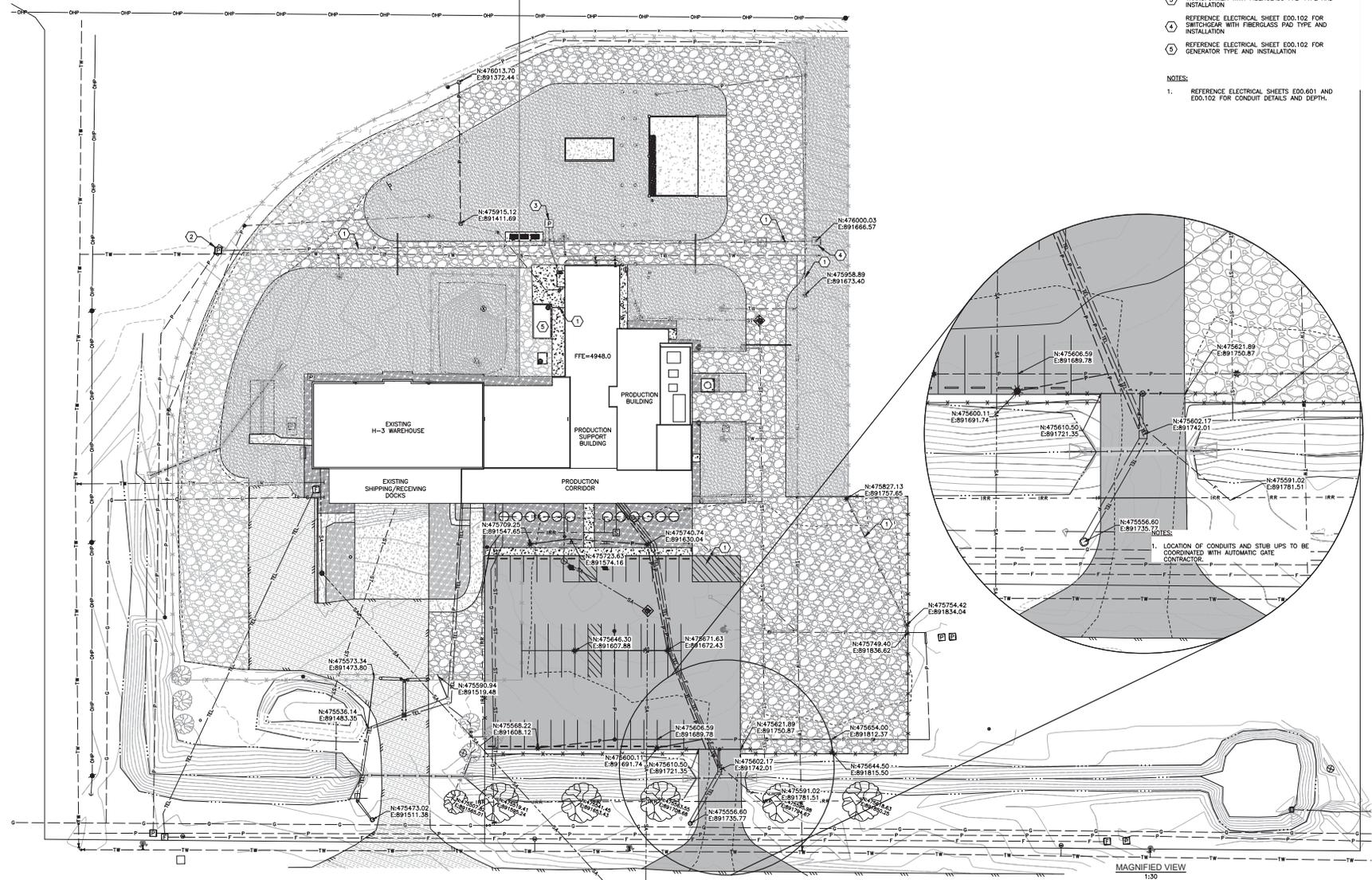
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CONSTRUCTION NOTES:

- ① REFERENCE ELECTRICAL SHEET E00.102 FOR CONDUIT TYPE AND INSTALLATION
- ② REFERENCE ELECTRICAL SHEET E00.102 FOR EXISTING SECTIONALIZING CABINET TYPE AND INSTALLATION
- ③ REFERENCE ELECTRICAL SHEET E00.102 FOR EXISTING TRANSFORMER WITH FIBERGLASS PAD TYPE AND INSTALLATION
- ④ REFERENCE ELECTRICAL SHEET E00.102 FOR SWITCHGEAR WITH FIBERGLASS PAD TYPE AND INSTALLATION
- ⑤ REFERENCE ELECTRICAL SHEET E00.102 FOR GENERATOR TYPE AND INSTALLATION

NOTES:

1. REFERENCE ELECTRICAL SHEETS E00.601 AND E00.102 FOR CONDUIT DETAILS AND DEPTH.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

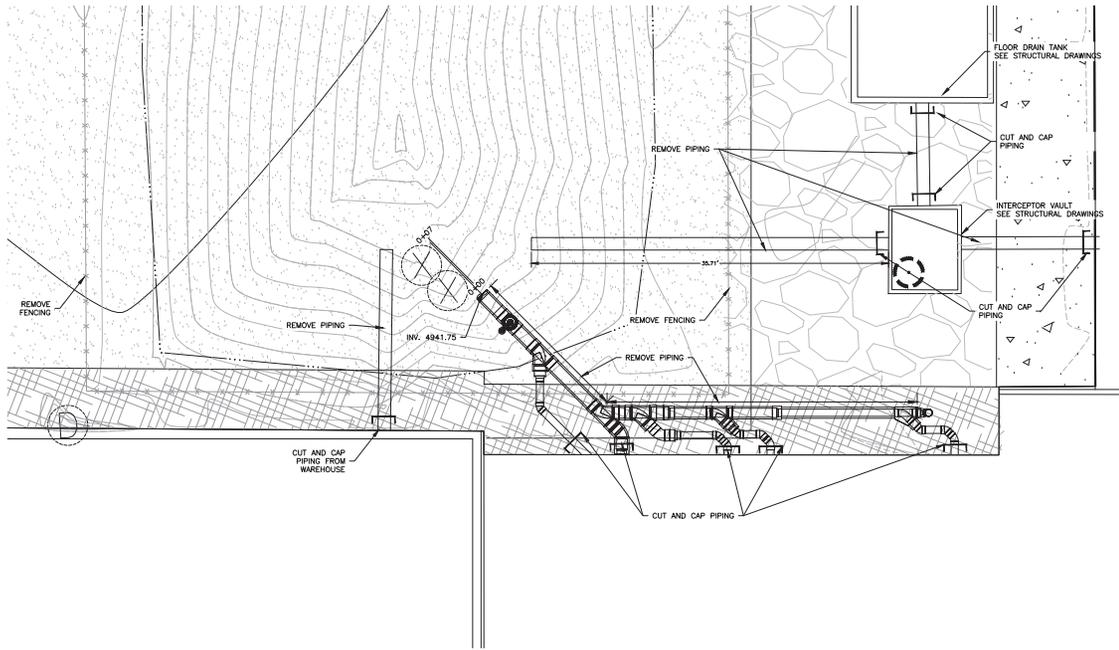
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 FIELD BOOK NO. _OFFICE
 DRAWING NO. C00.240

 **ENGINEERING ASSOCIATES - CODY, WYOMING**
 CONSULTING ENGINEERS & SURVEYORS

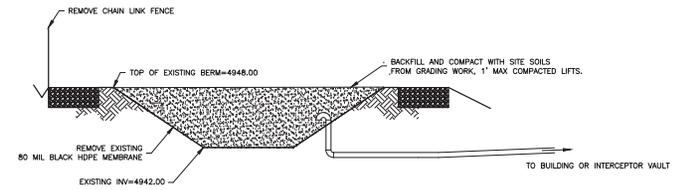
OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: LIGHTING AND ELECTRICAL CONDUIT PLAN AND DETAILS

C00.240



FIRE WATER WASTE PLAN VIEW
SCALE: 1"=5'



FIRE WATER WASTE PIPE REMOVAL IN CONTAINMENT POND DETAIL
N.T.S.

NOTES:

1. CUT AND CAP FIRE WATER WASTE PIPING AT BUILDING FOUNDATION, AND INTERCEPTOR VAULT.
2. REMOVE ALL FIRE WATER WASTE PIPING FROM BUILDING AND INTERCEPTOR VAULT TO HAZARD POND.
3. BACKFILL AND COMPACT EXCAVATION ACCORDING TO SURFACE TREATMENT.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
JOB NO. 20047
FIELD BOOK NO. OFFICE
DRAWING NO. C00.250

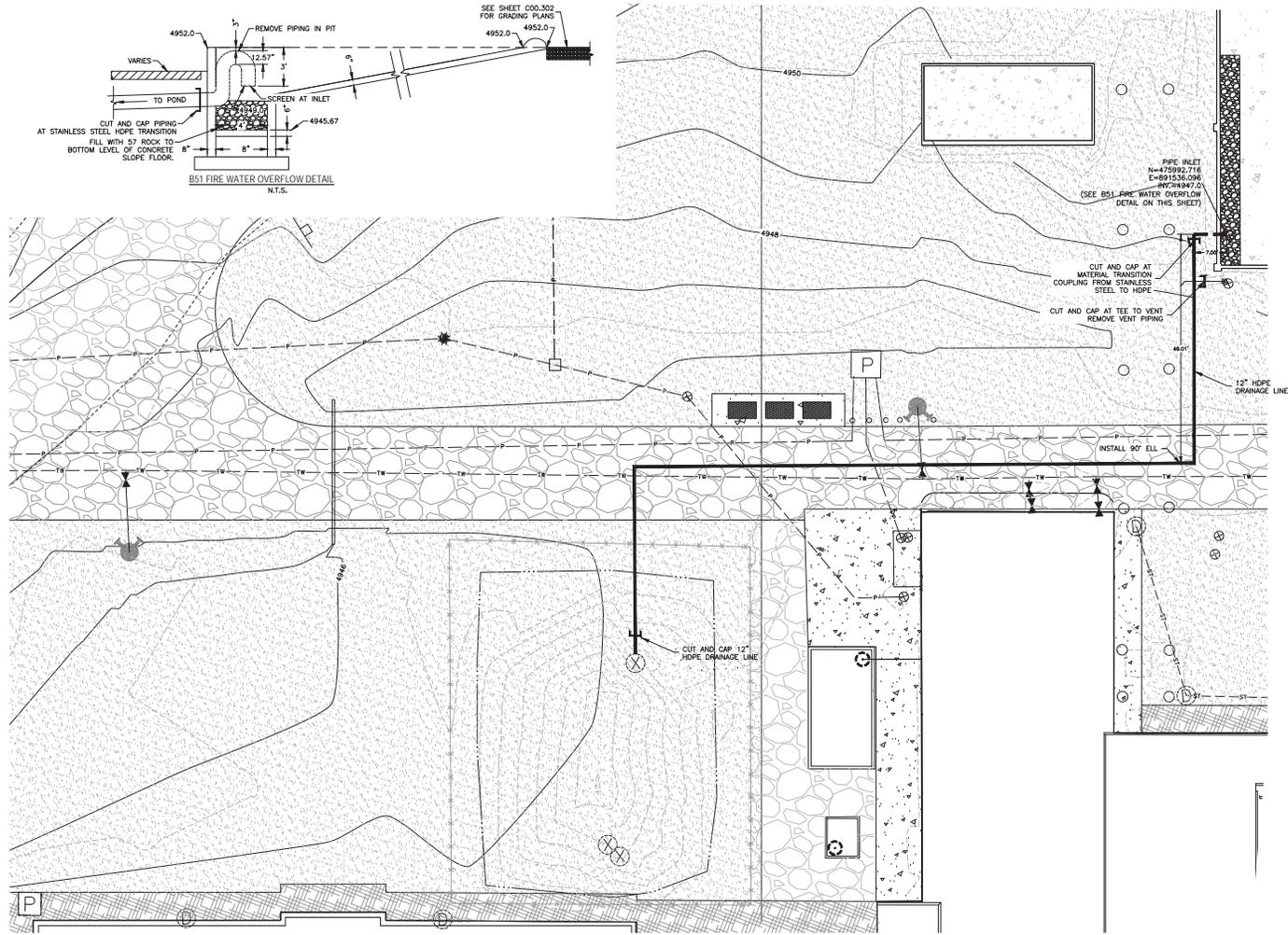


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

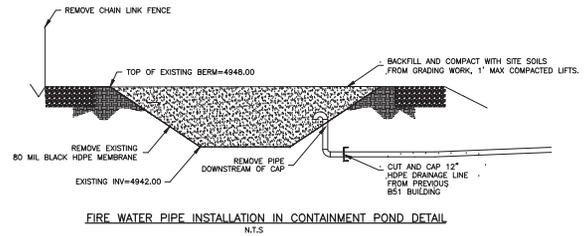
OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
TITLE: FLOOR DRAIN PIPE DEMOLITION AND DETAILS

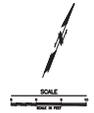
C00.250



B51 FIRE WATER OVERFLOW DETAIL
N.T.S.



FIRE WATER PIPE INSTALLATION IN CONTAINMENT POND DETAIL
N.T.S.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.251

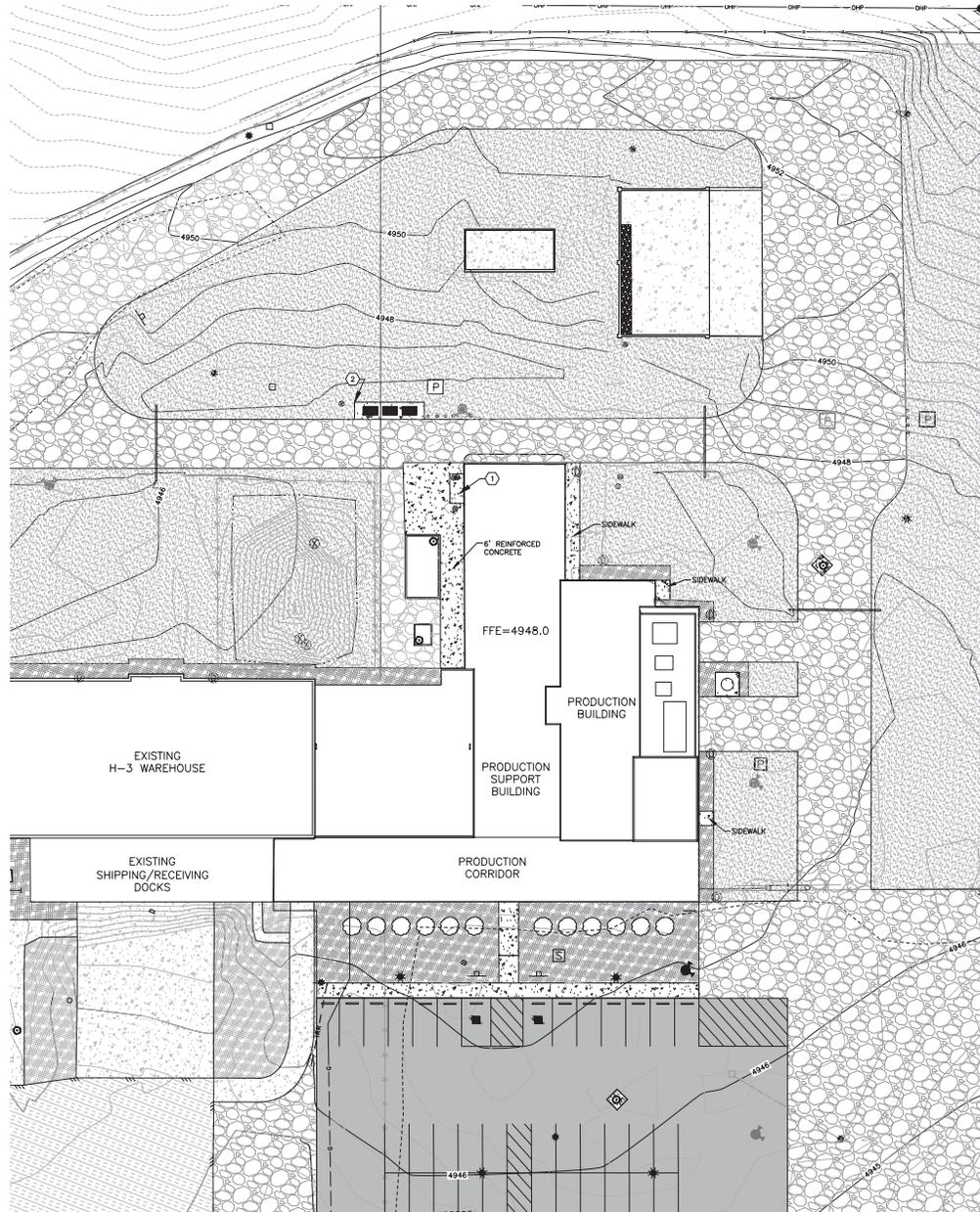


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

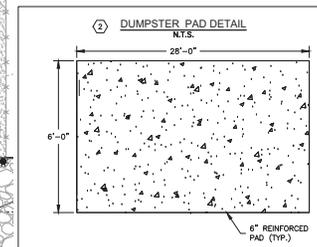
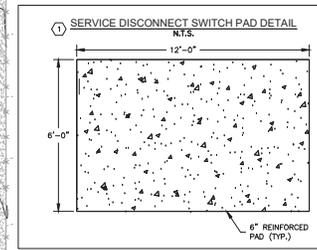
PROJECT: YEEZY-CODY PHASE 1
 TITLE: CONTAINMENT POND DEMOLITION PLAN

C00.251



NOTES:

1. TYPICAL REINFORCING FOR 6" SLABS IS #4 AT 12" ON CENTER.
2. SEE SHEET C00.604 FOR SIDEWALK DETAILS



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.300

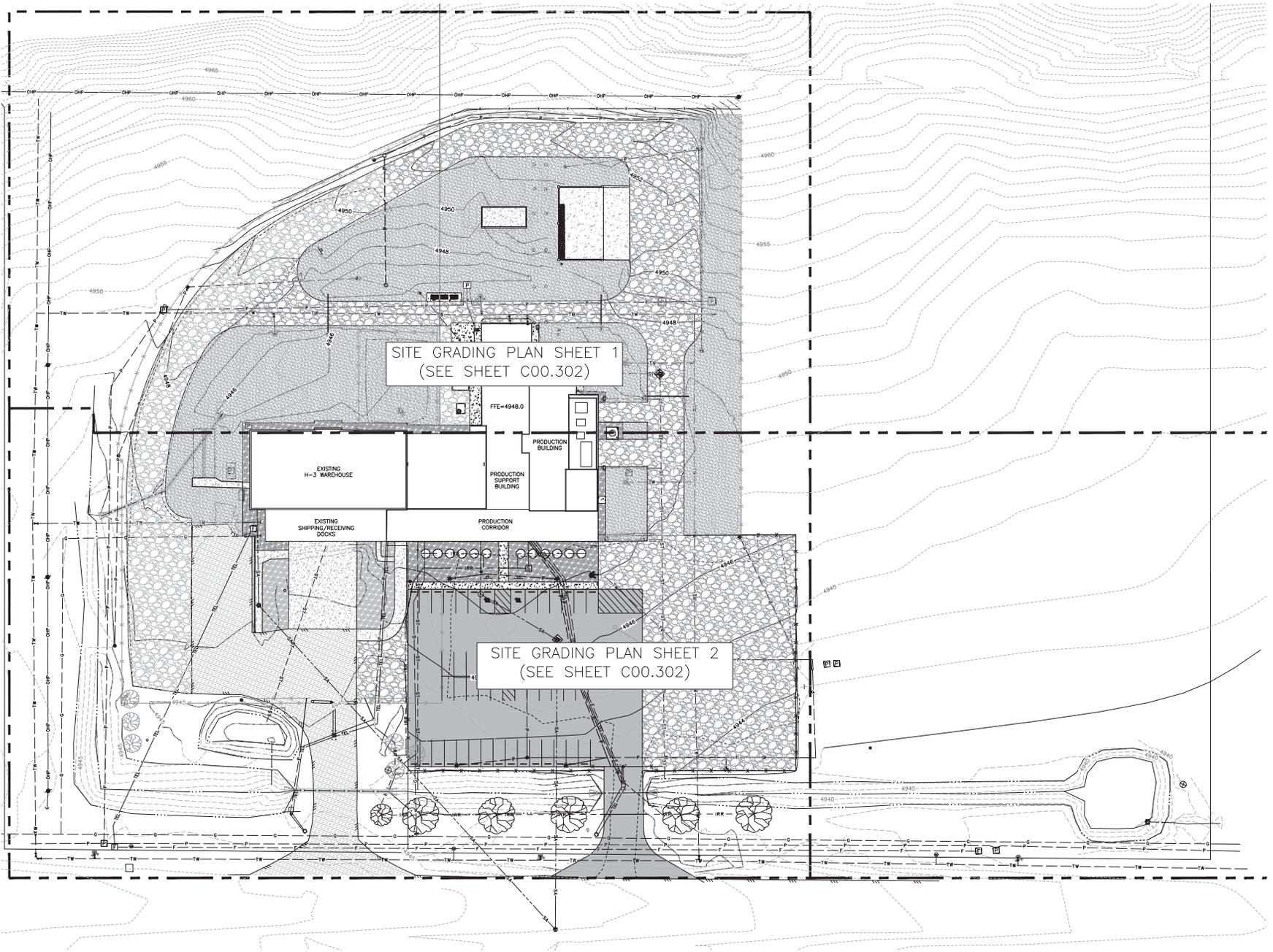


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: CONCRETE

C00.300



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.301

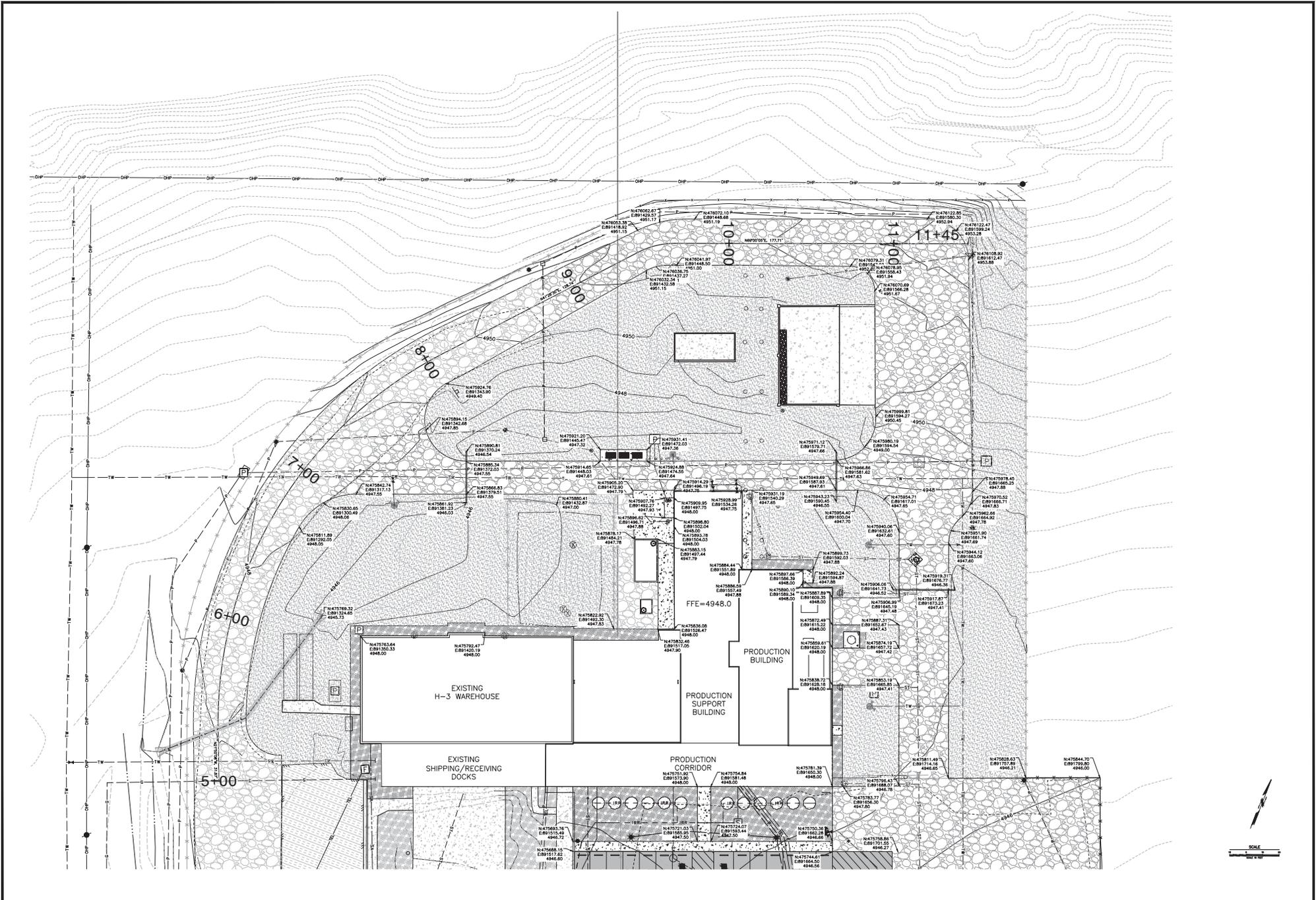


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: SITE GRADING KEY PLAN

C00.301



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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06/05/20	CIVIL SITE PLAN EDITS	LPJ	BJR	BJR

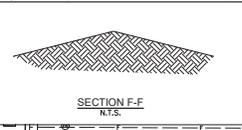
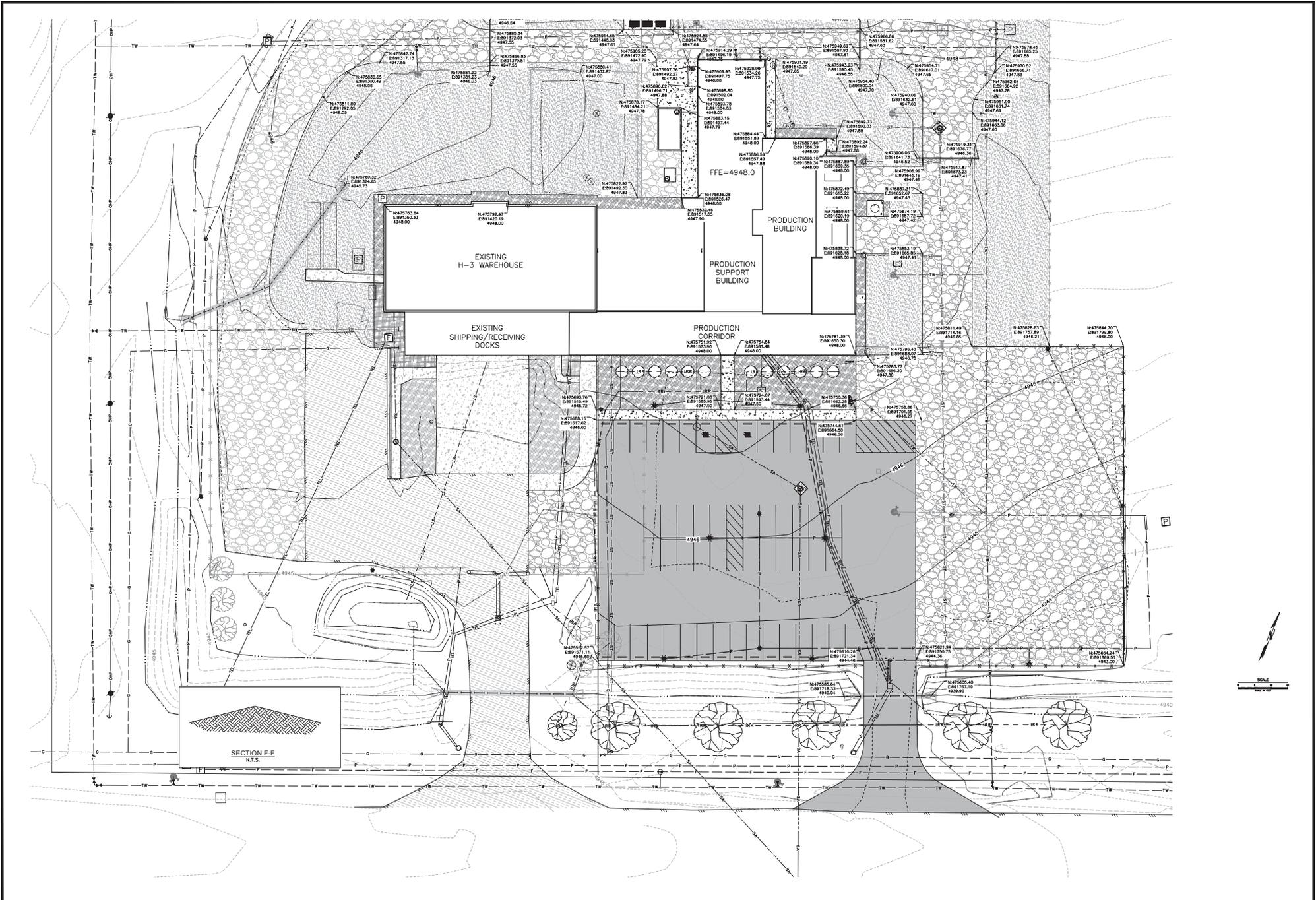
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 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.302


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: SITE GRADING-SHEET 1

C00.302



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPJ	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPJ	BJR	BJR

DRAWN BY: LPJ
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.303

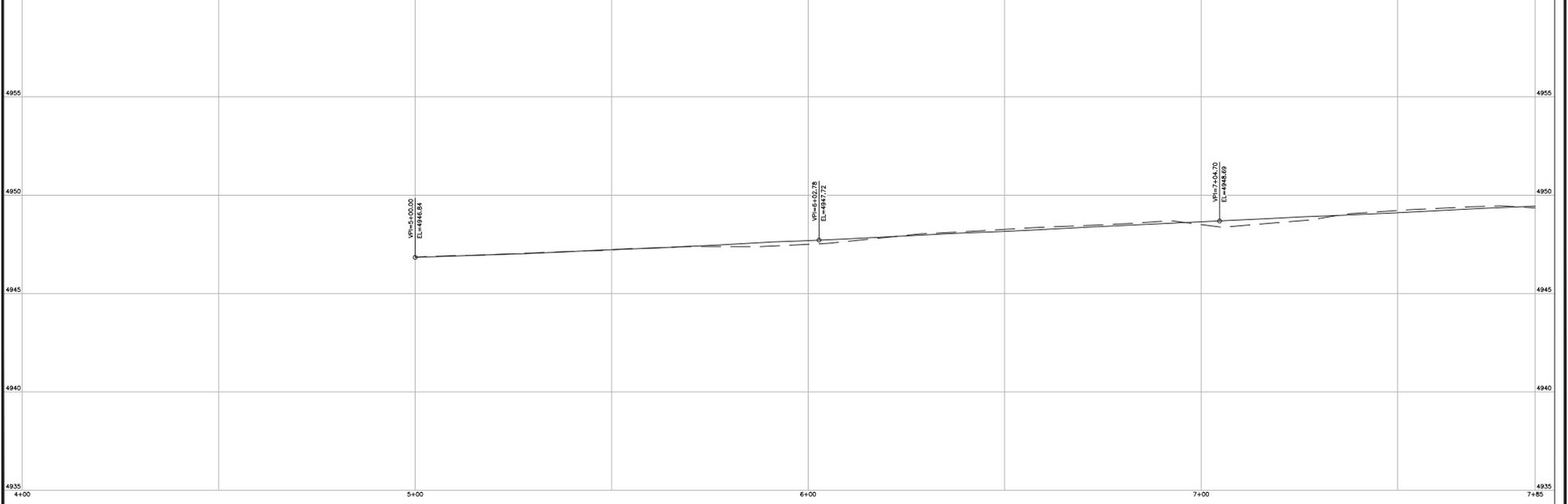
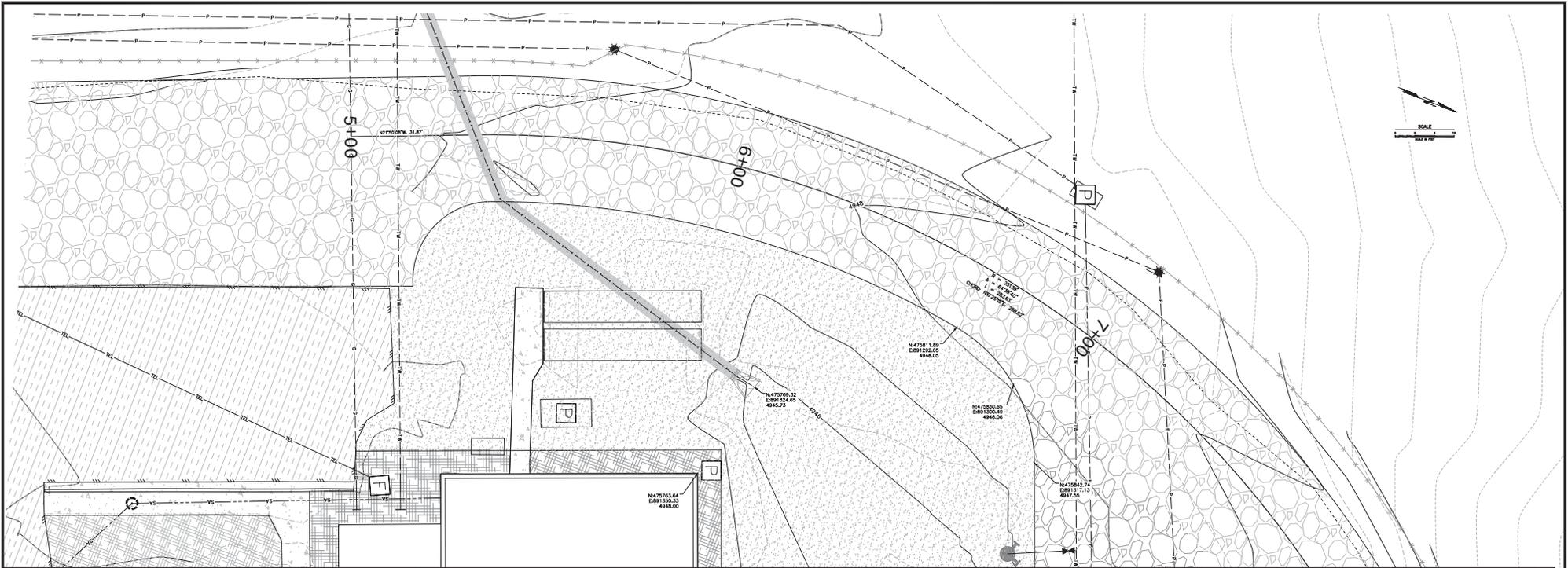


ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: SITE GRADING-SHEET 2

C00.303



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

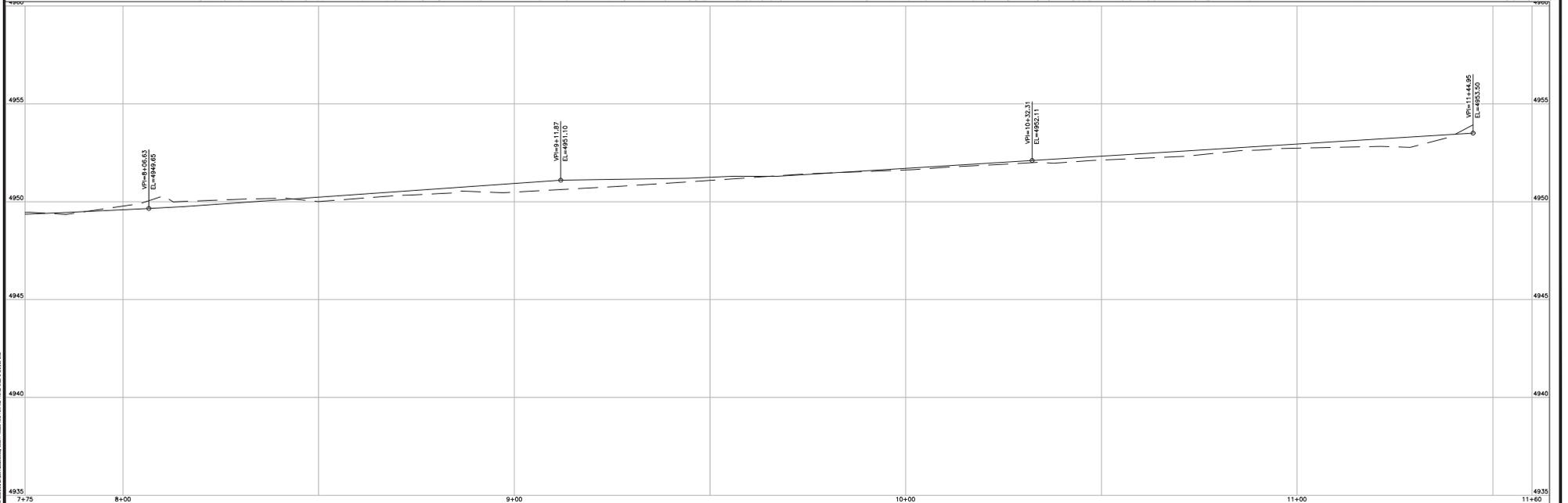
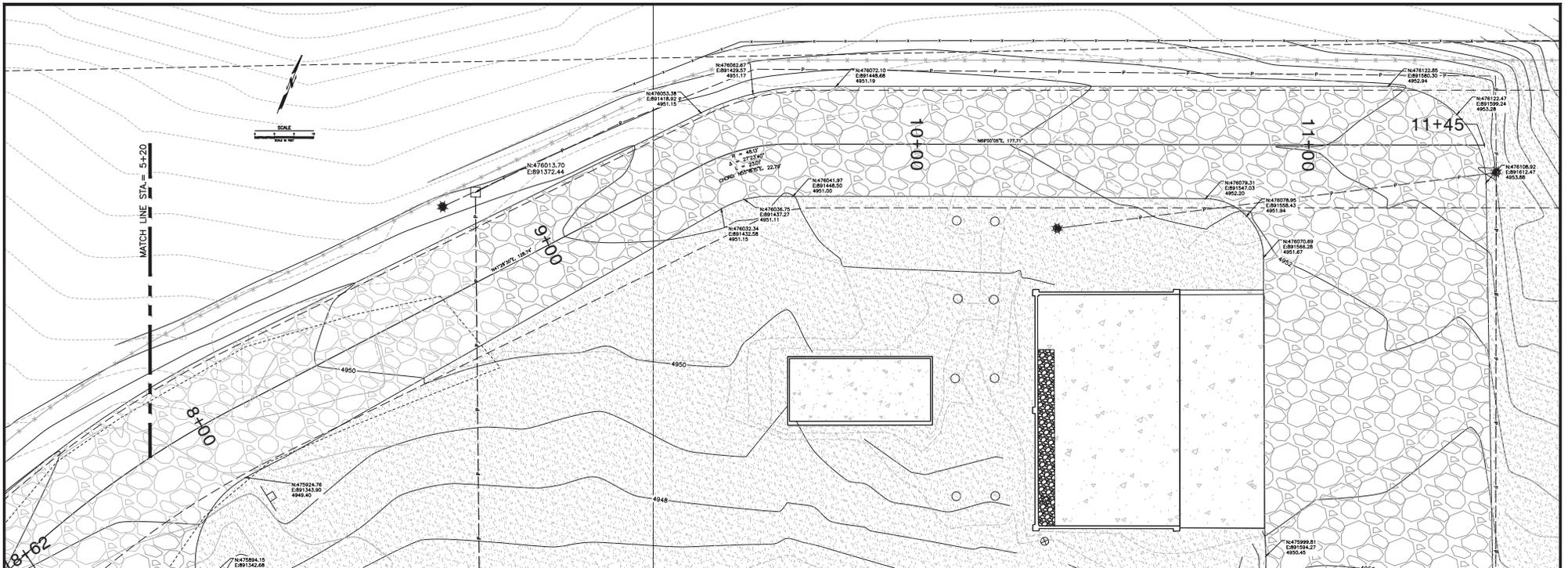
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 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.310

ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: ACCESS ROAD PLAN AND PROFILE-SHEET 1

C00.310



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

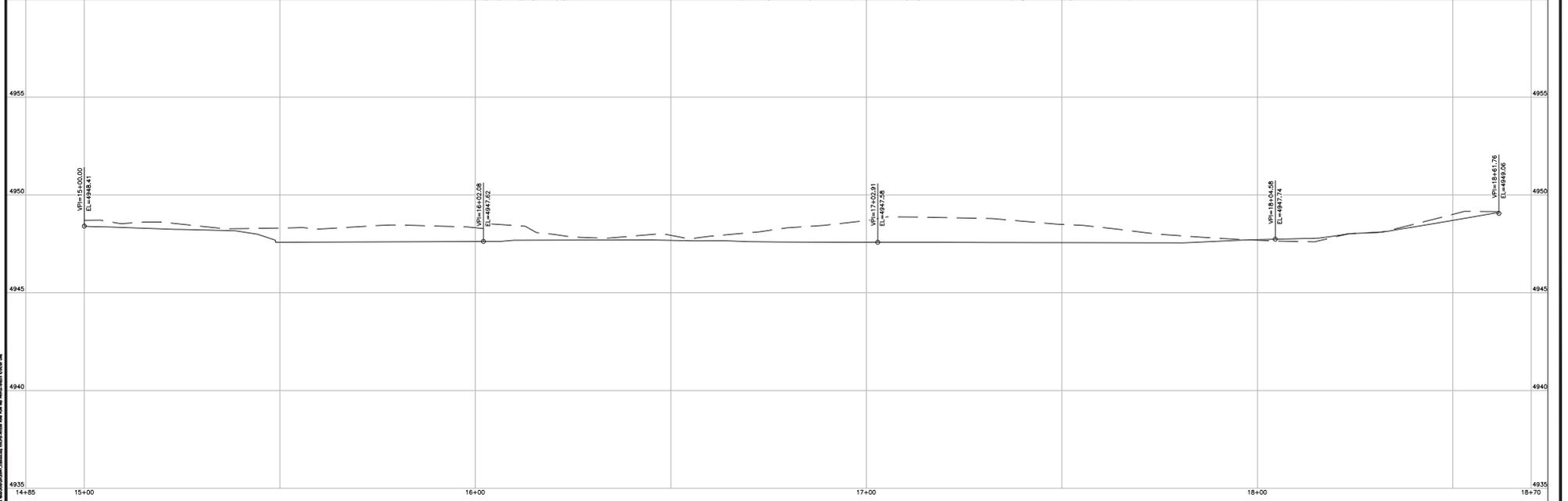
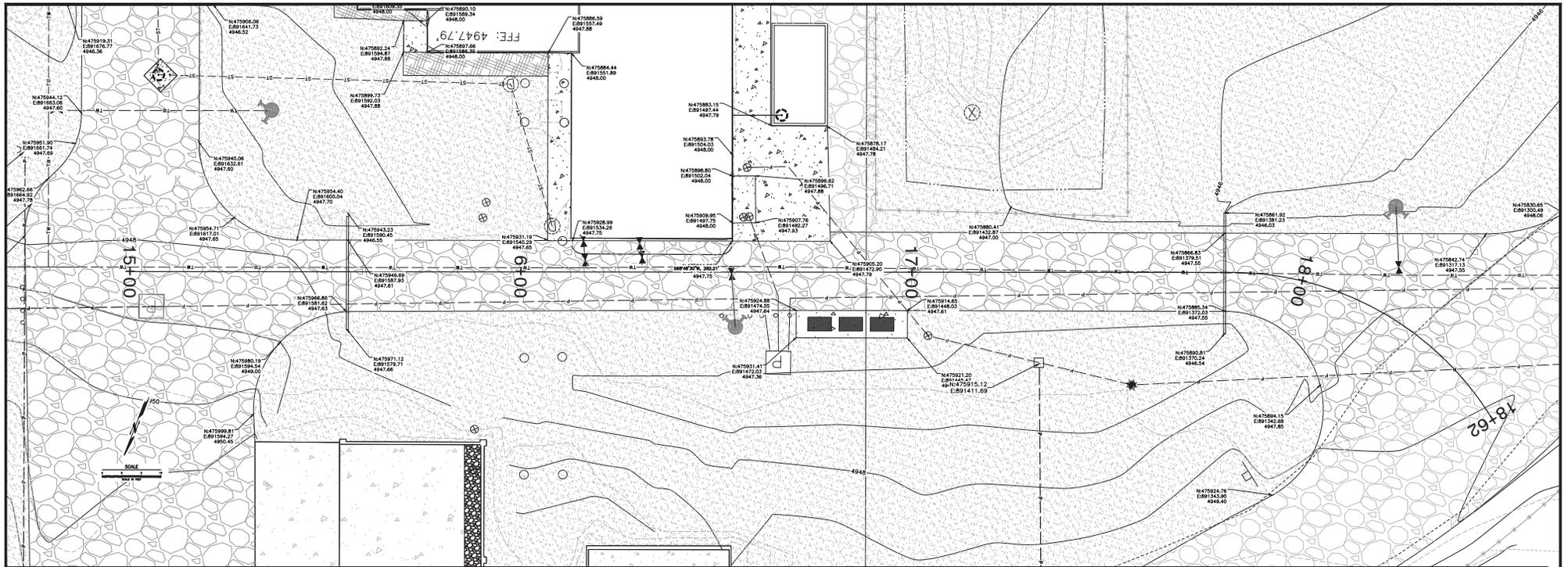
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 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.311

 **ENGINEERING ASSOCIATES - CODY, WYOMING**
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: ACCESS ROAD PLAN AND PROFILE-SHEET 2

C00.311



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.312

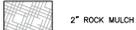
ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

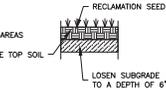
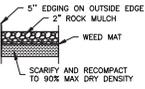
PROJECT: YEEZY-CODY PHASE 1
 TITLE: ACCESS ROAD PLAN AND PROFILE-SHEET 3

C00.312

CONSTRUCTION NOTES



2" ROCK MULCH



6" NATIVE TOP SOIL

LEGEND

EXISTING TREE



PROPOSED TREE



EXISTING SHRUB



PROPOSED SHRUB



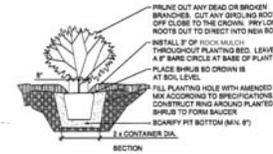
PROPOSED IRRIGATION LINE



PLANT SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREE					
PP	5	PINUS PONDEROSA	PONDEROSA PINE	2 1/2" CAL+	B&B
SHRUBS					
CS	13	RHUS TRILOBATA	THREE LEAF SUMAC	5" HT.	CONT.

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY OWNER OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNERS ATTENTION. THE PLANT QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A623 THE AMERICAN STANDARD FOR NURSERY STOCK.
5. ALL PLANTING BEDS STANDS SHALL BE EDGED AS DETAILED SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. ROCK MULCH COVER, PER CITY OF CODY PLANNING & ZONING REQUIREMENT SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL HAVE ROCK MULCH TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. ROCK MULCH SHALL BE GRADE CLASS C WASHED RIVER ROCK. NOMINAL SIZE 5/8"-1". CONTRACTOR SHALL SUBMIT FINAL SAMPLE TO BE APPROVED BY OWNER.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A 1" CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE OWNER HAS GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDS FOLLOWING REQUIRED SPECIFICATIONS.
13. DRIP IRRIGATION TO SUPPLY WATER TO ALL PROPOSED TREES AND SHRUBS WILL BE DESIGNED BY CONTRACTOR.
14. CONTRACTOR TO VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM.



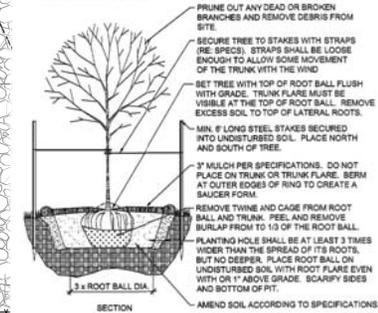
- NOTES:**
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.

DECIDUOUS SHRUB PLANTING

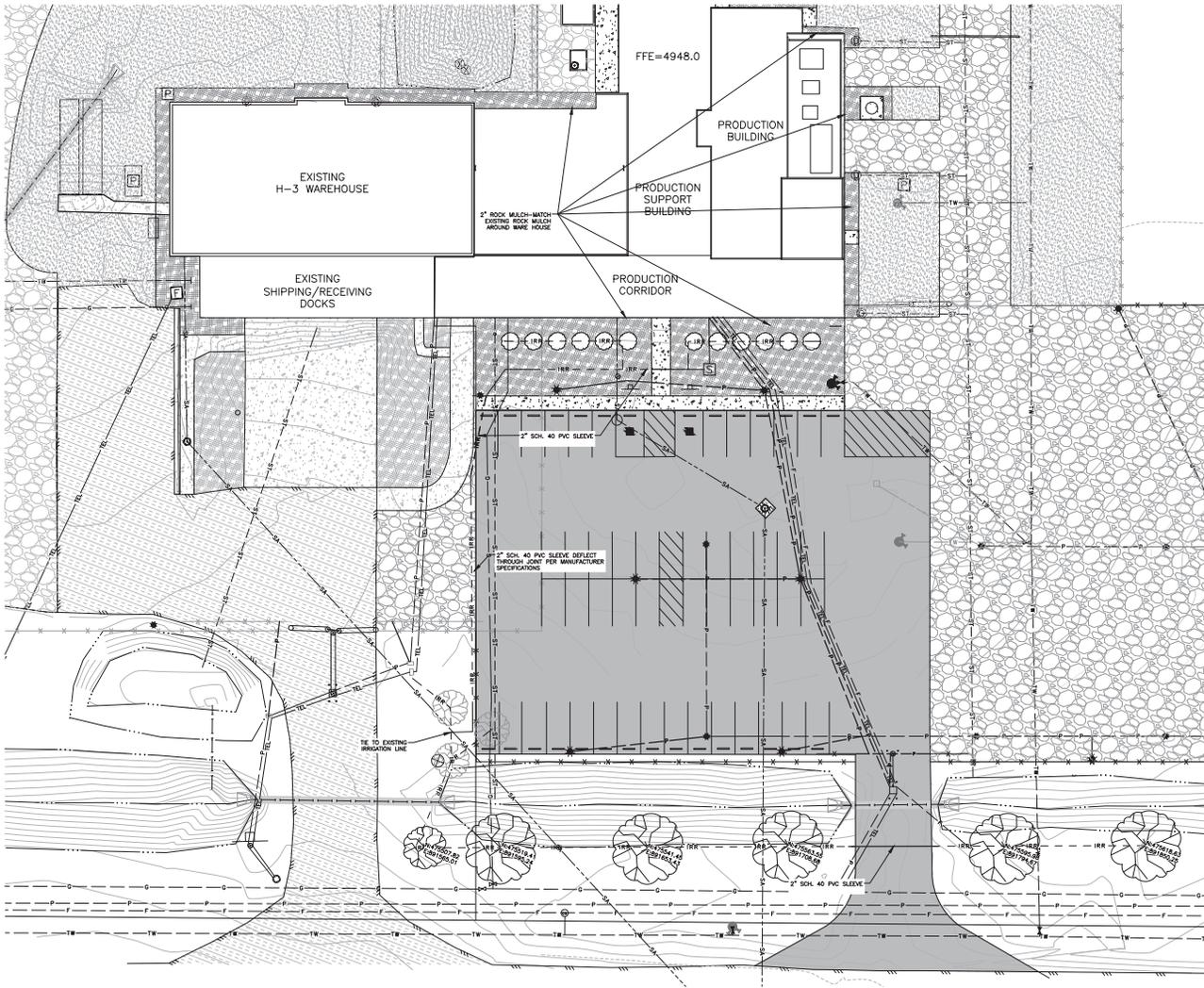
- NOTES:**
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTING LOCATIONS PRIOR TO BEGINNING FOR FINAL APPROVAL BY OWNER.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS SEE DETAIL THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

DECIDUOUS SHRUB PLANTING DETAIL

- NOTES:**
1. TREE STAKING SHALL BE AT THE OWNERS DISCRETION. COORDINATE WITH OWNERS REPRESENTATIVE.
 2. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED.
 3. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

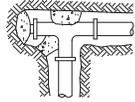
DRAWN BY: LPU
 JOB NO. 20047
 FIELD BOOK NO. OFFICE
 DRAWING NO. C00.320

ENGINEERING ASSOCIATES – CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

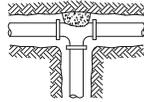
OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: LANDSCAPING PLAN

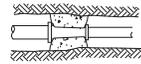
C00.320



PLUGGED TEE

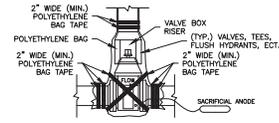


TEE

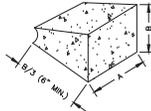


REDUCER

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

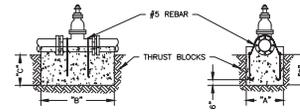


POLYETHYLENE ENCASEMENT DETAILS
N.T.S.



FITTING THRUST BLOCK DETAILS
N.T.S.

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



NOTES:

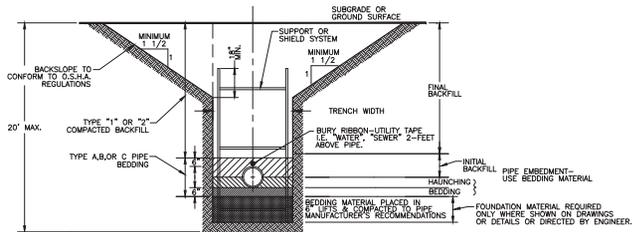
- WHERE A VALVE OR APPURTENANCE IS INSTALLED AND REQUIRES CUTTING THE HDPE WATER MAIN, PLACE CONCRETE THRUST COLLARS ARE ON BOTH SIDES OF THE VALVE WITHIN 10'.
- ATTACH HDPE FLANGES TO CONNECT TO VALVES.
- INSTALL HDPE FITTINGS PER MANUFACTURER RECOMMENDATIONS INCLUDING CONCRETE THRUST BLOCKS IF REQUIRED.
- HDPE PIPE CONCRETE THRUST COLLAR SIZES BASED ON 2000 PSF SOIL BEARING CAPACITY. FOR OTHER CONDITIONS THRUST BLOCKS ARE TO BE COMPUTED AND APPROVED.
- METALLIC FITTINGS FOR MAKING HDPE TO PVC TRANSITION ARE TO BE CATHODICALLY PROTECTED.
- BORED HDPE IS TO BE INSTALLED PER THE INSTALLATION REQUIREMENTS OF SECTION 02690 IN THE PROJECT MANUAL WITH THE ADDITIONAL FOLLOWING REQUIREMENTS:
 - INSTALL BORED HDPE PIPE NO CLOSER THAN FIVE FEET FROM EASEMENT BOUNDARIES AND WITHIN FIVE FEET OF THE ALIGNMENT.
 - CALIBRATE THE BORING HEAD MEASUREMENTS SO THAT IT ACCURATELY REPRESENTS ITS LOCATION.
 - PERIODICALLY VERIFY THE ACCURACY OF THE BORING HEAD MEASUREMENTS BY DIGGING UP THE PIPE.
 - PROVIDE THE HORIZONTAL LOCATION AND DEPTH OF BORED HDPE AT 30 FOOT INTERVALS.
 - LOCATE UTILITIES TO VERIFY THEIR LOCATION AND DEPTH PRIOR TO BORING.
 - THE BURIAL DEPTH SHALL NOT EXCEED THE MAXIMUM DEPTH AS INDICATED ON THE PIPE SECTION DETAIL UNLESS SHOWN DEEPER ON THE PLANS.
 - NOTIFY ENGINEER OF SUSPECTED CONTAMINATED SOILS.

ANCHOR ROD SIZE	MINIMUM DIMENSIONS FOR VALVE THRUST BLOCKING						
	3/4"	3/4"	3/4"	1"	1 1/8"	1 1/4"	1 3/8"
VALVE SIZE	2" & 4"	6" & 8"	10"	12"	14"	16"	24"
VALVE SIZE	2"-0"	2'-6"	3'-0"	3'-5"	4'-4"	5'-5"	6'-5"
VALVE SIZE	2'-0"	2'-0"	2'-8"	3'-0"	3'-0"	3'-0"	4'-0"

VALVE THRUST BLOCK DETAILS
N.T.S.

NOTES:

- PRESSURES SHOWN ABOVE ARE MAXIMUM WORKING PRESSURE IN THE SYSTEM.
- TO BE INSTALLED AT THE LOCATIONS SHOWN ON PLANS, OR AS CALLED FOR BY THE ENGINEER.
- COAT EXPOSED PORTIONS OF ANCHOR RODS WITH 'KOPPERS' BITUMASTIC NO. 50 COATING OR APPROVED EQUAL.
- VALVES TO BE SEPARATED FROM BLOCKS WITH POLYETHYLENE WRAP.
- THRUST BLOCKS ARE TO BE POURED IN PLACE.



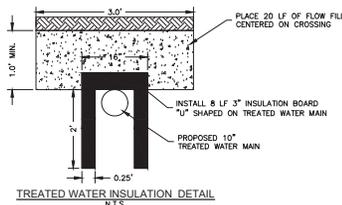
TYPICAL TRENCH DETAIL
N.T.S.

COMPACTED BACKFILL
N.T.S.

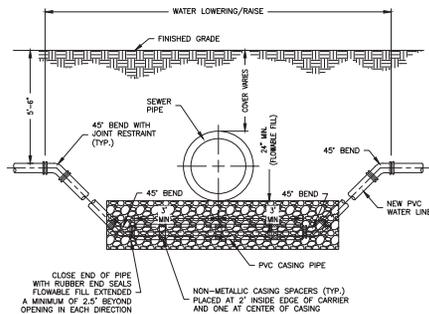
PIPE BEDDING
TYPE A—WELL GRADED MATERIAL WITH A MAXIMUM SIZE OF 3/4-INCH; MAXIMUM PLASTICITY INDEX OF 6; AS DETERMINED BY AASHTO DESIGNATIONS T-89 AND T-90.
TYPE B—NON-PLASTIC; GRADING B DRAIN GRAVEL.
TYPE C—NON-PLASTIC; MAXIMUM SIZE 1 INCH; 0-5% PASSING NO. 4 SEVE.

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 WITH APPLICABLE SAFETY REQUIREMENTS.

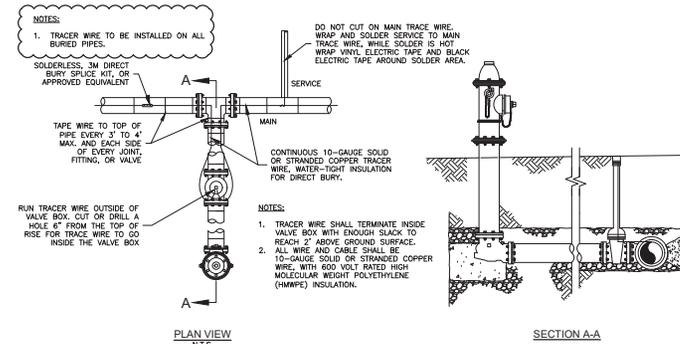
TYPE 1—NATIVE MATERIALS; TWO LIFTS
TYPE 2—NATIVE MATERIALS; 8-INCH LIFTS
TYPE 3—NATIVE MATERIALS; ONE LIFT



TREATED WATER INSULATION DETAIL
N.T.S.



WATER MAIN LOWERING WITH CASING DETAIL
N.T.S.



TRACER WIRE DETAIL
N.T.S.

NOTES:

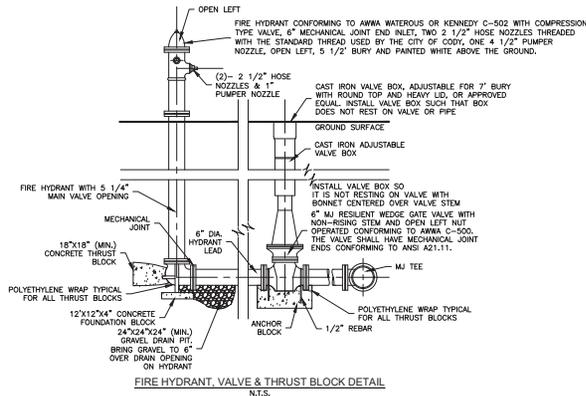
- TRACER WIRE TO BE INSTALLED ON ALL BURIED PIPES.
- SOLDERLESS, 3M DIRECT BURY SPLICER KIT, OR APPROVED EQUIVALENT.
- DO NOT CUT ON MAIN TRACE WIRE. WRAP AND SOLDER SERVICE TO MAIN TRACE WIRE. WHILE SOLDER IS HOT WRAP VINYL ELECTRIC TAPE AND BLACK ELECTRIC TAPE AROUND SOLDER AREA.
- TAPE WIRE TO TOP OF PIPE EVERY 2 TO 4' MAX. AND EACH SIDE OF EVERY JOINT, FITTING, OR VALVE.
- CONTINUOUS 10-GAUGE SOLID OR STRANDED COPPER TRACER WIRE, WATER-TIGHT INSULATION FOR DIRECT BURY.

NOTES:

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

PLAN VIEW
N.T.S.

SECTION A-A



FIRE HYDRANT, VALVE & THRUST BLOCK DETAIL
N.T.S.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
JOB NO.: 20047
FIELD BOOK NO.: OFFICE
DRAWING NO.: C00.601



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

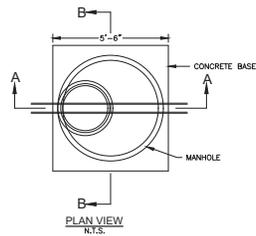
OWNER:

YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1

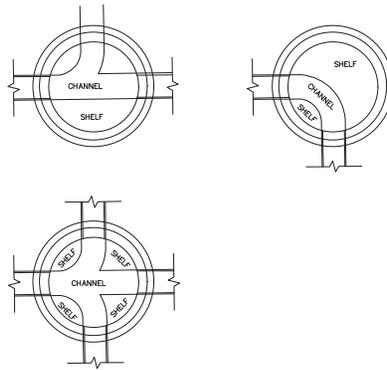
TITLE: CONSTRUCTION DETAILS-TREATED WATER

C00.601



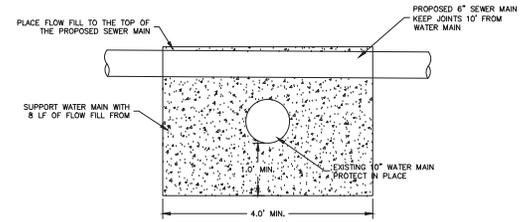
6"x6"x6" CONCRETE COLLAR TO BE POURED IN PLACE WITH # 6 SACK MIX AND NO. 4 REBAR ON 8" CENTERS BOTH WAYS AFTER MANHOLE LID HAS BEEN ADJUSTED TO THE FINISHED STREET GRADE.

MANHOLE COLLAR DETAIL FOR PAVED ROADWAYS
N.T.S.

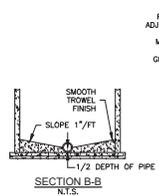


- NOTES:
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT .
 2. SEE PLAN-PROFILE SHEETS FOR SLOPE OF CHANNEL.

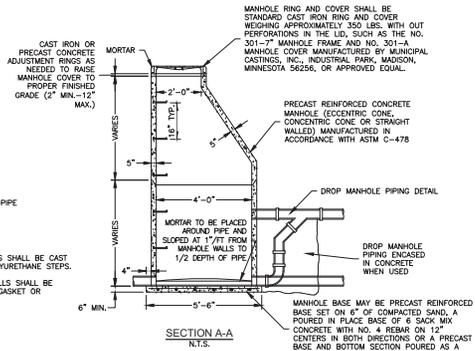
MANHOLE CHANNELS
CITY OF CODY
N.T.S.



FLOWABLE FILL DETAIL
N.T.S.

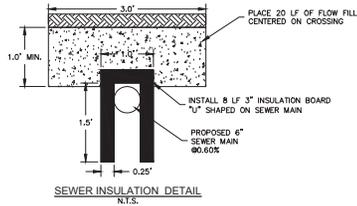


- NOTES:
1. ALL STEPS WITHIN THE MANHOLES SHALL BE CAST IRON OR STEEL REINFORCED POLYURETHANE STEPS.
 2. ALL JOINTS IN THE MANHOLE WALLS SHALL BE SEALED WITH EITHER A RUBBER GASKET OR BITUMINOUS BASE SEALANT.

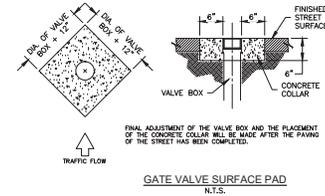
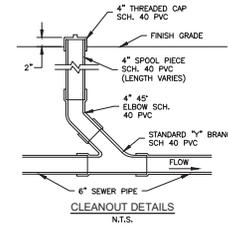


- NOTES:
1. ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING AND TOP SECTIONS, AND AROUND SEWER PIPE SHALL BE WATER TIGHT. JOINTING MATERIAL SHALL BE "NAM-NEK" OR APPROVED EQUAL.
 2. ALL STEPS SHALL HAVE A MINIMUM OF 12" TO A MAXIMUM OF 16" SPACING, AND SHALL EXTEND OUT A MINIMUM OF 5" THE MANHOLE WALL. STEPS SHALL BE A MINIMUM OF 10" WIDE. THESE REQUIREMENTS ARE IN COMPLIANCE WITH OSSE 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
CITY OF CODY
N.T.S.



SEWER INSULATION DETAIL
N.T.S.



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.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
JOB NO.: 20047
FIELD BOOK NO.: OFFICE
DRAWING NO.: C00.602



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

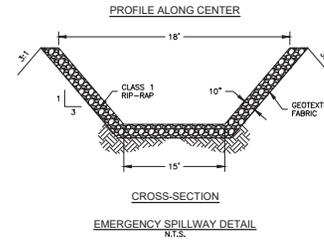
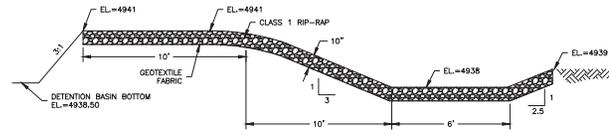
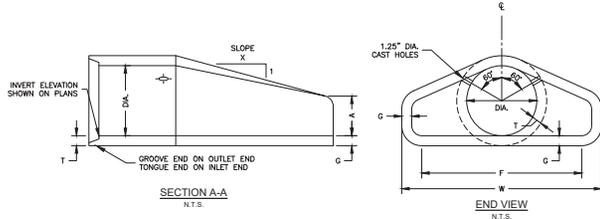
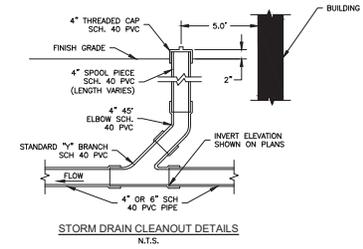
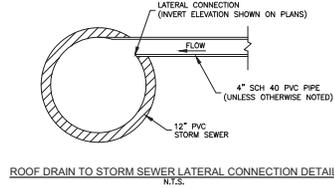
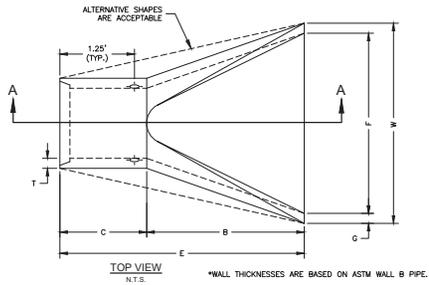
OWNER:

YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1

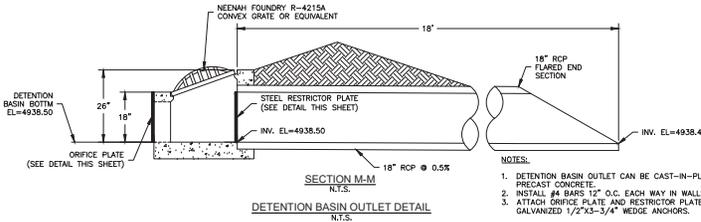
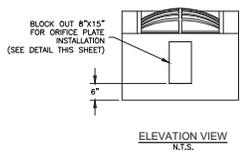
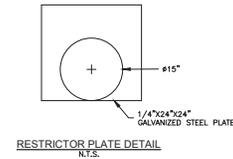
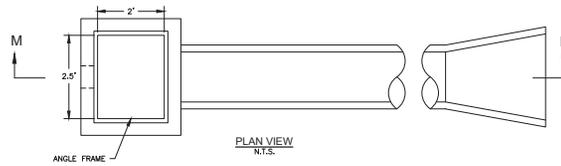
TITLE: CONSTRUCTION DETAILS-SANITARY SEWER

C00.602

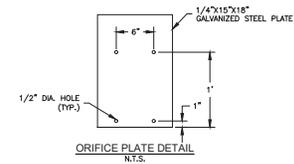


RCP FLARED END SECTION DETAILS
N.T.S.

ROUND REINFORCED CONCRETE PIPE FLARED END DIMENSIONS										
DIAMETER	WEIGHT PER SECTION	SLOPE	*T	A	B	C	E	F	G	W
IN.	LBS.	IV3H								
12	530	2.4	2.0	4	24	48.875	72.875	24	2	28
18	990	2.3	2.5	9	27	46	73	36	2.50	41
24	1520	2.5	3.0	9.5	43.5	30	73.5	48	3	54



- NOTES:
1. DETENTION BASIN OUTLET CAN BE CAST-IN-PLACE OR PRECAST CONCRETE.
 2. INSTALL #4 BARS 12" O.C. EACH WAY IN WALLS AND FLOORS.
 3. ATTACH ORIFICE PLATE AND RESTRICTOR PLATE USING GALVANIZED 1/2"x3-3/4" WEDGE ANCHORS.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
JOB NO. 20047
FIELD BOOK NO. OFFICE
DRAWING NO. C00.603



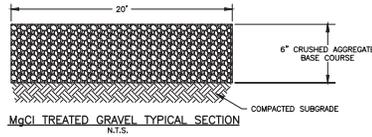
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:

YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
TITLE: CONSTRUCTION DETAILS-STORM SEWER

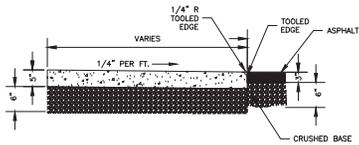
C00.603



NOTE:
1. PRIOR TO COMPLETION ALL GRAVEL SHALL RECEIVE MAGNESIUM CHLORIDE (OR APPROVED EQUAL) APPLICATION OF CHEMICAL DUST SUPPRESSION



TYPICAL HOT MIX SECTION
N.T.S.

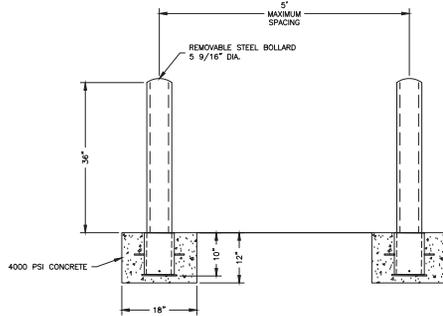


CURB & GUTTER DETAIL
N.T.S.

NOTES:

- SUBGRADE COMPACTION SHALL CONFORM TO WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231
- 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.T., AND CURB TURNS. CONTRACTION JOINTS SHALL COMPLY WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02230
- NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER

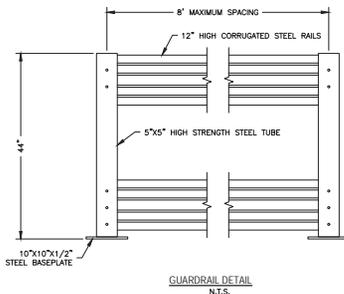
*CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.



REMOVABLE BOLLARD DETAIL
N.T.S.

NOTES:

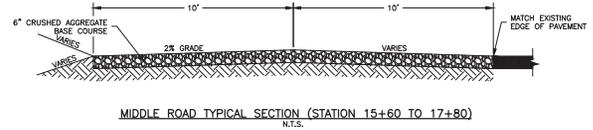
- BOLLARDS TO BE VESTIL MFG MODEL BOL-R-36-5.5 OR SIMILAR AS APPROVED BY ENGINEER.



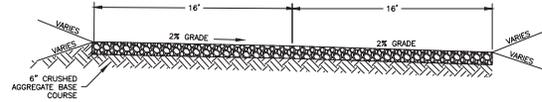
GUARDRAIL DETAIL
N.T.S.

NOTES:

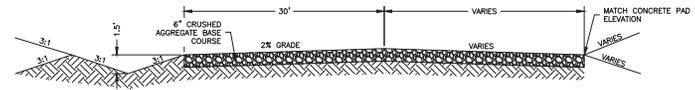
- POSTS SHALL BE AFFIXED TO CONCRETE FLOOR WITH 4 1/2"x5/8" GALVANIZED WEDGE ANCHORS.
- POSTS MUST BE INSTALLED ON A MINIMUM OF 6" CONCRETE OF 4,000 PSI CONCRETE.
- GUARDRAIL SHALL BE INSTALLED A MINIMUM OF 12" FROM SURFACE BEING PROTECTED.
- ATTACH RAILS WITH 1/2"x7/8" GALVANIZED CARRIAGE BOLTS THAT PASS COMPLETELY THROUGH POST AND RAIL BRACKET.
- ALL COMPONENTS SHALL BE POWDER COATED WITH ONE COAT OF HIGHLY VISIBLE SAFETY YELLOW PAINT INTENDED FOR OUTDOOR USE.
- STEEL TUBES TO BE ENCASED IN 24" OF CONCRETE, 18" IN DIAMETER WHERE NOT BOLTED TO SLABS



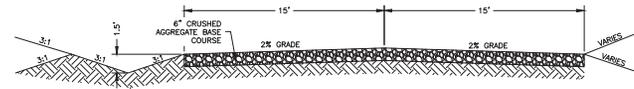
MIDDLE ROAD TYPICAL SECTION (STATION 15+60 TO 17+80)
N.T.S.



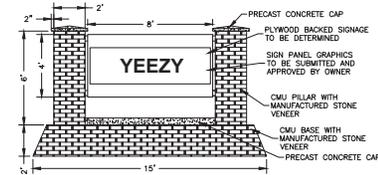
PERIMETER ROAD TYPICAL SECTION (STATION 20+00 TO 21.76)
N.T.S.



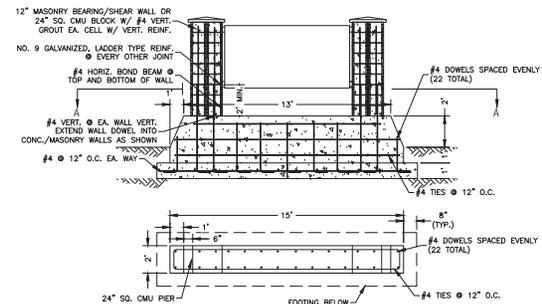
PERIMETER ROAD TYPICAL SECTION (STATION 21+90 TO 23+10)
N.T.S.



PERIMETER ROAD TYPICAL SECTION (STATION 5+00 TO 11+00)
N.T.S.



MONUMENT SIGN DETAIL
N.T.S.



SECTION A-A
N.T.S.

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: LPU
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR	JOB NO. 20047
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR	FIELD BOOK NO. OFFICE
					DRAWING NO. C00.604



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:

YEEZY APPAREL LLC.

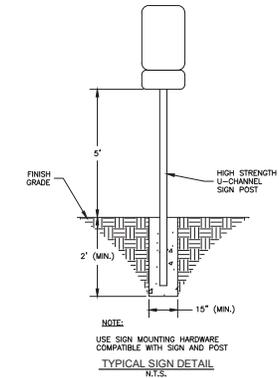
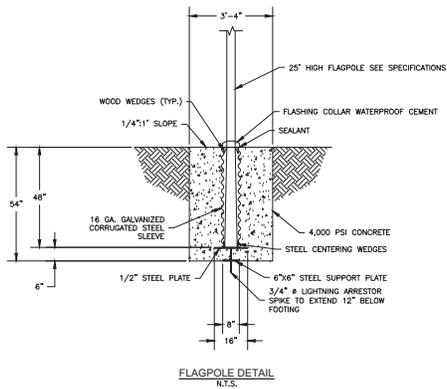
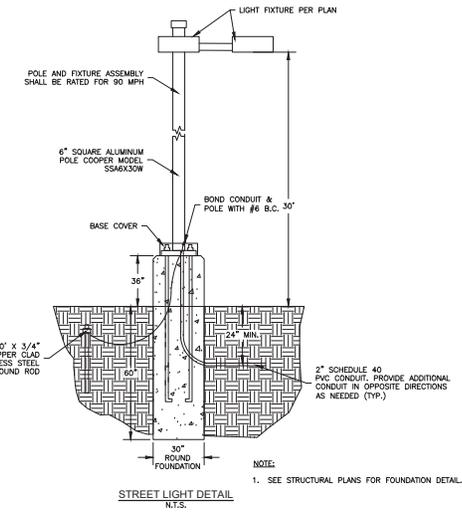
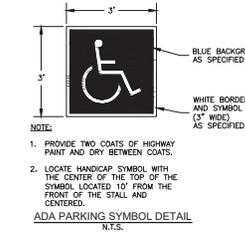
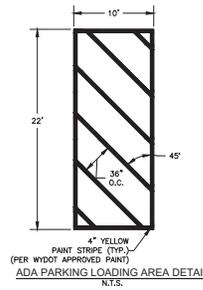
PROJECT:

YEEZY-CODY PHASE 1

TITLE:

CONSTRUCTION DETAILS-STREET DETAILS

C00.604



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.605



ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:

YEEZY APPAREL LLC.

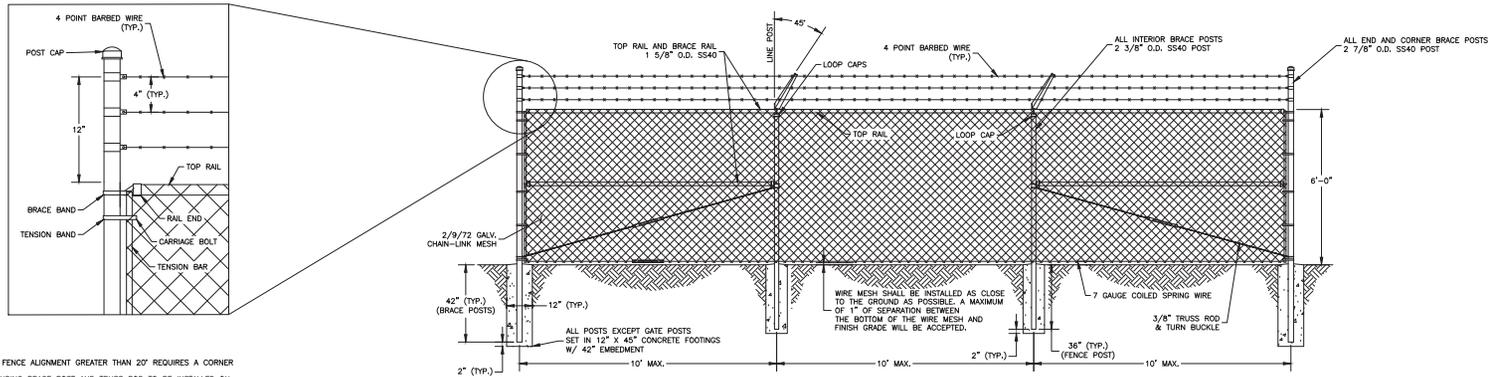
PROJECT:

YEEZY-CODY PHASE 1

TITLE:

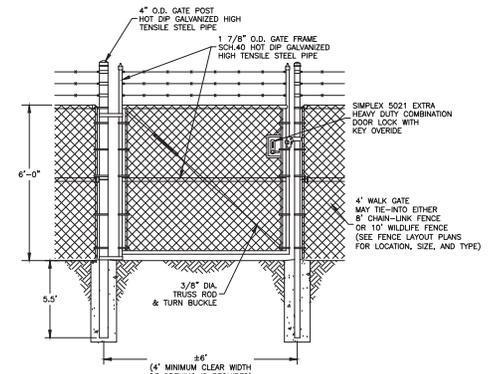
CONSTRUCTION DETAILS-PARKING AND LIGHTING

C00.605

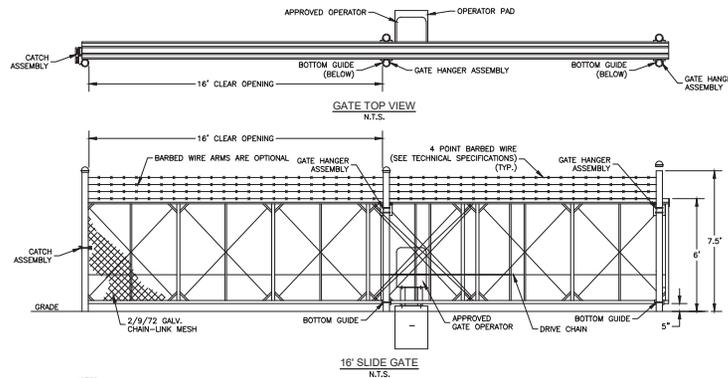


TYPICAL 6' CHAIN-LINK FENCE DETAIL
N.T.S.

- NOTES:
1. ANGLE CHANGE IN FENCE ALIGNMENT GREATER THAN 20' REQUIRES A CORNER POST.
 2. BRACE PANEL INCLUDING BRACE POST AND TRUSS ROD TO BE INSTALLED ON BOTH SIDES OF CORNER POSTS, ON BOTH SIDES OF GATES, ON BOTH SIDES OF LINE BRACE POSTS, AND AT FENCE TERMINATIONS. LINE BRACE POSTS SHALL BE INSTALLED AT 400' INTERVALS AND AT GRADE CHANGES AS APPROVED BY THE ENGINEER.
 3. LINE POSTS (NOT SHOWN) 2 3/8" O.D. SS40.



4' WALK GATE DETAIL
N.T.S.



16' SLIDE GATE
N.T.S.

GATE SIDE VIEW
N.T.S.

- NOTES:
1. OPPOSITE SIDE SHALL BE APPROXIMATE MIRROR IMAGE.

DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/23/20	CODY P & Z PERMIT	LPU	BJR	BJR
06/05/20	CIVIL SITE PLAN EDITS	LPU	BJR	BJR

DRAWN BY: LPU
 JOB NO.: 20047
 FIELD BOOK NO.: OFFICE
 DRAWING NO.: C00.606



ENGINEERING ASSOCIATES - CODY, WYOMING
 CONSULTING ENGINEERS & SURVEYORS

OWNER:
 YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: CONSTRUCTION DETAILS-FENCING

C00.606

**Yeezy Apparel, LLC
125 Rd 2AB
Lots 1 & 2 or North Cody Industrial Park Minor Subdivision #1
CODY, WYOMING**

STORM DRAINAGE REPORT

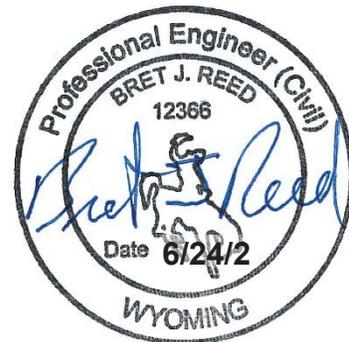
PREPARED FOR: Yeezy Apparel LLC
6 Centerpointe Drive, Suite 700
La Palma, CA 90623

PROJECT LOCATION: Lots 1 & 2 or North Cody Industrial Park Minor Subdivision #1
125 Rd 2AB
Cody, Wyoming

PREPARED BY: Engineering Associates
POB 1900
Cody, Wyoming 82414

JOB NO.: 20047.00

DATE: June 24, 2020



ENGINEERING ASSOCIATES
A Wyoming Corporation
POB 1900; 902 13th Street
CODY, WYOMING
307-587-4911 ♦ FAX 587-2596

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I. REPORT SUMMARY

A. Introduction

Yeezy Apparel has retained Cushing Terrell Architects and Groathouse Construction to finish construction of the Cody Labs building and site at 125 Rd 2AB which includes Lots 1 and 2 of the North Cody Industrial Park Minor Subdivision #1. Lot 1 is owned by Forward Cody and Lot 2 is owned by Cody Labs, whose parent company is Lannett. Yeezy is the tenant of both facilities which are interconnected. The site work consists of landscaping, exterior concrete, gravel roads and driveways and an asphalt parking lot. Much of the existing design will be followed with some changes to make the site fit the use Yeezy is planning for the facility.

This drainage report reviews the previous drainage report prepared by GDA engineers in 2017 for the initial construction of the facility and site and examines changes from that report to the new proposed site design to determine if the drainage facilities are adequate for the runoff associated with the new design. The GDA drainage report is attached to and referenced by this drainage report.

B. Methodology

The methodology used in this report is as follows:

1. The drainage flow path for determining the time of concentration was evaluated to determine if any of the site changes were altered the flowpath and resulting time of concentration. The longest drainage flow path remained unaltered and thus the time of concentration also remained unchanged at 23.30 minutes. Attached is an updated drainage map showing the updated site and subbasins for comparison to the one in the GDA drainage report.
2. The previous drainage report calculated a weighted run-off coefficient of 0.18. The areas for the each different surface treatments were calculated and an updated weighted coefficient was calculated to be also 0.18. When looking at the next decimal place to the right, the new value was smaller by more than 2 thousandths.
3. The smaller but essentially identical weighted runoff coefficient will produce a very slightly smaller site runoff. The existing drainage facility which had excess capacity, will be sufficient for the new site design.

C. Summary

The existing drainage facilities previously developed for this site are adequate for the updated site.

II. ATTACHMENTS

- Yeezy Drainage Report – SubBasin 2 Sheet D-1
- Cody Labs Drainage Report 2017 by GDA Engineers

P:\2020\20047\20 - 01 Yeezy 120 240 5th Area\WCA\A\DRAINAGE REPORT.dwg 11/17 SITE PLAN 6/24/20 LANE



DATE	DRAWING LOG	BY	CHECKED	APPROVED
06/24/20	ORIGINAL DRAWING	LPU	BJR	BJR

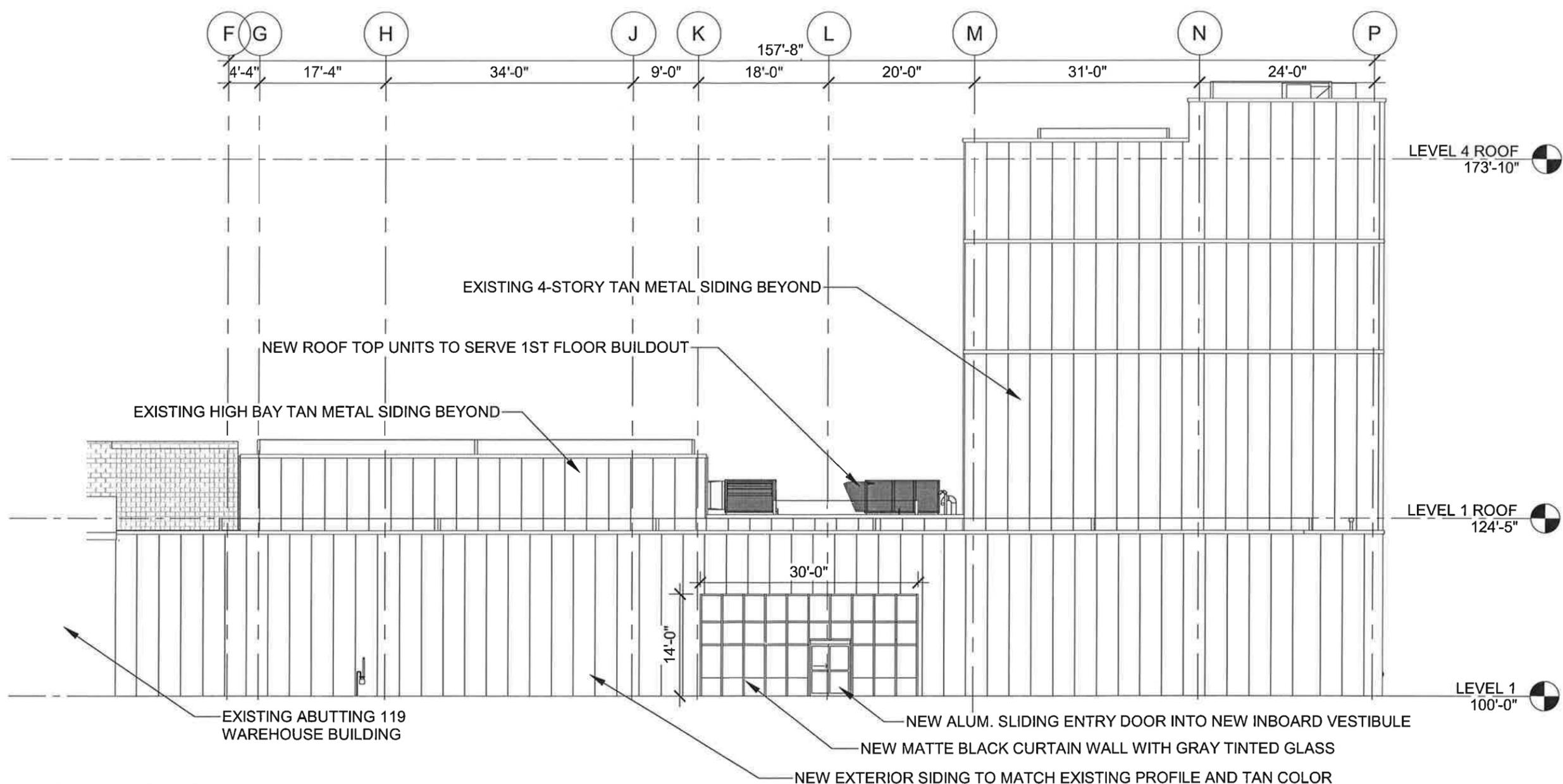
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 **ENGINEERING ASSOCIATES – CODY, WYOMING**
 CONSULTING ENGINEERS & SURVEYORS

OWNER: YEEZY APPAREL LLC.

PROJECT: YEEZY-CODY PHASE 1
 TITLE: DRAINAGE REPORT-SUBBASIN 2

D-1



Building 125 South Elevation
 06/24/2020
 Cushing Terrell