

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY JUNE 8, 2021
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the May 25, 2021 regular meeting
6. New Business:
 - A. Tabled Item - Request for a fence height waiver for 1644 29th Street
 - B. Final Plat for Pintail Subdivision
7. P & Z Board Matters (announcements, comments, etc.)
8. Council Update
9. Staff Items
10. Adjourn

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

City of Cody
Planning, Zoning, and Adjustment
Board Meeting May 25, 2021

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of Cody in Cody, Wyoming on Tuesday, May 25, 2021 at 12:02 pm.

Present: Richard Jones; Wade McMillin; Sandi Fisher; Carson Rowley; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Council Liaison Andy Quick; GIS Analysts Utana Dye.

Absent: Rodney Laib; Scott Richard; Chairman Kayl Mitchell

Richard Jones called the meeting to order at 12:02 pm, followed by the pledge of allegiance.

Sandi Fisher moved to approve the agenda, seconded by Carson Rowley. Vote on the motion was unanimous, motion passed.

Sandi Fisher moved to approve the minutes from the May 11, 2021 meeting, seconded by Carson Rowley. Vote on the motion was unanimous, Motion passed.

Staff reviewed the final plat for Buffalo Bluff 2-lot Minor Subdivision located at 137 Belfry Highway. The proposal is to divide the property owner's house and outbuildings from the Buffalo Bluff RV Park that has been developed on the northern portion of the property. All conditions of the preliminary plat approval have been completed.

Wade McMillin made a motion, seconded by Sandi Fisher, to recommend to City Council the approval of the final plat for the Buffalo Bluff 2-lot Minor Subdivision. Vote on the motion was unanimous, motion passed.

Todd Stowell asked the board to table the request for a 6-foot vinyl privacy fence in the front yard of 1644 19th Street until the next meeting, as we have not heard if there are any objections from the additional notice being conducted.

Wade McMillin made a motion, second by Sandi Fisher to table the item until the next meeting. Vote on the motion was unanimous, motion passed.

P&Z Updates: Wade McMillin informed the board that he will be resigning from the board effective after the next meeting. His last meeting will be June 8, 2021.

Council Updates: Andy Quick mentioned that they are in the second day of budget meetings from 4 p.m. to 6p.m. If the Board would like to come sit in on the meetings, they are welcome.

Staff Updates: None.

Carson Rowley made a motion, seconded by Wade McMillin to adjourn the meeting. Vote on the motion was unanimous. Richard Jones adjourned the meeting at 12:09 pm.

Utana Dye

Utana Dye, GIS Analysts

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	MAY 25, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR 6-FOOT VINYL PRIVACY FENCE IN FRONT YARD OF 1644 29 TH STREET	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

UPDATE: This item was originally scheduled for the May 25, 2021 meeting. As noted in the report, there was a question about adequate notice. At the meeting we did not have confirmation that the applicant had contacted the neighbors to the south, so the item was continued. The applicant has since confirmed that notice to the neighbors to the south has been provided. No neighbors have provided any objection to the waiver for the fence height requested. The original staff report follows.

PROJECT DESCRIPTION:

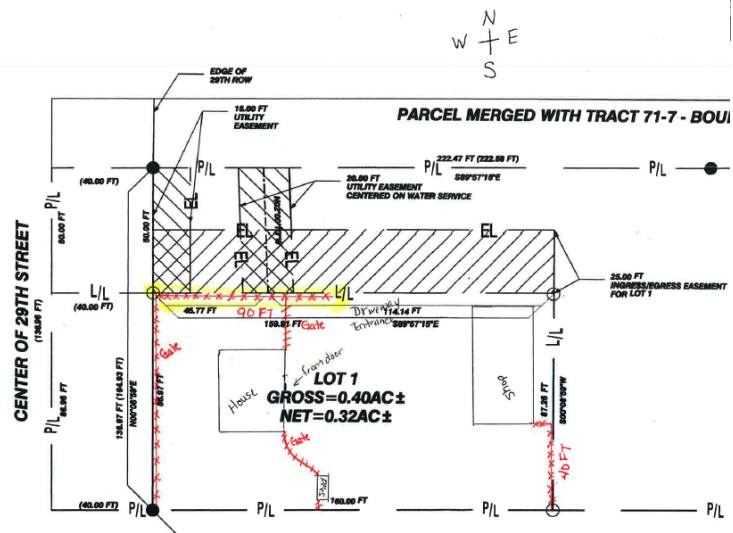
Andrew, Benjamin and Jaime Nelson as owners of 1644 29th Street have submitted a fence-height-waiver request in order to install a 6-foot privacy fence along the front lot line of the property. The City fence requirements limits the height of solid fences to three feet within the front yard setback area (4' if at least 40% open).



REVIEW PROCEDURE:

Section 9-4-1(E)(1) of the City of Cody Code states that the Planning and Zoning Board may approve a fence taller than that specified when the additional height will not have any adverse impacts to neighboring properties or the public health and safety.

It is noted that this is a corner lot. When applying fence regulations, we typically consider the front yard to be the same as that used for setback purposes.



In this case, that means that the yard along 29th Street would be considered the front yard and the yard along Granite Court a side yard. A 6-foot fence is allowed in the side yard without the need for a height waiver. The review process requires the applicant to notify owners of the adjacent lot(s) of the request and allow them up to ten (10) days to provide comments. The applicants have indicated that they have provided both written and verbal notice to the owners of the properties to the north, east and west. Notice to the owners of the properties to the south was not initially specified as there was, and still is, some confusion as to whether the notice is to go to the lots adjacent to the subject property, or only to those adjacent to the proposed fence. To avoid any claim of inadequate notice, the applicant is in the process of notifying the property owners to the south, and will be able to report at the meeting.

Of the owners that have been notified, none have presented any objection.

Staff has reviewed the request, and is not opposed to the request due to the following factors:

1. The fence will be located approximately 26 feet from the edge of the 29th Street asphalt. This does not create the same appearance as a 6-foot fence immediately at the back of a sidewalk or at the edge of a road.
2. The property where the fence will be located is a foot or two lower than the center of 29th Street, so to some degree the taller fence height is compensating for the elevation difference.
3. The location is not within any existing or anticipated City utility easements.
4. There is approximately 11 feet between the edge of Granite Court and the fence, which combined with the distance from 29th Street allows for good sight distance at the intersection of Granite Court and 29th Street.



ALTERNATIVES:

Approve or deny the request for a 6-foot-tall privacy fence in the front yard of 1644 29th Street.

RECOMMENDATION:

Provided the applicant provides notice to the property owners to the south, approve the request for a 6-foot privacy fence along the 29th Street property line.

Notice to Owners of Neighboring Properties:

April 29, 2021

RE: Special Exemption Request

The City of Cody has received the following request for a special exemption. Your comment would be appreciated.

Applicant Name: Andrew C, Benjamin L & Jaime Nelson

Address: 1644 29th Street

Cody, WY 82414

Lot 1, Tract 71-6, Addition I-51

Description of Request: Increase height limit of front yard privacy fence from 4 feet to 6 feet along north side of property (Granite Court side). This will match fence planned for the west side (29th street) and east side, as well as the existing fence on the south side of property. Proposed fence will run from the northwest corner (Granite Court & 29th Street) east, parallel to Granite Court to the driveway entrance of the property. See attached map showing requested exemption.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, May 11, at 12:00pm in the City Hall Council Chambers, at 1338 Rumsey Ave.

Please send any comments by May 11, 2021 to:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

April 29, 2021

Dear Mr Stowell,

Andrew, Benjamin & Jaime Nelson are requesting an exemption to the height restriction for front yard fences for the property located at 1644 29th Street. We would like to build a 6 foot vinyl fence instead of the current limit of 4 foot. This would insure additional privacy for our property, decrease noise, match the other planned fence (along 29th) and match the existing, neighboring fences on the south side of the property. Proposed fence will run from the northwest corner (Granite Court & 29th Street) east, parallel to Granite Court to the driveway entrance of the property.

The northwest corner of the fence is approximately 26 feet from the curb of 29th Street. The fence is approximately 11 feet from the edge of Granite Court (a private drive). The fence would parallel Granite Court. While the Granite Court side of the property is considered to be the front yard, the front of the house actually faces east and our own driveway/parking area.

Thank you for considering our request.

Andrew, Benjamin & Jaime Nelson

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	JUNE 8, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT AND CONSTRUCTION PLANS FOR THE PINTAIL SUBDIVISION— A 12-LOT SUBDIVISION. SUB 2020-05	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Bill & Rita Overfield have submitted the final plat application for their 12-lot subdivision named the "Pintail Major Subdivision". The property is zoned residential R-4 and is currently undeveloped. All proposed lots are designed for attached townhouses, and will be served with all standard utilities and a private street.

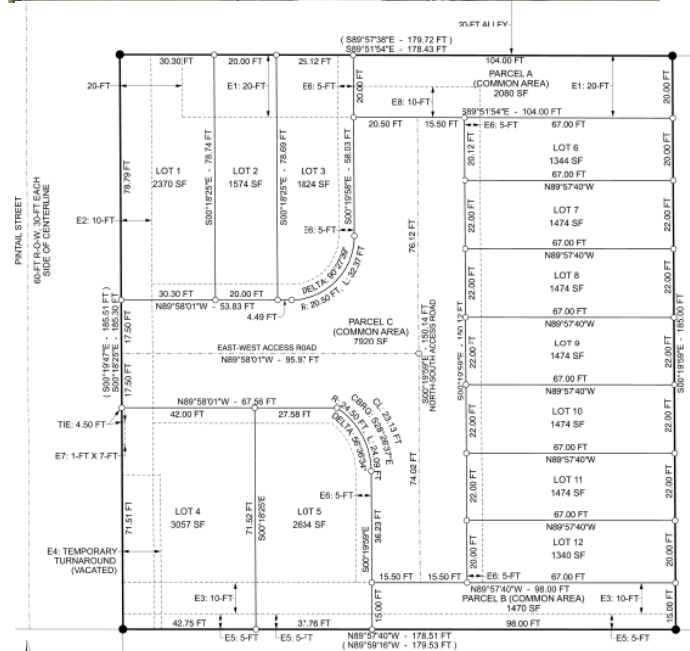
SUBDIVISION REGULATIONS

The subdivision ordinance requirements were reviewed with the preliminary plat approval. Two variances were granted. One variance to permit construction of the interior street as proposed (reduced asphalt width of 20', 4' sidewalks, and no sidewalk on the east side of Lot 5). The other variance reduced the amount of the cash-in-lieu of public use area to \$24,045.00.

Status of Preliminary Plat Conditions:

The conditions of the preliminary plat approval are listed below, with the status of each.

1. Pay the cash-in-lieu of public use area in the amount of \$24,045.00 prior to the mayor signing the final plat.



Status: Pending. As noted, payment will occur before the mayor signs the final plat.

2. Make any modifications necessary based on the results of the accompanying plat amendment request (vacation of temporary turnaround and the 20-foot-wide buffer along the north side of the property).

Status: The plat amendment was partially approved, to allow removal of the berm and grading of the buffer. The restriction of no structures within the buffer remains and is noted on the final plat (see Easement E2). The recording number of the plat amendment will be added once it is received from the County Clerk's office.

3. Make any modifications necessary based on the Board's interpretation of whether Lots 3 and/or 5 are considered a corner lots (requires 30-foot minimum lot width) and if they are subject to the 10-foot side street setback requirement.

Status: Met. Lots 3 and 5 were determined to not be corner lots, and that a side setback is not required from required turnaround areas.

4. If the variance for no sidewalk along the east side of Lot 5 is not granted, add the sidewalk.

Status: N/A. Variance was granted.

5. A maintenance agreement and/or homeowner's association shall be established for maintenance of the private street, common area and storm water facilities. The interior street will need to be identified as a tract, and established as a public access easement and utility easement. The areas outside of the lots will need to be identified as common area. Submit the proposed maintenance agreement with the final plat. Also include an explanatory note and labels referencing such on the final plat.

Status: Not met. The maintenance agreement is still in process. In order to allow the developer to get going on the subdivision construction, staff suggests we process the plat application and construction plans through the Planning and Zoning Board and City Council, but not allow recording of the plat until the agreement is reviewed and approved by the City attorney and staff and referenced on the final plat.

6. Provide an engineered storm water plan/report, consistent with the City storm water management policy, with the final plat documents.

Status: Met. Parcels A and B will each contain a 1-foot-deep swale with 3:1 side slopes. The bottom of each swale would measure 7' wide by 60' long. (Refer to drainage report for additional detail.)

7. Include the improvements currently missing from the preliminary plat in the construction documents—curb and gutter extending to south property line, sidewalk along full frontage of subdivision, plans (routes) for 3rd party utilities, community mailbox location, design of storm water facilities, and streetlight(s) along Pintail Street.

Status: Met, although the plans (routes) for 3rd party utilities are not very detailed. The contractor and engineer will need to carefully coordinate placement with the utility providers.

8. Either move the hydrants to the west of the turnaround, or use the in-ground flushing hydrant option identified by public works.

Status: Met. In-ground flushing hydrants will be used.

9. Provide the minimum 9.5' curb radius at the intersection with Pintail Street.

Status: Met.

10. Provide a 15-foot-wide utility easement along the south property line.

Status: Met.

11. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

Status: City staff have reviewed the plat and construction documents for conformance with the subdivision ordinance and found a couple of minor edits that will be needed, which are noted as conditions of approval.

Other:

Technically, a 5-foot setback is required on the north side of Lot 6 and the south side of Lot 12. As drawn, the lots do not accommodate that setback. The two lots could be redrawn to extend another five feet into what is now part of the common areas. That change would meet the "letter of the law". However, Planning staff is open to the Board and Council authorizing the configuration shown as each area is already restricted from being able to be built on—which is the intent of the setback requirement anyway. An exemption to the setback would need to be granted. If granted, it should be referenced under the "variance" notes.

POTENTIAL MOTION:

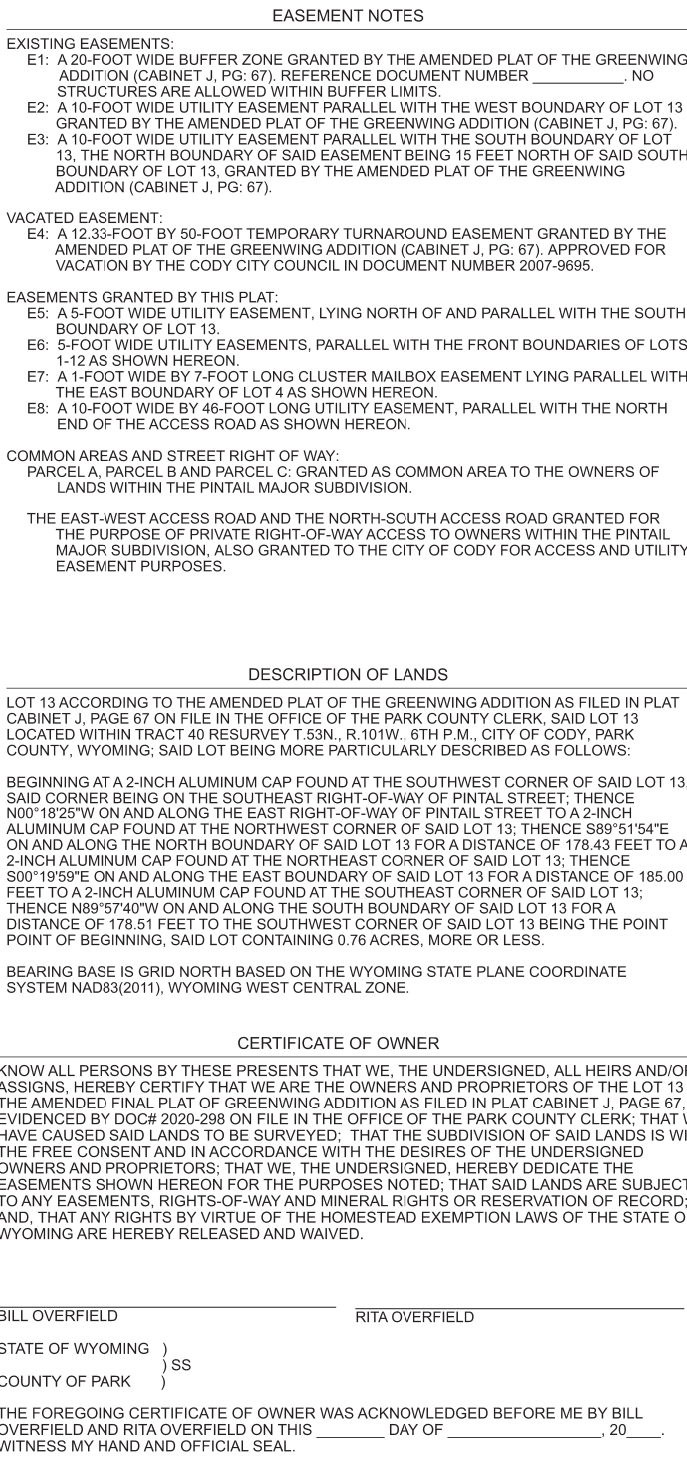
Authorize the setback exemption for Lots 6 and 12 from the common areas, and recommend approval of the Pintail Major Subdivision final plat and construction plans to City Council, with the following conditions:

1. Prior to the mayor signing the plat, provide documents to establish a maintenance agreement and homeowner's association for maintenance of the private street, common area and storm water facilities. The documents must be reviewed and approved as to form by the City attorney. Also add a reference on the final plat that there is a maintenance agreement for this development.
2. The water tap fees must be paid prior to the mayor signing the final plat, or construction of the services, whichever occurs first.
3. Pay the cash-in-lieu of public use area in the amount of \$24,045.00 prior to the mayor signing the final plat.
4. Work with staff to update the language on the plat in Easements E1 and E5 to reference the plat amendment that modified the buffer on the north side of the property.
5. Remove or correct the language in Variance C relating to the Public Use area variance. (Amount was reduced, but not fully waived.) Also, add language about the setback exemption for Lot 6 and 12, if it is granted.

6. On the construction plans, note that the secondary electrical pedestals are to be given first priority for placement over other utilities, and shall be located not on the common lot line, but approximately 3 feet to the side, away from the planned driveway locations and next to the planned walkways to each front door. Adjust any utility services that conflict with the electrical pedestals.
7. Conduct all inspections, testing, and other requirements during construction, so as to comply with City Code 11-11-5-1(A).
8. The value of the subdivision improvements that will be accepted for ownership by the City must be provided by the developer to the City treasurer, so that contributed capital can be tracked.



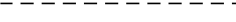



















ATTACHMENTS:

Final Plat
Construction Plans
Utility letters
Additional Documentation



<p align="center">PINTAIL MAJOR SUBDIVISION</p> <p align="center">A DIVISION OF LOT 13 WITHIN THE AMENDED GREENWING SUBDIVISION</p> <p align="center">WITHIN TRACT 40, RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING</p>	
<p>DEVELOPER / OWNER:</p> <hr/> <p>WILLIAM & RITA OVERFIELD P.O. BOX 313 CODY, WY 82414</p> <p>DOC# 2020-298</p>	 <p align="center">SAGE CIVIL ENGINEERING AND SURVEYING</p> <p align="center">2624 BIG HORN AVE. CODY, WY 82414 307-527-0915</p>
<p>JUNE 1, 2021 DRAWN BY: BF/TSB</p> <p>PROJECT # 20-016 20-016_PLPLAT_S1.DGN</p>	<p>FIELD SURVEY: FEBRUARY 2020 BY: JM FIELD BOOK: 11-12</p>

LEGEND

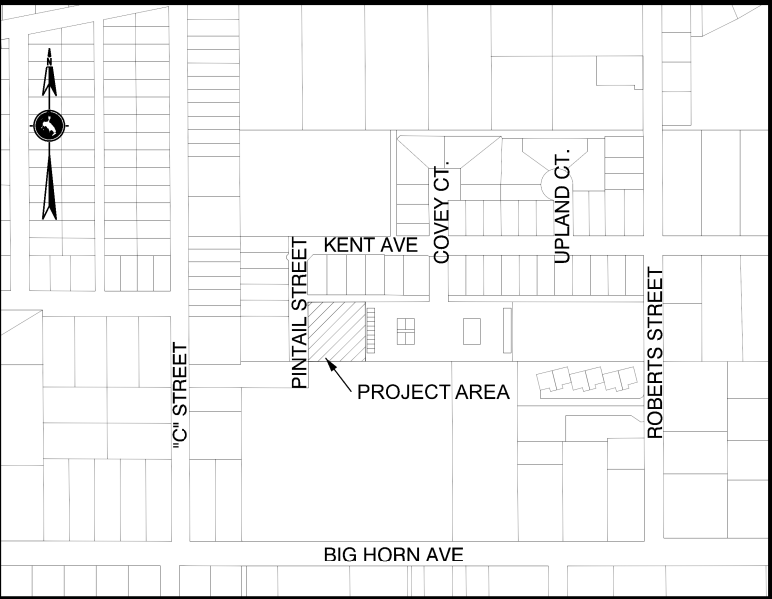
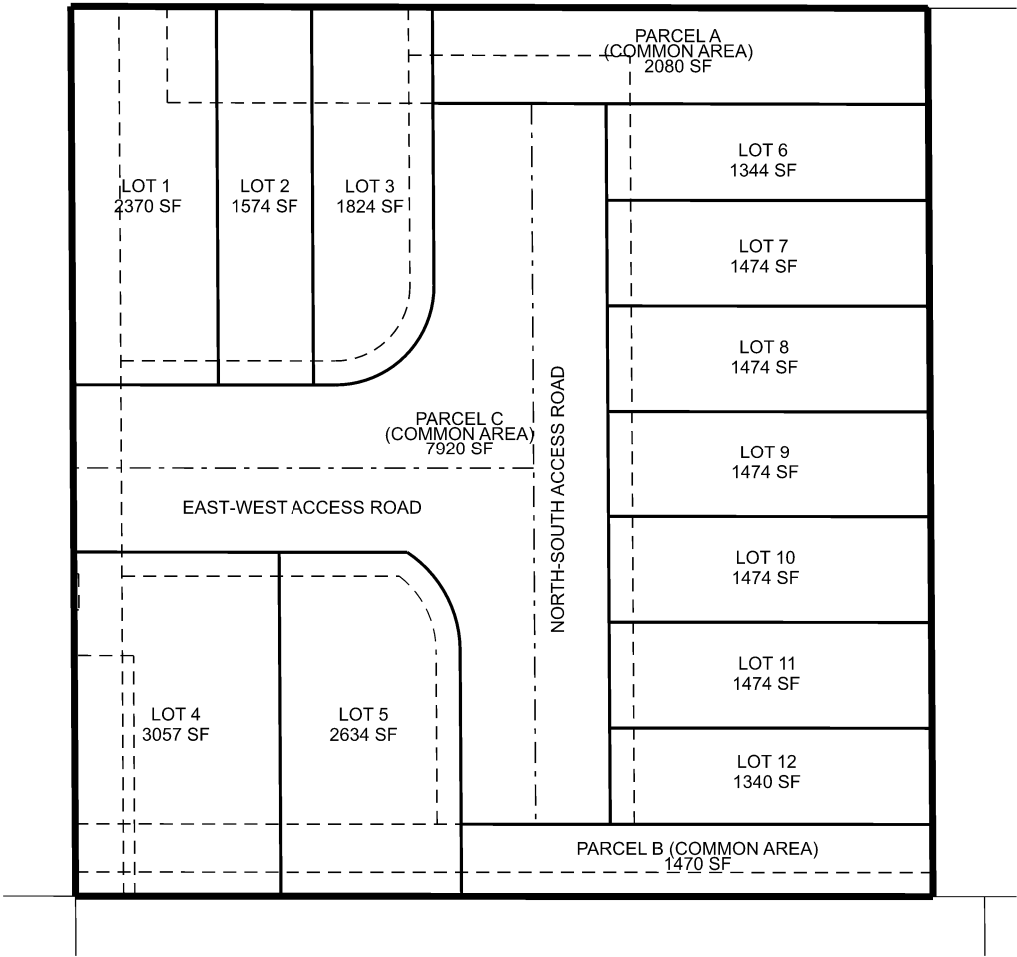
LOT LINES	
SUBDIVISION BOUNDARY	
EASEMENT LINE	
ROAD CENTERLINE	
SANITARY SEWER	
TREATED WATER	
PRIMARY POWER	
SECONDARY POWER	
POWER SERVICE LINE	
GAS LINE	
FIBER OPTIC LINE	
UNDERGROUND TV	
CABLE UTILITY TRENCH	
TREATED WATER SERVICE	
TREATED WATER VALVE	
FIRE/FLUSHING HYDRANT	
SANITARY SEWER MANHOLE	
SANITARY SEWER SERVICE	
ELECTRICAL VAULT	
POWER TRANSFORMER	
SECONDARY PEDISTAL	
MAILBOX	

EX. = EXISTING
FL. = FLOW LINE
EL. = ELEVATION
CL. = CENTERLINE

*PROPOSED UTILITIES IN COLOR
EXISTING UTILITIES IN GREYSSCALE

INDEX OF SHEETS

SHEET NO.	SHEET
1	EAST-WEST ACCESS ROAD PLAN AND PROFILE
2	NORTH-SOUTH ACCESS ROAD PLAN AND PROFILE
3	EAST-WEST ACCESS TREATED WATER PLAN AND PROFILE
4	NORTH-SOUTH ACCESS TREATED WATER PLAN AND PROFILE
5	EAST-WEST ACCESS SANITARY SEWER PLAN AND PROFILE
6	NORTH-SOUTH ACCESS SANITARY SEWER PLAN AND PROFILE
7	UTILITY PLAN
8	DETAILS
9-12	CITY OF CODY DETAILS



UTILITY SIGNATURES

TCT WEST

BLACK HILLS ENERGY

CITY OF CODY ELECTRIC DIVISION

REVISION		JOB NO.
DATE	DESCRIPTION	2020-016
4/22/2021	PRELIMINARY PLANS	DRAWN BY: TSE
5/24/2021	PLAN EDITS	CHECKED BY: JGE
		APPROVED BY: JGE

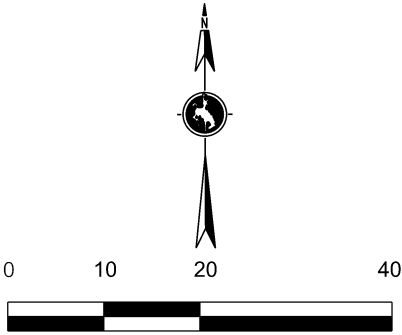
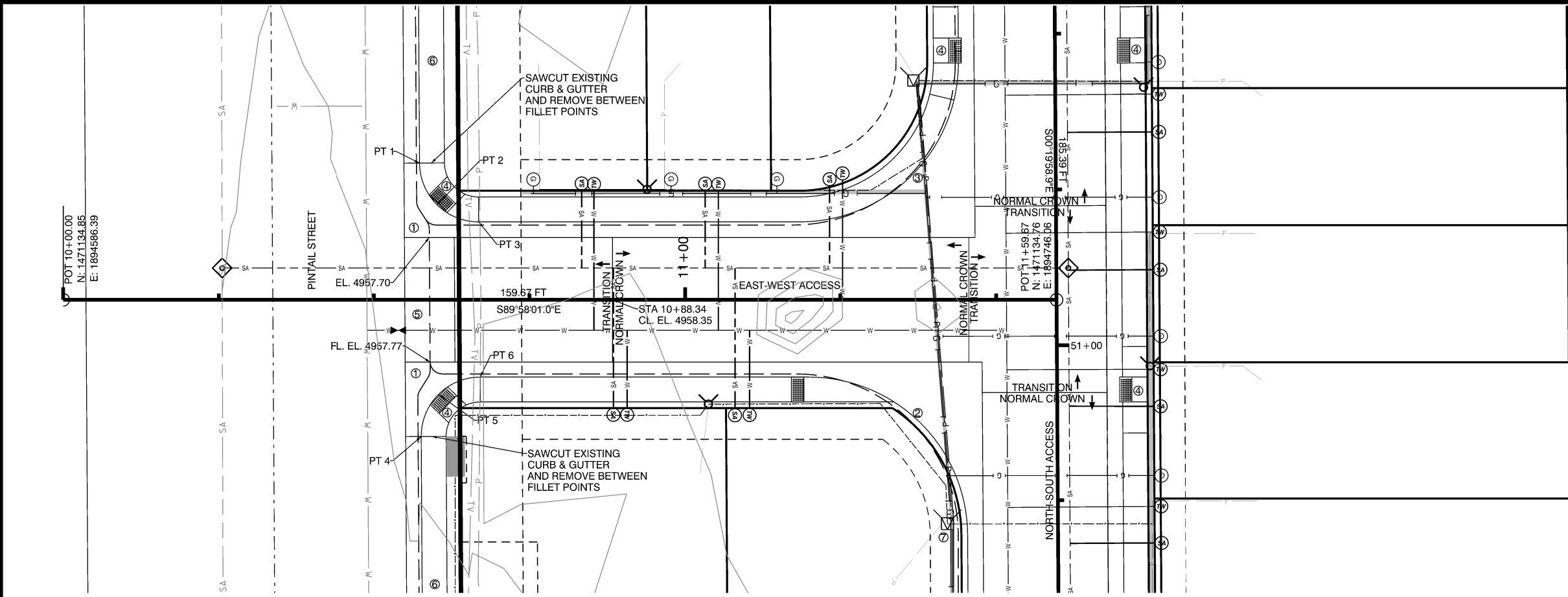
COVER

PINTAIL MAJOR SUBDIVISON
OWNER: BILL OVERFIELD

2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 527-0915
FAX: (307) 527-0916



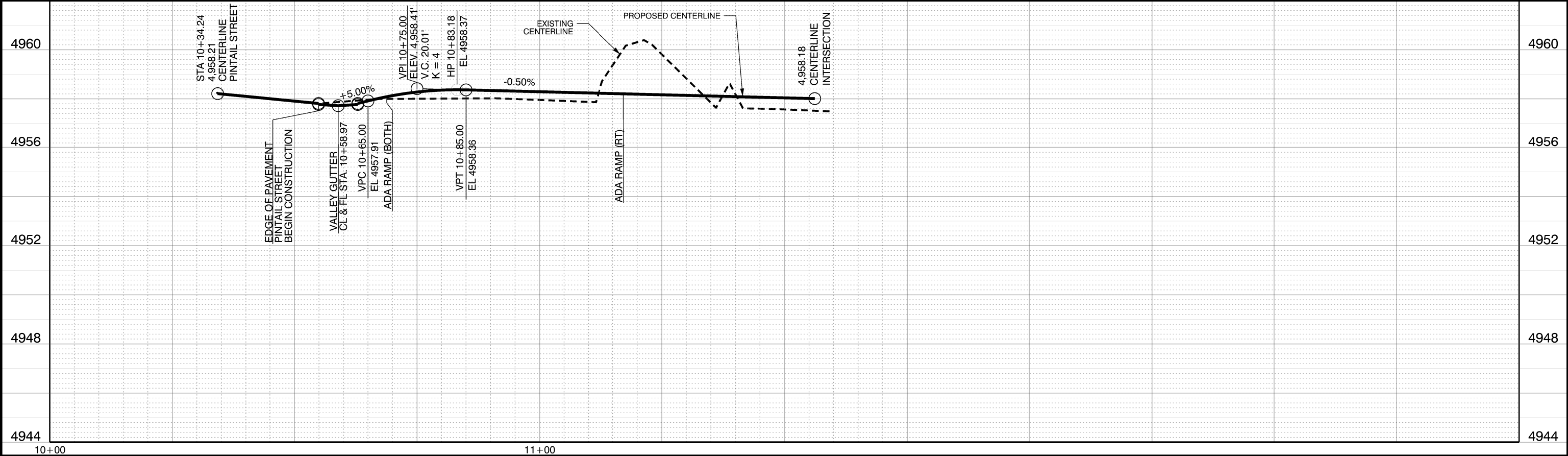
COVER



POINT	DESCRIPTION	NORTHING	EASTING	FL. EL.
PT 1	END FILLET	1471156.78	1894643.73	EX
PT 2	RADIUS CENTER 9.50 FT TO BOC	1471150.07	1894646.53	N/A
PT 3	END FILLET	1471147.31	1894653.23	4957.72
PT 4	END FILLET	1471112.75	1894643.98	EX
PT 5	RADIUS CENTER 9.50 FT TO BOC	1471119.50	1894646.75	N/A
PT 6	END FILLET	1471122.31	1894653.48	4957.86

- NOTES:
- ① CORNER FILLET WITH SIDEWALK AND ADA RAMP AS SHOWN
 - ② LARGE RADIUS CORNER FILLET WITHOUT SIDEWALK. SEE DETAIL. CONTINUE CURB & GUTTER
 - ③ LARGE RADIUS CORNER FILLET WITH SIDEWALK AND ADA RAMP AS SHOWN
 - ④ TANGENT ADA RAMP - SLOPE SIDEWALK TO LANDING. SLOPE NOT TO EXCEED ADA MAXIMUMS. PLACE CURB BEHIND WALK.
 - ⑤ VALLEY GUTTER
 - ⑥ EXTEND CURB, GUTTER AND SIDEWALK 67.00 FT. TO SOUTH BOUNDARY, AND NORTH 50 FT TO EXISTING SIDEWALK. MATCH PINTAIL PROFILE.
 - ⑦ INSTALL BOLLARDS TO PROTECT ELECTRICAL PEDESTAL.
 - ⑧ CURB CUT LOCATION

EAST-WEST ACCESS STA 11+59.67 = NORTH-SOUTH ACCESS STA 50+92.70



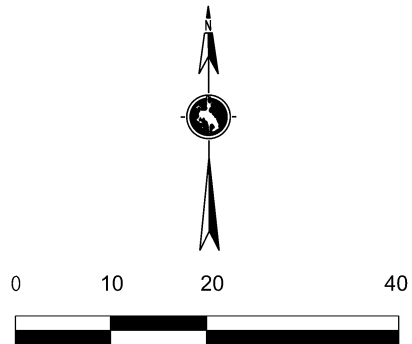
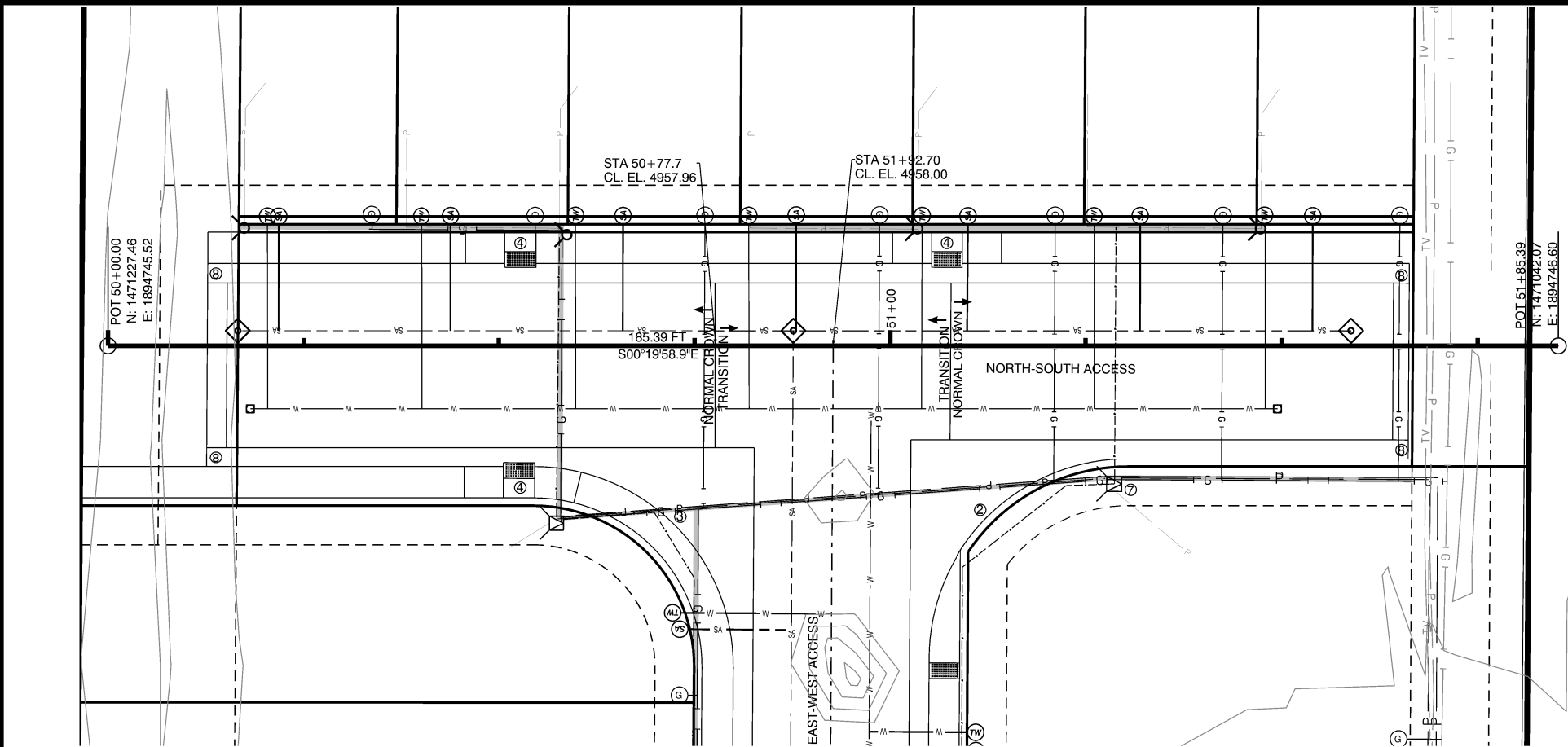
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EAST-WEST ACCESS ROAD
PLAN AND PROFILE

PINTAIL MAJOR SUBDIVISION
OWNER: BILL OVERFIELD

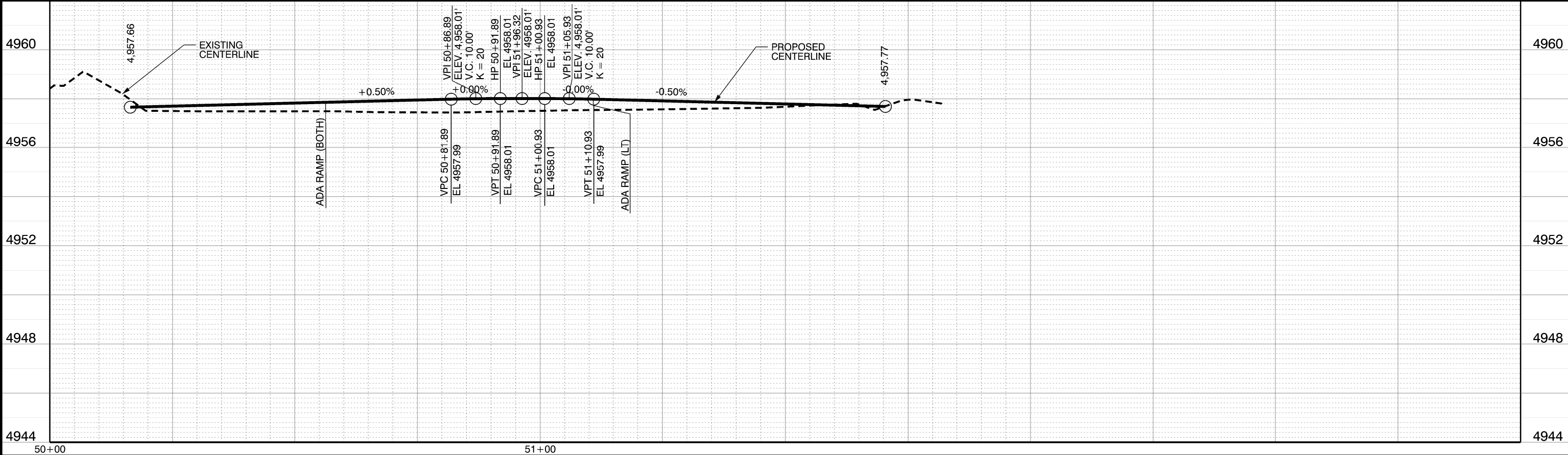
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NORTH-SOUTH ACCESS STA. 50+92.70 = EAST-WEST ACCESS STA. 11+59.67



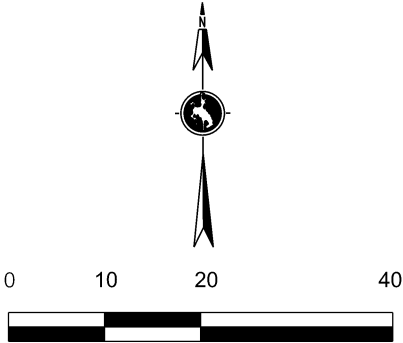
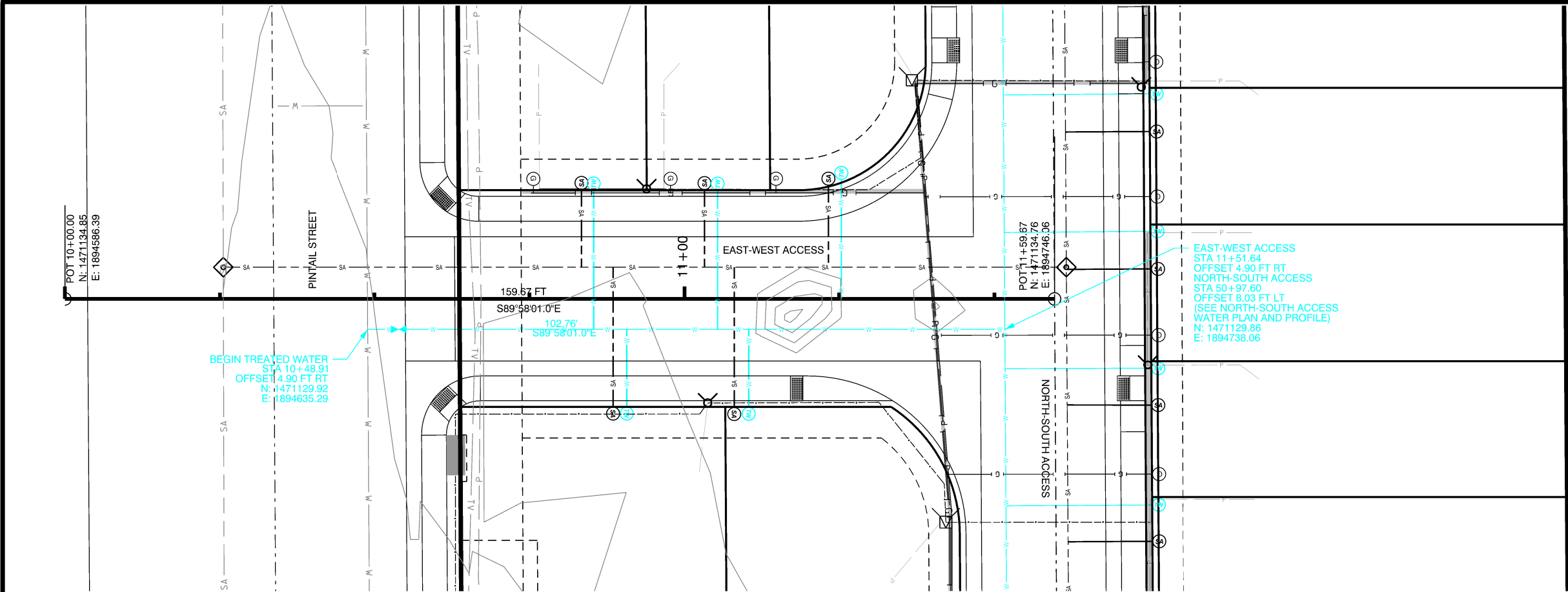
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NORTH-SOUTH ACCESS ROAD
PLAN AND PROFILE

PINTAIL MAJOR SUBDIVISION
OWNER: BILL OVERFIELD

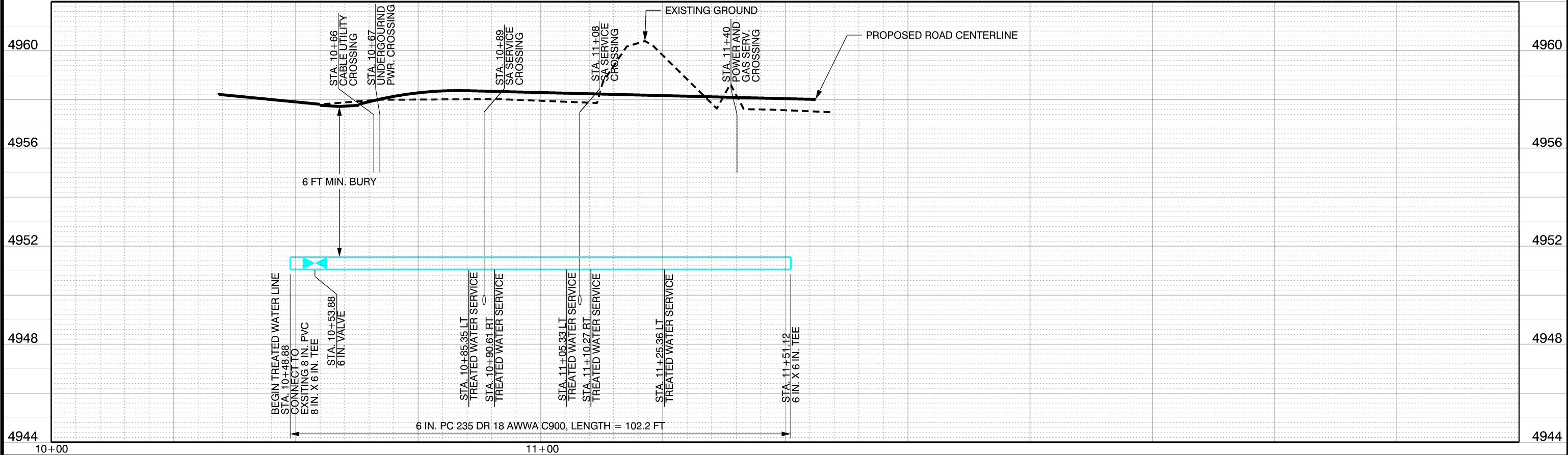
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NOTE:
EXTEND TREATED WATER SERVICES TO PROPOSED BUILDING
LOCATIONS WITH CONTINUOUS PIPE.

EAST-WEST ACCESS STA 11+59.67 =
NORTH-SOUTH ACCESS STA 50+92.70



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EAST-WEST ACCESS TREATED WATER
PLAN AND PROFILE

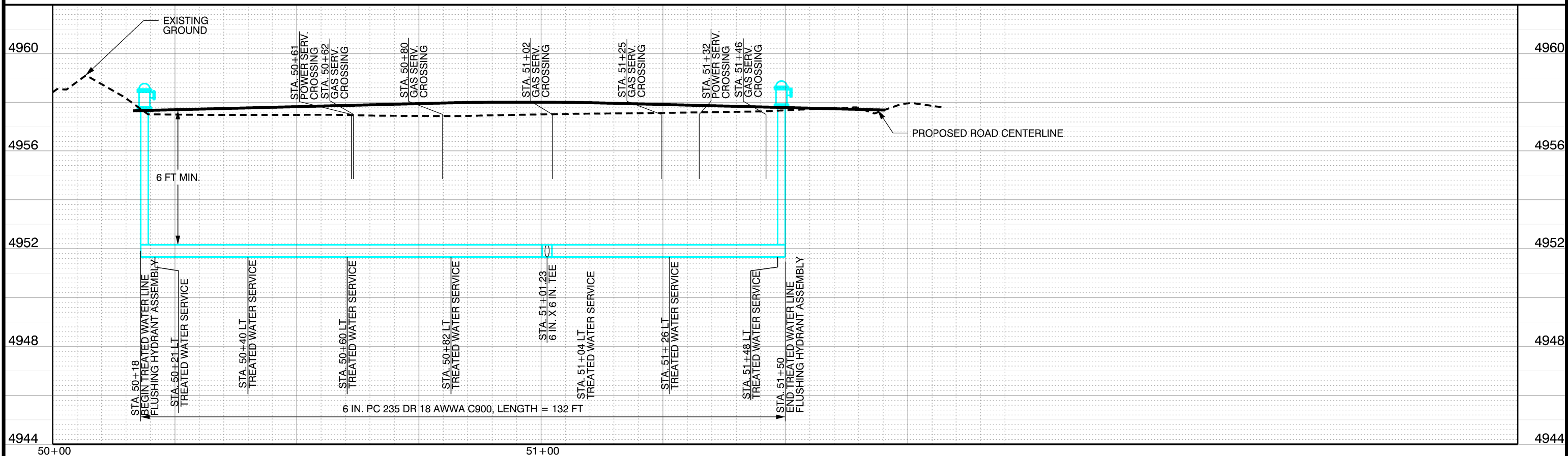
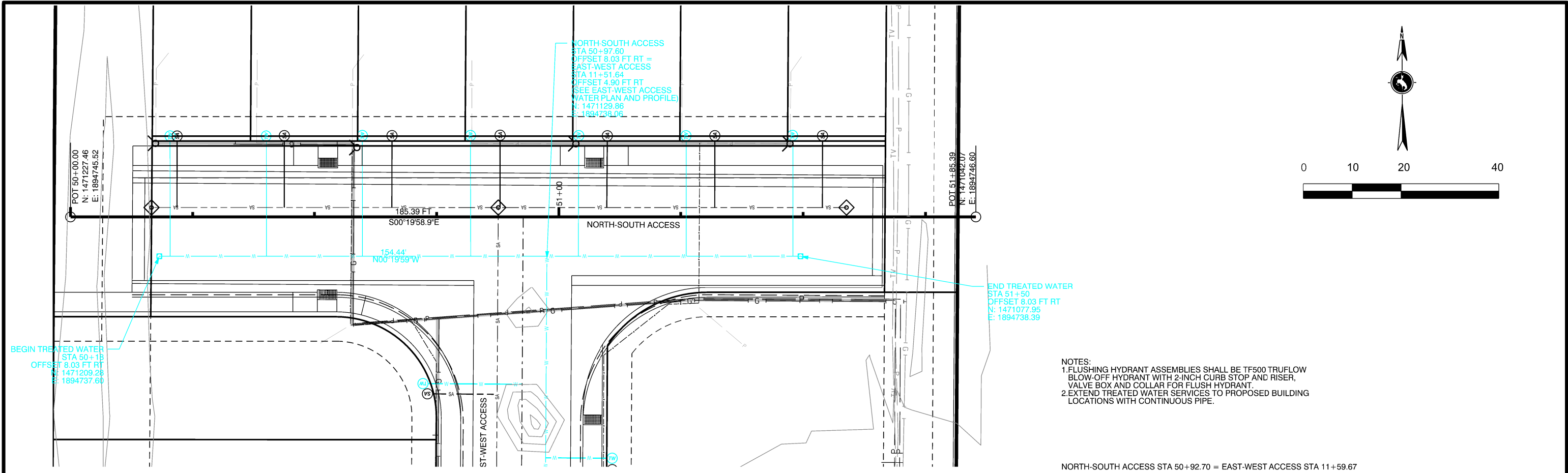
PINTAIL MAJOR SUBDIVISION
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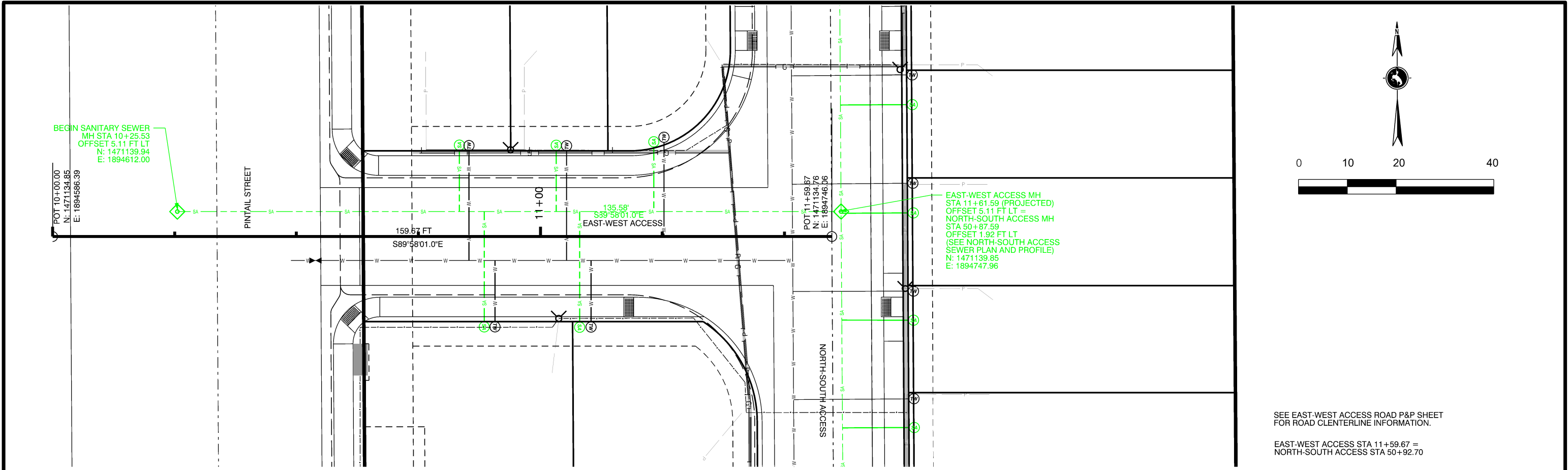
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SAGE CIVIL ENGINEERING
ENGINEERS & SURVEYORS

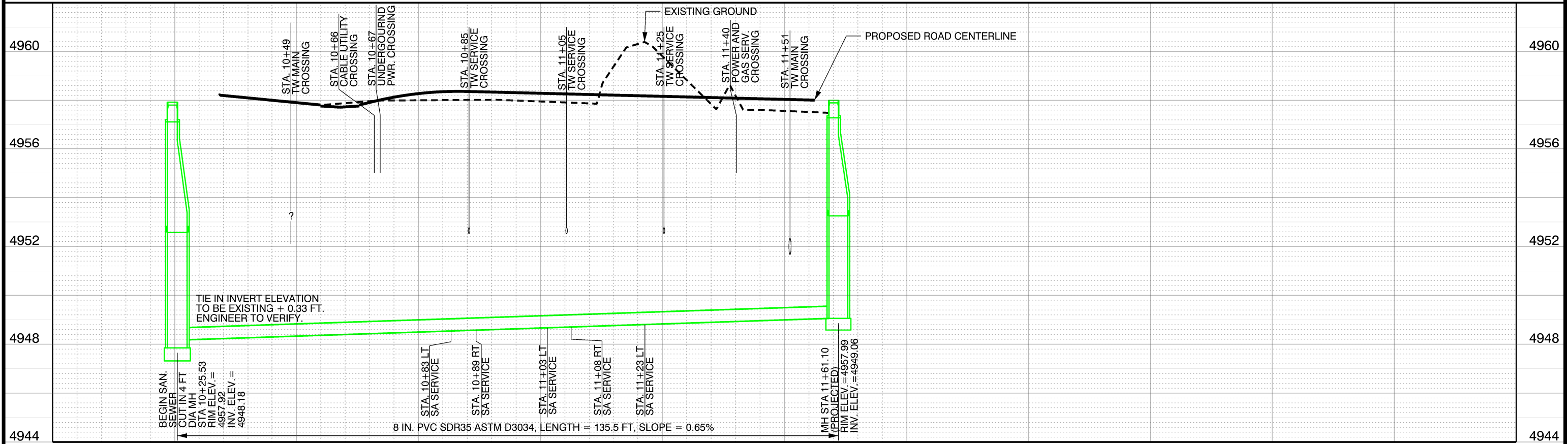
3
OF
8





SEE EAST-WEST ACCESS ROAD P&P SHEET
FOR ROAD CENTERLINE INFORMATION.

EAST-WEST ACCESS STA 11+59.67 =
NORTH-SOUTH ACCESS STA 50+92.70



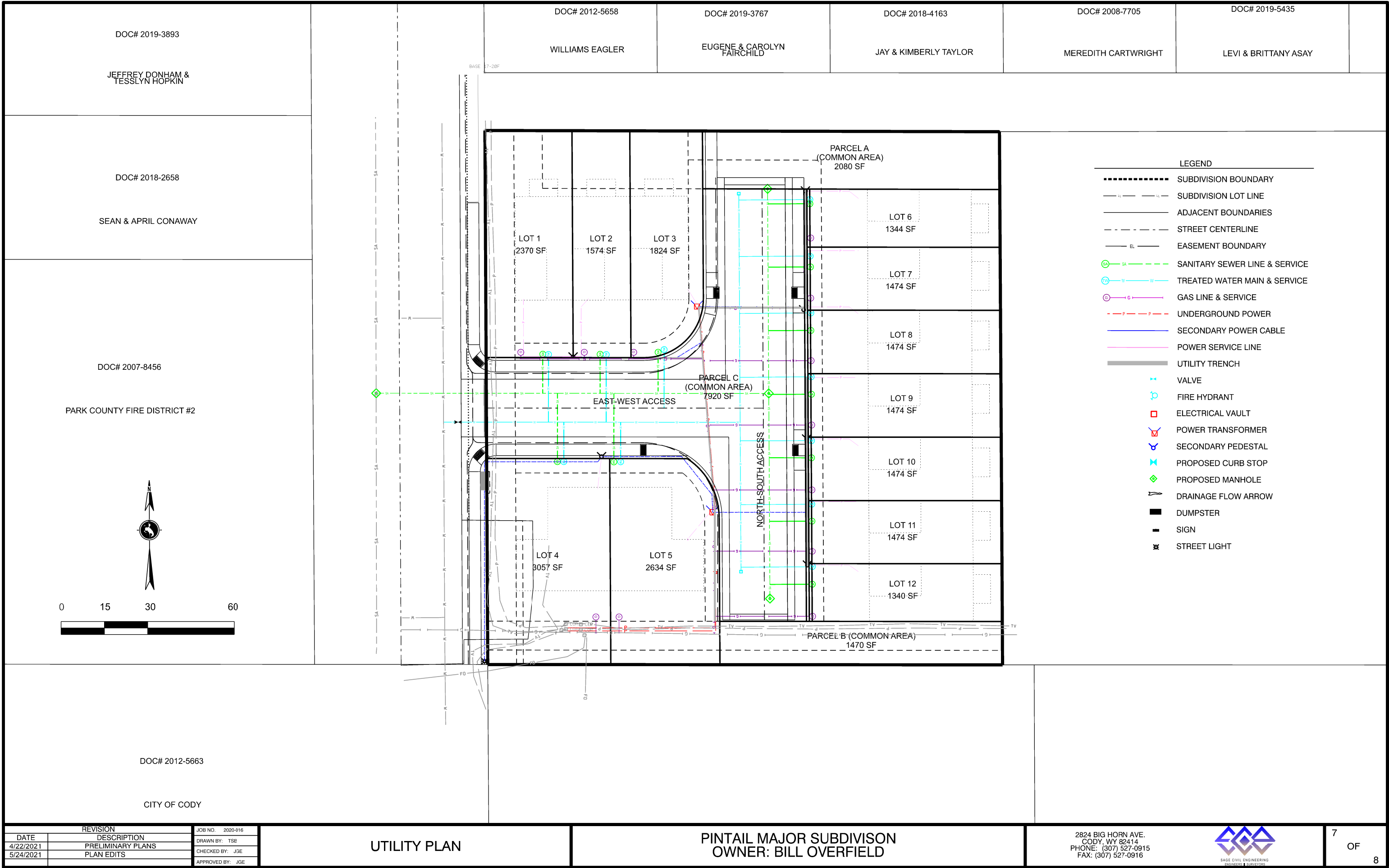
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EAST-WEST ACCESS SANITARY SEWER
PLAN AND PROFILE

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4/22/2021	PRELIMINARY PLANS	
5/24/2021	PLAN EDITS	

DRAWN BY: TSE
CHECKED BY: JGE
APPROVED BY: JGE

UTILITY PLAN

PINTAIL MAJOR SUBDIVISON
OWNER: BILL OVERFIELD

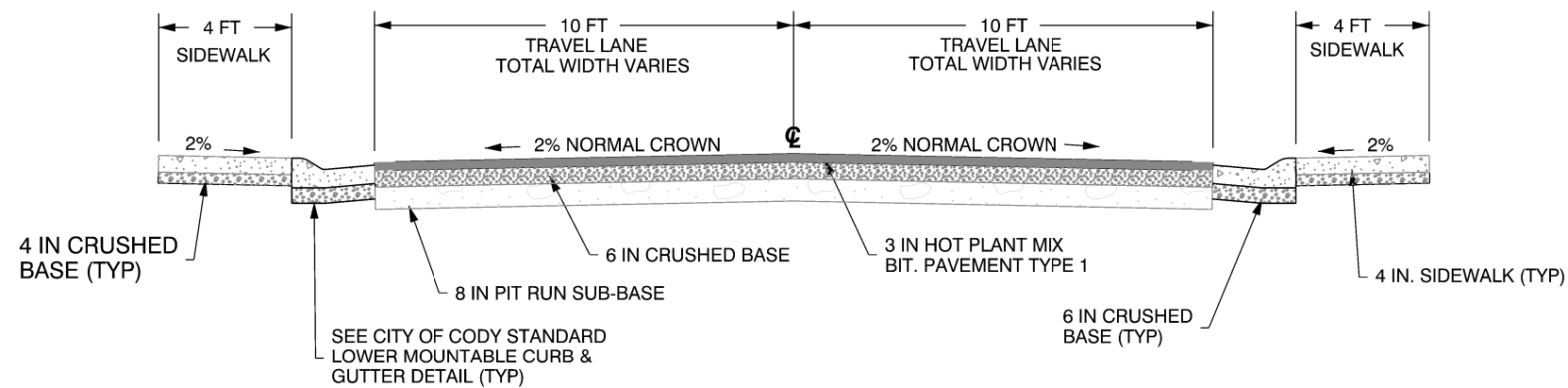
DOC# 2012-5663

CITY OF CODY

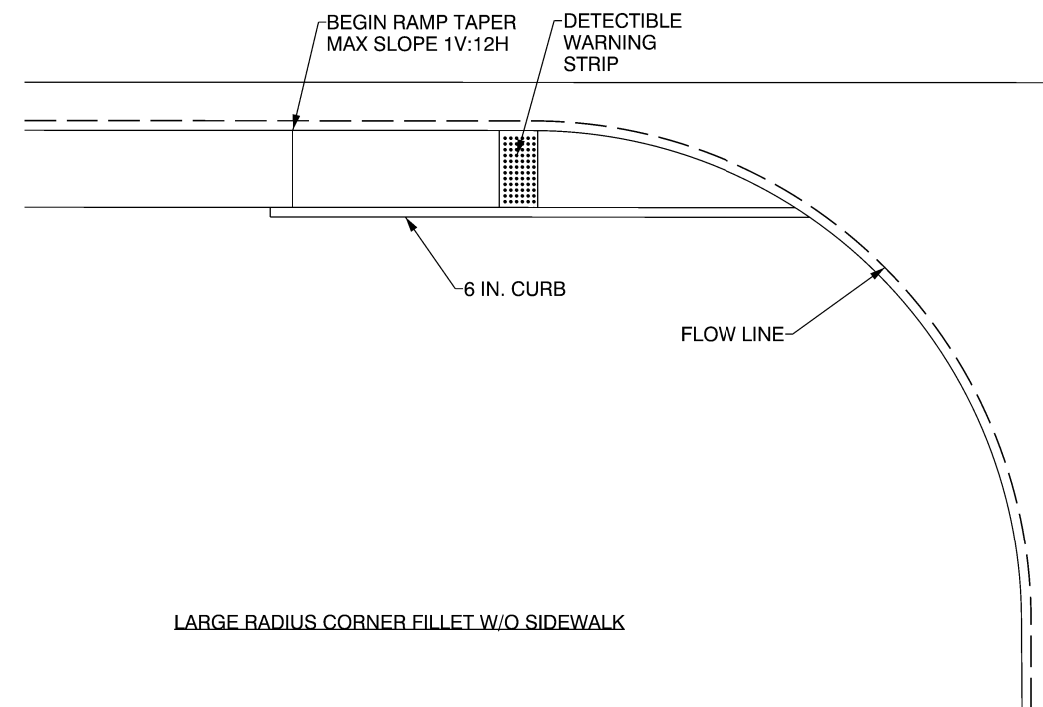
2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 527-0915
FAX: (307) 527-0916



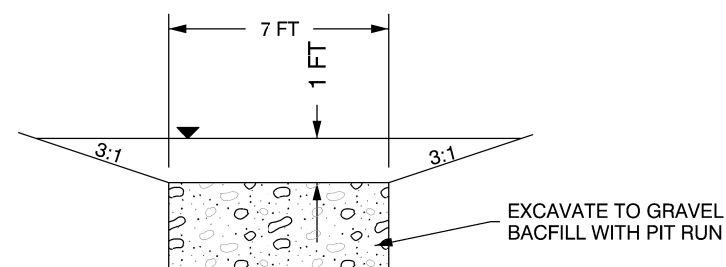
7 OF 8



TYPICAL ROAD SECTION



LARGE RADIUS CORNER FILLET W/O SIDEWALK



PERCOLATION BED SECTION DETAIL

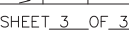
REVISION		JOB NO. 2020-016
DATE	DESCRIPTION	DRAWN BY: TSE
4/22/2021	PRELIMINARY PLANS	CHECKED BY: JGE
5/24/2021	PLAN EDITS	APPROVED BY: JGE

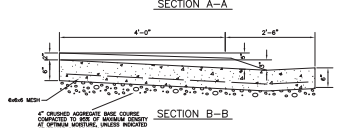
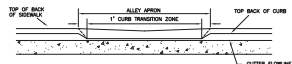
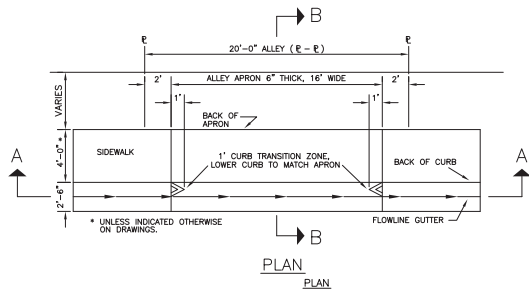
DETAILS

PINTAIL MAJOR SUBDIVISON
OWNER: BILL OVERFIELD

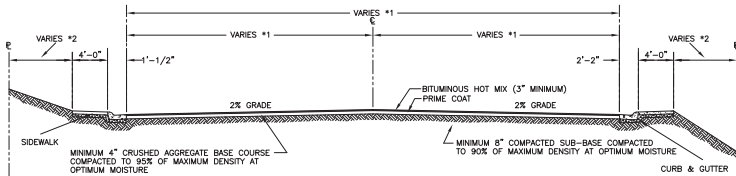
2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 527-0915
FAX: (307) 527-0916







ALLEY APRON DETAILS

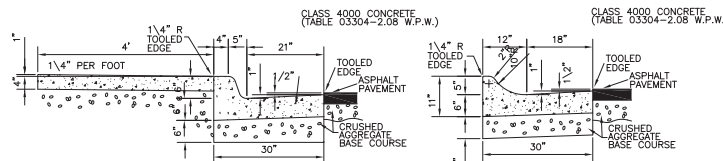


TYPICAL HOT MIX SECTION

- *1 STREET WIDTH VARIES ACCORDING TO STREET CLASSIFICATION, SEE CITY OF CODY MASTER STREET PLAN.
*2 DISTANCE FROM PROPERTY LINE (E) TO BACK OF SIDEWALK VARIES DEPENDING UPON THE WIDTH OF THE AVAILABLE RIGHT-OF-WAY AND THE STREET CLASSIFICATION, SEE CITY OF CODY MASTER STREET PLAN.

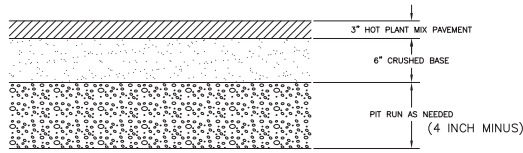
SPECIAL NOTE

THE ABOVE SHOWN TYPICAL STREET SECTIONS ARE TO BE CONSIDERED MINIMUM STANDARDS. ALL STREETS WILL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING DESIGN PROCEDURES WITH SAID DESIGN BEING APPROVED BY THE CITY ENGINEER.

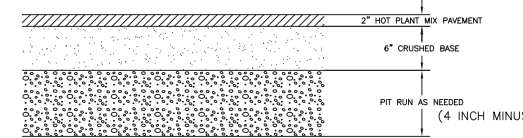


- NOTE: 1. SUBGRADE COMPACTION SHALL CONFORM TO 2001 WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231.
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.T. AND CURB TURNS.
3. SPECIFICATIONS SECTION 02230.
4. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
5. CLASS A (TABLE 03304-2.08 W.P.W.) CONCRETE SHALL BE USED.

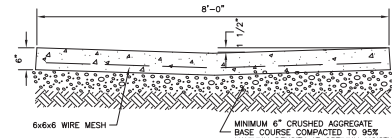
*CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.



PAVEMENT SECTION
PERMANENT RESURFACING FOR UTILITY CUTS



PAVEMENT SECTION
TEMPORARY RESURFACING FOR UTILITY CUTS



NOTE: FIBER REINFORCED CONCRETE OR #3 BARS @ 12" OC EACH WAY MAY BE SUBSTITUTED FOR WELDED WIRE FABRIC UPON WRITTEN APPROVAL OF ENGINEER.

TYPICAL VALLEY
GUTTER SECTION

CODY MATERIAL SPECIFICATIONS

- ALL SUBBASES AND BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH AASHTO 180.
- CRUSHED BASE COURSE
A. THE MATERIAL PRODUCED 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.
B. THE PERCENTAGE PASSING THE NO. 200 SIEVE SHALL NOT EXCEED ONE HALF OF THE PERCENTAGE PASSING THE NO. 40 SIEVE.
C. THE MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT NOT GREATER THAN 25 AND A PLASTICITY INDEX NOT GREATER THAN 6, EXCEPT WHEN THE PLASTICITY INDEX IS 0 (ZERO), THE LIQUID LIMIT SHALL NOT EXCEED 30.
D. ALL CRUSHED BASE COURSE MATERIAL SHALL MEET THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH AASHTO T-27 & T-111:

SIEVE	% PASSING
1"	100
3/4"	90-100
1/2"	60-85
No. 4	45-65
No. 8	33-53
No. 200	3-12
- AGGREGATE FOR HOT PLANT PAVEMENT MIX - IN ACCORDANCE WITH WYOMING TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS-LATEST EDITION.
A. FOR COMPACTED THICKNESSES OF 2" OR LESS, USE WYDOT 3/4-INCH MAXIMUM AGGREGATE.
B. FOR COMPACTED THICKNESSES GREATER THAN 2" 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.
C. MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL, DUSTY FREE OF FOREIGN MATTER.
4. PRIMER: A CUT-BACK LIQUID ASPHALT OF THE MEDIUM CURING TYPE, GRADE C-70, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D2027. BITUMINOUS HOT MIX PAVEMENT SHALL BE APPROVED BY THE CITY ENGINEER BEFORE ANY WORK MAY.
5. 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 TESTING OR EXPERIENCE THAT ANOTHER GRADE IS MORE SUITABLE.
6. MIX DESIGN: A COMPLETE MIX DESIGN MEETING THE REQUIREMENTS OF A MS-2 COMPLETED WITHIN THE LAST 24 MONTHS FOR THE SPECIFIC MATERIALS TO BE USED SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK.
A) 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

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

DELETERIOUS SUBSTANCES	%
COAL AND LIGNITE	3%
CLAY LUMPS	2.0%
OTHER DELETERIOUS SUBSTANCES	2.0%

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

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

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

SIEVE	% PASSING
3/8"	100
No. 4	95-100
No. 16	45-60
No. 60	10-30
No. 100	5-10
No. 200	0-4

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

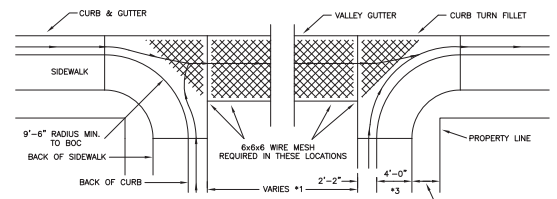
SIEVE	% PASSING
1 1/2"	100
1"	95-100
1/2"	25-60
No. 4	0-10
No. 8	0-5
No. 200	0-2

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

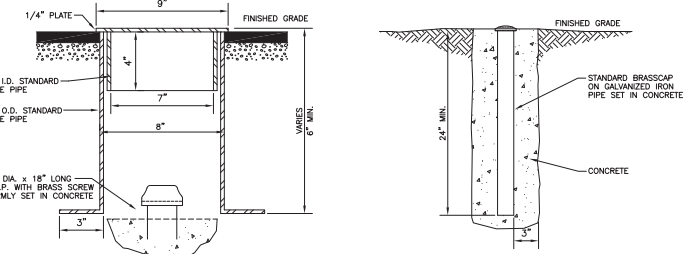
LABORATORY MIXED SAMPLE	7 DAYS	28 DAYS
	2860 P.S.I.	4000 P.S.I.

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

NOTE: ALL DETAILS NOT TO SCALE



TYPICAL STREET CORNER DETAIL: CURB
TURN FILLET, SIDEWALK & VALLEY GUTTER



SURVEY CONTROL MONUMENT WITH BOX

STANDARD BRASSCAP

GENERAL NOTES

- PLACE TRUNCATED DOME DETECTABLE WARNING PANELS AT THE BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP. A MINIMUM 610mm (24") IN DEPTH AND SET BACK 200mm (8") FROM BOTTOM OF CURB.
- SIDEWALK CURB RAMP SLOPES SHOWN ARE RELATIVE TO THE TRUE LEVEL HORIZON (ZERO BUBBLE).
- IN ALTERATIONS CURB RAMP SLOPE(S) MAY BE 10% FOR A MAXIMUM RISE OF 150mm (6") OR 12.5% FOR MAXIMUM RISE OF 75mm (3"). CURB RAMP, IN ALTERATIONS, NEED NOT EXCEED 1.8m (6'-0") IN LENGTH.
- SIDE FLARES THAT ARE NOT PART OF THE PATH OF TRAVEL MAY BE ANY SLOPE.
- FOR THE PURPOSES OF THIS DRAWING, A CURB RAMP IS CONSIDERED "PERPENDICULAR" IF THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE RAMP AND A TANGENT TO THE CURB AT THE RAMP CENTER IS 75 DEGREES OR GREATER.
- TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
- SIDEWALK FLARE IN NOT NECESSARY WHERE THE RAMP IS PROTECTED FROM PEDESTRIAN CROSS-TRAVEL.
- THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
- IN FREEZE THAW ZONES, LEAVE 3/16" GAP IN BETWEEN PANELS AND SEAL WITH SIKAFLEX 1A SEALANT.

CALL 1-800-849-2476
48 HOURS BEFORE YOU DIG

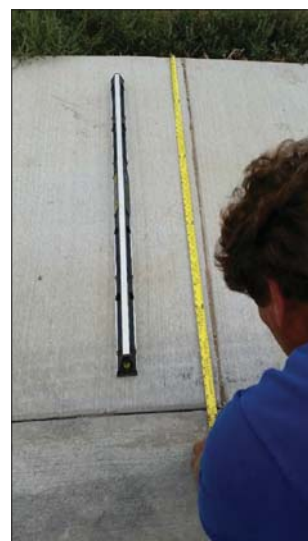
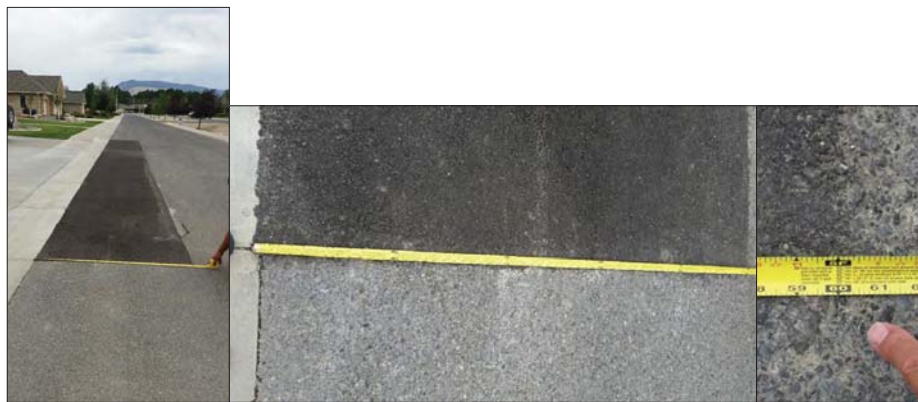


DRAWN BY: ULD
CHECKED BY: SWP
JOB NAME: STREET STANDARD DETAIL
FILE NAME: H:\ENGINEERING\AUTOCAD~\DETAILS

DATE: 7/06/2015

1	CHANGE GRADATIONS	9/16/79	U	U
2	TYP CORRECTIONS	10/5/88	U	U
3	TYP CORRECTIONS	8/22/02	U	U
4	TYP CORRECTIONS	8/22/02	U	U
5	ADDED ANOTHER DIMENSION	8/22/02	U	U
6	ADDED ANOTHER DIMENSION	8/22/02	U	U
7	ADDED ANOTHER DIMENSION	8/22/02	U	U
8	REVISED THE BODY MATERIALS SPECIFICATIONS	8/22/02	U	U
9	REVISED THE BODY MATERIALS SPECIFICATIONS	8/22/02	U	U
10	MADE REVISION TO SPECIFICATIONS	7/25/07	U	U
11	MADE REVISION TO HANDICAP RAMPS	7/06/15	U	U
12	REVISION	7/06/15	U	U

STANDARD STREET DETAIL SHEET





William Maxwell

Manager Utility Construction Planner
william.maxwell@blackhillscorp.com

1535 E Yellowstone hwy.

Casper, WY 82604

O: 307-439-7108

C: 307-689-7923

May 24, 2021

Tommi Brewer
Safe Civil Engineering
2824 Big Horn Ave
Cody, WY 82414

Dear Tommi:

This is in response to the Pintail Major Subdivision. The provided draft is approved by BHE for service to the subdivision, fed from our PE main to the south of the addition. Please let me know if we can be of any further assistance.

Thanks,

William Maxwell
Black Hills Energy

**Basin Office**

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

Billings Office

1321 Discovery Dr.
Billings, MT 59102
406.248.4204

Cody Office (Corporate)

1601 S. Park Dr.
Cody, WY 82414
307.586.3800

Lovell Office

451 Shoshone Ave
Lovell, WY 82431
307.548.2275

Powell Office

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

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May 18, 2021

Sage Civil Engineering
Attn: Tommi Brewer
Cody, WY 82414

Dear Tommi,

This letter is about your email request to approve the final draft of the subdivision on Pintail Street in Cody. TCT has reviewed the final plan and we don't see any problems with the plan. Please let me know if you have questions.

Sincerely,

Stacy Southworth
TCT

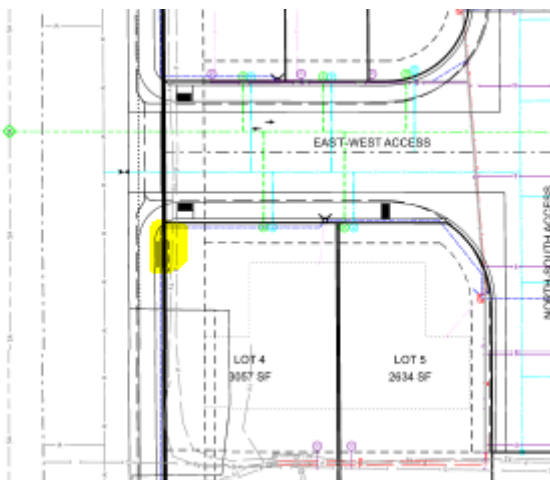
DATE: May 26, 2021

SUBJECT: Pintail Subdivision

TO: Tommi Brewer
Sage Civil Engineering

Hi Tommi

This letters serves to confirm that the USPS will provided delivery to Pintail Subdivision in Cody. the USPS agrees with the CBU location near lot 4 (see below) as illustrated in the utility plan dated 4/22/2021. Feel free to call or email me if anything else is needed.



Thank you.

Kathy Jackson
Postmaster, Cody WY
kathleen.m.jackson2@usps.gov
303.527.7161