

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY JULY 12, 2022
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 for the July 12, 2022 meeting.
5. Approval of Minutes from the June 28, 2022 regular meeting.
6. Tabled Item: West Avenue Duplexes Subdivision Final Plat and Construction Plans.
7. New Business:
 - A. Downtown Architectural District Sign review for Silver Sage Insurance, located at 1192 Sheridan Avenue.
 - B. The Cody Recreation Foundation and the Cody Parks and Recreation Department have submitted a request for a 10' tall chain-link fence around the perimeter of proposed Pickleball Courts on the City of Cody Recreation Center Property. Located at 1402 Heart Mountain Street.
 - C. Special Exemption Public Hearing: Reduce the side setback requirement from Bass Avenue for 3 lots. Location of the lots are 901 and 902 Raccoon Court and 902 Shadow Street.
 - D. Review the Special Exemption request for the reducing the side setback requirement from Bass Avenue for 3 lots. The lots are 901 and 902 Raccoon Court and 902 Shadow Street.
 - E. Preliminary Plat for the SunRidge Subdivision – A 5-Lot Subdivision, located at 1937 29th Street.
8. P & Z Board Matters (announcements, comments, etc.)
9. Council Update
10. Staff Items
11. 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 28, 2022

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 28, 2022 at 12:00 pm.

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

Present: Scott Richard; Carson Rowley; Ian Morrison; Mathew Moss; Andrew Murray; City Attorney Scott Kolpitzke; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Katrinthia Herweyer, Cayde O'Brien and Andy Quick, Council Liaison

Ian Morrison moved to approve the agenda for June 28, 2022, seconded by Scott Richard. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the June 14, 2022 regular meeting, seconded by Matt Moss. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the staff report for the request to delay installation of parking for the Cody Stampede Rodeo Grounds located at 519 West Yellowstone Avenue.

The Cody Stampede is constructing a deck area at the east end of the rodeo arena. The reason for the delay is that the Stampede Board has a larger plan to redevelop and expand the parking facilities at the rodeo grounds.

Scott Richard made a motion, second by Ian Morrison to allow for the delay of the additional parking, so that it can occur after this season, but before the start of the next rodeo season. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed the request for a height waiver to install a 6-foot-tall privacy fence in the front yard of 821 Canyon Avenue. Two neighbors responded and were agreeable to the height waiver.

The applicant stated in their request that the fence would be installed only on the western third of the property, and approximately 13 feet from the curb along Canyon Avenue.

Andrew Murray made a motion, seconded by Matt Moss to approve the height waiver to allow the 6-foot privacy fence in the front yard of 821 Canyon Avenue as depicted on the site plan (approx. 13' from curb and only the western third of the property). Vote was unanimous, motion passed.

Ian Morrison recused himself from Item C.

Todd Stowell reviewed the staff report for the Final Plat for the Dansie Minor Subdivision. Located at 140 Robertson Street.

Craig and Julie Ann Dansie Family Trust have submitted the final plat application for their 3-lot subdivision. They are subdividing a 116.6-acre parcel into two 0.46 acre lots proposed at the end of Robertson Street and the balance lot. These two lots are vacant and all subdivision improvements pertain to them. Lot 3 contains the owner's residence and farmland, and does not trigger additional improvements.

Scott Richard made a motion, seconded by Matt Moss to recommend approval of the Dansie Minor Subdivision final plat, subject to conditions 1-3 and add condition #4 to approve a variance to allow the

street frontage that is proposed. Vote was unanimous, motion passed.

Todd Stowell discussed the status of the final plat and the construction plans for the West Avenue Duplexes Subdivision located on West Avenue. He has identified several items that need documentation or have not been completed. He would prefer not to take the application to City Council in its present condition.

Ken McKinney has submitted the final plat application and construction plans for his 8-lot subdivision identified as the West Avenue Duplex Subdivision. The property is zoned R-2 residential. Lot 1 is identified as a single-family lot, and the other seven lots are identified as duplex (two-family dwelling) lots.

Scott Richard made a motion, seconded by Andrew Murray to table the item until the next Planning and Zoning Meeting. Vote was unanimous, motion passed.

P & Z Board Matters- Ian asked that the footnote for the minimum frontage for a cul-de-sac be added to the RR zone in the draft changes.

Council Matters- None

Staff Items- Todd asked that the board members let him know their schedule for the end of July, and for August and September so that he can find the best time for the public hearing on the zoning ordinance changes. The initial public hearing would likely be at a regularly schedule Planning and Zoning meeting.

Ian Morrison made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 12:39 pm.

Utana Dye

Utana Dye, GIS Analyst

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	JULY 12, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW. SILVER SAGE INSURANCE. SGN 2022-19	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Sign Products, Inc. has submitted an application representing Silver Sage Insurance, to install an electronic message board sign and an interior illuminated wall sign on the building at 1192 Sheridan Avenue. Silver Sage Insurance will be a tenant in the building. The proposal is depicted below, in the photo rendering on the right.

Existing:



REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection 9-2-2(B), *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants."*

The sign(s) must also comply with applicable provisions of the sign code. Electronic message boards have the following requirements:

- a. Not more than one electronic message board sign may be permitted per zoning lot.*
- b. Electronic message boards and animated signs shall not display off premises commercial advertising.*
- c. Electronic message boards and animated signs are not permitted in residential sign districts.*
- d. The leading edge of the sign must be a minimum distance of one hundred feet (100') from an abutting residential zoning district boundary.*
- e. Electronic message boards must utilize an automatic dimmer control so as to not exceed a maximum luminance of five thousand (5,000) nits (candelas per square meter) during daylight hours (from sunrise to sunset), and a maximum luminance of five hundred (500) nits (candelas per square meter) from sunset to sunrise.*
- f. The use of audio speakers is prohibited in association with a sign.*
- g. 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 the Wyoming department of transportation.*

STAFF COMMENTS:

The downtown sign district permits 1.5 square feet of wall sign per linear foot of street frontage. In multi-tenant buildings such as this, the sign code states that the calculation is based on the building frontage of each individual tenant. The electronic message board is 12.7 square feet in size and the interior illuminated sign is approximately 27 square feet, for a total of 39.7 square feet. This amount of wall signage would require 26.5 feet of frontage, per the ratio. The business will have about 34 feet of frontage just on Sheridan Avenue, so the amount of signage is acceptable.

The sign code has the following language regarding the number of wall signs in the downtown sign district. *"Attached: 1 per face of storefront, 1 per street frontage, not to exceed 2 signs per establishment maximum."* That language has been interpreted in the past to permit two wall signs per business, without regard to which wall(s) they are installed on. This proposal does not exceed the two-sign limit.

Comments regarding the electronic message board criteria are as follows:

100 feet from any residential zoning district: Met. The location is about 500 feet from any residential zoning district.

Consideration of Adjacent signage: The location of the proposed electronic message board is over 350 feet from any other electronic message board, so it is not creating a situation of cumulative impacts from a vast number of electronic message boards.

If the electronic message board distracts from adjacent signage, it would only be businesses on the same property, and the property owner has granted authorization for the sign.

Size of proposed signage: The viewing area is 2' by 5', for a total of 10 square feet. That is towards the smaller of the sizes available and represents only a small area of the building façade.

Compliance with WYDOT sign requirements: WYDOT has standards for situations where the sign projects over the right-of-way (sidewalk). In practice, if the sign is mounted flat against the wall and projects only a few inches over the right-of-way, such as with these signs, no encroachment permit is necessary. The City requirement that the sign not display off-premise commercial advertising avoids WYDOT review for off-premise advertising signs.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The signs are of professional construction, and will meet applicable code requirements for size and location. In an effort to minimize visual impacts from flashing or highly animated electronic messages, the Board has in the past specified a minimum dwell time (how long a message is displayed) and emphasized the rule that there be no flashing lights. For example, the Libations liquor store electronic message board (which they removed after a few years due to technical malfunction) initially had a 7.5 second minimum dwell time. That proved unnecessarily long, but the concept was established by the Board at that time (2014). The large sign at the Buffalo Bill Center of the West (also 2014) did not have a minimum dwell time imposed, but verbal comments were made to avoid flashing effects and overly short dwell times. More recently (2020) The Trinity Lutheran Church sign on Sheridan Avenue which is in a residential area was limited to a dwell time of four seconds, and the displayed message was prohibited from containing any blinking, flashing, or rapid-moving effects.

ALTERNATIVES:

Approve the interior illuminated wall sign and approve, deny, or approve subject to conditions the electronic message board wall sign.

RECOMMENDATIONS:

Approve both wall signs, subject to compliance with the City's electronic message board regulations. Staff would also present the following potential conditions for the electronic message board:

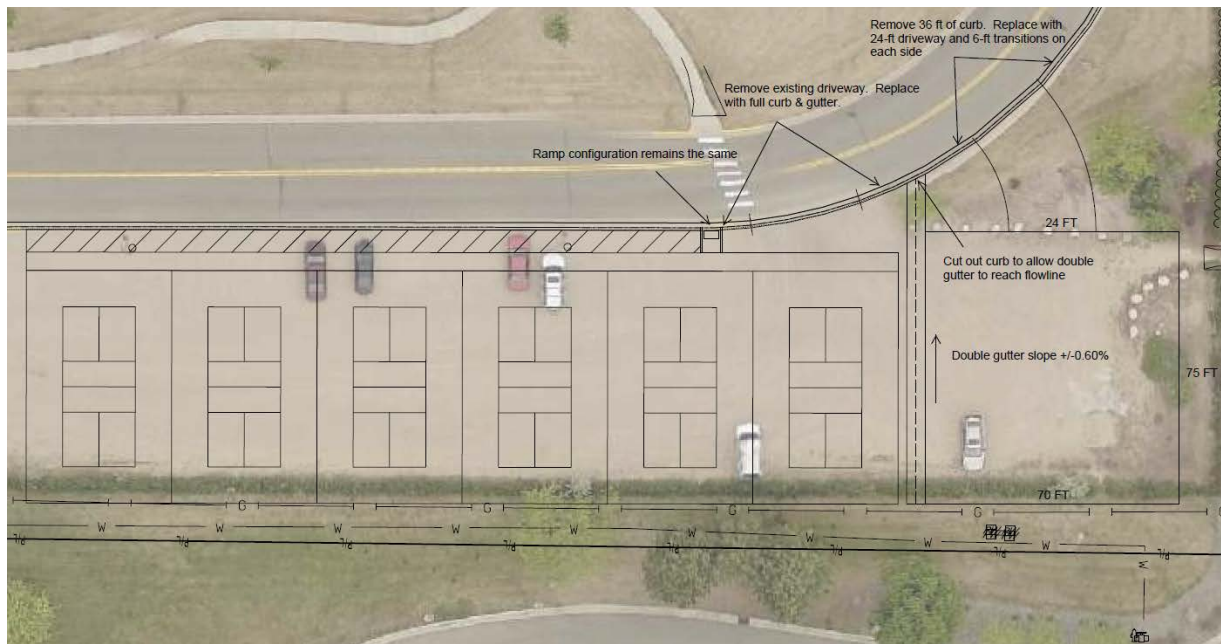
1. Minimum dwell time is three seconds;
2. The displayed message shall not have any blinking, flashing or rapid-moving effects.

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	JULY 12, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR A 10-FOOT-TALL CHAIN-LINK FENCE AROUND THE PERIMETER OF PROPOSED PICKLEBALL COURTS ON THE CITY'S RECREATION CENTER PROPERTY.	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The City of Cody has received a request from the Shoshone Recreation District and the Cody Parks and Recreation Department for a fence height waiver to install a 10-foot-tall chain-link fence around the perimeter of six proposed pickleball courts to be located in what is now a gravel parking area south of the Paul Stock Recreation Center. The maximum fence height is 7 feet without the waiver. Both the City property and the adjacent County property are within the General Business (D-2) zoning district.



REVIEW PROCEDURE:

The specific language of the fence ordinance states, "*Within the nonresidential zoning districts (e.g., industrial, light industrial, commercial, business), fences up to seven feet (7') tall are permitted within the property; provided, no view obscuring fence over four feet (4') tall shall be less than fifteen feet (15') from the edge of an arterial or collector street (measured from face of curb). For purposes of this section, "view obscuring" shall mean a fence that is less than forty percent (40%) open - as in the measurement of the spaces and voids between the fence components.*

Notwithstanding the above, 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. Before making such a determination, the applicant shall notify the owners of all adjacent lots of the request in writing and allow them up to ten (10) days to provide comments to the board. The board may take action on the request at any time after all neighbor responses are received, or after the ten (10) day comment period, whichever occurs sooner.

The south section of perimeter fence would be located at the south property line, up against the Park County complex property. They, and the two residential properties directly across Heart Mountain Street were notified and all have responded that they have no objection to the fence height waiver. Their responses are attached.

STAFF ANALYSIS:

The fact that the fence would be limited to the extent of the pickleball courts minimizes the area involved. The most affected property would be the Park County complex to the south, which has no objection.

The north side of the perimeter fence would be about 13 feet from the face of curb of the street (Jack Skates Parkway). The intent of the 15-foot setback for a 7-foot-tall fence from the street is to help preserve sight distance at intersections and commercial driveways. There is a driveway to the gravel overflow parking just a few feet west of the perimeter fence. The difference of about two feet in the setback on the right (east) side of the driveway will reduce sight distance, but only minimally. Furthermore, the capacity of the parking area that the driveway serves is limited to about 28 vehicles and the parking area only rarely sees any use, so it is not a high-volume situation. There is no room to shift the courts any further south, as they are already up against the south property line.

The height waiver has those two components to consider—the overall height taller than 7 feet, and a height taller than 4 feet within the setback from the street.

The review language in the ordinance is that there should be no adverse impacts to neighboring properties or the public health and safety.

ALTERNATIVES:

Approve or deny all or part of the request for a 10-foot chain-link fence around the perimeter of the proposed pickleball courts.

RECOMMENDATION:

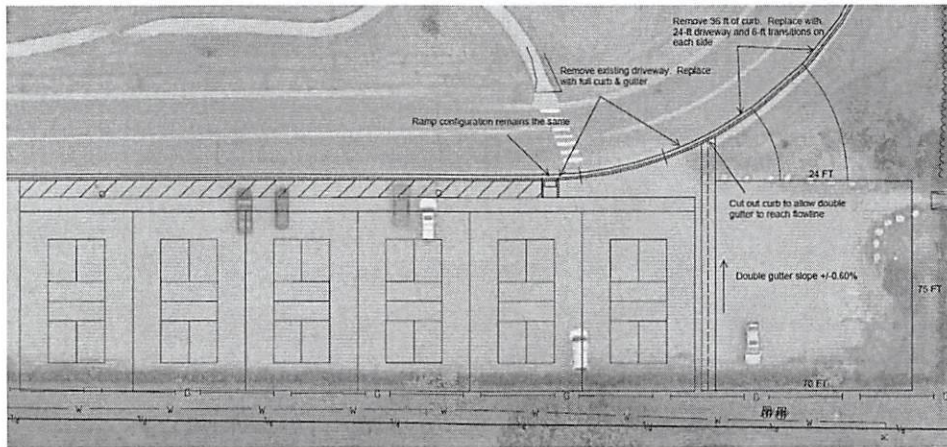
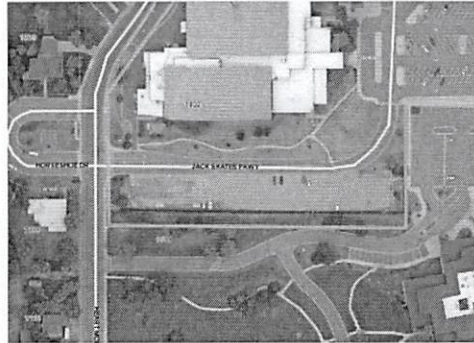
Approve the height waiver to allow the 10-foot chain-link fence around the perimeter of the proposed pickleball courts, on the condition that the fence remain open—without slats or screening.

June 22, 2022

NOTICE TO OWNERS OF NEIGHBORING PROPERTIES

Please respond to this notice by July 5, 2022 to:
Cody City Planner
P.O. Box 2200
Cody, WY 82414
OR EMAIL: todds@codywy.gov

The Cody Parks and Recreation Department has submitted a request for a fence height waiver related to the installation of six pickleball courts in the gravel parking area located south of the Paul Stock Recreation Center, at 1402 Heart Mountain Street. The proposal is to install 10-foot-tall, chain-link fences around the perimeter of and 4-foot-tall, between the courts. The maximum fence height based on the zoning of the property is normally seven feet; however, property owners can request taller fences through the fence height waiver process. Your comments would be appreciated.



This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on **Tuesday, July 12, 2022, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.**

Response Letter from Owner(s) of Neighboring Properties:

(Responses may be submitted using the form below, or by sending an email to: todds@codywy.gov
The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

☒ I have NO OBJECTION to the 10-foot-tall fence as proposed.
Name: Molly Norberg for Park County Commissioners
Address: 1002 Sheridan Ave. Cody, WY 82414
Comments: This was discussed among the Board on 7/5/22 and the Park County Commissioners have no problems.

☐ I OBJECT to the fence height waiver to allow the 10-foot-tall fence as proposed.

Name: _____

Address: _____

Reason for Objection: _____

June 22, 2022

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Response Letter from Owner(s) of Neighboring Properties:

(Responses may be submitted using the form below, or by sending an email to: todds@codywy.gov
The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

☒ I have **NO OBJECTION** to the 10-foot-tall fence as proposed.

Name: STAN WEBER

Address: 1309 HORSESHOE DR.

Comments: NONE

☐ I **OBJECT** to the fence height waiver to allow the 10-foot-tall fence as proposed.

Name: _____

Address: _____

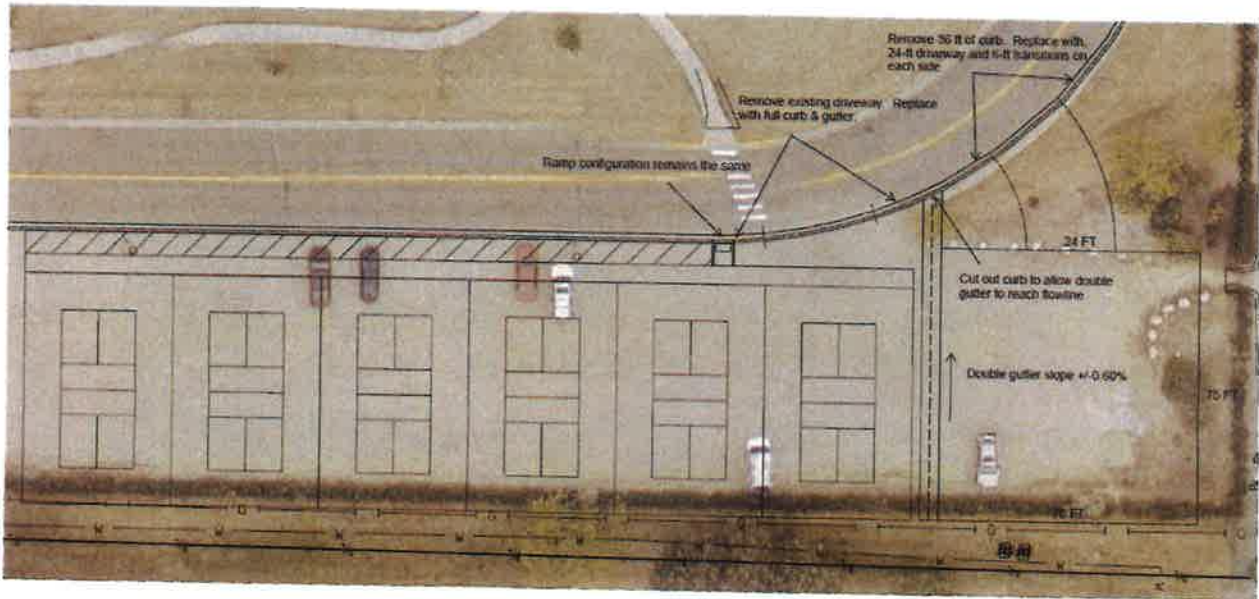
Reason for Objection: _____

June 22, 2022

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This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on **Tuesday, July 12, 2022, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.**

Response Letter from Owner(s) of Neighboring Properties:
(Responses may be submitted using the form below, or by sending an email to: todds@cityofcody.com
The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

☐ I have NO OBJECTION to the 10-foot-tall fence as proposed.

Name: _____

Address: _____

Comments: _____

☐ I OBJECT to the fence height waiver to allow the 10-foot-tall fence as proposed.

Name: _____

Address: _____

Reason for Objection: _____

To the City of Cody and
Recreation Dept -

I do not object to a 10' fence
but I do object to the outdoor
Pickle Ball Court.

The City is currently and previously
been unable to properly care
for many of its parks,
Swimming Pools, Tennis Courts
and many other facilities.

Before you spend our tax
dollars with Architects,
surveys (which I did not receive)
and other persons concerned
with additional expenses for
a very few. 80 pickleball
players is not a substantial
group out of 10,000 (approx)
Residents.

I believe a better use of
money would be to clean
up the parks, Auditorium,

Page 2

and other additional areas,

I am not the only person in Cody that feels money is spent so foolishly by not only the city of Cody, Park County, State and Federal governments.

There is not one Highway sign from Gillette, Wyo to Cody that says Yellowstone via Cody. Signs say Lovell, Greybull, Tensleep, Worland — but no Cody.

How much money is Cody receiving from all the food trucks that have been doing business in Cody. Garbage cans, Restrooms, Police officers, and signs directing Traffic away from Canyon Ave.

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There is not enough parking downtown and there are signs saying 2 hour parking for May 1 til Sept. 1. The same people park day after day in front of businesses and on the side streets so what few businesses remain in Cody are unable to enjoy having a few tourists, older patrons, or young mothers w/ babies.

Please take care of the problems at hand before you add more expenses and problems.

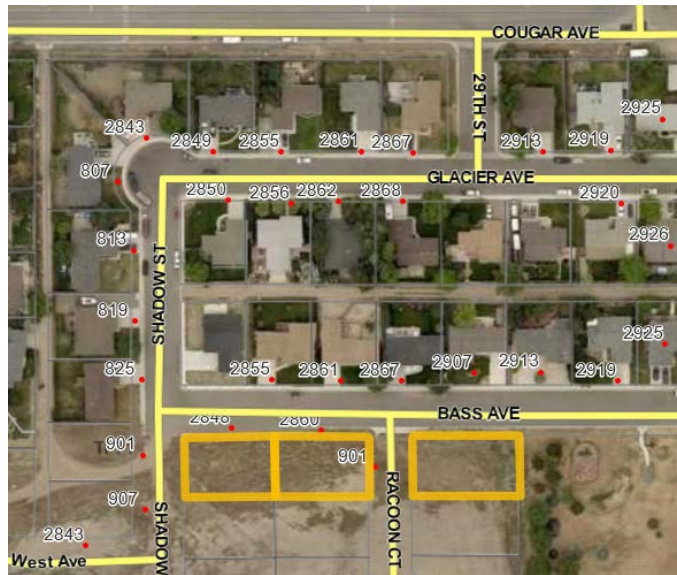
Carolyn N. Sharp
1308 Horse Shoe Ln
Cody WY 82414
307-584-4844
7-1-2022

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

MEETING DATE:	JULY 12, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE SIDE SETBACK REQUIREMENT FROM BASS AVENUE FOR 3 LOTS. SUP 2022-08	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION & BACKGROUND:

Tony Higbie of Pioneers Builders has submitted a special exemption application requesting that the side setback requirement from the Bass Avenue right-of-way be reduced from 15 feet to 14 feet for three lots that he owns. The lots are located at 901 and 902 Racoon Court, and 902 Shadow Street. A single-family dwelling is proposed on each of the three lots and the house plan that has been developed is one foot short of being able to meet the setback requirement. Each house would be at the 5-foot minimum at the opposite (south) lot line. The site plans and floor plans for each lot and house are attached.



The property is located in the R-2 residential zoning district, which requires a 15-foot side street setback, measured from the property line/right-of-way line. The property line is at the back of the sidewalk along Bass Avenue.

The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on June 28, 2022, and by publication in the newspaper on June 30, 2022.

REVIEW CRITERIA:

Pursuant to Section 10-14-2(B)(1) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to setback requirements.

The standards for approval of a special exemption are as follows, with staff comments provided.

No special exemption shall be approved unless the planning and zoning board finds:

- a. The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties;*

Staff Comment: Fourteen neighboring property owners were notified of the proposal. As of the time of this staff report, two responses of "no objection" have been received, and zero "objection" responses. Any additional information presented at the meeting will also need to be considered. Neighbor response is typically a good measure of whether an undesirable change in the character of the neighborhood would result. At this point, neighbor opposition does not appear to be the case.

- b. The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood;*

Staff Comment: The 15-foot setback proposed to be reduced is from the side street and it would be reduced by one foot, which represents 6.7% of the distance required. The fact that the amount of reduction requested is such a small percentage of the requirement is a consideration. More than likely, most casual observers would not notice the difference, so it is not expected to create a situation that would appear out of place with the neighborhood.

The effect on sight distance at the intersections is not expected to be concern, as the houses will still be outside of the 15-foot line of sight triangle measured from each intersection.

- c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use;*

Staff Comment: Reducing the width of the house by one foot may at first seem a reasonable option. However, the applicant spent some time trying to do so and discovered that the impact to the floor plan would be significant. Staff agrees that taking out a foot in the floor plan would actually greatly affect the functionality and comfort level of the house in this case. The floor plan is attached. The house design is not excessively large, at 1,500 sq. ft. plus a 22-foot-wide two-car garage. Without redesigning the floor plan, the one-foot exemption is the minimum necessary.

- d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption;*

Staff Comment: No other feasible options have been identified that would achieve the requested result.

- e. Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use;*

Staff Comment: No additional services are proposed or needed that do not already exist on the property.

- f. The special exemption is consistent with the goals, policies and future land use map of the master plan.*

Staff Comment: The future land use map designation for this area is "low-density residential", which is consistent with the single-family residential use of the property. There are no identified master plan goals specific to the setback situation.

ALTERNATIVES:

Approve, deny or approve with conditions, in full or in part.

ATTACHMENTS:

Neighbor responses and floor plan.

RECOMMENDATION:

That the Board make the following findings:

(Draft, subject to information received at public hearing.)

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(C)(2) are met.

AND,

Approve the setback reduction from 15 feet to 14 feet from the Bass Avenue right-of-way for construction of the proposed houses at 901 & 902 Racoon Court and 902 Shadow Street.

Notice to Owners of Neighboring Properties:

Date: June 28, 2022

RE: **SPECIAL EXEMPTION REQUEST**

Please return your comments by July 7, 2022 to:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

Or, send an email to: todds@codywy.gov

**THE CITY OF CODY HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL EXEMPTION.
YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Pioneer Builders
(Tony Higbie)

Addresses of Subject Property:
902 Shadow Street, 901 and 902 Racoon Court

Description of Request: Reduce the side setback requirement from Bass Avenue from 15 feet to 14 feet for the three lots. A single-family dwelling is proposed for each lot.



This request will be considered at a public hearing held by the City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, July 12, 2022 at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing.

Response Letter from Owners of Neighboring Properties within 140 Feet of the Subject Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the Special Exemption request described above.

☒ I have NO OBJECTION to the Special Exemption request.

Name

Address: 2861 Bass Avenue, Cody WY 82414

Comments: _____

☐ I OBJECT to the Special Exemption request:

Name: _____

Address: _____

Reason for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this

request, please provide your email address: E-mail address: criverawy@yahoo.com

Notice to Owners of Neighboring Properties:

Please return your comments by July 7, 2022 to:

Date: June 28, 2022

Cody City Planner

P.O. Box 2200

Cody, WY 82414

Or, send an email to: todds@codywy.gov

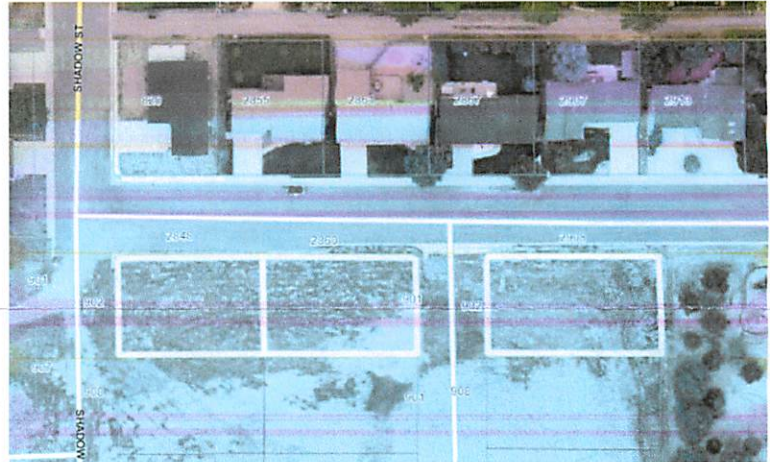
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(Tony Higbie)

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(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the Special Exemption request described above.

☒ I have NO OBJECTION to the Special Exemption request.

Name

Address: 2919 BASS AVE. BRENDA BANGERT

Comments: _____

☐ I OBJECT to the Special Exemption request:

Name: _____

Address: _____

Reason for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

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

MEETING DATE:	JULY 12, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PRELIMINARY PLAT OF THE SUNRIDGE SUBDIVISION— A 5-LOT SUBDIVISION. SUB 2022-04	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Shelly Cate and Ryan Silva have submitted a preliminary plat application for a 5-lot subdivision. The property is zoned R-2 and is currently vacant. They previously submitted a conceptual plan for this 5-lot subdivision, which was discussed by the Planning and Zoning Board so that they would have direction in preparation of the plat application. That review concluded that a street consisting of a 20-foot-wide strip of asphalt, plus curb and gutter on both sides and a 4-foot sidewalk on one side would likely be sufficient, provided no parking occurred on the street.



The lots are planned for single-family dwellings, with the owners constructing their home on Lot 2. However, it is noted that the zoning would permit two-family dwellings on Lots 2 and 3, and single-family dwellings with accessory dwelling units on Lots 1, 4 and 5.

The construction plans for a subdivision are typically not available until after preliminary plat review, but have been submitted for this subdivision and are attached to provide additional detail. This staff report will point out a few modifications that are needed to those plans, but the plans are not ready for approval at this time. Formal review and approval of the construction plans will occur with the final plat review.

SUBDIVISION REGULATIONS

The subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment: Met.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comment: The proposed street section described, with 20 feet of asphalt is narrower than the "minor residential" street section that specifies 24 feet. The minor residential street section does not have a specific threshold for number or type of dwelling units it may serve, but when it was developed the thought was up to ten dwellings, and this development would be within that amount.

The conceptual plan discussion concluded that because the narrower street width would not meet minimum width for on-street parking, that additional parking would be needed on the individual lots. The applicant agreed to this condition. The meeting minutes do not mention how many additional parking spaces. Staff's thought is that there should be at least two spaces more than otherwise required (e.g. 4 spaces for a single-family home, 5 spaces for a single-family home with an ADU, 6 spaces for a duplex).

There are no streets shown on the street master plan as passing through this property.

C. Jogs Prohibited: Street jogs shall be prohibited unless, because of very unusual conditions, the commission and council determine that the offset is justified.

Comment: There are no internal street jogs.

D. Topography: Streets shall have a logical relationship to the topography.

Comment: The street location seems to be the most logical. Details regarding the profile of the street centerline can be seen in the draft construction plans and likely need modification to better address street drainage and adequate cover for the sewer services. Those details can be discussed between the engineer and public works before final plat review.

E. Intersections: Intersections shall be at or near right angles whenever possible.

Comment: Met.

F. Local Streets: Local streets will be designed to discourage through traffic.

Comment: Met.

G. Cul-De-Sacs: Cul-de-sacs shall be permitted, providing they are no longer than five hundred feet (500'), including the area at the end of said cul-de-sac; and further

providing, that the property line to property line diameter of the cul-de-sac be at least one hundred feet (100'). Design specifications for curb, gutter, sidewalk and distance from property line to sidewalk shall be in accordance with the typical section of a "residential street", as defined by the master street plan. Surface drainage shall be towards the intersecting streets whenever possible, but may be out of the cul-de-sac through a drainage easement as a last alternative.

Comment: The length of the proposed cul-de-sac is about 250 feet, which is within the limit. The requirement for the size of the cul-de-sac bulb was discussed with the conceptual plan and a variance to the standard is requested. The fire marshal and public works are agreeable to a cul-de-sac bulb with an 80-foot diameter of asphalt, provided no parking occurs on the cul-de-sac. The plans show 85 feet of right-of-way with the 80-foot diameter of asphalt.

Drainage will not be able to flow to the intersecting street. A drainage easement and facility will be necessary.

H. Dead End Streets, Alleys: Dead end streets and alleys (with the exception of cul-de-sacs) shall be prohibited, unless they are designed to connect with future streets or alleys on adjacent lands that have not been platted...

Comment: Met, as cul-de-sacs are the exception.

I. Half Streets: Half streets will be prohibited...

Comment: Not applicable.

J. Reverse Curves: Reverse curves on...residential and marginal streets and alleys shall have at least one hundred feet (100') of tangent length between reverse curves

Comment: None proposed.

K. Widths and Grades: Street, alley and easement/right of way widths and grades shall be as follows:

	<i>Minimum Right Of Way Width</i>	<i>Minimum Grade</i>	<i>Maximum Grade</i>
<i>Arterial street</i>	<i>100 feet</i>	<i>0.3 percent</i>	<i>7.0 percent</i>
<i>Collector street</i>	<i>80 feet</i>	<i>0.3 percent</i>	<i>7.0 percent</i>
<i>Residential street</i>	<i>60 feet</i>	<i>0.3 percent</i>	<i>7.0 percent</i>
<i>Marginal street</i>	<i>46 feet</i>	<i>0.3 percent</i>	<i>10.0 percent</i>

Comment: 29th Street is classified as an arterial street on the street master plan. However, as 29th Street only has 80 feet of right-of-way, Public Works has indicated that they would likely work within that width for any future widening project, so no additional right-of-way for 29th Street is being requested.

The subdivision ordinance has not been updated to reflect the street profiles of the street master plan, so a variance is requested to the 46-foot right-of-way width shown in the table for a marginal (minor) residential street. The proposed interior street is proposed within a 30-foot-wide right-of-way, and an adjacent 10-foot-wide utility easement is provided with the intent of accommodating additional utilities.

L. Vertical Curve Length: The minimum length of vertical curves shall be as follows... Arterial, collector and residential streets: 15 times the algebraic difference in the rate of grade.

Comment: Met.

M. Visibility: Clear visibility, measured along the centerline of the street shall be as follows...Residential street 200 feet

Comment: Met.

N. Curvature Radius: The minimum radius of curvature on the centerline of a street shall be as follows...Residential street 200 feet

Comment: Met.

O. Streets with Interior Angles: ...For street intersections with an interior angle greater than seventy degrees (70°), the curb shall be rounded by a radius of nine and one-half feet (9½').

Comment: The plans appear to show the curb of the new street extending to the edge of 29th Street, with a 25-foot radius. The radius is appropriate for the conditions. However, due to the planned pathway along 29th Street and the lack of curb and gutter on 29th Street, the curb and gutter can end at the edge of the 29th Street right-of-way, with a taper in the curb height.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys... Alleys shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.

Comment: A variance to the alley requirement is requested. As all utilities will be in and along the streets and garbage collection will be with roll-out containers, there is no need for alleys. Staff supports the variance request.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning, zoning and adjustment board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Comment: The new interior street will be constructed with curb, gutter, sidewalk and streetlights, per the City standards, so that it can be accepted as a City street. As presented in the conceptual plan, sidewalk is only proposed on one side of the street, and not around the cul-de-sac bulb. A variance to allow sidewalk on only one side of the street, and at only four feet wide instead of five feet, is requested. The request for sidewalk on only one side of the street is supported, as sidewalk on both sides would greatly affect the available buildable area on Lots 4 and 5—reducing it to about 20 feet. The construction plans do not yet include the electrical layout, which will include the streetlight location(s).

Rather than require curb, gutter, and sidewalk along the 29th Street frontage, the City Council has recently determined that installation of a detached pathway is an alternative that meets the intent of the requirement and can occur without curb and gutter being in place. The city council has required this of subdivisions that do not have frontage with curb and gutter, when there is a pathway identified on the pathway master plan. That is the case here. The pathway for this section of 29th Street has already been engineered at City cost. The developer is responsible for its construction, or alternatively can contribute the cost of construction to the City and the City will include it in the larger project. As the subdivision ordinance specifies that the improvements are the developer's responsibility, construction or payment should be required before the final plat is recorded.

The pathway is shown on the master plan trails map. This photo is of the pathway section in front of Lincoln Estates.



R. Street Cross Section: The minimum typical street cross section for each type of street shall be as shown on the master street plan. Details of the city standards for typical paving, curb, gutter, sidewalk, alley aprons and valley gutter sections may be obtained from the city engineer.

Comment: See "K" above. Public Works has recently modified the curb detail to allow a shorter curb in some instances. Coordinate with Public Works.

S. Valley Gutters: The use of valley gutters in areas where storm sewer facilities exist or are proposed will be discouraged.

Comment: None proposed.

T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city. Minor subdivisions shall be exempt from this requirement.

Comment: Not met. There are not storm sewer lines in the area, so on-site retention will be needed. The engineer may have been confused by last sentence indicating that minor subdivisions are exempt—the plat is labeled as a minor subdivision. However, technically this is not a minor subdivision because it involves the creation of a new street and extension of water and sewer mains. To quote the definition in the code, "MINOR SUBDIVISION: Any subdivision that the planning, zoning and adjustment board has determined shall facilitate isolated in-fill development within municipal boundaries and either: a) revises the plat affecting not more than five (5) lots previously created by said plat; or b) creates five (5) or fewer lots without requiring the creation of any new streets or the extension of water and sewer utilities or any new public improvements.:"

A drainage plan, calculations, and facility will need to be provided.

A maintenance agreement or homeowner's association containing adequate provisions for the perpetual care and maintenance of the storm water detention facilities will be needed. The agreement will need to include language that the City can enforce the agreement.

U. Lot Requirements: All lots within a proposed subdivision will meet the following requirements:

1. Lots shall be sized to meet the requirements of the appropriate zoning.

Comment: All lots meet minimum size and dimensional requirements for the R-2 zone.

2. Every lot shall abut upon or have access to an approved street or an approved cul-de-sac.

Comment: Met.

3. Side lot lines shall be at approximate right angles to the street line on which the lot faces.

Comment: Met.

4. Strip lots established with the intent of restricting access to streets or alleys will be prohibited.

Comment: Met.

V. Blocks: Blocks shall be at least three hundred feet (300') long, normally, not to exceed six hundred sixty feet (660') long. All blocks shall normally be of sufficient width to allow for two (2) tiers of lots of approximately equal width and an alley.

Comment: Block length along 29th Street is not met, and cannot be met by this subdivision alone. A variance to the requirement is recommended.

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction. Most of those items are simply verified in the construction plans and/or as part of the final plat review. Those that warrant discussion at this point are noted below.

C. Curbs, Gutters And Sidewalks: Curbs, gutters, and sidewalks shall be constructed along both sides of any proposed streets. ...

Comment: Again, a variance allow sidewalk on only one side of the street is requested.

D. Street Design, Construction: Streets shall be designed and constructed according to accepted engineering practices and construction standards with the minimum cross section being the city standard.

Comment: Again, the street width is requested to be reduced. However, depth of material and other design details will be met.

E. Street Name Signs: Street name signs shall be installed at all intersections.

Comment: Not yet identified on the plans. A street name sign will be needed, as well as a stop sign, "No Outlet" sign, and no parking signs. The sign plan should be incorporated into the construction plans.

F. Sanitary Sewer: Sanitary sewer shall be constructed according to city approved specifications and city construction standards, and shall connect to the city system. It shall also be approved by all appropriate state and/or federal agencies. Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter

sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available...

Comment: Sanitary sewer is proposed to be extended into the subdivision. There is concern that the sewer services coming off of the main are too shallow and therefore subject to freezing. Frost depth in Cody is considered 48 inches (4 feet) and the sewer services for Lots 1 and 3 would be somewhere in the range of two to two-and-a-half feet of cover at the curb. Lot 2 would have slightly more and Lots 4 and 5 should be fine. Options include adjusting the street elevation and/or going with low-pressure lines which are not dependent on gravity flow. Additional work is needed on this issue.

G. Storm Sewer: Storm sewer shall be constructed according to city approved specifications, separate from the sanitary sewer. When reasonably possible the storm sewer shall be connected to the existing storm sewer system.

Comment: As noted above, an on-site storm system is needed.

H. Water Mains: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six-inch (6") diameter main by the use of a minimum three-fourths inch (3/4") copper service line. The service lines shall be extended from the main to the property line according to city standards. These mains will be connected to the city system. All water mains will be designed in accordance with the city plan, state and federal regulations, and designed to provide adequate flow and pressure under all conditions, including major fire conditions... It will be the developer's responsibility to ensure that the water piping system for the proposed subdivision is connected to the city system. The development of private or community wells for potable water will not be allowed within the corporate limits of the city.

Comment: The plans call for extension of a water main into the subdivision, with a fire hydrant at the end of the line.

I. Fire Hydrants: Fire hydrants shall be installed at intervals not to exceed five hundred feet (500') between hydrants and provided with standard hose connections as specified by the fire department.

Comment: Shown on plans.

J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.

Comment: Not applicable. The irrigation ditches are already piped through this property.

K. Utilities: All utilities (electrical service, natural gas, telephone, cable TV, etc.) shall be installed underground, whenever possible, in the streets, alleys or utility easements shown on the final plat. All buried utilities will be placed before the finished surface is

placed on the streets or alleys. Written agreements between the subdivider and each utility company, copies of which will be presented to the city with the construction specifications, shall be drawn up stating who will install the utilities and how the costs for their installation shall be covered... It will be the developer's responsibility to ensure that all utilities necessary or reasonably expected are placed within the proposed subdivision.

Comment: This construction details of this condition will be reviewed with the final plat application. The "*all utilities necessary or reasonably expected*" will be clarified. In practice this has included sewer, water, power, natural gas, and at least one telecommunication. More recently the City adopted a water master plan, which identified extension of the City raw water (irrigation) system as well. Public Works recommends that although details of raw water requirements are not fully developed, the construction is straightforward and, in this case, should be "reasonably expected" to be provided to the subdivision. Other subdivisions and projects are in the works to have a raw water main extended to 29th Street, just south of this property within the next year or two. Rather than develop a gravity flow system utilizing McMillin Ditches, designing the irrigation distribution system for pressurized raw water from the City would appear to have its benefits at a similar cost of construction. Admittedly transferring the McMillin water rights off the property would have costs, but those costs could be minimized if done in conjunction with other properties in the area (e.g. the Mountain View 29 subdivision to the south).

L. Other Improvements: Any other improvements, such as bridges, culverts, etc., not specifically mentioned herein but found necessary by the city due to conditions found on the site shall be constructed.

Comment: None identified.

M. Street Lighting: Street lighting shall be installed according to the standards and requirements established by the city electrical commissioner, the cost of which will be borne by the subdivider.

Comment: Will need to be added to the plans.

N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. This requirement shall be in addition to lands dedicated for streets and alleys. ... The dedication of land or cash in lieu of land shall be at the sole discretion of the city council, with recommendation from the planning and zoning board and the parks and recreation department. If subsequent rezoning or resubdivision would result in a higher number of prospective dwelling units, additional land or cash equivalent shall be conveyed to the city. If the city council elects to require cash in lieu of land, the amount thereof shall be the fair market value of the land. If the city and the subdivider cannot agree on that value, each shall designate an appraiser and the two (2) appraisers so

selected shall arrive at a recommended market value, which shall be binding upon the parties...

Comment: The Public Use Area requirement is not applicable to minor subdivisions. In practice, it does not appear that the City has applied this to subdivisions of 5 lots or less that do not technically qualify as "minor" because of "*new streets or the extension of water and sewer utilities or any new public improvements*". Staff is hesitant to recommend application of the requirement to this subdivision as it does not appear to have been applied to similar subdivisions in the past. If it is not applied, technically a variance would be necessary. If it is applied, the cost would be \$7,819.00 using the 2022 County Assessor valuation and presuming five dwelling units.

OTHER:

Miscellaneous:

For purposes of providing direction for editing the construction plans and preparing the final plat, the following comments are provided.

1. The applicant will need to contact the post office for mail box location(s).
Preference is that the boxes be placed along the south side of the interior street. Final location must be authorized by both the Post Office and City. Provide a mailbox easement if needed.
2. The street name of "Sierra Vista Court has been approved by the street name committee.
3. Primary vehicle access for Lot 5 will be limited to the interior street. Include a note on the final plat to notify the lot owner of the restriction.
4. Add a note to the final plat about each lot providing at least two additional parking spaces above the minimum, due to the restriction of no on-street parking.
5. Include lot and street survey monumentation on the final plat, per the requirements of the subdivision ordinance.
6. Label adjacent subdivisions on the final plat.
7. It is recommended that the stormwater infiltration facility be located in a common area tract or the street right-of-way, rather than on a private lot.
8. Provide a cross section detail for the street and utilities.
9. In order to avoid having to dig under the dry utilities to connect to the water service stubs, extend a "pigtail" from the curb stop at the back of the sidewalk (or curb if no sidewalk) under the dry utility trench. Include a detail in the construction plans.
10. Include all utilities on the construction plans, and approval signature lines for each utility provider.

11. If raw water is provided, it will affect either the street and right-of-way width or the utility easement width, depending on where the raw water main is installed. If run in the street, the asphalt and right-of-way will need to be widened two feet. If run in the utility easement, at least five feet of additional width will be needed. Coordinate with Public Works. Each has its advantages and disadvantages.
12. Shifting the existing irrigation easement along the west line is acceptable to the City, but should also be clearly authorized by the McMillin ditch company. It is recommended that a consent statement and signature be included on the final plat for McMillin Irrigation, and language included in the owner's statement as well.
13. Coordinate the street design with the pathway design.
14. List the variances granted on the final plat.
15. Correct all typos on the final plat (extraneous labels on vicinity map, and legal description in Certificate of Owner)

VARIANCES:

The variances noted are to be reviewed under the following standard of 11-5-2(B):

If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title.

Planning staff would recommend approval of the variances noted in the staff report, as many, particularly the street and sidewalk widths relate to being able to utilize the narrower portion of the property for lots. If the area is not wide enough to accommodate a home due to the application of the standard dimensional requirements, it would severely impact its ability to provide needed housing. The variances thereby would "*make a greater contribution to the intent and purpose of this title*" than if the requirements were imposed in full.

POTENTIAL MOTION:

Recommend that the City Council approve the preliminary plat for the proposed subdivision, grant the variances listed, and require raw water as one of the expected utilities, subject to the listed conditions:

Subdivision Variances:

1. To waive the alley requirement.
2. To allow use of the street and cul-de-sac design proposed, subject to providing additional parking on the lots due to no on street parking being permitted.
3. To require sidewalk on only one side of the street, and not around the cul-de-sac bulb. Width would be reduced from 5 feet to 4.
4. To the Public Use Area dedication and cash-in-lieu requirement. (?)

Conditions:

1. If City raw water is required as recommended, modify the street and right-of-way width or the utility easement width as necessary. Coordinate with Public Works.
2. If City raw water is to be provided, the McMillin surface water rights are to be transferred to the City pursuant to the subdivision ordinance.
3. Follow and incorporate all "miscellaneous" items listed in the staff report.
4. The street must include a street sign, stop sign, "No Outlet" sign, and "No Parking Fire Lane" signage spaced as specified by the fire marshal.
5. If the public use area cash-in-lieu requirement is not waived, payment of \$7,819 to the City is required with the final plat (before mayor signs).
6. Install an 8-foot-wide asphalt pathway along the property frontage of 29th Street or pay that amount to the city prior to recording the final plat.
7. Provide an engineers stormwater report and drainage plan for the subdivision, which is to be reviewed and approved as part of the final plat process.
8. A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water infiltration facilities. Submit the proposed documents with the final plat. Also include an explanatory note referencing such on the final plat.
9. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

ATTACHMENTS:

Preliminary Plat
Preliminary utility plan
Preliminary landscape/drainage plan

NOTES

1. BEARINGS ARE BASED ON THE CITY OF CODY COORDINATE SYSTEM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD83 WEST CENTRAL ZONE.
2. THERE ARE NO AREAS SUBJECT TO FLOODING OR WETLANDS.
3. TOTAL SUBDIVISION ACREAGE = 1.88 ACRES
4. TOTAL SUBDIVISION ACREAGE = 1.88 ACRES
5. SUBJECT PARCEL IS MEDIUM-LOW DENSITY RESIDENTIAL (R2)

LEGEND

- FOUND 2" DIA. ALUMINUM CAP, OTHERWISE NOTED
- FOUND 2.5" DIA. ALUMINUM CAP
- PROPOSED SUBDIVISION LOT LINES
- SUBDIVISION BOUNDARY
- EASEMENT
- EXISTING OVERHEAD POWER LINE
- EXISTING BURIED TELEPHONE / FIBER LINE
- EXISTING BURIED NATURAL GAS LINE
- EXISTING BURIED TREATED WATER LINE
- EXISTING BURIED SANITARY SEWER LINE
- MANHOLE LID, UTILITY AND STRUCTURE TYPES VARY
- WATER METER
- GAS METER
- ELECTRIC METER
- UTILITY PIPE LINE VALVES
- UTILITY POLE
- FIRE HYDRANT

LANDOWNER KEY

- 1 HAMILTON, ASHLEY M. & SMITH, ANDREW M., 2901 MARLISA LN, CODY, WY 82414
- 2 RIVER RUN RANCH VENTURES, LLC, POB 9486, SOUTH BURLINGTON, UT 05407
- 3 KLEN, JOHN JOSEPH, 2913 MARLISA LN, CODY, WY 82414
- 4 SHEDY, LILLIAN H., 2919 MARLISA LANE, CODY, WY 82414
- 5 KILBY, CLARENCE KEITH, 1902 29TH ST, CODY, WY 82414
- 6 LUTHY PAUL, J. & SANDY M., 1832 29TH ST, CODY, WY 82414
- 7 HOUSE FAMILY TRUST, 1826 29TH ST, CODY, WY 82414
- 8 KEANE, STEPHANIE & LAGRANT, SHARON, 1901 29TH ST, CODY, WY 82414
- 9 DAVIDSON, CROSBY & BROOKE, 1825 29TH ST, CODY, WY 82414
- 10 BLAVLOCK, DONNA C., 1801 29TH ST, CODY, WY 82414
- 11 SZOT, CINDY M. & FRIEDLY, CARMEN A. & O'MARA, BONNIE S., 3315 THOMAS ROAD, CHEYENNE, WY 82009
- 12 INBODY, ADA L. LIVING TRUST, 2620 INA AVE., CODY, WY 82414
- 13 RUBY, MAX L. REVOCABLE TRUST, POB 2195, CODY, WY 82414
- 14 NEWTON, DAVID & COLLEEN JOINT REVOCABLE TRUST, 2619 HOLLER AVE, CODY, WY 82414
- 15 SCHEER RENTALS, LLC, 2132 BEAR CREEK RD, LARAMIE, WY 82221
- 16 NEWTON, MICHAEL D. & JONNA K., 97 ROLLING HILLS DR, CODY, WY 82414
- 17 MOUNTAIN VIEW 29, LLC, 700 E REDLANDS BLVD # U-260, REDLANDS, CA 92373
- 18 ARISMENDI, ADRIANA, 10 FORT DRUM DRIVE, POWELL, WY 82435
- 19 CLOUD, CYNTHIA L. & CHARLES M., 901 16TH STREET, CODY, WY 82414
- 20 FRUSTAGI REVOCABLE LIVING TRUST, 4105 FLAMINGO BLVD, PORT CHARLOTTE, FL 33948
- 21 BALLINGER, SCOTT, 2930 MARLISA LN, CODY, WY 82414

RESURVEY T.52N., R.101W.
CITY OF CODY



VICINITY MAP
1" = 150'

CERTIFICATE OF OWNER

STATE OF WYOMING } SS.
COUNTY OF PARK } SS.
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT I/WE ARE OWNERS AND PROPRIETORS OF LOT 2, LOT 61-2 PLANTATION ADDITION, CODY, WYOMING, AS LOCATED IN BOOK 120077 OF PLATS, PAGE 5486, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, AS EVIDENCED BY THAT WARRANTY DEED RECORDED AS DOCUMENT #2021-659 IN SAID CLERK AND RECORDER'S OFFICE.
THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE SUNRIDGE MINOR SUBDIVISION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, THAT WE HEREBY DESIGNATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS ON RECORD.

SHELLY CATE RYAN SILVA

STATE OF WYOMING } SS.
COUNTY OF PARK } SS.
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY SHELLY CATE & RYAN SILVA
THIS _____ DAY OF _____, 2022, WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER ACCEPTANCE

THIS PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ AM, ON THIS _____ DAY OF _____, 2022, FILED FOR RECORDING IN BOOK OR PLAT CACKET _____ AT PAGE _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____

PARK COUNTY CLERK
BY: _____ DEPUTY.

CITY PLANNING AND ZONING BOARD

APPROVED AS OF _____ DAY OF _____, 2022 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CHURMAN

CITY COUNCIL APPROVAL

APPROVED AS OF _____ DAY OF _____, 2022 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - MATT HALL

ATTEST: CINDY BAKER
ADMINISTRATIVE SERVICES OFFICER

PRELIMINARY PLAT OF SUNRIDGE MINOR SUBDIVISION

LOCATED WITHIN

LOT 2, LOT 61-2 PLANTATION ADDITION
RESURVEY T.52N., R.101W., 6TH P.M.,
CITY OF CODY, PARK COUNTY, WYOMING

PREPARED FOR: CATE, SHELLY & SILVA, RYAN

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
902 15TH STREET
CODY, WYOMING 82414



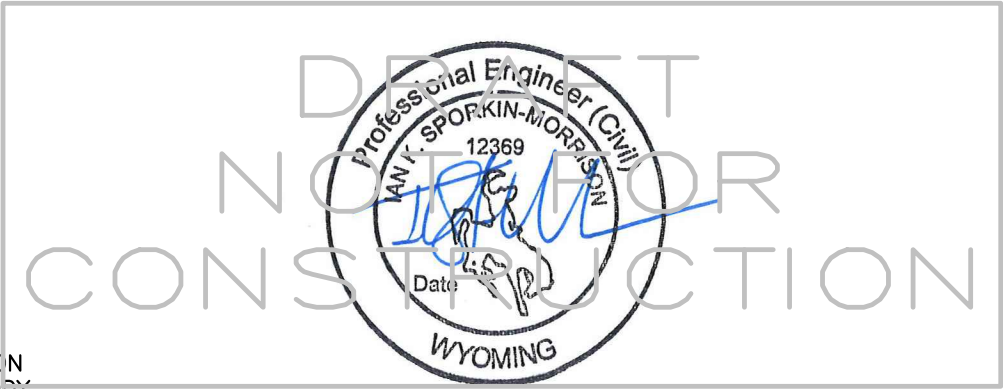
JOB NO. 22002-00
06/28/2022

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

P:\2022\Cody 22000.00 - 22199.00\22002.00 - SunRidge Subdivision - City of Cody\ACAD\22002.00 SunRidge MS.dwg 6/8/22 Ian



VICINITY MAP
SCALE: 1" = 100'



**SUNRIDGE MINOR SUBDIVISION
ROADWAY, TREATED WATER &
SANITARY SEWER
EXTENSIONS
FOR
SHELLY CATE & RYAN SILVA
CODY,WY**

DRAWING INDEX

Sheet Number	Sheet Title
1	TITLE SHEET
2	PLAN & PROFILE – ROADWAY
3	PLAN & PROFILE – TREATED WATER
4	PLAN & PROFILE – SANITARY SEWER
5	DETAILS – TREATED WATER
6	DETAILS – SANITARY SEWER
7	DETAILS – ROAD

NOTE: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND CITY OF CODY STANDARDS.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
5/5/22	ORIGINAL DRAWING	IKSM		

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JOB NO. 22002.00
FIELD BOOK NO. 593

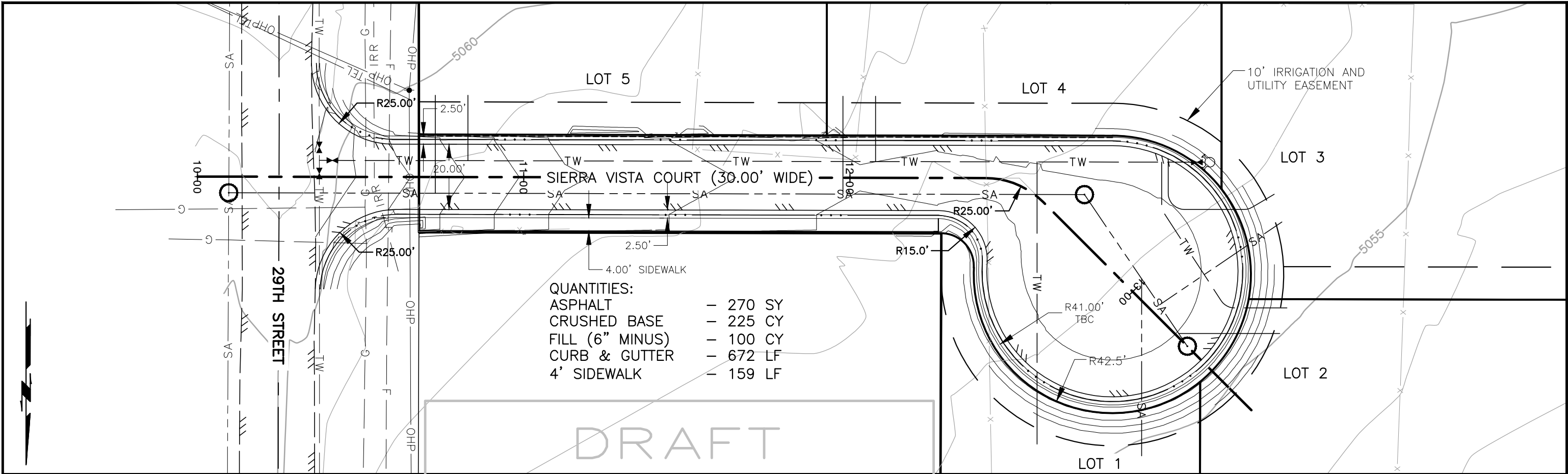


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

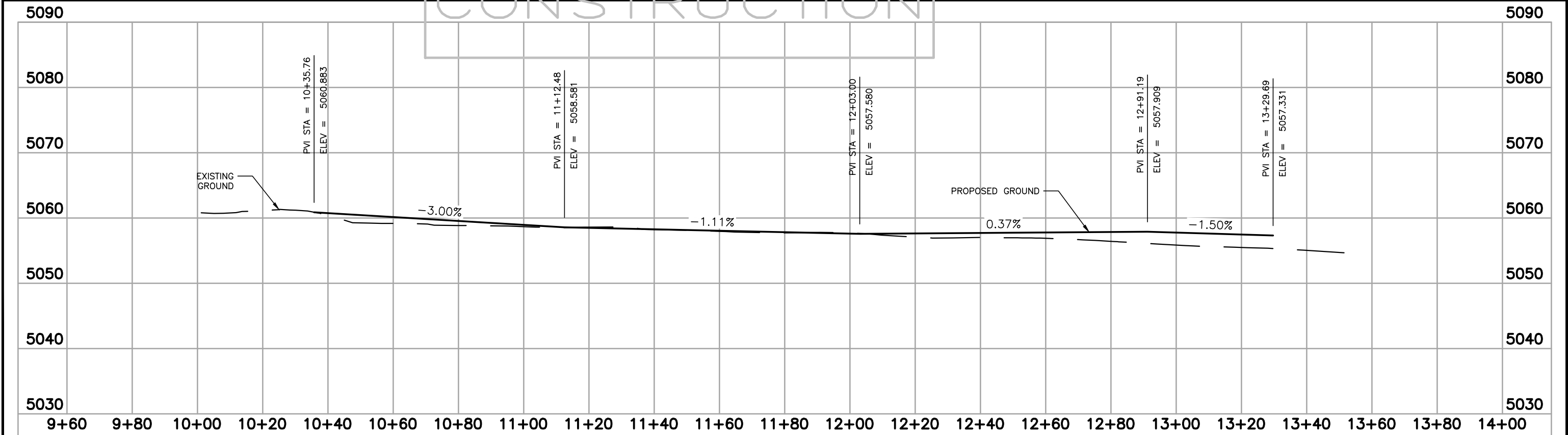
OWNER:
SHELLY CATE & RYAN SILVA

PROJECT: **SUNRIDGE MINOR SUBDIVISION**
TITLE: **TITLE SHEET**

SHEET
1 OF **7**



SCALES:
1" = 30' HOR
1" = 10' VERT



DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: IKSM
5/5/22	ORIGINAL DRAWING	IKSM			JOB NO. 22002.00
					FIELD BOOK NO. 593

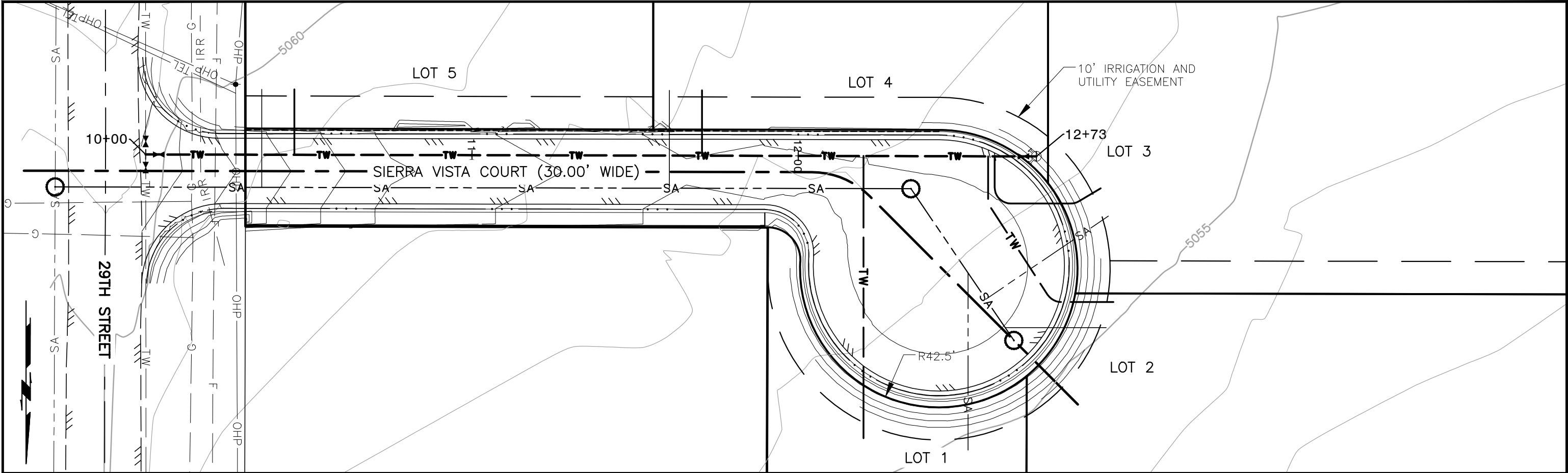


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

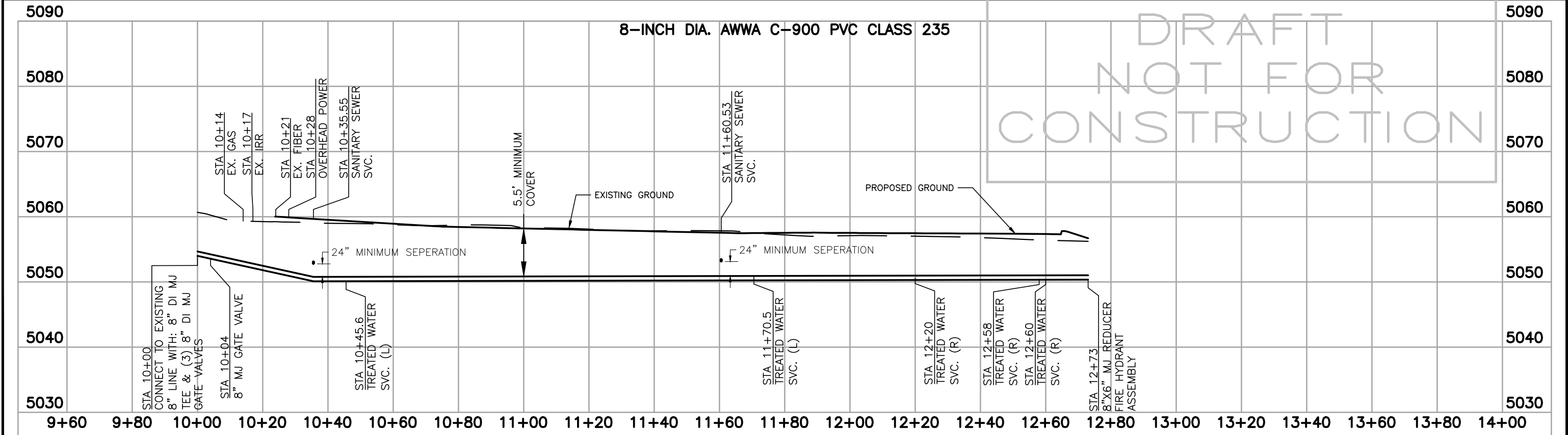
OWNER:
SHELLY CATE & RYAN SILVA

PROJECT: SUNRIDGE MINOR SUBDIVISION
TITLE: PLAN & PROFILE – ROADWAY

SHEET
2 OF 7



SCALES:
1" = 30' HOR
1" = 10' VERT

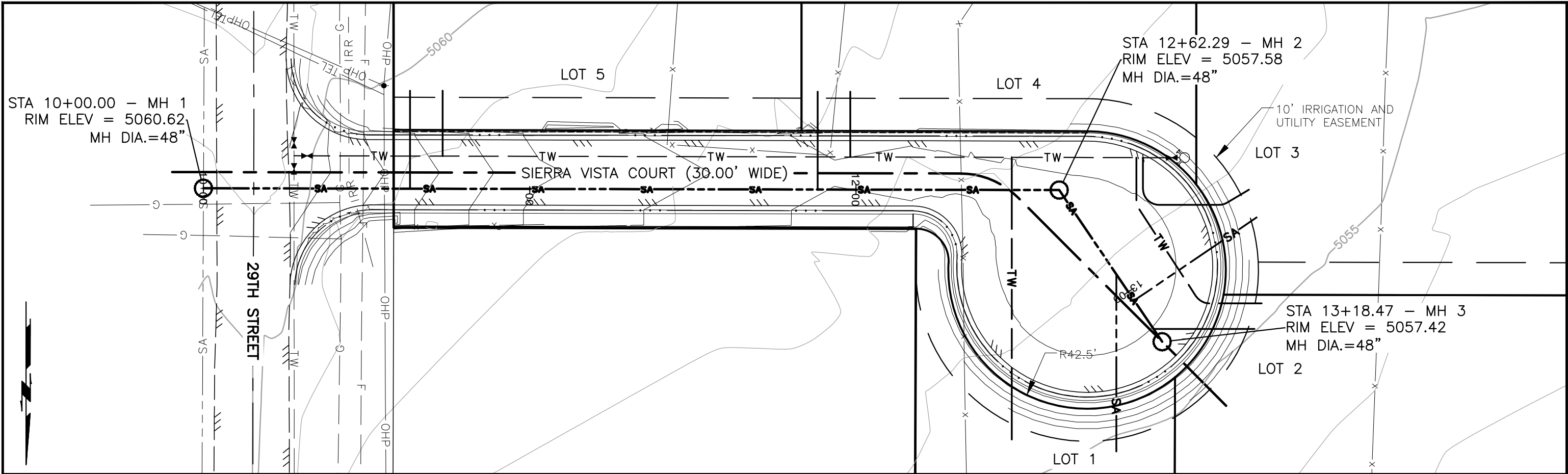


DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: IKSM	OWNER:	PROJECT:	SHEET
					JOB NO. 22002.00	SHELLY CATE & RYAN SILVA	SUNRIDGE MINOR SUBDIVISION	3 OF 7
5/5/22	ORIGINAL DRAWING	IKSM			FIELD BOOK NO. 593		PLAN & PROFILE - TREATED WATER	

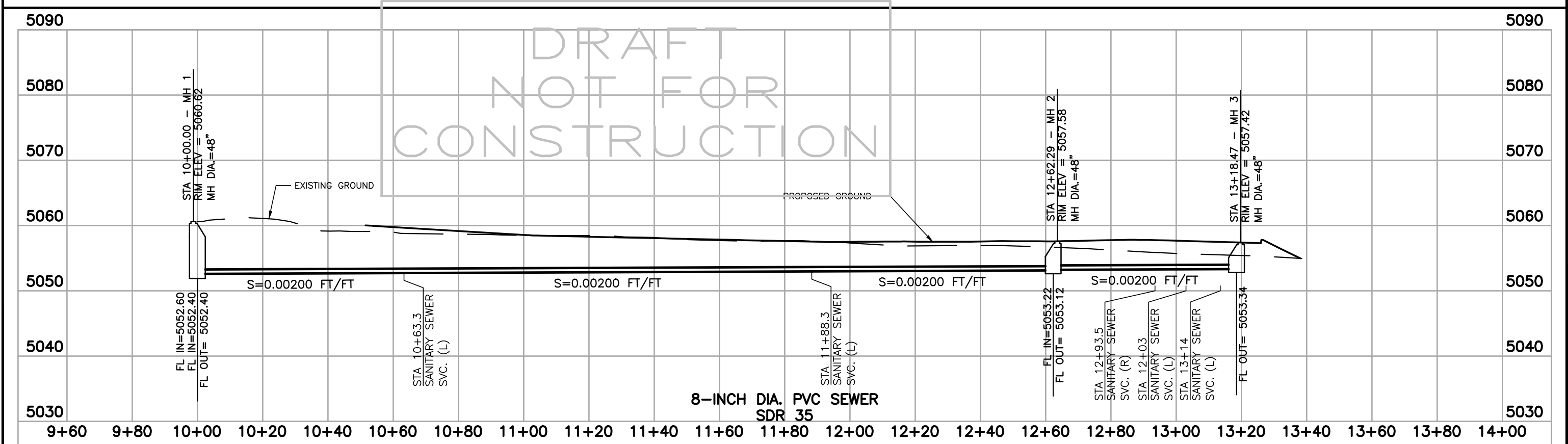


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

TITLE: PLAN & PROFILE - TREATED WATER



SCALES:
1" = 30' HOR
1" = 10' VERT



DATE	DRAWING LOG	BY	CHECKED	APPROVED
5/5/22	ORIGINAL DRAWING	IKSM		

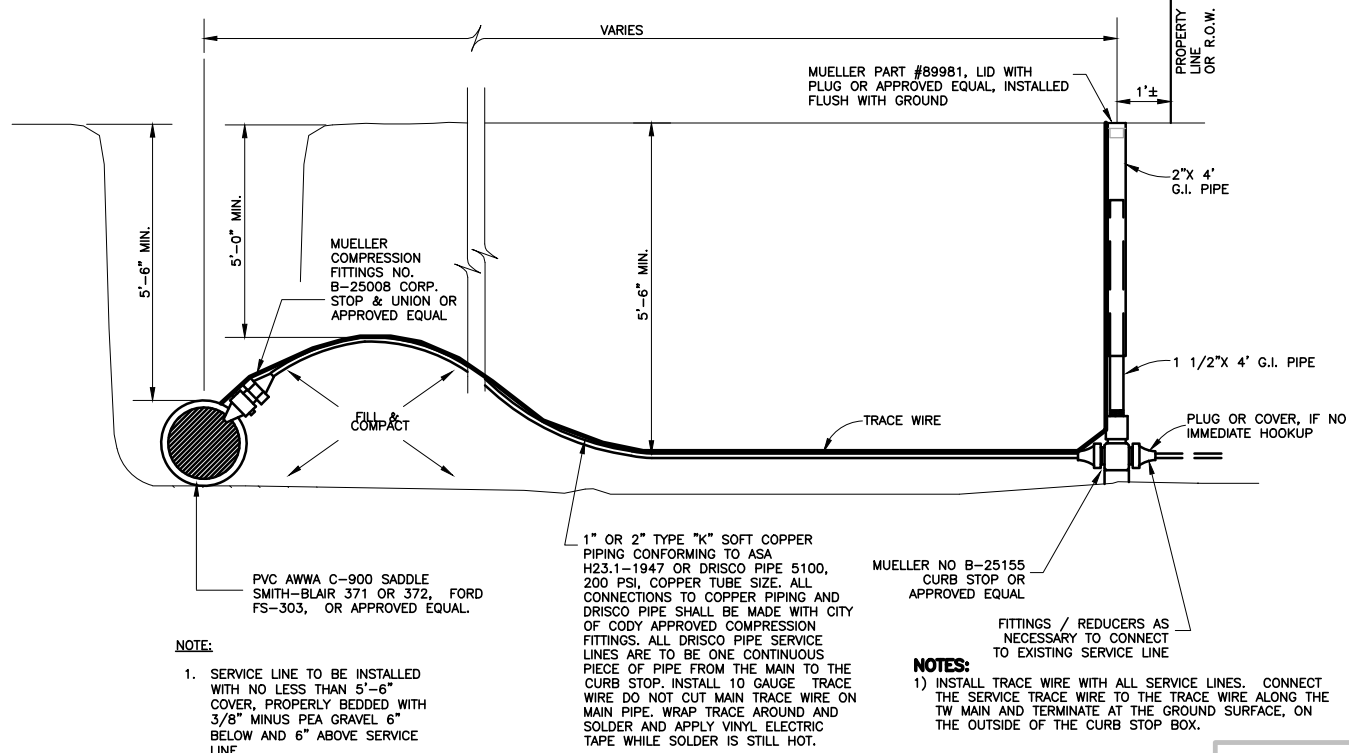
DRAWN BY: IKSM
JOB NO. 22002.00
FIELD BOOK NO. 593

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

OWNER: **SHELLY CATE & RYAN SILVA**

PROJECT: **SUNRIDGE MINOR SUBDIVISION**
TITLE: **PLAN & PROFILE – SANITARY SEWER**

SHEET
4 OF **7**



NOTE:

1. SERVICE LINE TO BE INSTALLED WITH NO LESS THAN 5'-6" COVER, PROPERLY BEDDED WITH 3/8" MINUS PEA GRAVEL. 6" BELOW AND 6" ABOVE SERVICE LINE.

TREATED WATER SERVICE DETAIL

NOTES:

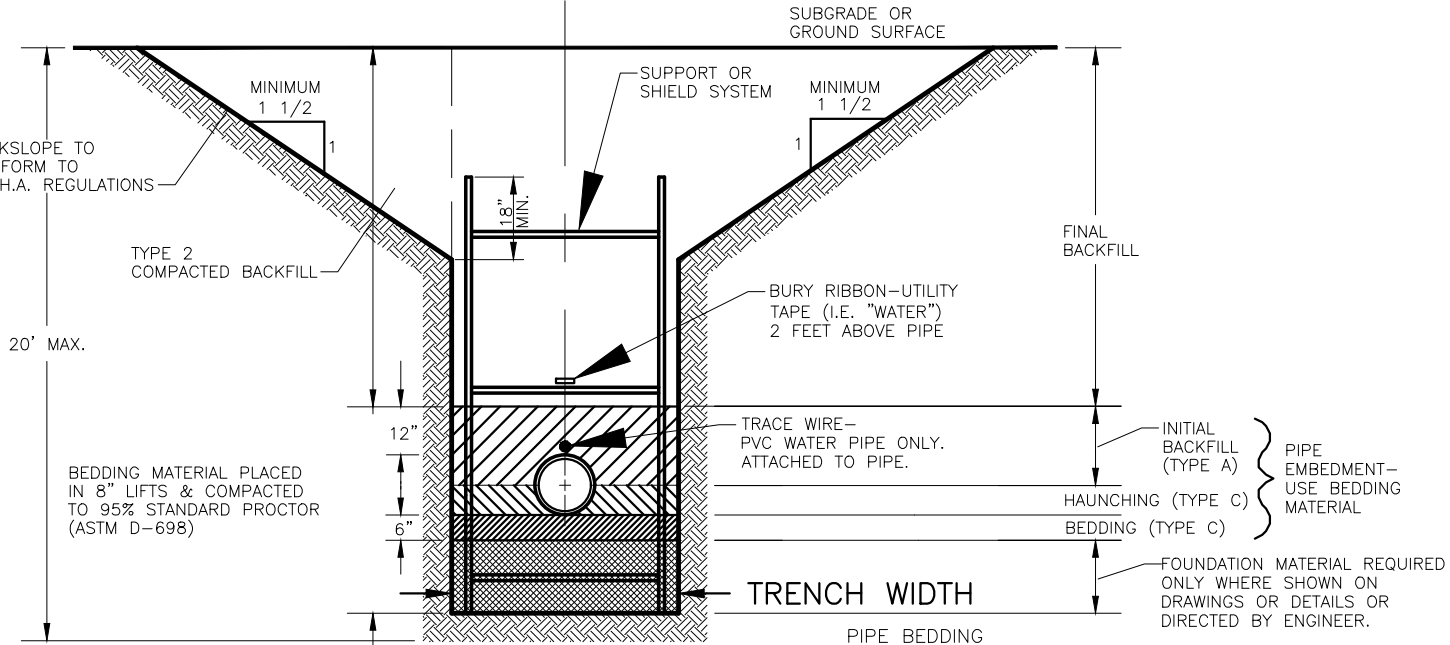
- 1) INSTALL TRACE WIRE WITH ALL SERVICE LINES. CONNECT THE SERVICE TRACE WIRE TO THE TRACE WIRE ALONG THE TW MAIN AND TERMINATE AT THE GROUND SURFACE, ON THE OUTSIDE OF THE CURB STOP BOX.

FITTINGS / REDUCERS AS NECESSARY TO CONNECT TO EXISTING SERVICE LINE

GENERAL NOTES:

1. JOINT RESTRAINTS TO BE PROVIDED ON ALL M.I. FITTINGS, UNLESS OTHERWISE NOTED. SUBSIDIARY TO OTHER BID ITEMS.

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



TYPICAL TRENCH DETAIL

NOT TO SCALE

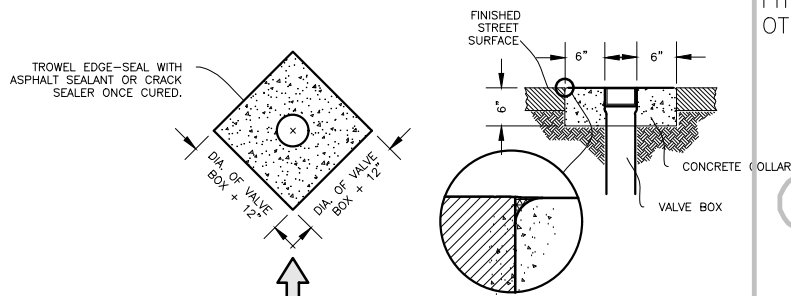
PIPE BEDDING

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 - NONPLASTIC; GRADING B DRAIN GRAVEL

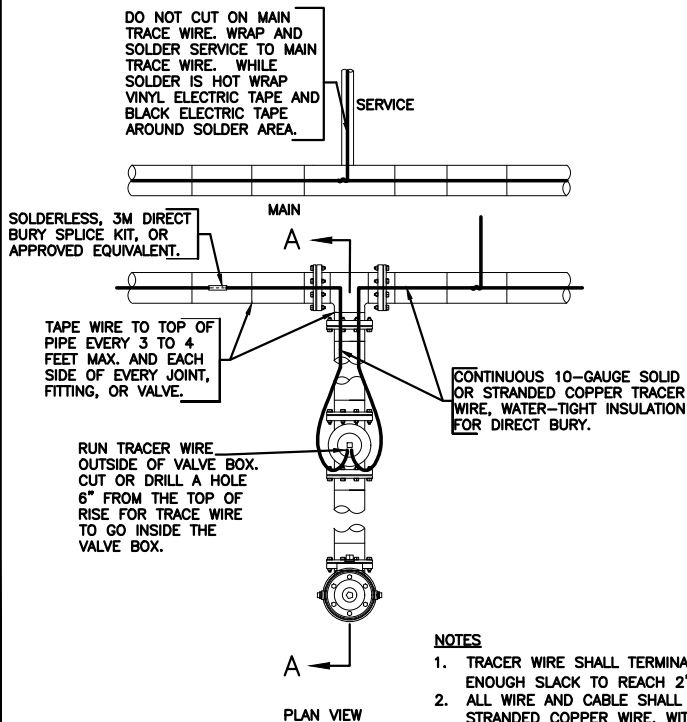
TYPE C - NONPLASTIC; MAX SIZE 1 INCH; 0-5% PASSING NO. 4 SIEVE

TYPE 2 - NATIVE MATERIAL; 8-INCH LIFTS.



GATE VALVE SURFACE PAD FOR GATE VALVES

NOT TO SCALE

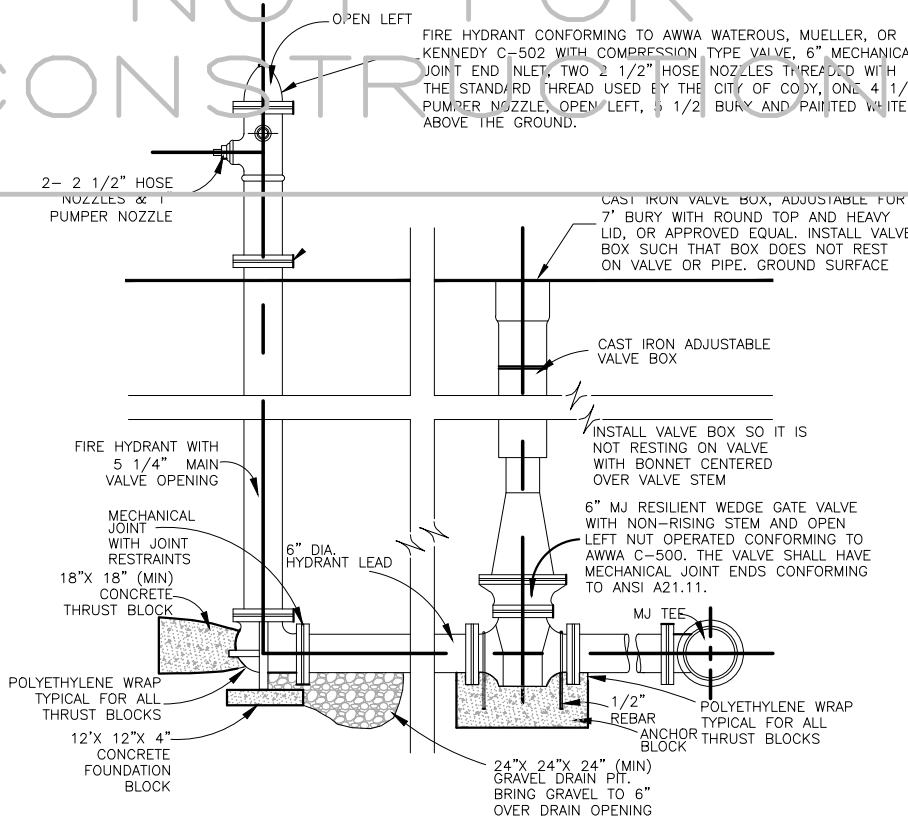


NOTES

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

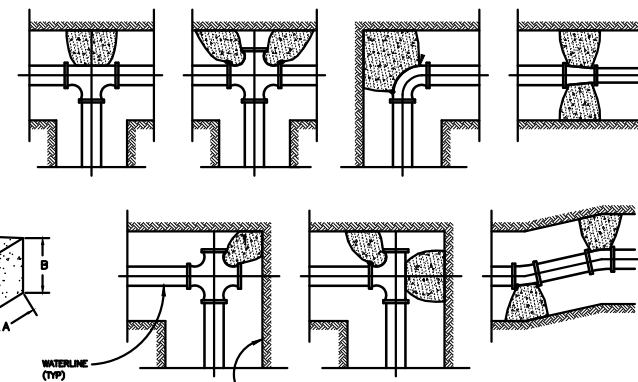
TRACER WIRE DETAIL N.T.S.

NOT TO SCALE



FIRE HYDRANT, VALVE & THRUST BLOCK DETAIL

NOT TO SCALE



- 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 165 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.

CONCRETE THRUST BLOCKS

NOT TO SCALE

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

DATE	DRAWING LOG	BY	CHECKED	APPROVED
5/5/22	ORIGINAL DRAWING	IKSM		

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JOB NO. 22002.00
FIELD BOOK NO. 593



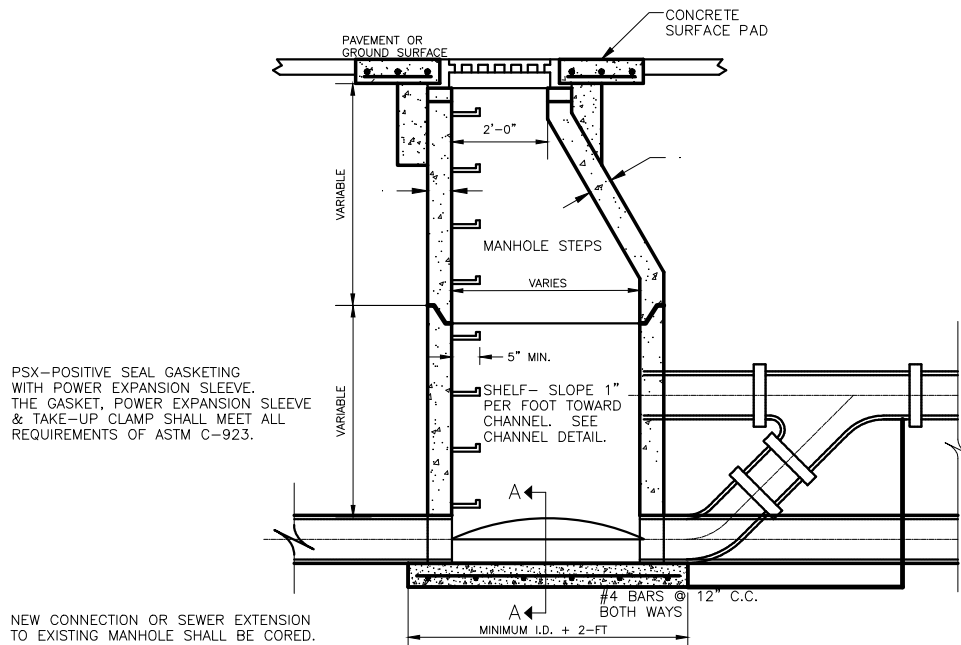
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
SHELLY CATE & RYAN SILVA

PROJECT: **SUNRIDGE MINOR SUBDIVISION**
TITLE: **DETAILS - TREATED WATER**

SHEET
5 OF 7

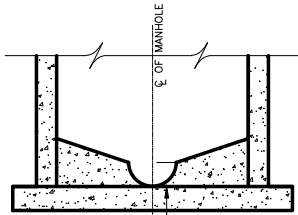
RECORD DRAWINGS 12/21/20



SANITARY SEWER MANHOLE

MANHOLE BASE MAY BE PRECAST REINFORCED BASE SET ON 6" OF COMPACTED SAND, A POURED IN PLACE BASE OF 6 SACK MIX CONCRETE WITH No. 4 REBAR ON 12" CENTERS IN BOTH DIRECTIONS, OR A PRECAST BASE AND BOTTOM SECTION POURED AS A SINGLE UNIT.

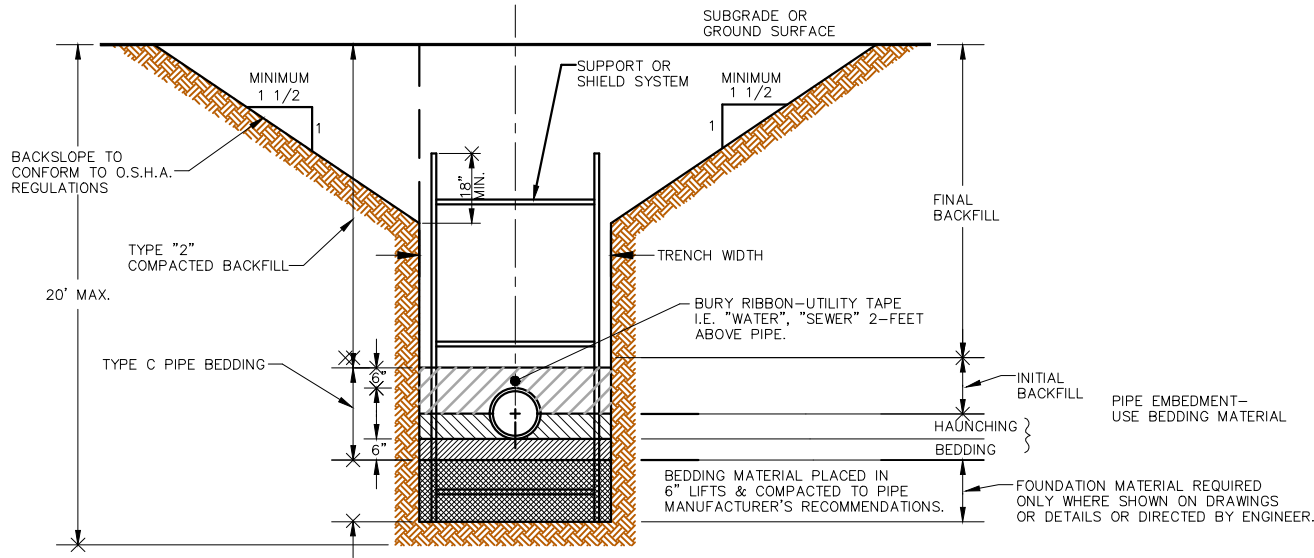
NOTE: ALL MANHOLES SHALL RECEIVE INTERIOR COATING PER SECTION 09830.



SECTION A-A

NOTE:

1. ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING & TOP SECTIONS, & AROUND SEWER PIPE INTO MANHOLE SHALL BE WATERTIGHT. JOINTING MATERIAL SHALL BE "RAM-NEK" OR APPROVED EQUAL.
2. ALL STEPS SHALL HAVE A MINIMUM OF 12" TO A MAXIMUM OF 16" SPACING, AND SHALL EXTEND OUT A MINIMUM OF 5" FROM THE MANHOLE WALL. STEPS SHALL BE A MINIMUM OF 10" WIDE. THESE REQUIREMENTS ARE IN COMPLIANCE WITH OSHA DIRECTIVE 29 CFR 1910.27.
3. STEPS SHALL BE CAST IRON OR STEEL REINFORCED POLYURETHANE STEPS.
4. A MINIMUM OF 2" AND A MAXIMUM OF 12" OF ADJUSTING RINGS SHALL BE USED TO MATCH GRADE.



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; 0-10% PASSING NO. 4 SIEVE. AT LEAST 50% OF THE AGGREGATE SHALL HAVE AT LEAST ONE FRACTURED FACE.

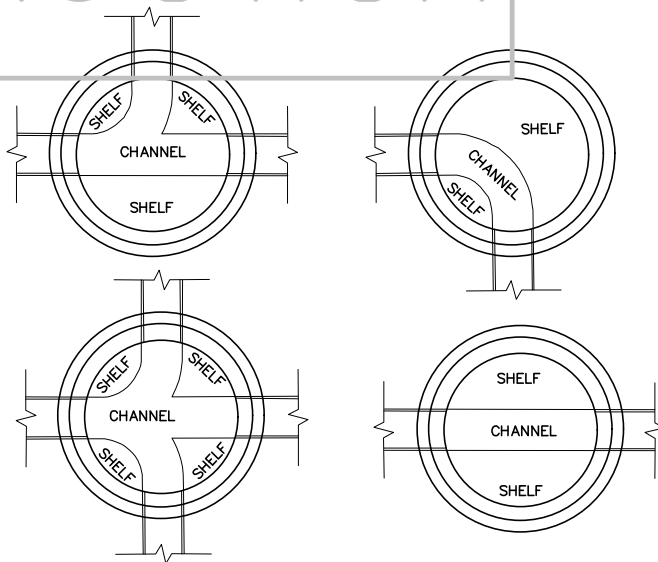
IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MAXIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1 1/2H : 1V. COMPLY W/ALL APPLICABLE SAFETY REQUIREMENTS

COMPACTED BACKFILL
TYPE 2-NATIVE MATERIALS; 8-INCH LIFTS

TYPICAL TRENCH DETAIL - SEWER

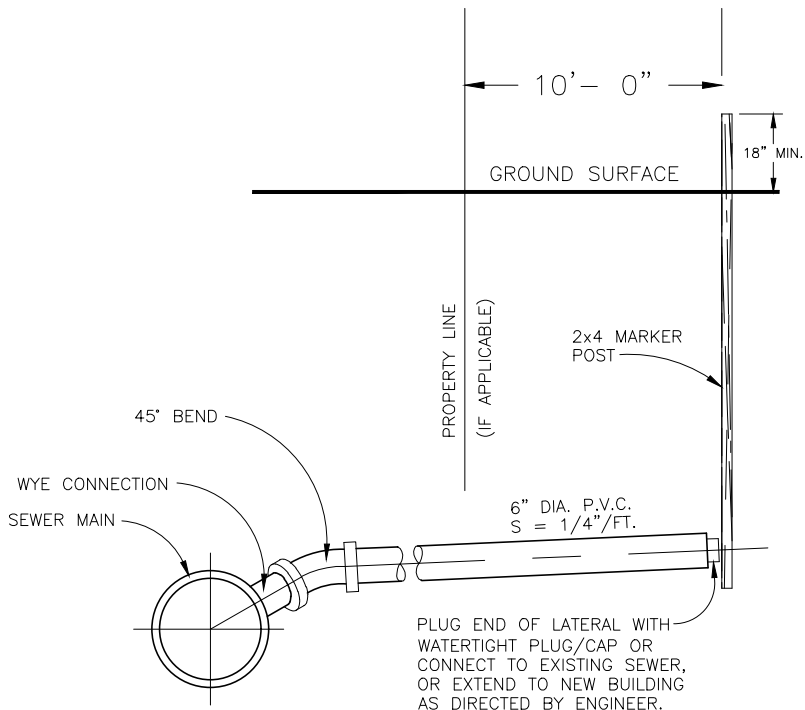
- NOTES:
- 1) IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MINIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1 1/2H : 1V. COMPLY W/ALL APPLICABLE SAFETY REQUIREMENTS
 - 2) PROVIDE 6" MINIMUM SPACING BETWEEN OUTSIDE OF PIPELINES AND BETWEEN PIPELINES AND TRENCH WALLS.
 - 3) NO STONES GREATER THAN 3" IN DIAMETER SHALL BE WITHIN 2' OF THE PIPE.
 - 4) MAINTAIN 12-INCH SEPARATION BETWEEN UTILITIES.

Structure Table	
Structure Name	Structure Details
MH 1	RIM = 5060.621 SUMP = 5052.397 INV IN = 5052.600 W INV IN = 5052.397 S INV OUT = 5052.397 N
MH 2	RIM = 5057.579 SUMP = 5053.125 INV IN = 5053.225 NW INV OUT = 5053.125 E
MH 3	RIM = 5057.421 SUMP = 5053.337 INV OUT = 5053.337 SE



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

MANHOLE CHANNELS



SEWER LATERAL DETAIL

P:\2022\Cody 22000.00 - 22199.00\22002.00 - SunRidge Subdivision - City of Cody\ACAD\22002.00 SunRidge MS.dwg 6/8/22 lan

DATE	DRAWING LOG	BY	CHECKED	APPROVED
5/5/22	ORIGINAL DRAWING	IKSM		

DRAWN BY: IKSM
JOB NO. 22002.00
FIELD BOOK NO. 593



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
SHELLY CATE & RYAN SILVA

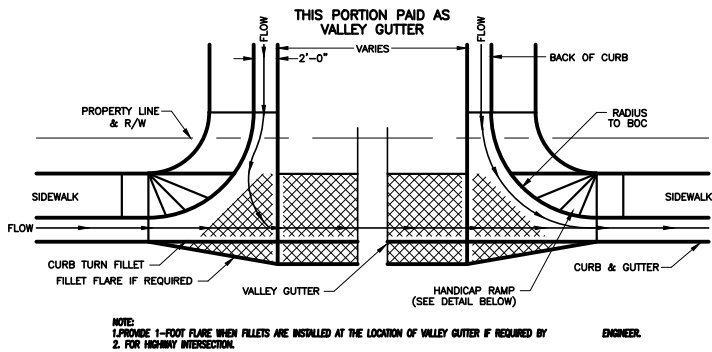
PROJECT: SUNRIDGE MINOR SUBDIVISION
TITLE: DETAILS - SANITARY SEWER

SHEET
6 OF 7

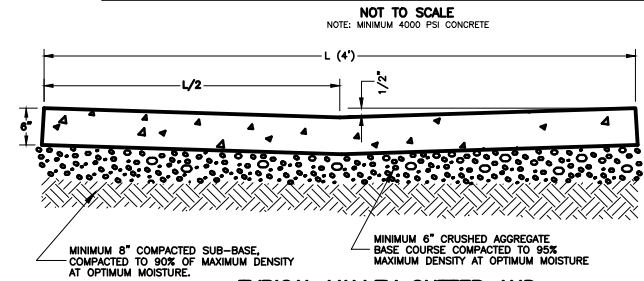
P:\2022\Cody 220000.00 - 22199.00\22002.00 - SunRidge Subdivision - City of Cody\ACAD\22002.00 SunRidge MS.dwg 6/8/22 lan

CODY MATERIAL SPECIFICATIONS

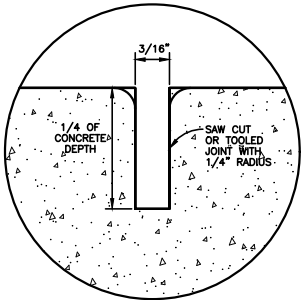
1. ALL SUBBASES AND BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH AASHTO 180.
2. CRUSHED BASE COURSE
- A. THE MATERIAL PRODUCED SHALL BE UNIFORMLY GRADED COARSE TO FINE AND SHALL NOT VARY FROM THE HIGH LIMIT ON ONE SIEVE TO THE LOW LIMIT 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-11:
- | SIEVE | % PASSING |
|---------|-----------|
| 1" | 100 |
| 3/4" | 90-100 |
| 1/2" | 60-85 |
| No. 4 | 45-65 |
| No. 8 | 33-53 |
| No. 200 | 3-12 |
3. AGGREGATE FOR HOT PLANT PAVEMENT MIX : IN ACCORDANCE WITH WYOMING TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS-LATEST EDITION.
- A. FOR COMPACTED THICKNESSES 3" OR LESS, USE WYDOT 1/2-INCH MAXIMUM AGGREGATE.
- B. 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.
- C. MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST, FREE OF FOREIGN MATTER.
4. PRIMER: A CUT-BACK LIQUID ASPHALT OF THE MEDIUM CURING TYPE, GRADE ,C-70, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D2027. BITUMINOUS HOT MIX PAVEMENT SHALL BE APPROVED BY THE CITY ENGINEER BEFORE ANY WORK MAY.
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 AI MS-2 COMPLETED WITHIN THE LAST 24 MONTHS FOR THE SPECIFIC MATERIALS TO BE USED SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK.
- AI MS-2 ESTABLISHES THE FOLLOWING REQUIREMENTS FOR THE ASPHALT CEMENT CONCRETE FOR A MEDIUM TRAFFIC VOLUME:
- | | |
|------------------------------------------|---------|
| STABILITY (LB. MINIMUM) | 1200 |
| FLOW, (0.01 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:
- | | |
|------------------------------|------|
| COAL AND LIGNITE | .3% |
| CLAY LUMPS | .5% |
| OTHER DELETERIOUS SUBSTANCES | 2.0% |
- 2) THE FINE AGGREGATE SHALL BE FREE FROM INJURIOUS AMOUNTS OF ORGANIC IMPURITIES.
- 3) THE FINE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:
- | SIEVE | % PASSING |
|---------|-----------|
| 3/8" | 100 |
| No. 4 | 95-100 |
| No. 8 | 80-100 |
| No. 16 | 50-85 |
| No. 30 | 25-60 |
| No. 50 | 5-30 |
| No. 100 | 0-10 |
| No. 200 | 0-4 |
- D. COARSE AGGREGATE
- 1) 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% |
- 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 AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:
- | SIEVE | % PASSING |
|---------|-----------|
| 1 1/2" | 100 |
| 1" | 95-100 |
| 1/2" | 25-60 |
| No. 4 | 0-10 |
| No. 8 | 0-5 |
| No. 200 | 0-2 |
- E. ADMIXTURES AND AIR-ENTRAINING AGENTS SHALL BE APPROVED BY THE ENGINEER AS RECOMMENDED WITHIN THE REQUIRED MIX DESIGN AS PREPARED BY A QUALIFIED TESTING LABORATORY.
- F. ALL CONCRETE PLACED SHALL HAVE A SLUMP OF BETWEEN 1" AND 4" WHEN TESTED IN ACCORDANCE WITH AASHTO T-119.
- G. ALL CONCRETE PLACED SHALL MEET THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS:
- | | | |
|-------------------------|---------|-------------|
| LABORATORY MIXED SAMPLE | 7 DAYS | 2860 P.S.I. |
| | 28 DAYS | 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.



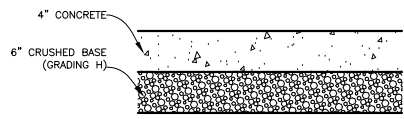
TURN FILLET, SIDEWALK & VALLEY GUTTER



TYPICAL VALLEY GUTTER AND DOUBLE GUTTER SECTION

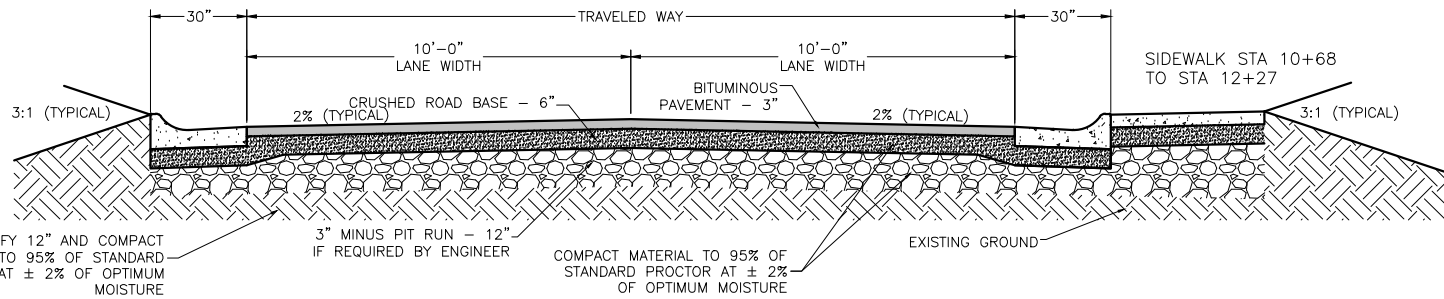


CONTROL JOINT DETAIL



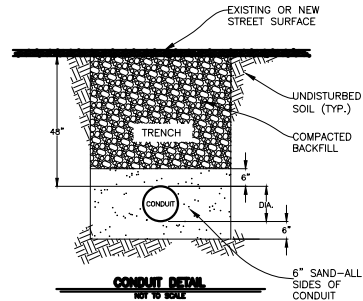
NEW SIDEWALK (OTHER THAN IN ALLEY APRON)

NOT TO SCALE



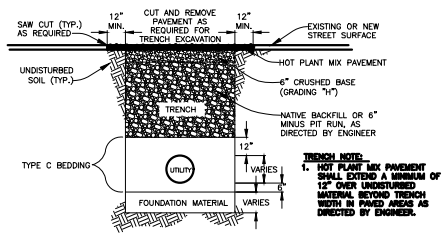
TYPICAL SECTION

SCALE: 1" = 5'



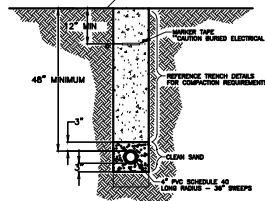
CONDUIT DETAIL

NOT TO SCALE



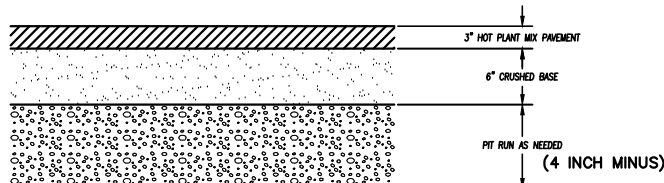
TYPICAL PUBLIC STREETS, CROSSINGS AND PAVED ALLEYS

NOT TO SCALE

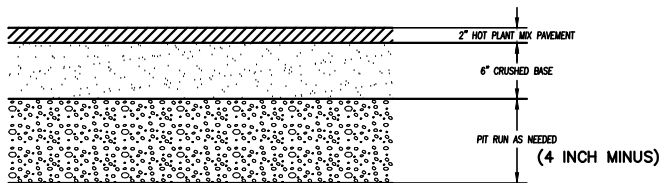


TYPICAL ELECTRICAL TRENCH SECTION

NOT TO SCALE



PAVEMENT SECTION PERMANENT RESURFACING FOR UTILITY CUTS



PAVEMENT SECTION TEMPORARY RESURFACING FOR UTILITY CUTS

DATE	DRAWING LOG	BY	CHECKED	APPROVED
5/5/22	ORIGINAL DRAWING	IKSM		

DRAWN BY: IKSM
JOB NO. 22002.00
FIELD BOOK NO. 593



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TITLE:

DETAILS - ROADWAY

SHEET

7 OF 7