

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
SPECIAL MEETING  
TUESDAY, August 30, 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 August 30, 2022 meeting.
5. Approval of Minutes from the August 9, 2022 regular meeting.
6. New Business:
  - A. Fence Height waiver request from Bruce McCormack and Pat Stuart for a 9-foot-tall privacy fence on the west side yard the Bruce McCormack property at 2325 Newton Avenue.
  - B. Site Plan Review: City Brew located at 1562 Sheridan Avenue.
  - C. Plat Amendment: Vacate a 3-lot subdivision and associated easements, located at 1133 31<sup>st</sup> Street.
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 August 9, 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, August 9, 2022 at 12:00 pm.

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

Present: Carson Rowley; Ian Morrison; Andrew Murray; Cayde O'Brien; Matt Moss; Council Liaison Andy Quick; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Scott Richard; Karinthia Herweyer

Ian Morrison moved to approve the agenda for August 9, 2022, seconded by Andrew Murray. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the July 12, 2022 regular meeting, seconded by Cayde O'Brien with changes made to correct Ian Morris to Ian Morrison. Vote on the motion was unanimous, motion passed.

Board Member Ian Morrison recused himself for a conflict of interest on the Schoonover Subdivision agenda item.

Staff reviewed the preliminary plat for the Schoonover Subdivision. This will be a 5-lot subdivision, Lots 1, 2, and 3 are planned for single family dwellings and lot 4 and 5 are planned for two-family dwellings. Lots 1 and 3 are large enough to qualify for accessory dwellings as well.

Subdivision ordinance requirements with staff comments were reviewed. Variances from the standards were noted in the staff report.

Andrew Murray made a motion, seconded by Cayde O'Brien to recommend to City Council the approval of the Preliminary Plat of the Schoonover Subdivision SUB 2021-07 with variances 1-4 listed in staff report and approve the preliminary plat for the proposed subdivision, subject to conditions 1-12 in the staff report. Vote on the motion was unanimous, motion passed.

Staff presented the preliminary and final plat of the 2-lot Benny's Place Minor Subdivision #2 for the City of Cody. The City of Cody and Yellowstone Regional Airport are proposing a two-lot subdivision of a portion of the airport property. The subdivision would separate a small triangular piece of land east of Arrow Avenue, so that it may be sold. The piece of land has already been released from the FAA jurisdiction. The balance of the property (Lot 102) would remain in City of Cody ownership and subject to FAA and Airport Board management.

Subdivision ordinance requirements with staff comments were reviewed. Variances from the standards were noted in the staff report.

Cayde O'Brien made a motion, seconded by Ian Morrison to recommend to City Council the approval of the Benny's Place Minor Subdivision #2 (City of Cody SUB 2022-06) preliminary and final plats with variances 1-4 and conditions 1-2 in the staff report. Vote on the motion was unanimous, motion passed.

Staff reviewed the site plan application for Sweet's Soda Shoppe. Wade and Carisa French have submitted a site plan application to develop a drive-thru soda shoppe at 1831 Sheridan Avenue. All customers will remain outside of the building, whether at the drive thru or the walk-up window. A small patio area will be available for outdoor seating.

The property is located in the General Business (D-2) zoning district, which permits drive-thru food

establishments.

Matt Moss made a motion, seconded by Andrew Murray to approve the proposal with conditions 1-8 and condition 10 of the staff report and add to Item #1 that the rope lighting is not to be flashing. Cadye O'Brien was opposed to the motion. Matt Moss, Carson Rowley, Ian Morrison and Andrew Murray were in favor of the motion. Vote on the motion was opposed, motion passed.

P & Z Board Matters: None

Council Updates: None

Staff Items: None

Ian Morrison made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 1:15 pm.

*Utana Dye*

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GIS Analyst

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
<b>MEETING DATE:</b>	AUGUST 30, 2022	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	REQUEST FOR 9-FOOT-TALL FENCE ALONG SIDE YARD OF 2325 NEWTON AVENUE. FNC 2022-05	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Bruce McCormack of 2325 Newton Avenue and Pat Stuart of 2331 Newton Avenue have submitted a fence height waiver request to authorize up to a 9-foot-tall, wood privacy fence along a portion of the west side yard of 2325 Newton Avenue. The purpose of the fence is to hide what they consider an unsightly metal building that their neighbor recently constructed. The applicants' letter explaining their request to the Board is attached. A fence up to seven feet tall does not need a height waiver.

**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.

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 applicant has provided written notice to the owners of all immediately surrounding properties and received favorable responses from all but the neighbor that would share the new fence line. That neighbor is technically "neutral" to the request. All responses are attached.

**STAFF ANALYSIS:**

Neighbor comment is often a good measure of the extent of adverse impacts. While numerous neighbors have no objection, this request really only involves the applicant and the neighbor to the west. It is the neighbor to the west that created the situation by constructing the metal building. Staff may be reading too much into it, but it appears that the neighbors' "neutral" position is an acknowledgement that they created a visual impact to the McCormack and Stuart properties, and they see the request for a taller fence as a reasonable, but not desired, response to their actions.

In this case, no health and safety issues resulting from a taller fence have been identified.



The metal building is 24 feet in depth (and 20' wide), has 10-foot walls, and is about 13 feet in total height. It is about 5 to 6 feet from the property line. See attached photos—the existing fence is about 4' 8" in height.

The sketch below shows a black line at the approximate perimeter of a 9-foot-tall fence extending to what would be necessary to screen the metal building from the windows and back decks of the McCormack and Stuart houses. (From an existing stump at the south end and a 4x4 fence post at the north end.)



Photos of the back of the McCormack and Stuart houses.



To allow a fence height waiver further south would provide the McCormack property with slightly more privacy, but would appear to greatly impede the neighbors' view of the McCullough Peaks from their back windows and deck area. For this reason, a height waiver to the south of the area shown above is not supported by staff.

It is noted that vegetation provides a "softer" method of screening, but obviously takes longer to fill in. The fence is proposed as an immediate method of screening. That

being said, the neighbors may want to discuss the option of planting shrubs or trees along the side of the metal building to eventually provide a more natural screen.

**ALTERNATIVES:**

Approve, partially approve, or deny the request for a requested height waiver.

**RECOMMENDATION:**

Partially approve the fence height waiver—allow a fence up to nine feet in height along that portion necessary to screen the building from the existing back windows of the McCormack and Stuart residences—as shown in the sketch by staff. (This motion leaves the 7-foot height limit in place for all other portions of the fence—south of the stump.)

From: **Bruce McCormack** brucemccormack27@gmail.com  
Subject:  
Date: August 5, 2022 at 2:18 PM  
To:



Aug. 5, 2022

To City of Cody Planning, Zoning and Adjustment Board:

Bruce McCormack and Pat Stuart are asking for a Fence Height Waiver to build a wood fence up to 9 feet tall in the back yard of McCormack's home at 2325 Newton Ave. The purpose of this fence is to shield their homes and back yards from the close, direct view of a newly constructed 20x24x13-foot metal building on the edge of the Newton Avenue rim where they live. A little background:

After the Clark family bought the house at 2319 Newton and moved to Cody about a year ago they began planning this metal building. They resisted all efforts by McCormack and Stuart to convince them to downsize and/or place it elsewhere on their lot - to preserve not only the Clarks' views of the open valley below and toward Red Butte, Trail Creek, Rattlesnake Mtn. and Heart Mountain, but also those of their two neighbors to the east, McCormack and Stuart. Nothing could convince them to push their development back from the rim - as has long been the neighborly practice among people who live on the north side of Newton Avenue. This approach to preserving open space protects the views and sight lines for people who live along the rim on Newton and maintains a cleaner appearance from below the rim on Sheridan Avenue. Nevertheless, the Clarks built - as is their complete legal right - out on the north end of their property.

McCormack has lived half his life at 2325 Newton, enjoying every day the wide open views to the northwest and north. Stuart recently moved in from Heart Mountain and bought her house specifically for the magnificent, wide open, unspoiled views to the north and west. Now the direct views from her living room, dining room, kitchen, home office and deck are of this new metal building. That building is also less than 70 feet from McCormack's home and is in the unobstructed view of every window on the back of his house along with the deck and hot tub areas. This includes the living room, great room, kitchen, front entryway and a bedroom. Further, the new metal building dominates the western and northwest views from both back yards.

McCormack and Stuart are asking for a Fence Height Waiver in an attempt to partially mitigate this unfortunate circumstance. They believe the look of such a uniform, "clean" fence will tend to make the metal building behind it recede from view and prominence and, frankly, distract them and others from its domineering, too-tall presence. This is the best McCormack and Stuart can do to lessen the unsightly reality that's been thrust upon them.

We hope you'll agree this is an honest, practical, good faith request that allows two neighbors to somewhat preserve their visual environment and reduce the impacts on them and their families of this too-big, too-close metal building.

Thank you for your consideration.

Bruce McCormack  
2325 Newton Ave.

Pat Stuart  
2331 Newton Ave.

**From:** Bruce McCormack brucemccormack27@gmail.com  
**Subject:**  
**Date:** August 5, 2022 at 2:46 PM  
**To:**



## Pictures with McCormack-Stuart Fence Height Waiver request:

- 1) Schematic (with north at top) shows proximity of McCormack and Stuart homes relative to the new metal building on the north end of Clarks' back yard near the rim. (NOTE: The corner of Newton and Carter avenues is at the bottom of the schematic. Beyond the top of the picture over the rim is the wide view of east Cody, the Mentock Park area and Heart Mountain beyond.)
- 2) View through the formerly unobstructed northeast corner of Clarks' back yard. McCormack's back yard is in the foreground.
- 3) Same view from McCormack's yard/home with the new metal building in place. (NOTE: Absent leaves on the dormant lilac bush for more than half the year, the entire new 20x24x13-foot building will be completely visible from both homes and both back yards.)
- 4) View from Stuart's home of building under construction.
- 5) View from Stuart's home of completed building. (NOTE: Absent leaves on the lilac bush, the full building will be visible for more than half the year.)



**24 X 12 X 13  
Shop**

**70' Proposed Fence**

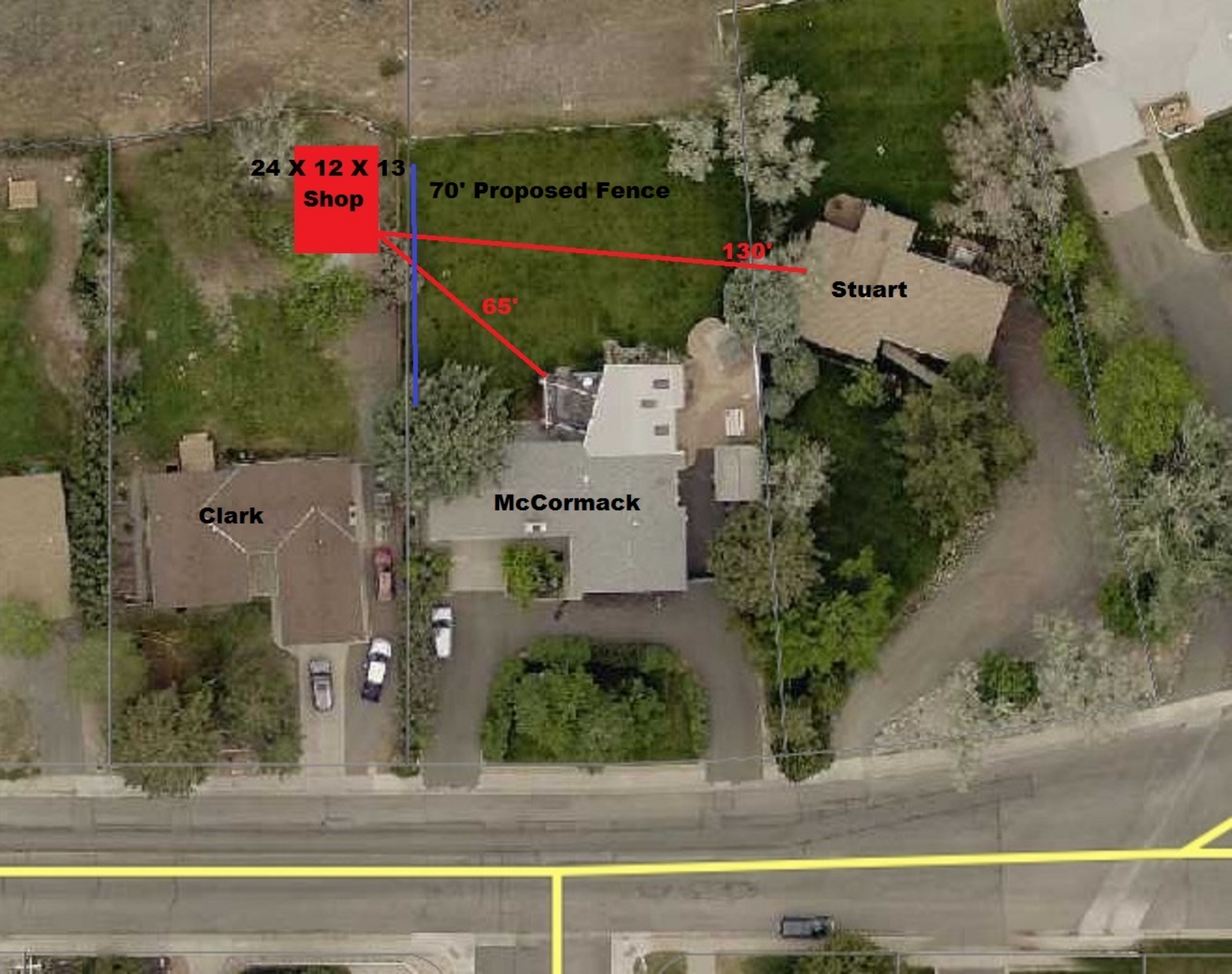
**130'**

**65'**

**Stuart**

**Clark**

**McCormack**



















**CITY OF CODY**  
WYOMING

Todd Stowell <todds@codywy.gov>

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## McCormack / Stuart Fence Height Waiver

2 messages

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**Janet Bucknell** <jfbucknell@gmail.com>  
To: todds@codywy.gov

Thu, Aug 18, 2022 at 4:32 PM

ATTN: Todd Stowell, City Planner

This memo of support for the Fence Height Waiver being requested by our neighbors, Bruce McCormack and Pat Stuart, comes from the family who has lived on this side of Newton Avenue the longest. We are at 2337 Newton Avenue, the home immediately to the east of Pat Stuart's home.

A little further background: In about 1960, when our parents were looking for land to build a home, the City of Cody announced that the ridge above town along Newton Avenue was going to be opened for AAA residential housing ONLY. Our father, Jesse Frost, walked the entire length of the ridge, from the Greybull Hill to the 24th Street hill and our parents agreed that this lot was the perfect one, for one reason and one reason only -- the view!! For that reason, they chose to build our home toward the back of our lot, while most others (because of the shape and depth of their lots) chose to build more toward the street. Our new home was completed in 1962 and we moved in on July 5th (Janet was 9 and Mack was 11). Although we both left for a time for college and work, we both came back to the family home. Our parents were both fine artists who met in Art School in Chicago following WWII, and we cannot begin to enumerate the number of paintings from their hands that have captured that view -- nor, in more recent years, the number of incredible photographs taken by Mack H. Frost, and much beloved by his many customers at Open Range Images.

As natural progress happens, the successive owners of the homes to the west of Bruce McCormack planted trees in their backyards, so, for many years, our back view of the Shoshone Canyon has been partially obscured as those trees grew, but we still have the view of Rattlesnake Mountain all the way around to the McCullough Peaks. In addition to the aesthetic value of that view, you must surely be aware of the added monetary value that view brings to all of our properties.

Because the placement and altitude of our home is a bit different (our living room and dining room picture windows are well above ground and our backyard is more shallow and down much lower, further obscuring the view of that new building) and because we are two lots away from the new metal building in the back of Bruce's neighbor to the west, the sight of that new building is not, perhaps, as glaring to us as it is to our good neighbors. But the loss of their canyon view is a great sadness to all, and especially to our family who have known, since childhood, the value to the soul of that view.

We think both Bruce and Pat agree that putting up a high fence cannot be an ideal solution, but if it blocks their eyeline of what will most certainly be an eyesore for them, then we support this request for a waiver and hope it will, at least in part, solve this conundrum for them.

We very much hope that the City Planning, Zoning and Adjustment Board ascertained that the new building is for personal, hobby purposes, and that Mr. Clark does not intend to run a business out of that location. There would be strenuous objections to such a purpose.

Please give Bruce McCormack's and Pat Stuart's request for a Fence Height Waiver your every consideration.

Janet Frost Bucknell

Mack H. Frost

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**Todd Stowell** <todds@codywy.gov>  
To: Janet Bucknell <jfbucknell@gmail.com>

Thu, Aug 18, 2022 at 4:45 PM

Received.  
Thanks,

**Todd Stowell, AICP**  
Community Development Director/City Planner  
City of Cody, Wyoming  
(307) 527-3472  
[www.codywy.gov](http://www.codywy.gov)

Community Development Office Hours  
7:30-5:00 Monday-Thursday, 7:30-11:30 Friday

[Quoted text hidden]



**CITY OF CODY**  
WYOMING

Todd Stowell <todds@codywy.gov>

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## Fence Height Waiver on Newton Ave

1 message

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**Steve Clark** <clark.steven@hotmail.com>  
To: "todds@codywy.gov" <todds@codywy.gov>

Thu, Aug 18, 2022 at 2:12 PM

Hello Todd,

I got a text message from Bruck McCormick who is our neighbor to the east of us (we're at 2319 Newton Ave). He said you were looking for indications of support, no support, or neutrality about his request (as well as his other neighbor Pat to the east of him) to built a fence up to 9' tall between our property and his. While we feel a 9' fence would make us feel closed in, my wife and I are sympathetic to Bruce and Pat's concerns. Our preference would be a 7' fence or a 7' fence stepped up to 9' specifically in the area of our shop-We have spoke to Bruce in person about that.

Overall, I would say our stance is neutral(not opposed or in favor) to their fence height waiver for a fence up to 9'.

Thanks for your consideration,  
-Steve Clark



From: Bruce McCormack brucemccormack27@gmail.com  
Subject:  
Date: August 18, 2022 at 1:27 PM  
To:



Aug. 5, 2022 To City of Cody Planning, Zoning and Adjustment Board:

Bruce McCormack and Pat Stuart are asking for a Fence Height Waiver to build a wood fence up to 9 feet tall in the back yard of McCormack's home at 2325 Newton Ave. The purpose of this fence is to shield their homes and back yards from the close, direct view of a newly constructed 20x24x13-foot metal building on the edge of the Newton Avenue rim where they live. A little background:

After the Clark family bought the house at 2319 Newton and moved to Cody about a year ago they began planning this metal building. They resisted all efforts by McCormack and Stuart to convince them to downsize and/or place it elsewhere on their lot - to preserve not only the Clarks' views of the open valley below and toward Red Butte, Trail Creek, Rattlesnake Mtn. and Heart Mountain, but also those of their two neighbors to the east, McCormack and Stuart. Nothing could convince them to push their development back from the rim - as has long been the neighborly practice among people who live on the north side of Newton Avenue. This approach to preserving open space protects the views and sight lines for people who live along the rim on Newton and maintains a cleaner appearance from below the rim on Sheridan Avenue. Nevertheless, the Clarks built - as is their complete legal right - out on the north end of their property.

McCormack has lived half his life at 2325 Newton, enjoying every day the wide open views to the northwest and north. Stuart recently moved in from Heart Mountain and bought her house specifically for the magnificent, wide open, unspoiled views to the north and west. Now the direct views from her living room, dining room, kitchen, home office and deck are of this new metal building. That building is also less than 70 feet from McCormack's home and is in the unobstructed view of every window on the back of his house along with the deck and hot tub areas. This includes the living room, great room, kitchen, front entryway and a bedroom. Further, the new metal building dominates the western and northwest views from both back yards.

McCormack and Stuart are asking for a Fence Height Waiver in an attempt to partially mitigate this unfortunate circumstance. They believe the look of such a uniform, "clean" fence will tend to make the metal building behind it recede from view and prominence and, frankly, distract them and others from its domineering, too-tall presence. This is the best McCormack and Stuart can do to lessen the unsightly reality that's been thrust upon them.

We hope you'll agree this is an honest, practical, good faith request that allows two neighbors to somewhat preserve their visual environment and reduce the impacts on them and their families of this too-big, too-close metal building.

Thank you for your consideration.

Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton Ave.

*2114, 2120, 2104, 2302, 2304, 2306, 2308 Sheridan Ave*  
X I have NO OBJECTION to a fence up to 9 ft. as proposed. LINDA RAYMONDS name  
address \_\_\_\_\_  
(comment) [Signature]

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed. \_\_\_\_\_ name  
address \_\_\_\_\_  
(reason) \_\_\_\_\_

this unfortunate circumstance. They believe the look of such a uniform, "clean" fence will tend to make the metal building behind it recede from view and prominence and, frankly, distract them and others from its domineering, too-tall presence. This is the best McCormack and Stuart can do to lessen the unsightly reality that's been thrust upon them.

We hope you'll agree this is an honest, practical, good faith request that allows two neighbors to somewhat preserve their visual environment and reduce the impacts on them and their families of this too-big, too-close metal building.

Thank you for your consideration.

Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed.

\_\_\_\_\_ address

(comment) \_\_\_\_\_

Jesse Johnson name  
Jesse Johnson  
2326 Newton Ave

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed.

\_\_\_\_\_ address

(reason) \_\_\_\_\_

\_\_\_\_\_ name

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed.

2420 Sheridan address

(comment) \_\_\_\_\_

Gene Schrader name

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed.

\_\_\_\_\_ address

(reason) \_\_\_\_\_

\_\_\_\_\_ name

Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton Ave.

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed.

2331 Newton address

(comment) \_\_\_\_\_

Peggy Luthy name

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed.

\_\_\_\_\_ address

(reason) \_\_\_\_\_

\_\_\_\_\_ name

of this too-big, too-close metal building.  
Thank you for your consideration.  
Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton Ave.

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed. Marties Blackwell name  
2320 Newton Ave address  
(comment) \_\_\_\_\_

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed. \_\_\_\_\_ name  
\_\_\_\_\_ address  
(reason) \_\_\_\_\_

*Marties Blackwell*

We hope you'll agree this is an honest, practical, good faith request that allows two neighbors to somewhat preserve their visual environment and reduce the impacts on them and their families of this too-big, too-close metal building.

Thank you for your consideration.

Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton Ave.

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed. Greg Poley name  
2326 Skendon Ave address  
(comment) \_\_\_\_\_

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed. \_\_\_\_\_ name  
\_\_\_\_\_ address  
(reason) \_\_\_\_\_

Thank you for your consideration.

Bruce McCormack, 2325 Newton Ave.

Pat Stuart, 2331 Newton Ave.

☒ I have NO OBJECTION to a fence up to 9 ft. as proposed. Katie Van Der name  
2314 Skendon Ave address  
(comment) \_\_\_\_\_

\_\_\_\_\_ I OBJECT to a fence up to 9 ft. as proposed. \_\_\_\_\_ name  
\_\_\_\_\_ address  
(reason) \_\_\_\_\_

*Katie Van Der*

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

<b>MEETING DATE:</b>	AUGUST 30, 2022	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SITE PLAN REVIEW: CITY BREW AT 1562 SHERIDAN AVENUE. SPR 2022-10	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

## **PROJECT DESCRIPTION:**

Square 106 LLC and Beartooth Holding and Construction have submitted a site plan application to develop a City Brew coffee shop at 1562 Sheridan Avenue. The building would be approximately 2,057 square feet in size, have an additional 14' by 21' outdoor seating area, and a drive-thru service.

The property is located in the General Business (D-2) zoning district, as well as the downtown architectural district and the entry corridor overlay zone. The property is 0.48 acres in size and currently vacant. The site plan and architectural plans are attached for your review.



## **REVIEW CRITERIA:**

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

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

Section 9-2-3 is as follows:

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

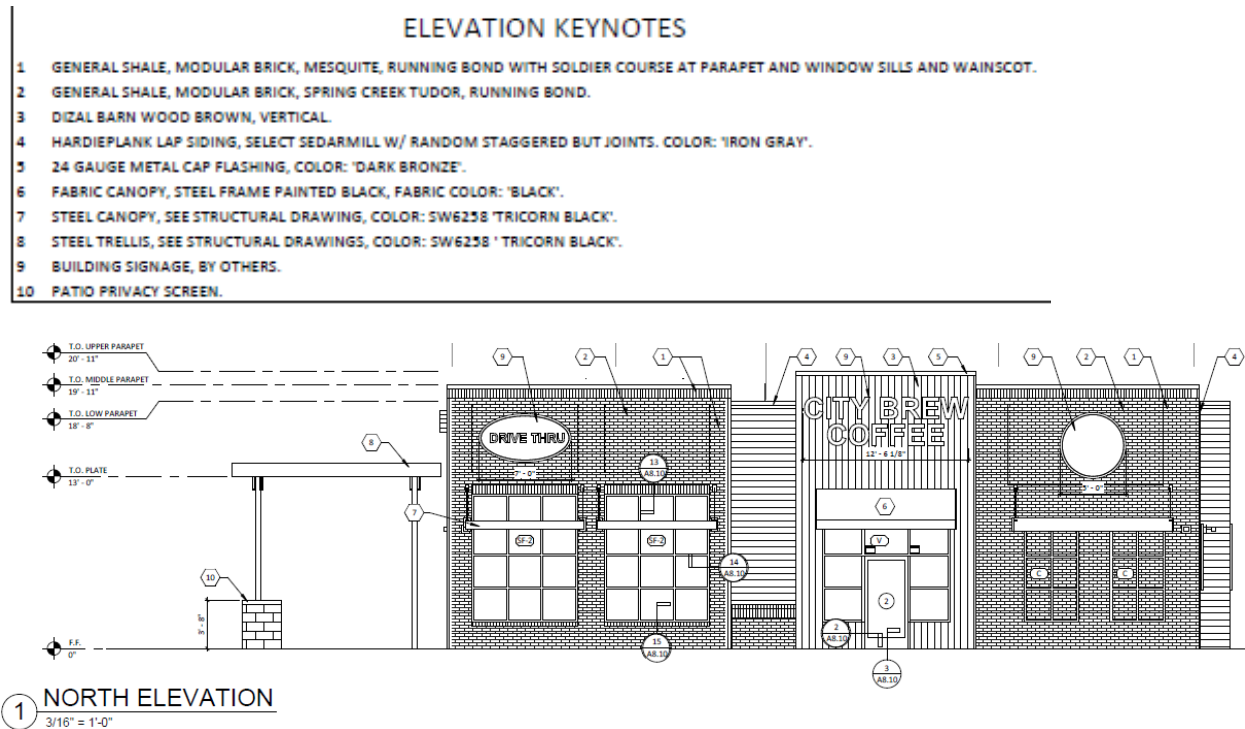


In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

### **STAFF COMMENTS:**

#### **Architecture:**

The building elevations are depicted in the attached drawings, one of which is shown below. The exterior building materials include the following:



The photos below are not of the exact proposal, but contain many of the architectural components proposed for the Cody location. (Source: RestaurantGuru.com)





The architectural design and materials are well coordinated and of a high-quality. The variety of color and texture of the different materials, the accenting of the windows and parapet with a different brick color, and abundant use of glazing all add variety and interest to the architecture. The gray, bronze, brown, and black color scheme is appropriate for the materials and combines with the architecture to help the new building bring subtle connotations of the “old west”. The use of brick helps extend the brick character found on several downtown buildings to this section of the downtown architectural district. In staff’s view, the architectural quality and exterior materials meet the intent of the City’s architectural requirements. The Board members will need to develop and provide their own conclusions.

#### Landscaping:

The landscaping plan is attached. It proposes a total of 12 trees, 90 shrubs, 166 decorative grasses, and 90 perennials, plus 4,785 square feet of lawn. Many of the individual plants will be located in landscape beds with rock mulch. The rock landscape beds total 1,556 square feet.

The property is within the Entry Corridor Overlay zone, which requires a minimum of 5% of the property to be landscaped. This proposal has approximately 23% of the lot in landscaping, so the minimum amount requirement is greatly exceeded. In addition, there is a park strip along 16<sup>th</sup> Street that will be developed and planted in lawn.

The selection of plantings appears appropriate to the climate, with the possible exception of the four “Autumn Flame” maple trees and the Woods’ rose. According to the published data, both should do fine, but based on personal observation it appears that maples generally seem to struggle in this area and the harsher of our winters tend to cause many roses technically rated for this area to die back to the ground. If they don’t do well, they can be replaced with other types of plantings. Alternatively, other species may be used initially.

The landscaping plan needs a minor adjustment in the area in front of the row of northernmost parking spaces. Because the parking lot is configured using the minimum dimensions, and those dimensions rely on a 2-foot available overhang area at the front of the parking stalls, the landscaping plants will need to be shifted to maintain a 2-foot clearance from the face of that curb (about 18" from the curb). That could mean a slight reduction in the number of plants, which is acceptable.

The five "Canada Red" chokecherry trees proposed to be planted two feet from the west property line will likely conflict with the parallel parking spaces located on the neighboring property, since the tree has a natural round shape. A similar small tree with a more columnar or upright growth pattern, such as an ornamental pear tree, should be considered.

As City raw water is not readily available, domestic water will need to be used for irrigation. The applicant may want to consider a second water meter for irrigation—discuss with City utility division.

Access and Parking:

The proposed access layout is shown on the attached civil site plan. The connection to Sheridan Avenue, which is a right-in only, is what was authorized by WYDOT. Appropriate "No Left Turn" and "Do Not Enter" signs are also shown.

The locations of the access to 16<sup>th</sup> Street and the driveway exit connection to the alley are acceptable to public works. The alley is paved, from 15<sup>th</sup> to 16<sup>th</sup> Street.

The parking spaces, backup areas, drive-thru lanes, and other maneuvering areas meet minimum standards, with the exception of the exit onto the alley. It is shown at 11.6 feet wide, and 12 feet is the minimum.

The property is within the downtown parking district, which exempts this project from providing the number of parking spaces otherwise required. The project will include twelve parking spaces and the drive thru lanes will accommodate approximately another 11 vehicles (based on 25' spacing of both lanes).

The exit to the alley would allow vehicles to enter 16<sup>th</sup> Street somewhat further from the intersection than the main exit, which has some benefit. However, public works believes it to be at the option of the developer and is not specifically required for this site plan configuration. It is also noted that if an alley exit were located further west, it would be able to function as a bypass exit for any vehicle that may want or need to exit the drive-thru lane without waiting for the drive-thru lane to clear. If the developer desires, both alley exits could be provided, as each would have a different purpose. If either alley exit is provided, the curbing should end at the property line, so that it does not extend into the alley right-of-way.

### Exterior Lighting

Parking lot lighting is provided, as required for parking lots to be used at night. Four 20-foot-tall light poles with single 70-watt LED fixtures are proposed.

A photometric map showing the lighting levels at the perimeter of the property is included and demonstrates that lighting is designed so that no excessive spillage will occur beyond the property boundaries. The bright areas of the property are appropriately limited to the drive-thru order and pickup areas.



Additional exterior lighting on the building is shown on Sheet E1.20. The nine “WS1” fixtures are the gooseneck fixtures shown here, and are 8-watt LED. The “S1” fixtures located under the entry and drive-thru awnings are 10-watt 6” disk lights. All exterior fixtures are 2,700 or 3,000 color temperature, which is at the warm end of the white light spectrum and avoids the blue-light issues the Board has previously discussed.



### Neighborhood Compatibility, Setbacks and Buffers

The location of the property does not trigger any zoning setbacks or buffer requirements, as it is not immediately next to any residential property.

### Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and meets minimum requirements. In brief, much of the storm water will be captured by the curb and gutter in the parking lot area, carried to catch basins, and piped to a drywell in the parking lot. The site grading is shown on sheet C4.0, and the storm water report is attached. Because of the underground drywell, a Type V UIC permit is required from Wyoming Dept. of Environmental Quality, as noted in the drainage report.

### Snow Storage

The snow storage area is not identified, but will likely utilize the lawn areas along the east side of the property.

### Utility Services

The connection locations for sewer, water, and natural gas are shown appropriately on the site plan. Usually, the water crew does the work to tap the line and bring it to the property line. However, they may determine that the excavation and asphalt patching be done by contractors. Coordinate with Public Works. It is noted that the site plan Sheet C3.0 shows a 6-inch sewer service, when the building plans show 4 inch—coordinate as needed. We recommend a concrete collar around the sewer cleanout in the drive-thru

lane. Applicable utility fees will need to be paid for the utility connections.

The site plan currently shows a new ground-mounted transformer for the electrical service. Upon consultation with the Electric Division, a pole-mounted transformer gang will be utilized instead. The pole will need to be changed out to accommodate the weight. An estimate has been provided to the developer. The electric division indicates they have all of the materials on hand. The change should be noted on the plans. As there is no longer a need to "hide" the transformer with landscaping, modifications to the number and placement of plants in that area can be proposed.

The demolition plan appropriately directs the contractor to perform all utility disconnects and removals and to coordinate that work with the utility providers (Note 4).

#### Advertising Signs

The property is located in the downtown business sign district, which allows wall signs at a ratio of 1.5 square feet per foot of street frontage. The property has 290 feet of street frontage, allowing up to 435 square feet of wall signage. Approximately 184 square feet of wall signage is proposed, which is well within the allowable amount. None of the signs appear to have characteristics that violate any of the sign code requirements, so they can be authorized as part of this site plan review.

#### Fencing:

None proposed.

#### Hydrant

A fire hydrant within the required distance (400' within all parts of the building) is located at Beck Avenue to the south. A hydrant is also on the opposite corner of the 16<sup>th</sup> Street intersection, but may not be used for traffic reasons.

#### Garbage

The dumpsters proposed as part of this project are located at the southwest corner of the site, nearest the backroom in the building. Unless staff missed it, the design of the dumpster enclosure is not identified. Only the pad is shown and a note about an enclosure. Ideally the enclosure would match at least the color, if not material of the main building. The Board can ask the applicant for more detail. Also, the minimum width for a two-dumpster enclosure is 18'6" (inside dimension), so it will need to be widened from the size shown.

There are existing dumpsters (garbage and cardboard) utilized by the Bargain Box and others located just west of where the alley exit is proposed, immediately next to the pick-up window. They can be shifted if needed. If the applicant desires to screen these dumpsters from their project, a fence at the alley property line is acceptable.

Other:

If an alley exit is provided, the combination “Do Not Enter” and “Left Turn Only” sign at the alley exit should be moved to the east side of the exit and rotated to be perpendicular to the angled exit, so as to not confuse vehicles otherwise traveling down the alley. Alternatively, it could be eliminated (seems overkill).

The “Do Not Enter” signs in the parking lot near the Sheridan Avenue entrance are within the private parking lot and technically are not subject to MUTCD standards, so unless specified by WYDOT as part of the access permit, they could be reduced in size. (Currently 24” x 24” is proposed. 18” by 18”, or perhaps even 12” by 12” would seem to be adequate.)

**ATTACHMENTS:**

Application materials—site plans, landscaping plan, elevation drawings, electrical plan, stormwater plan.

**ALTERNATIVES:**

Approve or deny the site plan with or without changes.

**RECOMMENDATION:**

This is one of the best sets of plans we have seen and only a few minor modifications are needed. It is recommended that the Planning and Zoning Board approve the proposal, subject to the following conditions.

1. Modify the alley exit, if provided, to be at least 12 feet wide, and end the curbing at the property line.
2. Modify the landscaping plan as noted in the staff report to provide two feet of vehicle overhang clearance at the front of the northernmost parking spaces. Also, to utilize a tree species with a more upright growth pattern along the west side of the project to avoid conflicts with the adjacent parallel parking.
3. Note the change from utilizing a ground-mounted transformer to the overhead transformer bank on the plans. Modification to the landscaping plan in that area can be proposed.
4. Modify the dimensions of the dumpster enclosure to provide clearance of 18’ 6” in width for two dumpsters (or 26’ 6” for three), and shift the pedestrian access location accordingly. Stop the sides of the enclosure at the property line, rather than extending a couple of feet into the alley right-of-way.
5. Move the combination “Do Not Enter” and “Left Turn Only” sign at the alley exit to the east side of the exit and rotate to be perpendicular to the angled exit, so as to not confuse vehicles otherwise traveling down the alley. Alternatively, it can be eliminated.
6. All work within the right-of-way, including the curb cuts, sidewalk, utility work, alley paving, and landscaping will need to be covered by a street encroachment permit from the appropriate agency—WYDOT for Sheridan Avenue and Cody Public Works

for 16<sup>th</sup> Street and the alley. The contractor(s) doing the work is responsible to obtain the permits.

7. Pay the applicable utility connection fees at the time of the building permit. Coordinate installation with Public Works.
8. Obtain the UIC permit from WY DEQ prior to installation of the underground drywell stormwater system. Upon completion, the storm water facilities must be inspected and certified by the applicant's engineer that they were completed according to the approved plans or equivalent, prior to building occupancy.
9. The project must otherwise comply with the project description, as described in the application and at the Planning and Zoning Board meeting. A building permit must be obtained within three years or this authorization will expire.

All other comments in the staff report are informational, for consideration by the applicant. Any modifications need to be noted on the plans.

P:\10001\_C001\_P01\_Plan\_Sanitary\_Cleanout\_Production.dwg, 08/22/2022, 2:41:40 PM, 1:1

## LINETYPES

	EXISTING	PROPOSED
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
WATER	W	W
CURB AND GUTTER		
EDGE OF ASPHALT	EDGE OF EX ASPHALT	
EDGE OF GRAVEL	EDGE OF EX GRAVEL	
FENCE - BARBWIRE	X	X
FENCE - CHAINLINK/ WOVEN WIRE		
FENCE - VINYL	V	V
FENCE - WOOD		
FIBER OPTIC	FO	FO
GAS PIPELINE	G	G
OIL PIPELINE	OIL	OIL
UNDERGROUND POWER	P	P
OVERHEAD POWER	OHP	OHP
TELEPHONE	T	T
TELEVISION/CABLE	TV	TV
CONTOUR	3157	3157
DEMO AREA		
PROPOSED ASPHALT		
PROPOSED CONCRETE		
PROPOSED GRAVEL		

## ABBREVIATIONS

AC = FINISHED GRADE AT ASPHALT	PC = POINT OF CURVATURE
BC = FINISHED GRADE AT BUILDING CORNER	PI = POINT OF INTERSECTION
BRK = GRADE BREAK	POC = POINT ON CURVE
BFV = BUTTERFLY VALVE	PRC = POINT OF REVERSE CURVE
BVC = BEGIN VERTICAL CURVE	PT = POINT OF TANGENCY
CS = CURB STOP	PVI = POINT OF VERTICAL INTERSECTION
EA = FINISHED GRADE AT EDGE OF ASPHALT	RED = REDUCER
EC = FINISHED GRADE AT EDGE OF CONCRETE	RT = RIGHT
EVC = END VERTICAL CURVE	SD = STORM DRAIN
EW = FINISHED GRADE AT EDGE OF WALK	SDI = STORM DRAIN INLET
EX = APPROXIMATE EXISTING ELEVATION	SDMH = STORM DRAIN MANHOLE
FL = FINISHED GRADE AT FLOWLINE	SRVC = SERVICE
FT = FEET	SS = SANITARY SEWER
FG = FINISHED GRADE	SSMH = SANITARY SEWER MANHOLE
GR = EXISTING GRADE AT GROUND	TC = FINISHED GRADE AT TOP BACK OF CURB
GV = GATE VALVE	TW = FINISHED GRADE AT TOP OF WALL
HP = HIGH POINT	WTR = WATER
LF = LINEAL FOOT	(TYP.) = TYPICAL
LT = LEFT	

# KEYNOTE CALL OUT  
(SEE KEYNOTE LEGEND)

## GRADING PLAN

1	CATCH CURB	CATCH CURB — TOP OF CURB - 0.38' = LIP
2	SPILL CURB	TOP OF CURB - 0.50' = FLOWLINE
3	TRANSITION FROM CATCH TO SPILL CURB	SPILL CURB — TOP OF CURB - 0.62' = LIP
4	TAPER CURB HEAD 3'	TOP OF CURB - 0.50' = FLOWLINE

## SYMBOLS

▷ EXISTING WATER REDUCER	WI WATER METER	① TELEPHONE MANHOLE	P TRANSFORMER	⊗ IRRIGATION VALVE
▶ PROPOSED WATER REDUCER	YD YARD HYDRANT	Ⓜ TELEPHONE PEDESTAL	Ⓜ POWER MANHOLE	⊗ BUSH
✕ EXISTING WATER VALVE	Ⓜ EXISTING SANITARY SEWER MANHOLE	Ⓜ COMMUNICATIONS MANHOLE	Ⓜ POWER METER	⊗ CONIFEROUS TREE
✕ PROPOSED WATER VALVE	● PROPOSED SANITARY SEWER MANHOLE	Ⓜ COMMUNICATIONS PEDESTAL	Ⓜ POWER POLE	⊗ DECIDUOUS TREE
Ⓜ EXISTING FIRE HYDRANT	Ⓜ SANITARY SEWER CLEAN OUT	Ⓜ FIBER OPTIC PEDESTAL	Ⓜ GUYWIRE	⊗ SIGNAL POLE
Ⓜ PROPOSED FIRE HYDRANT	Ⓜ EXISTING STORM DRAIN MANHOLE	Ⓜ GAS MANHOLE	Ⓜ LIGHT POLE	⊗ FOUND CORNER MONUMENT AS NOTED
Ⓜ EXISTING CURB STOP	● PROPOSED STORM DRAIN MANHOLE	Ⓜ GAS METER	Ⓜ SIGN	Ⓜ SET CORNER MONUMENT, REBAR WITH CAP
Ⓜ PROPOSED CURB STOP	□ EXISTING CATCH BASIN	Ⓜ GAS WELL	Ⓜ BOLLARD	Ⓜ BENCHMARK
Ⓜ FIRE DEPT. CONNECTION	■ PROPOSED CATCH BASIN	Ⓜ GAS VALVE	Ⓜ EXISTING MONUMENT BOX	Ⓜ SECTION QUARTER CORNER
Ⓜ WELL	Ⓜ ROOF DRAIN	Ⓜ ELECTRIC JUNCTION BOX	Ⓜ PROPOSED MONUMENT BOX	Ⓜ SECTION CORNER
Ⓜ EXISTING WATER MANHOLE	Ⓜ TELEPHONE BOX	Ⓜ ELECTRIC PEDESTAL	Ⓜ IRRIGATION BOX	

### NOTE:

-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.

-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS 2015 EDITION, AND THE CITY OF CODY STANDARD DETAILS.

-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

PRELIMINARY - FOR REVIEW

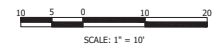


FILE:	21251	EXISTING PRODUING	DATE	DESCRIPTION
PROJECT NO:	21251		08/02/22	FINAL REVIEW
CAD:			08/02/22	DESIGN UPDATES
QUALITY ASSURANCE:				
ENG:				

CITY BREW  
BLOCK 12  
O.T. LOTS 1-6  
CODY, WY  
LEGEND AND ABBREVIATIONS







1. ALL LOCATIONS AND DIMENSIONS OF EXISTING AND PROPOSED FEATURES ARE APPROXIMATE AND THE PROJECT DRAWINGS MAY NOT INCLUDE ALL EXISTING FEATURES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF ALL FEATURES AND CONSTRUCTION TO BECOME FAMILIAR WITH THE EXISTING SITE FEATURES AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND CONDITIONS OF ALL EXISTING FEATURES AND CONDITIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY DEVELOPMENT, RIGHT-OF-WAY AND ENVIRONMENTAL PERMITS.
3. ALL EXISTING POWER, NATURAL GAS AND TELECOMMUNICATION SERVICES TO THE EXISTING BUILDINGS TO BE DISCONNECTED. ALL OVERHEAD POWER SERVICE LINES TO BE REMOVED BY THE CONTRACTOR.
4. ALL POWER AND PRIVATE UTILITY TERMINATIONS, DISCONNECTS AND REMOVALS TO BE COORDINATE WITH THE APPLICABLE UTILITY PROVIDERS AND PERFORMED IN ACCORDANCE TO ALL APPLICABLE STANDARDS.
5. ALL EXISTING BUILDINGS, ASPHALT, CONCRETE AND OTHER EXISTING FACILITIES WITHIN THE "GEN. AREA" TO BE REMOVED AND PROPERLY DISPOSED IN ACCORDANCE TO ALL FEDERAL, CALIFORNIA AND LOCAL REGULATIONS AND REQUIREMENTS TO BE FILLED IN PER THE PROJECT GEOLOGICAL REQUIREMENTS.
6. ALL REMOVED, DISTURBED OR DAMAGED EXISTING ASPHALT, CURB AND GUTTER, PUBLIC UTILITY LINES AND OTHER EXISTING FACILITIES TO BE RECONSTRUCTED TO MEET ALL REQUIREMENTS IN ACCORDANCE TO CITY STANDARDS. ALL ASPHALT HATCH LINES SHALL BE SAW CUT TO MATCH EXISTING HATCH LINES.
7. ALL EXISTING "UNDERGROUND" PIPES:  
NOTED: ALL EXISTING PIPES ABOVE AMBOSSED IN PLACE SHALL BE PLUGGED WITH WATER TIGHT CAPS. ANY SEWER PIPES WITHIN THE PROPOSED BUILDING SHALL BE REMOVED.
8. ALL EXCAVATIONS OR VOIDS CREATED DURING DEMOLITION SHALL BE BACKFILLED AND COMPACTED IN A CONTROLLED MANNER PER THE PROJECT GEOLOGICAL REQUIREMENTS. ALL EXCAVATION SHALL BE RECONSTRUCTED TO MEET ALL CITY STANDARDS.

PROJECT SURVEY CONTROL				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1467262.2510	1888433.7950	-4999.3840	2IN. SS ACK CRT. MON
11	1467267.3820	1888571.1670	-4998.0240	CP PMAG NAIL
12	1467135.7250	1888504.9060	-4998.2730	2IN. SS ACK CRT. MON
252	1467132.456	1888429.071	-4998.182	FMD 1IN BRON PIPE
253	1467132.265	1888429.174	-4998.558	FMD 1IN BRON PIPE
254	1467122.448	1888479.300	-4998.560	FMD 1IN BRON PIPE

PROJECT DATUM: WYOMING STATE PLANE COORDINATES  
4903 WYWC BASED ON AN OPUS SOLUTION TAKEN AT  
CP#11. NAVD88 (GEOID 18)  
SURVEYED: 05/13/21 BY: SANDERSON STEWART

•EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS. THE ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR IN THE PLANE WITH THE SURFACE. THE ENGINEER DOES NOT WARRANT OR GUARANTEE TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXISTING LOCATIONS.

•ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH WORKING PUBLIC WORKS STANDARD SPECIFICATIONS 2015 EDITION, AND THE CITY OF CODY STANDARD DETAILS.

•UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

[illegible]

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PROJECT NO:	21251
CAD:	CS/DE
QUALITY ASSURANCE:	EG

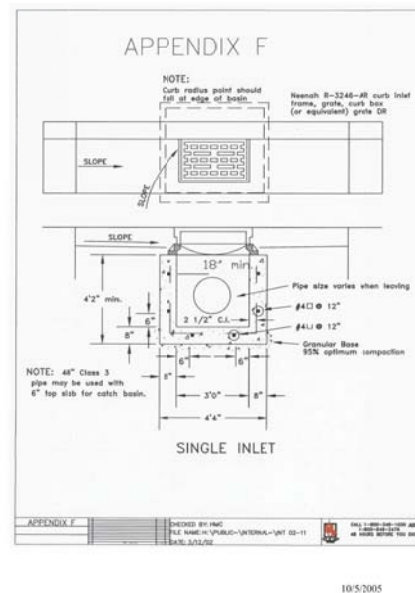
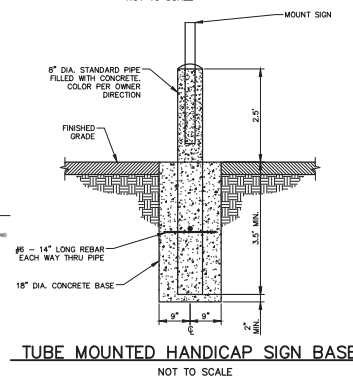
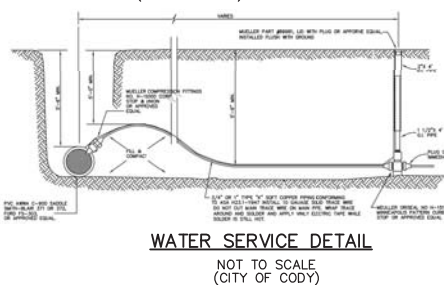
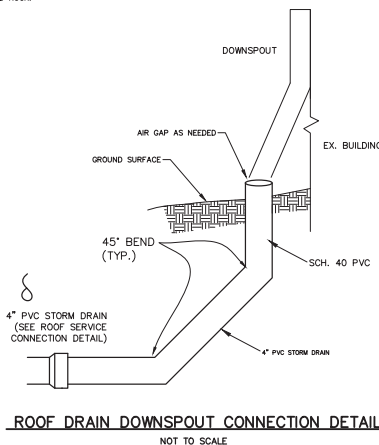
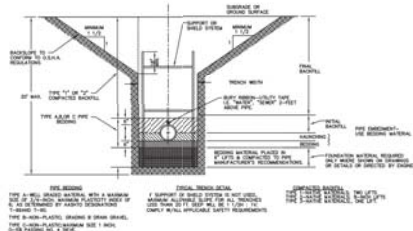
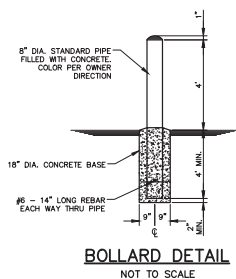
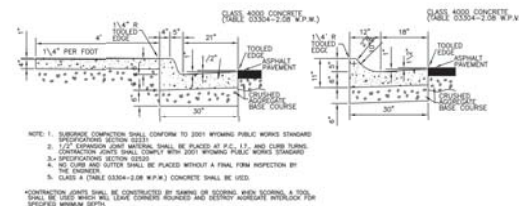
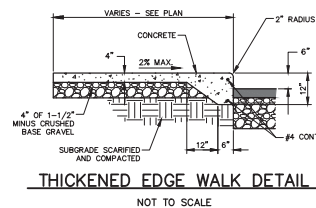
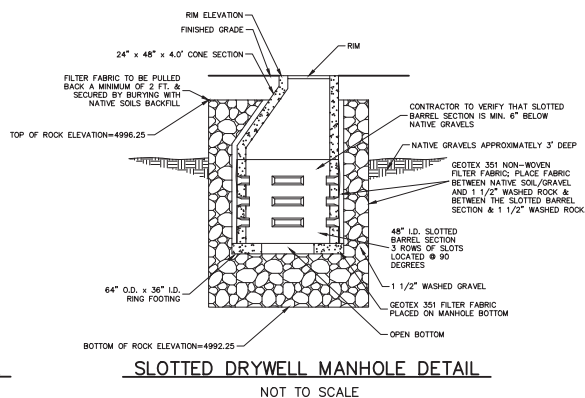
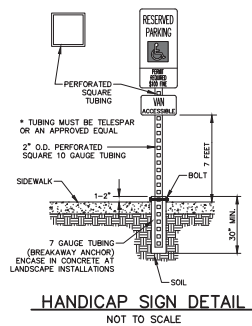
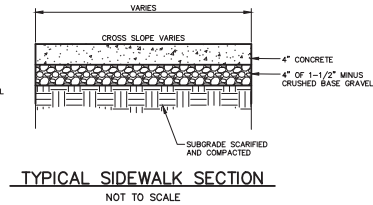
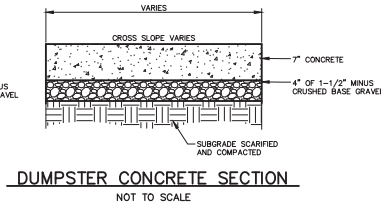
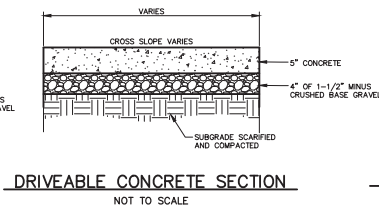
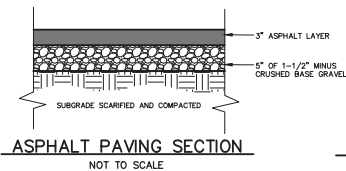
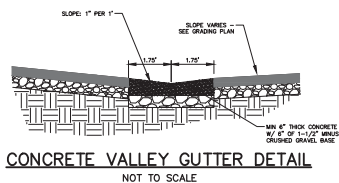
**CITY BREW**  
BLOCK 12  
O.T. LOTS 1-6  
CODY, WY  
EXISTING SITE AND DEED

## C2.0









DRAWING HISTORY	
DATE	DESCRIPTION
05/06/22	PERMIT REVIEW
08/02/22	PERMIT UPDATES
	*
	*
	*
	*
	*

FILE:	2125_1_DETAIL PROD. DWG
PROJECT NO:	2125.1
CAD:	CS/YDE
QUALITY ASSURANCE:	



	AA	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	MIN. 1.5" CAL.	4
	PC	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	MIN. 1.5" CAL.	8
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PG	POTENTILLA FRUTICOSA 'GOLD STAR' / GOLD STAR BUSH CINQUEFOIL	5 GAL.	22
	RW	ROSA WOODSTII / WOODS' ROSE	5 GAL.	20
	SG	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	5 GAL.	48
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BB	BOUTELOUJA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	2 GAL.	46
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	27
	KM	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	1 GAL.	93
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	HP	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL.	61
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL.	29
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY	
	SE	SEEDING MOWED LAWN MIX	4,785 SF	
SITE	CODE	BOTANICAL / COMMON NAME	QTY	
	RM	ROCK MULCH CRUSHED ROCK 1" DIA OR SMALLER, 2" DEPTH. COLOR TBD BY OWNERS REPRESENTATIVE.	1,556 SF	

1. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, APPLICABLE LICENSES, STANDARDS, PERMITS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.
2. THE CONTRACTOR SHALL LOCATE, USUALLY MARK AND MAINTAIN EXISTING UTILITIES ON THE SITE PRIOR TO WORK START UP. CALL ALL UTILITIES LOCATES PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND REPAIR UTILITIES IF DAMAGED. REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. LIMIT OF WORK IS AS INDICATED ON THE PLANS.
6. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES AND AMERICAN NURSERY STANDARDS IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
3. CONTRACTOR SHALL COORDINATE IRRIGATION AND PLANTING WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF THE PLANTINGS, NOTIFY THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
4. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN MET BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
5. PLANTING BEDS TO BE AMENDED WITH A MIN. 12" DEPTH TOPSOIL PRIOR TO PLANTING.
6. AREAS TO BE SEEDDED TO BE AMENDED WITH A MIN. 4" DEPTH TOPSOIL PRIOR TO SEEDING.

1. CONTRACTOR TO DESIGN AND BUILD THE IRRIGATION SYSTEM, AND PROVIDE SHOP DRAWINGS FOR APPROVAL.
2. IRRIGATION POINT OF CONNECTION SHALL BE MADE INSIDE THE BUILDING, WITH FULL BACKFLOW PREVENTION, AND BLOW OUT CAPACITY. COORDINATE EXACT LOCATION OF CONNECTION WITH MECHANICAL ROOM AND PROVIDE STUB AND SLEEVES TO EXTERIOR OF BUILDING.
3. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT SLEEVE INTO SAME LOCATION OF BUILDING FOR CONNECTION OF IRRIGATION ZONES TO CLOCK.
4. COORDINATE INSTALLATION OF CLOCK TO SEPARATE CIRCUIT ON THE ELECTRICAL PANEL. ELECTRICAL CONNECTION TO BE MADE BY LICENSED BONDED ELECTRICIAN.
5. ALL IRRIGATION ZONES FOR ALL SHRUB BEDS AND TREES SHALL BE BY DRIP IRRIGATION. DRIP SYSTEM SHALL HAVE PRESSURE REDUCING VALVES WITH FILTER, AND PROVIDE WATER FOR ALL PLANTING MATERIALS.
6. ALL PIPE SHALL BE SCHEDULE 40 PAVING, AND CLASS 200 PVC FOR ALL LATERAL LINES. ALL MAINLINE AND LATERAL LINES THAT ARE BELOW HARDCAPE/ASPHALT FINISHING/CONCRETE SHALL BE SLEEVED WITH A SLEEVE TWO TIMES THE DIAMETER OF THE LARGEST PIPE.
7. ALL ELECTRICAL CONTROL VALVES AND SYSTEM SHALL BE A TWO WAY DECODED SYSTEM.
8. ALL COMPONENTS SHALL BE MADE AND MANUFACTURED BY HUNTER INDUSTRIES, OR APPROVED EQUIV. ALL CONTROLLER, AUTOMATIC VALVES, DECODES, QUICK CLOSURE DEVICES, DRIP EMITTERS, NOZZLES, HEADS OR COMPONENT BODIES SHALL HAVE THE SAME MANUFACTURER.
9. BACKFLOW PREVENTION DEVICE SHALL BE BRASS AND SIZED FOR THE SYSTEM, AND SHALL BE FERCO, OR APPROVED EQUIV.

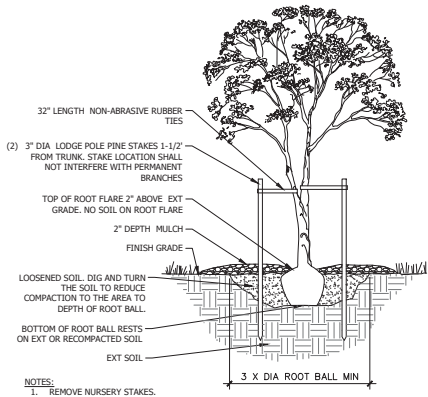


21251_LS_PROD.DWG	
PROJECT NO:	21251
CAD:	ALM
QUALITY ASSURANCE:	EDS

## PLANT SCHEDULE & NOTES



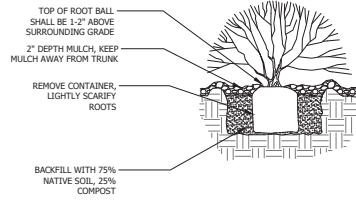




- NOTES:
1. REMOVE NURSERY STAKES.
  2. PRUNE DEAD OR DAMAGED LIMBS IMMEDIATELY AFTER PLANTING.
  3. REMOVE WIRE TIES AND BURLAP FROM ROOT BALL.
  4. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6\"/>

## 1 DECIDUOUS TREE

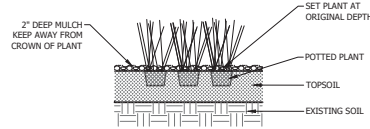
N.T.S.



- NOTES:
1. SHRUBS WITH BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED. CONTAINER REMOVAL WILL NOT BE AN EXCUSE FOR DAMAGED ROOT BALLS.
  2. TOP OF MULCH TO BE 1\"/>

## 2 SHRUB PLANTING

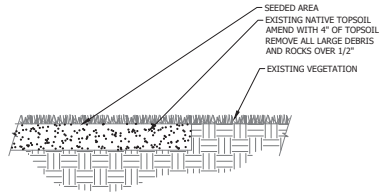
N.T.S.



- NOTES:
1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
  2. LOOSEN ROOT MASS AT BOTTOM OF ROOTBALL.
  3. STRIP TOP OF ROOTBALL 1/4\"/>

## 3 PERENNIAL/GRASS/GROUNDCOVER PLANTING

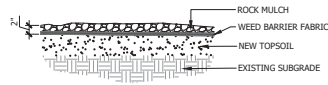
N.T.S.



- NOTE:
1. EXISTING TOPSOIL WILL BE PLACED BY SITE WORK CONTRACTOR TO ROUGH GRADE.
  2. LANDSCAPE CONTRACTOR SHALL AREND SOIL WITH 4\"/>

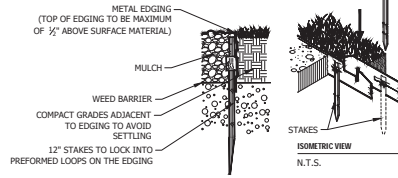
## 4 SEEDING

N.T.S.



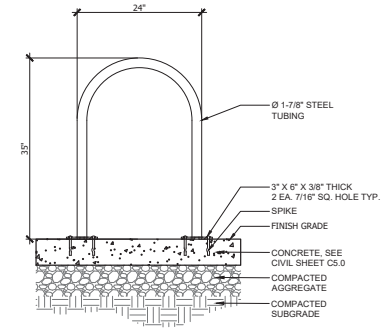
## 5 ROCK MULCH

N.T.S.



## 6 EDGING DETAIL

N.T.S.

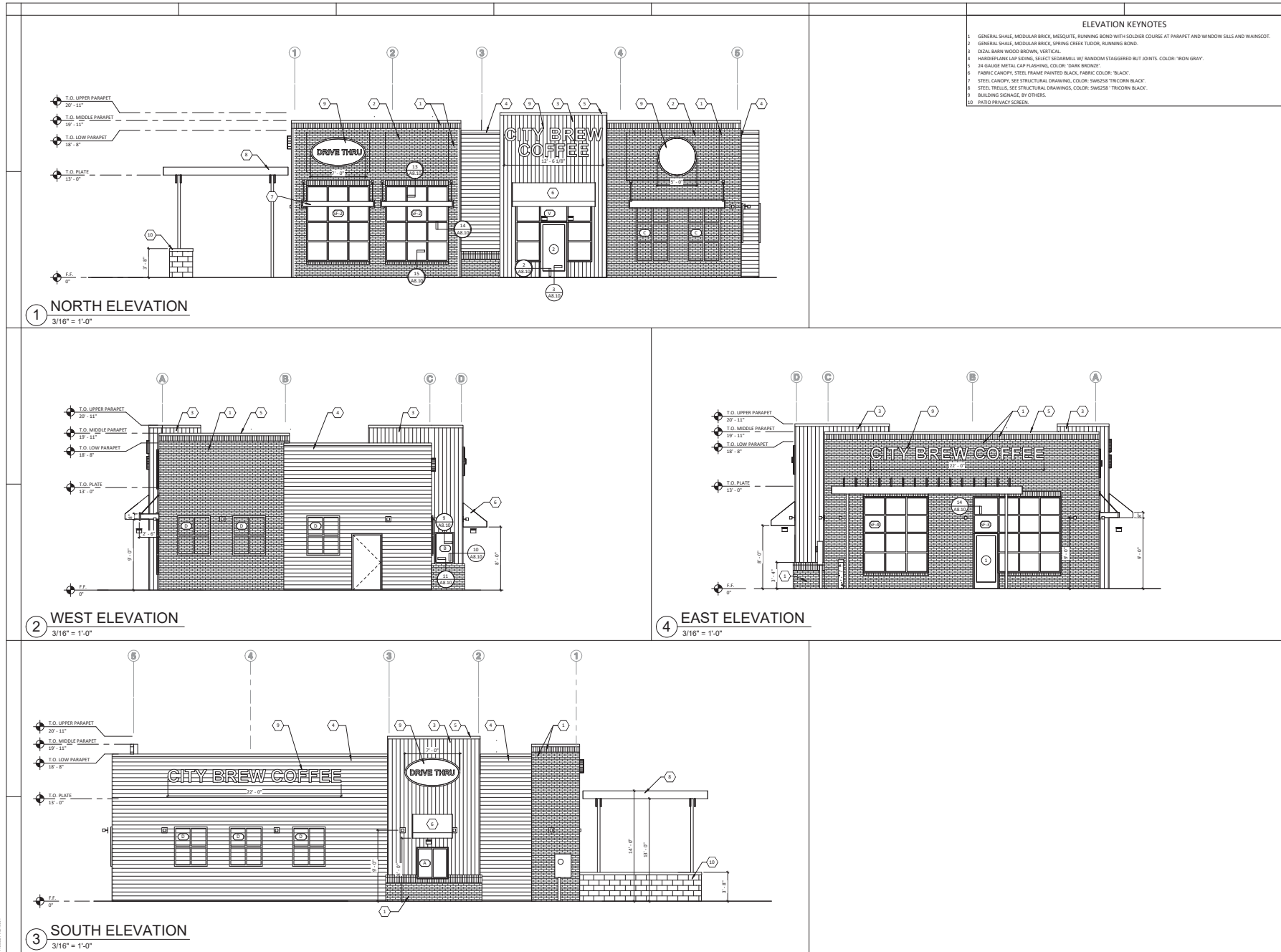


- NOTES:
1. BIKE RACKS TO BE U24 BIKE RACK BY MADRAX.
  2. INSTALL BIKE RACKS TO MANUFACTURER'S SPECIFICATIONS.
  3. COLOR: BLACK POWDERCOAT.
  4. SURFACE MOUNT.
  5. SEE SITE PLAN FOR LOCATION.

## 7 U-BIKE RACK - MADRAX U24

N.T.S.

DRAWING HISTORY		DESCRIPTION
DATE	REVISION	
05/06/23	01	FINAL REVIEW
05/07/23	02	PROJECT UPDATES
05/07/23	03	
05/07/23	04	
05/07/23	05	
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05/07/23	100	



JACKOLA  
405.755.5218 | 405.682.0771 | 405.682.0740  
jw@jackola.com jackola.com



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CITY BREW SHERIDAN AVE

SHERIDAN AVE  
CODY, WY

DRAWN: HH CHECKED: DP

DATE: 4/29/2022

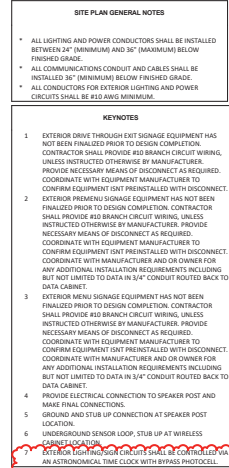
REVISIONS:

A ADDENDUM 1 5/2/2024

EXTERIOR  
ELEVATIONS

A4.00





CITY BREW SHERIDAN AVE

SHERIDAN AVE  
CODY, WY

DRAWN: JSJ      CHECKED: MIB

DATE: 4/29/2022

**REVISIONS:**

---

B ADDENDUM 2
4/29/22

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## ELECTRICAL SITE PLAN

## E0.10



KALISPELL | BUTTE | CHEYENNE | CROWTHER  
406.755.5248 | 406.580.2071 | 302.852.6746  
jkk@jkkolb.com jkkolb.com



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# CITY BREW SHERIDAN AVE

SHERIDAN AVE  
CODY, WY

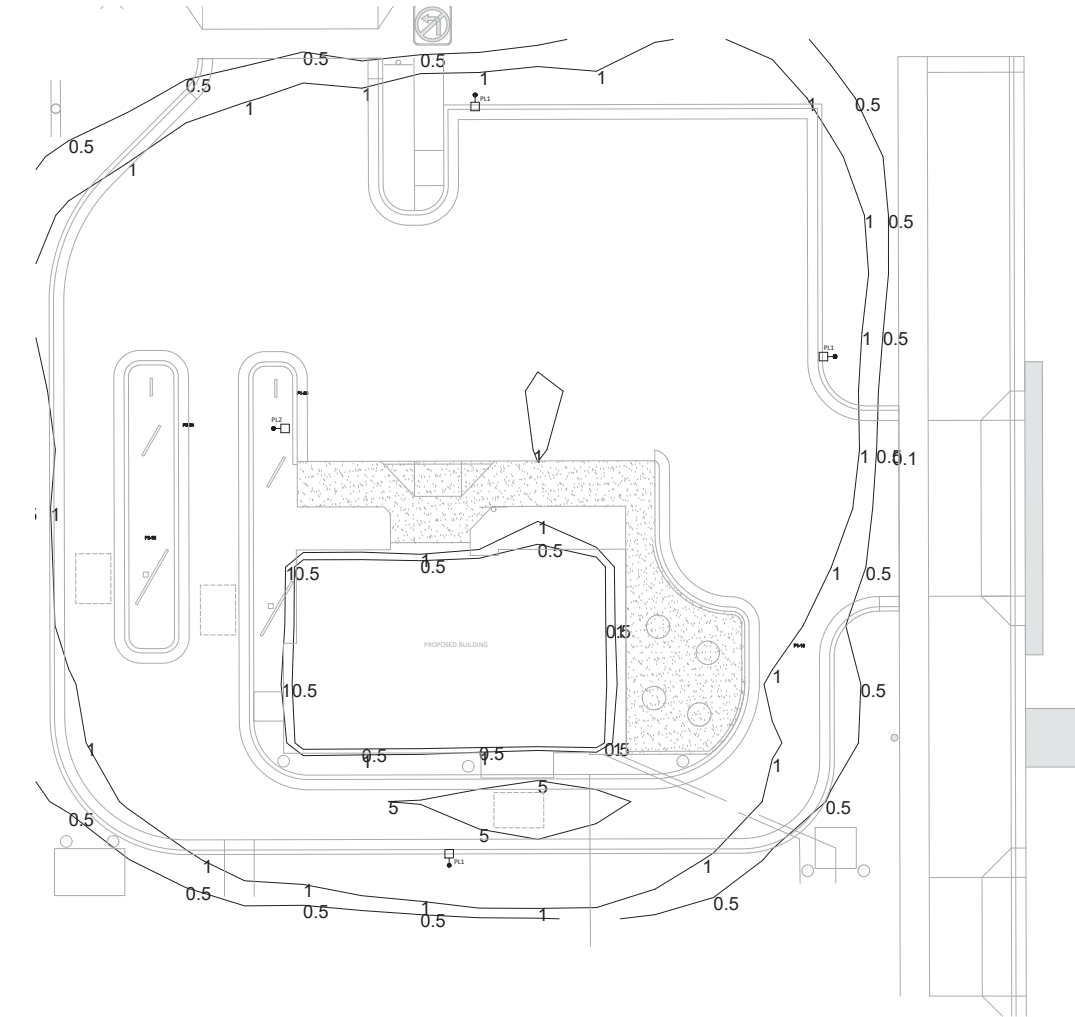
DRAWN: JSJ CHECKED: MB

DATE: 4/29/2022

REVISIONS:  
1. ADDENDUM 1 4/29/22

ELECTRICAL  
PHOTOMETRIC  
PLAN

E0.11



1 ELECTRICAL PHOTOMETRICS PLAN  
N.T.S.



# CITY BREW - STORMWATER DESIGN REPORT

Project No. 21251

Preston Lees  
PO Box 333  
Reed Point, MT 59069

Placemaking

Infrastructure  
Engineering

Surveying +  
Mapping

Community  
Planning

Landscape  
Architecture

Branding +  
Visualization

**April 13, 2022**

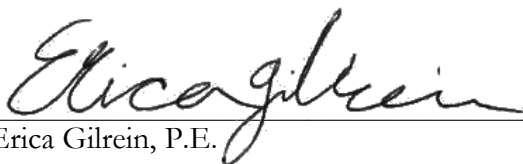
**CITY BREW**  
**1562 SHERIDAN AVENUE**  
**FINAL DRAINAGE REPORT**  
**CODY, WYOMING**

---

**CERTIFICATION**

I hereby state that this Final Drainage Report has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices specified by the City of Cody and within the standard accepted practices.



  
Erica Gilrein, P.E.

April 25, 2022  
Date

April 13, 2022  
Project No. 21251

## STORMWATER MANAGEMENT DESIGN REPORT FOR CITY BREW 1562 SHERIDAN AVENUE CODY, WYOMING

### OVERVIEW NARRATIVE

The purpose of this comprehensive drainage plan is to quantify storm drainage improvements required for commercial site construction. The development is located at 1562 Sheridan Avenue, Cody, Wyoming. The development will include the construction and installation of one building, storm drain system including underground detention, landscaping, concrete flatwork, water and sanitary sewer service, and a paved parking lot. This report presents a summary of calculations performed to quantify the stormwater runoff for the improved site. All design criteria and calculations are in accordance with the City of Cody *Stormwater Management Policy*, dated March 2003. The site stormwater improvements have been designed with the intent to meet the current City of Cody stormwater regulations for the entire site to the extent feasible.

Specific site information and criteria are described below:

#### 1. Development Location

- a. **Address:** The current physical address for the site is 1562 Sheridan Avenue, Cody, WY 82414.
- b. **Legal Description:** The site is located on O.T. Lots 1-6, Block 12 situated in the Section 32 Township 53 North, Range 101 West, P.M.M. City of Cody, Park County, Wyoming.

#### 2. Areas (AC)

- a. **Total Disturbed Area:** The development will consist of constructing the utilities and surface improvements on 0.482 acres, or 21,000 square feet. There are no offsite run-on areas.

- b. **Existing Impervious Area:** The existing site exhibits the following qualities:

Impervious Area – 586 sf  
Pervious Area – 20,414 sf

- c. **Post-Development Impervious Area:** Due to the lot development, the site will exhibit the following qualities:

Impervious Area – 15,864 sf  
Pervious Area – 5,136 sf

## CALCULATIONS

### 1. Hydrology Calculations

The Rational Method was used to estimate the total direct runoff of the site. The stormwater detention facilities for this project are sized to contain the 25-year storm event without discharge to city storm facilities.

### 2. Culvert and Pipe System Capacities and Outlet Velocities

All conveyance pipes to the underground detention are designed to handle the flow rates expected from the contributing area based on a 100-year design storm. A 5-minute time of concentration was used due to the site having an area of less than an acre.

#### The following presents the capacity of the design 12-inch pipe

Capacity of 12-inch pipe flowing full @ 1.0% = 3.56CFS

### 3. Required BMP's Capacities, Flow Rates, and Operating Levels

The stormwater management facilities for this project consist of an underground detention facility utilizing a drywell, storm drain area inlets, and solid piping. The stormwater system on site was designed using the information provided in the geotechnical report dated August 10, 2021, which can be found in the appendix of this report. Based on the logs of exploratory boring data presented in the Geotechnical Investigation for the site, the underground detention is designed with infiltration as there is poorly graded gravel with silt and sand underlying the site. The area surrounding the dry well is to be filled with crushed washed rock with 38% porosity. The detention will be 16 feet long, 16 feet wide, and 4 feet deep to provide 389 ft<sup>3</sup> of storage. The underground detention facility will key into native gravel with sand estimated to infiltrate at 80 in/hr. For this design, an infiltration rate of 40 in/hr will be used over an area equal to the drywell system footprint per City of Cody *Stormwater Management Policy*.



The top of underground detention is set at 4,996.25. The bottom of detention will be at an elevation of 4992.25 and is to be keyed in with the existing gravel layer. Groundwater was not encountered during site investigation.

**The following presents the design for the 25-year storm for the Site with no discharge:**

Water Quantity Storage Required = 304 ft<sup>3</sup> (See Appendix A)

Water Quantity Storage Provided = 389 ft<sup>3</sup>

**The following presents the design for the stormwater storage drawdown time:**

The underground detention will discharge via gravity.

Total Volume stored in rock voids = (16ft x 16ft x 4ft) x 0.38 = 389ft<sup>3</sup>

Infiltration Rate = 40in/hr x 1ft/12in x 1hr/60min x 1min/60sec x 256ft<sup>2</sup> = 0.237ft<sup>3</sup>/sec

Total Drawdown Time to Bottom of Detention = 389ft<sup>3</sup>/0.237ft<sup>3</sup>/sec/60MIN/HR/60S/MIN = 0.46 HR (via infiltration only)

**4. Water Quality**

The proposed site will be a coffee shop, so no oil/grease, nutrient or metals treatment will be used for the storm drain system. All stormwater from the 25-year volume will infiltrate through the underground detention facility.

**5. 100-Year Spillway**

All excess stormwaters from a 100-year storm will be discharged via the existing storm drain inlet located at the intersection of Sheridan Avenue and 16<sup>th</sup> Street. Stormwater will overflow at the new drive approach to Sheridan Avenue and flow west to the existing storm drain inlet.

**6. Geotechnical Report**

The geotechnical report has been included in the appendices of this report.

**7. Permits, Easements and Discharge Agreements**

The storm drain system will discharge via infiltration so an EPA Class V Injection Well permit is required and shall be submitted to Wyoming Department of Environmental Quality.

**8. Floodplain Maps**

There are no known flood plains in this area.

**9. Topographic Map of Pre-Developed and Finished Grade Contours at 2-Foot Max Intervals**

Topographic intervals are shown on the attached plan set.

**10. Drainage Plan**

The drainage plan with all required information is included on the attached plan set.

**11. Construction Stormwater Pollution and Prevention Plan and Permit**

The Stormwater Pollution and Prevention Plan and Permit (SWPPP) and Notice of Intent (NOI) will be submitted to the City of Cody and the Wyoming Department of Environment Quality for review if required at the time of construction by the construction contractor.

**APPENDICES**

**A. Drywell Design Details**

**B. 100-Year Peak Flow Rate Calculation**

**C. Geotechnical Report**

**D. Surface Improvements O&M Manual**

# CITY BREW – STORMWATER DESIGN REPORT

Project No. 21251

## APPENDIX A Drywell Design Details

**STORMWATER MANAGEMENT MANUAL**  
**RATIONAL METHOD FOR POST-DEVELOPED LOT (25-yr 2-hr)**

Design Storm Frequency = 25 years

Discharge Rate, d = 0.24 cfs

Permeability		
Area of Boulder Pit	Discharge	
(ft <sup>2</sup> )	(in/hr)*	cfs**
256	80	0.24

\* Estimated Infiltration Rate

\*\* Based on 50% Testing Infiltration Rate

Proposed Improvements

Surface Type	Area A (ft <sup>2</sup> )	Area (acres)	Runoff Coefficient C	Frequency Factor C <sub>f</sub>	C x C <sub>f</sub>	Calculation Value C'	C' x A (acres)
Asphalt and Concrete & Roofs ▼	15,864	0.36	0.95	1.1	1.045	1	0.36
Lawn, Heavy, Steep, 7%+ ▼	5,136	0.12	0.3	1.1	0.33	0.33	0.04
▼	0	0.00	0.3	1.1	0.33	0.33	0.00
▼	0	0.00	0.3	1.1	0.33	0.33	0.00
▼		0.00	0.3	1.1	0.33	0.33	0.00
<b>Totals</b>	<b>21000</b>	<b>0.48</b>					<b>0.42</b>

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_j A_j}{\sum A_j} = 0.79 \quad \begin{aligned} C_{wd} \times C_f &= 0.87 \\ C_{wd} \times C_f \times \sum A_j &= 0.42 \end{aligned}$$

Time of Concentration = 5 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft <sup>3</sup> )	Discharge Volume (ft <sup>3</sup> )	Site Detention (ft <sup>3</sup> )	Peak Flow (ft <sup>3</sup> /sec)
0	0	0.00	0.00	0.00	0.00
5	4.18	530.42	71.11	459.31	1.75
10	3.24	822.27	142.22	680.05	1.36
15	2.74	1043.07	213.33	829.74	1.15
30	1.9	1446.59	426.67	1019.93	0.80
60	1.2	1827.28	853.33	973.94	0.50
120	0.66	2010.00	1706.67	303.34	0.28
180	0.47	2147.05	2560.00	-412.95	0.20
360	0.28	2558.19	5120.00	-2561.81	0.12
720	0.17	3106.37	10240.00	-7133.63	0.07
1440	0.1	3654.55	20480.00	-16825.45	0.04

Water Quantity Storage Required = 303.34 ft<sup>3</sup>

Peak Flow Rate = 1.75 cfs

# CITY BREW – STORMWATER DESIGN REPORT

Project No. 21251

## APPENDIX B 100-Year Peak Flow Rate Calculation

**STORMWATER MANAGEMENT MANUAL  
RATIONAL METHOD FOR POST-DEVELOPED LOT (100-yr)**

Design Storm Frequency = 100 years

Pit Discharge Rate = 0.24 cfs

Permeability		
Area of Chamber System	Discharge	
(ft <sup>2</sup> )	(in/hr)*	cfs**
256	80	0.24

\* Estimated Infiltration Rate

\*\* Based on 50% Testing Infiltration Rate

Proposed Improvements

Surface Type	Area A (ft <sup>2</sup> )	Area (acres)	Runoff Coefficient C	Frequency Factor C <sub>f</sub>	C x C <sub>f</sub>	Calculation Value C'	C' x A (acres)
Asphalt and Concrete & Roofs ▼	15,864	0.36	0.95	1.25	1.1875	1	0.36
Lawn, Heavy, Steep, 7%+ ▼	5,136	0.12	0.3	1.25	0.375	0.375	0.04
▼	0	0.00	0.3	1.25	0.375	0.375	0.00
▼	0	0.00	0.3	1.25	0.375	0.375	0.00
▼		0.00	0.3	1.25	0.375	0.375	0.00
<b>Totals</b>	<b>21000</b>	<b>0.48</b>					<b>0.48</b>

Weighted Runoff Coefficient, C<sub>wd</sub> =  $\frac{\sum C_j A_j}{\sum A_j} = 0.79$       C<sub>wd</sub> x C<sub>f</sub> = 0.99  
C<sub>wd</sub> x C<sub>f</sub> x ΣA<sub>j</sub> = 0.48

Time of Concentration = 5 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft <sup>3</sup> )	Discharge Volume (ft <sup>3</sup> )	Site Detention (ft <sup>3</sup> )	Peak Flow (ft <sup>3</sup> /sec)
0	0	0.00	0.00	0.00	0.00
5	5.5	793.09	71.11	721.98	2.62
10	4.27	1231.45	142.22	1089.23	2.04
15	3.6	1557.34	213.33	1344.00	1.72
30	2.5	2162.97	426.67	1736.30	1.19
60	1.58	2733.99	853.33	1880.66	0.75
120	0.85	2941.64	1706.67	1234.97	0.41
180	0.6	3114.68	2560.00	554.68	0.29
360	0.34	3529.97	5120.00	-1590.04	0.16
720	0.21	4360.55	10240.00	-5879.46	0.10
1440	0.13	5398.77	20480.00	-15081.23	0.06

Water Quantity Storage Required = 1880.66 ft<sup>3</sup>

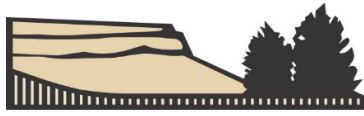
Peak Flow Rate = 2.62 cfs

# CITY BREW – STORMWATER DESIGN REPORT

Project No. 21251

## APPENDIX C Geotechnical Investigation





**RIMROCK  
ENGINEERING, INC.**

---

## **GEOTECHNICAL ENGINEERING REPORT**

City Brew  
Sheridan Avenue  
Cody, Wyoming

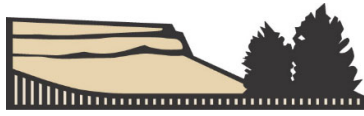
August 10, 2021  
Project No. G21044

Prepared for:

Beartooth Holding & Construction  
P.O. Box 333  
Reed Point, Montana 59069

Prepared by:

Rimrock Engineering, Inc.  
5440 Holiday Avenue  
Billings, Montana 59101



## **RIMROCK ENGINEERING, INC.**

5440 Holiday Avenue · Billings, Montana 59101 · Phone: 406.294.8400 · [www.rimrock.biz](http://www.rimrock.biz)

August 10, 2021

Mr. Preston Lees  
Beartooth Holding & Construction  
P.O. Box 333  
Reed Point, Montana 59069

Re: Geotechnical Engineering Report  
City Brew  
Sheridan Avenue  
Cody, Wyoming

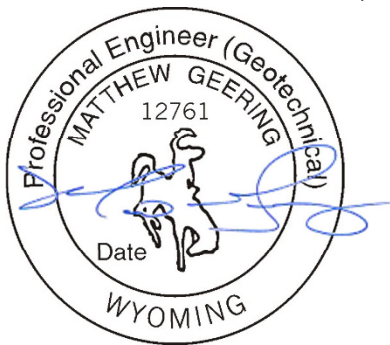
Dear Mr. Lees:

Rimrock Engineering, Inc. has completed the geotechnical engineering services for the referenced project. The attached report presents the results of our findings. Our work consisted of subsurface exploration, laboratory testing, engineering analyses, and preparation of this report.

We appreciate this opportunity to be of service to you and are prepared to provide construction materials testing services during the construction phase of the project. If you have any questions regarding this report or need additional information or services, please contact us.

Sincerely,

**RIMROCK ENGINEERING, INC.**



Matt Geering, P.E.  
Principal/Vice President

Wade Reynolds  
Principal/President

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## APPENDICES

Appendix A	Vicinity/Site Map, Logs, USCS Description/Log Key
Appendix B	Laboratory Test Results

## EXECUTIVE SUMMARY

Rimrock Engineering has completed the geotechnical engineering services for the City Brew project to be located along Sheridan Avenue near Cody, Wyoming. Based on the results of our geotechnical investigation, the site can be developed for the proposed project consistent with the recommendations provided in this report. The following geotechnical conditions and considerations were identified:

- Based on materials encountered in our borings, the subsurface profile consists of dense to very dense poorly graded gravel soils which extended to the maximum depths explored. Groundwater was not encountered while drilling or for the short duration the borings were allowed to remain open.
- We recommend supporting the structure using a thickened edge monolithic slab or conventional spread footings bearing on the prepared site sand and gravel soils and/or engineered fill (compacted site sand and gravel soils) or imported granular structural fill extending to the native sand and gravel soils.
- To reduce the potential for movement related distress to interior concrete slabs, we recommend a minimum of 8 inches of engineered fill or imported structural fill be used for slab support.

It should be noted that specific project details were not fully developed or included in this section. The information provided in this executive summary should be used in conjunction with the entire report for design purposes.

# **GEOTECHNICAL ENGINEERING REPORT**

City Brew  
Sheridan Avenue  
Cody, Wyoming

## **1.0 INTRODUCTION AND SCOPE**

### **1.1 Project Description**

The project consists of the new City Brew to be located at the intersection of Sheridan Avenue and 16<sup>th</sup> Street in Cody, Wyoming. The project will include a new structure and parking and access drives.

### **1.2 Purpose and Scope of Work**

The purpose of this study is to evaluate the feasibility of the proposed development with respect to the observed subsurface conditions and to provide information, opinions, and geotechnical engineering recommendations relative to:

- General soil and groundwater conditions
- Site and subgrade preparation
- Recommended foundation type(s) and design parameters
- Estimated settlement of foundations
- Pavement thickness design
- Corrosivity and cement type
- General earthwork and site drainage

Our scope of services consisted of background review, site reconnaissance, field exploration, laboratory testing, engineering analyses, and preparation of this report.

## **2.0 INVESTIGATION**

### **2.1 Field Exploration**

The subsurface exploration consisted of drilling six (6) borings on July 29, 2021 to approximate depths ranging from 5 to 8 feet below existing grades where auger refusal was encountered. The borings were drilled using our truck mounted drill rig equipped with hollow stem and solid flight augers. Groundwater levels were measured during drilling operations, if encountered. Upon completion of drilling and/or groundwater measurements, the borings were backfilled with drill cuttings and compacted with the equipment at hand.



Logs of the borings along with a Vicinity/Site Map are included in Appendix A. The borings were located in the field by Rimrock Engineering personnel. Estimated ground surface elevations were set at 100 for purposes of this investigation. The locations and elevations of the borings should be considered accurate only to the degree implied by the means and methods used to define them.

Rimrock Engineering personnel logged the soil conditions encountered in the borings. At selected intervals, samples of the subsurface materials were taken by driving split-spoon samplers, pushing Shelby tube samplers, and collecting auger cuttings. Penetration resistance measurements were obtained by driving the samplers into the subsurface materials with a 140-pound automatic hammer falling 30 inches. The penetration resistance value is a useful index in estimating the relative density, or consistency, of the materials encountered. The samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification.

## **2.2 Laboratory Testing**

The purpose of the laboratory testing is to assess the physical and engineering properties of the soil samples collected in the field to be used in our geotechnical evaluations and analyses. Laboratory testing was performed on selected soil samples to assess the following:

- Visual classification (USCS)
- Moisture content
- Sieve analysis
- Atterberg limits
- Water soluble sulfate
- pH & resistivity

The soil descriptions presented on the boring logs are in accordance with the Unified Soil Classification System (USCS). Individual laboratory test results can be found in Appendix B at the end of this report.

## **3.0 SITE & SUBSURFACE CONDITIONS**

### **3.1 Site Conditions**

The project site is located along the southwest corner of Sheridan Avenue and 16<sup>th</sup> Street in Cody, Wyoming. The site consists of a vacant lot. The site is relatively flat with slight drainage to the north. The surrounding areas consist mainly of commercial properties.

### **3.2 Subsurface Soil Profile**

Based on materials encountered in our borings, the subsurface profile consists of dense to very dense poorly graded gravel soils which extended to the maximum depths explored of 8 feet. For a more detailed description of the subsurface conditions, please refer to the logs provided in Appendix A.

### 3.3 Groundwater Conditions

The borings were observed while drilling and after completion for the presence and level of groundwater. Groundwater was not encountered while drilling or for the short duration the borings were allowed to remain open. These observations represent groundwater conditions at the time of the field exploration and may not be indicative of other times, or at other locations. Groundwater can be expected to fluctuate with varying seasonal, weather and irrigation conditions. Evaluation of the factors that affect groundwater fluctuations is beyond the scope of this report.

### 3.4 Laboratory Test Results

The site soils were tested for grain size distribution (sieve analysis) and Atterberg Limits. Atterberg limits are a basic measure of the critical water contents of a fine-grained soils. The site soils encountered in the borings generally are non-plastic. Results are summarized below:

Location	Depth (ft)	USCS	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Gravel (%)	Sand (%)	Clay/Silt (%)
B-1	4.5	GC-GM	26	21	5	49.7	27.2	23.1

## 4.0 RECOMMENDATIONS

### 4.1 Geotechnical Concerns/Considerations

Dense to very dense gravels were encountered at anticipated foundation and slab elevations. We recommend supporting the structure using a thickened edge monolithic slab or conventional spread footings bearing on the prepared site sand and gravel soils and/or engineered fill (compacted site sand and gravel soils) or imported granular structural fill extending to the native sand and gravel soils. Large cobbles and boulders, if encountered, should be removed in the reconditioned zone and replaced with compacted engineered fill to reduce the potential for point loads.

### 4.2 Earthwork

The following sections present recommendations for site and subgrade preparation and placement of fill materials on the project. Earthwork on the project should be observed and tested by Rimrock Engineering.

#### 4.2.1 Site and Subgrade Preparation

Vegetation, topsoil, utilities (if present), and other unsuitable materials (e.g. debris, desiccated soil, frozen soil, etc.) should be removed from the proposed construction area. It is anticipated that general excavations for the proposed construction can be accomplished with conventional earthmoving equipment such as tractor mounted backhoes and tracked excavators.

The excavated site soils, cleaned of all organic/deleterious material, construction debris, and rock greater than 3 inches in nominal size (if encountered), may be stockpiled on-site and used as wall/trench backfill and engineered fill.

Prior to placement of footings, engineered fill, and/or structural fill, the exposed excavation should be scarified, moisture conditioned, and compacted in accordance with Section 4.2.3. Rimrock Engineering should be retained to observe and test the subgrade surface to ascertain integrity consistent with the design assumptions.

Within the proposed areas to receive pavement and fill materials, scarification, re-compaction and proof-rolling of the subgrade soils is recommended. Subgrade soils beneath pavement and fill areas should be scarified to a depth of at least 12 inches, moisture conditioned to within 3 percent of optimum and compacted to a minimum of 95 percent of the maximum dry density, as determined by ASTM D698. The moisture content and compaction of subgrade soils should be maintained until pavement construction. The prepared subgrade in areas to receive pavement should be proof-rolled by a tandem axle dump truck loaded to its capacity. The proof-rolling should be observed by our geotechnical engineer to identify areas of soft subgrade. Any areas that become unstable or “pump” under the loaded dump truck should be excavated to a depth to be determined by the geotechnical engineer and replaced with a dense graded gravel/sand mixture to stabilize the subgrade. Once the subgrade has been proof-rolled and approved by the geotechnical engineer, base course may be placed. Additionally, a geogrid or geotextile separation/stabilization fabric may be required to stabilize soft subgrade soils, if encountered.

#### 4.2.2 Material Requirements

It is anticipated that excavated materials will be used to the extent practical as site build up materials and/or wall and trench backfill. The material suitability should be evaluated by the geotechnical engineer prior to use. Moisture conditioning and processing of on-site soils will likely be required. Structural fill, if required, should meet the criteria outlined below:

<b><u>Gradation</u></b>	<b><u>Percent finer by weight (ASTM C136)</u></b>
3" .....	100
No. 4 Sieve .....	30-75
No. 200 Sieve .....	15 (max)
Liquid Limit .....	25 (max)
Plasticity Index .....	6 (max)

#### 4.2.3 Compaction Requirements

Fill materials should be placed and compacted in loose lift thicknesses of 8 inches or less when heavy, self-propelled compaction equipment is used. When hand-guided equipment such as

jumping jack or plate compactor is used, loose lift thicknesses should be on the order of 4 to 6 inches.

The following table lists the compaction requirements for the different types of fill recommended in this report.

Item	Description
Compaction Requirement (ASTM D698)	<b>Structural and/or Engineered Fill (beneath footings): 98%</b> <b>Aggregate Base (beneath slabs and pavements): 95%</b> <b>Scarified Subgrade Soils: 95%</b> <b>Wall/Trench Backfill: 97% beneath pavements, 95% elsewhere</b>
Moisture Content (ASTM D698)	±3 % of optimum

#### 4.2.4 Utility Trench Backfill

All trench excavations should be made with sufficient working space to permit construction including backfill placement and compaction. Utility trenches are a common source of water infiltration and migration. All utility trenches that penetrate beneath the structure should be effectively sealed to restrict water intrusion and flow through the trenches that could migrate beneath the structure. We recommend constructing an effective clay “trench plug” that extends at least 5 feet out from the structure. The plug material should consist of clay compacted at a water content at or above the optimum water content. The clay fill should be placed to completely surround the utility line above the bedding zone and be compacted in accordance with recommendations in this report.

#### 4.2.5 Site Drainage

Positive drainage should be provided during construction and maintained throughout the life of the proposed project. Infiltration of water into utility or foundation excavations must be prevented during construction. All grades must provide effective drainage away from the structure during and after construction. Water permitted to pond next to the structure can result in greater soil movements than those discussed in this report. Estimated movements described in this report are based on effective drainage for the life of the structure and cannot be relied upon if effective drainage is not maintained.

In areas where sidewalks or paving do not immediately adjoin the structure, we recommend that protective slopes be provided with a minimum grade of approximately 10 percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration.

Downspouts, roof drains or scuppers should be extended and discharged beyond the backfill zone when the ground surface beneath such features is not protected by exterior slabs or paving.

Sprinkler systems should not be installed within 10 feet of foundation walls. Landscaped irrigation adjacent to the foundation system should be minimized, eliminated, or strictly regulated as discussed above.

#### **4.2.6 Construction Considerations**

Although the exposed subgrade soils are anticipated to be relatively stable upon initial exposure, unstable subgrade conditions could develop during general construction operations, particularly if the soils are wetted and/or subjected to repetitive construction traffic. The use of light, rubber-tracked construction equipment would aid in reducing subgrade disturbance. Should unstable subgrade conditions develop, our geotechnical engineer should review conditions and provide recommendations for stabilization.

The site should be graded to prevent ponding of surface water on, or direction of runoff toward, the prepared subgrades or excavations. If the subgrade should become frozen, desiccated, saturated, or disturbed, the affected material should be removed.

As a minimum, all temporary excavations should be sloped or braced as required by Occupational Health and Safety Administration (OSHA) regulations to provide stability and safe working conditions. The grading contractor, by his contract, is usually responsible for designing and constructing stable, temporary excavations and should shore, slope or bench the sides of the excavations, as required, to maintain stability of both the excavation sides and bottom. All excavations should comply with applicable local, state and federal safety regulations, including the current OSHA Excavation and Trench Safety Standards.

Rimrock Engineering should be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during foundation preparation and construction, compaction of backfill, and final preparation for construction of the structure.

#### **4.3 Shallow Foundation System**

In our opinion, the structure can be supported using a thickened edge monolithic slab or conventional spread footings bearing on the site sand and gravel soils and/or engineered fill (compacted site sand and gravel soils) or imported granular structural fill extending to the native sand and gravel soils.

The shallow footing foundation system constructed on structural fill as described above, may be designed for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf). The design bearing pressure applies to dead load plus design live load conditions. The design bearing pressure may be increased by one-third when considering total loads that include wind or seismic conditions. A coefficient of friction value of 0.45 can be used for footings bearing on structural fill.

Provided the structure is properly constructed, the total and differential movement resulting from the structural loads is estimated to be on the order of 1 inch and  $\frac{3}{4}$  inch respectively. However,



greater movements are possible given the site soil conditions. Foundation movement will depend upon the variation within the subsurface soil profile, structural loading conditions, embedment depth of footings, thickness of compacted fill, and quality of earthwork operations. Additional foundation movements could occur if water from any source infiltrates the foundation soils; therefore, proper drainage is critical and should be provided in the final design, during construction and for the life of the project.

If conventional shallow spread footing and stem walls are used, exterior foundations should be embedded a minimum of 3.5 feet below lowest adjacent exterior finish grade for frost protection and confinement. Interior footings should be bottomed at least 12 inches below lowest adjacent finish grade for confinement. Wall foundation dimensions should satisfy the requirements listed in the latest edition of the International Building Code. Reinforcing steel requirements for foundations should be provided by the design engineer.

If thickened edge monolithic slabs are used, rigid insulation panels can be used for frost protection in lieu of embedment. Panels should be placed along the exterior of the mat for frost protection. These panels should extend outward approximately 4 feet and be sloped away from the structure to promote drainage of infiltration away from the structure.

The base of all foundation excavations should be free of water and loose material prior to placing structural fill. Concrete should be placed soon after structural fill placement to reduce the potential for bearing surface disturbance. If the soil bearing levels become excessively dry, disturbed, saturated, or frozen, the affected material should be removed and replaced with suitable material prior to placing concrete. It is recommended that Rimrock Engineering be retained to observe and approve the foundation materials and their preparation for compliance with our recommendations and design assumptions.

#### **4.4 Concrete Slabs**

We recommend that a minimum of 8 inches of structural fill or engineered fill be used for slab support. A leveling course, typically 4 to 6 inches of sand/gravel, should be provided below the concrete slabs, and can be considered part of the zone of structural or engineered fill.

Additional floor slab design and construction recommendations are as follows:

- Positive separations and/or isolation joints should be provided between slabs and all foundations, columns or utility lines to allow independent movement;
- Contraction joints should be provided in slabs to control the location and extent of cracking;
- Floor slabs should be structurally independent of any building footings or walls to reduce the possibility of floor slab cracking caused by differential movements between slab and foundation;
- The use of a vapor retarder should be considered beneath concrete slabs-on-grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings,

or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer and slab contractor should refer to ACI 302 for procedures and cautions regarding the use and placement of a vapor retarder;

- Floor slabs should not be constructed on frozen subgrade;
- Other design and construction considerations, as outlined in Section 302.1R of the ACI Design Manual, are recommended.

Exterior slabs-on-grade founded on the site soils may experience some movement due to the volume change of the near surface materials through moisture variation or freeze-thaw cycles. This movement may lead to loss of positive drainage away from the building and could present a tripping hazard where slab sections move independently. Potential movement could be reduced by:

- Performing regular joint-sealing maintenance
- Minimizing moisture variations in the subgrade
- Minimizing moisture introduction to slab surfaces
- Controlling moisture-density during placement
- Placing effective control joints on relatively close centers
- Using designs which allow vertical movement between the exterior features and adjoining structural elements

#### **4.5 Corrosion Protection**

A soil sample was submitted for water soluble sulfate, pH and resistivity testing. The results are summarized in the following table:

Location	Depth (ft)	Material	Soluble Sulfate Content (%)	Resistivity (ohm-cm)	pH
B-1	2.5	GP	<0.01	1,210	7.9

Water soluble sulfate values between 0.00 and 0.10 are considered to have negligible attack on normal strength concrete. As a result, Type I-II Portland cement can be specified for all project concrete. However, if additional protection in this regard is desired, Type V cement should be specified. Foundation concrete should be designed in accordance with the provisions of the ACI Design Manual, Section 318, Chapter 4.

Resistivity values between 1,000 and 3,000 are considered to be strongly aggressive with regard to corrosion of buried metals. If corrosion of buried metal is critical, it should be protected using a non-corrosive backfill, wrapping, coating, sacrificial anodes, or a combination of these methods, as designed by a qualified corrosion engineer.

## 4.6 Pavements

Pavement section alternatives for this project were designed based on the procedures outlined in the 1993 Guideline for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO).

For purposes of this design analysis, a terminal serviceability index of 2.0, an inherent reliability of 85 percent, and a subgrade drainage coefficient of 0.9 were used. It is anticipated that pavement subgrade soils will consist of sand and gravel soils which are typically considered good materials for pavement support. A California Bearing Ratio (CBR) value of 20 was used in the pavement design analysis. Please note that this CBR value and the pavement section alternatives provided assume that the site soils will be re-compacted and left in-place within the pavement areas. If this is not the case, Rimrock Engineering should be notified to provide additional pavement design recommendations based on the subgrade soils which will be present below the pavement sections.

Specific traffic data was not provided for this project. Therefore, we have assumed an equivalent 18-kip single axle load (ESAL) of 100,000 to represent the design traffic intensity for the proposed parking and access drives over a 20-year design period. Please notify us if any of the parameters used in the pavement design do not adequately define the anticipated conditions. Select from the following pavement alternative, or an approved equivalent.

Traffic Area	Asphalt Concrete	Portland Cement Concrete	Base Course	Total
Parking & Access	3	-	5	8
	-	5	4	9
Dumpster Locations	-	7	4	11

Asphalt concrete should be composed of a mixture of aggregate, filler and additives (if required), and approved bituminous material. The asphalt concrete should conform to approved mix designs which include volumetrics, Marshall properties, optimum asphalt cement content, job mix formula, and recommended mixing and placing temperatures. The asphalt concrete should be consistent with an approved mix design conforming to Wyoming DOT (WYDOT). Mix designs should be submitted prior to construction to verify their adequacy. Aggregate used in the asphalt should meet WYDOT specifications for quality and gradation.

Asphalt material should be placed in maximum 3-inch lifts (compacted thickness) and should be compacted to the minimum standards outlined in the WYDOT specifications. Aggregate base course should consist of a blend of sand and gravel which meets WYDOT specifications for quality and gradation. Aggregate base course should be compacted to a minimum of 95 percent of the maximum dry density, as determined by ASTM D 698.

Where rigid pavements are used, the concrete should be obtained from an approved mix design conforming to the WYDOT specifications, including the following minimum properties:

- Compressive Strength @ 28 days: 4,000 psi minimum
- Entrained Air Content: 4% to 7%

Each pavement alternative should be evaluated with respect to current material availability and economic conditions. The pavement sections presented herein are based on design parameters selected by Rimrock Engineering based on experience with similar projects and soil conditions. Design parameters may vary with the specific project and material source. Variation of these parameters may change the thickness of the pavement sections presented. Rimrock Engineering is prepared to discuss the details of these parameters and their effects on pavement design and reevaluate pavement design as appropriate.

Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded to provide positive drainage within the granular base section. If heavy construction traffic is allowed on unfinished pavement sections or sections not designed for such traffic, premature rutting and/or failure may occur.

The pavement sections provided in this report represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance should be planned and provided for through an on-going pavement management program. Preventive maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Preventive maintenance consists of both localized maintenance (e.g. crack and joint sealing and patching) and global maintenance (e.g. surface sealing). Preventive maintenance is usually the first priority when implementing a planned pavement maintenance program and provides the highest return on investment for pavements. Prior to implementing any maintenance program, additional engineering input is recommended to determine the type and extent of preventive maintenance appropriate. Even with periodic maintenance, some movements and related cracking may still occur and repairs may be required.

## **5.0 ADDITIONAL SERVICES**

### **5.1 Project Bid Documents**

It has been our experience during the bidding process, that contractors often contact us to discuss the geotechnical aspects of the project. Informal contacts between Rimrock Engineering and an individual contractor could result in incorrect or incomplete information being provided to the contractor. Therefore, we recommend a pre-bid meeting be held to answer any questions about the report prior to submittal of bids. If this is not possible, questions or clarifications regarding this report should be directed to the project Owner or his designated representative. After consultation

with Rimrock Engineering, the project Owner (or his representative) should provide clarifications or additional information to all contractors bidding the job.

## **5.2 Construction Observation/Testing and Plan Review**

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. We recommend that project plans and specifications be reviewed by Rimrock Engineering to verify compatibility with our findings and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

The review of plans and specifications and the field observation and testing by Rimrock Engineering are an integral part of the conclusions and recommendations made in this report. If we are not retained for these services, the Client agrees to assume Rimrock Engineering's responsibility for any potential claims that may arise during construction.

## **6.0 LIMITATIONS**

Recommendations contained in this report are based on our field explorations, laboratory tests, and our understanding of the proposed construction. The study was performed using a mutually agreed upon scope of work. It is our opinion that this study was a cost-effective method to evaluate the subject site and evaluate some of the potential geotechnical concerns. More detailed, focused, and/or thorough investigations can be conducted. Further studies will tend to increase the level of assurance; however, such efforts will result in increased costs. If the Client wishes to reduce the uncertainties beyond the level associated with this study, Rimrock Engineering should be contacted for additional consultation.

The soils data used in the preparation of this report were obtained from borings made for this investigation. It is possible that variations in soils exist between the points explored. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at this site which is different from those described in this report, our firm should be immediately notified so that we may make any necessary revisions to our recommendations. In addition, if the scope of the proposed project changes, our firm should be notified. This report has been prepared for design purposes for specific application to this project in accordance with the generally accepted standards of practice at the time the report was written. No warranty, express or implied, is made.

Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other matters of law.

This report may be used only by the Client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors including



advances in man's understanding of applied science may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issue. Rimrock Engineering should be notified if the project is delayed by more than 24 months from the date of this report so that a review of site conditions can be made, and recommendations revised if appropriate.

It is the Client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk. Any party other than the Client who wishes to use this report shall notify Rimrock Engineering of such intended use. Based on the intended use of the report, Rimrock Engineering may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Rimrock Engineering from any liability resulting from the use of this report by any unauthorized party.

# **APPENDIX A**

## **Field Exploration**



**Rimrock Engineering, Inc.**

5440 Holiday Avenue  
Billings, MT 59101 Tel. (406) 294-8400

**PROJECT NO. G21044**

## VICINITY/SITE MAP

**CITY BREW**  
Sheridan Avenue  
Cody, Wyoming



# BORING NUMBER B-1

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Rimrock Engineering, Inc.

<b>CLIENT</b> <u>Beartooth Holding &amp; Construction</u>	<b>PROJECT NAME</b> <u>City Brew</u>
<b>PROJECT NUMBER</b> <u>G21044</u>	<b>PROJECT LOCATION</b> <u>Cody, Wyoming</u>
<b>DATE STARTED</b> <u>7/29/21</u> <b>COMPLETED</b> <u>7/29/21</u>	<b>GROUND ELEVATION</b> <u>100 ft</u> <b>HOLE SIZE</b> <u>5 inches</u>
<b>DRILLING CONTRACTOR</b> <u>Rimrock Engineering, Inc.</u>	<b>GROUND WATER LEVELS:</b>
<b>DRILLING METHOD</b> <u>Solid Stem Auger</u>	<b>AT TIME OF DRILLING</b> <u>---</u>
<b>LOGGED BY</b> <u>W.R.</u> <b>CHECKED BY</b> <u>M.G.</u>	<b>AT END OF DRILLING</b> <u>---</u>
<b>NOTES</b> _____	<b>AFTER DRILLING</b> <u>---</u>

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		(GP-GM) POORLY GRADED GRAVEL with SILT and SAND Gray/brown, dense to very dense, subrounded, some cobbles.										
2.5												
			SPT	100	25-22-30 (52)			1	NP	NP	NP	10
5.0												

Refusal at 6.0 feet.  
Bottom of borehole at 6.0 feet.

# BORING NUMBER B-2

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Rimrock Engineering, Inc.

<b>CLIENT</b> <u>Beartooth Holding &amp; Construction</u>	<b>PROJECT NAME</b> <u>City Brew</u>
<b>PROJECT NUMBER</b> <u>G21044</u>	<b>PROJECT LOCATION</b> <u>Cody, Wyoming</u>
<b>DATE STARTED</b> <u>7/29/21</u> <b>COMPLETED</b> <u>7/29/21</u>	<b>GROUND ELEVATION</b> <u>100 ft</u> <b>HOLE SIZE</b> <u>5 inches</u>
<b>DRILLING CONTRACTOR</b> <u>Rimrock Engineering, Inc.</u>	<b>GROUND WATER LEVELS:</b>
<b>DRILLING METHOD</b> <u>Solid Stem Auger</u>	<b>AT TIME OF DRILLING</b> <u>---</u>
<b>LOGGED BY</b> <u>W.R.</u> <b>CHECKED BY</b> <u>M.G.</u>	<b>AT END OF DRILLING</b> <u>---</u>
<b>NOTES</b> _____	<b>AFTER DRILLING</b> <u>---</u>

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		(GP-GM) POORLY GRADED GRAVEL with SILT and SAND Gray/brown, dense to very dense, subrounded, some cobbles.										
2.5			X SPT	0	20-50/5"							
5.0												
7.5												



Refusal at 8.0 feet.  
Bottom of borehole at 8.0 feet.





## PAGE 1 OF 1

<b>CLIENT</b> <u>Beartooth Holding &amp; Construction</u>	<b>PROJECT NAME</b> <u>City Brew</u>
<b>PROJECT NUMBER</b> <u>G21044</u>	<b>PROJECT LOCATION</b> <u>Cody, Wyoming</u>
<b>DATE STARTED</b> <u>7/29/21</u> <b>COMPLETED</b> <u>7/29/21</u>	<b>GROUND ELEVATION</b> <u>100 ft</u> <b>HOLE SIZE</b> <u>5 inches</u>
<b>DRILLING CONTRACTOR</b> <u>Rimrock Engineering, Inc.</u>	<b>GROUND WATER LEVELS:</b>
<b>DRILLING METHOD</b> <u>Solid Stem Auger</u>	<b>AT TIME OF DRILLING</b> <u>---</u>
<b>LOGGED BY</b> <u>W.R.</u> <b>CHECKED BY</b> <u>M.G.</u>	<b>AT END OF DRILLING</b> <u>---</u>
<b>NOTES</b>	<b>AFTER DRILLING</b> <u>---</u>

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0												
2.5		(GP-GM) POORLY GRADED GRAVEL with SILT and SAND Gray/brown, dense to very dense, subrounded, some cobbles.										
5.0			 SPT	0	50							

Refusal at 5.0 feet.  
Bottom of borehole at 5.0 feet.



Rimrock Engineering, Inc.

CLIENT Beartooth Holding & ConstructionPROJECT NAME City BrewPROJECT NUMBER G21044PROJECT LOCATION Cody, WyomingDATE STARTED 7/29/21 COMPLETED 7/29/21GROUND ELEVATION 100 ft HOLE SIZE 5 inchesDRILLING CONTRACTOR Rimrock Engineering, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Solid Stem AugerAT TIME OF DRILLING ---LOGGED BY W.R. CHECKED BY M.G.AT END OF DRILLING ---

NOTES

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0												
2.5												
5.0			X SPT	0	50							

(GP-GM) POORLY GRADED GRAVEL with SILT and SAND  
Gray/brown, dense to very dense, subrounded, some cobbles.

Refusal at 6.0 feet.  
Bottom of borehole at 6.0 feet.



Rimrock Engineering, Inc.

CLIENT Beartooth Holding & ConstructionPROJECT NAME City BrewPROJECT NUMBER G21044PROJECT LOCATION Cody, WyomingDATE STARTED 7/29/21COMPLETED 7/29/21GROUND ELEVATION 100 ftHOLE SIZE 5 inchesDRILLING CONTRACTOR Rimrock Engineering, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Solid Stem AugerAT TIME OF DRILLING ---LOGGED BY W.R.CHECKED BY M.G.AT END OF DRILLING ---

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AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		(GP-GM) POORLY GRADED GRAVEL with SILT and SAND Gray/brown, dense to very dense, subrounded, some cobbles.										
2.5												
5.0												

Bottom of borehole at 5.0 feet.



Rimrock Engineering, Inc.

CLIENT Beartooth Holding & ConstructionPROJECT NAME City BrewPROJECT NUMBER G21044PROJECT LOCATION Cody, WyomingDATE STARTED 7/29/21COMPLETED 7/29/21GROUND ELEVATION 100 ftHOLE SIZE 5 inchesDRILLING CONTRACTOR Rimrock Engineering, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Solid Stem AugerAT TIME OF DRILLING ---LOGGED BY W.R.CHECKED BY M.G.AT END OF DRILLING ---

NOTES

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		(GP-GM) POORLY GRADED GRAVEL with SILT and SAND Gray/brown, dense to very dense, subrounded, some cobbles.										
2.5												
5.0												

Bottom of borehole at 5.0 feet.



Rimrock Engineering, Inc.

## KEY TO SYMBOLS

CLIENT Beartooth Holding & Construction

PROJECT NAME City Brew

PROJECT NUMBER G21044

PROJECT LOCATION Cody, Wyoming

### LITHOLOGIC SYMBOLS (Unified Soil Classification System)



GP-GM: USCS Poorly-graded Gravel  
with Silt

### SAMPLER SYMBOLS



Standard Penetration Test

### WELL CONSTRUCTION SYMBOLS

### ABBREVIATIONS

LL - LIQUID LIMIT (%)  
PI - PLASTIC INDEX (%)  
W - MOISTURE CONTENT (%)  
DD - DRY DENSITY (PCF)  
NP - NON PLASTIC  
-200 - PERCENT PASSING NO. 200 SIEVE  
PP - POCKET PENETROMETER (TSF)

TV - TORVANE  
PID - PHOTOIONIZATION DETECTOR  
UC - UNCONFINED COMPRESSION  
ppm - PARTS PER MILLION  
▽ Water Level at Time  
Drilling, or as Shown  
▼ Water Level at End of  
Drilling, or as Shown  
▽ Water Level After 24  
Hours, or as Shown

# **APPENDIX B**

## **Laboratory Test Results**





Rimrock Engineering, Inc.

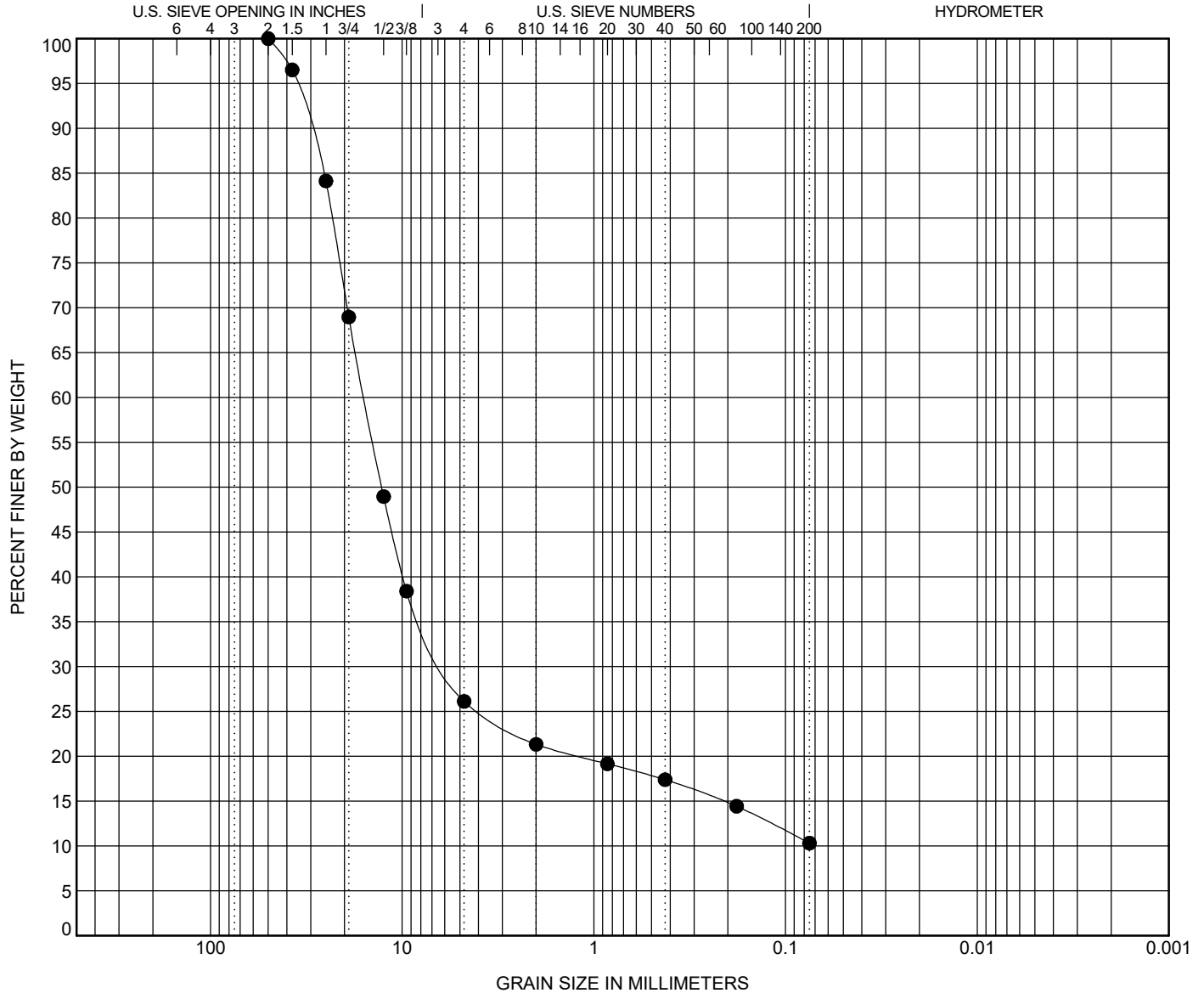
# GRAIN SIZE DISTRIBUTION

CLIENT Beartooth Holding & Construction

PROJECT NAME City Brew

PROJECT NUMBER G21044

PROJECT LOCATION Cody, Wyoming



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● B-1	2.5	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)					NP	NP	NP	31.64	224.43
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt		%Clay	
● B-1	2.5	50	15.753	5.914		73.9	15.8	10.3			

GRAIN SIZE - GINT STD US LAB.GDT - 8/10/21 09:46 - G:\PROJECTS\2021\G21044.GPJ



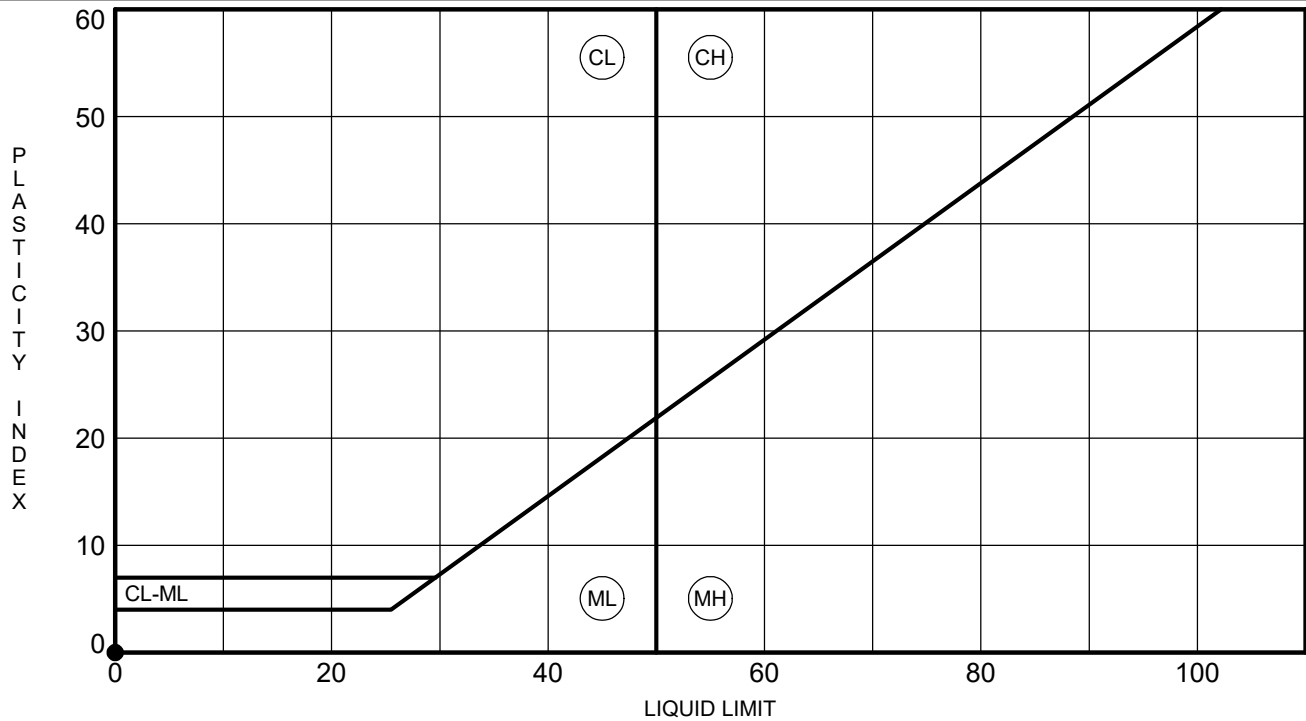
Rimrock Engineering, Inc.

**CLIENT** Beartooth Holding & Construction

**PROJECT NAME** City Brew

**PROJECT NUMBER** G21044

**PROJECT LOCATION** Cody, Wyoming

[illegible]

## Erica Gilrein

---

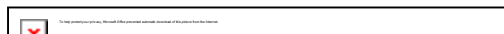
**From:** Chad Schreiner  
**Sent:** Monday, April 25, 2022 1:46 PM  
**To:** Erica Gilrein  
**Cc:** Dylan Eve; Bryan Alexander  
**Subject:** FW: Cody City Brew - geotech

Here is the email we received from Matt at Rimrock.

### Chad Schreiner PE

Project Engineer

t: 406-922-4303



Billings • Bozeman • Denver • Fort Collins

we are better  
**together.**

diversity | equity | inclusion

***Join our team of Cool, Smart, Talented People!***

---

**From:** mgeering@rimrock.biz <mgeering@rimrock.biz>  
**Sent:** Friday, September 24, 2021 8:39 AM  
**To:** 'Preston Lees' <preston@beartoothholding.com>  
**Cc:** Chad Schreiner <cSchreiner@sandersonstewart.com>; Bryan Alexander <balexander@sandersonstewart.com>  
**Subject:** RE: Cody City Brew - geotech

Hi Preston,

Infiltration testing wasn't performed. I'd expect pretty high rates in those gravels. I'd think the rate would be in the range of 80 to 100 in/hr.

Matt

---

**From:** Preston Lees <[preston@beartoothholding.com](mailto:preston@beartoothholding.com)>  
**Sent:** Thursday, September 23, 2021 5:25 PM  
**To:** [mgeering@rimrock.biz](mailto:mgeering@rimrock.biz)  
**Cc:** [cSchreiner@sandersonstewart.com](mailto:cSchreiner@sandersonstewart.com); Bryan Alexander <[balexander@sandersonstewart.com](mailto:balexander@sandersonstewart.com)>  
**Subject:** FW: Cody City Brew - geotech

Matt:

# CITY BREW – STORMWATER DESIGN REPORT

Project No. 21251

## APPENDIX D Surface Improvements O & M Manual

October 01, 2021  
Project No. 21251

## STORMWATER OPERATION & MAINTENANCE MANUAL FOR CITY BREW CODY, WYOMING

---

### I. INTRODUCTION

The purpose of this manual is to summarize the tasks required for perpetual maintenance to ensure the proper operation of stormwater facilities in Homestead Self Storage located in Parkland West Subdivision, 6<sup>th</sup> Filing, Block 10, Lot 1, Billings, MT 59106.

### II. CONTACT

The responsible party for operation and maintenance of this facility is:

Preston Lees  
PO Box 333  
Reed Point, MT 59069

### III. MAINTENANCE

The following is a list of maintenance tasks and the frequency they are to be performed:

1. Inspect exterior of catch basins on a semi-annual basis and after storm events producing at least 0.5-inches of precipitation.
2. Inspect interior of catch basins and deep sumps for debris and sediment on a semi-annual basis and after storm events larger than 0.5-inches of precipitation. Clean out if sediment fills 60-percent of sump or comes within 6-inches of a pipe.
3. Inspect inlets for trash, obstructions and vegetation on a semi-annual basis and after storm events larger than 0.5-inches of precipitation.
4. Inspect drywell for debris and sediment on a semi-annual basis, and conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.

#### **IV. INSPECTION CHECKLIST**

Attached in the appendix of the manual is an “Annual Inspection Checklist” to be performed by the responsible party on an annual basis.

#### **V. FACILITY REPLACEMENT SCHEDULE**

The following is a list of drainage components and their expected design life based on typical usage. We recommend budgeting for replacement of each component based on the schedule below, but proper maintenance and up-keep of the facilities could significantly prolong the design life.

1. Storm drain inlets
  - a. Design life = 100 years
  - b. Replacement schedule = 100 years
2. Storm drain piping
  - a. Design life = 100 years
  - b. Replacement schedule = 100 years
3. Underground Detention
  - a. Design life = 100 years
  - b. Replacement schedule = 100 years

#### **VI. SITE PLAN**

Attached in the appendix of the manual are the grading plans showing the site grading concept and drainage facilities.

I agree to the above operation, maintenance and replacement schedule detailed above.

*Signature:* \_\_\_\_\_

#### **APPENDICES**

1. Annual Inspection Checklist
2. Grading Plan (See attached Plan Set)



Stormwater System Inspection Checklist			
INSPECTOR'S NAME:			
DATE:			
NAME & ADDRESS OF STORMWATER FACILITY:			
GENERAL OBSERVATIONS (IS WATER FLOWING?):			
WEATHER:			
	Checked? (Y/N)	Maintenance Needed? (Y/N)	Observations and Remarks
<b>CATCH BASINS AND INLETS</b>			
Look for debris, trash and sediment blocking catch basin grate. If found, remove. Replace grate if damaged.			
Inspect filter if installed. Change if torn or clogged.			
Look for sediment and trash in catch basin sump. Clean out if sediment fills 60% of the sump or comes within 6" of a pipe.			
Look for damage or cracks to frame, grate, basin walls or bottom. If found, repair or replace.			
Check integrity of ladder rungs, cleanout gate, and orifice plate. If bent or obstructed, take appropriate action.			
<b>CONVEYANCES</b>			
Check for undercutting, scouring, and slumping. If found, repair or maintain.			
Remove all trash and loose sediment. Remove sediment if it will impede water flow or clog downstream structures.			
Remove vegetation that impedes water movement. Remove vegetation over 9" in height, and all trees and shrubs impeding flow.			
Repair check dams as necessary.			
Remove any dumped yard waste.			
In ditches and swales, check for integrity of grass, check dams, inlets, and outlets. Remove shrubs and trees.			

Checklist continued on next page

	Checked? (Y/N)	Maintenance Needed? (Y/N)	Observations and Remarks
<b>COMPONENTS OF THE POND</b>			
Inlets and outlets: remove vegetation and debris. Fix erosion and scouring. Fix cause of sediment found below outlet.			
Remove vegetation and debris from trash rack.			
Add rock to energy dissipater if missing.			
If necessary, repair rock on spillway. Remove trees, shrubs, and vegetation over 4". If piping or erosion is visible, consult engineer.			
<b>POND</b>			
Check for slumping or sloughing of walls. If over 4" of slumping, consult with an engineer. Fix any erosion or scouring. If leaks, piping or soft spots are found, consult with an engineer.			
If liner visible on bottom, check for holes or replace.			
Clean any oil sheen from water with oil-absorbent pads or vacuor truck			
Check sediment depth near inlet. If more than one foot exists, or there is build up near inlet, the pond needs to be cleaned.			
<b>VEGETATION</b>			
On the pond walls, mow grass to 4 – 9". Remove clippings. Reseed bare areas.			
On pond surface, emergent vegetation over 50% of the area indicates sediment removal needed.			
On pond bottom, remove tree seedlings.			
Around the pond, remove trees and shrubs that shade sidewall grass or that might have problem roots near pipes and structures.			
Remove invasive and poisonous plants.			
Remove algae if over 10% of surface.			
<b>ACCESS AND SAFETY</b>			
Check integrity of access ramp; ensure stable and clear for heavy equipment.			
Check integrity and operation of all fences, gates, and locks. Repair as needed for ease of access.			
Remove rodents and insects if evidence found.			
Remove vegetation on fences.			

# ENDURING COMMUNITY DESIGN

**SANDERSONSTEWART.COM**

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

<b>MEETING DATE:</b>	AUGUST 30, 2022	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	
<b>SUBJECT:</b>	PLAT AMENDMENT— VACATE A 3-LOT SUBDIVISION AND ASSOCIATED EASEMENTS. SUB 2022-06	RECOMMENDATION TO COUNCIL:	X
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT OVERVIEW**

The Robert A. and Frances K. Swander Revocable Trust has submitted an Amended Plat application to vacate three existing lots and all easements associated with the lots. The property is at 1133 31<sup>st</sup> Street. The intent is to wipe the property clean of all internal property lines and easements, except a 15-foot utility easement along the south and west boundaries of the property will be reestablished. All of the property, as well as an adjacent lot to the north that has a yard easement on this property is under the ownership of the Swander Revocable Trust.



**PROCESS**

The vacation of the lots and easements has been advertised to all utility providers and City utility departments. No objection was received. A site plan, based on utility locates, does not identify any utilities in the easements that are proposed for vacation. The plat vacation/amendment process is following the standard subdivision review process, with review by the Planning and Zoning Board, followed by approval of the City Council and the filing of the plat. As no lots are being created, no subdivision improvements are necessary.

**ATTACHMENTS**

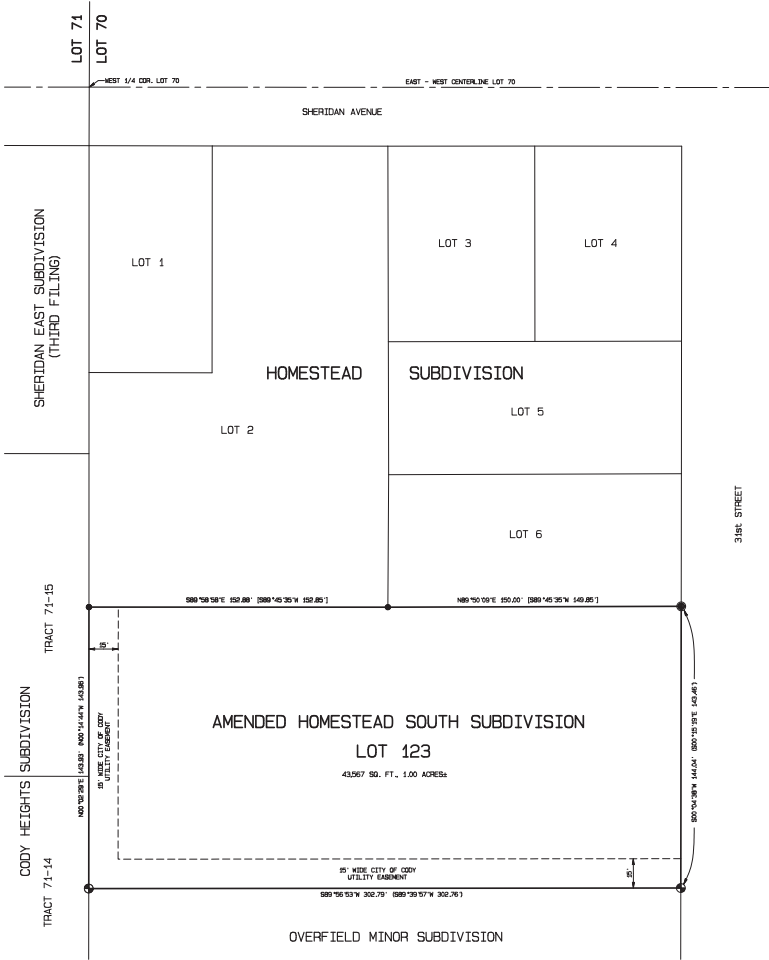
Amended Plat, original Homestead South plat, and Boundary Adjustment to original plat. Also included is a Site Plan—use it for utility location only as the underlying map is an earlier version of the proposal.

**STAFF RECOMMENDATION**

Recommend that the City Council approve the plat amendment and vacation of the associated easements.

AMENDED PLAT  
OF  
HOMESTEAD SOUTH SUBDIVISION

WITHIN LOT 70, T. 53 N., R. 101 W., 6TH P.M.  
PARK COUNTY, WYOMING (RESURVEY)



- LEGEND**
- REBAR WITH ALUM. CAP FOUND
  - BRASS CAP FOUND
  - 2 1/2" ALUM. PIPE WITH 3" ALUM. CAP FOUND
  - HOMESTEAD SOUTH SUBDIVISION RECORD DIMENSIONS SHOWN THIS ( )
  - HOMESTEAD SUBDIVISION RECORD DIMENSIONS SHOWN THIS ( )

**NOTES**

- THE PURPOSE OF THIS PLAT IS TO AMEND THE HOMESTEAD SOUTH SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2004-5726 AND FILED IN PLAT CABINET "S" AT PAGE 180 AND AS SHOWN ON THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1997-1044 AND FILED IN PLAT CABINET "T" AT PAGE 163 BY VACATING THE LOTS OF SAID HOMESTEAD SOUTH SUBDIVISION AND ALL EASEMENTS ESTABLISHED THEREON, AND CREATING LOT 123 OF THIS AMENDED PLAT AS SHOWN HEREON.
- BEARINGS ARE BASED ON THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM HAD 83/53 WEST CENTRAL ZONE.
- THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL, OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

**APPROVAL BY CITY PLANNING AND ZONING BOARD**  
RECOMMENDED FOR APPROVAL THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2022 BY THE CITY COUNCIL OF CODY, WYOMING.  
BY CHAIRMAN: \_\_\_\_\_

**RECORDER'S ACCEPTANCE**  
THIS PLAT OF AMENDED HOMESTEAD SOUTH SUBDIVISION WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2022, AND FILED FOR RECORD AT \_\_\_\_\_ M. UNDER DOCUMENT NUMBER \_\_\_\_\_ IN PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_.

\_\_\_\_\_  
COLLEEN RENNER  
PARK COUNTY CLERK AND RECORDER

\_\_\_\_\_  
\_\_\_\_\_  
BY: DEPUTY COUNTY CLERK

**AMENDMENT, VACATION  
AND DEDICATION OF PLAT**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE ROBERT A. AND FRANCIS K. SWANDER REVOCABLE TRUST DATED DECEMBER 28, 2000 IS THE OWNER AND PROPRIETOR OF LOTS 1, 2, 3, 4, 5, AND 6A OF THE HOMESTEAD SOUTH SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2004-5726 AND FILED IN PLAT CABINET "S" AT PAGE 180 IN THE RECORDS OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING, BEING A RECONFIGURATION OF LOTS 1, 2, 3, 4, 5, AND 6 OF THE HOMESTEAD SOUTH SUBDIVISION RECORDED AS DOCUMENT NO. 1997-1044 AND FILED IN PLAT CABINET "T" AT PAGE 163 IN THE RECORDS OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING.

THEREFORE, PURSUANT TO WYOMING STATUTE 34-15-108, SAID LOTS OF THE HOMESTEAD SOUTH SUBDIVISION ARE HEREBY VACATED, AS WELL AS ALL EASEMENTS ESTABLISHED THEREON, AND ARE NOW AMENDED TO BE DESCRIBED AS LOT 123 OF AMENDED HOMESTEAD SOUTH SUBDIVISION, AS SHOWN HEREON.

AND, BY THESE PRESENTS DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON TO THE USES AS NOTED, THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD, AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED. THAT AMENDED HOMESTEAD SOUTH SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, ROY SWANDER, TRUSTEE OF THE ROBERT A. AND FRANCIS K. SWANDER REVOCABLE TRUST DATED DECEMBER 28, 2000 HAS CAUSED HIS NAME TO BE HEREON SUBSCRIBED THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2022.

ROY SWANDER, TRUSTEE OF THE ROBERT A. AND FRANCIS K. SWANDER REVOCABLE TRUST DATED DECEMBER 28, 2000

**ACKNOWLEDGMENT**  
STATE OF WYOMING } ss  
COUNTY OF PARK } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2022 BY ROY SWANDER, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss  
COUNTY OF PARK } ss  
I, STEVEN D. FOLLMELTER, ON BEHALF OF MORRISON-MAIERLE, INC. OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON JUNE 8 AND 13, 2022, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MEASUREMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING I. S. REGISTRATION NO. 3154 \_\_\_\_\_  
MORRISON-MAIERLE, INC.  
BY: STEVEN D. FOLLMELTER (AGENT)

**APPROVAL BY CITY COUNCIL**  
APPROVED THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2022 BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR: \_\_\_\_\_ MATT HALL  
ATTESTED BY: \_\_\_\_\_ ADMINISTRATIVE SERVICES OFFICER

 Morrison Maierle Surveyors & Engineers, Inc. 1000 North Lincoln Cody, Wyoming 82401 307.556.1234 www.morrisonmaierle.com		1/4 SEC. 18W14S07N14E	LOT 70	TOWNSHIP OR NORTH	RANGE 101 WEST
SA PRINCIPAL MEASUREMENT DATE: 09/08/2022 COUNTY: WYOMING		PLOTTED BY: ss DATE: 09/08/2022 CLIENT: ROBERT A. AND FRANCIS K. SWANDER REVOCABLE TRUST DATED DECEMBER 28, 2000 SHEET 1 OF 1			
DRAWING NAME: J:\0128 Roy Swander\1028 BLA\Tennord\0128P1028.dwg					

T. 53 N., R. 101 W.

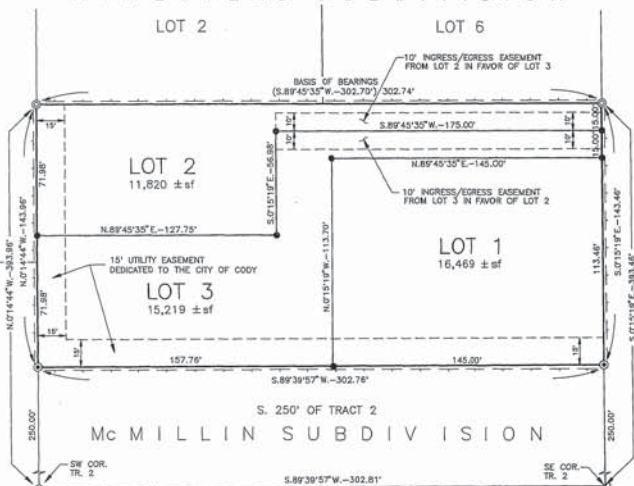
# HOMESTEAD SUBDIVISION

TR. 71-15

LOT 2

LOT 6

CODY HEIGHTS  
SUBDIVISION



31st STREET

S. 250' OF TRACT 2  
Mc MILLIN SUBDIVISION



## LEGEND

Homestead South Subdivision Boundary shown thus	_____
Interior Lot lines shown thus	_____
Adjacent property lines shown thus	_____
Easement lines shown thus	_____
Standard Brass Cap set this survey shown thus	⊙
Properly Corners set this survey (6" x 30" Rebar w/ 2" Aluminum Cap) shown thus	●
Standard Brass Cap found shown thus	⊙
2" GP w/ screw in concrete found shown thus	⊙
Record Data - Homestead Subdivision Plat shown thus	(S. 89° 45' 35" E. - 302.70')
Measured Data shown thus	(S. 89° 45' 35" E. - 302.70')

## PLANNING AND ZONING COMMISSION CERTIFICATE

This Plat is recommended for approval by the City Planning and Zoning Commission, Cody, Wyoming, on this 21st day of February, 1997.

Attest:

*John W. Brown*  
Secretary

*Larry S. Johnson*  
Chairman

## CERTIFICATE OF DEDICATION

State of Wyoming ) ss  
County of Park

We, the undersigned, hereby certify that we are the owners and proprietors of: A parcel of land within Tract No. 2 of the McMillin Subdivision, Lot 70, Resurvey, T. 53 N., R. 101 W., 6th P.M., Park County, Wyoming, according to the plat recorded in Book "12" of plats, page 30, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being more particularly described as follows:

The North 143.90 feet of the South 393.90 feet of said Tract No. 2.

That we have caused said land to be surveyed and plotted as shown hereon as the Homestead South Subdivision, a re-subdivision of a part of Tract No. 2 of the McMillin Subdivision within the City of Cody, consisting of 3 lots and that the subdivision as it appears hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors; We hereby dedicate and set apart the easements shown hereon to the use of the general public forever. We hereby release and relinquish all rights of homestead.

In witness whereof, we have hereunto set our hands this 21st day of Feb, 1997.

SCHULTZ & CO.

Owners: *Clinton I. Schultz* and *Lorraine C. Schultz*  
Clinton I. Schultz and Lorraine C. Schultz

State of Wyoming ) ss  
County of Park

The foregoing Certificate of Dedication was acknowledged before me by Clinton I. Schultz and Lorraine C. Schultz, husband and wife, this 21st day of FEBRUARY, 1997.

Witness my hand and official seal.

My commission expires: 5-28-98

*Dave J. Duff*  
Notary Public



## CERTIFICATE OF SURVEYOR

State of Wyoming ) ss  
County of Park

I, Richard T. Muscio, being a Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat and survey of Homestead South Subdivision was made by me and under my supervision and that both are to an order of accuracy greater than one to five thousand and, to the best of my knowledge, are in compliance with all State statutory provisions and the City code.



Wyoming Registration No. P.L.S. 6827

## CITY COUNCIL APPROVAL

Approved this 21st day of February, 1997 by the City Council of Cody, Wyoming.

By Mayor *Jack T. Skates*  
Jack T. Skates

Attested by City Clerk *John W. Brown*  
John W. Brown

State of Wyoming ) ss  
County of Park

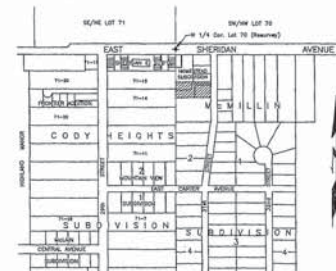
The foregoing Approval was acknowledged before me by Jack T. Skates, Mayor, and John W. Brown, City Clerk, this 21st day of February, 1997.

Witness my hand and official seal.

*Virginia Shively*  
Notary Public

My commission expires: 5-24-98

T. 53 N., R. 101 W.  
Lot 70  
WITHIN THE CITY OF CODY, WYOMING



LANDS WITHIN THE HOMESTEAD SOUTH SUBDIVISION

## VICINITY MAP

Scale: - 1" = 500'

## NOTES

- The existing well located on Lot 1 shall be used exclusively for that lot and by no means shall it be connected to the Municipal Treated Water System serving said lot.
- It shall be the responsibility of the owners of lots 2 and 3 to maintain, in proper working condition, the dry well shared by these lots.

## COUNTY CLERK'S CERTIFICATE

This Plat was filed for the Public Record in the Office of the Clerk, Park County, Wyoming, at 12:20 o'clock P.M. on the 22nd day of February, 1997 A.D., and is duly recorded in Book E, Page Number 163, Doc. # 1997 1099

By *Marie Fontaine* Deputy  
Marie Fontaine  
Park County Clerk

DATE OF PREPARATION: JANUARY 10, 1997

## PLAT SHOWING HOMESTEAD SOUTH SUBDIVISION

A Re-subdivision of a part of Tract No. 2 of the McMillin Subdivision within Lot 70 - Resurvey, T. 53 N., R. 101 W.

**GRAHAM,  
DIETZ &  
ASSOCIATES**

## CONSULTING ENGINEERS

Civil Engineering - Land Surveying  
Airport Planning & Engineering

1008 Stampede Ave. 400 E. 2nd Street  
P.O. Box 330 Pocatello, ID 83401  
Cody, WY 82414

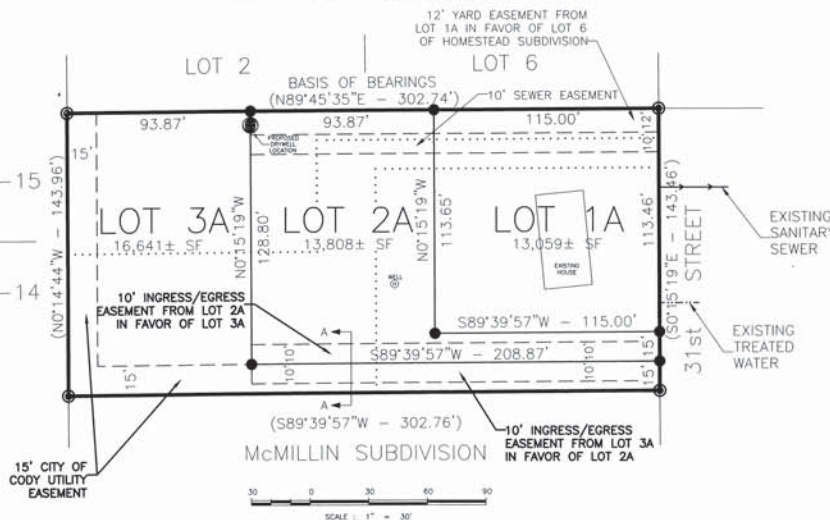
Cody-Phone: (307) 567-3411, FAX: (307) 567-5192  
Pocatello-Phone: (307) 754-4270, FAX: (307) 754-4270



T. 53 N., R. 101 W.

# HOMESTEAD SUBDIVISION

CODY HEIGHTS SUBDIVISION



## LEGEND

Homestead South Subdivision Boundary shown thus	_____
New Interior Lot lines shown thus	_____
Old Interior Lot lines shown thus	_____
Easement lines shown thus	_____
Set 5/8" x 24" Rebar with 2 1/2" Aluminum Cap	●
Found Standard Brass or Aluminum Cap	⊙
Record and measured data shown thus	(S89°45'35"W - 302.74')
Measured data shown thus	S89°39'57"W - 208.87'

## NOTES

- The purpose of this Boundary Adjustment Survey is to reconfigure Lots 1, 2 and 3 of Homestead South Subdivision to align Lots 2 and 3 from South to North and to adjust Lot 1 to provide for access to Lots 2 and 3 on the South as opposed to the North. The reconfigured Lots are numbered as 1A, 2A and 3A.
- The developer agrees to install a drywell, as shown, upon sale of Lots 2A and 3A. Intent is to collect surface drainage for Lots 2A and 3A at the drywell.

## CERTIFICATE OF OWNER

State of Wyoming ) ss  
County of Park

Know all men by these presents that we, the undersigned, hereby certify that we are the owners and proprietors of the lands noted herein in the description of lands: That we have caused said lands to be surveyed; that the boundary line adjustment of said lands is with the free consent and in accordance with the desires of the undersigned owners and proprietors; That we hereby dedicate easements labeled herein to the uses so noted; That said lands are subject to any easements, rights-of-way and mineral rights or reservations of record; That the purpose of this boundary adjustment survey is for adjusting boundary lines between parcels as shown; That the lands being conveyed are for the sole purpose of adjusting the boundary line between parcels and are not to be sold or transferred as separate parcels by the grantees, heirs and assigns; And, that any rights by virtue of the homestead exemption laws of the State of Wyoming are hereby released and waived.

*Robert A. Swander*  
SWANDER AND ASSOCIATES, INC.

State of Wyoming ) ss  
County of Park

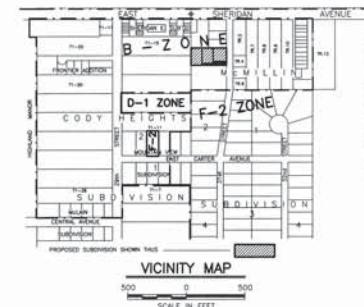
The foregoing Certificate of Owner was acknowledged before me by ROBERT A. SWANDER this 28th day of JULY, 2004.

Witness my hand and official seal.

My commission expires: 4/3/05 *James M. Paulsen*  
Notary Public



T. 53 N., R. 101 W.  
Lot 70  
WITHIN THE CITY OF CODY, WYOMING



## DESCRIPTION OF LANDS

Lots 1, 2 and 3 of Homestead South Subdivision, recorded in plot cabinet F on page 163 as document No. 1977-1044, Park County, Wyoming.

Said lots contain 43,508 square feet or 1.00 acre, more or less.

## CLERK AND RECORDER ACCEPTANCE

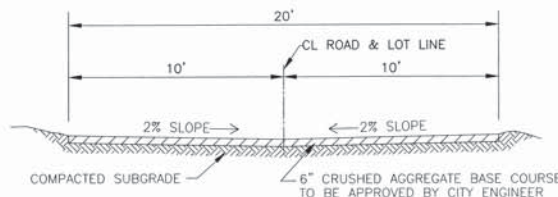
This Boundary Adjustment Survey was accepted for filing in the office of the Clerk and Recorder, Park County, Wyoming, at 4:58 o'clock P. M. on this the 30th day of July, 2004, filed for record in Plat Cabinet G at page 180, and recorded as computer record document number Book 5726

*Richard T. Muscio*  
Deputy

*KAREN CARTER*  
Park County Clerk

## ROAD SECTION A-A

NOT TO SCALE



## CERTIFICATE OF SURVEYOR

State of Wyoming ) ss  
County of Park

I, Richard T. Muscio, being a registered land surveyor in the state of Wyoming, do hereby certify that this map and survey were made by me or under my supervision and that to the best of my knowledge are in compliance with all state and city statutory provisions and regulations.



Wyoming Registration No. P.L.S. 6827

## CITY ENGINEER'S APPROVAL

This boundary adjustment survey was approved by the City Engineer of Cody, Wyoming on the 29th day of July, 2004.

By: *Stephen A. Payne*  
Stephen A. Payne, City Engineer

Attest: *Kelly Jensen*  
Kelly Jensen, Clerk-Treasurer

## BOUNDARY ADJUSTMENT SURVEY

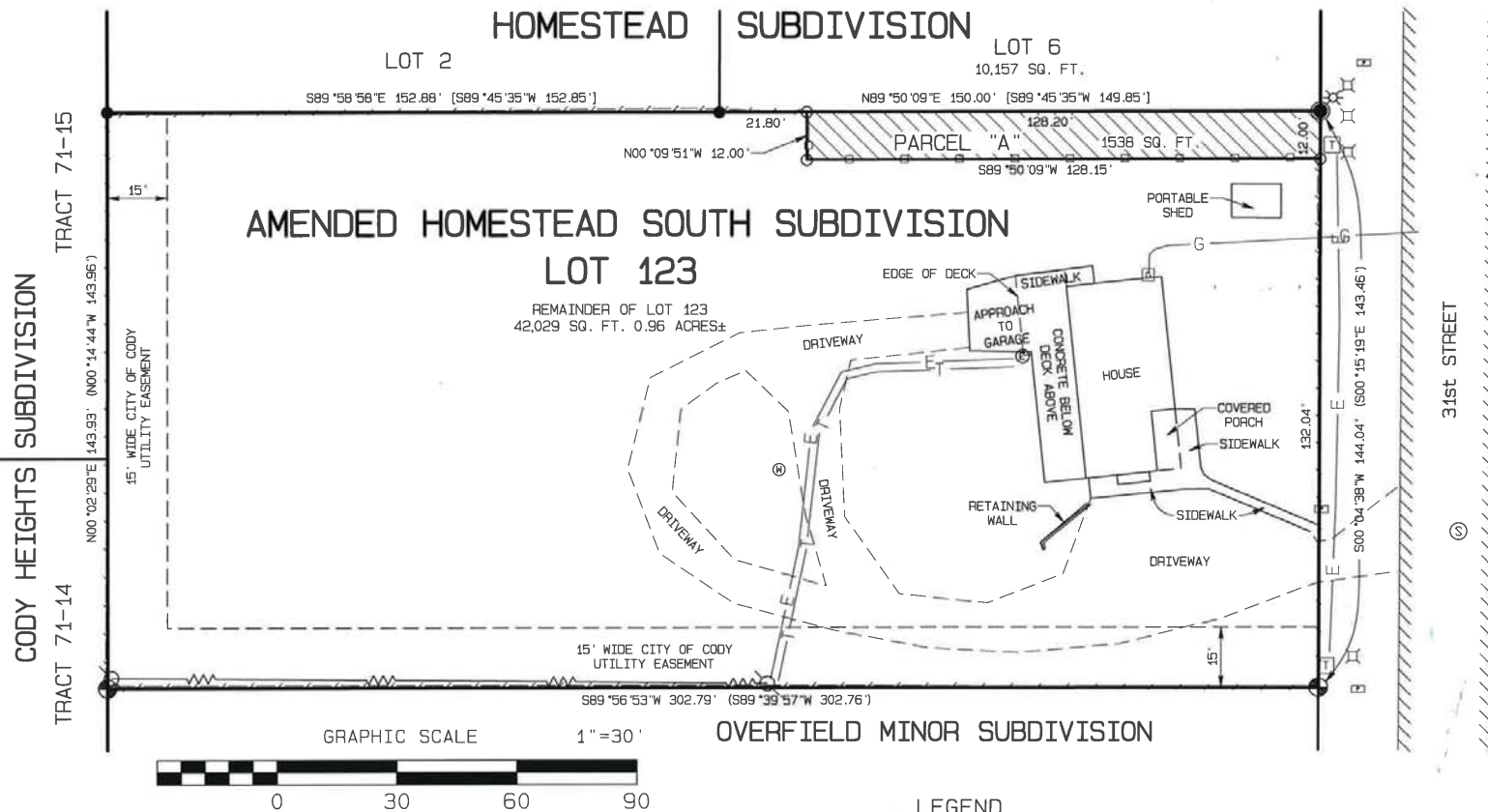
of  
LOTS 1, 2 AND 3  
of the  
HOMESTEAD SOUTH  
SUBDIVISION  
located within

Lot 70 - Resurvey, T. 53 N., R. 101 W., 6th P.M., in the City of Cody, Park County, Wyoming

**G**RAHAM,  
**D**IETZ &  
**A**SSOCIATES

CONSULTING ENGINEERS  
Civil Engineering Land Surveying

1308 Stampede Avenue  
P.O. Box 338  
Cody, Wyoming 82414  
Phone: (307) 561-3411  
Fax: (307) 561-3182



#### NOTES:

1. LOT 123 CONTAINS A TOTAL OF 43,567 SQUARE FEET, MORE OR LESS (1.00 ACRES, MORE OR LESS) AS SHOWN HEREON.

2. BEARINGS ARE BASED ON THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE.

5/8" REBAR WITH 2" ALUM. CAP SET

REBAR WITH ALUM. CAP FOUND

BRASS CAP FOUND

2 1/2" ALUM. PIPE WITH 3" ALUM. CAP FOUND

HOMESTEAD SOUTH SUBDIVISION  
RECORD DIMENSIONS SHOWN THUS ( )

HOMESTEAD SUBDIVISION  
RECORD DIMENSIONS SHOWN THUS [ ]

PARCEL "A" TO BE JOINED WITH  
LOT 6 OF THE HOMESTEAD  
SUBDIVISION SHOWN THUS



BURIED FIBER VAULT

GAS METER

SANITARY SEWER MANHOLE

ELECTRIC METER

LIGHT POLE

POWER POLE

WATER WELL

DUMPSTER

MAILBOX

#### LEGEND

T

G

S

E

⊗

⊙

⊕

⊖

⊗

OVERHEAD UTILITY LINE

BURIED ELECTRIC CABLE

BURIED TELEPHONE CABLE

NATURAL GAS PIPELINE

CHAINLINK FENCE

BOARD FENCE

**Morrison**  
**Maierle**  
engineers•surveyors•planners•scientists

1402 Stampede Avenue  
Cody, WY 82414

Phone: 307.587.6261  
Fax: 307.587.6262

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DRAWN BY: SDF  
CHKD. BY: ECR  
APPR. BY: SDF  
DATE: 06/2022

ROBERT A. AND FRANCIS K. SWANDER REVOCABLE TRUST DATED DECEMBER 28, 2000  
CODY WYOMING

EXISTING UTILITIES WITHIN LOT 123 OF AMENDED HOMESTEAD SOUTH SUBDIVISION  
CITY OF CODY, PARK COUNTY, WYOMING

PROJECT NO.  
10128.002

SHEET NUMBER  
1 OF 1

J:\10128 Roy Swander\002 BLA\TerraModel\10128.002.plt Plotted on Jul 28, 2022