CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD AGENDA TUESDAY, May 9, 2023 CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

- 1. Call meeting to order
- 2. Roll Call, excused members
- 3. Pledge of Allegiance
- 4. Welcome Kim Borer to the Board
- 5. Approval of Agenda for the May 9, 2023 meeting.
- 6. Approval of Minutes from the April 25, 2023 regular meeting.
- 7. New Business:
 - A. Site Plan Review for Blanca Tatanka Outdoor Dining Area-1453 Sheridan Avenue
 - B. Site Plan Review for Y-Tex Expansion located at 1825 Big Horn Avenue
 - C. Site Plan Review for Yellowstone Impression Art Gallery for a new building located 1234 Sheridan Avenue
 - D. Site Plan Review Luke Magargal for storage building located at 2517 Frank Court
- 8. P & Z Board Matters (announcements, comments, etc.)
- 9. Council Update
- 10.Staff Items
- 11.Adjourn

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

City of Cody Planning, Zoning, and Adjustment Board Regular Meeting April 25, 2023

A regular 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, April 25, 2023 at 12:00 pm.

Carson Rowley called the meeting to order at 12:00 pm.

Present: Carson Rowley; Dan Schein; Josh White; Mathew Moss; Ian Morrison; Council Liaison Andy Quick; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye.

Absent: Scott Richard.

Caron Rowley led the pledge of allegiance.

Ian Morrison made a motion to approve the agenda for April 25, 2023 regular meeting, seconded by Dan Schein. Vote on the motion was unanimous, motion passed.

Ian Morrison made a motion to approve the minutes from the April 11, 2023 regular meeting, seconded by Dan Schein. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell gave a description of the special exemption request for the reduction of parking for Pioneer Village II Apartments located at 2407 Pioneer Avenue.

The Public Hearing started at 12:06 p.m. for a special exemption request to reduce parking requirements for the proposed Pioneer Village II Apartments located at 2407 Pioneer Avenue.

Public comment:

Mike Lawler (HOA Board Member) spoke for the Deer Haven HOA against the parking reduction. Harold Musser, owner of the property under contract an adjacent property to the east spoke in favor of the Pioneer Village II parking reduction.

The public meeting closed at 12:12 p.m.

Alex Burkhardt with Pioneer Village II spoke on behalf of the project to the Board to explain the reasoning for the parking reduction request.

City Planner Todd Stowell elaborated more on the Special Exemption parking request to reduce parking requirements for Pioneer Village II Apartment located at 2407 Pioneer Avenue.

Josh White made a motion, seconded by Ian Morrison that the Board make the Findings 1-4 in the staff report and approve the Special Exemption to reduce the number of required parking spaces for the Pioneer Village II, 24-unit apartment building to 36. The special exemption shall continue so long as the units remain income restricted. If the units do not remain restricted to low-income tenants, the property owner would need to present a new application to demonstrate

how parking demand will be minimized so that the parking lot can continue to accommodate all parking demand. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell gave a brief description of the special exemption for the request to waive the requirement for a perimeter 15-foot vegetative buffer, and greatly reduce the requirement for a perimeter visual screen (6-foot-tall fencing or vegetation) located at 1308 29th Street.

The Public Hearing started at 12:34 p.m. for the special exemption for the request to waive the requirement for a perimeter 15-foot vegetative buffer, and greatly reduce the requirement for a perimeter visual screen (6-foot-tall fencing or vegetation) located at 1308 29th Street.

Public Comment: Greg Moore spoke on behalf of his project.

Public Meeting closed at 12:36 p.m.

City Planner Todd Stowell reviewed the special exemption for the request to waive the requirement for a perimeter 15-foot vegetative buffer, and greatly reduce the requirement for a perimeter visual screen (6-foot-tall fencing or vegetation) and the site plan located at 1308 29hth Street.

Josh White made a motion, seconded by Ian Morrison that the Board make the Findings 1-4 as contained in the staff report and approve the Special Exemption to partially approve the special exemption request, as outlined with conditions I and II listed in the staff report, for the construction of the mini-storage facility located at 1308 29th Street. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the site plan for the construction of the mini-storage facility proposed at 1308 29th Street.

Josh White made a motion, seconded by Dan Schein to approve the site plan review for the construction of a mini-storage facility to be located at 1308 29th Street with the Conditions 1-3, with Condition #2 being amended to have the landscaping plan to be provided to staff within 60 days for approval, and that the landscaping must be installed no later than with construction of the 3rd building; and, with Conditions 4-10, as listed with the staff report, with Condition # 9 that the areas between the buildings and property lines shall be surfaced with landscape rock or washed gravel and managed to prevent the growth of weeds and dry grasses. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the site plan for the proposed Pilot Peak Dog Wash Facility for Kory and Ashley Johnson, to be located at 707 Blackburn Street.

Mathew Moss made a motion, second by Josh White to approve the Pilot Peak Dog Wash Facility to be located at 707 Blackburn Street with Conditions 1-4 and Condition #5 being amended to have the approach paved by October 1, 2023 and with Condition 6-10, as listed within the staff report. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the site plan for Bear Paw Espresso, Drive-Thru Coffee Hut proposed at 701 Blackburn Street.

Dan Schein made a motion, second by Josh White to approve the Bear Paw Espresso, Drive-Thru Coffee Hut located at 701 Blackburn Street with Conditions 1-2 and Condition #3 being amended that the approach must be paved by October 1, 2023, and with Conditions 4-10, as listed within the staff report. Vote on the motion was unanimous, motion passed.

P&Z Board Matters (announcements, comments, etc.): none

Council Updates: Andy Quick talked with the City Council about looking into the possibility of expanded the neighbor notification area.

Staff Items: A new Board member should be appointed by the City Council at the next council meeting.

Ian Morrison made a motion, seconded by Josh White to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 1:21 p.m.

Utana Dye GIS Analyst

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT					
MEETING DATE:	May 9, 2023	TYPE OF ACTION NEEDED			
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х		
SUBJECT:	Minor Site Plan Review: Outdoor Dining Area at the Blanca Tatanka, 1453 Sheridan Avenue. SPR 2023-11	RECOMMENDATION TO COUNCIL:			
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:			

PROJECT DESCRIPTION:

The Planning and Zoning Board reviewed and approved architectural modifications to the building at 1453 Sheridan Avenue on October 12, 2022, as part of the conversion of the building to the Blanca Tatanka restaurant. Those improvements are just completed. In addition to the architectural modifications to the building, it was not disclosed that the property owners also desire to establish a new outdoor dining area that would be utilized in conjunction with the restaurant. The dining area is the subject of the current review. The area of the dining area is approximately 15 feet wide by 32 feet long, and



is located in the area of the former motel portico, off the east end of the building closest to Sheridan Avenue. It is defined by a 3-foot-tall metal rail fence at the north and south ends of the dining area, and an existing landscape planter along the east side. ADA compliant egress routes for pedestrians will be provided at the north and south ends of the dining area, to maintain required egress for the restaurant, and to serve the outdoor seating area.

<u>REVIEW CRITERIA:</u>

Pursuant to 10-10B-4 of the City of Cody Code, all structures within the zoning district are to be architecturally compatible and architectural plans are to be submitted to the

planning and zoning commission for approval. The architectural and landscaping details are to be maintained as shown by the approved plans. The addition of the outdoor seating area is considered a modification to previously approved plans.

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

The proposal must also comply with other applicable provisions of the City code.

<u>STAFF COMMENTS:</u>

Parking

The property is within the downtown parking district, which makes it exempt from providing up to one-hundred (100) off-street parking spaces that would otherwise be required by the City parking requirements (see City Code 10-16-2). To determine the number of parking spaces that would otherwise be required, reference to the applicable parking ratios is necessary. The property contains the restaurant, a 30-unit motel, a manager's apartment, and an additional three employee sleeping rooms. The parking ordinance recommends 14.3 parking spaces per 1,000 square feet of gross floor area for sit-down restaurants, 1.1 parking spaces per motel room, and two spaces for an apartment. That calculates out to approximately 58 spaces for the restaurant and proposed outdoor seating area, 33 spaces. That number is still below the 100-space exemption of the downtown parking district, without even considering the approximate 31 spaces that are provided on the property. The parking lot spaces and backup areas within the property are not affected by the closure of the motel portico area.

Access/parking lot configuration:

Initially, it was presumed that the curb cut and driveway that comes off of Sheridan Avenue into the portico area would no longer be utilized for vehicle access. The property owner has since verbally indicated that they plan to remove the fencing and seating during the winter season and utilize the portico area at that time for customer drop off/pickup, and/or staff parking and/or curbside orders.

One issue to consider with the seasonal closure of the access for the outdoor dining area is that during the closure time the yellow "No Parking" curb along Sheridan Avenue does not reflect the situation with how the access is no longer used. If the approach were permanently closed, the yellow marking could be removed and a new parking space along Sheridan Avenue would be formed by the frontage of the access and the yellow painted area. As there is room to provide a parking space, it is anticipated that it will be used as a parking space, although technically in violation of the yellow painted

curbing that needs to be in effect when the access is open. The options appear to be to either have the yellow "No Parking" extend across the curb cut, or to seasonally remove or cover the yellow "No Parking" paint on the west side of the access when the access is closed. The use of seasonal barriers, such as plants in large moveable pots, may also be a good idea to provide additional visual indication for when the access drive is closed.

If the access is not opened annually by removal of the fence and furniture as proposed, the City will likely consider the approach abandoned, and seek enforcement of the following section of City code.

City Code 7-1-20(C)

If at any time a driveway or curb cut shall no longer be necessary or is abandoned by disuse, then the property owner shall replace or restore the necessary curb, gutter and sidewalk. If the property owner fails or refuses to take such corrective measures, then the city may do so and the cost and expenses of same shall be paid by the property owner. (1960 Compilation § 14-112; amd. Ord. 78-10)

The removal of the approach and installation of standard curb, gutter, and matching sidewalk would require a permit from WYDOT, as the approach is located within the WYDOT right-of-way.

Outdoor furniture:

While the City has no requirement for the type of furniture used, it is noted that lightweight furniture has a tendency to fly away in the wind. Wind impacts should be considered when selecting the tables and chairs, and/or whether they should be anchored to the ground.

ALTERNATIVES:

Approve or deny the proposal, with or without changes.

RECOMMENDATION:

Approve the outdoor seating area for the Blanca Tatanka restaurant, subject to the following conditions:

- 1) Paint the curb across the existing curb cut yellow, to indicate "No Parking", or remove/cover the existing yellow paint to the west of the access drive when the access is closed for the outdoor seating area, and repaint/uncover it when the outdoor seating area is removed. Coordinate the decision with WYDOT.
- 2) Add two or more potted plants or other similar barriers up against the south metal fence, which are not to extend more than two feet into the WYDOT sidewalk area.
- 3) If for whatever reason in the future the outdoor seating area and associated fencing is not removed for the winter season, the approach will be considered abandoned and must be removed and replaced with standard curb, gutter, and sidewalk pursuant to City Code 7-1-20(C). Necessary permits would need to be obtained from WYDOT prior to commencing the work. H:\planning department\file reviews\site\2023\2023-11 1453 sheridan avenue-blanca tatanka\staff report to p&z\staff rpt to pc.docx

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT					
MEETING DATE:	May 9, 2023	TYPE OF ACTION NEEDED			
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х		
SUBJECT:	SITE PLAN REVIEW: Y-TEX Expansion, 1825 Big Horn Ave. SPR 2023-01	RECOMMENDATION TO COUNCIL:			
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:			

PROJECT DESCRIPTION:

Y-TEX Corporation has submitted a site plan application to expand their facility at 1825 Big Horn Avenue. The project involves the removal of a 2,900 square foot building and construction of a 13,850 square foot building in its place. The existing 2,900 square foot building would remain in use during construction of the new building over the top of it.

The building would contain equipment relating to injection molding machines. The property is located in the Open Business/Light Industrial (D-3) zoning district, which is interpreted to permit the business as a light manufacturing use.

<u>REVIEW CRITERIA:</u>

Section 10-10C-5 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 south building elevation is shown below. Other building elevations are attached. The proposed metal sided structure will have 22'4" tall walls and a 2:12 pitched gable roof, resulting in a total height of 31'4". The walls are vertical metal seamed panels in a brown color to match other portions of the facility. The roof would be a typical galvalume metal sheeting. Due to the location of the proposed building in relation to other existing buildings on the site, the new building does not add a significant amount of area visually, due to the buildings already behind it. Being set back about 60 feet from the front of the primary building, the primary building with its rock façade will still be the predominant building when viewed from Big Horn Avenue. In staff's perspective, additional architectural enhancement of the proposed building does not seem necessary. The large trees seen in the photo below will remain and further minimize the visual impacts of the proposed building.



Landscaping:

The property is located in the Entry Corridor Overlay zone, which has a requirement that 5% of the developed property be in landscaping. The existing facility has 7.6%+ in landscaping, none of which will be removed by the proposed project.

Fencing: None proposed.

Access/Parking:

No change to the access off of Big Horn Avenue is proposed.

There are a couple of ways to look at parking demand. The City's off-street parking ordinance recommends 1.3 spaces per 1,000 square feet of a manufacturing facility.

That would equate to 121 required spaces. However, the Board can accept any reliable data in determining the number of parking spaces required, as the Board is not strictly bound by the recommend ratio of the parking ordinance, as stated in the ordinance.

Another method to determine approximate parking demand is to consider employee counts. The application has provided a chart of maximum employees for each of their shifts at the facility. They have no more than 96 persons present on any one shift, and a "worst case" occurs during the brief afternoon transition between two shifts that combined have 139 employees. However, 24 of those employees are H2B workers, that typically either don't drive and/or rideshare. Other employees may also carpool. Also, the H2B workers are only utilized in the non-tourist season (late fall and winter) when they are not working in the hospitality industry, and Y-TEX is typically unable to find enough local workforce to fully replace the H2B workers during the tourist season.

Based on both the recommended ratio of the parking ordinance and the employee count, approximately 121 parking spaces would seem to be adequate for the "worst case" scenario of the afternoon shift change. Presently, there are about 117 parking spaces available on the property (see below for detail), and the applicant claims that those spaces are sufficient so that no employees are late to their shift due to not being able to find a parking space on the property, and not all 117 spaces are used even during the shift change. However, 19 of the existing spaces will no longer be available after the building construction starts—4 lost in the paved parking lot and 15 in the gravel area north of the paved lot. That would leave 98 spaces, which is about 23 spaces less than the numbers suggest, and somewhere between 0 and 23 less than needed.

The applicant notes that the expansion does not result in an immediate increase of employees—for now, the employees in the existing area being demolished would simply have more work space in the new facility, and room to add additional machines in the future.

{Detail of parking spaces based on staff determination of usable spaces: The existing parking spaces are identified as 46 spaces in the western parking lot, 14 gravel spaces to the north of the paved western parking lot, 48 spaces in the lot at the front of the main building, and 9 spaces in the areas accessed off of 19th Street, for a total of 117 spaces that are readily available for employees. Staff believes that the 9 spaces off of 19th Street are pre-existing and can be counted (4 in area furthest south, 3 in the next area to the north, and 2 in pallet/shipping area), but any additional proposed spaces that would back into 19th Street requirement in the parking code.}

No plan is shown for providing additional parking. At this point, staff is hesitant to not require additional replacement parking spaces due to the resulting reduction from 117 to 98 spaces, yet is willing to "hold off" in that if the existing 98 spaces are shown to be

sufficient over a short time of experience, then no additional parking is justified. Yet, if parking overflow onto the street occurs due to insufficient on-site parking, then an additional parking lot should be developed. There is plenty of room to install a new parking lot to the north of the existing facility, with an access off of 19th Street, once some temporary storage of materials is no longer necessary.

If any additional spaces are added, it will trigger a consideration of ADA compliance. Technically, a new parking lot of 100 to 150 spaces would require five of those spaces to be ADA spaces. Parking facilities of 76 to 100 spaces need four. There are currently two ADA spaces. However, if only the additional spaces are considered, then an increase of up to 25 spaces would equate to one additional ADA space.

It is noted that during construction, construction vehicles will likely create a parking shortage, and result in use of on-street parking on 19th Street. As this situation is temporary, it is not the basis for determining parking requirements.

Exterior Lighting

As shown on Sheets A-2 and E-0, exterior lighting is proposed in the form of three wall packs on the south side of the building, two on the west side, and three on the north side. Emergency exit lighting at the walk doors will also be necessary. The wall packs are full cut-off style. Information was not submitted for which options of wattage, color temperature, or distribution type are proposed. A photometric map has been



provided. It demonstrates appropriate lighting levels on the south and north sides of the building, but significant spillage beyond the west property line (approx. 2.0 to 2.3 footcandles at property line). Not knowing what fixture distribution the photometric map used for the light fixtures (appears Type IV), it may be as simple as changing to a shallower and broader pattern (Type II instead of Type III or IV pattern).



The Board typically limits color temperature to 4,000K or less to minimize the impacts of blue light. The City's streetlights are 4,000K, and moonlight is about 4,000K also. The fixture selected comes in 3000/4000/5000K options.

Neighborhood Compatibility, Setbacks and Buffers

The location of the property does not trigger any zoning setbacks or buffer requirements, as it is not next to any residential property. The building would have a 20-foot setback from the west property line.

Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and meets minimum requirements. Stormwater calculations were appropriately based on an undeveloped condition being converted into a fully developed condition for the portion of the property that flows into the area. See the attached storm drainage report and Sheets C-5, C-6, and C-9. In brief, the area of the project and other contributing areas will be graded to drain to stormwater inlets, then through underground pipes, that will carry the stormwater towards the northern portion of the property until the pipe daylights into an open swale that continues another hundred feet to a stormwater detention basin. The stormwater basin and piping are sized for a 10-year, 2-hour storm event, and the basin contains an overflow spillway to accommodate a 100-year, 2-hour storm event.

Snow Storage

The snow storage area is shown on the site plan as along the west property line, which will allow it to enter the ground or stormwater system as it melts.

Utility Services

An existing private sewer line will be relocated from under the proposed building—see Sheet C4.

Modification to the domestic water system is minimal, simply to get the water line out of the way of the relocated private sewer line and connect to the new fire sprinkler system.

For the electrical service, a new primary cable and transformer are need to be installed, which has been coordinated with the electrical division. The location is shown on the utility plan—Sheet C4. Easements for the extension of the primary electrical line and the transformer are needed. It is the responsibility of the property owner to provide the legal description(s) and exhibit(s) for the easement document(s).

<u>Signs</u>

No additional signs are proposed.

<u>Hydrant</u>

A fire hydrant is at the southeast corner of the property, which is within the required distance for the proposed building when it is provided with fire sprinklers, which it will have.

<u>Garbage</u>

Dumpsters are located in the area for pickup off of 19th Street.

Other:

Air Quality:

The injection molding processes involve injection of insecticide into some of the products, which has an odor that is noticeable outside of the facility, and sometimes beyond the property line. Details of the ventilation system were not initially provided. Typically, filtration can be effective at reducing odors, and carbon filtration utilized in extreme cases. Staff asked about the planned filtration and was told that when the injection molding machines are placed into the new building, they will have internal exhaust systems that contain the fumes within the machine and exhaust them through a double carbon filtration system and then to the outside. This represents best management practices and is expected to reduce odor impacts. The applicant also notes that the exhaust discharge is and will be regularly monitored by a 3rd party testing agency for ensuring compliance with EPA standards. WY DEQ has not been involved as the discharge levels have been below their thresholds.

Lot lines:

The proposed building will be placed across a lot line, which lot line raises issues related to zoning and building code setbacks and fire separation. The lot line should be formally removed by the property owner executing a lot consolidation form, so that both lots can be treated as a single lot for zoning, building, and property transfer purposes. The City Planner can assist in the process—see City Code 11-6B. There is no fee, other than for recording the document with the County Clerk's Office.

<u>ATTACHMENTS:</u>

Application materials—site plan, elevation drawings, drainage report, etc.

ALTERNATIVES:

Approve or deny the site plan with or without changes.

RECOMMENDATION:

It is recommended that the Planning and Zoning Board approve the proposal, subject to the following conditions.

- 1. Prior to issuance of the building permit, complete a lot consolidation document to consolidate Lots 1 and 3, and record the document with the County Clerk's Office.
- 2. Prior to occupancy of the new building, provide a parking plan for the construction of twenty additional parking spaces, in compliance with the City's off-street parking ordinance. Construction of the parking lot, or a necessary portion thereof, shall occur if it is observed after construction is completed that there is insufficient on-site parking to accommodate parking demand, resulting in on-street parking along 19th

Street. Include where and how an additional ADA parking space and associated improvements would be provided.

- 3. Modify the proposed lighting on the west side of the proposed building to utilize a Type II distribution pattern. All wall pack lighting is to be full-cut off style as proposed, and of a color temperature of 4,000K or less.
- 4. Provide necessary easements for the electrical primary line and transformer prior to occupancy of the building.
- 5. 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.
- 6. Exhaust air from the components in the new building shall be carbon-filtered as described, or similar, before being discharged to the atmosphere, to minimize odors.
- 7. 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.
- 8. If Lot 2 (the owner's vacant lot to the north) is ever transferred to an entity different than Lots 1 and 3, appropriate easements shall be established for the stormwater components and any required parking facilities located on Lot 2.

H:\PLANNING DEPARTMENT\FILE REVIEWS\SITE\2023\2023-01 1825 BIG HORN AVENUE Y-TEX ADDITION\STAFF REPORT TO P&Z\STAFF RPT TO PC Y TEX.DOCX

Y-TEX CORPORATION 1825 BIG HORN AVE. CODY, WYOMING

STORM DRAINAGE REPORT

PREPARED FOR:	
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Y-Tex Corporation 1825 Big Horn Ave Cody, WY 82414

PROJECT LOCATION:

1825 Bighorn Avenue Cody, Wyoming

PREPARED BY:

Engineering Associates POB 1900 Cody, Wyoming 82414

JOB NO.:

22026.00

DATE: April 7th, 2023





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

Introduction

The following drainage report provides storm water analyses for the proposed Y-Tex Corporation Building Expansion Project planned for their existing facilities on Cody Commerce Center Lots 1, 2 & 3, located at 1825 Big Horn Avenue. The proposed project comprises of the expansion of an existing 3,000 sq-ft wing to approximately 14,000 sq-ft and associated site work.

The site historically slopes to the north with the area of the proposed improvements draining north off-site along the western property boundary. Existing ground slopes average between 1% an 2%, proposed grading maintains slopes within this range.

This storm drainage report addresses the proposed runoff areas of the site, both historic and developed. A proposed storm drainage conveyance system will collect surface flows and route to a proposed percolation trench.

No run-off is anticipated from the neighboring lot to the west onto the portion of the site containing the proposed improvements. Historically, run-off from the neighboring lot does cross the northwest corner of this property (Lot 2) to the north (down gradient) of the proposed improvements.

Methodology

The methodology used in this report is as follows:

- 1. Runoff rates and volumes were determined for the 10-year frequency event for the design of drainage pipes and detention basins as directed in the City's Storm Water Management Policy.
- 2. A design storm duration 2 hours for run-off volume calculations was used for the design of drainage pipes and detention basins, as directed in the City's Storm Water Management Policy.
- 3. The maximum allowable release rate for the design storm is a function of the historic (pre-developed) run-off rates. Developed volumes need to be retained on-site as directed in the City's Storm Water Management Policy.

This methodology was used to determine the basic elements of a drainage plan for control of storm run-off for this proposed project while accounting for previous development on this site.

Project Development

Average run-off coefficients were determined by multiplying the surface run-off coefficient by the area of each individual surface. These products were summed and divided by the total development area. The following run-off coefficients for the surfaces

in this project were taken from data in the City of Cody Storm Water Management Policy:

Croof	= 0.90
Cpavement	= 0.90
Chard gravel	= 0.50
Cunimproved	= 0.30
Clandscaping	= 0.15

Historic Run-Off

Total Drainage Area - 2.13 acres

Run-off Coefficients:

- Unimproved (C=0.30) = 2.13 acres
- Cave = 0.30
- 10-year, 2-hour storm
 - Rainfall Intensity, I = 0.53 inches/hour

Total Historic Run-off: Q = C_{ave*}I*A =0.30*(0.53)*(2.13) = **0.34 cfs**

Historic Volume:

Table 1 Design Storm Run-off Volume - Pre-Development Conditions

Pre-Development Conditions - Design Storm Run-off Volume - Total Drainage Area							
	Area	СхА	Q	Volume 2hrs			
Run-off Coefficient	(acre)	(ac)	(cfs)	(ft³)			
Unimproved (C=0.30)	2.13	0.64	0.42	3037			

Developed Run-off

Figure 1 Drainage Basin Overview



Basin 1 - 0.39 acre (16725 ft²)

Run-off Coefficients:

- Roof (C=0.90) = 15136 sf = 0.35 acre
- Pavement (C=0.90) = 1213 sf = 0.03 acre
- Landscape (C=0.15) = 376 sf = 0.01 acre
- $C_{ave} = [(0.35*0.90) + (0.03*0.90) + (0.01*0.15)] / 0.39 = 0.88$

10-year, 2-hour Storm Flow Rate:

- Rainfall Intensity, I = 0.53 inches/hour

Total Developed Run-off:

 $Q = C_{ave^*}I^*A = 0.88^*(0.53)^*(0.39) = 0.18 \text{ cfs}$

Developed Volume: V = (0.18)*(60*)(60)*(2)= 1294 cf = **48 cy**

Basin 2 - 0.64 acre (28066 ft²)

Run-off Coefficients:

- Roof (C=0.90) = 3464 sf = 0.08 acre
- Pavement (C=0.90) = 19949 sf = 0.45 acre
- Landscape (C=0.15) = 3292 sf = 0.08 acre
- Gravel (C=0.50) = 1361 sf = 0.03 acre
- $C_{ave} = [(0.08*0.90) + (0.45*0.90) + (0.08*0.15) + (0.03*0.50)] / 0.64 = 0.78$

10 -year, 2-hour Storm Flow Rate:

- Rainfall Intensity, I = 0..53 inches/hour

Total Developed Run-off:

- $Q = C_{ave}IA = 0.78^{*}(0.53)^{*}(0.64) = 0.27 \text{ cfs}$

Developed Volume:

- $V = (0.27)^*(60)^*(60)^*(2) = 1949 \text{ cf} = 72 \text{ cy}$

Basin 3 - 1.03 acre (44970 ft²)

Run-off Coefficients:

- Roof (C=0.90) = 29222 sf = 0.67 acre
- Landscape (C=0.15) = 2889 sf = 0.07 acre
- Gravel (C=0.50) = 12859 sf = 0.29 acre
- $C_{ave} = [(0.67*0.90) + (0.07*0.15) + (0.29*0.50)] / 1.03 = 0.74$

10-year, 2-hour Storm Flow Rate:

- Rainfall Intensity, I = 0.53 inches/hour

Total Developed Run-off:

 $Q = C_{ave}IA = 0.74^{*}(0.53)^{*}(1.03) = 0.40 \text{ cfs}$

Developed Volume:

V = (0.40)*(60)*(60)*(2)= 2905 cf = **108 cy**

Basin 4 - 0.07 acre (2843 ft²)

Run-off Coefficients:

- Gravel (C=0.50) = 2905 sf = 0.07 acre
- C_{ave} = **0.50**

10-year, 2-hour Storm Flow Rate:

- Rainfall Intensity, I = 0.53 inches/hour

Total Developed Run-off: $Q = C_{ave} | A = 0.50^{*}(0.53)^{*}(0.07) = 0.02 \text{ cfs}$

Developed Volume:

 $V = (0.02)^{*}(60)^{*}(60)^{*}(2) = 129 \text{ cf} = 5 \text{ cy}$

Table 2 Design Storm Run-off Volume - Post Development Conditions

Post-De	Post-Development Conditions: Design Storm Run-off Volume - By Basin						
		Area	СхА	Q	Volume 2hrs		
Basin	Runoff Coefficient	(acre)	(ac)	(cfs)	(ft³)		
	Roof (C=0.90)	0.35	0.31	0.17	1193		
1	Pavement (C=0.90)	0.03	0.03	0.01	96		
	Landscaped (C=0.15)	0.01	0.001	0.00	5		
	Total	0.38	0.34	0.18	1294		
	Roof (C=0.90)	0.08	0.07	0.04	273		
	Pavement (C=0.90)	0.46	0.41	0.22	1573		
2	Landscaped (C=0.15)	0.08	0.01	0.01	43		
	Gravel (C=0.50)	0.03	0.02	0.01	60		
	Total		0.51	0.27	1949		
	Roof (C=0.90)	0.67	0.60	0.32	2304		
2	Gravel (C=0.50)	0.30	0.15	0.08	563		
3	Landscaped (C=0.15)	0.07	0.01	0.01	38		
	Total	1.03	0.76	0.40	2905		
4	Gravel (C=0.50)	0.07	0.03	0.018	129		
4	Total	0.07	0.03	0.02	129		
		2.13	1.64	0.87	6277		

Total Developed Runoff

Total Developed Runoff to be conveyed is equal to 0.18+0.27+0.40+0.02 = 0.87 cfs

Storm Drainage pipe flow calculations:

Storm Draiange Pipe - Flow Calculations											
	Design	Q	Dia.	Invert Up	Invert Down	Slope	Length	Normal	Velocity	Depth/Dia	Max. Cap.
Line	(cfs)	(cfs)	(in)	Elev.	Elev.	(ft/ft)	(ft)	Depth (in)	(ft/s)	Ratio	(gpm)
12" Slotted Drain CMP - Sta. 0+89.36	0.18	0.18	12	4959.21	4958.21	0.0085	117.26	2.5	1.5	21%	2.01
12" RCP - Sta. 2+06.40	0.45	0.45	12	4956.46	4955.24	0.0086	142	3	3.0	25%	3.58
12" RCP - Sta. 3+48.40	0.85	0.85	12	4955.24	4953.25	0.0133	149.55	3.7	4.1	31%	4.43
12" RCP - Sta. 4+97.95	0.87	0.90	12	4953.25	4953.12	0.0065	20	4.6	3.2	38%	3.10

Design storm flows are adequately conveyed by the minimum required 12-inch diameter storm pipe for private, commercial or industrial improvements.

Total Historic and Developed Volume

Total Developed Volume to be retained is equal to 1294+1949+2905+129 = 232 cy

Total Historic Volume = 90 cy

232 - 90 = 142 cy = 3834 cf

Storage Volume Required

Detention basin sizing was completed by analyzing depth vs. storage, calculating the wetted surface provided by the selected basin configuration by water-depth increments. Rate of infiltration for each wetted surface increment was calculated based on the type of soil anticipated in the detention basin. An infiltration test performed on similar sites indicated that an infiltration rate of 5 minutes per inch was reasonable for the Cody cobbles in this location. A rectangular basin with 3:1 side slopes was selected for this facility. An emergency overflow spillway will be constructed on the east side of the pond to handle a 100-year, 2-hour storm.

Y-Tex Build	ling Expans	sion					Date:	03/15/23
Dopth ve S	torado							
Depui vs. 3	torage	All Basin			Design St	torm Duration=	2	hr
D	esion Cana	hity Read =	383/	cf	Design Storm Duration-		4	
	esign capat	ny nequ -	5054	CI.	In	filtration Rate=	5	min /in
Swale	RECT	BOTTOM	BOTTOM			intration reace	0 200	in /min
Ownie	ILCI.	WIDTH	LENGTH				0.000278	ft/e
	Pond =	20	20	(FT)			0.000270	10.5
Landscape i	ond	20	20	(1.1)	1)esian Denth =	2.0	ft
Side slones	3	-1			-	Freeboard =	1.0	ft.
orde stopes	5					Treeboard	1.0	
Depth (ft)	Wetted Surface - Bottom (sf)	Wetted Surface Perimeter (sf)	Total Wetted Surface (sf)	Storage Volume (cf)	Infiltration Rate (cfs)	Volume Infiltrated During Storm (cf)	Total Volume Disposed (cf)	10-yr Design Regrmt
2.2	400.0	750.16	1150.2	1652	0.319	2300	3953	3834
2.1	400.0	707.66	1107.7	1536	0.308	2215	3751	
2.0	400.0	665.96	1066.0	1424	0.296	2132	3556	
1.9	400.0	625.07	1025.1	1317	0.285	2050	3367	
1.8	400.0	584.97	985.0	1214	0.274	1970	3184	
1.7	400.0	545.67	945.7	1115	0.263	1891	3007	
1.6	400.0	507.17	907.2	1021	0.252	1814	2835	
1.5	400.0	469.47	869.5	931	0.242	1739	2670	
1.4	400.0	432.58	832.6	845	0.231	1665	2510	
1.3	400.0	396.48	796.5	762	0.221	1593	2355	
1.2	400.0	361.18	761.2	684	0.211	1522	2206	
1.1	400.0	326.68	726.7	609	0.202	1453	2063	
1.0	400.0	292.98	693.0	538	0.192	1386	1924	
0.9	400.0	260.08	660.1	470	0.183	1320	1790	
0.8	400.0	227.99	628.0	406	0.174	1256	1662	
0.7	400.0	196.69	596.7	345	0.166	1193	1538	
0.6	400.0	166.19	566.2	287	0.157	1132	1419	
0.5	400.0	136.49	536.5	232	0.149	1073	1305	
0.4	400.0	107.59	507.6	180	0.141	1015	1196	
0.3	400.0	79.49	479.5	131	0.133	959	1090	
0.2	400.0	52.20	452.2	85	0.126	904	989	
0.1	400.0	25.70	425.7	41	0.118	851	893	

Table 4 Detention Basin Sizing

The detention basin is designed to allow the water a direct path to the existing Cody cobbles that are below the site. The remainder of the site will continue to drain as it has done historically. Please see the attached drawing for details of the proposed storm drainage improvements.

Sincerely,

ENGINEERING ASSOCIATES

Jed Smith, PE

Encl

cc: 22026.00



NTS

Engin

Y-TEX CORPORATION BUILDING EXPANSION PROJECT

WITHIN CODY COMMERCE CENTER LOTS 1 & 3

PLANNING AND ZONING SUBMITTAL **APRIL 2023**

	INDEX TO DRAWINGS
SHEET NO.	SHEET TITLE
T-1	TITLE
L-1	NOTES
A-1	FLOOR PLAN
A-2	SOUTH & WEST ELEVATIONS
C-1	EXISTING SITE PLAN
C-2	PROPOSED DEMOLITION PLAN
C-3	PROPOSED SITE PLAN
C-4	PROPOSED UTILITY PLAN
C-5	PROPOSED GRADING & DRAINAGE PLAN
C-6	PROPOSED GRADING & DRAINAGE PLAN
C-7	CIVIL DETAILS
C-8	CIVIL DETAILS
C-9	CIVIL DETAILS
S-1	GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	CRANE RAIL FRAMING PLAN
S-4	ROOF FRAMING PLAN
S-5	BUILDING SECTIONS
S-5.1	BUILDING SECTIONS
S-5.2	BUILDING SECTIONS
S-6	FOUNDATION DETAILS
S-7	FOUNDATION DETAILS
S-8	CF DETAILS
M-0	SCHEDULES - HVAC
M-1	MAIN FLOOR PLAN - HVAC
E-0	ELECTRICAL SITE PLAN - PHASE 1
E-1	ELECTRICAL SITE PLAN - PHASE 2
E-2	ELECTRICAL LIGHTING PLAN
E-3	ELECTRICAL POWER PLAN
E-4	ELECTRICAL ONE-LINE DIAGRAMS
E-5	ELECTRICAL PANEL SCHEDULES
E-6	ELECTRICAL SPECIFICATIONS

PREPARED BY: PREPARED BY: PR	EXAMPLE STRUTURE DESIGN OFFICIENT WORKING BEDOS STETE CONTACT INFO. JOLENE OSBORNE DIRECTOR OF OPERATIONS	CALL BEFORE YOU DIG WYOMING ONE CALL 1-800-849-2476 OR 811 ACCURATE ON 22"	ARE X34"	ELECTRICAL SITE PLAN – PHASE 1 ELECTRICAL SITE PLAN – PHASE 2 ELECTRICAL LIGHTING PLAN ELECTRICAL ONE-LINE DIAGRAMS ELECTRICAL ONE-LINE DIAGRAMS ELECTRICAL PANEL SCHEDULES ELECTRICAL SPECIFICATIONS	ACEC
CODY, WY 82414	(307)-578-0109		OWNER:		The Voise of Americ Engineering Industry
04/07/23 100% CONSTRUCTION SET JMS 03/15/23 95% REVIEW SET JMS 01/05/23 60% REVIEW SET JMS	JMS HJO JMS HJO FIELD BOOK NO	CONSULTING ENGINEERS & SURVEYORS	Y-TEX CORPORATION	TITLE: TITLE	

		LEGEND		NOTES
		EXISTING PROPERTY BOUNDARY	GENERAL	PIPING – WATER
		EXISTING BUILDING EXISTING BUILDING ROOF OVERHANG	 WORK NOT COVERED BY THE PROJECT MANUAL SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF: WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. 	 THE CONTRACTOR WILL BE REQUIRED TO STAY WITHIN THE EXISTING RIGHT-OF-WAYS AND ANY CONSTRUCTION EASEMENTS. ANY OBSTACLES OR IMPROVEMENTS WILL HAVE TO BE WORKED AROUND OR REMOVED AND REPLACED. ANY OBSTACLES SHALL BE LEFT IN A CONDITION AS COOD AS OR PETTER THAN THAT WHICH EXISTED PRIOR TO
	xx	EXISTING FENCE EXISTING EDGE OF GRAVEL	 EXISTING UNDERGROUND INSTALLATIONS AND PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT CHIERARTIFE THE ACCURACY OF SILVEN INFORMATION. 	CONSTRUCTION. 2. OTHER THAN SHOWN IN THE PLAN AND PROFILE SHEETS, THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING
		EXISTING EDGE OF ASPHALT EXISTING CURB & GUTTER FLOWLINE	MAIN LINES AND SERVICE LINES (I.E., WATER, SEWER, POWER, STORM DRAIN, GAS, TELEPHONE, CABLE TV) MAY NOT BE STRAGHT LINES OR AS INDICATED ON THE PLANS. WYOMING LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY	WHERE VEHICAL CHANGE HITINGS ARE REQUIRED. VEHICAL CHANGE HITINGS SHALL BE REQUIRED WHERE VEHICAL DEFLECTION EXCEEDS SPECIFICATIONS AND MANUACTURER'S RECOMMENDATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE ACTUAL ANGLE CHANGE AND ELBOW REQUIRED.
 The state harm brains, out has brains, out has the state is state state is state harm brains, out has the state harm brains, out harm brains, outh harm brains, ou	FFF	EXISTING BURIED TELEPHONE / FIBER LINE EXISTING BURIED POWER LINE	COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS. ONE CALL OF WYOMING: 1-800-849-2476	3. SOME ITEMS ARE SHOWN IN EITHER THE PLAN OR PROFILE VIEW, BUT NOT BOTH. THE CONTRACTOR IS TO RECOGNIZE THIS FACT, AND KNOW THAT THE INTENT IS TO SHOW THE OBSTACLE, FACILITY, UTILITY, ETC., AND THAT IT IS A VALID PART OF THE PROJECT WHETHER OR NOT IT IS SHOWN IN BOTH VIEWS.
	cc	EXISTING BURIED NATURAL GAS LINE	3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK.	4. LOCATION OF THE UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING EXACT LOCATION, ELEVATION AND RESEARCHING FOR ADDITIONAL UTILITIES.
	TWTW SASASA	EXISTING BURIED TREATED WATER LINE EXISTING BURIED SANITARY SEWER LINE	4. A COPY OF THE APPROVED DRAWINGS, PROJECT MANUAL, AND PERMITS (IF ANY) SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. 5. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE ENGINEER AT LEAST 48.	SEE THE CONSTRUCTION SPECIFICATIONS FOR DETAILS. 5. THE REFERENCE TO "BURY" IS THE COVER OVER THE TOP OF THE PIPE TO FINISHED GROUND.
		EXISTING BURIED STORM SEWER LINE	HOURS PRIOR FOR INSPECTION REQUESTS AND CONCRETE OR DENSITY TESTING AND AT LEAST 72 HOURS PRIOR FOR CONSTRUCTION STAKING.	BURY DEPTH NOT TO EXCEED 15 FEET. MAY DEFLECT OR CURVE THE PIPE AS APPROPRIATE FOR THE PIPE MATERIAL AND SIZE WITHIN THE MANUFACTURER'S RECOMMENDATIONS
	С С	MANHOLE LID - UTILITY AND STRUCTURE TYPES VARY GAS METER	6. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED BY TRAFFIC CONTROL WITH ADBOLIATE BARRICADES, LICHTS, SIGNS, AND WARNING DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MANUAL PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MUTCH PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MUTCH PART VI DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCH MUTCH PART VI DEVICES PER THE PART VI DEVICES PER TH	 AT P.I. STATIONS WHERE ANGLES ARE LESS THAN THE SMALLEST AVAILABLE ANGLE OF FITTINGS (11.25'), THE CONTRACTOR ALL VALVE BOX RISERS WILL HAVE COVERS CONTAINING THE WORD "WATER" ON THEM.
	P	ELECTRIC METER UTILITY PIPE LINE VALVES	PLANS MUST BE APPROVED BY THE TOWN OF WORLAND. THAFTIC CONTROL PLANS MUST BE APPROVED BY THE TOWN OF WORLAND. 7. THE CONTRACTOR SHALL NOTIFY AND ARRANGE FOR THE RELOCATION OF ANY	8. THE CONTRACTOR IS RESPONSIBLE FOR POTHOLING ALL EXISTING UTILITIES. AFTER IDENTIFYING THE DEPTH OF EXISTING UTILITIES, THE CONTRACTOR SHALL ENSURE A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN THE UTILITY AND THE NEW WATER LINE. THE MINIMUM DEPTH OF BURY OF THE NEW MATER LINE MUST BE MAINTAINED AND ADDITIONAL EXCAUSION OR BERNON MAY BE FEODURED. SILCH ADDITIONAL EXCAUSION OF MORE IS CONSIDERED INCIDENTIAL TO OTHER PAY ITEMS.
 MARKET TOW MENT WATHING TO MARKET TOW MENT WATHING TO MARKET TOW MENT WATHING TO MARKET TOW MARKET TOW MENT WATHING WATHING	•	STORM DROP INLET CONCRETE PARKING STOPS	8. SANITARY FACILITIES SHALL BE MAINTAINED ON-SITE BY THE CONTRACTOR.	BENDS WHERE REQUIRED TO BE PAID PER EACH.
 We want with the serves strates (serves) Costino Presende strates (serves) Costino Costinetics (serves) Costino Costinetics (serves) Costine Costinetics (serves) C	K	DRAINAGE FLOW ARROW	9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NPDES PERMITS (INCLUDING CONSTRUCTION OVER 5 ACRES AND TEMPORARY DISCHARGES). THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL OSHA	10. ALL VALVES REQUIRE AN ANCHOR BLOCK. 11. ALL VALVES REQUIRE AN ANCHOR BLOCK. 12. ALL VALVES REQUIRE AN ANCHOR BLOCK.
 Construction and Construction Construction and Construction and Construction and Construction Construction and Construction and Cons	(92) (2) ADA	EXISTING PARKING SPACES (PAVED)	AND SAFETY AND HEALTH REGULATIONS. 10. ALLOWABLE HOURS OF OPERATION ARE 6:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY UNITES OTHERWISE APPROVED BY THE OWNER	11. ALL DUCHLE HON PIPE & DUCHLE FITTINGS SHALL BE CEMENT MORTAR LINED. 12. ALL VALVES SHALL BE LINED WITH AN EPOXY POLYAMIDE APPROVED FOR POTABLE WATER USE.
 		ENSTING PARKING SPACES (GRAVEL)	11. THE CONTRACTOR IS REQUIRED TO MAINTAIN AND COMPLETE RECORD DRAWINGS TO DEPICT ANY FIELD MODIFICATIONS OR REVISIONS.	13. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 53. 14. ALL MJ OR PUSH ON JOINT DUCTILE IRON SHALL BE CLASS 50 OR 51.
CALING CARPTORS OF RESTANDED JAMES CAPTORS FOR USE OF PARTS CONTROL OF RESTANDED CAPTORS CONTROL OF RESTANDED CAPTORS CONTROL OF RESTANDED CAPTORS CONTROL OF RESTANDED CAPTORS CONTROL OF RESTANDED CONTROL OF RESTANDE			 TEMPORARY RESURFACING PLACEMENT AND MAINTENANCE IS SUBSIDIARY TO OTHER BID ITEMS. 	 ALL FLANGED DUCTILE IRON PIPE SHALL BE MEASURED FLANGE TO FLANGE, EXCLUSIVE OF VALVES, FITTINGS, OR OTHER APPURTENANCES.
EVENTIAL STATUS E		EXISTING CONCRETE		16. FLANGE ADAPTORS OR RESTRAINED FLANGE ADAPTORS FOR USE ON PLAIN END DIP OR PVC SHALL BE EBBA IRON SERIES 2100 MEGAFLANGE.
PROPOSED CONCRETE PROPOSED ASPHAT PROPOSED ASPHAT SIDEMALK Incontractors shull mutant no-root Horizontal Servation Bernelin Builder Sidemalk Sidemalk Trees & shrues Trees & shrues Incontractors shull metantion concerning framework Sidemalk Incontractors shull metantion concerning framework Sidemalk Trees & shrues Incontractors shull metantion concerning framework Sidemalk Incontractors shull metantion Sidemalk Sidemalk Incontractors shull metantion Sidemalk Incontractors shull metantion Sidemalk Incontractors shull metantion Sidemalk Sidemalk Incontractors shull metantion Sidemalk Sidemalk Incontractors shull metantion Sidemalk Sidem		EXISTING ASPHALT	PRIOR TO PLACEMENT.	17. ALL PVC PIPE SHALL BE C900 PRESSURE PIPE. CLASS 235, DR18. 18. USE EBAA IRON SERIES 1500 FOR BELL RESTRAINT HARNESS ON STEEP SLOPES — C900 PVC.
HOUSE SAFETY INCLUSION OF STALL BE CONTINUE AND UNDER THE CONTINUES AND UNDER STALL BE CONTINUES AND AND OTHER RESURCES THAT LEVEN THE CONTINUES AND AND OTHER RESURCES AND OTHER RESULTES AND AND AND AND OTHER RESULTES AND		PROPOSED CONCRETE	SEPARATION 1. CONTRACTOR SHALL MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED 1. CONTRACTOR SHALL MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED	 ALL MJ ELBOWS SHALL BE RESTRAINED JOINT, EBAA IRON SERIES 2000 PV ON MJ PVC & DIP, AND SERIES 1100 ON MJ DIP.
SUDEWALK 21. ALL MJ FITTINGS SHALL HARE JOINT RESTRATTS.		PROPOSED ASPHALT	IREALED WALER AND WASTEWALER PIPELINES, UNLESS NULED UTHERWISE.	 ALL NUTS, BOLTS, WASHERS, ANCHORS, AND ANY OTHER FASTENERS ON ALL PIPES, FITTINGS, VALVES, AND ACCESSORIES SHALL BE STAINLESS STEEL EXCEPT THOSE LOCATED INSIDE BUILDINGS.
WORKS STANDARD SPECIE/CARDINS. STALL COMPLY THE WORKS ON (SQLUTION, JOINT SHALL BE PLACED AT P.C., P.T., CURB SPECIE/CARDINS SECTION 05200. JOINT SHALL BE PLACED AT P.C., P.T., CURB SPECIE/CARDINS SECTION 05200. JOINT SHALL BE DECEMBED USING ASTM-DWD EXECUTION 05200. JOINT SHALL BE DECEMBED USING ASTM-DWD EXECUTION 10200. JOINT SHALL BE DECEMBED TO BE REPLACED 1.1 DECEMBED ARRANGE (CRUERAGE = 7.6% 1.1 DECEMPTICAL DWD EXECUTION 10200. JOINT SHALL BE DECEMBED TO BE REPLACED 1.1 DECEMPTICAL DWD EXECUTION 10200. JOINT SHALL BE DECEMBED TO BE REPLACED 1.1 DECEMPTICAL DWD EXECUTION 10200. JOINT SHALL BE DECEMPTICAL DIA DUBLICATION CONFRONT SHALL BE DECEMPTICAL DIA DUBLICATION DI STANDAL DUBL		SIDEWALK	SITE CONCRETE 1. SUBGRADE COMPACTION SHALL CONFORM TO SECTION 02231 OF WYOMING PUBLIC	 ALL MJ FITTINGS SHALL HAVE JOINT RESTRAINTS. ALL BURIED DUCTLE IRON FITTINGS SHALL BE CATHODICALLY PROTECTED WITH A 5-LB. SACRIFICIAL GALVANIC ZINC ANODE. STEEL CASI PIPE. IF APPLICABLE SHALL BE PROTECTED WITH A 32-LB. GALVANIC ZINC ANODE FOR EACH 100' OF LENGTH. WITH AT LEAST ONE AL
CONTROL CONTROL TO MERGINAL DE CARSTANCE CONTENT SHALL BE LOCATED AT A MAXIMUM SPACINO OF 8 FEET. CONTROL CONTR SHALL COUPLY WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATION STALL BE LOCATED AT A MAXIMUM SPACINO OF 8 FEET. CONTROL CONTR SHALL DE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND T.S LIG FIBER MERGINE CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND T.S LIG FIBER MERGINE CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND T.S LIG FIBER MERGINE CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND T.S LIG FIBER MERGINE CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL RE CONSTRUCT OF AND CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL RE CONSTRUCT OF AND CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF ARC CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF AND CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF AND CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF AND CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF ADD CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE CONSTRUCT OF ADD CONCRETE DESIGNATED TO BE REPLACED THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFRACES SERVER THE CONTRACTOR SHALL BE CONSTRUCT ON ADD CONFRENCTING CONSTRUE BARGE THE CONTRACTOR SHALL BE CONSTRUCT ON ADD CONFRENTING CONSTRUE BARGE REMONING SIDE FOR CONFRACES, SERVERAL, AND SIMULARY. JOINTS SHALL BE CONSTRUCTED AT ALL RE-INTRINIT LOCATIONS SUCH AS INTO MONING SIDE WAINING SIDE WAINING SIDE WAINING NEER CONSTRUCTED AT ALL RE-INTRINIT LOCATIONS SUCH AS INTORONY ON CONSTRUCTION OFFENDING SIDE WAINING OFFENDING SUBCHAS IN CONSTRUCTION OFFENDING SUBCHAS IN CONSTRUCTION OFFENDIAL BE ACCOMPORATE SIDE ADD CONCRE WAINING NORTH ON THE CONSTRUCTED		TREES & SHRUBS	WORKS STANDARD SPECIFICATIONS. 2. 1/2" EXPANSION (ISOLATION) JOINT MATERIAL SHALL BE PLACED AT P.C., P.T., CURB THE AND AT JOINT MATERIAL SPECIMENTAL	INSTALLED ON EACH END OF SAID CASING.
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 ALL CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND 1.5 LB FIBER MESH PER CUBIC YARD. ALL CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND 1.5 LB FIBER MESH PER CUBIC YARD. ALL CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND 1.5 LB FIBER MESH PER CUBIC YARD. ALL CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND 1.5 LB FIBER MESH PER CUBIC YARD. ALL CONCRETE SHALL BE RESPONSIBLE FOR COMPACTING THE SUBGRADE PRIOR TO PHONDE CRUSHED BASE AND FOR PLACING ONOPERTIG RUSHED BASE. CONTROL JOINTS SHALL BE RESPONSIBLE FOR COMPACTING THE SUBGRADE PRIOR FETAINING WALLS AT A MAXIMUM SPACING OF B FETA. ALL COMPONENTS SHALL BE NOTIFIC. SPACING SHALL BE NO LONGER THAN THE CURB BADE OUTER, SUBGRADE PRIOR FETAINING WALLS AT A MAXIMUM SPACING OF B FETA. ALL COMPONENTS SHALL BE NOTIFIC. SPACING SHALL BE NO LONGER THAN THE CUBB STANDARD OFFETA. ALL COMPONENTS SHALL BE NOTIFIC. SPACING SHALL BE NO LONGER THAN THE WITH OF ADJOINTS SHALL BE CONSTRUCTED AT ALL RE-ENTRANT LOCATIONS SUCH AS BUILDING CORNERS, LICHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER PHOTOES AS DIRECTED BY THE ENGINEER. ENGINEERING CORNERS, LICHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER PHOTOES AS DIRECTED BY THE ENGINEER. ENGINEERING ASSOCIATES ENGINEERING ASSOCIATES MAKEN WITH WITH WITH WITH WITH WITH ON THE CURB ASSOCIATES MAKEN WITH WITH WITH WITH WITH WITH WITH WITH			 MAXIMUM DENSITY AND MOISTURE CONTENT SHALL BE DETERMINED USING ASTM-D698. 	 LS. EVELOTED ANNANE (LOTE TRU) = 3100 AC LS. EVENING LANDSCAPE COVERAGE = 7.6% (NO EXISTING LANDSCAPING WILL BE IMPACTED BY PROPOSED IMPROVEMENTS)
 6. THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE DESIGNATED TO BE REPLACED AND PROVDE CRUSHED BASE LEVELDT OF FINAL GRADE IN THE WIGHT OF DEACHART AND PROVDE CRUSHED BASE LEVELDT OF FINAL GRADE IN THE SUBGRADE PRIOR 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING THE SUBGRADE PRIOR 8. CONTROL JOINTS SHALL BE ALIONED WITHIN THE CURB AND GUTER, SIEWALK, AND RETINING CONSERT FILAND AND WIGHT AND THE CURB AND GUTER, SIEWALK, AND RETINING WILLS AT A MAXIMUM SPACES, DEPOINTING SHALL BE NO LONGER THAN THE WIDTH OF ADJOINTING SIDEWALK. 9. CONTROL JOINTS SHALL BE CONSTRUCTED AT ALL RE-ENTRANT LOCATIONS SUCH AS BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER FIXTURES AS DIRECTED BY THE ENGINEER. 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 1. EXISTING PARKING - 92 STANDARD SPACES (PAVED), 2 ADA 2. EXISTING PAR			 ALL CONCRETE SHALL BE CLASS A/F CONTAINING 4-7% ENTRAINED AIR AND 1.5 LB FIBER MESH PER CUBIC YARD. 	PARKING
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING THE SUBGRADE PRIOR 10 FLACING CRUSHED BASE AND FOR PLACING AND COMPACTING THE SUBGRADE PRIOR 10 FLACING CRUSHED BASE AND FOR PLACING AND COMPACTING FUEL SUBGRADE PRIOR 10 FLACING CRUSHED BASE AND FOR PLACING AND COMPACTING FUEL SUBGRADE PRIOR 10 FLACING CRUSHED BASE AND FOR PLACING AND COMPACTING AND COMPACTING SIDEWALK, AND 10 SIMLARY, JOINTED, SPACING SHALL BE 10			 THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE DESIGNATED TO BE REPLACED AND PROVIDE CRUSHED AGGREGATE BASE LEVELED TO FINAL GRADE IN THE WORK AREA. 	1. EXISTING PARKING – 92 STANDARD SPACES (PAVED), 2 ADA, ±14 GRAVEL 2. PROPOSED PARKING – 88 STANDARD SPACES (PAVED), 2 ADA
B. CONTROL JOINTS SHALL BE ALIGNED WITHIN THE CURB AND GUTTER, SIDEWALK, AND RETAINING WALLS AT A MAXIMUM SPACING OF B FET. ALL COMPONENTS SHALL SMILARLY JOINTED. SPACING SHALL BE NO LONGER THAN THE WIDTH OF ADJOINING SIDEWALK. 9. CONTROL JOINTS SHALL BE CONSTRUCTED AT ALL RE-ENTRANT LOCATIONS SUCH AS BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER 1. EXISTING INSECTICUE FACILITY PRODUCTION OPERATIONS ARE TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE IN CO BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER BUILDING CORNERS, LIGHT POLE BASES, D			 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING THE SUBGRADE PRIOR TO PLACING CRUSHED BASE AND FOR PLACING AND COMPACTING CRUSHED BASE. 	COORDINATION
9. CONTROL JOINTS SHALL BE CONSTRUCTED AT ALL RE-ENTRANT LOCATIONS SUCH AS BUILDING CORNERS, LIGHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER PIXTURES AS DIRECTED BY THE ENGINEER. 1.2. PARTIAL AREA SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 2. COORDINATE MAREA SHUTDOWNS CAN BE ACCOMMODATE AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWN 3. COORDINATE MAREA SHUTDOWNS AND OTHER 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS AND OTHER 3. COORDINATE MAREA SHUTDOWNS AND WEEKEND SHUTDOWNS AND OTHER 3. COORDINATE MAREA SHUTDOWNS AND OTHER 3. COOR			5. CUNINGL JOINTS SHALL BE ALIGNED WITHIN THE CURB AND GUTTER, SIDEWALK, AND RETAINING WALLS AT A MAXIMUM SPACING OF FEET. ALL COMPONENTS SHALL BE SIMILARLY JOINTED. SPACING SHALL BE NO LONGER THAN THE WIDTH OF ADJUDING SIDEWALK.	 EXISTING INSECTICIDE FACILITY PRODUCTION OPERATIONS ARE TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE IN COORDINATION WTH OWNER. PRODUCTION OPERATIONS - SUNDAY (11PM) THRU SATURDAY (11PM), NO WORK ON SUNDAY, NO WORK IN INSECTICIDE BUILDING SATURDAY
DRAWING LOS BY CHECKED APPROVED DRAWIN BY:			 CONTROL JOINTS SHALL BE CONSTRUCTED AT ALL RE-ENTRANT LOCATIONS SUCH AS BUILDING CORNERS, LICHT POLE BASES, DROP INLET GRATES, SIGNS AND OTHER FIXTURES AS DIRECTED BY THE ENGINEER. 	1.2. PARTIAL AREA SHUTDOWNS AND WEEKEND SHUTDOWNS CAN BE ACCOMMODATED AS NECESSARY, COORDINATE WITH OWNER. 2. COORDINATE PHASING AND LOGISTICS OF BUILDING EXPANSION WORK WITH OWNER. RELOCATION AND INSTALLATION OF PRODUCTION MACHINERY, PIPING, APPURTENANCES, ETC. IS RESPONSIBILITY OF THE OWNER
PROJECT: Y-TEX BUILDING EXPANSION	DRAWING LOC			
	100% CONSTRUCTION SET	JMS JMS HJ0 JOB NO. 22026.00		Y-TEX CORPORATION























YOTEX.						
Zone: D-3 Commercial Zoning	Open Business/Light Industrial					
Existing Square Footage	Warehouse Office Manufacturing Floor	36,600 16,800 29 100	square feet square feet			
		82,500	total existing	g square footag	e	
	Proposed additional floor space	10,950	square feet			
	Addition is less than 20%					
Entry Corridor Overlay District	Landscape coverage requirement	5%				
	Developed Property (Lot 1 & 3) Existing Landscape Existing Landscape Coverage	3.68 0.29 <u>8%</u>	Acres Acres			
Parking Calculation by Employee Co	unt					
Total employee count Dayshift	Warehouse/Shipping 10	Manufacturing 50	Office 34	Total by shift 94		
Swing Shift Night Shift	1 0	42 42	0 0	43 42		
Estimated visitors Max Required	0 10	0 50	2 36	2 96		
Total spaces required	96 spaces					
Spaces available after expansion:		_				
	In front of shipping east of plant	l wo east garage door bays	East of shop	In garage for Y-TEX vehicle	East of Warehouse	
Warehouse (near 19th St)	4	2	2	1	5	10
	In front of office south of main building	Handicap - south of main building	West of plant	Interim parki Warehouse	ng North of available	
Office & Manufacturing	46	2	42			90
Total spaces available:		100 spaces				




DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed
 Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SFLOIDCATION

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- · Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

Current 🗐

ELECTRICAL (CONTINUED)

- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence[™] available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE[®] available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress



- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W
- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC[®] (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

• 5 year limited warranty

)—18,800
)—155
9–148
.5 (2.9/7.5)

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ORDERING GUIDE

CATALOG #

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #	

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

		_			_	-		_]_]_[
Series		# I	LEDs - Wa	attage		CCT/	CRI		Distri	bution		Voltag	e		Color	
RWL1	Ratio Wall 1	48	L-10	1,000 Lumens ⁴		3K7	3000K, 70 CRI		2	IES TYPE II1		UNV	120-277V] [BLT	Black Matte Textured
		48	L-15	2,000 Lumens ⁴		4K7	4000K, 70 CRI		3	IES TYPE III		120	120V		BLS	Black Gloss Smooth
		48	L-20	2,500 Lumens ⁴		5K7	5000K, 70 CRI		4F	IES TYPE IV		208	208V		DBT	Dark Bronze Matte Textured
		48	L-25	3,500 Lumens						Forward ¹		240	240V		DBS	Dark Bronze Gloss Smooth
		48	L-35	4,500 Lumens					4W	IES TYPE IV		277	277V		GTT	Graphite Matte Textured
		48	L-45	5,500 Lumens ⁴								347	347V		LGS	Light Grey Gloss Smooth
RWL2	Ratio Wall 2	160	0L-45	6,500 Lumens	-							480	480V		LGT	Light Grey Matte Textured
		160	0L-50	7,500 Lumens											PSS	Platinum Silver Smooth
		160	0L-65	9,500 Lumens											WHT	White Matte Textured
		160	0L-80	11,000 Lumens											WHS	White Gloss Smooth
		160	0L-95	13,000 Lumens											VGT	Verde Green Textured
		160	0L-115	15,000 Lumens											Color	Option
		160	0L-135	17,500 Lumens											CC	Custom Color
		160	0L-155	19,500 Lumens												

		_		_	
Control Opt	ions Network	Opt	ions [*]		
NXW NXWS16F NXWS40F WIR Stand Alone	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming Wireless Controls, wiSCAPE ^{w2,6} e Sensors	F E EH 2DF 2PF	Fusing ³ Emergency Battery Backup ^{78,9} Emergency Battery w/ Heater Option ⁷⁸ 2 Dual Driver ^{46,11} Dual Power Feed ^{46,11}	No 1 2 3 4 5 6 7	tes: Only available with RWL2 wiSCAPE Gateway required for system programming Specific voltage selection is required Not available with 347/480V Replace " with 14" for up to 14" nouting height, "40" for up to 40" mounting height This item is located in the integral backbox which will be automatically added not be foxture if chosen. This item is located in the integral backbox for RWL1 configurations only.
SCP-8F SCP-20F BTS-14F BTS-40F BTSO-12F Control Opt 7PR_	Remote control programmable line Voltage sensor ⁵⁵ Remote control programmable line voltage sensor ⁵³ Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ¹⁰ Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12'mounting height ¹⁰ ions 7-Pin Receptacle ⁶		Button Photocontrop	8 9 10 11 *	Option only available at 120 or 277V 2DR and 2PF can't be combined with E and EH due to space limitations Not available in RWL1 or 2 PF Available only in UNV in 25, 35 and 45 Watt in RWL1; No available in RWL1 0, 15 and 20 Watt. Based on space limitations, some options may not be able to be combined

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options

Standalone

SCPREMOTE Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PATS - MADE TO ORDER

Catalog Number	Description
WP-BB-XXX	Accessory for conduit entry ¹

Notes:

1 replace "xxx" with color option



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DATE:	LOCATION:
TYPE	PRO IECT.

CATALOG #:

PERFORMANCE DATA

Description	Svstem	Dist.	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)					
Description	Wattage	Watts	Туре	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G
	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
	10	10.1	4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14 E	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
	15	14.5	4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	10.0	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
DW/I 1	20	19.9	4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
RVVLI	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
	25	28.0	4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	25	26.0	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
		30.9	4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	16 E	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
	45	40.5	4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
			2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
	45	46.1	3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50		2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
		54.0	3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
			2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
	80	80.8	3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
RVVLZ			2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
	95	93.2	3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
			2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
	115	109.8	3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
			2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
	135	137.1	3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
			2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
	155	156.8	3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Te	emperature	Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

PROJECTED LUMEN MAINTENANCE

Anabiant			OPERA	TING HO	JRS		
Temperature	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)	
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000	
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000	

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Oper. Current Voltage (Amps)		System Power (Watts)		
		120	0.08			
		208	0.05			
	10	240	0.04	10.1		
	10	277	0.04] 10.1		
		347	0.03]		
		480	0.02			
		120	0.12			
		208	0.07			
	1	240	0.06			
	1 15	277	0.05	14.5		
		347	0.04]		
		480	0.03]		
		120	0.17			
		208	0.10]		
	20	240	0.08	10.0		
	20	277	0.07	19.9		
		347	0.06			
		480	0.04			
RVVLI		120	0.23			
		208	0.13	20.0		
	25	240	0.12			
	25	277	0.10	28.0		
		347	0.08			
		480	0.06			
		120	0.31			
		208	0.18]		
	25	240	0.15	200		
	35	277	0.13	36.9		
		347	0.11]		
		480	0.08]		
		120	0.39			
		208	0.22			
	45	240	0.19	46 E		
	45	277	0.17	40.5		
		347	0.13			
		/180	010			

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)		
		120	0.38			
		208	0.22			
	45	101				
	45	277	0.17	40.1		
		347	0.13			
		480	0.10			
		120	0.45			
		208	0.26			
	FO	240	0.23	E10		
	50	277	0.19	54.0		
		347	0.16			
		480	0.11			
		120	0.56			
		208	0.32			
	6E	240	0.28	670		
	60	277	0.24	07.2		
		347	0.19			
		480	0.14			
		120	0.67			
		208	0.39			
	80	240	0.34	00.0		
		277	0.29	00.0		
		347	0.23			
D\//1 2		480	0.17			
RVVL2		120	0.78			
		208	0.45			
	95	240	0.39	02.2		
		277	0.34	93.Z		
		347	0.27			
		480	0.19			
		120	0.92			
		208	0.53			
	115	240	0.46	109.8		
	110	277	0.40	100.0		
		347	0.32			
		480	0.23			
		120	1.14			
		208	0.66			
	135	240	0.57	137.1		
		2//	0.49			
		347	0.40			
		480	0.29			
		120	1.31			
		208	0./5			
	155	240	0.65	156.8		
		2//	0.57			
		347	0.45			
		480	0.33			

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DATE: LOCATION: TYPE: PROJECT: CATALOG #:

PHOTOMETRY

Mounting Height: 30ft



DIMENSIONS

221mm

RWL1



D	E	

3.9"	7 0"	5.0"	Weight
99mm	178mm	127mm	6.5 lbs (2.95 kgs)

RWL1 with **Integral Back Box**



246mm



RWL2



RWL2 with **Integral Back Box**











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CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT						
MEETING DATE:	MEETING DATE:MAY 9, 2023TYPE OF ACTION NEEDED					
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х			
SUBJECT:	Site Plan Review: New Building (Art Gallery) at 1234 Sheridan Avenue. SPR 2023-09	RECOMMENDATION TO COUNCIL:				
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:				

PROJECT DESCRIPTION:

Yellowstone Impressions, Inc. (Collier Group) has submitted a site plan application for a new building at 1234 Sheridan Avenue. The existing building, which measures 25 feet wide and 100 feet long, would be demolished in preparation for construction of the new building. The new building would be 25 feet wide, and 115 feet long, and contain a main level, expanded basement, and partial 2nd story with an open patio on the 2nd story near the front of the building.

The property is located in the General Business (D-2) zoning district, as well as the downtown architectural district. The property is 3,250 square feet in size and measures 25



feet wide by 130 feet long. The site plan and architectural plans are attached for your review.

<u>REVIEW CRITERIA:</u>

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.

<u>STAFF COMMENTS:</u>

Architecture:

The building elevation is depicted in the computer rendering shown below. The exterior building materials include large storefront windows within a traditional brick façade on the main level. The windows and entry door (curtain wall) are inset at a slight angle, which gives the building some visual depth and provides a natural overhang for the entryway. The front of the 2nd story is proposed to be sided with vertical metal siding in a dark gray, and contain an expanded glass doorway to the patio. The back of the building and the sides, including the 2nd story, would be CMU (concrete block). The CMU type of construction is typical for meeting the fire wall requirements in this situation.



In staff's view, the architectural quality and exterior materials meet the intent of the City's downtown architectural district requirements, as the brick and glazing materials are similar to several of the downtown buildings. The Board members will need to develop and provide their own conclusions.

Landscaping:

There are no specific landscaping standards for this location. The City has typically not imposed any requirement for landscaping along "main street". The property is not within the Entry Corridor Overlay.

Setbacks:

There are no zoning setbacks in the D-2 zoning district. The zoning code simply relies on the setback and fire-wall separation requirements of the building and fire code. The building will have zero-foot setbacks on the sides and front.

Parking:

The property is within the downtown parking district, which makes it exempt from providing up to one-hundred (100) off-street parking spaces that would otherwise be required by the City parking requirements (see City Code 10-16-2). To determine the number of parking spaces that would otherwise be required, reference to the applicable parking ratio is necessary. The building is proposed as an art gallery. The city code does not have a specific ratio for "art gallery", so the generally category of "public assembly without fixed seats" is recommended to be used. That category requires 11.3 spaces per 1,000 sq. ft. of gross floor area, or 1 space per 45 sq. ft. of all assembly area(s) occupied concurrently, whichever is less.

Performing those calculations results in 97 spaces, based on the gross floor area ratio (11.3 x 8.625), or 95 spaces based on 1 space per 45 sq. ft. in each of the three assembly areas (approx. 4,270 sq. ft. / 45). The results of both calculations are within the 100-space exemption.

Exterior Lighting

The only exterior lighting shown on the plans is a ceiling mount fixture, as shown here. It is a 15-watt low intensity fixture, with a "frosted" acrylic diffuser, and selectable color temperature of 3000/4000/5000 Kelvin. Provided it is set on the 3,000 or 4,000K option, it is consistent with what the Planning and Zoning Board typically requests.



It is noted that an exit lighting will be needed at the rear doorway. So long as it also is also a low intensity fixture, staff does not have any concern.

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 capacity requirements, based on the increase in impervious surface.

The improvements are designed such that there should not be an increase in stormwater runoff. In brief, the engineer proposes to capture stormwater from the north 100 feet of the proposed 115-footlong building and pipe it directly to the alley. This is based on the size of the building being demolished and the area of impervious surface that historically flowed to the alley. The area of new impervious area, consisting of the 15-foot building extension and the adjacent paved parking area, would have its stormwater collected and directed into an underground infiltration structure sized for a 100-year, 2-hour storm event-see attached plan. Because of the underground drywell design, it will need to be registered with Wyoming DEQ (a Type V UIC permit).

Utility Services

The plan is for the new building to utilize the existing water and sewer service lines, provided they are still in good shape. The gas service and electrical service will be redone to connect at the back of the new building. Without digging up the sewer line, it is somewhat of a guess as to its condition and whether its depth will conflict or not with the stormwater infiltration structure. Those issues will need to be field verified during construction. As there are no changes in the sizes of the services proposed, no utility connection fees are anticipated.



It is noted that the building official and fire marshal have determined that the building will require a fire sprinkler system. The site plan does not indicate a fire line, so the presumption is that the fire sprinkler system will be a type of chemical or dry powder system. If a water-based fire sprinkler system is the option chosen, engineering plans for the water fire line will need to be submitted and the associated work approved by Public Works, WYDOT, and WY DEQ.

<u>Signs</u>

No signs are requested at this time. The sign shown on the rendering of the building is for illustrative purposes only.

Fencing: None proposed.

<u>Hydrant</u>

A fire hydrant within the required distance (400' within all parts of the building) is located at the southeast corner of the Sheridan Avenue and 12th Street intersection.

<u>Garbage</u>

Dumpster service is provided from the alley to the south.

Other:

The review of the demolition plan is being taken care of through the building permit process. It includes protection of the pedestrian corridor along Sheridan Avenue, shoring of the adjacent ground and buildings during excavation and construction, etc.

<u>ATTACHMENTS:</u>

Application materials—site plan, elevation drawings, stormwater plan.

<u>ALTERNATIVES:</u>

Approve or deny the site plan with or without changes.

RECOMMENDATION:

It is recommended that the Planning and Zoning Board approve the proposal, subject to the following conditions.

- All work within the right-of-way, whether during demolition or construction, will need to be covered by a street encroachment permit from the appropriate agency— WYDOT for Sheridan Avenue and Cody Public Works for the alley. The contractor(s) doing the work is responsible to obtain the permits prior to commencing the associated work.
- 2. 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.
- 3. If a water fire line is necessary, submit engineering plans for review and approval.
- 4. Set the exterior lighting at a color temperature of 4,000K or less.
- 5. 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.



February 28, 2023

Mr. Philip Bowman, PE Cody City Public Works Administrator P.O. Drawer 2200 Cody, WY 82414

RE: 1234 Sheridan Avenue – Collier Building Drainage Report

Dear Phillip,

The Collier Group is proposing to rebuild the building currently located at 1234 Sheridan Avenue. The existing building is 100 feet long x 25 wide. The rear parking area in the alley is 30 feet long x 25 feet wide. The length of the new building will increase by 15 LF to the south. The remainder of the building lot will be concrete. The proposed development encompasses 0.075 acres and the building roof will drain towards the alley. This lot historically has drained into the alley from the roof of the existing building. This drainage report includes drainage for the proposed building, parking areas, roads.

Historic Run-Off (10-yr, 2-hr event)

Complete site Building/Gravel = 0.075 acres $c_{ave} = 0.80$ 10-year, 2-hour storm Flow Rate: Rainfall Intensity, I = 0.66 inches/hour **Total Historic Run-off** Q = c_{ave} IA = 0.80 (0.66) (0.075) = **0.04 cfs Historic Volume:** (0.04)(60)(60)(2)=288 cf = 10.6 cy

Developed Run-off (10-yr, 2-hr event)

Complete site Building/Concrete = 0.075 acres _{Cave} = 0.9510-year, 2-hour Storm Flow Rate: Rainfall Intensity, I = 0.66 inches/hour **Total Developed Run-off** $Q = c_{ave}IA = 0.95(0.66) (0.075) = 0.047$ cfs



Runoff to Infiltration (10-yr, 2-hr event)

15' x 25' roof plus 15' x 25' parking area Building/Concrete = 0.017 acres 10-year, 2-hour storm Flow Rate: Rainfall Intensity, I = 0.66 inches/hour **Total Developed Run-off** $Q = c_{ave}IA = 0.95(0.66) (0.017) = 0.010 cfs$

Developed Volume: (0.047)(60)(60)(2)=338 cf = 12.5 cy Historic to Developed difference: 0.047-0.04 = +0.007 cfs Volume: 53 cf = +2.0 cy

Infiltrator Trench volume: 2.75 ft x 1.25 ft x 16 ft = 2.0 cy

Runoff from Parking Area and Roof Draining to Parking Area [(25'x15') + (15'x250')]/43560=0.017 acres.

Infiltration Volume Rate In 2-hrs (100-yr, 2-hr event)

Runoff to infiltration for 100-year event use 0.83 instead of 0.66 then Q = 0.014 cfs Assume 15 min/in with some blinding 15min/in x 12in/ft = 180 min/ft. 5'x16' / 180 min/ft = 0.44 cf/min /60 sec = 6=.0074 cfs .0074x60x60x2 = 52.8 cf Storage Volume = 54 cf 100-year,2-hour infiltration volume = (0.014 cfs) (60)(60) (2)= 103 cf Stored 100-year volume needed in addition to infiltration volume = 103-52.8 = 50.2 cf which is less than 54 cf available = Storage OK.



Proposed run off from the additional developed areas associated with the building including the asphalt handicap parking, roof, and site grading will be retained in a shallow detention basin on the southside of the property. Drainage from the north side of the building will be routed to the south detention basin. The parking lot area drains to the south also collected in the detention basin. The remainder of the site will continue to drain as it has done historically.

The infiltration rate plus storage will exceed runoff from a 100-year 2-hr event so our concerns are mitigated with this design and no runoff will be directed offsite beyond historic levels.

Sincerely,

ENGINEERING ASSOCIATES

Travis J Conklin, PE Project Engineer

Encl

cc: 22007.07 Drainage

























POINT ARCHITECTS

COLLIER PHOTO STUDIO

Collier Studio 1234 Sheridan Ave. Cody Wyoming 82414

















Features This outdoor L 3 in 1 color ten for outdoor or i s ideal for security and general lighting, adjustable option. Provides down-light flumination idential, commercial, and hospitality applications, dard junction box frod inclusion.

Construction Die-cast aluminum housing. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish Black powder coated finish Diffuser Solid acrylic diffuser.

Electrical Input 120: 277 VAC / 60 Hz. (-10V dimming (120:277V) TRIAC and ELV dimming (120V only) Minimum starting temp. 4° F/-20°C.

Hisgatist LED motifies capable of producing: 15W = 126 delivered lumens 20W = 125 delivered lumens Adjustoly: CCT - 3000KH000K5000K Relate for 3000 His. 50 CRI.

Certification All futures are cETLus listed for wet locations. Title 24/JAB Comptaint Warranty Limited warranty: This foture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions aubiect to change without notice. Ordering Information:

 Bisis
 Delivered

 ELMWOLAUDEX
 LSD
 LMMMA
 Adjustable CCT
 D
 DLx.

 ELMWOLAUDEX
 1507
 885
 3000K/4000K/2000K
 21/2*
 2*

 ELMWOLAUDEX
 1007
 105
 3000K/4000K/2000K
 21/2*
 1*

2345 N. Emie Krueger Circle - Waukegen, IL. 60067 - P. 847,249,5970 - F. 847,249,2618 - AFXinc.com

NORTH ENTRY EXTERIOR LIGHT FIXTURE SPEC SHEET







YELLOWSTONE IMPRESSIONS, LLC PHOTO STUDIO RECONSTRUCTION CODY, WYOMING





KEY MAP WYOMING

OWNER: YELLOWSTONE IMPRESSIONS, LLC **BARRON COLLIER 911 12TH STREET** CODY, WY 82414

> **ARCHITECT: POINT ARCHITECTS** P.O. BOX 1001 CODY, WY 82414 307-272-4006

SHEET INDEX

GENERAL

G-1 TITLE SHEET

PLAN & DETAILS

- DRAINAGE PLAN C1
- C2 DRAINAGE PLAN
- D1 INFILTRATOR TRENCH DETAILS
- D2 MANHOLE DETAILS
- S1 STRUCTURAL GENERAL NOTES
- STRUCTURAL GENERAL NOTES S2 CONTINUED
- CMU STANDARD SECTIONS AND S3 DETAILS
- DEMOLITION PLAN S4
- S5 **BASEMENT PLAN**
- S6 MAIN FLOOR PLAN
- **UPPER FLOOR PLAN** S7
- **S**8 **ROOF PLAN**
- **S**9 SECTIONS AND DETAILS

RAWN BY: LK JOB NO. 2200 FIELD BOOK NO. RAWING NO. BAS

OWNER: YELLOWSTONE IMPRESSIONS, LLC ENGINEERING ASSOCIATES - CODY, WYOMING 911 12TH STREET CONSULTING ENGINEERS & SURVEYORS CODY. WY 82414

PROJECT: TITLE:



LOCATION PLAN

ENGINEER: **ENGINEERING ASSOCIATES** 902 13TH ST. CODY, WY 82414 307-587-4911

DRAFT

YELLOWSTONE IMPRESSIONS PHOTO STUDIO PROJECT TITLE AND LOCATION



ב		
-15.0		
360 SF ROOF AREA DRAINS TO NFILTRATION	PARKING AREA 15' X 25' DRAINS TO INFILTRATION	
	0 5 10) 20 (FT)
YELLOWSTON	E IMPRESSIONS PHOTO STUDIO	C1.0









PROPOSED ASPHALT CURB WITH ENDS TAPERED TO EXISTING ASPHALT





FIELD BOOK NO. N/A

TITLE:

PROJECT:	YELLOWSTONE IMPRESSIONS PHOTO STUDIO
TITLE:	INFILTRATOR TRENCH DETAILS



122/cody 22000.00 - 22199.00/22007.00 - Misc Structural/22007.07 Collier Group -1234 Sheridan Ave. Terrace\ACAD\22007.07 Drainage Design.dwg MANHOLE DETAILS

GENERAL STRUCTURAL NOTES

CODES AND GENERAL NOTES

PROJECT SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING.

CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

DESIGN IS BASED ON LAYOUTS PROVIDED BY ARCHITECT. CHANGES TO WALL, COLUMN OR BEAM LOCATIONS, OR STRUCTURAL WALL SIZES AND CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ABBREVIATIONS

BOT	BOTTOM	EMBED
CJ	CONSTRUCTION JOINT	EW
CL	CENTERLINE	EXST
CLJ	CONTROL JOINT	FND
CLR	CLEAR	FT
COL	COLUMN	FTG
CONC	CONCRETE	GR
DET	DETAIL	IN.
DIA	DIAMETER	JT
DIST	DISTANCE	MAX
EA	EACH	MIN
EF	EACH FACE	NTS
EJ	EXPANSION JOINT	OPNG
EL	ELEVATION	PL

EMBEDMENT EACH WAY EXISTING FOUNDATION FOOT, FEET FOOTING GRADE INCHES JOINT MAXIMUM MINIMUM NOT TO SCALE OPENING

PLATE

REV REVISION T&B TOP AND BOTTOM TOC TOP OF CONCRETE TOF TOP OF FOOTING TOG TOP OF GRADE TYP TYPICAL UNO UNLESS NOTED OTHERWISE WITH

W/

STRUCTURAL DESIGN CRITERIA

- 1. DEAD LOAD
- 1.1. ROOF = 50 PSF
- 1.2. SECOND FLOOR = 80 PSF
- 1.3. FIRST FLOOR = 70 PSF
- 1.4. BASEMENT FLOOR = 25 PSF
- 2. LIVE LOAD
- 2.1. ROOF = 20 PSF
- 2.2. SECOND FLOOR DECK = 150 PSF
- 2.3. SECOND FLOOR HALLWAY AND STORAGE = 150 PSF
- 2.4. MAIN FLOOR GALLERY = 100 PSF
- 2.5. MAIN FLOOR STORAGE AND OFFICE = 125 PSF
- 2.6. BASEMENT GALLERY = 100 PSF
- 2.7. BASEMENT FLOOR HALLWAY AND STUDIO = 125 PSF
- 3. SNOW DESIGN
- 3.1. RISK CATEGORY: III
- 3.1. GROUND SNOW LOAD: 20 PSF
- 3.2. SNOW IMPORTANCE FACTOR: 1.1
- 3.3. SNOW EXPOSURE FACTOR (Ce): 1.0
- 3.4. THERMAL FACTOR (Ct): 1.0
- 4. WIND DESIGN DATA
- 4.1. RISK CATEGORY: III
- 4.1. BASIC WIND SPEED (3 SEC GUST): 115 MPH
- 4.2. WIND EXPOSURE: C
- 4.3. BUILDING ENCLOSURE: ENCLOSED
- 4.4. GUST EFFECT FACTOR: 0.85
- 4.5. TOPOGRAPHIC FACTOR (KZT): 1.0
- 5. SEISMIC DESIGN DATA
- 5.1. RISK CATEGORY: III
- 5.1. SEISMIC IMPORTANCE FACTOR: 1.25
- 5.2. SEISMIC DESIGN CATEGORY: C
- 5.3. SHORT PERIOD SPECTRAL RESPONSE PARAMETER (SDS): 0.341
- 5.4. 1 SECOND SPECTRAL RESPONSE PARAMETER (SD1): 0.168
- 6. FROST DEPTH: 48 INCHES

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: LKM	A ENCINEERING ASSOCIATES CODY MYOMING OWNER: YELLOWSTONE IMPRESSIONS, LLC	PROJE(
					JOB NO. 22007.07	A ENGINEERING ASSOCIATES - CODT, WTOMING	
					FIELD BOOK NO.	1234 SHERIDAN AVE.	
03/28/2023	60% DESIGN DRAWINGS	LKM	TLC		DRAWING NO BASE	I/ILAA/\ CONSULTING ENGINEERS & SURVEYORS I CODY WY 82414	IIILE:
01/13/2023	30% DESIGN DRAWINGS	LKM	TLC		DRAWING NO. DASE		



GENERAL STRUCTURAL NOTES

FOUNDATIONS

MINIMUM ALLOWABLE SOIL BEARING CAPACITY = X,XXX PSF

IF NATIVE SOIL DOES NOT HAVE ADEQUATE BEARING CAPACITY AT DESIGN DEPTH, UNSUITABLE SUBGRADE MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL MATERIAL.

LOOSE SOILS DISTURBED DURING FOUNDATION EXCAVATION SHALL BE MOISTURE CONDITIONED TO WITHIN ±2% OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED WITH A RIDE-ON STYLE, SMOOTH DRUM VIBRATORY ROLLER. TO AT LEAST 98% OF MAXIMUM DRY DENSITY (PER ASTM D698) PRIOR TO PLACING FOOTINGS.

STRUCTURAL FILL TO BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS, MOISTURE CONDITIONED TO WITHIN ±2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 98% OF MAXIMUM DRY DENSITY AS MEASURED BY ASTM D 698.

NO FILL SHALL BE PLACED OVER FROZEN GROUND OR IN A FROZEN CONDITION.

ALL DRAINAGE ADJACENT TO FOOTING SHALL BE CONDUCTED AWAY FROM THE STRUCTURE BY A MINIMUM 1-INCH VERTICAL FOR 1-FOOT HORIZONTAL WITHIN 10-FEET OF THE BUILDING.

REINFORCED CONCRETE BLOCK MASONRY

REINFORCED CONCRETE BLOCK MASONRY SHALL HAVE A MINIMUM F'M = 1500 PSI

ALL REINFORCING SHALL BE NEW BILLET STEEL AND HAVE A MINIMUM FY = 60,000.

ALL REINFORCING SHALL BE SOLIDLY GROUTED IN PLACE USING EITHER HIGH OR LOW LIFT GROUTING TECHNIQUES. IF HIGH LIFT MASONRY TECHNIQUES ARE USED, CLEAN OUTS ARE REQUIRED. THE ENGINEER MUST APPROVE THE LOCATION AND APPEARANCE OF CLEANOUTS.

ALL REINFORCED MASONRY IS DESIGNED USING "SPECIAL INSPECTION VALUES" LEVEL 1 SPECIAL INSPECTION OF THE CODE. SPECIAL (PERIODIC) INSPECTION IS REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH TABLE 1704.5.1 OF THE IBC. THE REQUIRED INSPECTIONS SHALL BE ARRANGED AND PAID FOR BY THE OWNER.

SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF THE 2021 INTERNATIONAL BUILDING CODE, SECTIONS 1704, 1705, 1705.4. INSPECTION AND TEST REPORTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION.

CAST-IN-PLACE CONCRETE

MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI FOR ALL STRUCTURAL CONCRETE

REINFORCE CONCRETE AS SHOWN.

CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-14.

CONTRACTOR SHALL COMPLY WITH ACI EXPOSURE CLASS F2 FOR ALL CONCRETE SUBJECT TO FREEZE-THAW

REINFORCEMENT

USE DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 60.

REINFORCING IS TO BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS AND SECURELY TIED IN PLACE.

PROVIDE CLEAR COVER AS SHOWN ON PLANS OR AS FOLLOWS: FOOTINGS - 3" FROM SOIL; FORMED CONCRETE AGAINST SOIL - 2" WALLS EXPOSED TO WEATHER - 2" SLABS ON GRADE - 2" COLUMNS NOT EXPOSED TO WEATHER - 1 1/2"

REINFORCING STEEL SHALL NOT BE WELDED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL FOR REVIEW PRIOR TO FABRICATION.

STRUCTURAL STEEL

- 1 STEEL DESIGN CODE: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN (ASD) 2016. PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- DIMENSIONS TO CENTERLINES OF COLUMNS, BEAMS AND PIPES; BACKS OF CHANNELS AND ANGLES; TOP SURFACES OF 2. BEAMS AND TUBES, AND INSIDE OF BREECHING PLATES UNLESS SHOWN OTHERWISE.
- ELEVATIONS REFER TO SURFACE OF FLANGE OF MEMBER (AND CENTERLINE OF PIPES) UNLESS SHOWN OTHERWISE 3.
- FRAMING MEMBERS NOTED BY DEPTH AND WEIGHT SHALL CONFORM TO THE AISC SPECIFICATION. FRAMING MEMBERS 4 NOTED BY DEPTH ONLY ARE FULLY SIZED ON ANOTHER PLAN OR ELEVATION.
- 5. WELD SYMBOLS SHOWN MAY NOT DISTINGUISH BETWEEN FIELD AND SHOP WELDING. CONTRACTOR SHALL PROVIDE AS MUCH WELDING AS PRACTICAL IN THE SHOP. CONTRACTOR'S SHOP DRAWINGS SHALL SHOW ALL WELDING AND DISTINGUISH BETWEEN FIELD AND SHOP WELDING.
- 6 WHERE FILLET WELD SIZES ARE NOT NOTED ON DRAWINGS, PROVIDE MINIMUM SIZE IN ACCORDANCE WITH AWS D1.1, 5.14. ALL OTHER TYPE WELDS NOT SIZED ON DRAWINGS SHALL DEVELOP FULL STRENGTH OF MEMBERS ATTACHED.
- 7. WELDING WILL BE ALLOWED ONLY AT SCHEDULED TIMES AND IN LOCATIONS CONSISTENT WITH OWNER'S PLANT OPERATIONS.
- CONTRACTOR SHALL ADJUST LOCATION OF NEW STEEL TO FIT EXISTING CONDITIONS. 8.
- GALVANIZE ALL FASTENERS, SUPPORTS AND FRAMING AFTER ERECTION, REPAIR HOT-DIP GALVANIZED COATINGS IN 9 ACCORDANCE WITH ASTM A780. THIS INCLUDES SURFACES WHERE SHOP-APPLIED GALVANIZED COATINGS HAVE BEEN DAMAGED. REMOVED. OR OMITTED.
- 10. FASTENERS:
 - 10.1. BOLTS: ASTM A325
 - 10.2. NUTS: ASTM A563
 - 10.3. WASHERS: ASTM F436
 - 10.4. EXPOXY ANCHORS: HILIT HIT-RE 500-V3 OR EQUAL
- 11. GALVANIZING: ASTM A123
- 12. STRUCTURAL STEEL
 - 12.1. W AND WT SHAPES ASTM A992 12.2. C, MC, S AND L SHAPES ASTM A36 12.3. PLATES ASTM A36 OR ASTM A572, GRADE 50 12.4. RECTANGULAR HSS ASTM A500 GRADE B. FY = 46 KSI
- ROUND HSS 12.5 12.6
 - CHECKERED PLATE ASTM A789 12.7. WELDED STUDS ASTM A108
- 13. WELDING
 - 13.1. WELDING REQUIREMENTS PER AMERICAN WELDING SOCIETY AWS D1.1
 - 13.2. ELECTRODE E70XX SERIES

DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: LKM	
					JOB NO. 22007.07	
					FIFLD BOOK NO.	
03/28/2023	60% DESIGN DRAWINGS	LKM	TLC		DRAWING NO. BASE	
01/13/2023	30% DESIGN DRAWINGS	LKM	TLC		DRAWING NU. BASE	

ENGINEERING ASSOCIATES - CODY, WYOMING	OWNER: YELLOWSTONE IMPRESSIONS, LLC	PROJECT
CONSULTING ENGINEERS & SURVEYORS	CODY, WY 82414	TITLE:

REINFORCEMENT LAP SCHEDULE						
	CONCRETE	E (4000 PSI)				
BAR #	CLASS 'A' 1.0xld	CLASS 'B' 1.3xld				
#3	15"	19"				
#4	19"	25"				
#5	24"	32"				
#6	29"	38"				
#7	42"	53"				
#8	48"	62"				

NOTE USE CLASS 'B' LAP UNLESS OTHERWISE NOTED ON THESE DRAWINGS.

ASTM A500 NGRADE B, FY = 42 KSI

DRAFT

YELLOWSTONE IMPRESSIONS PHOTO STUDIO GENERAL NOTES CONTINUED



NOTES:

DEMOLITION

- 1. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION.
- 2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- 3. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING BUILDING TO BE SELECTIVELY DEMOLISHED.
- 4. CLEAR AREA OF ALL EQUIPMENT BEFORE DEMOLITION BEGINS. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA AND PROVIDE BARRIERS IN ACCORDANCE WITH OSHA STANDARDS.
- 5. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDING TO BE SELECTIVELY DEMOLISHED. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION. DO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- 6. PROTECT NEARBY EXISTING FACILITIES FROM DAMAGE, INCLUDING BUILDING ELEMENTS. ITEMS DAMAGED AS A RESULT OF DEMOLITION OPERATIONS SHALL BE REPLACED AT NO COST TO THE OWNER.
- 7. DEMOLISH CONCRETE AND CMU BLOCKS IN SMALL SECTIONS TO THE EXTENT REQUIRED AS INDICATED. CUT CONCRETE AT JUNCTURES WITH CONSTRUCTION TO REMAIN. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. DO NOT USE POWER DRIVEN IMPACT TOOLS.
- 8. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
- 9. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
- 10. CLEAN SURFACES ON WHICH NEW MATERIALS WILL BE APPLIED, REMOVING GREASE, ADHESIVES, BITUMEN, AND OTHER ADHERING MATERIALS, AS NECESSARY TO FURNISH ACCEPTABLE SUBSTRATES FOR NEW MATERIALS.
- 11. DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE PROJECT SITE. DISPOSAL OF ANY MATERIALS FROM THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- 12. BUILDING DEMOLITION SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 32 AND CHAPTER 33 OF THE INTERNATIONAL BUILDING CODE.
- 13. PROVIDE SUITABLE OVEHEAD PROTECTION FROM FALLING DEBRIS FOR ANY WORK COMPLETED LESS THAN 5 FEET FROM PUBLIC ACCESS.
- 14. CONSTRUCTION FENCING SHALL BE PROVIDED AT ACCESS POINTS TO THE SITE AND SHALL PREVENT ACCESS AT ALL TIMES WHEN THE SITE IS UNATTENDED.





YELLOWSTONE IMPRESSIONS, LLC

1234 SHERIDAN AVE.

CODY, WY 82414

OWNER:

KEY:
СМИ

DRAFT

YELLOWSTONE IMPRESSIONS PHOTO STUDIO

PROJECT:

TITLE:

DEMOLITION PLAN











TYPICAL MOMENT CONNECTION DETAIL NO SCALE

DRAFT

YELLOWSTONE IMPRESSIONS PHOTO STUDIO

UPPER FLOOR PLAN

S7





CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT				
MEETING DATE:	May 9, 2023	TYPE OF ACTION NEEDED		
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х	
SUBJECT:	Site Plan Review: Storage Building at 2517 Frank Court. SPR 2023-12	RECOMMENDATION TO COUNCIL:		
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:		

PROJECT DESCRIPTION:

Luke Magargal has submitted an application to construct a 4-bay, 40foot by 80-foot storage building at 2517 Frank Court. The requested authorization is for storage use only. However, it is proposed to stub in sewer and water for two restrooms in the middle two bays, in case the owner later decides to convert the building into a use that has on-site personnel. The property is currently vacant.

<u>REVIEW CRITERIA:</u>

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

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

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and

zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans...

Section 9-2-3 is as follows:





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

STAFF COMMENTS:

Architecture:

The proposed building will have a typical large storage building appearance—metal siding, metal roofing, and overhead doors lining the front of the building. The color scheme is believed to be grey. The Board can ask for more detail if needed. Due to the relatively non-visible location, and industrial zoning of the area, staff is of the opinion that the architecture appears compatible.

<u>Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements</u> The proposal is a permitted use in the Industrial "E" zone in which the property is located. At five feet from the east property line, the east wall of the building will need to be of a minimum 1-hour fire rating according to the building code. As there is no residentially-zoned property immediately next to this property, no zoning setbacks, buffers or height limitations apply.

Landscaping:

No landscaping is proposed. As the location is not on a through street, and not visible from any major streets, residential areas, or tourist destinations, no landscaping, other than groundcover to help control weeds is expected. The groundcover can be gravel, a native grass mix, or other method approved by the Planning and Zoning Board.

Storm Water Plan:

A plan has been presented, which is not engineered, but clearly has capacity to retain runoff in amounts over the minimum required. It would consist of a 1.5-foot-tall dirt berm along the north end of the property, which wraps around the west and east sides to tie into the ground level and form an area for water to collect and pond before infiltrating into the ground. The plan lacks some details, which need clarified. Specifically, the runoff from the building will need to be collected by a gutter and downspout so that it is directed to the stormwater collection area. Also, the berm design should be created using 3:1 side slopes, and a flat area at the top that is at least one to two feet wide. As noted, the berm is to extend back along the side property lines to the point that the elevation of the top of the berm is maintained until it matches the natural grade.
The applicant has provided the following further explanation from his engineer, demonstrating that any ponding due to the berm will not impact the building itself. "I added a finished floor elevation of 5095.00. The grades immediately around the slab on the south end ranges from 5093.3 up to nearly 5094.0. The southwest corner of the property is 5094. 5095 would put you a foot above the highest point and keep the water from running in from the south. The elevation of the existing ground is approximately 5091 at the berm. That puts the top of the berm at about 5092.5."

Parking:

As a storage use only, parking is not required. If the use of the building were ever changed to a use that had on-site business activity, parking would need to be provided per code requirements in effect at that time.

Access:

The property will be accessed from Frank Court, which is a gravel City street, but in poor shape. The City plans to do some maintenance grading to improve the situation.

Utility Services

The sewer and water services are shown on the site plan. Tap fees will need to be paid for their installation.

The electrical service will come from a pole across the owner's lot to the west. The applicant has already coordinated the plan with the electrical division. The estimate for the electrical materials will need to be paid before the materials will be ordered.

The proposed building will need to be on its own electrical service if it remains on its own lot. If the lot were consolidated with the owner's adjacent lot, the electrical service could be shared.

Fire Hydrant

The requirement for a fire hydrant near the buildings is provided by a hydrant to the south of the Frank Court "cul-de-sac".

Lighting

Lighting details were not provided with the application. Two wall packs, of a full-cut off design, mounted on the front of the building would be adequate. Emergency exit lighting outside the person doors may be required under the building code.

Lighting details must be provided before issuance of the building permit, so that appropriate intensity (modest, approx. 2-3 footcandles), color temperature (4000K or less), and cut-off/shielding can be verified.

<u>Signage</u>

No signage is proposed at this time.

Garbage Collection

Garbage collection is not required for storage facilities.

<u>Snow Storage</u> Snow storage area is available throughout the property.

<u>Other</u>

Exposed Concrete:

A portion of the slope on the north end of the property has some exposed broken concrete. Based on City Code 4-4-7(G), the broken concrete will need to be removed or buried as part of this project.

In order to plan for the potential of future parking along the south end of the building, the building should be shifted three feet to the north, to provide a 20-foot-long parking stall and 4-foot walkway.

<u>ATTACHMENTS:</u>

Application materials and site plans.

<u>ALTERNATIVES:</u>

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

RECOMMENDATION:

Approve the application subject to following conditions.

- 1. If future parking is to be considered along the south end of the building, the building location should be shifted three feet to the north. Provide an updated site plan, if this is the case.
- 2. A concrete collar to protect the curb stop is recommended.
- 3. Exterior lighting fixtures must be full cutoff in style and in the soft white to warm white color range (3,000 to 4,000). They shall be no brighter than necessary (coverage of 3 footcandles or less, based on IES standards), and be of a pattern that minimizes light trespass onto neighboring properties. Provide specifications prior to issuance of the building permit. No wall packs are authorized on the north wall, unless additionally shielded to prevent glare due to the elevation difference above the properties to the north. If glare from the front lights is visible from Mountain View Drive, additional shielding shall be provided.
- 4. Applicable utility fees are to be paid prior to their installation, or with the building permit, whichever occurs first.
- 5. Obtain an encroachment permit for the work within the street right-of-way (water and sewer service installation).
- 6. Utilize the information in the staff report regarding clarifying the stormwater management plan regarding berm design, collection of building runoff through a

gutter and downspout, etc. The stormwater facilities are to be installed prior to occupancy of the building.

- 7. The access and vehicle maneuvering areas to be surfaced with crushed gravel base course, or better.
- 8. In areas outside of the graveled vehicle maneuvering areas, provide groundcover to help minimize weed growth and dust impacts. Groundcover may be in the form of dryland grasses, washed gravel, or other material approved by the Board.
- 9. All existing exposed concrete must be removed or covered, pursuant to City Code, prior to occupancy of the facility.
- 10. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. This authorization is valid for three years. If a building permit has not been obtained by that time the authorization will automatically expire.

H:\PLANNING DEPARTMENT\FILE REVIEWS\SITE\2023\2023-12 2517 FRANK COURT-LUKE MAGARGAL\STAFF REPORT TO P&Z\STAFF RPT TO PZ 2517 FRANK COURT STORAGE.DOCX



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