CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD AGENDA TUESDAY, SEPTEMBER 12, 2023 AT 12:00 P.M. (NOON) CODY CITY HALL, COUNCIL CHAMBERS, 1338 RUMSEY AVENUE, CODY, WY

- 1. Call the Meeting to order.
- 2. Roll Call, excused members.
- 3. Pledge of Allegiance.
- 4. Approval of the Agenda for the September 12, 2023 Regular Meeting.
- 5. Approval of the Executive Session Minutes from the June 13, 2023; June 15, 2023; June 27, 2023; July 25, 2023; and, August 8, 2023 meetings.
- 6. Approval of the Minutes for the August 22, 2023 Regular Meeting.
- 7. Commercial Site Plan Review for a Les Schwab Tire Center located at 1902 Saturn Street (Portion of 209 Yellowstone Avenue).
- 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 August 22, 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, August 22, 2023 at 12:00 pm.

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

Present: Carson Rowley; Dan Schein; Josh White; Kim Borer; Matt Moss; Ian Morrison; Council Liaison Andy Quick; City Attorney Scott Kolpitcke; City Planner Todd Stowell, GIS Analysts Utana Dye.

Absent: None

Caron Rowley led everyone in the pledge of allegiance.

Ian Morrison made a motion to approve agenda for the August 22, 2023 regular meeting, seconded by Kim Borer. Vote on the motion was unanimous, motion passed.

Dan Schein made a motion to approve the minutes from the August 8, 2023 Regular Meeting, seconded by Josh White. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the Final Plat for the Khan Unit Development Subdivision, a 3-lot commercial subdivision located at 209 Yellowstone Avenue.

Kim Borer made a motion, seconded by Ian Morrison, to recommend that the City Council approve the Final plat for the proposed Kahn Unit Development Subdivision subject to the preliminary plat 1-13 conditions and the conditions listed in the staff report 1-9, Vote on the motion was unanimous. Motion passed.

Carson Rowley recused himself from item #7.

City Planner Todd Stowell reviewed the commercial site plan review for the development of a new 3,780 square foot shop/office facility at 501 Stone Street.

Dan Schein made a motion, seconded by Kim Borer, to approve the site plan application for a new 3,780 square foot shop/office facility at 501 Stone Street with the conditions 1-8 within the staff report. Vote on the motion was unanimous. Motion passed.

Carson Rowley came back into the meeting.

P&Z Board Matters (announcements, comment, etc.): Scott Richard turned in his resignation and the Mayor will be looking for a new board member.

Council Update: None

Staff Items: Scott Kolpticke mentioned that the group Protect Our Cody Neighborhoods has filed a petition for court review of the conditional use permit and site plan applications for the LDS temple project.

Ian Morrison made a motion, seconded by Dan Schein to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at approximately 12:25 p.m.

Utana Dye	
GIS Analyst	

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT								
MEETING DATE:	IEETING DATE:SEPTEMBER 12, 2023TYPE OF ACTION NEEDED							
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х					
SUBJECT:	Site Plan Review: Les Schwab Tire Center. SPR 2023-27	RECOMMENDATION TO COUNCIL:						
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:						

PROJECT DESCRIPTION:

The City has received an application for a 13,850-square-foot, 7-bay Les Schwab Tire Center to be located at 213 Yellowstone Avenue (not final address). The facility will be located on a 1.38acre lot in the subdivision of the property, which subdivision is in process.

The property is in the Open Business/ Light Industrial (D-3) zoning district and the entry corridor overlay zone. 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.

STAFF COMMENTS:

Architecture:

The building elevations are depicted in better detail in the attached drawings, but for quick reference the following is provided. It is noted that the CMU (concrete block) design is a replacement, and in planning staff's view an upgrade, to their original proposal for a metal building. (The metal building design was not presented to the Planning and Zoning Board.) The CMU design has more muted



colors, consistent parapet height, and will visually blend better with the landscaping plan. The photo is of the same prototype as proposed for Cody, only it is still under construction.

The total height to the top of the parapet is 25' 4", and the three-toned color scheme of the walls helps add variety and visual interest.



SPR 2023-27 Les Schwab Tire Center Page 3 of 9

However, the "Front Elevation" shown above is not the elevation that will face Yellowstone Avenue (Highway 14-16-20), which is the primary public way. The "Showroom Elevation" is what will face Yellowstone Avenue. The lack of architectural features on the "Showroom Elevation" is concerning, and not consistent with the configuration of other commercial development along Yellowstone Avenue. With the exception of a couple of older buildings that should not be used as good examples, all retail development along Yellowstone Avenue has their primary architectural elevation facing the highway, or has an enhanced secondary elevation. The Tractor Supply store about ¼ mile to the east was allowed to face their "front elevation" to the side, but in return agreed to provide parapets and a faux entryway on their secondary elevation (highway side) to create visual consistency with the Yellowstone Avenue corridor.



Photo from google maps.

The proposed Les Schwab design could easily be modified to reflect another of their common prototypes as shown below, by adding more and larger storefront windows to the "showroom elevation". Refer to the elevation on the left side of the photo below.



Photo from lesschwaab.com

If visibility from the windows into the store is a concern, the windows could be frosted or otherwise obscured. Another, but less consistent option may be to use the architectural concept of on the City Brew building, which involves utilizing window-like decorative features, as shown below, to add architectural interest.



Due to the above factors, the Board should discuss options with the applicant on how to enhance the building elevation that faces Yellowstone Avenue. Staff notes that the west elevation of the building is also lacking in architectural enhancements, but that it does not face the primary street frontage and has room for tall trees—four honey locust trees are proposed along that wall that will be used to visually break it up. The south elevation has no landscaping proposed that will be taller than a couple of feet high, and tall trees in that location would likely block visibility of their sign.

Landscaping:

The landscaping plan has been professionally prepared and is generally excellent. The plan includes several shrubs, grasses and trees in rock mulch beds. The amount of landscaping exceeds the minimum required by the Entry Corridor Overlay in which the property is located, in that is has about 15% of the property in landscaping, while 5% is the minimum required. Staff did not identify any issues with the landscaping plan other than perhaps adding some taller vegetation along the south end of the building—depending on the result of the architectural discussion.

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

Access:

The proposed access layout is shown on the attached civil site plan. Access will be from a new City street along the west side of the property, which street is part of the associated subdivision improvements. The driveway approaches are wider than normal in order to accommodate the turning movements of the semi-trucks that will make deliveries to the facility. The driveways have been coordinated with public works.

Parking:

The city parking ordinance recommends a minimum of 32 parking spaces, and the Les Schwab corporate policy requires at least 30. 49 parking spaces are shown, two of which are ADA. The parking layout meets city standards with the exception of the driveway north of the delivery canopy is only 23' 3", when 24' is the city standard. If the Board strictly applies the code, the north curb should be shifted 9" to the north to provide the full 24' width.

The parking lot plan has the required lighting, drainage, and surfacing.

Exterior Lighting

Parking lot lighting is provided, as required for parking lots to be used at night. Five pole lights and four lights along the east wall of the building will provide a well-lit parking area utilizing full cut off style fixtures. The light poles are 25' tall on a 42" base, which is consistent with a commercial area,



when not adjacent to residential uses. Four wall packs of the style shown are proposed on the east side of the building, and a can light under the entry canopy. Five wall packs of the style shown are proposed on the west side of the building.



the lighting is well designed to minimize the fixtures from brightly illuminating beyond the property boundaries. The LEDs in the pole lights and wall packs are all 4000K in temperature, which is the maximum the Board typically recommends.

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. The building would not be located on any utility or access easement.

Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and is shown on Sheet C200. In brief, much of the storm water will be captured by gutters and downspouts, and by curb and gutter, to be carried to one of two underground infiltration galleries. While visually the sizes of the infiltration galleries appear to be in the "ballpark", the drainage report (calculations) are still pending. In the case of the larger infiltration structure, any exceedance of the capacity would simply result in ponding within the parking area.



The drainage report calculations may be ready by the Planning and Zoning meeting, but if not, they can be verified by Public Works prior to issuance of the building permit.

Because of the underground design, a Type V UIC permit/registration is required from Wyoming Dept. of Environmental Quality for the infiltration facilities prior to their construction. It is anticipated that DEQ will require a "T" or elbow on the ends of the pipe in the manholes to minimize silt and potential contamination from entering the infiltration area. Additional design detail for the cover material and depth above the infiltration gallery is also should be shown (Sheet C403 Detail 2).

Snow Storage

The snow storage area is shown in a south landscape area, which may be adequate for small events. As the parking lot has excess parking capacity, snow storage is more likely to occur in the outer corners of the parking lot, which is acceptable.

Utility Services

The utility plan is shown on Sheet C300. The utility plan will likely have some modifications due to the corresponding subdivision that is creating the lot. Specifically, the fiberoptic and gas providers are planning to place their lines in or next to the power lines in the trench along the new street, when the trench is dug for power. In addition, the subdivider, the City, an adjacent property owner, and hopefully Les Schwab are attempting to put together a plan to run a water line under the new street along the west side of the lot, which for this project would allow the fire lane and domestic water service to come from that location (about 50 feet away), rather than the line on the east side of the property (about 175 feet away). The shorter distance to the water main may also allow a smaller fire line.

Doing a single water main under the new street will allow the main line to be owned and maintained by the City, and serve multiple properties, at an anticipated cost savings to all parties.

The domestic water service is shown as a 2" line. There is a separate 8" fire line shown. The 2" service is likely oversized, and since the monthly base charge for both sewer and water are based on the water service size, the owner will likely want to reduce the water service size. For that reason, the City has not yet calculated the utility fees for this project. The service size must be determined and utility fees will need to be calculated so that they can be paid no later than with the building permit fee.

In addition, the applicant may wish to modify the fire line and water service configuration by tapping the fire line near the building for the water service, so that the backflow preventer for the fire line can be installed in the building, rather than in an underground pit.

Sewer service is properly shown with a sand/oil separator just outside of the shop area,

which line then runs to meet the sewer line that serves the restrooms, before heading east to tie into the existing sewer main along the east side of the property. Cleanouts are shown as required.

The concept of the electrical plan seems correct, although the electrical department has not provided comments on this specific site plan. When they finish their review, they will provide an estimate for the materials that are needed to supply the development with power, such as a transformer, connectors, etc. The estimate will need to be paid before the materials will be ordered. Obtaining electrical components in a timely manner has been "hit and miss", to where the developer should coordinate with the electric division on the estimate as soon as possible.

Any unused utilities will need to be abandoned (capped or removed) to the satisfaction of the utility provider. It appears that there may be an unused water line that will need to be abandoned (see Khan preliminary plat). A note about this requirement should be added to the plans.

Advertising Signs

The property is located in the D3 sign district, which allows the number and amount of wall signage shown on the architectural plans (approx. 207 sq. ft. proposed, 300 SF allowed). The signage shown on the architectural plans is authorized in conjunction with this site plan review. Any additional commercial signage will need a separate permit.

Fencing:

None proposed.

Hydrant

A fire hydrant within the required distance (400' within all parts of the building) is located just southeast of the property.

Garbage

A dumpster is shown at the north end of the property. As the garbage trucks have a passenger-side-loaded setup, the dumpster will need shifted about 50 feet to the west to allow the truck to align with the dumpsters and avoid backing. In addition, the standard inside dimensions for an enclosure designed to accommodate two dumpsters, either two garbage or one garbage and one cardboard, are 18'6" in width and 6'6" in depth. The enclosure design will need to be adjusted accordingly.

Other:

There is a conflict between the curb and gutter and an existing manhole in the southeast corner of the parking lot. Due to the excess parking proposed it is likely best to just eliminate that parking space so that the manhole is in the landscaping. A note about adjusting the manhole to finished grade, if necessary, should be added.

It is noted that the elevation datum of the site plan does not match the accompanying subdivision improvement plans—a 12'+ difference. However, the elevations otherwise appear coordinated.

Sheet L501 has the words "City Provided" on one of the tree planting diagrams. The trees for this project are not being provided by the City.

<u>ATTACHMENTS:</u>

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

<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.

- Pursuant to the City subdivision ordinance, all subdivision improvements planned to serve the lot must be completed prior to issuance of the building permit. A variance can be requested from the City Council if there is sufficient financial security for any remaining subdivision improvements, to allow a building permit to be issued. In such a case, occupancy of the building would not be authorized until all subdivision improvements were completed.
- 2. As soon as possible, finalize the electrical plan with the City Electrical Division, obtain their estimate, and make payment.
- 3. Provide an updated site plan and architectural plan prior to submitting for the building permit, which includes the following updates required by the Planning and Zoning Board:
 - a) The enhancement of the south building elevation, as discussed with and authorized by the Board.
 - b) Any modifications related to the final electrical service plan authorized by the electrical division.
 - c) Address the conflict between the manhole and curb for parking (remove parking space?), and note the need to adjust the manhole elevation to finished grade.
 - d) Unless agreement between the parties cannot be made in a timely manner, modify the location of the fire line to come from the water main proposed under the street to the west.
 - e) Modify the domestic water tap as recommended (tap fire line just outside of the building and place the curb stop there), or provide details for the exterior backflow preventers and maintenance pit(s).
 - f) Determine the domestic water service size (line and meter sizes to match), and reflect it on the plans.
 - g) Remove "City provided" from Sheet L501.

- h) Modify the dimensions of the dumpster enclosure to provide clearance of 18' 6" in width for two dumpsters, and shift the location approximately 50 feet west, or as otherwise authorized by the sanitation division.
- i) Note the datum conversion data between these plans and the subdivision improvement plans.
- j) Add the cover detail and any WY DEQ requirements, such as a "T" or elbow, to the infiltration design of Detail 2 on Sheet C403.
- k) If directed by the Board, widen the north driveway to 24 feet.
- 4. Prior to issuance of the building permit, submit the drainage report (calculations) to Public Works for review and approval. Approval is dependent upon compliance with the City's stormwater policy manual.
- 5. Obtain the UIC permit from WY DEQ prior to installation of the underground 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.
- 6. Determine if a second water meter is desired for irrigation purposes. (The water sent through the irrigation meter does not count towards the monthly sewer bill, only the water bill.)
- 7. Pay the applicable utility connection fees at the time of the building permit. Coordinate installation with Public Works.
- 8. All work within the right-of-way, including the utility work and any landscaping will need to be covered by a street encroachment permit from the appropriate agency— WYDOT for Yellowstone Avenue and Cody Public Works for the street along the west. The contractor(s) doing the work is responsible to obtain the permits.
- 9. The project must otherwise comply with the project description, as described in the application and at the Planning and Zoning Board meeting. A building permit must be obtained within three years or this authorization will expire.

H:\PLANNING DEPARTMENT\FILE REVIEWS\SITE\2023\2023-27 213 YELLOWSTONE AVENUE - LES SCHWAB\STAFF REPORT TO P&Z\STAFF RPT TO PC LES SCHWAB.DOCX

7 BAY SM RTL STORE - PROTOTYPE Q2 2023

PROTOTYPE SET | LES SCHWAB TIRE CENTER - CITY, ST DESIGN CRITERIA





RE CENTER - CITY, ST SIGN CRITERIA **(PE Q2 2023**)

08.18.2023

7 BAY SM RTL STORE - PROTOTYPE Q2 2023

PROTOTYPE SET | LES SCHWAB TIRE CENTER - CITY, ST



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DESIGN CRITERIA

08.18.2023

PRE-FINISH METAL RIBBED PANEL, (MATCH CMU-OLD RED) 26 GA. PBR PROFILE.

EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH

SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH

SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)

7 BAY SM RTL STORE - PROTOTYPE Q2 2023



SCALE: 1/16" = 1'-0"

PROTOTYPE SET | LES SCHWAB TIRE CENTER - CITY, ST DESIGN CRITERIA

T.O. PARAPET PBR-1 125'-4" BLK-4	EP-2 T.O. PARAP 125	<u>'ет</u> МА	TERIAL LEGEND:
UPPER CMU CHANGE		BLK-1	ANGELUS CMU SPLIT FACE,
	EP-2	BLK-2	ANGELUS CMU BURNISHED,
LOWER CMU CHANGE 104'-0"		BLK-3	ANGELUS CMU PRECISION,
GROUND FLOOR	GROUND FLO	OR	ANGELUS CMU SPLIT FACE,
	100	'-0" SP-1	SOFFIT PANEL PAC-CLAD FL
BLK-1 EP-2	EP-2	SF-1	SITE FURNISHINGS IN DARK
		EP-2	EXTERIOR PAINT SUPERPAI KAWNEER #40 DARK BRONZ
(4) SCALE: 1/16" = 1'-0"		PBR-1	PRE-FINISH METAL RIBBED F



, (ONYX)

, (MISSION WHITE)

, (GREYSTONE) (NOT USED)

, (LADERA RED)

LUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)

BRONZE, TRASH RECEPTICLE AND BENCH

INT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH ZE)

PANEL, (MATCH CMU-OLD RED) 26 GA. PBR PROFILE.





VICINITY MAP NTS

NORTH

CONSTRUCTION NOTES

CONSTRUCTION NOTES
 INTERCONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING DIMENSIONS AREL DI FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
4. ALL CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
5. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
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5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

KEY NOTES

ASPHALT PAVEMENT - LIGHT. SEE 1/C400. ASPHALT PAVEMENT - HEAVY. SEE 2/C400.

- CONCRETE SIDEWALK. SEE 3/C400.
- CONCRETE PAVEMENT HEAVY. SEE 4/C400. CONCRETE JOINTS. SEE 5/C400
- 6" BOLLARD. SEE 6/C400 CURB TAPER. 2' LONG, FROM 6" CURB REVEAL TO FLUSH.SEE 7/C400
- CONCRETE ADA RAMP. SEE 8/C400
 CURB AND GUTTER CATCH. SEE 9/C400.
- CURB AND GUTTER SPILL SEE 9/C400.
 4" WIDE STRIPING. PAINT TWO (2) COATS TRAFFIC WHITE W/ 7 MIL DFT PER COAT. 12. KEY KEEPER. SEE 1/C401
- 13. BENCH. SEE 2/C401
- 14. TRASH RECEPTACLE. SEE 3/C401
 15. BIKE RACK. SEE 4/C401
 16. ADA SIGNAGE. SEE 5/C401
- STOP SIGN (24"X24" MIN) (R1-1). SEE 6/C401
 ACCESSIBLE PARKING STRIPING. SEE 7/C401.
- 19. 24" WIDE 8' LONG WHITE CROSSWALK STRIPING.
- 20. CHAINLINK ENCLOSURE FENCE. SEE 8/C401
- 21. VERTICAL CURB. SEE 9/C401

SITE DATA

CORRENT ZONING:	1.41 AC / 61410 SF
BUILDING SQUARE FOOTAGE: (FOOTPRINT)	10,482 SF (6 BAY+ WITH INTERNAL BULLPEN)
LANDSCAPING REQUIRED:	N/A

(CODE	DEVEL	OPMENT	STANDARDS

FRONT	0 FT
SIDE	0 FT
INTERIOR SIDE	0 FT
REAR	0 FT
MAX HEIGHT	N/A

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<u>GENERAL NOTES</u> SITE OFFSETS, PARKING, AND LAND DEVELOPMENT REQUIREMENTS DEVELOPED PER CODY, WY MUNICIPAL CODE (M.C.)

CURRENT ZONING: OPEN BUSINESS / LIGHT INDUSTRIAL (D-3)

SITE OFFSETS: N/A SITE PARKING: CODY, WY M.C. - 10.16.09 / 10.16.10 LANDSCAPING: N/A

PARKING TABLE

BUILDING	STALL	PROVIDED	ADA REQUIRED	
	MINIMUM	STALLS	SPACES	
TIRE CENTER	32	49	2	

PARKING REQUIREMENTS:

MINING REQUIREMENTS: 4 PER SERVICE BAY = 32
 LES SCHWAB REQUIREMENT: 2 PER BAY (16) + 1 PER EMPLOYEE (14) = 30

DESIGN -IMINARY PREL CONSTRUCTION FOR NOT



cushinaten 800.757.9522



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1.

CENTER

TIRE

SCHWAB

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AVENUE, STORE

213 YELLOWSTONE

· · 2023 | ALL RIGHTS RESERVED

SITE PLAN APPLICATION

REVISIONS

08.14.2023 PROJ# | LSWY_22CODY DESIGNED BY | ISACKSON DRAWN BY | RISTER REVIEWED BY | ISACKSON

OVERALL SITE PLAN

C100



GRADING NOTES

- STE GRADING NOTES

 INTE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
 ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE
 GEOTECHNICAL REPORT.
 NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE
 PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
 THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND
 LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY
 ENGINEER OF ANY UNFORESENT CONDITIONS.
 CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING
 STRUCTURES AND REPAR BACK TO ORIGINAL CONDITION IF DAMAGE HAS
 OCCURRED DURING CONSTRUCTION.
 PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
 SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
 FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 5000 FOR
 ACTUAL ELEVATION.

- SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
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 CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
 PEDESTRIAN RAMPS SHALL NOT EXCEED 12H-17 IN ANY DIRECTION.
 ADA PARKING AND DAU NILODOINGIOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
 EXTENDE CONTOUR INFORMATION AND AND TREND CONTON AND ANY DIRECTION.
 EXTENDES OF ADD AND TEXCEED 2%. 1% IS THE MINIMUM.
 PROPOSED GRADE CONTOUR INTERVAL SHOULD AT ONE FOOT (17).
 CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
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 THE CARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
 THE CONTRACTOR IS RESPONSIBLE TO CALL -1800-124-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
 TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
 ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURPENT CITY DEGUIREMENTS. CURRENT CITY REQUIREMENTS.

KEY NOTES

- STORM INFILTRATION GALLERY. SEE 2/C403 STORM MANHOLE WITH SLOTTED GRATE
- STORM MANHOLE WITH SOLID GRATE
 CURB INLET PER WYOMING DEPARTMENT OF TRANSPORTATION DRAWING #
- 625-1 5. 28 LF 6" STORM PIPE CONNECTED TO ROOF DOWNSPOUT
- 6. 88 LF 12" STORM PIPE 7. 43 LF 6" STORM PIPE
- 123 LF 8" STORM PIPE
- 9. 34 LE 4" STORM PIPE CONNECTED TO ROOF DOWNSPOUT
- 10. 55LF 6" STORM PIPE CONNECTED TO ROOF DOWNSPOUT
- 11. 26 LE 6" STORM PIPE CONNECTED TO ROOF DOWNSPOUT
- 12. 8 LF 6" STORM PIPE CONNECTED TO ROOF DOWNSPOUT

DESIGN **IMINARY** PREL CONSTRUCTION FOR NOT

OVERALL GRADING & DRAINAGE PLAN





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SITE PLAN APPLICATION

REVISIONS

82414 ≽ CODY, 213 YELLOWSTONE AVENUE, 7BAY LH LINEAR STORE SCHWAB



WATER NOTES

WATER NOTES
 UNLESS OTHERWISE NOTES
 UNLESS OTHERWISE NOTES ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE CITY OF CODY MODIFICATIONS.
 UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE PDPC WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE CITY OF CODY MODIFICATIONS.
 THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS. COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MANING THE CONNECTIONS.
 THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 6.0 FT. WHERE AT LEAST 6.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
 THE CONTRACTOR SHOLD ENSURE THAT A MINIMUM OF 10 FEET (UTISIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MANS. ADDITIONALLY. THE CONTRACTOR MUST ALSO ENSURE THAT IS INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER

ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS. 6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES. 1. ANY EXISTING OR NEW VALVES THAT CONTROL THE CITY OF CODY PUBLIC WORKS WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY. 8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND ANY APPLCABLE CITY OF CODY MODIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS. 9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND SPECIFICATIONS AND ANY APPLICABLE CITY OF CODY MODIFICATIONS. 10. ALL DUCTLE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.

SEWER NOTES

SEWER NOTES
 1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE CITY OF CODY MODIFICATIONS.
 2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE CITY OF CODY MODIFICATIONS.
 3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT WPWSS & ANY APPLICABLE CITY OF CODY MODIFICATIONS.
 4. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTITITY.

UTILITY.

DRY UTILITY NOTES

T. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS. 2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.

REQUIREMENTS. 3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT. 4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.



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AVENUE, STORE

213 YELLOWSTONE

DESIGN

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OVERALL UTILITY PLAN

NOT C300



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48" MIN

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10 TRUNCATED DOMES C400) CITY OF CODY STANDARD STREET DETAIL SHEET

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8/14/2023 5:29 PM | L:LesSchwab/New/LSWY_22CODY/BIMCAD/Civil/Sheets/LSWY_22CODY_C400.dwg

NOTE: 1. SUBGRADE COMPACTION SHALL CONFORM TO 2001 WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 022211 2. 1/2" DRANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.T., AND CURB TURNS. CONTRACTION JOINTS SHALL COMPLY WITH 2001 WYOMING PUBLIC WORKS STANDARD 3. SPECIFICATIONS SECTION 02520 4. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE DRANEER.

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

5. CLASS A (TABLE 03304-2.08 W.P.W.) CONCRETE SHALL BE USED.

CATCH CURB

9 CURB AND GUTTER CATCH AND SPILL CHOD CITY OF CODY STANDARD STREET DETAIL SHEET

NOTE: ALL DIMENSIONS AND NOTES PER CATCH CURB EXCEPT AS NOTED.

SPILL CURB

0.45

CONCRETE PAVEMENT - REFER TO SPECIFICATIONS

BASE COURSE COMPACTED TO A MINIMUM OF 95% OF ASTM D698.

SEE EARTHWORK & PAVEMENT SECTIONS OF GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION UNDER PAVEMENT.



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CODY, WY 82414

AVENUE, STORE

213 YELLOWSTONE

PLACE TRUNCATED DOME DETECTABLE WARNING PANELS AT THE BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP A MINIMUM 610mm (24") IN DEPTH AND SET BACK 200mm (8") FROM BOTTOM OF CURB.

2. SIDEWALK CURB RAMP SLOPES SHOWN ARE RELATIVE TO THE TRUE LEVEL HORIZON (ZERO BUBBLE).

IN ALTERATIONS CURB RAMP SLOPE(S) MAY BE 10% FOR A MAXIMUM RISE OF 150mm (6") OR 12.5% FOR MAXIMUM RISE OF 75mm (3"). CURB RAMPS, IN ALTERATIONS, NEED NOT EXCEED 1.8m (6"-0") IN LENGTH.

4. SIDE FLARES THAT ARE NOT PART OF THE PATH OF TRAVEL MAY BE ANY SLOPE.

5. FOR THE PURPOSES OF THIS DRAWING, A CURB RAMP IS CONSIDERED "PERPENDICULAR" IF THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE RAMP AND A TANGENT TO THE CURB AT THE RAMP CENTER IS 75 DEGREES OR GREATER. 6. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.

7. SIDEWALK FLARE IN NOT NECESSARY WHERE THE RAMP IS PROTECED FROM PEDESTRIAN CROSS-TRAVEL.

8. THICKEN CONRETE UNDER DETECTABLE WARNING PANEL. IN FREEZE THAW ZONES, LEAVE 3/16" GAP IN BETWEEN PANELS AND SEAL WITH SIKAFLEX 1A SEALANT. DESIGN **IMINARY** RE ۵ CONSTRUCTION FOR NOT

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CIVIL DETAILS





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GENERAL NOTES PER CITY OF CODY WATER AND SEWER DETAILS MATERIAL SPECIFICATIONS

- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE BELL AND SPIGOT PIPE CONFORMING TO THE FOLLOWING:
 - PVC PIPE SHALL CONFORM TO CELL CLASSIFICATION 12454-B AS GIVEN IN ASTM D 1784.
 - DIMENSIONS OF THE PIPE AND FITTINGS SHALL CONFORM TO ASTM D 3034 OR ASTM F 679 FOR SIZES OVER 15".
 - JOINTS IN ALL PVC SEWER PIPE SHALL BE JOINTS IN ALL PVC SEWER PIPE SHALL BE C.
- D.
- PIPING FOR TREATED AND RAW WATER MAINS SHALL BE 2 PIPING FOR TREATED AND RAW WATER MAINS SHALL BE AWWA C-900 PVC DR18 CLASS 165 OR 235 BASED ON WATER MODELING.
- FITTING FOR TREATED AND RAW WATER MAINS SHALL BE 3. AS APPROVED BY THE CITY ENGINEER AND CONFORMS WITH THE WYOMING PUBLIC WORKS STANDARDS.
- A H-20 GATE VALVES SHALL CONFORM TO AWWA C500. VALVES SHALL BE RESILIENT WEDGE GATE VALVES WITH NON-RISING STEMS, OPEN LEFT AND NUT OPERATED. THE VALVES SHALL HAVE MECHANICAL JOINT ENDS CONFORMING TO ANSI A21.11.
- 5. ALL WORK ASSOCIATED WITH THESE DETAILS SHALL CONFORM TO THE WYOMING PUBLIC WORKS SPECIFICATIONS.

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SITE PLAN APPLICATION

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PRELIMINARY DESIGN

1





GENERAL NOTES

PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIB STREET LIGHTING OR LIGHTING FROM ADJACENT PROPER



2 POLE BASE DETAIL

LEGEND



LL CUT-OFF

POLE MOUNTED LIGH WALL MOUNTED LIGH RECESSED CAN LIGH

SITE LIGHTING SCHEDULE

FIXT	FIXTURE MOUNTING LAMP							
ANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	TYPE	HEIGHT	TYPE
ZUMTOBEL	PANOS-D-N-150-R-L-11W-835-CS-W-FE-150DL- R-11W-DA-1 / BODINE BSL17CC2T1U	2	120	1,848	11	RECESSED	12'	LED, 3500K
CGRAW-EDISON	GLEON-SA2B-740-U-SL4-BZ-FF-HSS-MS/DIM-L40W	1, 2, 3	208	11,111	85	POLE	25'	LED, 4000K
CGRAW-EDISON	GLEON-SA1B-740-U-SL2-BZ-FF-HSS-MS/DIM-L40W	1, 2, 3	208	11,454	85	POLE	25'	LED, 4000K
CGRAW-EDISON	GLEON-SA1B-740-U-SLL-BZ-FF-HSS-MS/DIM-L40W	1, 2, 3	208	10,276	85	POLE	25'	LED, 4000K
CGRAW-EDISON	GLEON-SA1B-740-U-5NQ-BZ-FF-MS/DIM-L40W	1, 2, 3	208	12,061	85	POLE	25'	LED, 4000K
CGRAW-EDISON	RTS6DXXS-F-N-2-X-G	1,4						
LUMARK	XTOR68-W-BZ-MS/DIM-L20	1, 2	120	6,038	58	WALL	14'	LED, 4000K
LUMARK	XTOR1B-W-BZ	1, 2	120	1,396	12	WALL	14'	LED, 4000K
MATCHING FINISH L TO DISABLE OPI BUTION (NO LIGH	ATCHING FINISH. TO DIGALE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ. BUTION (NO.LIGHT TUTUTI TENTED ABOVE 00 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).							

NDLES	
MIN	AVG/MIN
0.0 fc	N/A



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LES SCHWAB TIRE CENTER - CODY, WY

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SITE PHOTOMETRIC PLAN

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3) Oraning: PNNO5525 Downlights available with standard of Dovlinming refere (N), Luton LDR1 H-Lune (M), digraf Ecopyteen with settlem Compatible 0-102 V Dimmeng of weil (N), Luton LDR1 H-Lune (M), digraf Ecopyteen with settlem Compatible 0-102 V Dimmeng of weil (N), Luton (N), Compatible 0-102 V Dimmeng of weil (N)

25 W High Reflector 72' beam angle 45' catel

CL 0.94 CS 0.90 FS 0.93 W5 1.03 WH 0.93 CL 1.93 CS 0.93 CS 0.93 FS 0.95 WH 0.95

NV. For non-dimming installations, the standard O-IO V dimming driver will be provided, and the The trim mounting ring is inserted through the

6) Reflector Finish: Available in Clear Specular, Clear Semi-Specular, Faceted Specular, Matte Silver, and White.

7) Flange Finish: Smooth White finish blends well with typical white painted ceilings.

8) Life: 50,000 hours, L85.

9) Weight: 3 lbs.



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AVENUE, STORE

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PLANS SHEETS DETAILS



Zumtobel Lighting, Inc. 02022 3300 Route 9W, Highland NV 12528-2630 845-691-6262 800-448-4131 info.us@zumtobelgroup.com 072622_F



PLANTING NOTES:

- GENERAL NOTES APPLY. GENERAL NOTES APPLY. SEE SPECIFICATIONS 329113 SOIL PREPARATION AND 329300 PLANTS. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITYS INCLUDING TRENCHING. DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTIAL, COORDINATE ACTUAL. PERFORM SOIL SAMPLING AND TESTING AS SPECIFICA PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IS USBOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
- WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVEDIHARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PTA SSPECIFIED & DETAILED. ALL PLANT MATERIAL SHALL RECIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLANT. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING RAEAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALI UNE PLANTS.
- q
- INSTALLING PLANTS
- INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS. 11. MAINTAIN PLANTS AS SPECIFIED

TREE, SHRUB, AND PERENNIAL NOTES:

- THE INTERVIEW OF A DATE OF

MULCH NOTES:

- ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS.

GENERAL NOTES

- VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLICENCE. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.

- PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTE.
 DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINING WORK STARD FOR WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
 CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDENCE DUMUTHORIZE DCORDINAST.
 CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDENCE DUMUTHORIZE DCORDINATE WICESARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-PULL TREQUIREMENTS.
 REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
 NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHOED ULL BAND OBTINU WRITTEN PERMISSION AS SPECIFICATIONS.
 NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHOED ULL BAND OBTEW THE ANDSCAPE ARCHITECT.
 NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
 NO RUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
 NO RUBSTITUTIONS CHARCE ARCHITECT IN WRITTEN PERMISSION AS DECIFICIATIONS.
 THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT SHOWN ON THE PROJECT MANUAL SPECIFICIATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
 LE ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REDUEST.
 NOTIFY LANDSCAPE ARCHITECT IN WRITTING PROPEDULE INSPECTIONS.
 NO THE MARCHI IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT

		REQUIRED	PROVIDED	
7-4-3: DISTANCE F No "street trees" sh street corner, meas or curb lines. No "st from any fire hydrar	ROM ST all be pla ured from treet tree nt. (Ord. 9	REET CORNERS AND FIRE HYDRANTS: nted closer than thirty feet (30') from any the point of the nearest intersecting curbs 'shall be planted closer than ten feet (10') 96-15)	YES	_ (
10-10F-8 D. Landscaping Ar expand in building s (50%), shall be prov property and/or buil frontage, in the follo	nd Screer size or ou vided with ding and owing ma	ning: New uses, and existing uses which tdoor use area by more than fifty percent landscaping near the entrance to the along any collector or arterial street nner:	YES	_ (
1. Provide a lands size near the prope such as decorative ground cover. Incor area is encouraged	caped are rty entrar grasses, porating t	aa at least two hundred (200) square feet in ice and/or building and include vegetation planted trees, shrubs, flowers, lawn, or the business signage into the landscaped	YES	
 Provide landsca consisting of a minin frontage (rounded to ground cover at eac may consider altern cannot occur due to 	aping alor mum of o o the nea ch tree. P ative land o the restr	ig any collector or arterial street frontage, ine (1) tree per fifty (50) linear feet of such rest whole number) and decorative rock or rovided, the Planning and Zoning Board Jscaping methods when tree placement ictions of title 7, chapter 4 of this Code	SUNRIDGE STREE 193 LF: 4 TREES PROVIDED YELLOWSTONE AV 188 LF: 4 TREES PROVIDED-PLANTE	T E
PLANT SCH	IEDU	LE		
TREES	QTY	BOTANICAL NAME	COMMON NA	ME
PD	1	PICEA GLAUCA DENSATA	BLACK HILLS	SPRUCE
ECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAI	ME
21	1.4	LOLEDITOLA TRIACANITUOS INFRMIS "SKAVOOLE	TM LOVVINE TUO	DAILEGG LIONEV LOCUCT

GI	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCU		
SA	3	SORBUS AUCUPARIA	EUROPEAN MOUNTAIN ASH		
CONIFEROUS SHRUB	QTY	BOTANICAL NAME	COMMON NAME		
JUB	15	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		
PIN	6	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE		
DECIDUOUS SHRUB	QTY	BOTANICAL NAME	COMMON NAME		
AMB	11	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERR		
	18	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERR		
PRP	16	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY		
RHG	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC		
SMP	12	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME		
CAK	20	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRAS			
DES	15	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		

LANDSCAPE LEGEND

DECIDUOUS TREE SEE SPECIFICATIONS

CONIFEROUS TREE SEE SPECIFICATIONS

SHRUBS, PERENNIALS, AND GRASSES SEE SPECIFICATIONS

PLANTING BED 3" MINERAL MULCH-SEE SPECIFICATIONS

	INSTALL SIZE	PKG.	MATURE SIZE	
	5' HT.	B&B	20-30° H X 10-20° W	
	INSTALL SIZE	PKG.	MATURE SIZE	
-	2" CAL.	B&B	35-45`H X 25-35`W	
	2" CAL.	B&B	20-40`H X 8-20`W	
	INSTALL SIZE	PKG.	MATURE SIZE	SPACING
	5 GAL.	POT	0.575`H X 8-10`W	120" o.c.
	5 GAL.	POT	3-5`H X 4-5`W	60" o.c.
	INSTALL SIZE	PKG.	MATURE SIZE	SPACING
,	5 GAL.	POT	4-5`H X 4-5`W	48" o.c.
,	5 GAL.	POT	4-6`H X 4-6`W	72" o.c.
	5 GAL.	POT	1-1.5`H X 4-6`W	60" o.c.
	5 GAL.	POT	1.5-2`H X 6-8`W	96" o.c.
	5 GAL.	POT	6-8`H X 6-8`W	72" o.c.
	INSTALL SIZE	PKG.	MATURE SIZE	SPACING
	1 GAL.	POT	3-5`H X 1.5-2.5`W	30" o.c.
	1 GAL.	POT	2-3`H X 2-3`W	36" o.c.
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PLANTING PLAN

L301



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
5	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.			
	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A GIN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	13 L502		
	RAIN BIRD X8-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	8 L502		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL		
	RAIN BIRD 44-RC 11N. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.			
	RAIN BIRD PEB-PRS-D 1" 11N., 1-1/2IN., 21N. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	9 L502		
	ISOLATION VALVE GATE VALVE, BRONZE: COMPLY WITH MSS SP-110, TYPE 2. CLASS: 125, 200 PSI CWP RATING, SOLID WEDGE DISC, NON-RISING STEM.	5 L502		
	DRAIN VALVE MANUAL, PLASTIC SHUT-OFF VALVE	14 L502		
С	RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	7 L502		
é	HUNTER MWS WEATHER STATION WITH RAIN SENSOR, WIND SENSOR, 120 VAC, 5 AMP. 5 YEAR WARRANTY			
POC	POINT OF CONNECTION 1"	3 L502		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40			
	IRRIGATION MAINLINE: PVC SCHEDULE 40			
=======	PIPE SLEEVE: PVC SCHEDULE 40	1 L502		
	Valve Callout			
# #	Valve Number			
#"•	Valve Size			

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	<u>PSI</u>	PSI @ POC
1	RAIN BIRD XCZ-100-PRF	1"	DRIP	4.02	EMMITERS	40	55

PERFORMANCE IRRIGATION NOTES:

- PERFORMANCE IRRIGATION NOTES:
 SEC GENERAL NOTES AND PLANTING PLAN
 CONTRACTOR TO DESIGN AND INSTALL UNDERGROUND AUTOMATIC MATERIAL AS SHOWN ON LAI. SCHEMATIC LAYOUT IS PROVIDED. INSTALL MANUAL DRAINS (HLBDI) AT LOW POINTS AND AIR RELIEF YAUYES (71,4501) AT HIGH POINTS ALONG MAINLINE. INSTALL QUICK COUPLERS (BLBDI) AT END OF MAINLINE AND ISOLATION VALUES (GLBDI) DOWNSTREAM OF MAINLINE TO ISOLATION VALUES (GLBDI) DOWNSTREAM OF MAINLINE TO ISOLATION VALUES (GLDDI) DOWNSTREAM OF MAINLINE TESS.
 IFRIGATION SYSTEM BASED UPON AVAILABILTY.
 PROVIDE CONTROLLER LOCATED IN UTILITY ROOM AS SHOWN ON PAULOCOORDINATE WITH ELECTICAL FOR CONDUIT THROUTS (DOORDINATE WITH ELECTICAL FOR CONDUIT THROUTS) (DOORDINATE LINE OF AND THE ANY (16,1501), WITH ORIP 20NE CONTRACTOR SHALL BE WATERED BY IN-LINE EMITTER DRIP (SEE GENERAL SCHEMATIC DRIP LAYOUT (16,1501), WITH ORIP 20NE CONTRACTOR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND DETAILED.
 RRIGATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. THE REFERENCED SUBMITUR SLEEVE FOR CONTROL WIRES, COMMENDATIONS.
 RRIGATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. THE REFERENCED SUBMITUR END AND AND AND AND THE READ PLANT REQUIRED MATER (DOVERAGE).
 RRIGAT



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- сору, му CENTER TIRE 213 YELLOWSTONE AVENUE, 6BAY LH LINEAR STORE SCHWAB S Ш

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IRRIGATION PLAN







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PLANTING DETAILS

