

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD AGENDA REGULAR
MEETING OF TUESDAY, April 9, 2024 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 April 9, 2024 Regular Meeting.
5. Approval of the Minutes for the April 2, 2024 Special Meeting.
6. New Business:
 - a. Downtown Architectural Review for Domino's installation of metal wall panels on exterior of building, 1454 Sheridan Avenue.
 - b. Review the Special Exemption request to reduce the amount of required parking at 1234 Sheridan Avenue.
 - c. Site Plan Review for new building (Yellowstone Impressions) at 1234 Sheridan Avenue.
7. P & Z Board Matters (announcements, comments, etc.)
8. Council Update
9. Staff Items
10. Adjourn

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

City of Cody
Planning, Zoning, and Adjustment Board Special Meeting
April 2, 2024

A special 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 2, 2024 at 12:00 p.m.

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

Present: Carson Rowley; Dan Schein; Sarah Miles; Ian Morrison; City Attorney Scott Kolpitcke; Council Liaison Andy Quick; City Planner Todd Stowell; GIS Analyst Utana Dye.

Absent: Kathryn Kyle; Josh White; Matt Moss.

Carson Rowley led everyone in the pledge of allegiance.

Sarah Miles made a motion, seconded by Dan Schein to approve the agenda for the April 2, 2024 special meeting. Vote on the motion was unanimous, motion passed.

Sarah Miles made a motion, seconded by Dan Schein to approve the minutes from the March 12, 2024 meeting. Vote on the motion was unanimous, motion passed.

Todd Stowell presented to the board the Downtown Architectural review for Domino's installation of metal wall panels on exterior of the building, located at 1454 Sheridan Avenue.

Ian Morrison made a motion, seconded by Carson Rowley to approve the architectural modifications for the Domino's restaurant as proposed, located at 1454 Sheridan Avenue.

Ian Morrison, Dan Schein, and Carson Rowley were in favor of the motion. Sarah Miles opposed the motion. Vote on motion failed.

Sarah Miles made a motion to approve the proposal with the discussed change of the Perling horizontal metal planking to something more consistent with the proposed metal siding in the grey/white family of colors. Motion dies due to lack of a second. Motion fails.

Ian Morrison made a motion, second by Dan Schein to table item 6a until the next scheduled meeting. Vote on the motion was unanimous, motion passed.

Todd Stowell presented to the board the site plan review for storage/shop buildings located at 164 and 166 Blackburn Street.

Dan Schein made a motion, seconded by Ian Morrison to approve the site plan for the storage/shop buildings located at 164 and 166 Blackburn Street with conditions 1-6 of the Staff report. Vote on the motion was unanimous, motion passed.

Todd Stowell presented to the board the Site Plan review for three storage buildings located at 5 Road 2AB.

Ian Morrison made a motion, seconded by Dan Schein to approve the site plan for the storage buildings for SKB Storage with the conditions 1-9 of the staff report for SKB, LLC. located at 5 Road 2AB. Vote on the motion was unanimous, motion passed.

Sarah Miles recused herself from items 6d, 6e, and 6f.

Todd Stowell gave a brief synopsis of the special exemption request to reduce the parking requirement for Yellowstone Impressions, located at 1234 Sheridan Avenue.

Public Hearing was opened at 12:50 p.m.

Charles Manly was the only person to speak at the public hearing.

Public Hearing was closed at 12:54 p.m.

Todd Stowell presented the Special Exemption request to reduce the parking requirement for Yellowstone Impressions, located at 1234 Sheridan Avenue.

This item will be placed on the next available meeting as there was not enough for a quorum to vote on this item.

No motion made due to lack of a quorum.

Todd Stowell presented to the board the site plan review for a new building located at 1234 Sheridan Avenue for Yellowstone Impressions, Inc.

This item will be placed on the next available meeting as there was not enough for a quorum to vote on this item.

P&Z Board Matters (announcements, comment, etc.):

Carson Rowley made a motion, second by Ian Morrison to appoint Sarah Miles to chair the April 23, 2023 meeting.

Th April 9, 2024 meeting will take place with the items from this meeting.

Council Update: None

Staff Items: Phillip Bowman let the board know that the Big Horn Avenue and Blackburn Street light project will be extending the closure on Blackburn due to unforeseen circumstances on what was discovered out in the field.

Scott Kolpitcke informed the board about the second reading on the ordinance from the mayor's task force will be heard at the Council meeting tonight.

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 1:44 p.m.

Utana Dye

GIS Analyst

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

MEETING DATE:	APRIL 2, 2024	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL REVIEW: DOMINO'S EXTERIOR CHANGES, 1454 SHERIDAN AVENUE. SPR 2024-11	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The owners of 1454 Sheridan Avenue, which is occupied by Domino's Restaurant, have submitted an application to update the exterior. The update includes new metal panels on much of the façade.



REVIEW CRITERIA:

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.

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.

STAFF COMMENTS:

Architectural Changes

The proposal will replace the diagonal shiplap siding on the exterior of the Domino's restaurant with vertical metal wall panels with a wood pattern. The upper wall/parapet will have its paneling replaced with horizontal metal panels in a * solid color. The storefront windows and brick will remain unchanged. Only the Domino's frontage is being updated at this time—no other business facades on the building are included.



Staff has no concerns with the proposed architectural changes. The colors match well with each other, the existing brick, and the sign that will remain. The metal wall panels are quality materials that are being used in commercial buildings. The Wendy's restaurant next door was approved last year to utilize metal panels on their upcoming exterior update (brown wood appearance on parapet).

No other criteria apply.

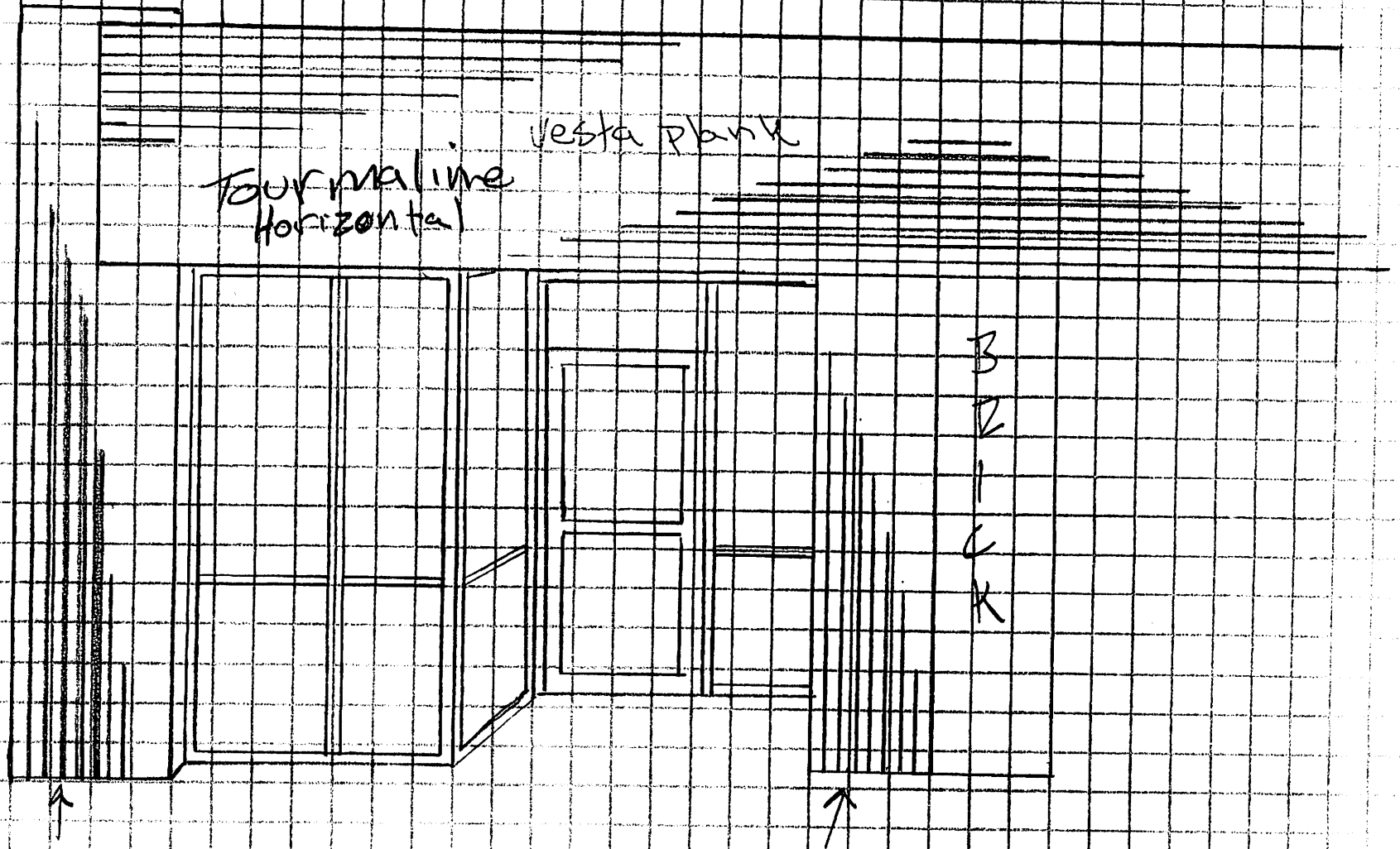
ALTERNATIVES:

Approve or deny the proposal, with or without changes.

RECOMMENDATION:

Approve the architectural modifications for the Domino's restaurant as proposed.

Dominos #238



Tourmaline
Horizontal

Vesta plank

B
I
C
K

Sand Dollar
Vertical
Vesta Plank

Sand Dollar
Vertical
Vesta Plank

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

MEETING DATE:	APRIL 2, 2024	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION REQUEST TO REDUCE PARKING REQUIREMENTS FOR YELLOWSTONE IMPRESSIONS, 1234 SHERIDAN AVE. SUP 2024-02	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Yellowstone Impressions, LLC has submitted an application requesting a special exemption to the number of parking spaces required for their proposed building at 1234 Sheridan Avenue. The building would occupy three downtown lots, each 25 feet wide by 130 feet deep. The proposal is already exempt from providing 100 parking spaces due to its location in the downtown parking district. The applicant requests an exemption of another 35 spaces.



Applicable Parking Standard

10-16-2: APPLICABILITY:

The requirements of this chapter apply to all off street parking within the city, whether required or voluntarily provided, except as follows:

Within the downtown parking district, the use of buildings and land shall be exempt from providing up to one hundred (100) off street parking spaces otherwise required by this chapter. Uses in the downtown parking district that exceed this one-hundred (100) space threshold shall provide off street parking in the amount required in excess of one hundred (100) spaces.

The number of parking spaces required for a project is to be based on the recommended ratios found in the parking regulations ([see 10-16-9: NUMBER OF SPACES REQUIRED](#)), unless the planning and zoning board authorizes otherwise based on reliable data that justifies use of a different parking ratio. For purposes of this exemption, the recommended ratios of the parking regulations are used. The application includes a "Parking Narrative", which is attached and accurately calculates the number of parking spaces required, based on the ratios for retail use and restaurants/lounges with fixed seating. The first floor of the building is proposed as a photo/art gallery (retail), which requires 24.6 parking spaces. The second floor is

unknown, but is calculated as a sit-down restaurant, which has one of the higher parking demand ratios, and results in a requirement for 63.5 parking spaces. The third floor and associated balcony is proposed as a private event center/lounge, which requires 53.1 parking spaces. The total required is 141 spaces. The site plan proposes six on-site spaces, resulting in a shortage of 35 spaces after the 100-space exemption is applied.

Notice of the public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet and by publication in the newspaper on March 19, 2024.

REVIEW CRITERIA:

Pursuant to Section 10-14-2(B)(1)(d) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to parking requirements. The standards for approval of a special exemption are listed below, with staff comments provided.

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

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

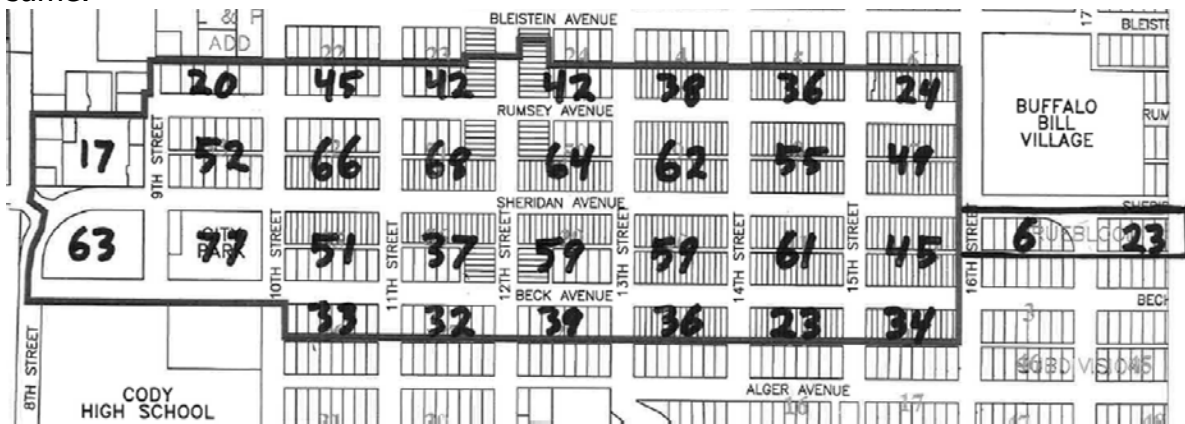
Staff Comment: The Board has historically relied heavily on neighbor comments to help identify any undesirable changes. That is the intent of neighbor comment—not to “vote” on the project, but to help identify significant adverse impacts that may need mitigation. Special exemptions are a quasi-judicial review involving property rights, which review is to be based on criteria. It is not a political decision to be based on popularity, prejudice, or the whims of the reviewing official(s). Nor is the decision to be made by anyone other than the Board.

Therefore, part of the review process in analyzing impacts is a determination by the Board of what is “significant”. While not defined in the local zoning code, in regulatory language “significant” typically means “*a reasonable likelihood of more than a moderate adverse impact.*” (*From WA DOE SEPA*) Staff suggests that it is up to the Board, using the concept of significant adverse impacts, to determine if there are any “undesirable changes”, and if so, identify if some form of mitigation would reduce those undesirable changes (a.k.a. adverse impacts) to a moderate (acceptable) level.

As of the time of this staff report, five comments of “no objection” and two comments of “objection” have been received. None of the “no objection” comments stated any reasoning. One of the “objection” comments states that if the special request will result in a 3-story building, then they are opposed, but that they are okay with a 2-story building.

Staff would point out that building height is not limited in the D-2 zoning district in which this property is located, and is only indirectly related, if at all, to the parking exemption. For example, a 2-story building with a basement could require the same number of parking spaces, yet that neighbor would apparently not object to that proposal. Standards that are permitted in the zoning district, such as a 3-story building being allowed in the D-2 zone, cannot be reconsidered in the context of a special exemption, or other quasi-judicial site-specific review. As a result, the building height will be permitted, and would be permitted regardless of whether the height creates a significant adverse impact, as it is allowed by the zoning regulations.

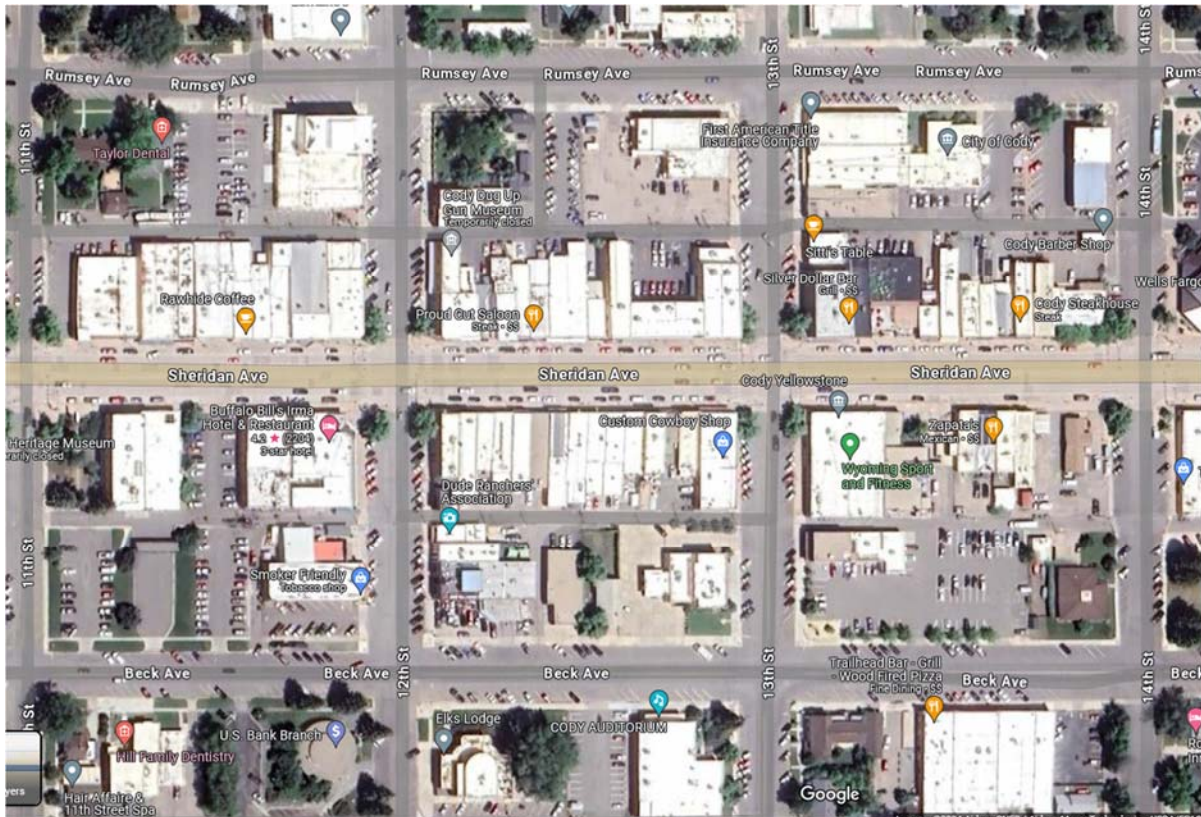
The second objection comment states, "Parking is already too congested in the area." That is likely the primary question of this request. However, the objection statement lacks any quantifiable information. To assist the Board in their analysis, here is a rough map of the area, showing how many on-street parking spaces are available on each block, as of about two years ago. It should still be about the same.



The following map indicates how many public off-street parking spaces were available within each block at that time. Again, it should still be about the same.



Here is an aerial photo from Google Maps showing parking in the area. Staff believes it is fairly representative of the situation on a midday in the summer.



An analysis of the above maps indicates that there are 171 off-street public parking spaces and 456 on-street parking spaces, for a total of 627 parking spaces within one block of the property. Admittedly, those on the block are already often full, but capacity remains in some of the other areas, which are within walking distance.

It is also observed that the peak operating hours of the restaurant and event center/lounge, which constitute most of the parking demand, will typically be in the evening. With the exception of Annie's Soda Shop on the corner of 12th Street, and "propietress" (wine and liquor tasting) on 12th Street, all businesses on the entire block are retail and currently close by 5:00 or 6:00 in the evening. Therefore, there is minimal competition for parking spaces by other businesses on this block in the evening.

The above considerations, combined with the fact that of the 26 property owners notified, only one mentioned a concern with parking, lend towards a determination that the impacts will be moderate, or at least not a significant difference from the current situation.

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

Staff Comment: There will be an increased parking demand due to the project. The Board has previously considered the extent of the exemption request in their deliberations—meaning a 35% increase is not of the same scope and impact as a request for an increase of 50% or 100%. Staff believes the 35% request is proportionately within reason. Furthermore, the occupants of those additional vehicles represent potential customers for all downtown businesses, which should be seen as a good thing from an economic perspective.

When parking was first discussed with the mayor and council under Mayor Brown, I pointed out that it is in the community's interest to have a downtown so vibrant that we actually have a parking problem. A parking demand study a few years prior showed that a lack of parking was only perception, not reality. The discussion led Council to expand the exempt area to 1 ½ blocks each side of Sheridan Avenue. When downtown truly runs out of parking, the downtown property owners and/or community can then determine if they want to further support downtown Cody by financing a parking structure, likely on the Bob Moore parking lot, or whether to just live with the congestion.

The proposed uses themselves are typical and permitted in the downtown area, so compatibility is not an issue.

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

Staff Comment: Based on the proposed use and size of the building the exemption is the minimum deviation necessary. If the exemption is not granted, the size and/or use of the building would have to be modified. For example, if the second floor were required to be retail instead of restaurant, then the building would only require 106 parking spaces, which combined with the six spaces provided would be within the 100-space exemption.

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

There is another method to meet the ordinance, but staff would not call it feasible, nor would it accomplish any public interest. Furthermore, turning it around, this fact alone would seem to be sufficient justification for approval of the special exemption. Specifically, if this project were configured as three separate, 3-story buildings on individual lots, each would be entitled to the 100-space exemption, for 300 total spaces, and this review would not be necessary. It is the configuration that results in the need for the special exemption.

Variances to the parking standards are subject to the special exemption process, per City code.

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

Staff Comment: All utility services are available for the project, and will not be affected by the parking exemption.

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

Staff Comment: This criterion was written prior to a change to Wyoming state law in 2021, which change has not yet been incorporated into the Cody zoning code. Current Wyoming state law prohibits a municipality from requiring a proposed land use or development to be consistent with a land use plan (aka master plan) unless the applicable provision of the local land use plan has been incorporated into the local zoning regulations. The City is further prohibited from relying on a master plan to deny or restrict a permissible land use or physical development which is not restricted or prohibited under existing zoning regulations. See Wyoming Statutes [9-8-301](#) and [15-1-602](#). Therefore, item "f" of the special exemption criteria is best not considered, so as to not violate the applicable provisions of the State law.

ALTERNATIVES:

Approve, deny or approve with conditions.

ATTACHMENTS:

Application materials and neighbor response(s).

RECOMMENDATION:

That the Board make the following findings:

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

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

AND,

Approve the Special Exemption to reduce the number of required on-site parking spaces by an additional 35, after the 100-space exemption is applied pursuant to section of the City code. The special exemption is based on the current ratios of the parking ordinance. Based on the proposed uses, that means seating capacity of the second and third floors are limited to the number shown on the conceptual floor plans, and that the first floor is limited to retail use (not assembly or restaurant).

| THE PAVILION |

1234 Sheridan Ave

Cody, Wyoming

March 06, 2024

PARKING NARRATIVE

Parking Narrative:

Site: 1234 Sheridan Ave is within the Cody Architectural Downtown Area.

Parking:

Previous Parking Provided: (3) On-Street Parking Spaces + (2) Off-Street Parking Spaces = 5 Parking Spaces

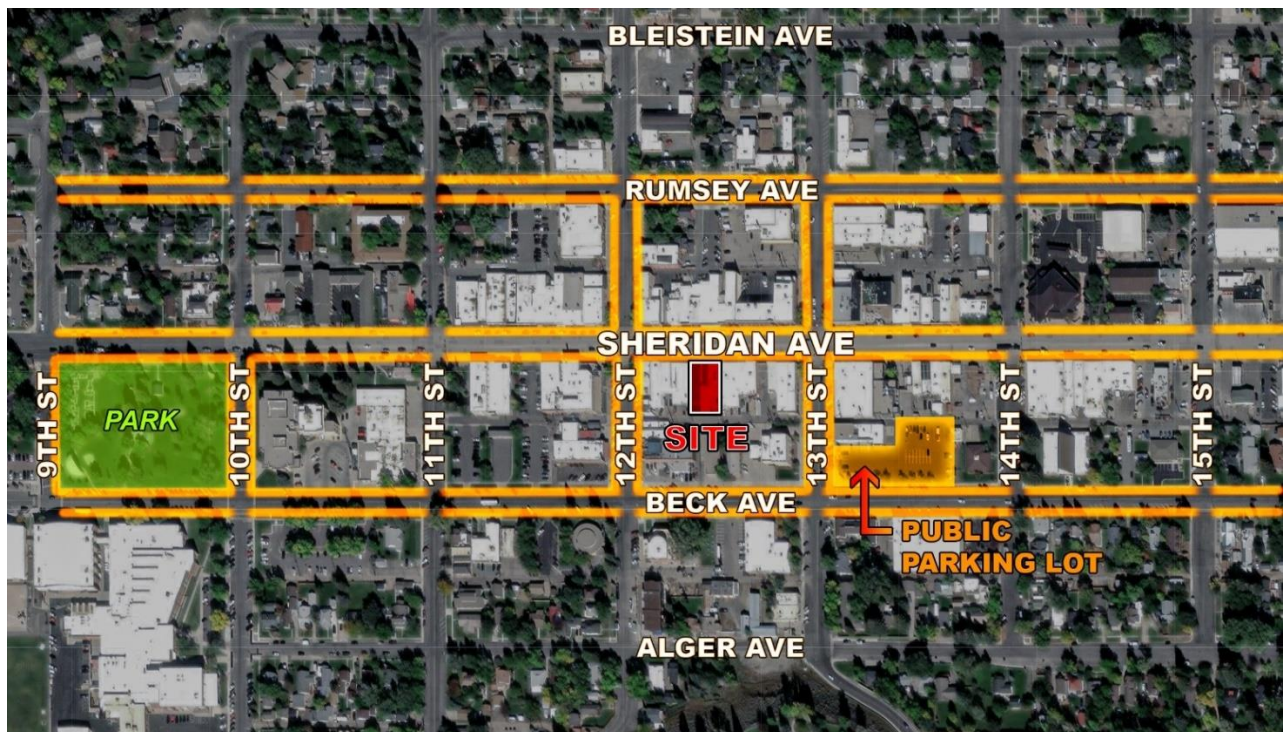
Proposed Parking Provided: (3) On-Street Parking Spaces + (6) Off-Street Parking Spaces = 9 Parking Spaces

(Note that on-street parking is provided but excluded from parking calculations)

City Code: Chapter 16-2: Within the Downtown Parking District the use of buildings and land shall be exempt from providing up to one hundred (100) Off-Street Parking Spaces.

The site is served by the following parking along with other Downtown businesses:

- On-Street Parallel Parking along Sheridan Avenue
- On-Street Parking on Beck Avenue and Rumsey Avenue
- Public Parking Lot located on 13th and Beck Avenue
- On-Street Angled parking along 12th Street and 13th Street
- Public Park Parking located at Sheridan Ave and 10th Street



Parking Calculations: The parking calculations identified reflect the most intense uses for the proposed site.

Level 1: The First Level is planned as a Photo Gallery, Retail space.

Level 2: The Second Level currently does not have a proposed use. For parking calculations, the area was calculated with the most intense use possible, Restaurant. If the Second Level is used as office, retail, Bar or Lounge the required parking calculations will decrease.

Level 3: The Third Level will be used for special events and to host private/rentable event space and will not be occupied on a regular basis. We have classified this as a Lounge with option of food service.

Parking Calculations have been provided (See Next Sheet & Seating Diagrams): A Special Exemption is requested for 35 Parking Spaces.

THE PAVILION PARKING CALCULATIONS

March 6, 2024

FLOOR LEVEL	Gross SQ FT	(Includes Outdoor Seating)		Parking Calculation	Parking Required	Parking Required	
		Seating					
1st Floor (Retail, Gallery)	7,400			1/300	24.67	24.67	
2nd Floor (Restaurant, Sit Down)	8,575	127		0.5	64	63.50	
3rd Floor (Lounge)	6,460	177		0.3	53.10	53.10	
Total	22,435					141.27	Parking Spaces
Chapter 16, Section 2			Downtown District Parking Reduction			-100.00	
			On-Site Parking Provided			-6.00	
							35 Parking Spaces Required (Special Exemption Request)

Chapter 16, Section 9 - Number of Spaces Required

Retail =	1 space per 300 SF (Gross)
Restaurant, (Sit Down) =	14.3 spaces per 1000 SF (Gross) or 0.5 spaces per fixed seats
Lounge (w/ or without Food) =	17.3 spaces per 1000 SF (Gross) or 0.3 spaces per fixed seats (Indoor & Outdoor)

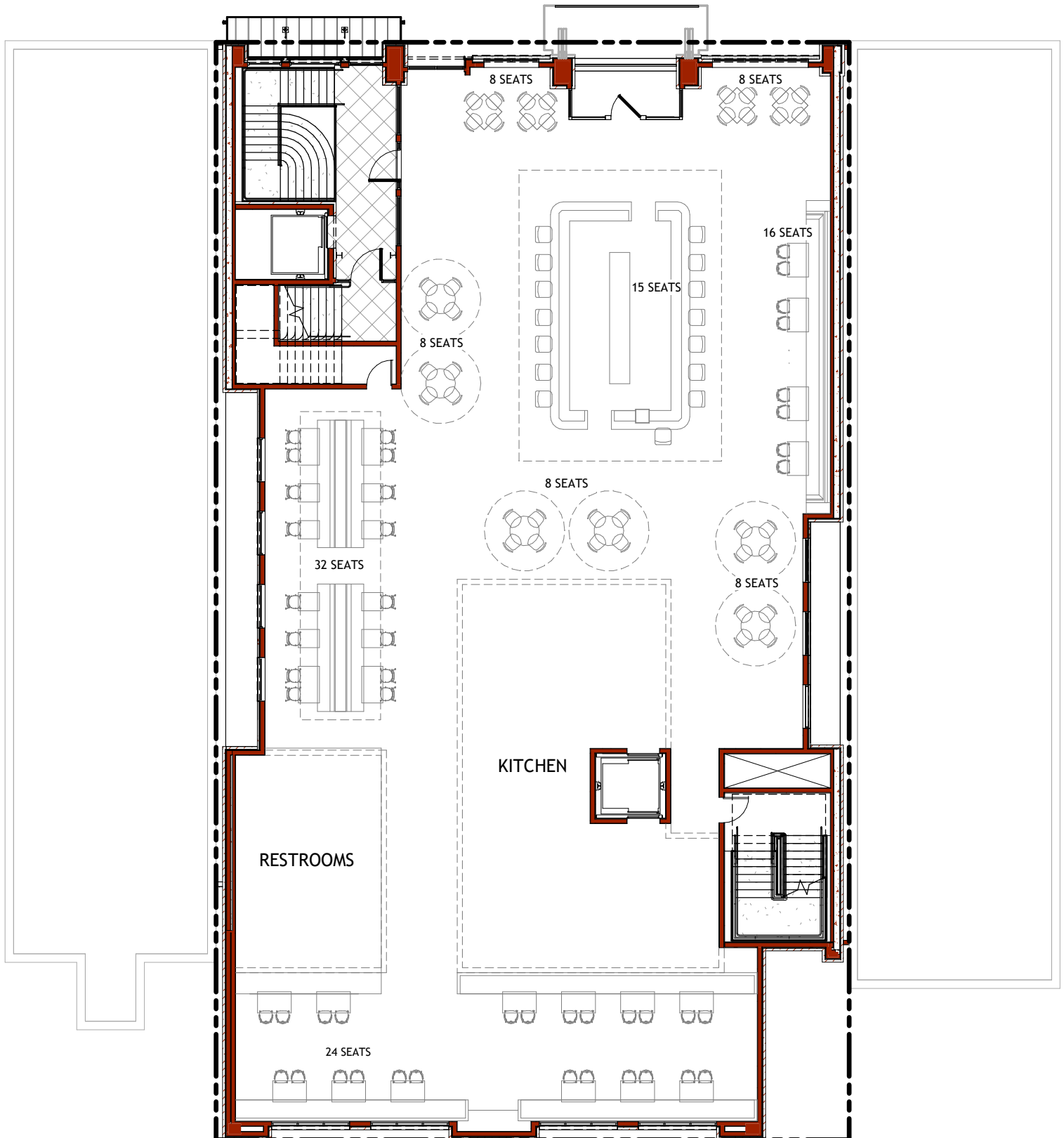
ALTERNATE PARKING CALCULATION:

FLOOR LEVEL	Gross SQ FT	Seating	Parking Calculation	Parking Required	Parking Required
Alt: 2nd Floor (Office)	8,575		4/1000	34	34.30

JOB NAME: THE PAVILLION

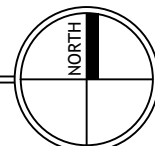
JOB NO: 2023_30 **DWG. NO:** 02 Seating

DATE: 03/06/24



PLAN - LEVEL 2

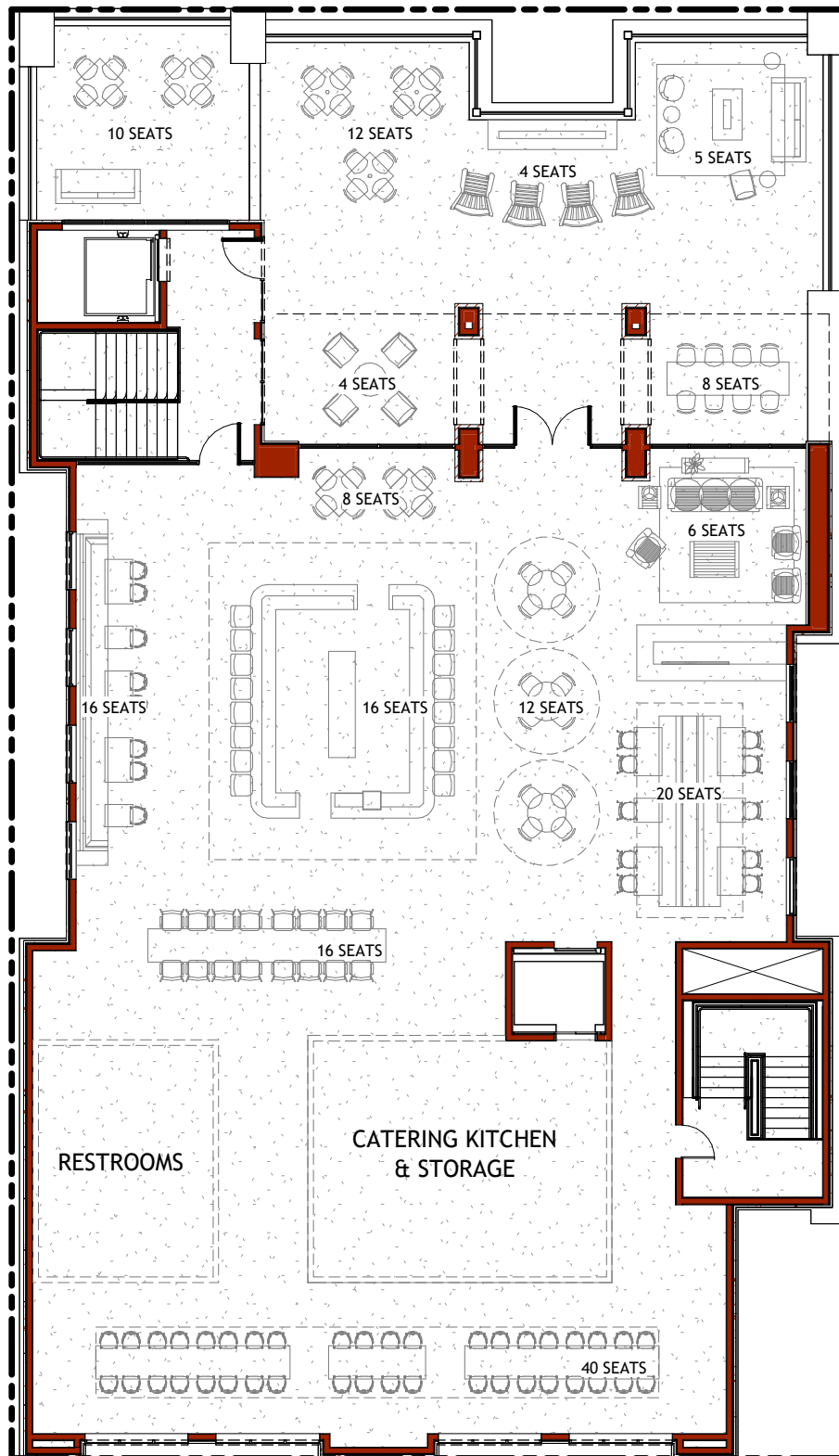
SCALE: 1/16" = 1'-0"



JOB NAME: THE PAVILLION

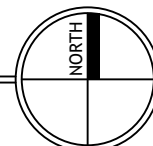
JOB NO: 2023_30 **DWG. NO:** 03 Seating

DATE: 03/06/24



PARKING PLAN - LEVEL 3

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



Special Exemption Parking Approval Standards:

- No Special Exemption shall be approved unless the Planning and Zoning Board finds:
 - The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.
 - *Three businesses existed on this property with (2) Off-Street Parking Spaces and (3) On-Street Parking Spaces. We are proposing three businesses in the proposed building and providing (6) Off-Street Parking Spaces and (3) On-Street Parking Spaces (not included in the parking calculation). The existing and current uses rely on parking along Sheridan Avenue and the surrounding downtown streets which is no change to the property. Parking a block or two away encourages pedestrian traffic along Sheridan Avenue and adds to the vibrancy of Cody's Downtown. Therefore, the Special Exemption request will not produce any undesirable change to the character of the neighborhood.*
 - The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood.
 - *The Pavilion is midblock along the dense core of Sheridan Avenue. The building is designed to fit within the existing historic fabric of Main Street while promoting additional downtown vitality.*
 - The special exemption is the minimum deviation from the specifications of this title necessary and adequate for the proposed activity, structure, or use.
 - *The proposed parking is the minimum required parking which will satisfy the maximum intensity of uses for the life of the building.*
 - The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant to pursue other than a special exemption.
 - *To produce a vibrant, lively, and dense downtown core, the parcels along Sheridan Avenue typically cannot provide the required parking as outlined by the City of Cody Parking Standards while also meeting the desires and goals outlined in the Cody Master Plan (2014). Per the Master Plan, standards for the downtown core district should be relaxed to allow for the uses desired in this district.*

Cody Master Plan States:

Chapter 3 – Goal 15, (Pg 48): Provide for adequate vehicle parking for residents and visitors.

- *Objective 15.1: Offer parking to support downtown businesses, community destinations, and special events.*

Principle 15.1.a. Parking Requirements. Analyze and consider areas where on-street parking could be permitted to count toward required parking. Periodically re-evaluate whether downtown businesses should be exempt from required parking ratios.

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

- *The downtown core surrounding Sheridan Avenue provides multiple types of parking, including parallel parking along Sheridan Avenue, angled parking along the streets surrounding Sheridan Avenue (Beck and Rumsey Avenues), public parking lots, as well as parking lots at the major attractions for tourists and visitors of Cody (Buffalo Bill Center of the West, Cody Chamber of Commerce).*
- *Existing infrastructure exists for the proposed building, including adequate water main for Domestic Water and Fire Protection, Sewer, Power, and Gas. A stormwater facility will be added on the parcel to improve stormwater treatment standards than were previously provided.*
- *The structure will be designed to meet current codes such as the International Building Code 2021. This means the new structure will be designed with appropriate fire-rated walls and will have a sprinkler system which will improve the life safety from the existing site.*
- The special exemption is consistent with the goals, policies, and Future Land Use Map of the Master Plan.
 - *This special exemption meets the goals and policies of the Future Land Use Map of the Cody Master Plan. The Project is in the Downtown Mixed use Residential area of the Future Land Use Map.*

Downtown Mixed Use (pg. 36): The downtown mixed-use designation is intended to provide abundant opportunities for retail, hospitality, personal service, and residential uses in a compact, pedestrian-friendly setting. This area should offer a range of things for both residents and visitors to do and see, both during the day and in the evening. Uses should include a diverse mix of office, finance, civic, government, entertainment, retail, restaurants, and housing. Land use regulations for downtown should have a form-based component to help ensure compatibility of form, function, and design for a vibrant and busy environment.

The special exemption for parking allows the project to provide a design for a vibrant and busy environment for the life of the building by accommodating the most intense uses. In addition, the exemption aids in preserving a pedestrian-friendly setting by not creating a parking lot on the property and enhancing the infrastructure on the Main Street right-of-way (sidewalk area and building facade).

The new building is providing additional square footage than the site previously housed which will support more diverse and abundant business opportunities for Downtown both during the day and in the evening.

Form-based components of the building were researched to analyze the scale, material and detailing of existing buildings on Sheridan Avenue (See Architectural Inventory included in the Site Plan Submittal). The building is designed to mimic a 2-story structure from Sheridan Avenue. This is achieved by recessing the 3rd level so that it is minimally

seen from pedestrians on the street. Exterior materials of brick and stone are incorporated to reflect the Main Street material characteristics and provide for a timeless, low maintenance building facade. Building details, canopies, cornices, windows, and more were designed to enhance and align with the rhythm and balance of the existing structures on Sheridan Avenue.

- *The Cody Master Plan makes many references to the Vitality and Character of the Downtown. The proposed project uses every opportunity to achieve and support the Master Plan's goals.*

Downtown Expansion (pg. 61 (map) & 62): On Sheridan Avenue, second-story apartments and a mix of office and retail uses should be encouraged to increase activity and vibrancy at all times of day and year-round. There should be little or no setbacks for buildings on Sheridan Avenue, and the architectural identity of historic commercial buildings and their facades should be preserved. New downtown development should be designed in a way that preserves the historical character and contributes to Cody's western identity, and should include the use of materials, design elements, and building forms similar to those already present on Sheridan Avenue.

The proposed building is meeting and implementing the goals, policies, and Future Land Use Map of the Master Plan. It is requested the Special Exemption be approved for required parking spaces.



CITY OF CODY
WYOMING

Todd Stowell <todds@codywy.gov>

[P&Z Contact] special exemption request

'David Smiley' via Planning and Zoning Contact <pandzcontact@codywy.gov>

Tue, Mar 19, 2024 at 12:28 PM

Reply-To: David Smiley <wyoduo@yahoo.com>

To: "pandzcontact@codywy.gov" <pandzcontact@codywy.gov>

If the man who is building the building needs the special request to build a three story building, I am against a three story building. A two story building I have no problem with.

Shirley Smiley



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

Notice to Owners of Neighboring Properties

March 8, 2024

RE: SPECIAL EXEMPTION REQUEST

Please return this letter by Mar. 21, 2024 to:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

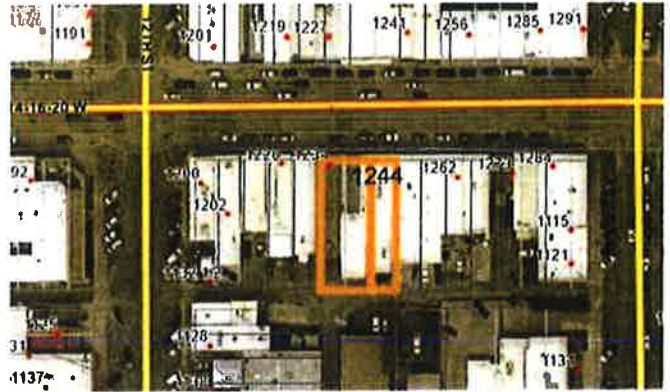
OR email: pandzcontact@codywy.gov

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

Property Owner: Yellowstone Impressions, LLC

Address/Legal Description: 1234 Sheridan Avenue
(Lots 9, 10, 11 Block 29 Original Town of Cody, WY)

Description of Request: To reduce the number of parking spaces required for the construction of a new building at 1234 Sheridan Avenue. The building is already exempt from providing 100 parking spaces due to its location in the downtown parking district. The applicant requests an exemption of an additional 35 spaces. Information is available at the Community Development Dept. in City Hall or by calling (307) 527-3472. Written comments may be directed to Community Development, P.O. Box 2200, Cody, WY 82414 and must be received prior to the date and time of the public hearing.



This request will be considered at a public hearing by the City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, March 26, 2024, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

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

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

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☐ I have NO OBJECTION to the Special Exemption Request.

Name: _____

Address: _____

Comments: _____

☒ I OBJECT to the Special Exemption Request:

Name: 1132 JCA, LLC

Address: 1132 12th Street, Cody, WY 82414

Comments: Parking is already too congested in the area.

If you would like to review the Planning and Zoning Board agenda materials for this request, see the

Agendas and Minutes.



NOTICE OF RESCHEDULED PUBLIC HEARING AND OPPORTUNITY TO COMMENT
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Notice to Owners of Neighboring Properties

Please return this letter by Mar. 28, 2024 to:

Cody City Planner
P.O. Box 2200
Cody, WY 82414

OR email: pandzcontact@codywy.gov

RE: SPECIAL EXEMPTION REQUEST

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(Responses may be submitted in any written format. Comments previously submitted will still be considered.)

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: Bob & Sandy Newsome

Address: Box 575 Cody, WY 82414

Comments: No problem w/ the proposal

☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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(Responses may be submitted in any written format. Comments previously submitted will still be considered.)

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: R. THOMAS + IRIS M. BROLIN LIVING TRUST

Address: 1225 SHERIDAN AVE

Comments: _____

☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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Notice to Owners of Neighboring Properties
March 8, 2024

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P.O. Box 2200
Cody, WY 82414

OR email: pandzcontact@codywy.gov

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Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: Colleen Holden

Address: 1122 12th Street Cody WY

Comments: no objection to exemption of 35 spaces

☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: Robert D. He

Address: 776 S 5th W Treburg, ID 83440

Comments: _____

☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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Dear Planning and Zoning Board Members:

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☒ I have NO OBJECTION to the Special Exemption Request.

Name:

Michele Provost Taylor & Hawley LLC - proprietress

Address:

1128 12th Street Cody

Comments:

☐ I OBJECT to the Special Exemption Request:

Name:

Address:

Comments:

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Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: Michelle Provost

Address: 1128 12th Street Cody

Comments: _____

☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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Dear Planning and Zoning Board Members:

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☒ I have **NO OBJECTION** to the Special Exemption Request.

Name: LISA PRICE, operating Manager, KFT Real Estate I, LLC

Address: 101 Castle Rock Road, Cody, WY 82414

Comments: _____

☐ I **OBJECT** to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposal for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.

Name: Brain Properties LP - Harold Musser, G.P.

Address: 1131 13th Street, Suite 101

Comments: I have no objection to the proposed development. It will be an asset to the community.

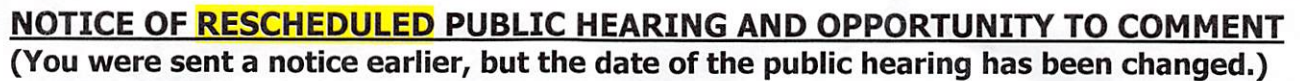
☐ I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Comments: _____

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CITY OF CODY
WYOMING

Utana Dye <utanadye@codywy.gov>

Fwd: Collier group building

Carson Rowley <crowley@codywy.gov>

Thu, Apr 4, 2024 at 1:25 PM

To: Utana Dye <utanadye@codywy.gov>, Todd Stowell <todds@codywy.gov>

A comment we received for the Yellowstone Impressions project that didn't include you two. I also forwarded it to Scott and Matt Moss.

Thanks,

Carson

----- Forwarded message -----

From: **Carol Armstrong** <momcat88@outlook.com>

Date: Thu, Apr 4, 2024 at 12:20 PM

Subject: Collier group building

To: <crowley@codywy.gov>, <jwhite@codywy.gov>, <imorrison@codywy.gov>, <k.kyle@codywy.gov>, <smiles@codywy.gov>, <dschein@codywy.gov>, <aquick@codywy.gov>

I just become aware of the Collier Group project on main st. in Cody when I recently saw the demolition of several of our historic buildings. I was not aware of the extent of the new addition until I saw in the paper, last week, the rendition of the gallery that Collier Group intend to build.

I was shocked that such an upscale, building would even be considered in our historic down town. I really do not understand the thinking behind such a decision to allow it to proceed as presented.

As I said at the meeting yesterday, I have seen small, historic towns change forever with just such an addition. Our town is unique, Buffalo Bill and the founding fathers put a great deal of thought into the layout and design of Cody. This to me, is a disaster. Is it because you are too young to understand what we have in Cody? Do you not respect the past history of main street? Worst of all, it does not even look western or belonging in Cody.

You are in a position to guide the growth of our town, and you eight people have killed history, this was never taken to the citizens for comment. What has been approved of, will open the door to more of the same and gradually our main street will look like any other little town with upscale architecture.

What was your rationale to allow this in Cody and on main street? What effort was made to guide Collier to a more appropriate building. I thought that two stories was the limit on building height, now you are approving party houses making a third level acceptable. Where is your passion for this town?

I believe that you are sincere in what you are doing, but the LDS Temple and now this make me concerned about your ability to understand what we have in Cody and where you are taking us. There is no turning back now, the door has been opened and I am aghast at your lack of vision. I am 90 now and I see things differently than you, you probably just see old buildings and you like the modern look. When the past is erased, then one does not have a knowledge or a reference to who we are and where we have come from. Our culture is being erased.

P.S. And please have Dominos get rid of the "Robin egg blue", how about soft sage green? That would be better in our western town. Be tough, be bold, be strong when dealing with these entities, after all, you are in the drivers seat. Right?

Thoughts from an ole lady. Carol Armstrong

--

Carson Rowley, PE

Planning & Zoning Commission Chairman/CUSTC Member

City of Cody, Wyoming

www.codywy.gov

DISCLAIMER: City of Cody electronic correspondence and associated file attachments are public records and may be subject to disclosure in the event of a public records request.

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

MEETING DATE:	APRIL 2, 2024	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: NEW BUILDING AT 1234 SHERIDAN AVENUE. SPR 2024-08	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 22,435 square foot building would be three stories in height, with the front of the upper story set back about 18 feet and 26 feet from the stories below. The property is 75 feet wide by 30 feet deep and is currently vacant.



The property is located in the General Business (D-2) zoning district, as well as the downtown architectural district. The first floor of the building is planned for an art gallery/photo studio. The use of the second story is unknown, but anticipated to be a restaurant. The third level would be a private event center/lounge. All of those uses are permitted in the D-2 zoning district. The site plan and architectural plans are attached for your review.

REVIEW CRITERIA:

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

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

Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the

application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

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

STAFF COMMENTS:

Architecture:

The building elevation is depicted in the computer rendering shown below. The exterior building materials include large storefront windows, traditional brick veneer, and natural stone, and metal canopies. The application shows how the materials and design are sympathetic to other downtown buildings by utilizing common materials. The variation in the depth of the front of the building adds additional visual interest. Staff believes the architectural plan is well done and is compatible with the downtown architectural district in which it is located.



Landscaping:

The property is not within the Entry Corridor Overlay and the City has typically not imposed any requirement for landscaping along “main street”. However, as shown in the rendering, the applicant plans to install two street trees, as evidenced by their application to WYDOT. The trees add an organic element to the project.

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.

Parking:

The site plan application is accompanied by a special exemption application to reduce the number of parking spaces required for this project.

The site plan shows six, 90-degree parking spaces along the back of the building, under the 2nd level. However, ADA standards require at least one ADA parking space, with an unloading area and ADA compliant access to the building. That will mean that the sixth parking spot (the east spot) will be lost in order to accommodate the unloading area. A plan showing the ADA parking space and details to demonstrate ADA compliance is needed.

Exterior Lighting

The exterior lighting fixtures are shown on sheets EL0.0, EL 0.1 and EL 0.2. The overall lighting plan is well done and utilizes 3000K color temperature illumination (soft white).

The only item that staff will note is that the B02 fixture, the sconces on the front of the building shown to the right, could result in some glare due to their elevation above the sidewalk and street. It is not known if the shade is tiltable, which would reduce the potential. Options are to tilt the shade, go with a more shielded fixture as shown in the second photo, or perhaps just be sure the bulb is frosted and of a low wattage (12 to 19-watt LED or less).



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. Public Works is yet to review the plan. Hopefully that occur by the meeting. The plan is based on a 25-year, 2-hour storm event. It is believed that Public Works may want to see the infiltration facility sized for a 100-year, 2-hour storm event.

Because of the underground design, it will need to be registered with Wyoming DEQ (a Type V UIC permit).

Utility Services

A new 6-inch fire line, for the fire sprinkler system, with a 1 ½ domestic water service line is proposed from the water main along the front of the building. The fire line will

require engineered plans for a permit to construct from WY DEQ. Public Works may have reason to request a 2" domestic water service line and meter, rather than the 1 ½" size. They can have the discussion with the applicant.

The electric plan is being coordinated with the electric division.

Sewer is to the alley via a 6" service line. A grease interceptor, separated from the blackwater system, is included, so as to serve any potential restaurant.

Any unused utility services are to be abandoned per the utility provider and City requirements, which is typically at the main.

Signs

The signs meet the size and location requirements of the sign code.

The awnings, one of which supports a sign, extend over the sidewalk, which requires a permit from WYDOT. The applicant has already applied for that permit, and it is expected to be granted.

Hydrant

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.

Garbage

A dumpster pad is proposed on the southeast corner of the property. Pickup service is available 6 days a week in this alley.

ATTACHMENTS:

Application materials—site plan, elevation drawings, stormwater plan, 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. Modify the plans to include the required ADA van-accessible parking space, unloading aisle, and building access. The loss of the one parking space is authorized.
2. Submit engineering plans for the fire line for Public Works review and approval, then submit them to WY DEQ for a permit to construct. The WY DEQ permit is required prior to construction.
3. Verify the domestic water service size with Public Works and the building official.

4. All work within the right-of-way 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.
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. Applicable utility connection fees are to be paid in conjunction with the building permit.
7. Any unused utility services are to be abandoned per the utility provider and City requirements, which is typically at the main.
8. 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.
9. (Any modification of the scone lighting?)



PROJECT NAME: THE PAVILION

1234 SHERIDAN AVE

CODY, WYOMING



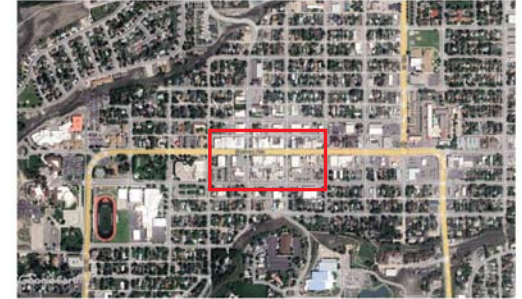
DATE
THE PAVILLION

PROJECT TEAM
ARCHITECT
LOCATI ARCHITECTS 1007 E. MAIN ST., SUITE 202 BOZEMAN, MT 59715 CONTACT: xxxx-xxxx (P) xxx-xxx-xxxx (E) xxxxxx@LOCATIARCHITECTS.COM
STRUCTURAL ENGINEER
MORRISON MAIERLE 2880 TECHNOLOGY BLVD W BOZEMAN, MT 59718 CONTACT: JAY FISCHER (P) 406-587-0721 (E) JFISCHER@MMLNET
MECHANICAL / PLUMBING / ELECTRICAL ENGINEER
ROYAL ENGINEERING 1837 S E BAY BLVD PROVO, UT 84606 CONTACT: CHRIS FALSLEY (P) 801-375-2228 (E) CHRIS.FALSLEY@ROYALENG.COM
CIVIL ENGINEER
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CONTRACTOR
SLETTEN CONSTRUCTION 3225 BIG HORN AVE CODY, WY 82414 CONTACT: SCOTT CARPENTER (P) 307-527-4515 (E) SCARPENTER@SLETTENINC.COM
LIGHTING DESIGN
BLACKSHEEP ENGINEERING 602 W HEBLOCK ST BOZEMAN, MT 59715 CONTACT: ANDY MOORE (P) 406-312-5714 (E) ANDY.MOORE@BLACKSHEEPENGINEERING.COM
FIRE PROTECTION
COASTAL FIRE DESIGN LLC 3301 PARKER LANE SPRINGFIELD, OR 97477 CONTACT: SHAWN FENNIRMAN (P) 458-250-8375 (E) SHAWN@COASTALFIREDESIGN.COM
ACOUSTICAL DESIGN
JAMES BLACK ACOUSTICS 3301 PARKER LANE SPRINGFIELD, OR 97477 CONTACT: JAMES BLACK (P) 558-342-0986 (E) JBLACK@JBACOUSTICS.COM

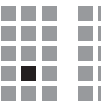
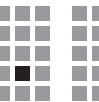
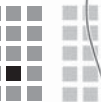
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ARCHITECTURAL:
A2-0 MAIN LEVEL AND 2ND LEVEL PLAN A2-1 THIRD LEVEL PLAN AND ROOF PLAN A3-0 BUILDING ELEVATIONS A3-1 MATERIAL BOARD A3-2 SIGNAGE
LIGHTING:
EL0.0 LIGHTING INDEX EL0.1 SITE LIGHTING CATALOG SHEETS EL1.1 LIGHTING SITE PLAN AND NORTH EL1.2 LIGHTING SITE PLAN AND SOUTH
ELECTRICAL:
EO.1 PRELIM ELECTRICAL COVER SHEET EO.2 PRELIM SITE ELECTRICAL PLAN ES.1 PRELIM ELECTRICAL DETAILS

ABBREVIATIONS			
ABB.	ABBREVIATION	ABB.	ABBREVIATION
AB	ANCHOR BOLTS	MTL.	METAL
A.F.F	ABOVE FINISHED FLOOR	M.O.	MASONRY OPENING
AC.	ACOUSTICAL	MAX.	MAXIMUM
ADJ.	ADJACENT	MECH.	MECHANICAL
A/C	AIR CONDITIONING	MED.	MEDIUM
ALT.	ALTERNATE	MM	MILLIMETER (S)
ALUM.	ALUMINUM	MIN.	MINIMUM
APPD.	APPROVED	NOML.	NOMINAL
B.O.	BOTTOM OF	NO.	NUMBER
BSMT.	BASEMENT	N.C.	NOT IN CONTRACT
BRG.	BEARING	N.T.S.	NOT TO SCALE
BLK.	BLOCK	O/C	ON CENTER
BLKG.	BLOCKING	O.D.	OUTSIDE DIAMETER
BD.	BOARD		
BLDG.	BUILDING		
C.J.	CONTROL JOINT	P.W.T.	PAVEMENT
CLG.	CEILING	PL.	PLATE
CLR.	CLEAR (ANCE)	PLYWD.	PLYWOOD
COL.	COLUMN	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	P.S.F.	POUNDS PER SQ. FOOT
CMU	CONCRETE MASONRY UNIT	P.S.I.	POUNDS PER SQ. INCH
CONST.	CONSTRUCTION	P.T.	PRESSURE TREATED
DTL.	DETAIL	R.	RADIUS
DWG.	DRAWING	REF.	REFERENCE
EA.	EACH	REQD.	REQUIRED
E.F.	EACH FACE	REINF.	REINFORCE (ING)MENT
E.I.	EXPANSION JOINT	R.O.	ROUGH OPENING
ELEC.	ELECTRIC (AL)	R.D.	ROUGH DRAIN
EQ.	EQUAL	R.S.	ROUGH SAWN
EXST.	EXISTING	SHL.	SIMILAR
E.W.	EACH WAY	S.C.	SOLID CORE
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATION (S)
FIN.	FINISH	SPKR.	SPEAKER
FLR.	FLOOR	SQ.	SQUARE
FLUR.	FLUORESCENT	SYS.	SYSTEM
FTG.	FOOTING	THK.	THICK (NESS)
F.A.O.	FURNISHED BY OTHERS	T&G	TONGUE & GROOVE
GA.	GUAGE	T.O.S.	TOP OF STEEL
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
GYP.BD.	GYPNUM BOARD	TRP.	TRIPLE
G.F.I.	GROUND FAULT INTERRUPTED	TYP.	TYPICAL
HVAC	HEATING/VENT/ AIR CONDITIONING	U.B.C.	UNIFORM BUILDING CODE
H.C.	HOLLOW CORE	U.N.O.	UNLESS NOTED OTHERWISE
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
HR.	HOUR	VLT.	VAULTED CEILING
INCL.	INCLUDE (DING)	V.T.R.	VENT THROUGH ROOF
INSUL.	INSULATE (DING)	V.B.	VAPOR BARRIER
INT.	INTERIOR	W.C.	WATER CLOSET
JT.	JOINT	W.P.	WATER PROOF (ING)
MFR.	MANUFACTURER / MANUFACTURE	W.W.F.	WELDED WIRE FABRIC
MFD.	MANUFACTURED	W.	WIDTH, WIDE
		W/O	WITH
		W/D	WITHOUT

VICINITY MAP-



VICINITY MAP-



U:\1483-Local-Architect\20724-Visitation-Improvements-Build-Out\DWG\Plan-Survey\Station_C10_Existing_Plan.dwg, EXISTING CONDITIONS, Printed: Mar 05, 2024 - 2:52pm, eplanner

Scale: 1"=40' (Horizontal) & 1"=20' (Vertical), No. 000000-000

BASIS OF BEARING:

US STATE PLANE 1983 WYOMING WEST CENTRAL 4903,
NAD 1983, US SURVEY FEET

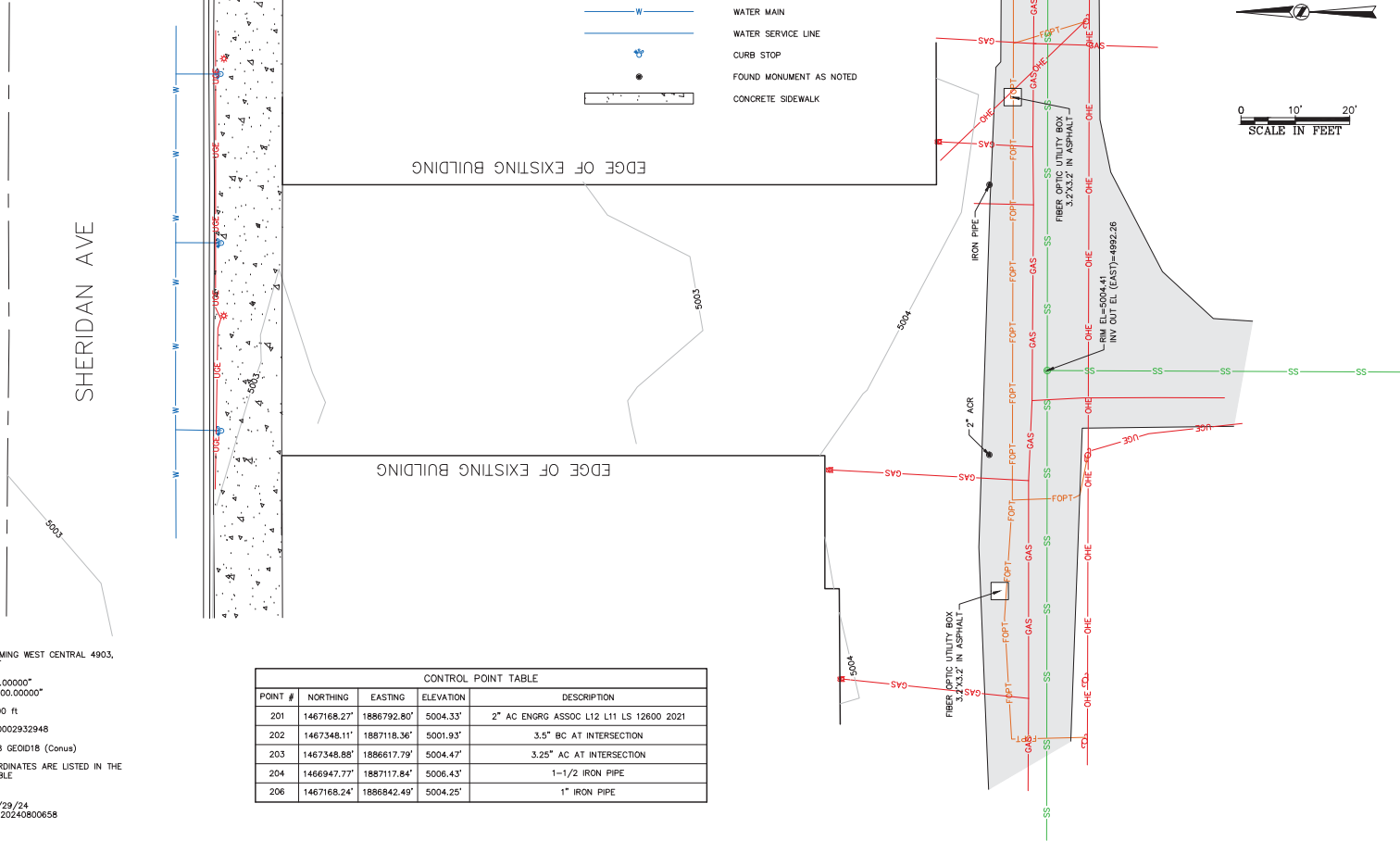
ORIGIN LATITUDE: N40°30'00.00000"
ORIGIN LONGITUDE: W108°45'00.00000"
FALSE NORTHING: 0.000 ft
FALSE EASTING: 1986500.000 ft

GROUND SCALE FACTOR: 1.0002932948

VERTICAL DATUM: NAVD88 GEOID18 (Conus)

CONTROLLING PROJECT COORDINATES ARE LISTED IN THE
SURVEY CONTROL POINT TABLE

SURVEY NOTES:
1. Date of field work: 2/29/24
2. Utility locate ticket #: 20240800658



CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
201	1467168.27	1886792.80	5004.33	2" AC ENGRG ASSOC L12 L11 LS 12600 2021
202	1467348.11	1887118.36	5001.93	3.5" BC AT INTERSECTION
203	1467348.88	1886617.79	5004.47	3.25" AC AT INTERSECTION
204	1466947.77	1887117.84	5006.43	1-1/2" IRON PIPE
206	1467168.24	1886842.49	5004.25	1" IRON PIPE



**STAHLY
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& ASSOCIATES**
PROFESSIONAL
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SURVEYORS
www.seoeng.com

BILLINGS
Phone: (406)601-4055

BOZEMAN
Phone: (406)522-0626

1001 12th ST.
CODY, WY 82414
Phone: (307)669-6541

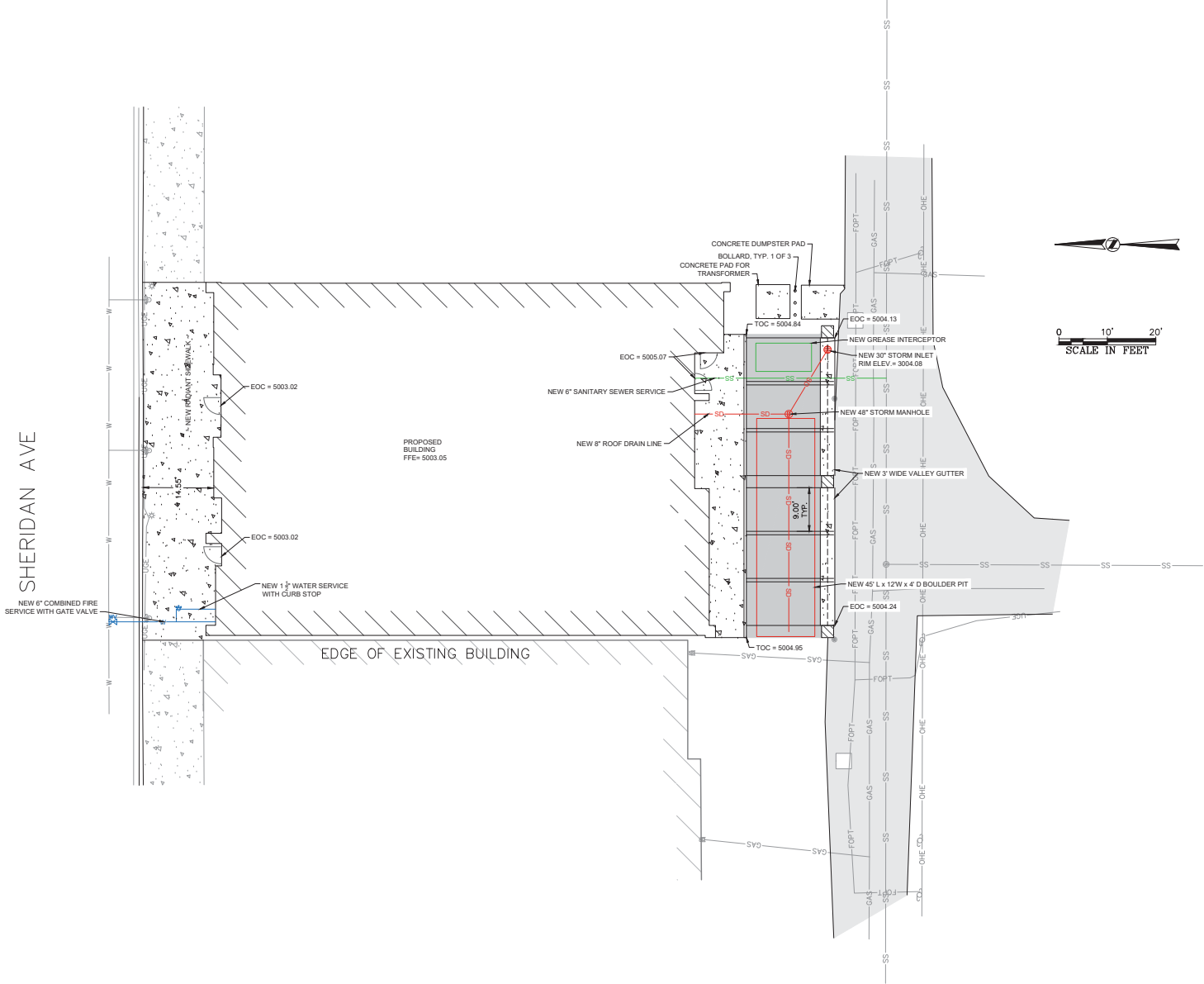
HELENA
Phone: (406)442-8594

ISSUE/REVISION		DESCRIPTION		FOR	DATE
No.				CFE	
0	3/20/24	CITY SITE REVIEW	BOS	ANA	

THE PAVILION
LOCATI ARCHITECTS

**EXISTING
CONDITIONS**

SHEET
C1.0



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HELENA
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No.	DATE	DESCRIPTION	ISSUE/REVISION	
			FOR	BY
0	3/15/2024	CITY SITE REVIEW	BOB	ANM

THE PAVILION
LOCATI ARCHITECTS

SITE PLAN

SHEET
C2.0



JOB No. 2023_30
PROJECT MOR
XXXXX

ARCHITECT

LOCATI ARCHITECTS

1007 E. MAIN SUITE 202 BOZEMAN MONTANA



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ELECTRICAL

PROJECT / OWNER
THE PAVILION
1234 SHERIDAN AVE CODY, WYOMING

ISSUE	DATE

SECRET NUMBER

A2.0

MATIN, SERE, AND SECOND







1 NORTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A3.0 SCALE: 1/8" = 1'-0"





SIDING - 1



MATERIAL DESCRIPTION

BRICK VENEER
COLOR: WERLOT
SIZE: UTILITY - 3-5/8" x 3-5/8" x 7-5/8"

SIDING - 2



MATERIAL DESCRIPTION

CEMENT BOARD
CONCEALED FASTENERS

SIDING - 3



MATERIAL DESCRIPTION

NATURAL STONE

ROOF - 1



MATERIAL DESCRIPTION

METAL ROOFING ON CANOPIES
2" MECHANICAL LOCK
METALLIC COATED STEEL SHEET: ZINC COATED (GALVANIZED) STEEL
THICKNESS: 0.41 MIL
EXTERIOR FINISH: THREE-COAT FLUOROPOLYMER
COLOR: BLACK, VERIFY WITH DESIGN TEAM

SOFFIT - 1



MATERIAL DESCRIPTION

LINEAR METAL SOFFIT OR FIRE TREATED WOOD
EXTERIOR FINISH: THREE-COAT FLUOROPOLYMER
COLOR: WOOD, VERIFY WITH DESIGN TEAM

GLAZING - 1



MATERIAL DESCRIPTION

STOREFRONT GLAZING
CLEAR LOW-E COATING
BLACK MULLIONS



JOB No. 1008.20
PROJECT WORK
LOCATI ARCHITECTS
1007 E. MAIN SUITE 202 BOZEMAN MONTANA 59717
ARCHITECT
L.A.C. & A.E. JEFFREY LOCATI

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL

THE PAVILION
1234 SHERIDAN AVE. CODY, WYOMING

DATE: 11/15/2018
PROJECT / OWNER

SHEET NUMBER
A3.5
MATERIALS SPECIFICATIONS

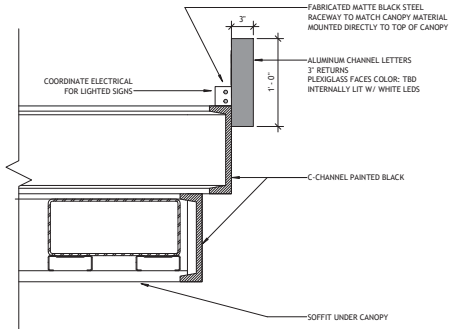


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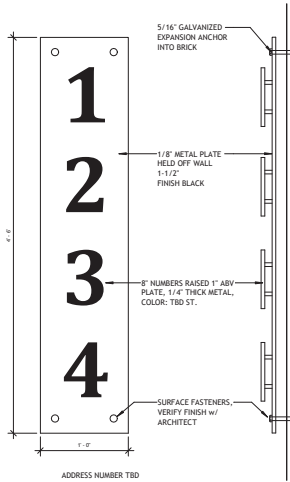
SIGNAGE					
SIGN TEXT	SIGN TYPE	DIMENSIONS	MATERIAL	LIGHTING	MOUNTING
YELLOWSTONE IMPRESSIONS	AWNING	17'-0" x 0'-3" x 1'-0"	CHANNEL LETTERS W/ PLEXI	INTERNALLY LIT W/ WHITE LEDS	MOUNT TO FACE OF CANOPY PER 2/A3.6
THE PAVILION	WALL ATTACHED	10'-0" x 0'-1' x 1'-8"	METAL PLATE	BACKLIT ROUTED PLATE STEEL	MOUNT PER ELEVATIONS
EST. 2025	WALL ATTACHED	4'-0" x 0'-1/8" x 1'-0"	METAL PLATE	MOUNT LEFT SIDE OF DOOR	MOUNT PER ELEVATIONS
1 2 3 4	WALL ATTACHED	0'-10" x 0'-1/8" x 4'-6"	METAL PLATE	MOUNT LEFT SIDE OF DOOR	MOUNT PER ELEVATIONS

SIGNAGE

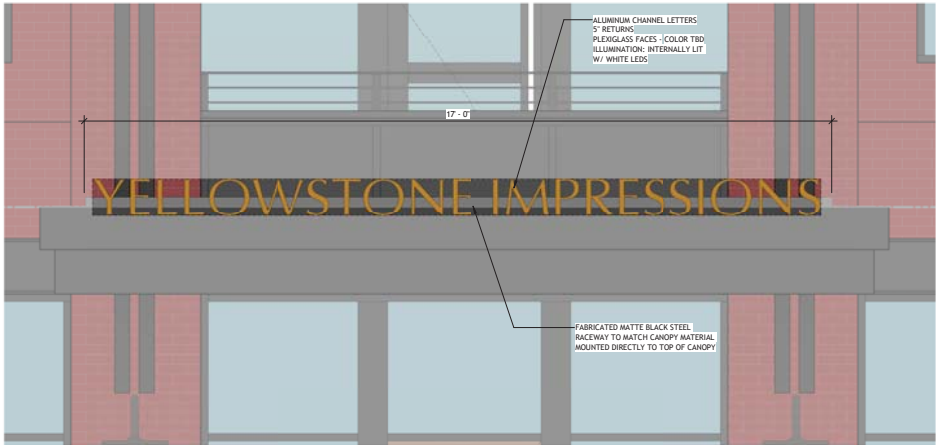
SCALE: 1/4" = 1'-0"



1 DETAIL (CANOPY SIGNAGE ATTACHMENT DETAIL)
A3.2 SCALE: 1 1/2" = 1'-0"



2 ADDRESS SIGNAGE
A3.2 SCALE: 1 1/2" = 1'-0"



3 DETAIL (AWNING SIGN)
A3.2 SCALE: 3/4" = 1'-0"



4 DETAIL (ATTACHED WALL SIGNS)
A3.2 SCALE: 1/2" = 1'-0"



PROJECT NUMBER
A3.2
SHEET

DATE
12/31/2024

ISSUE
1

DESIGNER
J. SMITH

PROJECT / OWNER
THE PAVILION
1234 SHERIDAN AVE. CODY, WYOMING

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406.555.1234
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JOB NO.
2024.01

PROJECT MGR
J. SMITH

1234 Sheridan Ave
Cody, WY

DATE ISSUED | 03/06/2024
PROJECT ENGINEER | Andrew Moore



Luminaires						
Type	Description	Manufacturer	Model	Qty.	CT	Remarks
B01	2" Recessed Square Downlight / Flood optic	CSL	EDC-A3C-30-90-10 / EDC-A3C-4-5T-BK	9	3000K	
B02	2" Recessed Square Downlight / Flood optic	CSL	EDC-A3C-30-90-10 / EDC-A3C-5-5T-BK	6	3000K	
B02	Arm Mounted Brightlight Wall Light / Full Cutoff	Tray RLM	4P40A0M3-2SL24MB	14	3000K	
B03	8W/6" Recessed Wall Mounted Spot Light	Targetti	SEP-4-FW-WD-FE-L3-30	24	3000K	
B04	Arm Mounted Sprague Lighting	CSL	LB-LED24-MB-3 / LB-MQ4-MB	3	3000K	

ARCHITECT
LOCATI ARCHITECTS
PROJECT MOB
JOB No.
Project Number
1007 E. MAIN SUITE 202 BOZEMAN MONTANA
BOZEMAN, MT 59717-6801
(406) 552-1100

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ELECTRICAL	

PROJECT / OWNER
THE PAVILION
234 Sheridan Ave
Cody, WY

SECRET NUMBER

ELO.0

Lighting Index

V ISSUE DATE

PERGENT LOCATE ARCHITECTS LLC

1	B01 Downlights
EL0.1	12" = 1'-0"

3 B03 Steplight
EL0.1 12" = 1'-0"

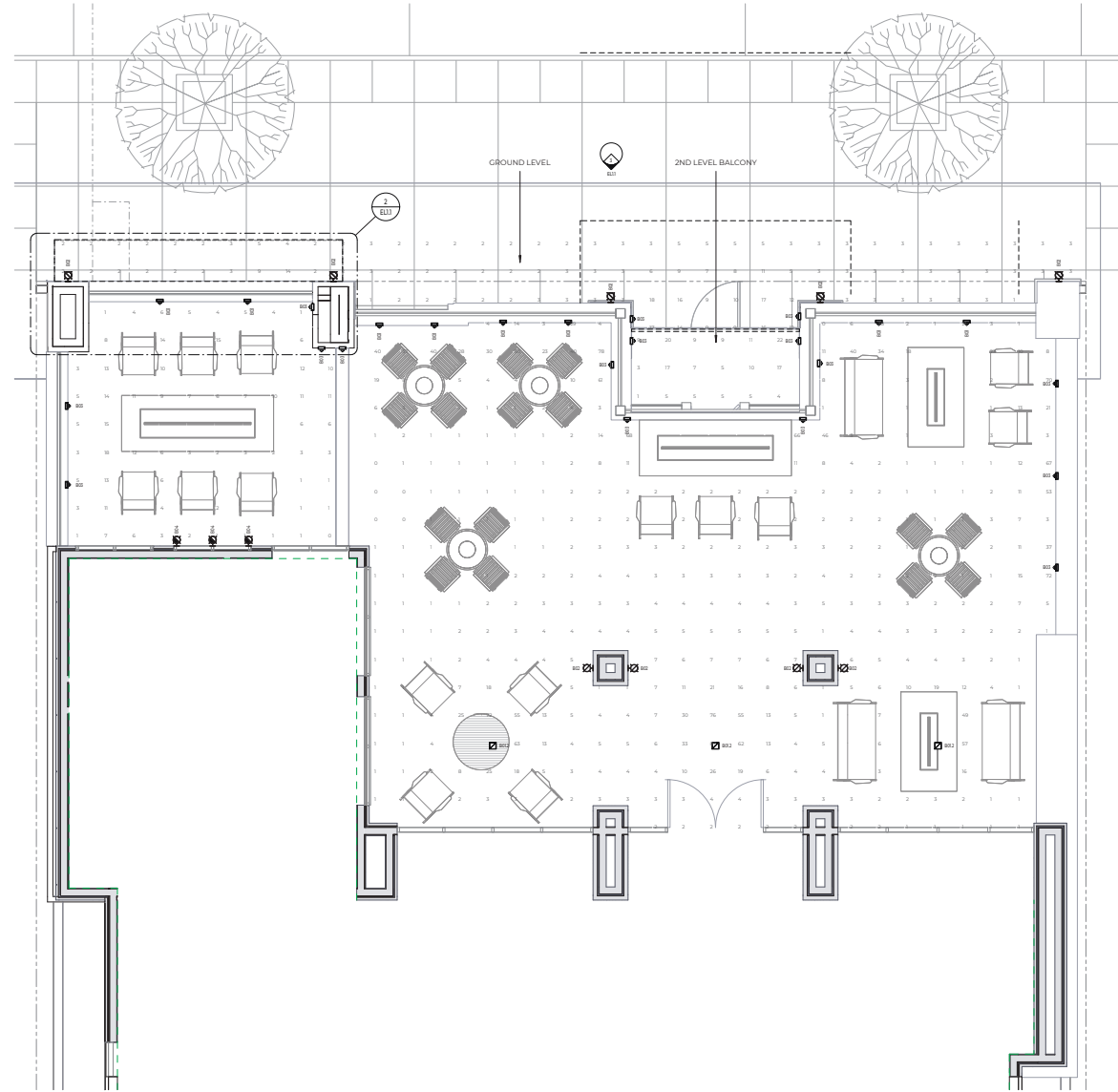
2
EL0.1

4 B04 Arm Mount
EL0.1 12" = 1'-0"

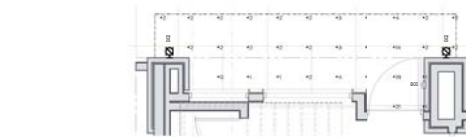
4 B04 Arm Mount
EL0.1 12" = 1'-0"



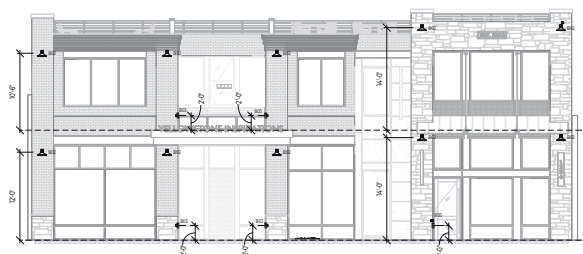
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1 Site Plan - North
EL11
1/4" = 1'-0"



2 Site Plan (North) - West Building Entry
EL11
1/4" = 1'-0"



3 Facade - North Elevation
EL11
1/8" = 1'-0"

General Sheet Notes

1. Installation of all work shall be in accordance with all local codes and ordinances and the edition of the National Electric Code NFPA 70 (NEC) in effect.
2. The lighting control plans are diagrammatic only. Coordinate equipment location and installation with equipment being wired.
3. Contractor to provide Backsweep with field measurement to the nearest inch prior to ordering.
4. Provide length per plans. Contractor to field verify & coordinate with supplier.
5. Luminaire compatibility must be confirmed before connecting to lighting control equipment.
6. Final lighting keypad trim and color to be coordinated with architect and interior designer.

Reference Keynotes



LOCATI ARCHITECTS
ARCHITECT
PROJECT MARK
1007 E. MAIN SUITE 202 BOZEMAN MONTANA 59717

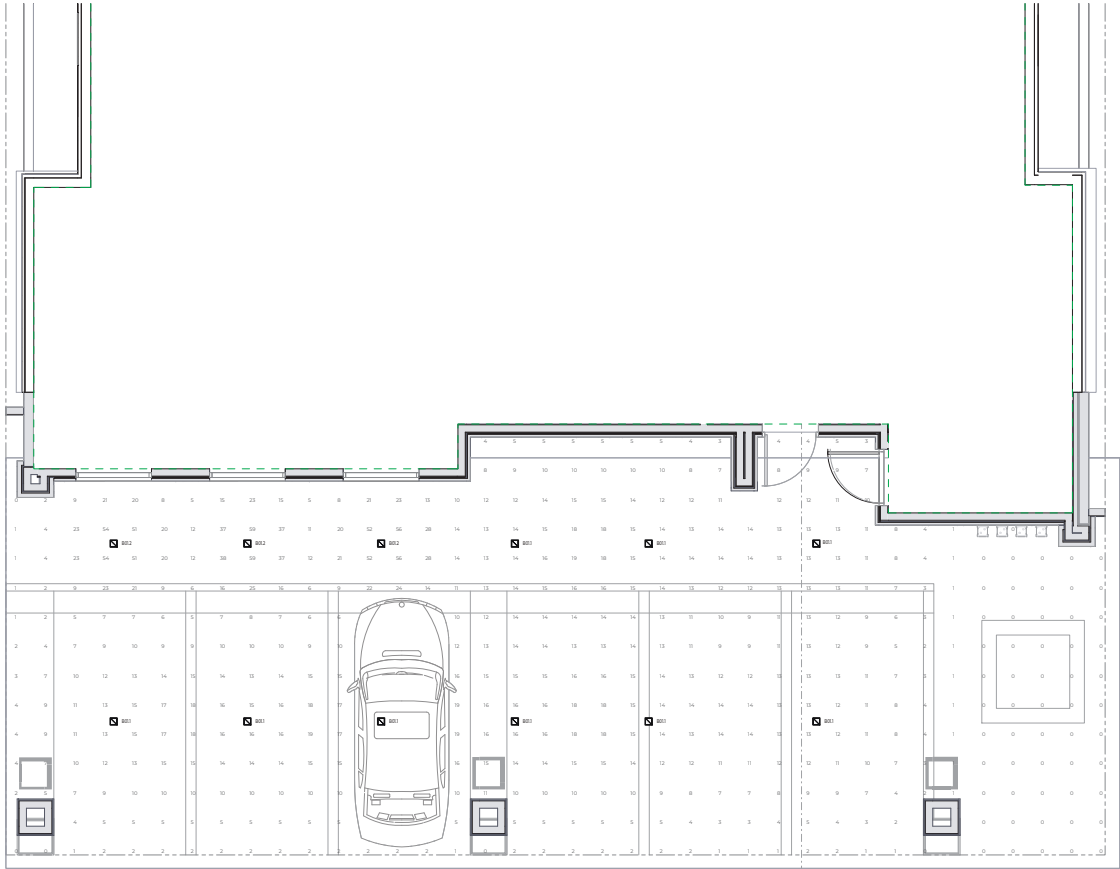
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ELECTRICAL

THE PAVILION
PROJECT / OWNER
1234 Shoridan Ave
Cody, WY

EL1.1
LIGHTING SITES PLAN / FACADE
DATE
1 INCH
PROJECT / OWNER



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1 EL12 Site Plan - South
1/4" = 1'-0"

General Sheet Notes

1. Installation of all work shall be in accordance with all local codes and ordinances and the edition of the National Electric Code NFPA 70 (NEC) in effect.
2. The lighting control plans are diagrammatic only. Coordinate equipment location and installation with equipment being served.
3. Contractor to provide Backsweep with field measurement to the nearest inch prior to ordering.
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5. Luminaire compatibility must be confirmed before connecting to lighting control equipment.
6. Final lighting keypad trim and color to be coordinated with architect and interior designer.

Reference Keynotes



ARCHITECT
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1007 E. MAIN SUITE 202 BOZEMAN MONTANA 59717
406.551.1119

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THE PAVILION
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DATE
ISSUE
EL1.2
Lighting Site Plan / South



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ELECTRICAL SYMBOLS					
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
---	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL	⚡	TAMPER AND FLOW
---	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR	---	LINEAR FIXTURE (TYPICAL)	[FACP]	FIRE ALARM CONTROL PANEL
A-1.3	BRANCH CIRCUIT HOMERUNS TO PANEL	---	EMERGENCY LIGHTING UNIT	[FRA]	REMOTE FIRE ALARM ANNUNCIATOR PANEL
[135]	ROOM NUMBER	◇	SURFACE OR PENDANT MOUNTED FIXTURE	[NAC]	FIRE ALARM NAC PANEL
[135]	MECHANICAL EQUIPMENT SYMBOL	◇	RECESSED FIXTURE	[VOC]	FIRE ALARM VOICE PANEL
◇	KEYED NOTE REFERENCE	○	WALL MOUNTED FIXTURE	[DZH]	DOOR HOLDER
[235]	FEEDER TAG (SEE FEEDER SCHEDULE)	---	WALL PACK	[FZS]	FIRE/SMOKE DAMPER
---	LIGHTING AND POWER PANELBOARD	---	STRIP FIXTURE	[F]	FIRE ALARM PULL STATION
[235]	DISCONNECT SWITCH	V V	TRACK LIGHTING	[B]	FIRE ALARM STROBE
[235]	DISCONNECT SWITCH WITH MOTOR STARTER	E-3	EMERGENCY LIGHTING UNIT	[B-1]	FIRE ALARM HORN/STROBE
[235]	MOTOR STARTER	+	WALL MOUNTED EXT LIGHT (SINGLE FACE)	[B-1.F]	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
[235]	VARIABLE FREQUENCY DRIVE	+	WALL MOUNTED EXT LIGHT (DOUBLE FACE)	[B-1]	FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
[235]	CONDUIT STUB	+	CEILING MOUNTED EXT LIGHT	[B-1.F]	FIRE ALARM SPEAKER/STROBE
[235]	JUNCTION BOX	+	CEILING MOUNTED EXT LIGHT (DOUBLE FACE)	[B-1.F]	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
[235]	ELECTRIC VEHICLE CHARGING STATION	+	EXIT LIGHT WITH PROTECTIVE COVER	[F]	FIRE ALARM SPEAKER
[235]	PANEL SPACE ASSIGNMENT	+	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	[B-1.F]	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
[235]	ESTABLISHED ASSIGNMENT	+	TWO POLE SWITCH	[F]	FIRE ALARM HORN
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	+	3-WAY SWITCH	[B-1.F]	FIRE ALARM HORN (LF = LOW FREQUENCY)
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	+	4-WAY SWITCH	[F]	FIRE ALARM HORN/STROBE CEILING MOUNTED
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	+	DIMMER SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
REF	REFRIGERATOR	+	KEYED SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DW	DISHWASHER	+	TIMER SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DISP	DISPOSAL	+	MANUAL STARTER WITH THERMAL OVERLOAD	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
WASH	WASHING MACHINE	+	PADLOCK FAN SPEED CONTROL (CANVIM "CN" SERIES)	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
ENC	ELECTRIC WATER COOLER	+	OCCUPANCY SENSOR SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
USB	HUBBELL USB/HACSW OR EQUAL DUPLEX PLUS USB CHARGER	+	LOW VOLTAGE CONTROL SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
TR	TAMPER RESISTANT	+	LOW VOLTAGE CONTROL SWITCH WITH DIMMER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
+	DUPLEX RECEPTACLE OUTLET	+	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
+	QUAD RECEPTACLE OUTLET	+	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
+	SPLIT WIRRED DUPLEX RECEPTACLE OUTLET	+	DOUBLE GANG SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
+	220V RECEPTACLE OUTLET	+	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
+	ISOLATED GROUND RECEPTACLE	+	LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	RECEPTACLE FLOOR DEVICE	+	CONTROLLING SWITCH	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	CEILING MOUNTED DEVICE	+	LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	SPECIAL RECEPTACLE	+	OCCUPANCY SENSOR (CEILING MOUNTED)	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	MOTOR OUTLET	+	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	EXHAUST FAN	+	PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	THERMOSTAT OUTLET	+	ROOM CONTROLLER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	REMOTE SENSOR OUTLET	+	DAYLIGHT SENSOR	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	TELEPHONE OUTLET	+	PHOTOCELL	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	COMPUTER DATA OUTLET (F) INDICATES JACK QUANTITIES	+	VOLUME CONTROL	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	NETWORK AND VOICE OUTLET	+	WALL SPEAKER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	WIRELESS ACCESS POINT CEILING MOUNTED	+	CEILING SPEAKER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]	TELEVISION OUTLET	+	SURVEILLANCE CAMERA	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]		+	SURVEILLANCE DIGITAL VIDEO RECORDER	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]		+	NURSE CALL ANNUNCIATOR PANEL	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]		+	NURSE CALL EMERGENCY CALL DEVICE	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
[B-1.F]		+	NURSE CALL EMERGENCY CALL LIGHT	[B-1.F]	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)

ABBREVIATIONS INDEX					
#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT
1	PHASE	DISP	DISPOSAL	LBA	LOCKED ROTOR AMPS
2	SINGLE PHASE	DW	DRYER	LTC	LIGHTING
3	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION
4	THREE PHASE	DW	DISHWASHER	MAY	MAYOR
5	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS
6	ALTERNATING CURRENT	EM	EMERGENCY	MOB	MAIN CIRCUIT BREAKER
7	ABOVE FINISHED FLOOR	ENG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER
8	ABOVE FINISHED GRADE	EMI	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCUAR MILLS
9	ARC FAULT PROTECTOR	EPD	EMERGENCY POWER OFF	M	MANHOLE
10	AUTHORITY HAVING JURISDICTION	ENC	ELECTRIC WATER COOLER	MC	MICROPHONE
11	AMP INTERRUPTING CURRENT (SYMMETRICAL)	ENL	ELECTRIC WALL HEATER	MNM	MANHOLE
12	ALUMINUM	(E)	EXISTING	MLO	MAIN LOSS ONLY
13	AMPS METER	ET	ELECTRIC	MNF	MANUFACTURER
14	AMPERE	FA	FIRE ALARM	MTG	MOUNTING
15	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR
16	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE
17	AUXILIARY	FLA	FULL LOAD AMPS	N	NEW
18	AMPS METER WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE
19	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED
20	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE
21	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION
22	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFPA	NATIONAL FIRE CODE
23	COMMUNITY ANTENNA TELEVISION	GFP	GROUND-FAULT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
24	CABLE TELEVISION	GFI	GROUND-FAULT INTERRUPTER	NFS	NON FUSED SWITCH
25	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GROUNDING ROD CONDUIT	NI	NOT IN CONTRACT
26	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT
27	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN
28	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE
29	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
30	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFCI	OWNER FURNISHED OWNER INSTALLED
31	CURRENT TRANSFORMER	IN	INCH	OSAY	OUTSIDE SCREW AND YOK
32	COPPER	J-BOX	JUNCTION BOX	PS	PUSH BUTTON
33	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR
34	EXHAUST/DELETE	KVAR	KILOVOLT AMPERES	PR	FAILURE RELAY
35	DECEMBER	KVAR	KILOVOLT AMPERES	PAL	PANEL

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS WILL BE USED IN THIS PROJECT.

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	DEXTON GRUBBS
ELECTRICAL DESIGNER:	JOHNNY BENCH

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
E0.1	ELECTRICAL COVER SHEET
E0.2	SITE ELECTRICAL PLAN
E0.3	ELECTRICAL DETAILS



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ENGINEERING

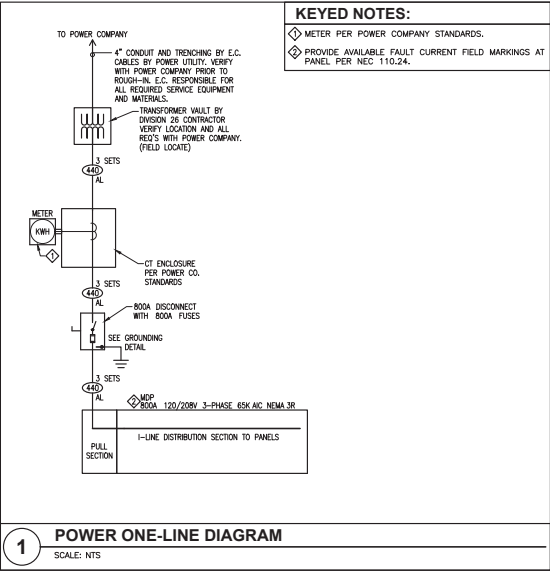
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

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PRELIMINARY LOAD CALCULATIONS			
GROSS BUILDING AREA:	25,129 SQ. FT.		
BUILDING VOLTAGE:	208 VOLTS		
PHASE:	3 PHASE		
OCCUPANCY TYPE:	BUSINESS		
GENERAL LOADS:			
LIGHTING & RECP LOAD (@3W/SQFT)	25,129 SQFT	75,387 VA	
HVAC LOADS:			
COOLING/HEATING (@100W/300SQFT)	25,129 SQFT	83,783 VA	
TOTAL:		83,783 VA	
EQUIPMENT LOADS:			
ELEVATOR (@125%):		41,431 VA	
ELECTRICAL VEHICLE CHARGER	2 STALLS	14,400 VA	
TOTAL:		60,831 VA	
Total General Load		214,981 VA	
NET COMPUTED LOAD		214,981 VA	
NET COMPUTED LOAD (VA, VOLTS)		597 AMPS	



ALUMINUM FEEDER SCHEDULE																				
TYPE	CONDUIT SIZE		CONDUCTORS	75°C AMP RATING	TYPE	CONDUIT SIZE		CONDUCTORS	75°C AMP RATING	TYPE	CONDUIT SIZE		CONDUCTORS	75°C AMP RATING						
	PVC	EMT				QUAN.	SIZE				PVC	EMT			QUAN.	SIZE				
20	3/4"	3/4"	2	#12	21	1-1/4"	1-1/4"	2	#1	100	2-1/2"	2-1/2"	3	350						
	3/4"	3/4"	3	#12	31	1-1/4"	1-1/4"	3	#1		332	2-1/2"	2-1/2"	3	350					
	3/4"	3/4"	4	#12	41	1-1/2"	1-1/2"	4	#1		432	3"	3"	4	350					
	3/4"	3/4"	2	#10	210	1-1/4"	1-1/4"	2	1/0		240	2"	2"	2	400					
30	3/4"	3/4"	3	#10	31	1-1/2"	1-1/2"	3	1/0	120	2-1/2"	2-1/2"	3	400						
	3/4"	3/4"	4	#10	41	1-1/2"	1-1/2"	4	1/0		440	3"	3"	4	400					
	3/4"	3/4"	2	#8	228	1-1/4"	1-1/4"	2	2/0		250	2-1/2"	2-1/2"	2	500					
	3/4"	3/4"	3	#8	328	1-1/2"	1-1/2"	3	2/0		350	3"	3"	3	500					
40	3/4"	3/4"	4	#8	428	2"	2"	4	2/0	135	4"	4"	4	500						
	3/4"	3/4"	2	#6	226	1-1/2"	1-1/4"	2	3/0		260	2-1/2"	2-1/2"	2	600					
	3/4"	3/4"	3	#6	326	2"	2"	3	3/0		360	3-1/2"	3-1/2"	3	600					
	1"	1"	4	#6	426	2"	2"	4	3/0		460	4"	4"	4	600					
50	3/4"	3/4"	2	#4	240	1-1/2"	1-1/2"	2	4/0	155	EQUIPMENT GROUNDING CONDUCTORS SCHEDULE									
	1"	1"	3	#4	340	2"	2"	3	4/0											
	1-1/4"	1-1/4"	4	#4	440	2-1/2"	2-1/2"	4	4/0											
	1"	1"	2	#3	223	2"	2"	2	250											
65	1"	1"	3	#3	323	2"	2"	3	250	180	OVERCURRENT DEVICE									
	1-1/4"	1-1/4"	4	#3	423	3"	2-1/2"	4	250											
	1"	1"	2	#2	222	2"	2"	2	300							COPPER				
	1-1/4"	1-1/4"	3	#2	322	2-1/2"	2-1/2"	3	300											
75	1"	1"	2	#2	220	2"	2"	2	300	205	ALUMINUM									
	1-1/4"	1-1/4"	3	#2	320	2-1/2"	2-1/2"	3	300											
	1-1/4"	1-1/4"	4	#2	420	3"	2-1/2"	4	300											
	1"	1"	2	#1	221	2"	2"	2	350											
90	1-1/4"	1-1/4"	3	#1	221	2-1/2"	2-1/2"	3	350	230	OVERCURRENT DEVICE									
	1-1/4"	1-1/4"	4	#1	421	3"	2-1/2"	4	350											
	1-1/4"	1-1/4"	2	#0	220	2"	2"	2	400											
	1-1/4"	1-1/4"	2	#0	420	2"	2"	2	400											

NOTE:

- SEE EQUIPMENT GROUNDING CONDUCTOR SCHEDULES OR SERVICE GRADINGS DETAIL FOR GROUND CONDUCTORS RATING.
- ALL INSULATION SHALL BE THIN (REMOVE SPACE) OR THIN (REMOVE SPACE) UNLESS OTHERWISE SPECIFIED.
- PVC CONDUIT SIZE IS BASED ON SCHEDULE 40 PVC. PVC & THIN ARE APPROVED FOR UNDERGROUND FEEDERS ONLY.

- NOTE:
- SEE EQUIPMENT GROUND CONDUCTOR SCHEDULES OR SERVICE GROUNDING DETAIL FOR GROUND CONDUCTORS RATING.
 - ALL INSULATION SHALL BE THIN (ABOVE GRADE) OR THIN (BELOW GRADE) UNLESS NOTED OTHERWISE.
 - PVC CONDUIT SIZE IS BASED ON SCHEDULE 40 PVC. PVC & THIN ARE APPROVED FOR UNDERGROUND FEEDERS ONLY.

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



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ELECTRICAL MECHANICAL
1837 S. EAST BAY BLVD. PROVO, UTAH 84606
PHONE: 801.375.2228 FAX: 801.375.2676

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PRELIMINARY PLANS
PRELIMINARY DRAWING SUBJECT
TO CHANGE DURING
INCOMPLETE AND NOT
INTENDED FOR PERMITTING
PRICING OR CONSTRUCTION

ARCHITECT
CONSULTANTS
PROJECT NUMBER
DATE
ISSUE
SHEET NUMBER

LOCATI ARCHITECTS
STRUCTURAL
MECHANICAL
ELECTRICAL

1007 E. MAIN SUITE 212 BOZEMAN MONTANA
CODY WYOMING

IMPRESSIONS

5.1

ELECTRICAL DETAIL

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|THE PAVILION|

1234 Sheridan Avenue
Cody, Wyoming
March 6, 2024

Site Plan Documents **Site Plan & Special Exemption Permit**

DOCUMENTS

0. Table of Contents
1. Commercial Site Development Application & Checklist
 - a. Copy of the Land Deed
2. Special Exemption Permit
 - a. SEP Checklist
 - b. SEP Narrative – See Parking Narrative
3. Noticing – Word Draft Public Notice
4. Sign Plan Review Application
5. Electrical Division Review Form
6. Site Plan Narrative
 - a. Building Rendering (11 x 17)
 - b. Downtown Architectural Inventory (11x17)
7. Parking Narrative and Calculations
8. Hydrant Pressure & Flow Test Memo's
 - a. Hydrant Pressure
 - b. Flow Test Memo
9. Geotech Report
10. Stormwater & Drainage Design Report
11. WYDOT Permits - Copy
 - a. M29 Encroachment Permit for Canopy
 - b. M29 Encroachment Permit for Canopy
 - c. M29 Encroachment Permit for Radiant Sidewalk
12. WYDOT M26 Landscape Agreement Permit for Trees
13. WYDEQ Permit to Construct – Combined Fire/ Domestic Service Line
 - a. 6" Fire/Domestic Water Line & 6" Sewer Line
 - b. (We have contacted DEQ and started this process)
14. Water Calculations
15. Lot Consolidation (This will be Submitted separately)
16. Grease Interceptor Cut Sheet

DRAWINGS (24x36)

CIVIL

COVER SHEET

C1.0 – EXISTING CONDITIONS

C2.0 – SITE PLAN

ARCHITECTURAL

A2.0 – ARCHITECTURAL SITE PLAN, MAIN LEVEL PLAN & SECOND LEVEL PLAN

A2.1 – THIRD LEVEL PLAN & ROOF PLAN

A3.0 – BUILDING ELEVATIONS

A3.1 - MATERIAL BOARD

A3.2 – SIGNAGE

LIGHTING

EL0.0 – LIGHTING INDEX

EL0.1 – SITE LIGHTING CATALOG SHEETS

EL1.1 – LIGHTING SITE PLAN AND NORTH ELEVATION

EL1.2 – LIGHTING SITE PLAN AND SOUTH ELEVATION

ELECTRICAL

E0.1 – ELECTRICAL COVER SHEET

E0.2 – SITE ELECTRICAL PLAN

E5.1 – ELECTRICAL DETAILS



PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION

STAFF USE
File #: SPR-
P&Z Invoice:
Date Submitted:

Applicant's Name: Laura Dornberger Business Name: Locati Architects
Applicant's Mailing Address: 1007 East Main Street, Ste 202 City: Bozeman State: MT Zip: 59715
Phone/Cell #: (406) 587-1139 Email: ldornberger@locatiarchitects.com
Project Address: 1234 Sheridan Ave Cody, WY Zoning: D-2 General Business
Property Owner's Name: Yellowstone Impressions, LLC. (Rep: Frank Givens) Phone/Cell: (307) 587-6275
Property Owner's Mailing Address: 911 12th Street City: Cody State: WY Zip: 82414
Description of Proposal (attach additional sheets as necessary): This project is a three story infill construction with the first two levels activating the street front and the third level backed away to preserve the downtown character.
The first level consists of a gallery, a building shell for a commercial space on the second level, and an event space with an outdoor patio on the third level.

Legal Description of Property (or attach copy of deed): (copy of deed attached)
Estimated Construction Start Date: 6/3/2025
Representative Attending Planning and Zoning Meeting: Frank Givens & Laura Dornberger

Signature of Property Owner:  Eric J. Vasquez Exec U.P. 3/6/2024
Signature Date

APPLICATION MATERIALS:

All applicable information is to be provided. Applicants are encouraged to arrange a pre-application meeting with staff to ensure a complete submittal. An incomplete application may result in delays in processing.

- 1) **FEE:** Each application must be accompanied by one of the following review fees. Payment may be made by cash, check, or credit card (Visa, MasterCard, Discover).
 - ☒ Site Plan Review of new facility, or expansion of $\geq 20\%$ (also includes Landscape, Architecture, and Sign Plan).
Size of New Building/Addition: 22,435 S.F. @ \$0.075 per square foot (GFA) = \$ 1,682.63 \$650.00 minimum
 - ☐ Site Plan Review for addition or expansion of $< 20\%$. \$300.00
 - ☐ Separate review of a landscape plan, parking plan, or modification to architecture of building. \$50.00 each
 - ☐ Multi-Family Residential Site Plan Review (all multi-family projects in commercial zones and projects of > 4 dwellings in residential zones). \$30.00 per unit
- 2) **COPIES:** Provide one paper copy and one electronic copy (PDF) of each of the application documents.
- 3) **PLANS AND ADDITIONAL INFORMATION:** All plans must be dimensioned, clearly legible, and printed at a standard scale.
Please include the following Architectural and Site Plan components, as applicable to the project:
 - ☒ Provide a dimensioned elevation view of each building face to illustrate scale, materials, colors, and roof lines.
 - ☒ Provide a site plan showing all existing and proposed buildings and structures, outdoor use areas, lot lines, setbacks, access points, driveways, sidewalks, easements, landscape areas, signs, fences, fire hydrants, wells, and drain fields, as applicable.
 - ☒ Show the parking lot layout and pedestrian access details (parking lot surfacing/pavement limits, curbing, sidewalk, ADA ramps, tactile warning strips, etc.). Include details to verify compliance with the City off-street parking ordinance (Title 10, Chapter 16), and ADA accessibility requirements.
 - ☐ Identify any proposed fencing and retaining walls (location, height, materials).

- ☒ Provide exterior lighting details. Include location(s), type(s) of fixtures, mounting height(s), method(s) of control (switch, auto dimming, timer, photocell, etc.), and cut sheets/photometric data for each fixture with wattage, distribution patterns, and color temperature identified. Note: Photometric plans may be required for projects with intensive exterior lighting or locations with potential lighting conflicts. Full cut-off lighting fixtures are typically required.
- ☒ Show the general grading and drainage scheme. Proposals requiring an engineered storm water plan (see below) must include construction level detail for the grading plan (elevation/slope data, gutter style, inlets/outlets, etc.)
- ☐ Identify snow storage areas.
- ☒ Identify the trash and recycling dumpster locations and any proposed screening. (City trucks are side-loading. See City for minimum enclosure dimensions, based on # of dumpsters. Two dumpsters require 18'6" by 6'6" inside clearance.)
- ☒ Many projects require a basic floor plan of the building(s) in order to determine parking requirements, utility needs, etc. Consult with the City Planner to determine if a floor plan is needed.

Please include the following utility components, as applicable to the project. Separate utility plan and grading plan sheets may be appropriate:

- ☒ Identify all existing and proposed domestic water, sanitary sewer, storm water, electrical, raw water, natural gas, and telecommunication utility lines. Be sure to include locations of necessary inlets, cleanouts, valves, hydrants, utility boxes, meters, etc.
- ☐ Show all existing and proposed utility easements.
- ☒ If the project is a new, expanded, or redeveloped commercial site, submit complete grading and storm water plans and a drainage report from a WY licensed engineer, which comply with the city storm water management policy manual (no increase in runoff). Identify the location and size of all drainage facilities. A drainage report from a WY licensed engineer may not be necessary if the total amount of impervious surface is less than 4,000 sq. ft.
- ☒ Identify the size of any new water line and water meter. Provide estimated wastewater quantities if the use will generate more wastewater than a typical household (up to 5,000 gallons/month).
- ☒ If a new electrical service (or modification) is needed, complete the attached Electrical Division Review form.

Please include the following Landscape components, as applicable to the project:

- ☐ Provide a landscape plan to illustrate the location of the landscaping, the types of plants, other landscaping materials, and groundcover. Identify the irrigation water source and route to the landscape areas. If located in an entry corridor overlay zone, comply with City of Cody Code [10-17](#).
- ☐ Provide a Landscape Bond Agreement if applicable (If desire occupancy prior to the installation of landscaping).

You may include the attached Sign Plan Application:

- ☒ If applicable, you may complete and submit the Sign Plan Application and associated documentation. The sign application may be submitted at a later date, if applicable, although an additional fee will apply.

PLANNING AND ZONING BOARD REVIEW:

Review of new facilities and expansions > 20% are conducted by the Planning and Zoning Board. The Board meets the 2nd and 4th Tuesday of each month at noon in the City Council Chambers (1338 Rumsey Avenue). Applications should be submitted at least one month prior to the meeting to allow review and comment by affected city departments, and any needed revisions. Incomplete and complex projects occasionally require longer. Exceptions to the one-month submittal deadline may be made when staff workload and schedules allow. NOTE: It is possible to submit for building permit review at the same time.

Applications for additions/expansions of < 20%, multi-family residential site plan reviews, and individual parking, landscaping, or architectural reviews can typically occur at staff level, provided no exceptions are necessary.

Desired Planning and Zoning Meeting Date: Mar 26, 2024

Scheduled 2024 Meeting Dates:

Jan. 9 & 23	Feb. 13 & 27	Mar. 12 & 26	April 9 & 23	May 14 & 28	June 11 & 25
July 9 & 23	Aug. 13 & 27	Sept. 10 & 24	Oct 8 & 22	Nov. 12 & 26	Dec. 10

WARRANTY DEED

Louis Alan Kousoulos, Tammi Lynn Kousoulos-Delong and Shelia Rae Asher, Trustees of Kousoulos Family Trust dated March 19, 2001, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Yellowstone Impressions, LLC, a Wyoming Limited Liability Company, whose address is 911 12th Street, Cody, WY 82414, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Park County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 11, Block 29, ORIGINAL TOWN OF CODY, as located in Book "E" of plats, Page 58, according to the records of the County Clerk and Recorder of Park County, State of Wyoming.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

WITNESS my/our hand(s) this 17th day of December, 2021.

Kousoulos Family Trust dated March 19, 2001

By: Louis Alan Kousoulos, Trustee
Louis Alan Kousoulos, Trustee

State of Virginia
County of Loudoun

This instrument was executed and acknowledged before me on December 17th, 2021 by Louis Alan Kousoulos, Trustee of Kousoulos Family Trust dated March 19, 2001.

Gloria Asare
Signature of Notarial Officer

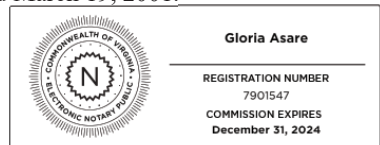
Electronic Notary Public
Title (e.g. Notary Public)

My commission expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

Seal:



Kousoulos Family Trust dated March 19, 2001

By: Tammi Lynn Kousoulos-Delong, Trustee

State of Florida
County of Manatee

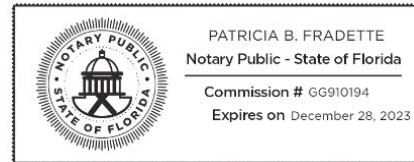
This instrument was executed and acknowledged before me on December 17, 2021 by Tammi Lynn Kousoulos-Delong, Trustee of Kousoulos Family Trust dated March 19, 2001.

Patricia B. Fradette Patricia B. Fradette
Signature of Notarial Officer

NSA
Title (e.g. Notary Public)

My commission expires: 12/28/2023

Seal: _____



Notarized online using audio-video communication

Online Notary

Identification: DRIVER LICENSE

Kousoulos Family Trust dated March 19, 2001

By: Shelia Rae Asher
Shelia Rae Asher, Trustee

State of Texas
County of Brazoria

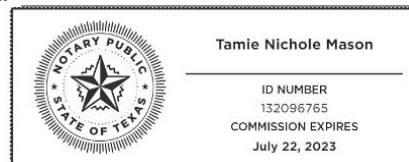
This instrument was executed and acknowledged before me on December 17th, 2021 by Shelia Rae Asher, Trustee of Kousoulos Family Trust dated March 19, 2001.

Tamie Nichole Mason
Signature of Notarial Officer

Tamie Nichole Mason
Notary Public, State of Texas
Title (e.g. Notary Public)

My commission expires: 07/22/2023

Seal: _____



, trustee

Notarized online using audio-video communication

WARRANTY DEED

JOPE BROTHERS, LLC, a Wyoming Limited Liability Company, grantee, of Cody, Park County, Wyoming, Grantor, for and in consideration of One Hundred Dollars (\$100.00) in hand paid with other good and valuable consideration, convey and warrant to YELLOWSTONE IMPRESSIONS, LLC, a Wyoming Limited Liability Company, 911 12th Street, Cody, Wyoming 82414 all interest in the following described real estate situate in the County of Park, State of Wyoming; Hereby waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 10, Block 29, Original Town (now City) of Cody, Park County, Wyoming

Together with all improvements located thereon and appurtenances pertaining thereto, and conveyed hereby in as is condition, but subject to all restrictions, easements and covenants as appear on the record or from inspection of the premises.

Dated this 15th day of June, 2023


John O. Housel
Manager, JOPE Brothers, LLC
Grantor

State of Wyoming)
) ss.
County of Park)

The foregoing Warranty Deed was acknowledged before me by John O. Housel as Manager of JOPE Brothers, LLC this 15 Day of June 2023

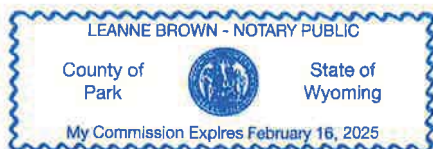
Witness my hand and official seal.



Notary Public

(Seal)

My Commission Expires: 02-16-2025



This instrument was electronically recorded on the
15 day of June, 2023
in Park County, Wyoming
its instrument No. 2023-2347
in Book _____, Page _____
by Sovereign State Title Company, LLC LB

WARRANTY DEED

Happy Trails, Inc., a Wyoming corporation, Grantor, of Cody, Park County, Wyoming, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, conveys and warrants to **Yellowstone Impressions, LLC, a Wyoming limited liability company**, Grantee, whose address is 999 Vanderbilt Beach Road, Suite 703, Naples, Florida 34108, the following described real estate, situate in Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 9, Block 29, ORIGINAL TOWN (Now City of Cody), as located in Book "E" of plats, Page 58, according to the records of the County Clerk and Recorder of Park County, State of Wyoming;

TOGETHER WITH all improvements situate thereon and appurtenances thereunto belonging; and,

SUBJECT TO all easements, reservations, covenants and restrictions or any other matter of record; all assessments and subsequently assessed taxes.

WITNESS my hand this 1st day of March, 2024.

GRANTOR:

Happy Trails, Inc., a Wyoming corporation

Delmar G. Nose

By: Delmar G. Nose, President

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

On this 1st day of March, 2024, before me personally appeared Delmar G. Nose, to me personally known, who being by me duly sworn did say that he is the President of Happy Trails, Inc, a Wyoming corporation, and that said instrument was signed on behalf of said corporation by authority of its officers and directors, and that they acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

My Commission expires:

Delmar G. Nose
Notary Public





COMMUNITY DEVELOPMENT DEPARTMENT
SIGN PLAN REVIEW APPLICATION

STAFF USE

File #: SGN _____
P&Z Invoice: _____
Date Submitted: _____

Applicant's Name: Laura Dornberger Business Name: Locati Architects
Applicant's Address: 1007 East Main Street, Ste 202 City: Bozeman State: MT Zip: 59715
Phone: (406) 587-1139 Cell: N/A Email: ldornberger@locatiarchitects.com
Project Address: 1234 Sheridan Ave City: Cody, WY Zoning: D-2 General Business
Property Owner's Name: Yellowstone Impressions, LLC, Rep. Frank Givens Phone/Cell: (307) 587-6275
Property Owner's Mailing Address: 911 12th Street City: Cody State: WY Zip: 82414
Types of Signs: ☒ Attached Wall ☒ Projecting ☒ Awning ☐ Banner (Temporary) ☐ Inflatable (Temporary)
☐ Freestanding ☐ Monument ☐ Electronic Message Board ☐ Temporary A-Frame
☐ Other (Marquee, Suspended, Bulletin, Billboard, Subdivision, etc.)—Please describe _____

Is the sign in the Downtown Sign District? (1/2 block each side of Sheridan Avenue, from 9th St. to 16th St.) ☐ No ☒ Yes
Will an existing sign be replaced by the proposed sign(s)? ☒ No ☐ Yes (If yes, note which sign in the description below.)

Brief Description of Proposal: Signage includes the Building Name, Address Sign, Building Established Sign & Main Level Tenant Sign

FEE SCHEDULE:

Each sign application must be accompanied by the applicable review fee.

- | | |
|--|--------------------------------|
| ☐ Off-Premise Temporary A-Frame Sign(s) | No Fee |
| ☒ Any sign application submitted with a Site Development Application | No Additional Fee |
| ☒ Attached wall, projecting, awning, or inflatable sign; or a freestanding sign on an existing sign post | \$40.00 x4 = \$160.00 |
| ☐ A freestanding sign requiring a new base structure, or an electronic message board. | \$50.00 (\$10 each additional) |
| ☐ Billboard | \$200.00 |

MATERIALS REQUIRED

- ☒ Drawing, graphic rendering, or photo of the proposed sign(s) that indicates the design, dimensions, content, overall height, materials, lighting, and mounting details.
- ☐ Identify any existing signs that will be removed or replaced by the proposed signs.
- ☐ Individually note the dimensions and square footage of all similar existing signs that will remain on the property. (For example, information on all wall signs if a wall sign is proposed; all freestanding signs if a freestanding sign is proposed).
- ☐ If the proposed sign is under the general category of "freestanding" (not attached to a building), submit a site plan that identifies the location of the freestanding sign and its distance from all property lines and utility easements in proximity.

Note: A separate building permit and accompanying fee is required for a billboard, an electronic message board, a freestanding sign located on a new sign post or base, and any freestanding sign that utilizes an existing sign base and which is larger or taller than the sign it is replacing. The building permit application is to be submitted by the person or company that will be installing the sign. A separate electrical permit is needed if power will be run to the sign.

Sign Installer (Signs requiring a separate building permit, as noted above, are to be installed by a licensed contractor):

☐ Self ☒ Licensed Contractor: Sletten Construction of Wyoming, Inc.

Property Owner: Eric T. Vasquez 3/6/2024 OR ☐ Letter of authorization from property owner
Signature Exec. V.P. Date

As applicable, please provide any additional information pertaining to the specific sign type as necessary to demonstrate compliance with the city sign code (Chapter 10-15). Some of the requirements for specific sign types include:

Banners and Advertising Flags:

- Banners must be displayed as a wall sign or attached to railings, and must be securely fastened so that it may not be blown down, in whole or in part. Any other location for display of a banner or advertising flag must be approved through the planning, zoning and adjustment board.
- Advertising flags must be securely fastened.
- Banners and advertising flags must be of professional quality construction and appearance pursuant to the definition in section [10-15-2](#).
- If the banner/advertising flag becomes damaged or detached, it must be removed or repaired within 48 hours.
- Banners and advertising flags are subject to the 120-day time limit for temporary/seasonal signs.

Electronic Message Boards and Animated Signs:

- Not more than one electronic message board sign may be permitted per zoning lot.
- The sign shall not display off-premise commercial advertising.
- They are not permitted in residential sign districts.
- The leading edge of the sign must be a minimum distance of 100 feet from any abutting residential zoning district.
- Electronic message boards must utilize an automatic dimmer control so as to not exceed a maximum luminance of 5,000 nits from sunrise to sunset, and a maximum luminance of 500 nits from sunset to sunrise.
- The use of audio speakers is prohibited in association with the sign.
- Electronic message boards and animated signs shall be permitted only in the following sign districts: D-2, D-3, and E industrial. In addition, electronic message boards and animated signs may be permitted in the downtown sign district, but must have special approval by the planning and zoning board. Approval will be based on consideration of adjacent signage, the size of the proposed signage, and compliance with applicable sign requirements of WYDOT.

Temporary A-frame Signs:

- Each organization and/or business may receive one permit per year, which will be valid for up to 7 consecutive days.
- Dates requested: _____
- No more than 5 permits will be issued for the same 7-day period. Permits are issued on a first come first served basis.
- No signs shall be placed within the public right of way except as otherwise allowed by the City Code with Council ok.
- No applicant is allowed to place more than 6 temporary A-frame signs. Please provide a site plan of the locations.
- Provide a signature or letter of authorization from each property owner.

Address	Signature

Address	Signature

Billboards: In lease situations, applications must also include:

- A proposed lease between the property owner and the billboard company which addresses the removal of the billboard (both the sign itself and the support structure for the billboard) at the termination of the lease.

Inflatable Signs: Applications must also include:

- Design and construction details to demonstrate compliance with City wind load requirements.
- How electricity will be supplied to the inflatable.
- Demonstrate that the location and anchoring mechanisms will not present a danger to the public.

City of Cody Electrical Division Review:**Date:** March 6, 2024**Project Name:** The Pavilion**Developer/Contractor:** Yellowstone Impressions LLC

Distribution System Information Section: This information must be provided to the City Electrical Engineer prior to estimating the distribution system cost. No equipment will be ordered until the developer pays the estimated charges for the electrical services. If changes to the electrical service are made following the date of the signature on this form, additional costs and delays in service may occur.

Project Electrical Service Requirements:

- 1) Three Phase Yes X No
- 2) Voltage Needed
 - a. 240/120 Volt Single Phase Yes No
 - b. 208Y/120 Volt Three Phase Yes X No
 - c. 480Y/277 Volt Three Phase Yes No
- 3) Service Size (check one)
 - a. 200 amp
 - b. 400 amp
 - c. 600 amp
 - d. 800 amp X
 - e. 1200 amp
 - f. Other amp
- 4) Expected peak load (not connected load) of the project in amps: 597 amps
- 5) Provide a copy of the project site plan showing existing electrical lines and equipment on, and adjacent to the project site.

Developer Instructions/Comments:

- 1) The developer shall provide and install electrical grade PVC schedule 40 conduit per the plans and specifications once the final plat is reviewed.
 - a. Invoices shall be provided to the City Electrical Engineer for all conduit and electrical material purchased for this project by the developer or contractor.
 - b. Any changes in the design of the electrical distribution system shall be discussed with and approved by the City of Cody Electrical Engineer.
- 2) All primary conduits (distribution voltage conduit) shall be installed at a depth of 48" and backfilled per City specifications as follows:
 - a. All primary conduits shall be schedule 40 electrical grade PVC, 4 inches in diameter.
 - b. A pull string is not required in 4" or larger primary conduit.
 - c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC unless otherwise specified in the plan.
- 3) All secondary (service voltage) conduits shall be installed at a depth of 24" and backfilled per City specifications.

- a. All secondary conduits shall be 3" schedule 40 electrical grade PVC.
 - b. A pull string is not required in 3" secondary conduit.
 - c. All conduit sweeps shall be 36" radius schedule 40 electrical grade PVC.
- 4) All streetlight conduits shall be installed at a depth of no less than 24" and backfilled per City specifications.
 - a. All streetlight conduits shall be 1-1/2" schedule 40 electrical grade PVC. A pull string shall be installed in the streetlight conduit run by the contractor.
 - b. All streetlight conduit sweeps shall be a minimum of 12" radius schedule 40 electrical grade PVC.
- 5) The City shall supply transformer box pads, sectionalizing vault ground sleeves, secondary service pedestals, ground rods with pigtails and streetlight bases to the developer's contractor to be installed by the contractor to City specifications. For further information on the placement and clearance requirements for such equipment, refer to the Electric Distribution Standards Policy available in the City of Cody Engineering Office.
 - a. All transformer box pads and sectionalizing vault ground sleeves shall be installed so that the top of the pad or sleeve is at least 3" above finished grade. In addition, the City supplied ground rod and pigtail shall be installed with the pad or ground sleeve with the free end of the pigtail wrapped around the conduit sweep for access by the utility for equipment installation.
 - b. Streetlight bases shall be installed so that the top of the pre-poured base is at least 2" above finished grade. The four-bolt pattern shall be aligned with the street roadway, sidewalk or curb.
- 6) The developer's labor and equipment costs to install the electrical distribution conduit, box pads, ground sleeves, ground rods, secondary pedestals and streetlight bases shall be traded for the City's labor and equipment costs to install and connect the cable, transformers, sectionalizing vaults and streetlights for the project.

Easement Requirements:

- 1) The developer shall survey, describe and provide any easements necessary for the purposes of providing distribution service to the project.
- 2) Signed easement documents shall be provided to the City of Cody Engineering Office prior to start of construction.
- 3) No permanent structures, trees or large shrubs shall be placed on the utility easement by the developer or subsequent landowners. This information shall be conveyed to the buyers by the developer.

I, as the developer of the project understand that if any of the service information provided on this form changes prior to or during construction, it can cause delays in completion and increases in cost since it may require re-ordering equipment to meet the revised service. I understand that some of the equipment required to provide electrical service can require 8 to 12 weeks from order date to delivery.

Signed: Eric S. Vasquez
Developer's signature Exec. J.P.

Date: 3/6/2024

| THE PAVILION |

1234 Sheridan Ave
Cody, Wyoming
March 06, 2024

PROJECT NARRATIVE

Location: 1234 Sheridan Ave, Downtown Cody, WY

Site: The site originally consisted of (3) 25'x130' lots.

1234 Sheridan Ave, Cody, WY

1236 Sheridan Ave, Cody, WY

1244 Sheridan Ave, Cody, WY



Zoning: General Business D-2

Program: 3 Story Infill Construction

Main Level:	7,400 SF Photography Gallery
Second Level:	8,575 SF Vacant Shell (Potential Restaurant/ Retail/ Office Use)
Third Level:	6,460 SF Entertainment/ Rentable
Total:	22,435 SF
Exterior Patios:	2300 SF

Parking:

Previous Parking: (3) On-Street Parking Spaces + (2) Off-Street Parking Spaces = 5 Parking Spaces
Proposed Parking: (3) On-Street Parking Spaces + (6) Off-Street Parking Spaces = 9 Parking Spaces
Chapter 16-2: 100 parking spaces exemption
20 parking spaces requested with Special Exemption (See Parking Narrative & Calcs)

Utilities:

Existing services to be abandoned.
6" Fire Line Proposed with 3" Domestic Water Main Distribution Service & 1.5" Domestic Water Meter.
6" Sewer Service Proposed w/ 4" Grease Sewer and 1500 Traffic Rated Grease Interceptor.
Underground Power Proposed w/ space provided for a ground mounted transformer.
Underground Gas Services Proposed.

Site Improvements:

Most of the site will be used for the building footprint. The Alleyway will accommodate trash and recycling containers, areas for deliveries, electrical & gas meters & underground stormwater retention, and 6 covered parking spaces.

Design Intent:

Recreation, Open Space, Environment, and Small-Town Lifestyle are all important values identified by the community of Cody and the Master Plan. The proposed development in Downtown Cody presents an opportunity to celebrate the traditions and values of the West while setting a responsible and captivating example for future development along Sheridan Ave, contributing to and encouraging Cody's western identity.

The proposed building, The Pavilion, will greet pedestrians on the streetscape with familiar and durable materials of brick, stone, and abundant glazing into the first level space. A stone volume will lead patrons to an open stairway up to the second level tenant (potential restaurant, office, or retail). The third level is rentable event space with transparency out to Sheridan Avenue and the mountain views beyond. Ample open space is provided with patios overlooking Sheridan Avenue on both second and third levels.

The design team studied existing architecture and historic buildings in Cody (See Architectural Inventory) to inform the massing, scale, detailing and materials in a balanced manner that maximizes the utilization of the site, respects neighboring structures, and considers the pedestrian experience. The building is designed to mimic a 2-story structure typical to the scale of other buildings in the Central Cody District with the third level responsibly set back from Sheridan Ave, to be minimally visible to pedestrians on the sidewalk. Building details, canopies, cornices, windows, and more were designed to enhance and align with the rhythm and balance of existing structures on Sheridan Ave.



EXTERIOR PERSPECTIVE
THE PAVILION
CODY, WYOMING



SHERIDAN BUILDING

WAY BACK WHEN

THE IRMA



CODY THEATRE

THE COWBOY PALACE

THE PAVILION

PETER'S CAFE

FIRST BANK

ARCHITECTURAL INVENTORY
THE PAVILION
CODY, WYOMING



A1
03-06-24



Park County Fire District #2

Flow Test for Hydrant FH048-I8

Start Time: 2021-01-06 13:00:00

End Time: 2021-01-06 13:20:00

Tested By: Wilde, Samuel G

Test Hydrant

Static Pressure:	88.0
Residual Pressure:	65.0
Desired Pressure:	20.0
Volume at Desired Pressure:	4173.0

Flow Hydrants

Downstream Hydrant ID	Port Diameter	Friction Coefficient	Pitot Pressure	Flow (Calculated)
FH049-I8	2.5	0.9000000000000002	48.0	1162.0
FH049-I8	2.5	0.9000000000000002	48.0	1162.0



Park County Fire Protection District No. 2

1125 11th Street • Cody, Wyoming 82414

Phone: 527-8550

www.parkcountyfiredistrict2.com

January 6, 2021

Hydrant Flow Test
Trailhead Restaurant
1326 Beck Ave.
Cody, Wyoming

We placed a pressure gauge on hydrant # FH048-I8 located at the intersection of 13th and Beck Ave. We flowed hydrant # FH049-I8 located at the intersection of 14th and Beck Ave. Following are the results:

Test Hydrant FH048-I8: Static Pressure 88 psi; Residual Pressure 65 psi

Flow Hydrant FH049-I8: Pitot Pressure 48 psi with two 2 ½" openings = 2324 gallons per minute.

Sam Wilde
Fire Marshal



RIMROCK
ENGINEERING, INC.

GEOTECHNICAL ENGINEERING REPORT

The Pavilion
Sheridan Avenue
Cody, Wyoming

February 13, 2024
Project No. G21015

Prepared for:

Frank Givens
Yellowstone Impressions, LLC
FGivens@colliergroupoffice.com

Prepared by:

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



**RIMROCK
ENGINEERING, INC.**

5440 Holiday Avenue · Billings, Montana 59101 · Phone: 406.294.8400 · www.rimrock.biz

February 13, 2024

Frank Givens
Yellowstone Impressions, LLC
FGivens@colliergroupoffice.com

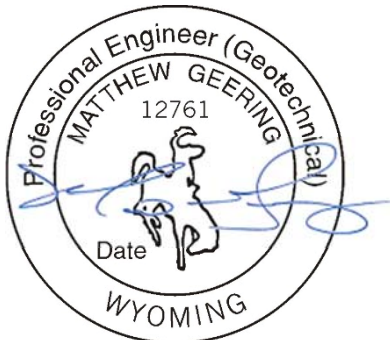
Re: Geotechnical Engineering Report
Yellowstone Impressions
Sheridan Avenue
Cody, Wyoming

Dear Frank:

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

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

Sincerely,
RIMROCK ENGINEERING, INC.



Matt Geering, P.E.
Principal/Vice President

Wade Reynolds
Principal/President

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APPENDICES

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

EXECUTIVE SUMMARY

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

- Based on materials encountered in our borings, outside of the old building footprint and underlying about a foot of gravel surfacing, the subsurface profile consists of about 3 feet of stiff sandy lean clay over dense to very dense gravel soils which extended to the maximum depths explored. Within the old building footprint, the subsurface profile consists of about 8.5 feet of gravel fill over an existing concrete slab. Auger refusal was encountered in all borings. Groundwater was not encountered while drilling or for the short duration the borings were allowed to remain open.
- We recommend supporting the structure using a thickened edge monolithic slab or conventional spread footings bearing on the prepared site gravel soils and/or engineered fill (compacted site sand and gravel soils) or imported granular structural fill extending to the native gravel soils.
- To reduce the potential for movement related distress to interior concrete slabs, we recommend a minimum of 8 inches of engineered fill or imported structural fill be used for slab support.

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

GEOTECHNICAL ENGINEERING REPORT

Yellowstone Impressions
Sheridan Avenue
Cody, Wyoming

1.0 INTRODUCTION AND SCOPE

1.1 Project Description

The project consists of the new Yellowstone Impressions to be located at 1234, 1236 and 1244 Sheridan Avenue in Cody, Wyoming. The new building will be 3 stories and no basement. We understand the existing three (3) lots have existing structures with basements on two of the lots which will be demolished and removed. The project will also include a small parking lot.

1.2 Purpose and Scope of Work

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

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

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

2.0 INVESTIGATION

2.1 Field Exploration

The subsurface exploration consisted of drilling three (6) borings on January 25, 2024 to approximate depths ranging from 8.5 to 12 feet below existing grades where auger refusal was encountered. The borings were drilled using our truck mounted drill rig equipped with hollow stem and solid flight augers. Groundwater levels were measured during drilling operations, if encountered. Upon completion of drilling and/or groundwater measurements, the borings were backfilled with drill cuttings and compacted with the equipment at hand.

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

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

2.2 Laboratory Testing

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

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

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

3.0 SITE & SUBSURFACE CONDITIONS

3.1 Site Conditions

The project site is located at 1234, 1236 and 1244 Sheridan Avenue in Cody, Wyoming. The three lots have two existing structures with basements which will be demolished and removed and one lot with the structure already removed, except the slab. The site is relatively flat with slight drainage to the north. The surrounding areas consist mainly of commercial properties.

3.2 Subsurface Soil Profile

Based on materials encountered in our borings, outside of the old building footprint and underlying about a foot of gravel surfacing, the subsurface profile consists of about 3 feet of stiff sandy lean clay over dense to very dense gravel soils which extended to the maximum depths explored. Within the old building footprint, the subsurface profile consists of about 8.5 feet of gravel fill over

an existing concrete slab. For a more detailed description of the subsurface conditions, please refer to the logs provided in Appendix A.

3.3 Groundwater Conditions

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

3.4 Laboratory Test Results

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

Location	Depth (ft)	USCS	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Gravel (%)	Sand (%)	Clay/Silt (%)
B-3	2.5	CL	31	15	16	2.5	46.1	54.4
B-3	4.5	GW	NP	NP	NP	68.9	28.3	2.8
B-3	9.0	GP-GM	NP	NP	NP	86.5	7.2	6.4

4.0 RECOMMENDATIONS

4.1 Geotechnical Concerns/Considerations

Based on our exploration, it appears that dense gravel soils are present at or near anticipated foundation elevations. Of concern, is the presence of undocumented gravel fill within the west lot. These materials appear to be good fill materials as long as they are properly placed and compacted. These materials can be reused as engineered fill once existing foundation and slab elements have been removed.

In our opinion, the new structure can be supported using a thickened edge monolithic slab or conventional spread footings bearing on prepared native site gravel soils and/or engineered fill (compacted site gravel soils) or imported granular structural fill extending to the native gravel soils. Large cobbles and boulders, if encountered, should be removed in the reconditioned zone and replaced with compacted engineered fill to reduce the potential for point loads.

Extreme care will need to be taken as to not undermine existing foundations during earthwork and demolition operations. Specialized shoring methods may be needed to withstand the integrity of the existing structures to remain.

4.2 Earthwork

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

4.2.1 Site and Subgrade Preparation

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

The excavated site gravel soils, cleaned of all organic/deleterious material, construction debris, and rock greater than 3 inches in nominal size (if encountered), may be stockpiled on-site and used as wall/trench backfill and engineered fill. The site clay soils can be used as wall/trench backfill and will provide some advantage against surface moisture infiltration.

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

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

4.2.2 Material Requirements

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

Gradation

**Percent finer by weight
(ASTM C136)**

3"	100
No. 4 Sieve	30-75
No. 200 Sieve	15 (max)
Liquid Limit	25 (max)
Plasticity Index	6 (max)

4.2.3 Compaction Requirements

Fill materials should be placed and compacted in loose lift thicknesses of 8 inches or less when heavy, self-propelled compaction equipment is used. When hand-guided equipment such as jumping jack or plate compactor is used, loose lift thicknesses should be on the order of 4 to 6 inches.

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

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

4.2.4 Utility Trench Backfill

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

4.2.5 Site Drainage

Positive drainage should be provided during construction and maintained throughout the life of the proposed project. Infiltration of water into utility or foundation excavations must be prevented during construction. All grades must provide effective drainage away from the structure during

and after construction. Water permitted to pond next to the structure can result in greater soil movements than those discussed in this report. Estimated movements described in this report are based on effective drainage for the life of the structure and cannot be relied upon if effective drainage is not maintained.

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

Downspouts, roof drains or scuppers should be extended and discharged beyond the backfill zone when the ground surface beneath such features is not protected by exterior slabs or paving. Sprinkler systems should not be installed within 10 feet of foundation walls. Landscaped irrigation adjacent to the foundation system should be minimized, eliminated, or strictly regulated as discussed above.

4.2.6 Construction Considerations

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

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

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

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

4.3 Shallow Foundation System

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

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

Provided the structure is properly constructed, the total and differential movement resulting from the structural loads is estimated to be on the order of 1 inch and $\frac{3}{4}$ inch respectively. However, greater movements are possible given the site soil conditions. Foundation movement will depend upon the variation within the subsurface soil profile, structural loading conditions, embedment depth of footings, thickness of compacted fill, and quality of earthwork operations. Additional foundation movements could occur if water from any source infiltrates the foundation soils; therefore, proper drainage is critical and should be provided in the final design, during construction and for the life of the project.

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

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

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

4.4 Concrete Slabs

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

Additional floor slab design and construction recommendations are as follows:

- Positive separations and/or isolation joints should be provided between slabs and all foundations, columns or utility lines to allow independent movement (where applicable)
- Contraction joints should be provided in slabs to control the location and extent of cracking
- Floor slabs should be structurally independent of any building footings or walls to reduce the possibility of floor slab cracking caused by differential movements between slab and foundation (where applicable)
- The use of a vapor retarder should be considered beneath concrete slabs-on-grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer and slab contractor should refer to ACI 302 for procedures and cautions regarding the use and placement of a vapor retarder
- Floor slabs should not be constructed on frozen subgrade
- Other design and construction considerations, as outlined in Section 302.1R of the ACI Design Manual, are recommended

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

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

4.5 Corrosion Protection

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

Location	Depth (ft)	Material	Soluble Sulfate Content (%)	Resistivity (ohm-cm)	pH
B-3	2.5	CL	<0.01	1,210	7.9

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

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

4.6 Pavements

Pavement section alternatives for this project were designed based on the procedures outlined in the 1993 Guideline for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO). Input variables used in the calculations are presented in the following table:

Parameter	Value	Parameter	Value
CBR Value	4.0	Reliability (%)	85
Subgrade Drainage Coefficient	0.9	Standard Deviation	0.45
Initial Serviceability Index	4.2	Terminal Serviceability Index	2.0

It is anticipated that pavement subgrade soils will consist of clay materials which are typically considered poor materials for pavement support. Please note that this CBR value and the pavement section alternatives provided assume that the site soils will be re-compacted and left in-place within the pavement areas. If this is not the case, Rimrock Engineering should be notified to provide additional pavement design recommendations based on the subgrade soils which will be present below the pavement sections.

Specific traffic data was not provided for this project. Therefore, we have assumed an equivalent 18-kip single axle load (ESAL) of 40,000 to represent the design traffic intensity for the proposed interior roads over a 20-year design period. Please notify us if any of the parameters used in the pavement design do not adequately define the anticipated conditions. Select from the following pavement alternative, or an approved equivalent.

Traffic Area	Asphalt Concrete	Portland Cement Concrete	Base Course	Total
Parking & Access	3	-	7	10
	-	5	4	9
Dumpster Locations	-	7	4	11

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

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

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

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

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

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

The pavement sections provided in this report represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance

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

5.0 ADDITIONAL SERVICES

The recommendations made in this report assume that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. The field observation and testing by Rimrock Engineering are an integral part of the conclusions and recommendations made in this report. If we are not retained for these services, the Client agrees to assume Rimrock Engineering's responsibility for any potential claims that may arise during construction.

6.0 LIMITATIONS

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

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

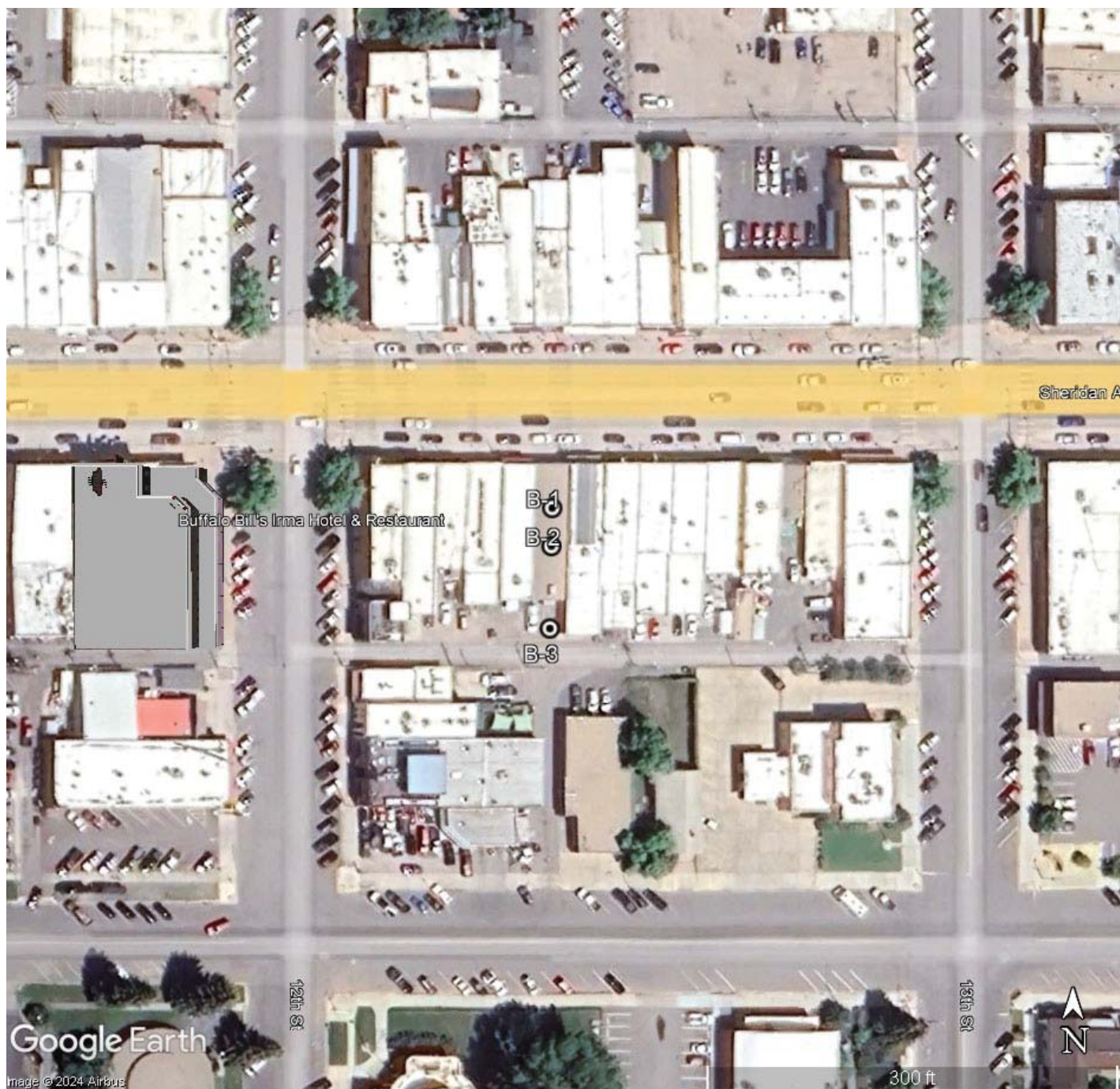
Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other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

This report may be used only by the Client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors including advances in man's understanding of applied science may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issue. Rimrock Engineering should be notified if the project is delayed by more than 24 months from the date of this report so that a review of site conditions can be made, and recommendations revised if appropriate.

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

APPENDIX A

Field Exploration

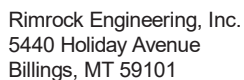



Rimrock Engineering, Inc.
 5440 Holiday Avenue
 Billings, MT 59101 Tel. (406) 294-8400
PROJECT NO. G24015

VICINITY/SITE MAP

YELLOWSTONE IMPRESSIONS
 Sheridan Avenue
 Cody, Wyoming





PAGE 1 OF 1

PROJECT NAME Yellowstone Impressions

PROJECT LOCATION Cody, WY

GROUND ELEVATION 100 ft **HOLE SIZE** 5 inches

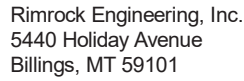
GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

CONCRETE SLAB
Refusal at 8.5 feet.
Bottom of borehole at 8.5 feet.



PAGE 1 OF 1

PROJECT NAME Yellowstone Impressions

PROJECT LOCATION Cody, WY

GROUND ELEVATION 100 ft **HOLE SIZE** 5 inches

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING ---

CONCRETE SLAB

Refusal at 8.5 feet.
Bottom of borehole at 8.5 feet.



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

CLIENT Yellowstone Impressions

PROJECT NAME Yellowstone Impressions

PROJECT NUMBER G24015

PROJECT LOCATION Cody, WY

DATE STARTED 1/25/24

COMPLETED 1/25/24

GROUND ELEVATION 100 ft

HOLE SIZE 5 inches

DRILLING CONTRACTOR Rimrock Engineering, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Solid Stem Auger

AT TIME OF DRILLING ---

LOGGED BY G.J.

CHECKED BY M.G.

AT END OF DRILLING ---

NOTES

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		GRAVEL SURFACING										
		(CL) SANDY LEAN CLAY Dark brown, stiff, medium plasticity, some gravel.										
			AU	100				18	31	15	16	51
5		(GW) WELL-GRADED GRAVEL with SAND Gray/brown, dense, cobbles present.	SPT	100	14-16-17 (33)			4	NP	NP	NP	3
		(GP-GM) POORLY GRADED GRAVEL with SILT Gray/brown, dense, cobbles present.										
			AU	100				4	NP	NP	NP	6
10												

Refusal at 12.0 feet.
Bottom of borehole at 12.0 feet.



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

KEY TO SYMBOLS

CLIENT Yellowstone Impressions PROJECT NAME Yellowstone Impressions
PROJECT NUMBER G24015 PROJECT LOCATION Cody, WY

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)



CLS: USCS Low Plasticity Sandy Clay



CONCRETE: Concrete



FILL: Fill (made ground)



GP-GM: USCS Poorly-graded Gravel with Silt



GW: USCS Well-graded Gravel

SAMPLER SYMBOLS



Auger Cuttings



Standard Penetration Test

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

- | | | | |
|------|---------------------------------|-----|---|
| LL | - LIQUID LIMIT (%) | TV | - TORVANE |
| PI | - PLASTIC INDEX (%) | PID | - PHOTOIONIZATION DETECTOR |
| W | - MOISTURE CONTENT (%) | UC | - UNCONFINED COMPRESSION |
| DD | - DRY DENSITY (PCF) | ppm | - PARTS PER MILLION |
| NP | - NON PLASTIC | ▽ | Water Level at Time Drilling, or as Shown |
| -200 | - PERCENT PASSING NO. 200 SIEVE | ▼ | Water Level at End of Drilling, or as Shown |
| PP | - POCKET PENETROMETER (TSF) | ▽ | Water Level After 24 Hours, or as Shown |

APPENDIX B

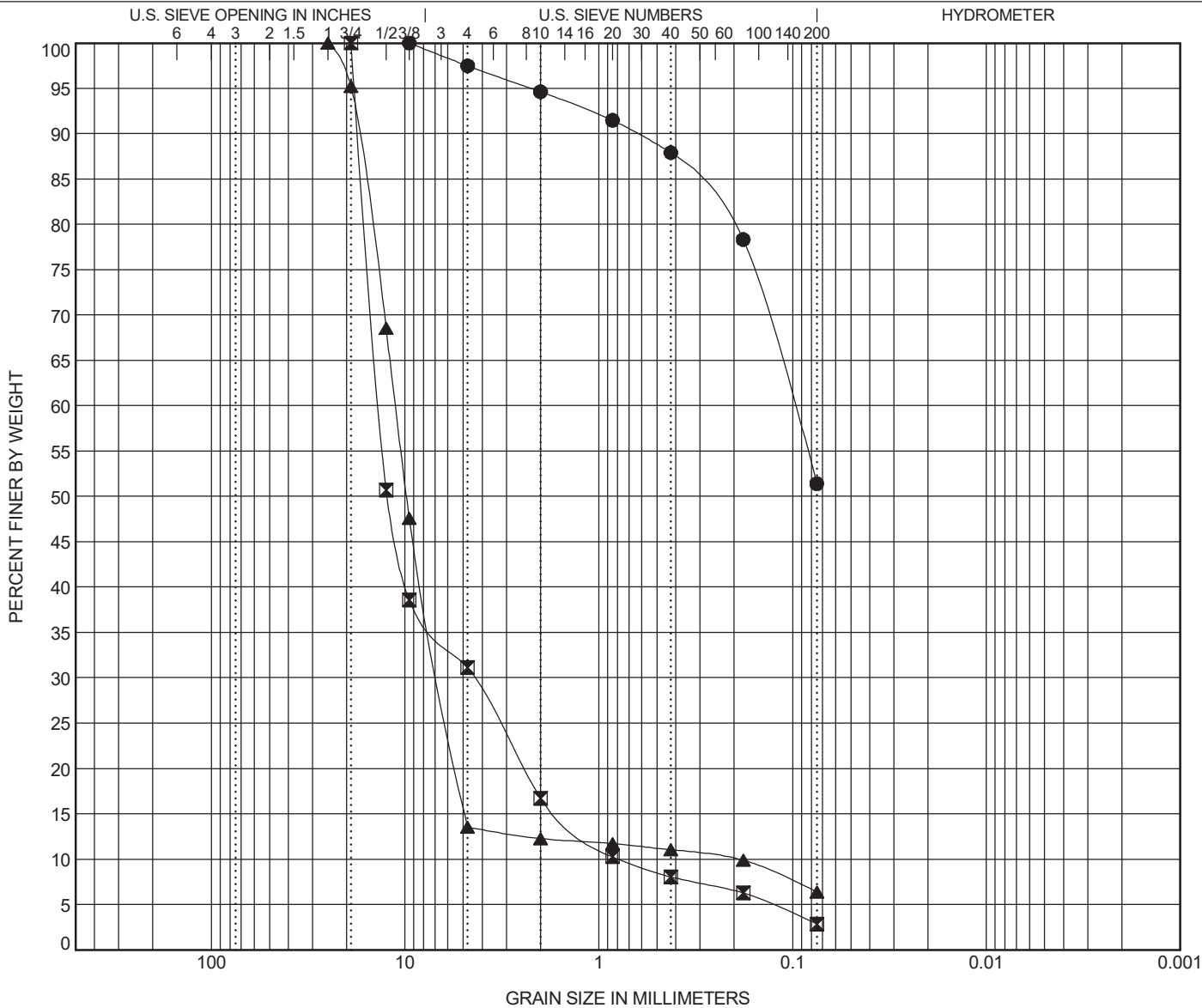
Laboratory Test Results



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

GRAIN SIZE DISTRIBUTION

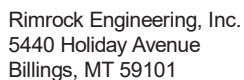
CLIENT Yellowstone Impressions PROJECT NAME Yellowstone Impressions
PROJECT NUMBER G24015 PROJECT LOCATION Cody, WY



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● B-3	2.5	SANDY LEAN CLAY(CL)					31	15	16		
■ B-3	4.5	WELL-GRADED GRAVEL with SAND(GW)					NP	NP	NP	1.85	17.19
▲ B-3	9.0	POORLY GRADED GRAVEL with SILT(GP-GM)					NP	NP	NP	20.13	57.00
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt		%Clay	
● B-3	2.5	9.5	0.099			2.5	46.1	51.4			
■ B-3	4.5	19	13.529	4.435	0.787	68.9	28.3	2.8			
▲ B-3	9.0	25	11.18	6.644	0.196	86.5	7.2	6.4			

GRAIN SIZE - GINT STD US LAB.GDT - 2/13/24 10:11 - G:\PROJECTS\2024\G24015.GPJ

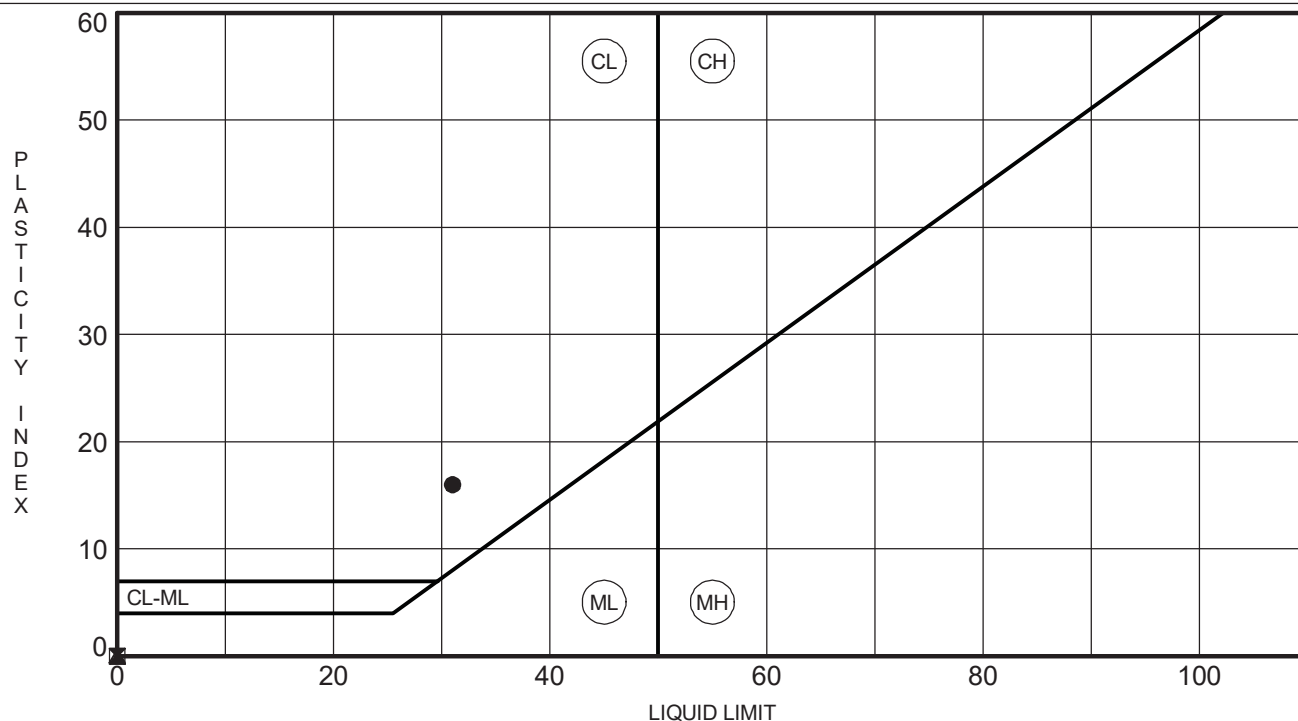


CLIENT Yellowstone Impressions

PROJECT NAME Yellowstone Impressions

PROJECT NUMBER G24015

PROJECT LOCATION Cody, WY

[illegible]



STORMWATER & DRAINAGE DESIGN REPORT

FOR THE

THE PAVILION

CODY, WYOMING

PREPARED FOR:

Locati Architects

PREPARED BY:

Stahly Engineering & Associates, Inc.

March 2024

THE PAVILION

CODY, PARK COUNTY, WYOMING

INTRODUCTION

Site improvements are currently being proposed for The Pavilion, a commercial project located on the parcels legally described O.T. Block 29, Lots 10 – 12, of S32, T53N, R101W. The site is located on Sheridan Avenue in Cody, WY. The purpose of this report is to determine the appropriate stormwater management facilities required for the proposed buildings and site design. The design standards governing this project are found in the City of Cody Storm Water Management Policy.

EXISTING SITE CONDITIONS

The three parcels, totaling approximately 0.22-acres are owned by Yellowstone Impressions, LLC. and are in the process of being aggregated into a single parcel. The three buildings that occupied these parcels have been, or will soon be, demolished to accommodate the proposed commercial development. All proposed site improvements are located on the 0.22-acre parcel. The current site generally slopes from South to North at approximately 0.95%.

DESIGN APPROACH & STORMWATER CALCULATIONS

The following calculations are based on the design procedures documented in the City of Cody Storm Water Management Policy. The Rational Method was used for design calculations. Appendix A contains all calculations used to design the stormwater system for this project.

Site related improvements for The Pavilion include a three-story commercial building with a footprint of approximately 7,400 square feet. Six off-street parking spaces are provided along the south side of the building and will be accessed from the alley. Stormwater runoff from the site will be collected by an internal roof drain system and an inlet in the parking area. A boulder pit retention system is proposed for stormwater management and is sized based upon the flows and volumes from a 25-year, 2-hour storm event, as required by the City.

A geotechnical engineering report was prepared for the project by Rimrock Engineering, Inc. in February 2024 with field activities completed in late January 2024. A copy of the report is included in Appendix B of this document. Borehole B-3, which was completed near the location of the proposed retention system, indicated sandy lean clay to a depth of four feet below existing ground elevations, that is underlain by a layer of well-graded gravel with sand to a depth of eight feet. Below that was a layer of poorly graded gravel with silt to the explored depth of 12 feet. Groundwater was not encountered.

No infiltration tests were performed during the geotechnical investigations; however, an infiltration rate for poorly graded gravel with silt (GP-GM) of 7.5 inches/hour, which is half the rate that is consistent with this material type in Cody, was used for storage volume calculations. Calculations are provided in Appendix A.

As previously mentioned, a boulder pit is proposed for stormwater retention to manage the runoff. The boulder pit dimensions are 45' L x 12' W x 4' D and will be located beneath the on-site parking stalls on the south side of the property. Based on the boulder pit footprint, the assumed infiltration rate and the required storage volume, the boulder pit will drain in just under 2 hours from the cessation of the 25-year, 2-hour storm event.

Table 1 below shows the retention basin size and associated volumes.

Table 1: Basin Size and Volumes

	Retention System
Basin Size	0.22 Acres
Required Storage Volume	629 ft ³
Provided Storage Volume	648 ft ³

CONCLUSION

The above results indicate the storm drainage system for the proposed Pavilion project is capable of managing the flow generated by the required design storm events. Therefore, the storm water management system meets the requirements of the City of Cody's Stormwater Management Policy.

REFERENCES

City of Cody, Stormwater Management Policy, March 2003.

Rimrock Engineering, Inc., Geotechnical Engineering Report, Yellowstone Impressions, Cody, Wyoming. February 13, 2024.

APPENDIX A

CALCULATIONS

STORMWATER RUNOFF CALCULATIONS

The Pavilion, Cody, WY

Input parameters in light blue

Basin 1

Total Required Storage: 25 year design storm

Surface Type	Area (ft ²)	Area (Acres)	Runoff Coefficient (C)*	Frequency Factor (C _f)	C x C _f	Calculation Value (C') x C _f < or = 1	C' x A (Acres)
Building/Roof	8,972	0.21	0.95	1.10	1.05	1.00	0.205969
Asphalt/Concrete	778	0.02	0.95	1.10	1.05	1.00	0.01786
Landscape		-	0.10	1.10	0.11	0.11	0
Gravel		-	0.70	1.10	0.77	0.77	0
Totals	9,750	0.22					0.22

*Input values for Runoff Coefficients (C) from 'Runoff Coefficients' tab

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.9500 \quad C_{wd} \times C_f = 1.0000$$

Where C_i is the adjusted runoff coefficient for surface type j
and A_j is the area of surface type j

$$C_{wd} \times C_f \times \sum A_j = 0.2238$$

Percolation Discharge Rate:

Infiltration Area	Rate	Discharge
Length (ft)	Width (ft)	(in/hr)
45	12	7.5
		0.094

Measured Perc. Rate		Allowable*
min/inch	in/hr	in/hr
0	15	7.5

*Equals 50% of measured

	Total Quantity	Total Quantity	Total Quantity	Total Quantity
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume = C _{wd} x SA _j x i x t (ft ³)	Discharge Volume = d x t (ft ³)	Site Detention = Runoff Volume - Discharge Volume (ft ³)
0	0.00	0.00	0.00	0.00
5	4.18	280.68	28.13	252.56
10	3.24	435.12	56.25	378.87
15	2.74	551.96	84.38	467.59
30	1.90	765.50	168.75	596.75
60	1.20	966.94	337.50	629.44
120	0.66	1063.64	675.00	388.64

Water Quantity Storage: 629 ft³

Water Quality Storage:

Where:

WQV = Water Quality Volume, in acre-feet

P = Water Quality Rainfall Depth, inches (0.5-inches)

Rv = the unitless runoff coefficient, Rv = 0.05 + 0.9(I)

I = the percent impervious cover draining to the facility, in decimal

A = total site area draining to the structure, in acres

$$WQV = \frac{(P)(Rv)(A)}{12}$$

$$P = 0.5 \text{ inches} \quad Rv = 0.95$$

$$I = 1.00 \quad A = 0.22$$

Water Quality Storage: 386 ft³

These are the volumes that must be mitigated	Water Quality Storage	386 ft ³
	Total Required Storage	629 ft ³

BOULDER PIT SIZING

Width	Length	Depth
12	45	4
Gross Vol.	2160 CF	
Total Vol.	648 CF (30% voids)	

DRAIN DOWN TIME

Surface Area	540 SF
Discharge Rate	337.5 CF/HR
Discharge Time	1.87 HR

APPENDIX B

GEOTECHNICAL REPORT



RIMROCK
ENGINEERING, INC.

GEOTECHNICAL ENGINEERING REPORT

Yellowstone Impressions
Sheridan Avenue
Cody, Wyoming

February 13, 2024
Project No. G21015

Prepared for:

Frank Givens
Yellowstone Impressions, LLC
FGivens@colliergroupoffice.com

Prepared by:

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



**RIMROCK
ENGINEERING, INC.**

5440 Holiday Avenue · Billings, Montana 59101 · Phone: 406.294.8400 · www.rimrock.biz

February 13, 2024

Frank Givens
Yellowstone Impressions, LLC
FGivens@colliergroupoffice.com

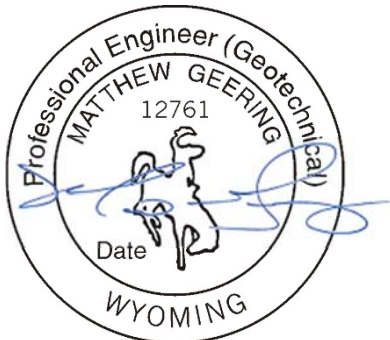
Re: Geotechnical Engineering Report
Yellowstone Impressions
Sheridan Avenue
Cody, Wyoming

Dear Frank:

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

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

Sincerely,
RIMROCK ENGINEERING, INC.



Matt Geering, P.E.
Principal/Vice President

Wade Reynolds
Principal/President

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APPENDICES

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

EXECUTIVE SUMMARY

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

- Based on materials encountered in our borings, outside of the old building footprint and underlying about a foot of gravel surfacing, the subsurface profile consists of about 3 feet of stiff sandy lean clay over dense to very dense gravel soils which extended to the maximum depths explored. Within the old building footprint, the subsurface profile consists of about 8.5 feet of gravel fill over an existing concrete slab. Auger refusal was encountered in all borings. Groundwater was not encountered while drilling or for the short duration the borings were allowed to remain open.
- We recommend supporting the structure using a thickened edge monolithic slab or conventional spread footings bearing on the prepared site gravel soils and/or engineered fill (compacted site sand and gravel soils) or imported granular structural fill extending to the native gravel soils.
- To reduce the potential for movement related distress to interior concrete slabs, we recommend a minimum of 8 inches of engineered fill or imported structural fill be used for slab support.

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

GEOTECHNICAL ENGINEERING REPORT

Yellowstone Impressions
Sheridan Avenue
Cody, Wyoming

1.0 INTRODUCTION AND SCOPE

1.1 Project Description

The project consists of the new Yellowstone Impressions to be located at 1234, 1236 and 1244 Sheridan Avenue in Cody, Wyoming. The new building will be 3 stories and no basement. We understand the existing three (3) lots have existing structures with basements on two of the lots which will be demolished and removed. The project will also include a small parking lot.

1.2 Purpose and Scope of Work

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

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

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

2.0 INVESTIGATION

2.1 Field Exploration

The subsurface exploration consisted of drilling three (6) borings on January 25, 2024 to approximate depths ranging from 8.5 to 12 feet below existing grades where auger refusal was encountered. The borings were drilled using our truck mounted drill rig equipped with hollow stem and solid flight augers. Groundwater levels were measured during drilling operations, if encountered. Upon completion of drilling and/or groundwater measurements, the borings were backfilled with drill cuttings and compacted with the equipment at hand.

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

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

2.2 Laboratory Testing

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

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

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

3.0 SITE & SUBSURFACE CONDITIONS

3.1 Site Conditions

The project site is located at 1234, 1236 and 1244 Sheridan Avenue in Cody, Wyoming. The three lots have two existing structures with basements which will be demolished and removed and one lot with the structure already removed, except the slab. The site is relatively flat with slight drainage to the north. The surrounding areas consist mainly of commercial properties.

3.2 Subsurface Soil Profile

Based on materials encountered in our borings, outside of the old building footprint and underlying about a foot of gravel surfacing, the subsurface profile consists of about 3 feet of stiff sandy lean clay over dense to very dense gravel soils which extended to the maximum depths explored. Within the old building footprint, the subsurface profile consists of about 8.5 feet of gravel fill over

an existing concrete slab. For a more detailed description of the subsurface conditions, please refer to the logs provided in Appendix A.

3.3 Groundwater Conditions

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

3.4 Laboratory Test Results

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

Location	Depth (ft)	USCS	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Gravel (%)	Sand (%)	Clay/Silt (%)
B-3	2.5	CL	31	15	16	2.5	46.1	54.4
B-3	4.5	GW	NP	NP	NP	68.9	28.3	2.8
B-3	9.0	GP-GM	NP	NP	NP	86.5	7.2	6.4

4.0 RECOMMENDATIONS

4.1 Geotechnical Concerns/Considerations

Based on our exploration, it appears that dense gravel soils are present at or near anticipated foundation elevations. Of concern, is the presence of undocumented gravel fill within the west lot. These materials appear to be good fill materials as long as they are properly placed and compacted. These materials can be reused as engineered fill once existing foundation and slab elements have been removed.

In our opinion, the new structure can be supported using a thickened edge monolithic slab or conventional spread footings bearing on prepared native site gravel soils and/or engineered fill (compacted site gravel soils) or imported granular structural fill extending to the native gravel soils. Large cobbles and boulders, if encountered, should be removed in the reconditioned zone and replaced with compacted engineered fill to reduce the potential for point loads.

Extreme care will need to be taken as to not undermine existing foundations during earthwork and demolition operations. Specialized shoring methods may be needed to withstand the integrity of the existing structures to remain.

4.2 Earthwork

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

4.2.1 Site and Subgrade Preparation

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

The excavated site gravel soils, cleaned of all organic/deleterious material, construction debris, and rock greater than 3 inches in nominal size (if encountered), may be stockpiled on-site and used as wall/trench backfill and engineered fill. The site clay soils can be used as wall/trench backfill and will provide some advantage against surface moisture infiltration.

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

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

4.2.2 Material Requirements

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

Gradation

Percent finer by weight (ASTM C136)

3"	100
No. 4 Sieve	30-75
No. 200 Sieve	15 (max)
Liquid Limit	25 (max)
Plasticity Index	6 (max)

4.2.3 Compaction Requirements

Fill materials should be placed and compacted in loose lift thicknesses of 8 inches or less when heavy, self-propelled compaction equipment is used. When hand-guided equipment such as jumping jack or plate compactor is used, loose lift thicknesses should be on the order of 4 to 6 inches.

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

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

4.2.4 Utility Trench Backfill

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

4.2.5 Site Drainage

Positive drainage should be provided during construction and maintained throughout the life of the proposed project. Infiltration of water into utility or foundation excavations must be prevented during construction. All grades must provide effective drainage away from the structure during

and after construction. Water permitted to pond next to the structure can result in greater soil movements than those discussed in this report. Estimated movements described in this report are based on effective drainage for the life of the structure and cannot be relied upon if effective drainage is not maintained.

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

Downspouts, roof drains or scuppers should be extended and discharged beyond the backfill zone when the ground surface beneath such features is not protected by exterior slabs or paving. Sprinkler systems should not be installed within 10 feet of foundation walls. Landscaped irrigation adjacent to the foundation system should be minimized, eliminated, or strictly regulated as discussed above.

4.2.6 Construction Considerations

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

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

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

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

4.3 Shallow Foundation System

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

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

Provided the structure is properly constructed, the total and differential movement resulting from the structural loads is estimated to be on the order of 1 inch and $\frac{3}{4}$ inch respectively. However, greater movements are possible given the site soil conditions. Foundation movement will depend upon the variation within the subsurface soil profile, structural loading conditions, embedment depth of footings, thickness of compacted fill, and quality of earthwork operations. Additional foundation movements could occur if water from any source infiltrates the foundation soils; therefore, proper drainage is critical and should be provided in the final design, during construction and for the life of the project.

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

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

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

4.4 Concrete Slabs

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

Additional floor slab design and construction recommendations are as follows:

- Positive separations and/or isolation joints should be provided between slabs and all foundations, columns or utility lines to allow independent movement (where applicable)
- Contraction joints should be provided in slabs to control the location and extent of cracking
- Floor slabs should be structurally independent of any building footings or walls to reduce the possibility of floor slab cracking caused by differential movements between slab and foundation (where applicable)
- The use of a vapor retarder should be considered beneath concrete slabs-on-grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer and slab contractor should refer to ACI 302 for procedures and cautions regarding the use and placement of a vapor retarder
- Floor slabs should not be constructed on frozen subgrade
- Other design and construction considerations, as outlined in Section 302.1R of the ACI Design Manual, are recommended

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

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

4.5 Corrosion Protection

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

Location	Depth (ft)	Material	Soluble Sulfate Content (%)	Resistivity (ohm-cm)	pH
B-3	2.5	CL	<0.01	1,210	7.9

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

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

4.6 Pavements

Pavement section alternatives for this project were designed based on the procedures outlined in the 1993 Guideline for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO). Input variables used in the calculations are presented in the following table:

Parameter	Value	Parameter	Value
CBR Value	4.0	Reliability (%)	85
Subgrade Drainage Coefficient	0.9	Standard Deviation	0.45
Initial Serviceability Index	4.2	Terminal Serviceability Index	2.0

It is anticipated that pavement subgrade soils will consist of clay materials which are typically considered poor materials for pavement support. Please note that this CBR value and the pavement section alternatives provided assume that the site soils will be re-compacted and left in-place within the pavement areas. If this is not the case, Rimrock Engineering should be notified to provide additional pavement design recommendations based on the subgrade soils which will be present below the pavement sections.

Specific traffic data was not provided for this project. Therefore, we have assumed an equivalent 18-kip single axle load (ESAL) of 40,000 to represent the design traffic intensity for the proposed interior roads over a 20-year design period. Please notify us if any of the parameters used in the pavement design do not adequately define the anticipated conditions. Select from the following pavement alternative, or an approved equivalent.

Traffic Area	Asphalt Concrete	Portland Cement Concrete	Base Course	Total
Parking & Access	3	-	7	10
	-	5	4	9
Dumpster Locations	-	7	4	11

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

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

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

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

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

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

The pavement sections provided in this report represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance

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

5.0 ADDITIONAL SERVICES

The recommendations made in this report assume that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. The field observation and testing by Rimrock Engineering are an integral part of the conclusions and recommendations made in this report. If we are not retained for these services, the Client agrees to assume Rimrock Engineering's responsibility for any potential claims that may arise during construction.

6.0 LIMITATIONS

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

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

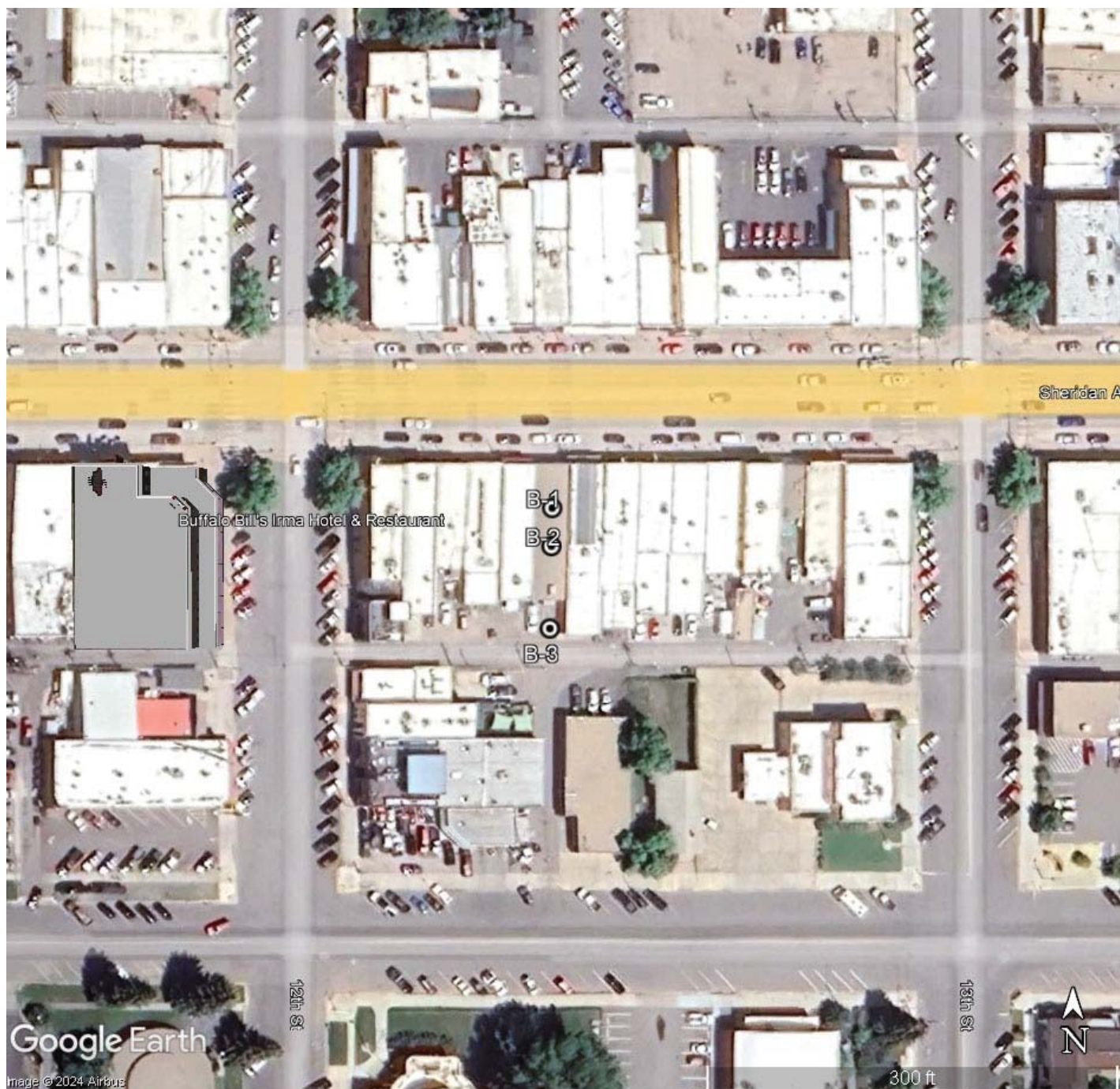
Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other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

This report may be used only by the Client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors including advances in man's understanding of applied science may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issue. Rimrock Engineering should be notified if the project is delayed by more than 24 months from the date of this report so that a review of site conditions can be made, and recommendations revised if appropriate.

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

APPENDIX A

Field Exploration

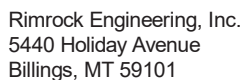



Rimrock Engineering, Inc.
 5440 Holiday Avenue
 Billings, MT 59101 Tel. (406) 294-8400
PROJECT NO. G24015

VICINITY/SITE MAP

YELLOWSTONE IMPRESSIONS
 Sheridan Avenue
 Cody, Wyoming





PAGE 1 OF 1

PROJECT NAME Yellowstone Impressions

PROJECT LOCATION Cody, WY

GROUND ELEVATION 100 ft **HOLE SIZE** 5 inches

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

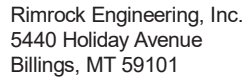
AT END OF DRILLING ---

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
5		GRAVEL FILL	AU									

CONCRETE SLAB

Refusal at 8.5 feet.
Bottom of borehole at 8.5 feet.



PAGE 1 OF 1

PROJECT NAME Yellowstone Impressions

PROJECT LOCATION Cody, WY

GROUND ELEVATION 100 ft **HOLE SIZE** 5 inches

GROUND WATER LEVELS:

AT TIME OF DRILLING ---

AT END OF DRILLING ---

AFTER DRILLING

[illegible]

CONCRETE SLAB

Refusal at 8.5 feet.
Bottom of borehole at 8.5 feet.

BORING NUMBER B-3

PAGE 1 OF 1



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

CLIENT Yellowstone ImpressionsPROJECT NAME Yellowstone ImpressionsPROJECT NUMBER G24015PROJECT LOCATION Cody, WYDATE STARTED 1/25/24COMPLETED 1/25/24GROUND ELEVATION 100 ftHOLE SIZE 5 inchesDRILLING CONTRACTOR Rimrock Engineering, Inc.

GROUND WATER LEVELS:

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

NOTES

AFTER DRILLING ---

GEOTECH BH COLUMNS - GINT STD US LAB.GDT - 2/13/24 10:18 - G:\PROJECTS\2024\G24015.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		GRAVEL SURFACING										
		(CL) SANDY LEAN CLAY Dark brown, stiff, medium plasticity, some gravel.										
			AU	100				18	31	15	16	51
5		(GW) WELL-GRADED GRAVEL with SAND Gray/brown, dense, cobbles present.	SPT	100	14-16-17 (33)			4	NP	NP	NP	3
		(GP-GM) POORLY GRADED GRAVEL with SILT Gray/brown, dense, cobbles present.										
			AU	100				4	NP	NP	NP	6
10												

Refusal at 12.0 feet.
Bottom of borehole at 12.0 feet.



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

KEY TO SYMBOLS

CLIENT Yellowstone Impressions

PROJECT NAME Yellowstone Impressions

PROJECT NUMBER G24015

PROJECT LOCATION Cody, WY

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)



CLS: USCS Low Plasticity Sandy Clay



CONCRETE: Concrete



FILL: Fill (made ground)



GP-GM: USCS Poorly-graded Gravel with Silt



GW: USCS Well-graded Gravel

SAMPLER SYMBOLS



Auger Cuttings



Standard Penetration Test

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

- LL - LIQUID LIMIT (%)

PI - PLASTIC INDEX (%)

W - MOISTURE CONTENT (%)

DD - DRY DENSITY (PCF)

NP - NON PLASTIC

-200 - PERCENT PASSING NO. 200 SIEVE

PP - POCKET PENETROMETER (TSF)
- TV - TORVANE

PID - PHOTOIONIZATION DETECTOR

UC - UNCONFINED COMPRESSION

ppm - PARTS PER MILLION

Water Level at Time Drilling, or as Shown

Water Level at End of Drilling, or as Shown

Water Level After 24 Hours, or as Shown

APPENDIX B

Laboratory Test Results



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

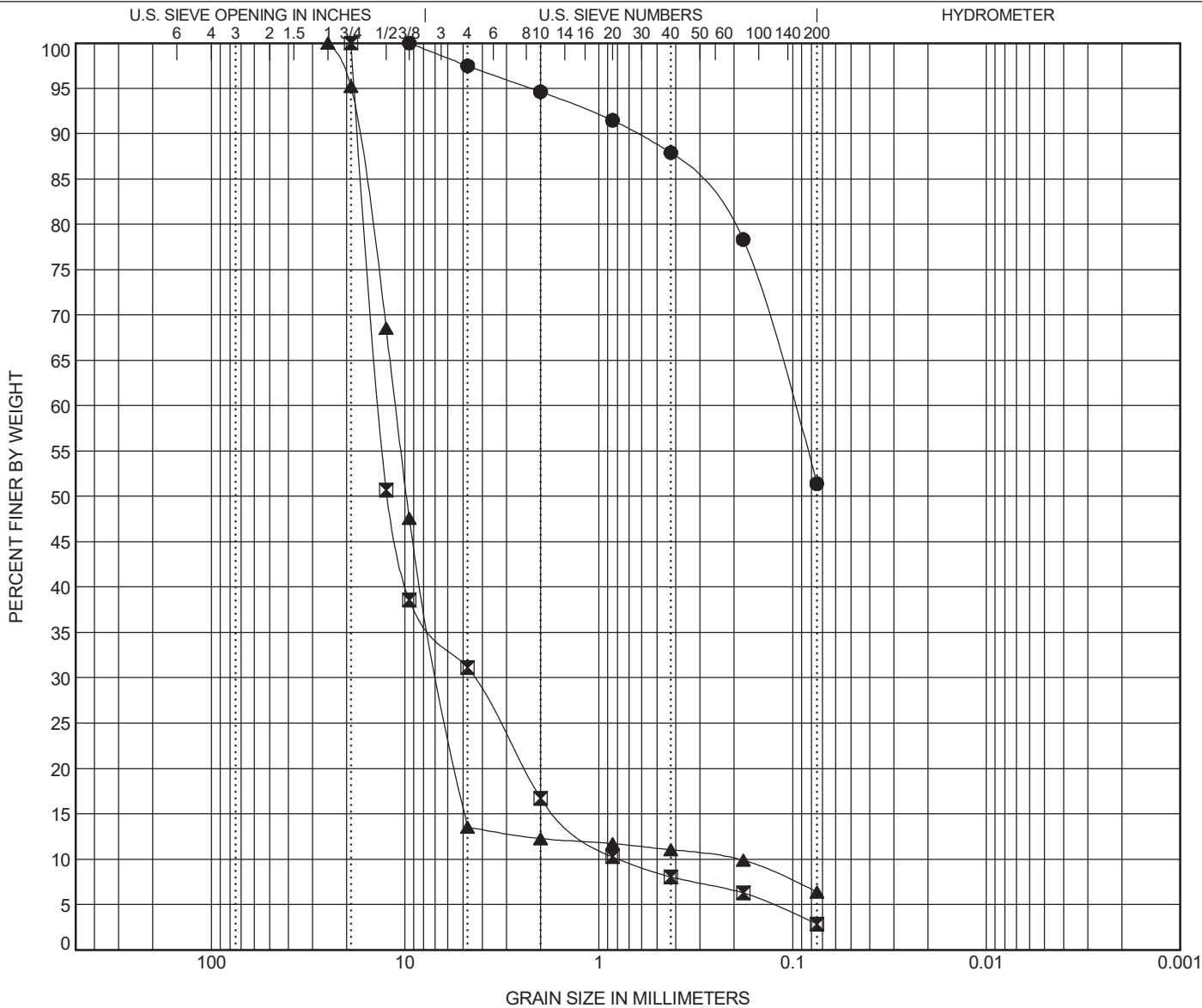
GRAIN SIZE DISTRIBUTION

CLIENT Yellowstone Impressions

PROJECT NAME Yellowstone Impressions

PROJECT NUMBER G24015

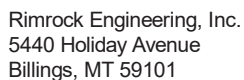
PROJECT LOCATION Cody, WY



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● B-3	2.5	SANDY LEAN CLAY(CL)					31	15	16		
■ B-3	4.5	WELL-GRADED GRAVEL with SAND(GW)					NP	NP	NP	1.85	17.19
▲ B-3	9.0	POORLY GRADED GRAVEL with SILT(GP-GM)					NP	NP	NP	20.13	57.00
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt		%Clay	
● B-3	2.5	9.5	0.099			2.5	46.1	51.4			
■ B-3	4.5	19	13.529	4.435	0.787	68.9	28.3	2.8			
▲ B-3	9.0	25	11.18	6.644	0.196	86.5	7.2	6.4			

GRAIN SIZE - GINT STD US LAB.GDT - 2/13/24 10:11 - G:\PROJECTS\2024\G24015.GPJ

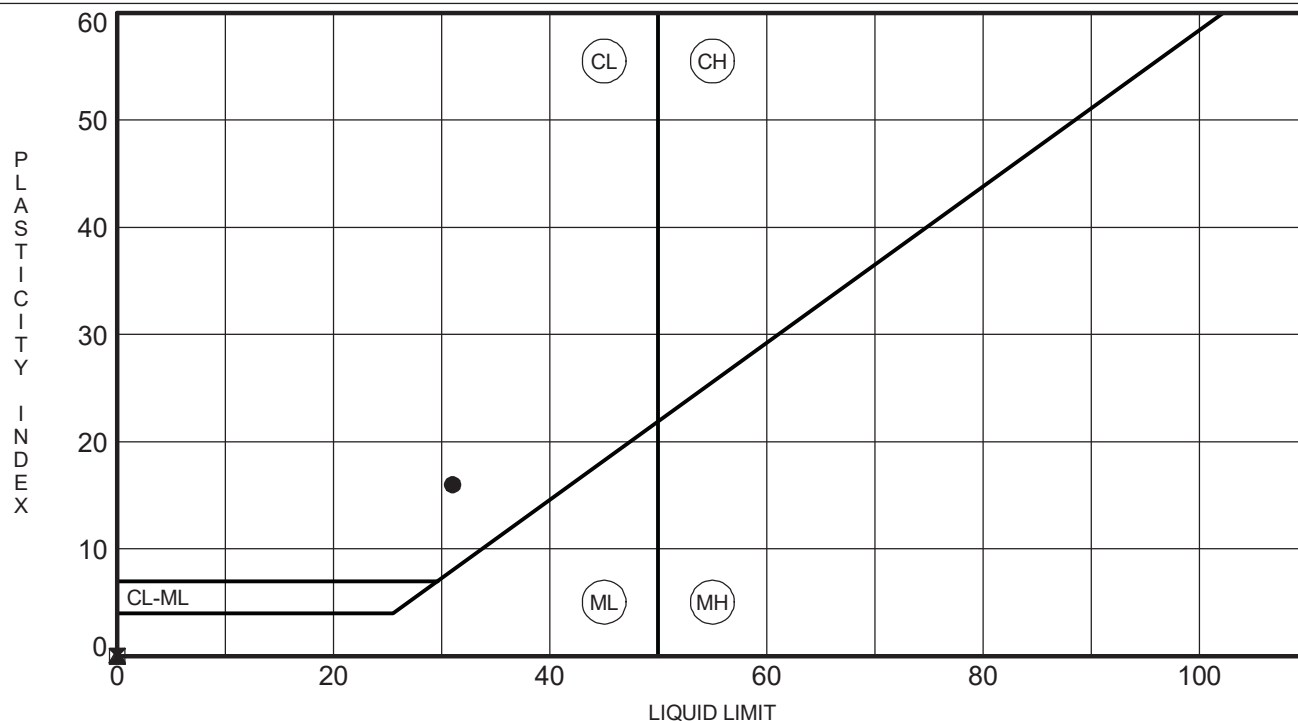


CLIENT Yellowstone Impressions

PROJECT NAME Yellowstone Impressions

PROJECT NUMBER G24015

PROJECT LOCATION Cody, WY

[illegible]



WYOMING DEPARTMENT OF TRANSPORTATION
Permit to Encroach on Public Right-of-Way

Project: The Pavilion	Route: 14-12 20 West	County: Park
Township: 53N 101W	Range: Tr 79	Section: 31
Latitude: N: 44.52578°	Longitude: W: 109.06321°	☐ NHS ☐ Non-NHS

This document constitutes a permit to encroach on public right-of-way administered by the Transportation Commission of Wyoming and the Wyoming Department of Transportation each of which, taken either separately or jointly, shall be hereinafter referred to as "Department".

The permit is issued subject to existing rules and regulations of the Department and further subject to the Specific Instructions, Restrictions, Terms and Conditions included herein.

PERMIT ISSUED TO

Name: Laura Dornberger	Address: 1007 East Main Street, Ste 202		
City: Bozeman	State: MT	Zip Code: 59715	Phone Number: (406) 587-1139
Location description: <i>(include: distance to encroachment behind face of curb, encroachment distance onto Department right-of-way, height of encroachment above sidewalk or ground, etc.) Please include a basic drawing/exhibit.</i>			Email: ldornberger@locatiarchitects.com

Distance from encroachment to edge of the nearest traffic lane: 19' 8"

Parking lane width *(if none, please state so)*: 12'

Explanation of why this request needs to be granted:

This request is to approve for a building canopy to encroach over the downtown sidewalk to protect the building entry, patrons and pedestrians walking past and accessing 1234 Sheridan Avenue. The canopy will encroach approx 4' 4".

Any violation of the rules and regulations or Specific Instructions, Restrictions, Terms and Conditions shall cause automatic revocation of this permit and any and all improvements made pursuant to this permit may be removed by the Department at applicant, permittee or improvement owner's expense. The applicant, permittee or owner of the improvement understands that this permit **does not** confer a vested right in the lands of the public and where the Department determines it necessary to improve its highway and right-of-way, any improvement constructed on the public land will be moved or reconstructed by the applicant, permittee or improvement owner, their successors or assignees at the applicant, permittee or improvement owner's expense. The issuance of this permit to encroach and/or perform work on the public right-of-way is considered to be issued to the owner of the improvement placed upon the right-of-way even though such application is made by owner's agent.

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS:

The maintenance of right-of-way within the encroachment area shall be the responsibility of the permittee.

The permittee shall be responsible for any loss or damage caused by the permittee's encroachment on the right-of-way. The permittee will hold the Department harmless from any law suits brought against the Department or permittee arising out of the permittee's encroachment on the right-of-way.

The Department reserves the right to construct, maintain, use, operate, relocate, reconstruct and renew such highway facilities as it may at any time, and may from time to time, desire within the limits of said right-of-way the right to use said right-of-way for any and all purposes.

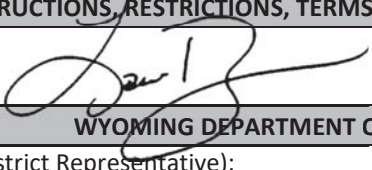
The permittee shall at no time permit, construct, reconstruct or place any additional structures, facilities or other encroachments upon the permitted area of Department right-of-way without WRITTEN consent of the Department and the permittee shall at no time alter or reconstruct the present encroachment without prior written approval of the Department.

The permittee by receiving this permit understands, acknowledges and agrees that upon thirty (30) days written notice, the Department can cancel this permit where the right-of-way is necessary for construction, reconstruction or maintenance of the Department Highway and the permittee will move his encroachment from the right-of-way within sixty (60) days with no cost or expense to the Department and permittee agrees that if he fails to remove the encroachment within sixty days, the Department becomes a sole and complete owner of the encroachment and may cause its removal or destruction with no compensation due the permittee.

The permittee understands and acknowledges that violation of any of the Specific Instructions, Restrictions, Terms and Conditions are cause for automatic revocation of the permit and permittee may be notified to remove the encroachment immediately. Failure to remove encroachment for a period of sixty (60) days after notice will be cause for Department to remove encroachment without recourse by permittee.

The permittee is not authorized any other or additional uses of the public right-of-way beyond those specified herein.

Permittee
Initial Here 

SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS HEREBY ACCEPTED BY:		
Permittee or Owner Signature: 		Date: 3/6/2024
WYOMING DEPARTMENT OF TRANSPORTATION		
By (District Engineer Signature/ District Representative):		Date:
FEDERAL HIGHWAY ADMINISTRATION (ON NHS ROADWAYS)		
By:	Title:	Date:

PERMITTEE ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

WYDOT ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

FHWA ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____



WYOMING DEPARTMENT OF TRANSPORTATION
Permit to Encroach on Public Right-of-Way

Project: The Pavilion	Route: 14-12 20 West	County: Park
Township: 53N 101W	Range: Tr 79	Section: 31
Latitude: N: 44.52578°	Longitude: W: 109.06321°	☐ NHS ☐ Non-NHS

This document constitutes a permit to encroach on public right-of-way administered by the Transportation Commission of Wyoming and the Wyoming Department of Transportation each of which, taken either separately or jointly, shall be hereinafter referred to as "Department".

The permit is issued subject to existing rules and regulations of the Department and further subject to the Specific Instructions, Restrictions, Terms and Conditions included herein.

PERMIT ISSUED TO

Name: Laura Dornberger	Address: 1007 East Main Street, Ste 202		
City: Bozeman	State: MT	Zip Code: 59715	Phone Number: (406) 587-1139
Location description: <i>(include: distance to encroachment behind face of curb, encroachment distance onto Department right-of-way, height of encroachment above sidewalk or ground, etc.) Please include a basic drawing/exhibit.</i>			Email: ldornberger@locatiarchitects.com

Distance from encroachment to edge of the nearest traffic lane: 19' 8"

Parking lane width *(if none, please state so)*: 12'

Explanation of why this request needs to be granted:

This request is to approve for a building canopy to encroach over the downtown sidewalk to protect the building entry, patrons and pedestrians walking past and accessing 1234 Sheridan Avenue3'-0".

Any violation of the rules and regulations or Specific Instructions, Restrictions, Terms and Conditions shall cause automatic revocation of this permit and any and all improvements made pursuant to this permit may be removed by the Department at applicant, permittee or improvement owner's expense. The applicant, permittee or owner of the improvement understands that this permit **does not** confer a vested right in the lands of the public and where the Department determines it necessary to improve its highway and right-of-way, any improvement constructed on the public land will be moved or reconstructed by the applicant, permittee or improvement owner, their successors or assignees at the applicant, permittee or improvement owner's expense. The issuance of this permit to encroach and/or perform work on the public right-of-way is considered to be issued to the owner of the improvement placed upon the right-of-way even though such application is made by owner's agent.

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS:

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The permittee shall be responsible for any loss or damage caused by the permittee's encroachment on the right-of-way. The permittee will hold the Department harmless from any law suits brought against the Department or permittee arising out of the permittee's encroachment on the right-of-way.

The Department reserves the right to construct, maintain, use, operate, relocate, reconstruct and renew such highway facilities as it may at any time, and may from time to time, desire within the limits of said right-of-way the right to use said right-of-way for any and all purposes.

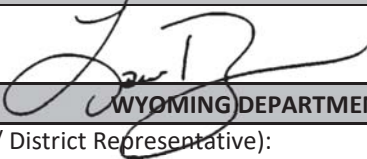
The permittee shall at no time permit, construct, reconstruct or place any additional structures, facilities or other encroachments upon the permitted area of Department right-of-way without WRITTEN consent of the Department and the permittee shall at no time alter or reconstruct the present encroachment without prior written approval of the Department.

The permittee by receiving this permit understands, acknowledges and agrees that upon thirty (30) days written notice, the Department can cancel this permit where the right-of-way is necessary for construction, reconstruction or maintenance of the Department Highway and the permittee will move his encroachment from the right-of-way within sixty (60) days with no cost or expense to the Department and permittee agrees that if he fails to remove the encroachment within sixty days, the Department becomes a sole and complete owner of the encroachment and may cause its removal or destruction with no compensation due the permittee.

The permittee understands and acknowledges that violation of any of the Specific Instructions, Restrictions, Terms and Conditions are cause for automatic revocation of the permit and permittee may be notified to remove the encroachment immediately. Failure to remove encroachment for a period of sixty (60) days after notice will be cause for Department to remove encroachment without recourse by permittee.

The permittee is not authorized any other or additional uses of the public right-of-way beyond those specified herein.

Permittee
Initial Here: 

SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS HEREBY ACCEPTED BY:		
Permittee or Owner Signature: 		Date: 3/6/2024
WYOMING DEPARTMENT OF TRANSPORTATION		
By (District Engineer Signature/ District Representative):		Date:
FEDERAL HIGHWAY ADMINISTRATION (ON NHS ROADWAYS)		
By:	Title:	Date:

PERMITTEE ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

WYDOT ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

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FHWA ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

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WYOMING DEPARTMENT OF TRANSPORTATION
Permit to Encroach on Public Right-of-Way

Project: The Pavilion	Route: 14-12 20 West	County: Park
Township: 53N 101W	Range: Tr 79	Section: 31
Latitude: N: 44.52578°	Longitude: W: 109.06321°	☐ NHS ☐ Non-NHS

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Name: Laura Dornberger	Address: 1007 East Main Street, Ste 202		
City: Bozeman	State: MT	Zip Code: 59715	Phone Number: (406) 587-1139
Location description: <i>(include: distance to encroachment behind face of curb, encroachment distance onto Department right-of-way, height of encroachment above sidewalk or ground, etc.) Please include a basic drawing/exhibit.</i>		Email: ldornberger@locatiarchitects.com	

--	--

Distance from encroachment to edge of the nearest traffic lane:	19' 8"
---	--------

Parking lane width <i>(if none, please state so)</i> :	12'
--	-----

Explanation of why this request needs to be granted: This request is to approve to allow for a radiant sidewalk heating system w/in the new sidewalk on main street that fronts the planned building at 1234 Sheridan Ave to keep the sidewalk clear during the winter months and reduce the burden of shoveling for tenants of the building. Building owner agrees to take liability for the system installed.
--

Any violation of the rules and regulations or Specific Instructions, Restrictions, Terms and Conditions shall cause automatic revocation of this permit and any and all improvements made pursuant to this permit may be removed by the Department at applicant, permittee or improvement owner's expense. The applicant, permittee or owner of the improvement understands that this permit does not confer a vested right in the lands of the public and where the Department determines it necessary to improve its highway and right-of-way, any improvement constructed on the public land will be moved or reconstructed by the applicant, permittee or improvement owner, their successors or assignees at the applicant, permittee or improvement owner's expense. The issuance of this permit to encroach and/or perform work on the public right-of-way is considered to be issued to the owner of the improvement placed upon the right-of-way even though such application is made by owner's agent.

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS:

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The permittee shall be responsible for any loss or damage caused by the permittee's encroachment on the right-of-way. The permittee will hold the Department harmless from any law suits brought against the Department or permittee arising out of the permittee's encroachment on the right-of-way.

The Department reserves the right to construct, maintain, use, operate, relocate, reconstruct and renew such highway facilities as it may at any time, and may from time to time, desire within the limits of said right-of-way the right to use said right-of-way for any and all purposes.

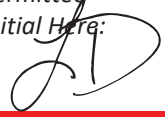
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The permittee by receiving this permit understands, acknowledges and agrees that upon thirty (30) days written notice, the Department can cancel this permit where the right-of-way is necessary for construction, reconstruction or maintenance of the Department Highway and the permittee will move his encroachment from the right-of-way within sixty (60) days with no cost or expense to the Department and permittee agrees that if he fails to remove the encroachment within sixty days, the Department becomes a sole and complete owner of the encroachment and may cause its removal or destruction with no compensation due the permittee.

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The permittee is not authorized any other or additional uses of the public right-of-way beyond those specified herein.

Permittee
Initial Here:



SPECIFIC INSTRUCTIONS, RESTRICTIONS, TERMS AND CONDITIONS HEREBY ACCEPTED BY:		
Permittee or Owner Signature: 	Date: 3/6/2024	
WYOMING DEPARTMENT OF TRANSPORTATION		
By (District Engineer Signature/ District Representative):	Date:	
FEDERAL HIGHWAY ADMINISTRATION (ON NHS ROADWAYS)		
By:	Title:	Date:

PERMITTEE ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

WYDOT ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

FHWA ACKNOWLEDGEMENT

The State of: _____)

_____) SS

County of: _____)

The foregoing instrument was acknowledged before me this: _____ day of: _____ 20____.

By: _____ witnesses my hand and official seal.

My commission expires: _____ Notary Public Signature: _____

Wyoming Department of Transportation
Landscape Agreement



1. APPLICANT

This Landscape Agreement (hereinafter referred to as "Agreement") is made and entered into by and between **The Wyoming Department of Transportation (DEPARTMENT)**, whose address is **5300 Bishop Blvd., Cheyenne WY 82009-3340**, and **Yellowstone Impressions, LLC. (Laura Dornberger, Architect)**, Applicant
whose address is 1234 Sheridan Ave Cody WY, 82414.
Street City State Zip

I HEREBY REQUEST PERMISSION TO:

The addition of two Green Ash (or similar) trees on Sheridan Ave with integrated in-sidewalk tree grates and drip irrigation.

2. LOCATION

Highway Route: 14-12 20 West		Maintenance Section:		Mile Post/RM:
County: Park		Side: ☐ Right ☐ Left		
GPS Coordinates (decimals of degrees)	Latitude (N): N: 44.52578°		Longitude (W or -): W: 109.06321°	
Section: 52N101W		Township: Tr 79		Range: 31

3. RESPONSIBILITIES OF APPLICANT

- Shall keep the disturbed area to a minimum and restore all disturbed areas to an acceptable condition.
- Shall keep the alignment and grade, materials, land ties, and Mile Post/RM locations as shown on the attached sketch or plan sheet dated _____ and marked Exhibit "A", "etc.", made a part hereof.
- This Agreement will not be modified without the consent of the DEPARTMENT.
- Shall conform to the standards for traffic control outlined in the Traffic Control for Roadway Work Operations (RWOM). Standards developed by the Applicant may be substituted for the RWOM if they have been approved by the State Traffic Engineer, Operations. The Applicant must cease all operations if the traffic control standards are not met.

Applicant's
Initial Here:

LD

Applicant's
Initial Here:

LD

- Shall forever indemnify the DEPARTMENT and save it harmless from all liability for damage to property or injury to or death of person, including all costs and expenses related thereto, arising wholly or in part or in connection with the existence of construction, alterations, repairs, renewals, uses or removals of the Facility as they pertain to any State or Federal highway.
- Shall insure the profile grade of the landscaping shall be constructed as indicated on the attached sketch or plan and shall in no case be graded or maintained such that water will drain onto the highway surface. Nor shall any sprinkler system spray or drain onto the highway surface.
- Shall note this permit becomes **VOID** if construction is not completed within _____ days after approval date. Schedule is to be provided by the constructing entity/applicant prior to construction.
- Shall contact the Maintenance Area Crew Leader at _____ , Wyoming before any work begins and after the work is completed. Contact phone number is: _____
- Shall insure all disturbed areas are returned to acceptable condition. All surface debris, as a result of construction activities are to be removed from the right-of-way. Pictures are to be taken of the area before construction begins to document existing conditions.
- The Applicant shall be responsible for any damage to the highway surface and/or subgrade and its appurtenances as a result of this installation. Damage repair costs shall be the responsibility of the Applicant at any time such damage occurs.
- Shall have all trenching backfilled and compacted daily. No open trenching is to be left overnight without adequate trenching protection.
- Shall provide information specifying the name, location and contact information including cell phone of an individual who will be representing the Applicant on the job and is capable of instituting immediate changes in traffic control or work operations to bring them into compliance with the Agreement.
- No materials or equipment will be stockpiled or parked within the safety clear zone within R/W. Contact WYDOT to learn of the clear zone distance.
- No work will be conducted from the roadway surface.
- The upkeep and maintenance of the landscaped area is the responsibility of the applicant. Maintenance of the landscaping will be completed at no cost to the DEPARTMENT to include but not limited to the planting, bedding material, border material and all aspects of the original landscaping project in an attractive and presentable status.
- The landscaped area must meet the requirements of Operating Policy 20-1, Section 1. C. A copy of OP 20-1 is available upon request.

- The landscaped area must not be used as an approach or parking facility. All evidence of access to the construction zone of the landscaping is to be reclaimed.
- Any shrubbery or trees planted within the R/W will be outside the clear zone as measured from the edge of the traveled way in rural areas, and should be consistent with the surrounding areas in urbanized location. No modification will be allowed which will restrict the sight distance now or in the future. Snow drifting and icing conditions shall be evaluated by WYDOT Winter Research Services before acceptance of the application is approved.
- There will be no signing of any type allowed within the DEPARTMENT Right-of-Way.
- This agreement can be cancelled at any time by either party, given 10 working days written notice.

4. PAYMENT

No payment shall be made to either party by the other party as a result of this agreement.

5. RESPONSIBILITIES OF WYDOT

- The DEPARTMENT will inspect the progress and traffic control on a regular basis, and will consult with the APPLICANT's representative concerning any adjustments or conflicts with the proposed plans.
- To provide the clear zone distance for this location.
- To provide the snow drifting and icing condition recommendations prior to application approval.

6. GENERAL PROVISIONS

A. Amendments

Either party may request changes in this Agreement. Any changes, modifications, revisions or amendments to this Agreement which are mutually agreed upon by and between the parties to this Agreement shall be incorporated by written instrument, executed and signed by all parties to this Agreement.

B. Applicable Law

The construction, interpretation and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this Agreement and over the parties, and the venue shall be the First Judicial District, Laramie County, Wyoming.

C. Availability of Funds

Each payment obligation of either party is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation. If funds are not allocated and available for the continuance of the services performed by either party, the Agreement may be terminated by either party at the end of the period for which the funds are available. Each party shall notify the other party at the earliest possible time of the services which will or may be affected by the shortage of funds. No penalty shall accrue to either party in the event this provision is exercised, and neither party shall be obligated or liable for any future payments due or for any damages as a result of termination under this section. This provision shall not be construed to permit either party to terminate this Agreement in order to acquire similar services from another party.

D. Entirety of Agreement

This Agreement, consisting of five (5) pages represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.

E. Prior Approval

This Agreement shall not be binding upon either party unless this Agreement has been reduced to writing before performance begins as described under the terms of this Agreement, and unless this Agreement is approved as to form by the Attorney General or his representative.

F. Severability

Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of this Agreement shall continue in full force and effect.

G. Sovereign Immunity

The State of Wyoming and the Wyoming Department of Transportation do not waive their sovereign immunity by entering into this Agreement, and each, fully retain all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

H. Third Party Beneficiary Rights

The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement, and shall be solely to the benefit of the parties to this Agreement. The provision of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement. The parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

I. Indemnification

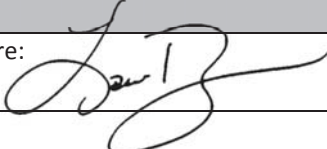
The Landowner shall release, indemnify and hold harmless the state, the Agency, and their officers, agents, employees, successors and assignees from any cause of action or claims or demands arising out of the Landowner's performance under this Agreement.

Intentionally left Blank

7. SIGNATURES

In witness whereof, the parties to this Agreement through their duly authorized representatives have executed this Agreement on the days and dates set out below, and certify, that they have read, understood, and agreed to the terms and conditions of this Agreement as set forth herein.

The effective date of this Agreement is the date of the signature last affixed to this page.

APPLICANT	
Printed Name: Laura Dornberger	Signature: 
Date: 3/6/2024	Phone: Cell Phone: 406-587-1139 e-mail:
WYOMING DEPARTMENT OF TRANSPORTATION (Agreement Approval)	
Printed Name:	Signature:
Title: District Engineer	Date:
WYOMING DEPARTMENT OF TRANSPORTATION (Traffic Control Approval)	
Printed Name:	Signature:
Title: State Traffic Engineer (Operations)/District Traffic Engineer	Date:
ATTORNEY GENERAL'S OFFICE APPROVAL AS TO FORM	
Attorney General's Office:	Date:

8. ACCEPTANCE OF FINAL PROJECT

I have inspected the landscaping described on this application and attached drawing(s), and having found the landscaping to be constructed in the manner as prescribed on this application and attached drawing(s) with any changes indicated on this application and attached drawing(s), hereby approve the construction of the above mentioned landscaping project.

WYOMING DEPARTMENT OF TRANSPORTATION (Final Construction Approval)	
Printed Name:	Signature:
Title: District Maintenance Engineer/District Representative	Date:

Original w/ Signatures to: Right-of-Way, who will file the agreement in Central File

Copies To: District Office
Landowner
Area Crew Supervisor (maintenance)

Date: 2024-03-01

Subject: The Pavilion Building Preliminary Water and Sewer Sizing

To whom it may concern,

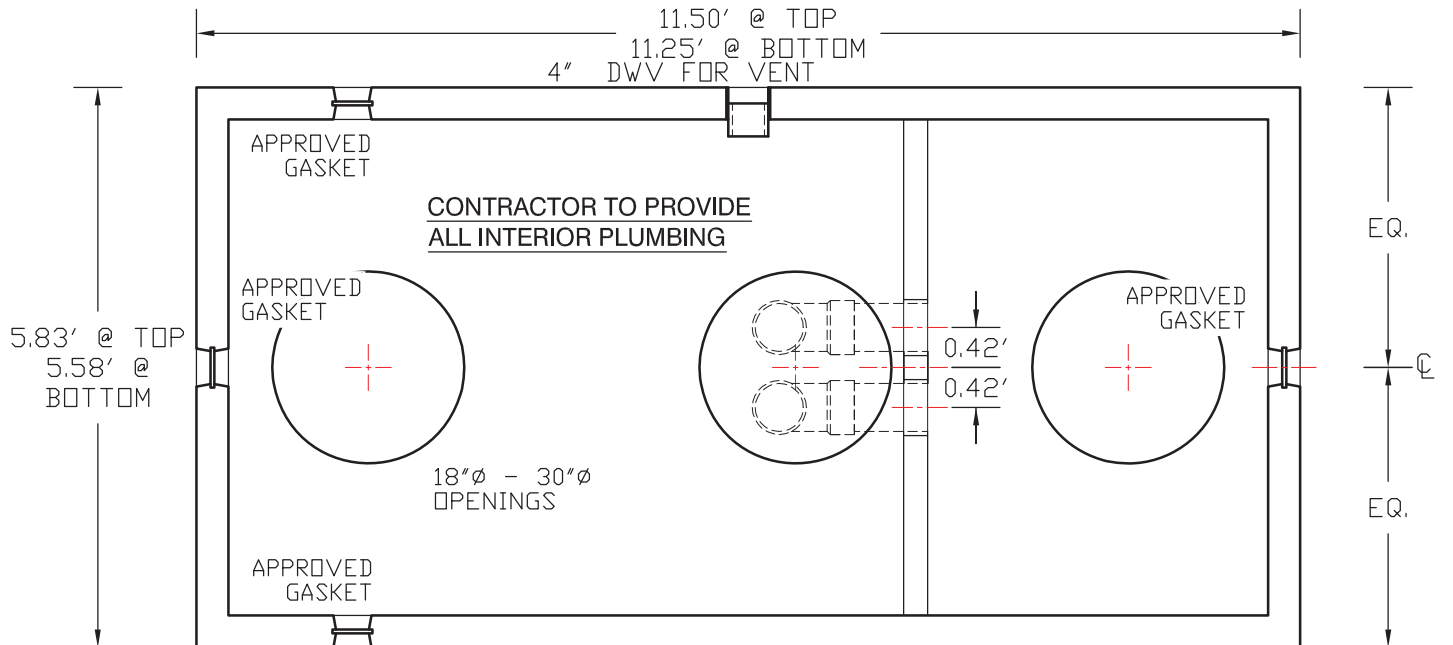
The new building currently being designed to be built at 1234 Sheridan Ave., Cody, Wyoming is anticipated to require a 1-1/2" water meter with a 3" main distribution. See below calculation table with anticipated flows, fixture units per 2021 IPC – Appendix E, anticipated fixtures, and max equivalent line length.

Domestic Culinary Water Sizing:

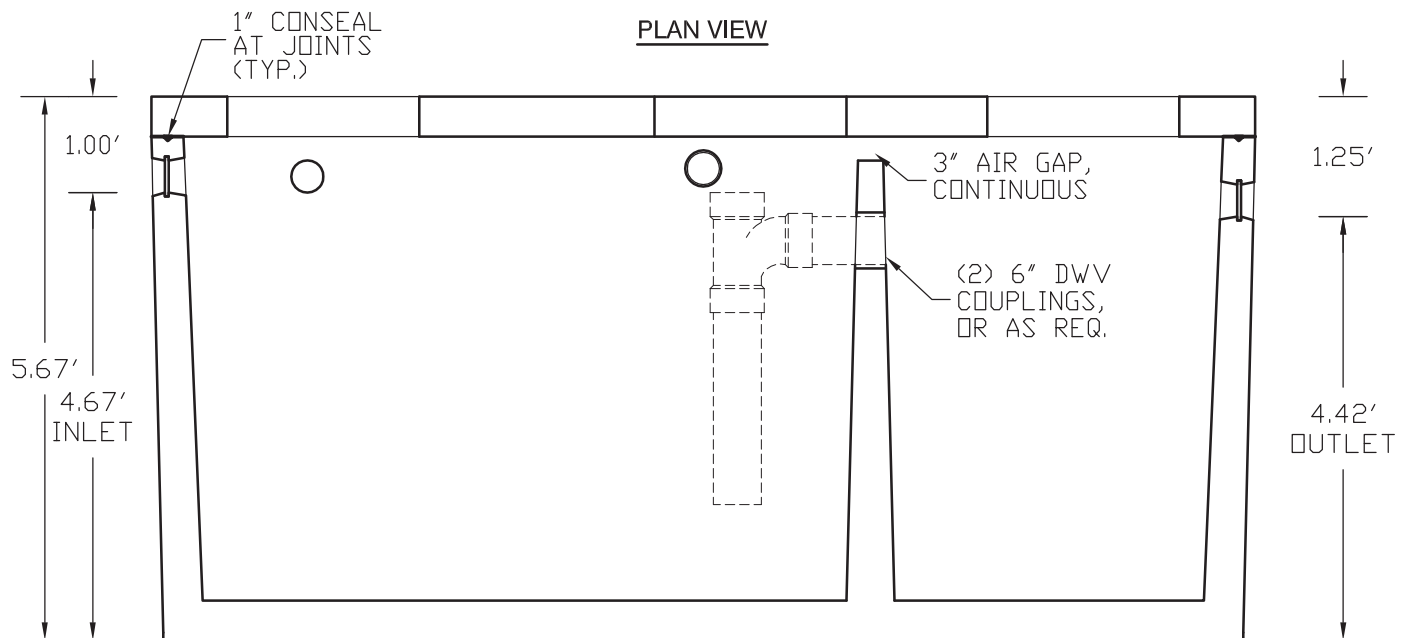
BUILDING WATER PIPING CALCULATIONS	
<u>DESIGN CONDITIONS</u>	
CITY	– CODY, WY
DEVELOPED PIPE LENGTH	– 250 FEET (VERIFY)
WATER PRESSURE	– 60 psi MIN. (VERIFY)
ANTICIPATED FIXTURE UNITS	– 225 fu
MINIMUM METER SIZE: 1–1/2"	
MINIMUM MAIN DISTRIBUTION LINE SIZE: 3"	
225 FU = APPROXIMATELY 95 GPM	
(67 GPM @ 0.7 HUNTERS CURVE ADJUSTMENT FACTOR)	
BUILDING WATER FIXTURE ANTICIPATIONS:	
– 1 3 COMPARTMENT SINK	
– 2 RESIDENTIAL DISHWASHERS	
– 1 COMMERCIAL DISHWASHER	
– 4 HOSE BIBS	
– 12 FLUSH VALVE WATER CLOSETS	
– 3 URINALS	
– 13 LAVATORY	
– 3 SERVICE SINK	
– 17 SINKS	
– 19 DRINKING FOUNTAINS / MISC WATER CONNECTIONS	

Sanitary and Grease Sewer Sizing:

It is anticipated the building will require a 6" Sanitary Sewer connection with a minimum invert elevation of 50-1/8" B.F.F. (1/8" per foot minimum sloping) and a 4" Grease Sewer with a minimum invert of 41" B.F.F. connected to a Schier GB-1500 or 2000-gallon minimum traditional grease interceptor. The grease interceptor shall be cleaned per Cody Code of Ordinances: 8-3-12: CLEANING GENERALLY.



PLAN VIEW



SECTION VIEW

1500 GALLON GREASE INTERCEPTOR HS20-44 TRAFFIC RATED

1 OF 3

DATE DRN	7/19 2016	SCALE	NTS	DRN BY	MAP	CIVIL ENGINEER'S STAMP CIRCULAR DEQ-4 2013 ED.	STRUCTURAL ENGINEER'S STAMP
DATE STAMPED							
DRAWING	GREASE INTERCEPTOR 1500 GALLON / HS20-44 TRAFFIC RATED						

TRT-1500GS□



1500 GAL HS20-44 TRAFFIC RATED TANK NOTES:

- CONCRETE IS 5000 PSI @ 28 DAYS.
- CEMENT IS TYPE V (SULFATE RESISTANT).
- REINFORCEMENT: AS PER ENGINEER REQ.
- TANK WEIGHT IS APPROXIMATELY 17,000 LBS.
- TANK HEIGHT FROM BOTTOM TANK TO TOP OF SLAB IS 5.67'.
- APPROVED GASKETS ON INLETS AND OUTLET.
- INLET HEIGHT FROM BOTTOM OF TANK TO INVERT IS 4.67'.
- OUTLET HEIGHT FROM BOTTOM OF TANK TO INVERT IS 4.42'
- (3) ACCESS OPENINGS.
- TOP AND BOTTOM PLACED WITH 1" MASTIC AT JOINT.
- THIS TANK MUST BE PLACED ON COMPACTED 3/4" ROAD-BASE OR SIMILAR MATERIAL.
- MINIMUM RELATIVE COMPACTION IS 95%.
- DO NOT USE FLOWABLE BACKFILL MATERIALS SUCH AS 3/4" WASHED GRAVELS.
- TANK MUST BE BACKFILLED TO TOP BEFORE WATERTESTING.
- ALL LIFTING EYES IN EACH SECTION MUST BE USED.
- MINIMUM BURY DEPTH 1'-0". MAXIMUM BURY DEPTH 6'-0".
- PLUMBING PER ENGINEER AND SUPPLIED AND INSTALLED BY CONTRACTOR.

AVAILABLE UPON REQUEST:

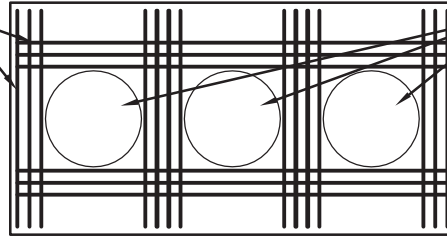
- REINFORCEMENT CERTS.
- CEMENT CERTS.
- AGGRIGATES CERTS.
- ADMIXTURES CERTS.
- CONCRETE TESTING
- MIX DESIGN

BUILT TO:

- **ASTM C-890-13**
- **ASTM C-1613-10**

(3) ADDITIONAL
#4 REBAR @
3' O.C. EA. SIDE
OF OPENING

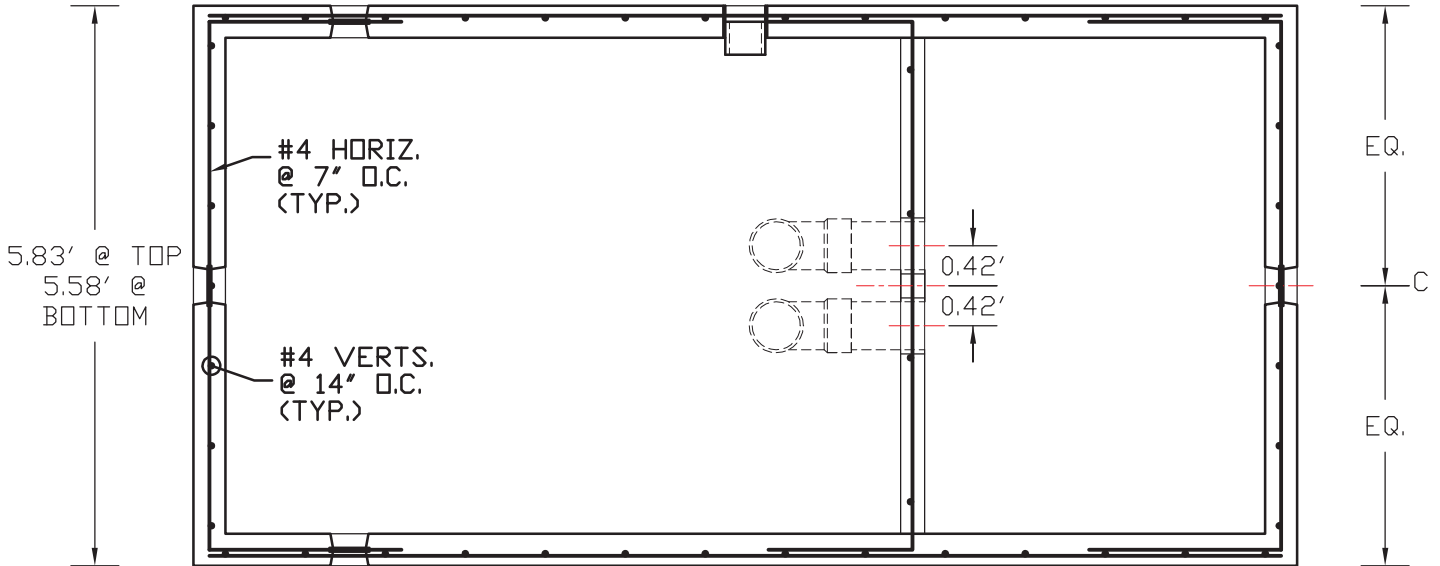
18"Ø - 30"Ø
OPENING



TOP VIEW

11.50' @ TOP
11.25' @ BOTTOM

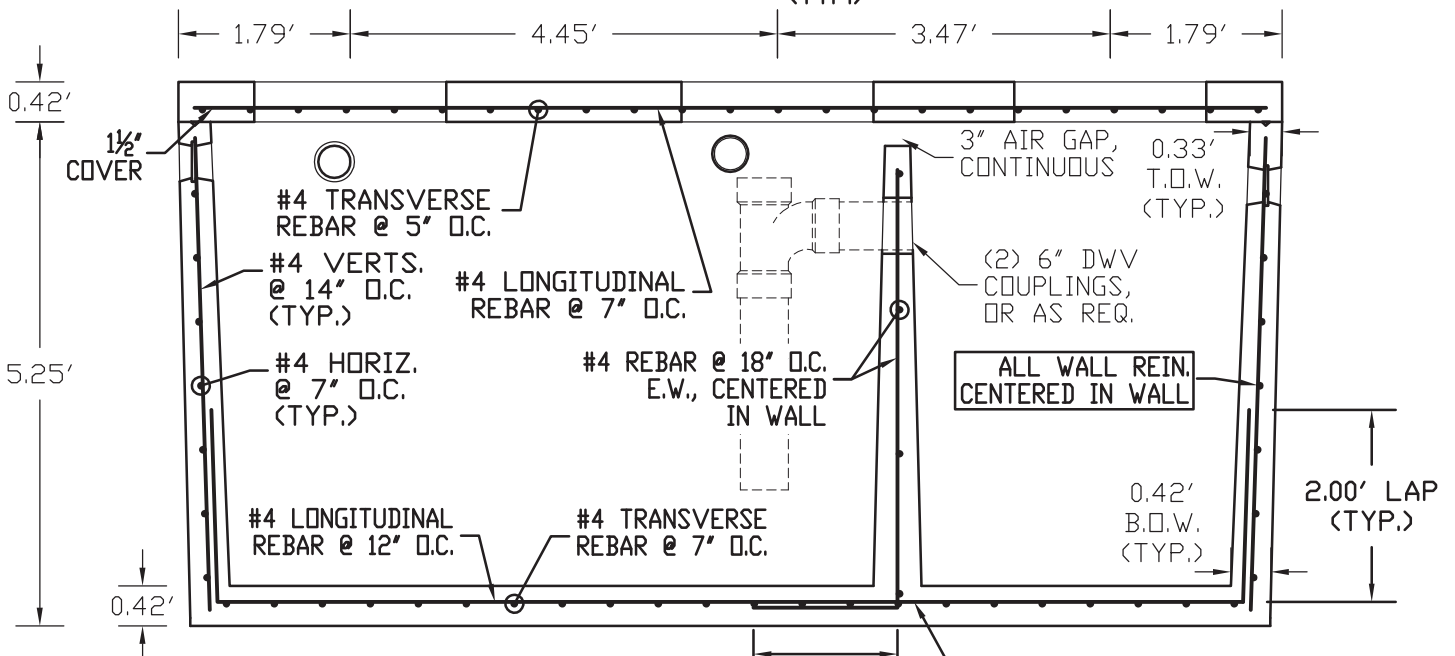
4" DWV FOR VENT



PLAN VIEW

1.50' WEIR
WALL LAP
(TYP.)

2.00'
LAP (TYP.)



SECTION VIEW