

City of Cody Planning, Zoning and Adjustment Board

Thursday, July 2, 2026-12:00 PM

Meeting Place: City of Cody Council Chambers -1338 Rumsey Avenue, Cody,
WY

Meeting Called to Order

Pledge of Allegiance

Roll Call

1. Approval of the Agenda

2. Consent Calendar

All items under the consent calendar will be acted upon in one motion unless a Council member or member of the public requests that an individual item be taken up under Conduct of Business.

- a. Approval of Meeting Minutes from June 18, 2026
Staff Reference: Jenny Cramer

3. Public Hearing

4. Tabled Items

5. New Business

- a. Final Plat Review Panorama View Addition Phase IV and approval of Resolution PZ 26-28
Staff Reference: Jenny Cramer
- b. Final Plat Review Bluebird Subdivision and approval of Resolution PZ 26-29
Staff Reference: Jenny Cramer

6. P & Z Board Matters (announcements, comments, etc.)

7. Council Update

8. Matters from Staff Members

9. Adjournment

Upcoming Meetings: JULY 16, 2026 AUGUST 6, 2026 AUGUST 20, 2026

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 Proceedings
June 18, 2026

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, June 18, 2026 at 12:00 PM.

P&Z Board Chairperson Dan Schein called the meeting to order at 12:02 PM.

Present: P&Z Board Member C. Daniel Schein, P&Z Board Member Carla Egelhoff, P&Z Board Member Kathryn Kyle, P&Z Board Member Erin Welty; City Attorney Scott Kolpitzke; City Planner Jenny Cramer; Engineer Kris Bruxvoort and Hannah Witwicki Administrative Coordinator Officer.

Absent: Ian Morrison; Sarah Miles; Dan C. Holler

P&Z Board Member Erin Welty made a motion seconded by P&Z Board Member Kathryn Kyle to approve the agenda for the June 18, 2026 meeting. The vote was unanimous. The motion passed.

P&Z Board Member Carla Egelhoff made a motion seconded by P&Z Board Member Erin Welty to approve the minutes from the May 21, 2026 meeting. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Downtown Business Sign District Review at 1043 13th Street, Morrison-Maierle and approval of Resolution PZ 26-26.

Carla Egelhoff made a motion seconded by Kathryn Kyle to approve the Downtown Business Sign District Review at 1043 13th Street, Morrison-Maierle and approval of Resolution PZ 26-26 with the conditions from the Staff report. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Downtown Architectural District Review at 1183 Sheridan Ave., Hill Enterprises, LP and approval of Resolution PZ 26-27.

Kathryn Kyle made a motion seconded by Carla Egelhoff to approve the Downtown Architectural District Review at 1183 Sheridan Ave., Hill Enterprises, LP and approval of Resolution PZ 26-27 with the conditions from the Staff report. The vote was unanimous. The motion passed.

P&Z Board Member Erin Welty made a motion seconded by P&Z Board Member Kathryn Kyle to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately 12:10 PM.

Hannah Witwicki

Hannah Witwicki, Administrative
Coordinator

Meeting Date: July 2, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Final Plat Review Panorama View Addition Phase IV and approval of Resolution PZ 26-28

PROPOSED ACTION:

Recommend approval of the final plat with staff recommended conditions, approve with modified conditions or recommend denial of the final plat to City Council.

SUMMARY OF INFORMATION:

Please see attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

1. Staff Rpt PZ Final Plat Panorama View IV
2. Resolution PZ 26-28
3. 6-23-2026 - Final Plat
4. Panorama Const Plans_AMM
5. Dry Utilities
6. 20260101 Drainage Report Submittal
7. Covenants--Panorama Phase 4 Draft_050126 (1)
8. Panorama_Phase_4_HOA_GNv2

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	JULY 2, 2026	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT OF PANORAMA VIEW ADDITION PHASE IV, A 32-LOT SUBDIVISION	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Sage Civil Engineering and Surveying, on behalf of Mountain Holding LLC (Property Owner), has submitted a final plat application for a 32-lot subdivision identified as the Panorama View Addition Phase IV Subdivision. The subject property is zoned R2. Each lot ranges in size from 17,639 square feet to 9,597 square feet. Each lot is proposed for a single-family home. The final plat drawing is attached.



The applicant has worked closely with City staff to develop the proposed subdivision layout. There are factors that prevent the subdivision from meeting all City standards, therefore some variances were requested and granted by City Council with the Preliminary Plat Review.

SUBDIVISION REGULATIONS

The general subdivision ordinance requirements were reviewed with the preliminary plat approval. The following subdivision variances were granted by City Council:

Subdivision Variances:

1. Variance to the minimum right-of-way width for residential streets.
2. Variance to the maximum grade of 7.0 percent for Antler Loop.

3. Variance to the minimum length of vertical curves on Antler Loop at the intersections of Olive Glenn Drive and Links View Drive.
4. Variance to the requirement for alleys.
5. Variance to the maximum block length.

Status of Preliminary Plat Conditions:

The conditions of the preliminary plat approval are listed below, with the status of each.

1. The developer provides street cross section for Olive Glenn showing the 62' ROW and the 5' bike lanes prior to submitting the final plat.
Status: This has been provided. Condition Met.
2. The developer addresses Public Works comments regarding drainage and utilities on the final plat.
Status: The developer has addressed Public Works comments. Condition Met.
3. A temporary turnaround is provided on the final plat at the end of both Links View and Olive Glenn.
Status: This has been provided. Condition Met.
4. All additional staff comments are resolved in the Public Works Memo for the Final Plat.
Status: Condition has been met.

According to 11-3-3 of the subdivision ordinance, the subdivider is to present the final plat and all supplemental materials required according to the subdivision regulations.

After an initial review of the materials by staff, the Board is to verify that:

Design of the final plat ...conform[s] to the approved preliminary plat and ...include[s] all changes specified thereon. The commission [P&Z Board] will review the final plat and its attached supplemental materials and make a recommendation of approval, conditional approval or disapproval to the council. When taking action on a proposed plat, the written comments of the utility companies will be reviewed and considered along with comments from any other outside agencies and interested parties. Upon completion of the review, the commission will recommend approval, conditional approval or disapproval of the plat to the council.

Discussion between the applicant and the Fire Marshal resulted in a condition that 1) the applicant will provide a proposed plan for a secondary access in accordance with IFC Section 503.2 for future development; 2) development beyond Phase IV will not be allowed until the secondary access is in place; and 3) the applicant will provide a "loop" at the end of Phase IV to connect Links View Drive with Olive Glenn Drive to profile for apparatus turn-around in the event of an emergency.

A loop at the end of this phase has been incorporated into the final plat as required, however the applicant has not provided a proposed plan for a secondary access.

The "supplemental materials" mentioned are listed in that same section of code and include the following. The status of each is noted.

Information on water rights (irrigation);

Status: No private irrigation water rights exist on the property. The lots will be connected to the City of Cody raw water system.

Utility company letters or agreements from all concerned utility companies (e.g. telephone, cable TV, gas, electrical, irrigation districts, Wyoming highway department, water, sewer, etc.) that clearly define how the utilities will be installed;

Status: The utility companies applicable to this project are telecommunications, natural gas, and City electric, sewer, water, storm water and raw water. City utilities are coordinated and Black Hills Energy, TCT, and Spectrum are aware of the project and capable of serving the lots. However, the outside utility providers do not have installation agreements with the developer yet. This is typically the case at the time of final plat review. In practice, installation agreements are not entered into until the utility is nearly ready to be installed. It is proposed that this requirement be covered by a condition that the agreements be provided no later than at the time of the pre-construction meeting.

Construction plans and specifications that carry the stamp, seal or signature of every agency or company that will be affected by said development and which should have reviewed said plans and specifications;

Status: Signatures lines are provided on the plans, but the utility company signatures remain to be obtained. In practice, utility company signatures are obtained after the city reviews the plans, but before the mayor signs the final plat.

Covenants: The final plat shall be accompanied by covenants to run with the land and the necessary documents for the creation of a homeowners' association, prepared in accordance with the requirements of the city, containing adequate provisions for the perpetual care and maintenance of those portions of the subdivision which are to be of common use or ownership, and specifically providing that no provision thereof may be modified, changed, added or deleted without first having been approved by the city, and such documents shall be submitted for recording at the same time as the final plat.

Status: Declaration of Restrictions, Conditions and Covenants of the Panorama View Addition, Phase IV Subdivision and Panorama Phase 4 Homeowners Association drafts have been provided. Since Tract A will be deeded to the City and it contains the stormwater detention facility that will be maintained by the HOA, a stormwater maintenance agreement will also be required. The HOA will need to specifically provide

that no provision thereof may be modified, changed, added or deleted without first having been approved by the city. The agreements will need to be approved by the City and presented in final form for recording with the final plat mylar, prior to signature by the Mayor.

Ownership Evidence: Satisfactory evidence of Ownership of the lands proposed for the subdivision must accompany the proposed plat.

Status: This has been provided.

Final Plat Preparation:

11-3-3-C of the subdivision ordinance provides specific requirements pertaining to preparation of the final plat, to include conformance to the preliminary plat, scale, owner statement and dedication of streets, rights of way and other public use areas, and other specific criteria.

Status: The final plat has been prepared in accordance with the specific requirements of 11-3-3-C.

RECOMMENDATION:

It is recommended that the Planning and Zoning Board recommend approval of the final plat and construction plans of Panorama Addition Phase IV to City Council, with the following subdivision variances, subject to the noted conditions below.

Subdivision Variances:

1. Variance to the minimum right-of-way width for residential streets.
2. Variance to the maximum grade of 7.0 percent for Antler Loop.
3. Variance to the minimum length of vertical curves on Antler Loop at the intersections of Olive Glenn Drive and Links View Drive.
4. Variance to the requirement for alleys.
5. Variance to the maximum block length.

Conditions of Approval:

1. Provide a copy of the construction plans with approval signatures of the utility providers.
2. Pay applicable utility fees before the final plat is signed by the mayor.
3. The subdivision covenants, HOA, Storm Water Maintenance Agreement and Deed to the City of Cody for Tract A shall be approved by the City and presented in final form with the mylar plat for recording, before the mayor will sign the final plat.
4. The utility installation agreements with the 3rd party utility providers are to be provided no later than at the time of the pre-construction meeting.

5. The developer must coordinate with Public Works to schedule a pre-construction meeting before work commences, to be sure any outstanding requirements by them have met.
6. No lots may be sold until the final plat, as approved by the City Council has been signed and filed in the Park County Clerk's Office.
7. Before the City issues an acceptance letter for subdivision improvements, the developer must submit documentation per City of Cody Code 11-5-1-A-Q, verifying that all improvements were built to approved plans and City standards.
8. No building shall be erected, nor a building permit be issued by the city for a building until all subdivision improvements have been installed, approved and accepted by the city.
9. A statement shall be provided to the City from the subdivider guaranteeing the improvements for a period of one year from the date of acceptance by the city.
10. Upon completion of the subdivision improvements, the developer must provide a summary to the City finance officer of the value of each of the public improvements by general category (street, sewer, water, power) for contributed capital accounting purposes.
11. After the final plat is approved by the council, it shall be recorded in the office of the county clerk not more than one hundred (100) days after the date of approval by the council, or the approval shall be considered null and void, unless written application for an extension of time shall be made during a regularly scheduled council meeting.
12. The developer must have a secondary fire access in place, meeting the requirements as set forth in IFC Section 503.2 prior to any further development of the lands beyond Panorama View Addition Phase IV.

RESOLUTION PZ 26-28
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD

**TITLE: RECOMMENDATION TO APPROVE PANORAMA VIEW ADDITION
PHASE IV SUBDIVISION FINAL PLAT**

WHEREAS, Sage Civil Engineering and Surveying, on behalf of Mountain Holding LLC (Property Owner) proposes a 32-lot subdivision identified as the Panorama View Addition Phase IV Subdivision.

WHEREAS, the parcel proposed for subdivision is located within Lots 67-A, 67-B, and 68, Resurvey, Township 52 North, Range 102 West, 6th P.M., City of Cody, Park County, Wyoming;

WHEREAS, the Final Plat and supporting documents are in substantial compliance with Title 11 of the City of Cody Code pertaining to Final Plats;

WHEREAS, the Planning, Zoning and Adjustment Board held a regular meeting on July 2, 2026 to consider the final plat and made findings as follows:

1. A final plat application, together with the required supporting materials was submitted to the Community Development Department as required.
2. The final plat has been reviewed by the community development department, utility providers and the public works department.
3. The final plat has been prepared in accordance with Section 11-3-3C. of the City of Cody Code.
4. The applicant provided the required supplemental material as set out in Section 11-3-3B of the City of Cody Code.
5. The following subdivision variances were granted by City Council as part of the preliminary plat approval and are noted on the final plat:
 - a. Variance to the minimum right-of-way width for residential streets.
 - b. Variance to the maximum grade of 7.0 percent for Antler Loop.
 - c. Variance to the minimum length of vertical curves on Antler Loop at the intersections of Olive Glenn Drive and Links View Drive.
 - d. Variance to the requirement for alleys.
 - e. Variance to the maximum block length.
6. The conditions of preliminary plat approval have been addressed and met by the developer.
7. Discussion between the applicant and the Fire Marshal resulted in a condition that 1) the applicant will provide a proposed plan for a secondary access in accordance with IFC Section 503.2 for future development; 2) development beyond Phase IV will not be allowed until the secondary access is in place; and 3)

the applicant will provide a "loop" at the end of Phase IV to connect Links View Drive with Olive Glenn Drive to profile for apparatus turn-around in the event of an emergency.

8. A loop at the end of this phase has been incorporated into the final plat as required, however the applicant has not provided a proposed plan for a secondary access.

WHEREAS, the Planning, Zoning and Adjustment Board concludes the proposed subdivision is generally consistent with the standards and procedures of the City of Cody Code;

NOW, THEREFORE BE IT RESOLVED based on the foregoing, the Planning, Zoning and Adjustment Board hereby recommends approval of the final plat for the Panorama View Addition Phase IV Subdivision, together with the following variances, subject to the conditions below:

Subdivision Variances:

1. Variance to the minimum right-of-way width for residential streets.
2. Variance to the maximum grade of 7.0 percent for Antler Loop.
3. Variance to the minimum length of vertical curves on Antler Loop at the intersections of Olive Glenn Drive and Links View Drive.
4. Variance to the requirement for alleys.
5. Variance to the maximum block length.

Conditions of Approval:

1. Provide a copy of the construction plans with approval signatures of the utility providers.
2. Pay applicable utility fees before the final plat is signed by the mayor.
3. The subdivision covenants, HOA, Storm Water Maintenance Agreement and Deed to the City of Cody for Tract A shall be approved by the City and presented in final form with the mylar plat for recording, before the mayor will sign the final plat.
4. The utility installation agreements with the 3rd party utility providers are to be provided no later than at the time of the pre-construction meeting.
5. The developer must coordinate with Public Works to schedule a pre-construction meeting before work commences, to be sure any outstanding requirements by them have met.
6. No lots may be sold until the final plat, as approved by the City Council has been signed and filed in the Park County Clerk's Office.

7. Before the City issues an acceptance letter for subdivision improvements, the developer must submit documentation per City of Cody Code 11-5-1-A-Q, verifying that all improvements were built to approved plans and City standards.
8. No building shall be erected, nor a building permit be issued by the city for a building until all subdivision improvements have been installed, approved and accepted by the city.
9. A statement shall be provided to the City from the subdivider guaranteeing the improvements for a period of one year from the date of acceptance by the city.
10. Upon completion of the subdivision improvements, the developer must provide a summary to the City finance officer of the value of each of the public improvements by general category (street, sewer, water, power) for contributed capital accounting purposes.
11. After the final plat is approved by the council, it shall be recorded in the office of the county clerk not more than one hundred (100) days after the date of approval by the council, or the approval shall be considered null and void, unless written application for an extension of time shall be made during a regularly scheduled council meeting.
12. The developer must have a secondary fire access in place, meeting the requirements as set forth in IFC Section 503.2 prior to any further development of the lands beyond Panorama View Addition Phase IV.

By the Planning, Zoning and Adjustment Board on the 2nd day of July, 2026.

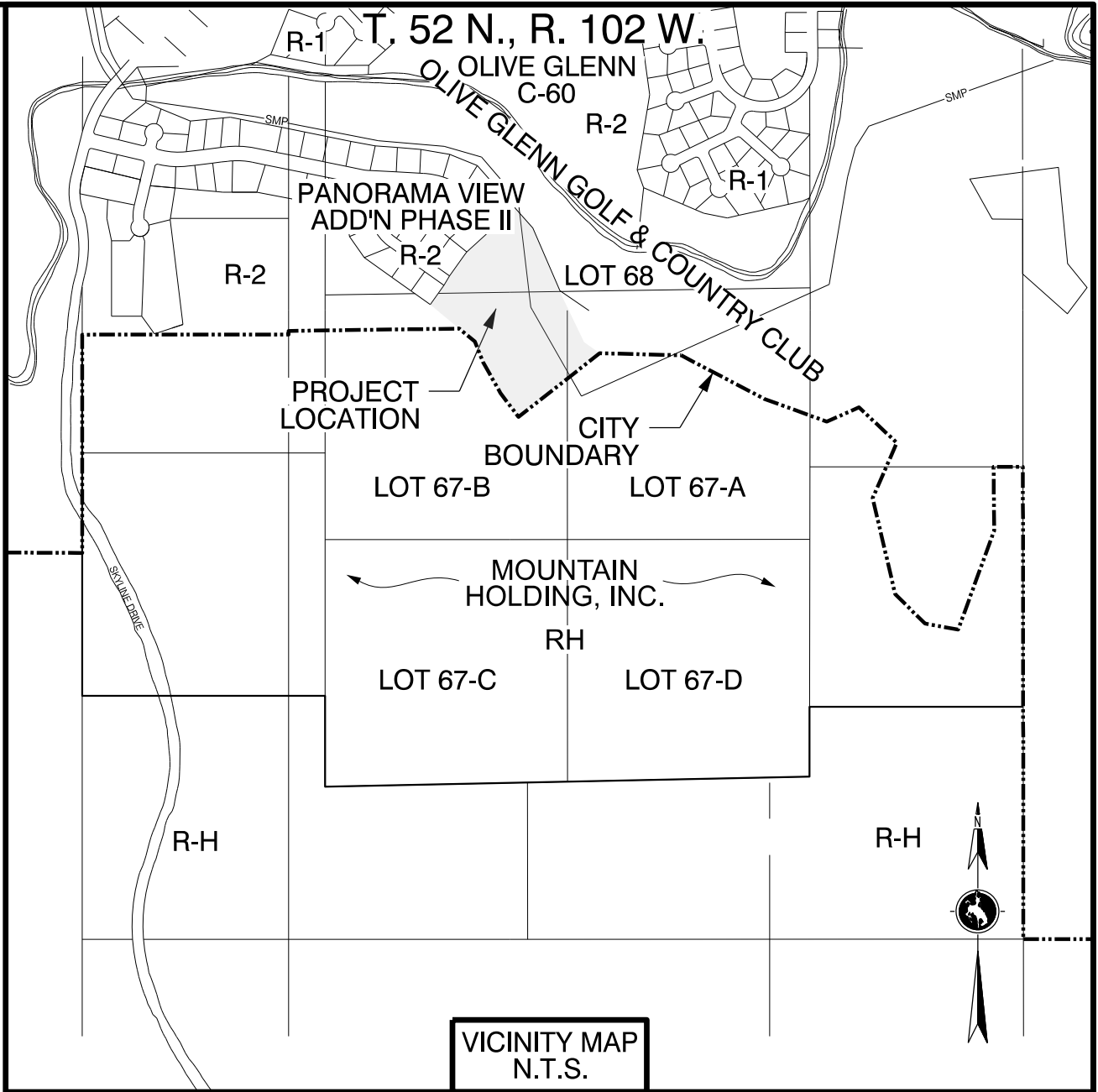
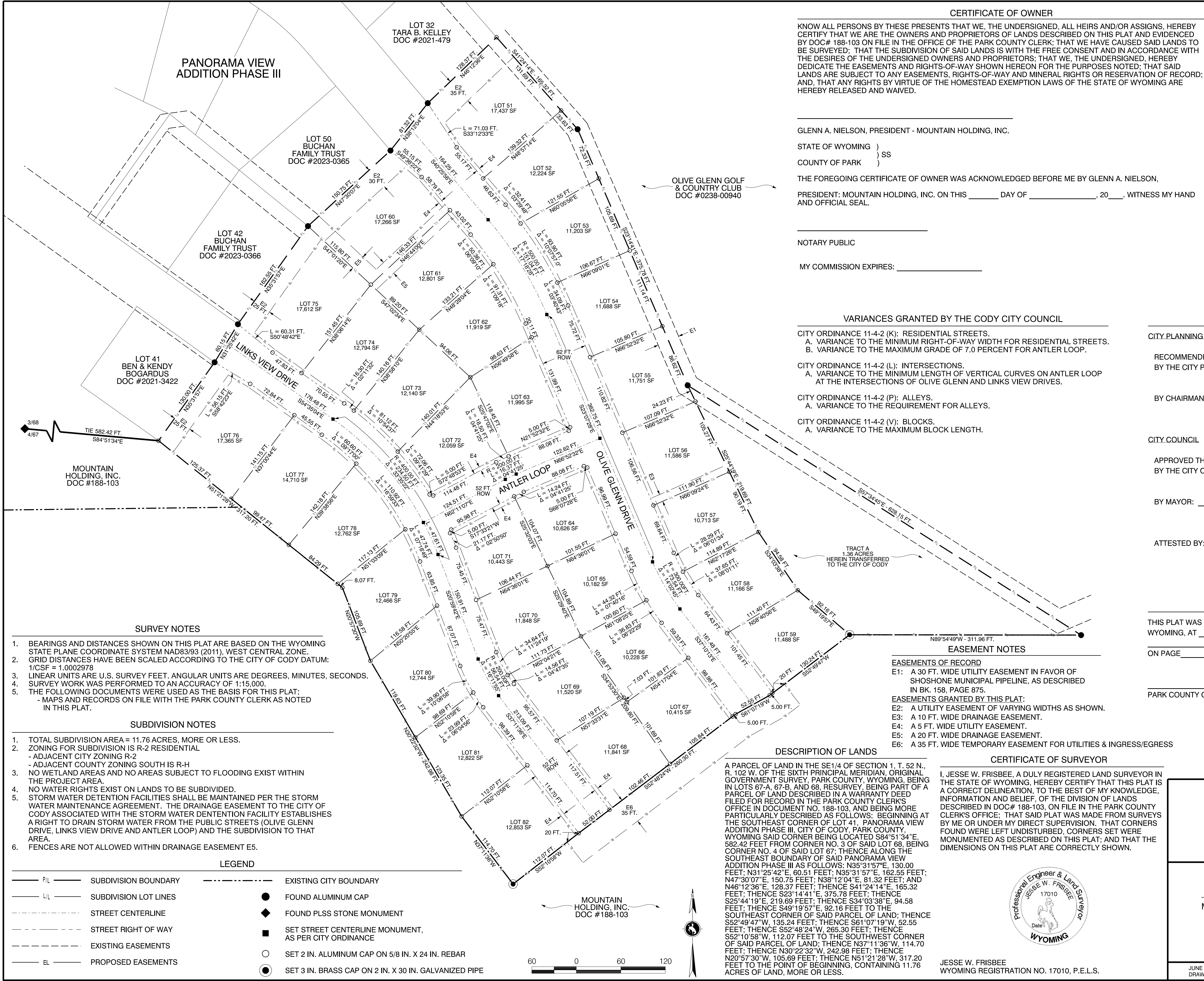
**PLANNING, ZONING AND ADJUSTMENT BOARD
CITY OF CODY, WYOMING**

C. Daniel Schein, Chairman

Date

ATTEST:

Tina Gail, City Clerk



APPROVALS

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____
BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN: _____

CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 20____
BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR: _____
LEE ANN REITER

ATTESTED BY: _____
ADMINISTRATIVE SERVICES DIRECTOR

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____, AND IS DULY RECORDED IN PLAT CABINET _____.

ON PAGE _____, DOC# _____

BY: _____
PARK COUNTY CLERK DEPUTY

FINAL PLAT

PANORAMA VIEW ADDITION PHASE IV

BEING A SUBDIVISION OF A PARCEL OF LAND
LOCATED WITHIN LOTS 67-A, 67-B, AND 68

RESURVEY T. 52N., R. 102W.,
6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER / OWNER:
MOUNTAIN HOLDING, INC.
335 SKYLINE DRIVE
CODY, WY 82414
DOC# 188-103

JUB
J-U-B ENGINEERS, INC.
2824 BIG HORN AVE., CODY, WY 82414
307-527-0915

EAGLE ENGINEERING & SURVEYING, INC.
908 BIG HORN AVE. - WORLD, WY 82401
WWW.EAGLE-WYO.COM
(307) 347-8276

FIELD SURVEY:
BY: JWF

JUNE 22, 2026
DRAWN BY: BTM

PROJECT # 2022-004
22-004_FPLAT.DGN

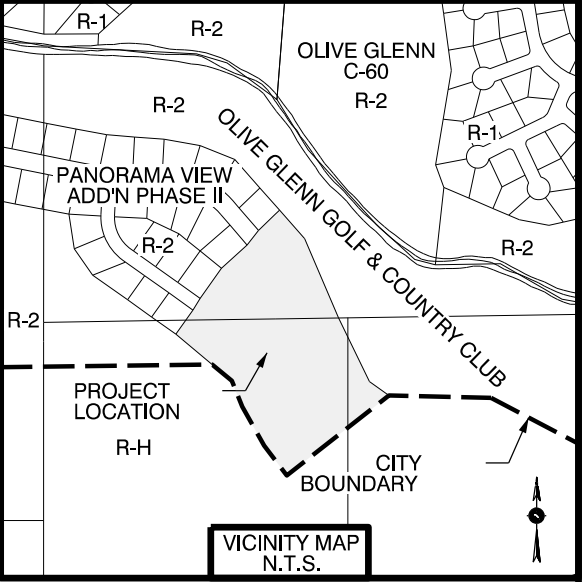
PLANS ACCEPTED AND APPROVED FOR UTILITY PURPOSES BY:

CITY OF CODY ELECTRIC DIVISION

BLACK HILLS ENERGY

TCT

CONSTRUCTION DRAWINGS
PANORAMA VIEW ADDITION PHASE IV
MOUNTAIN HOLDING, INC.
FINAL FOR CONSTRUCTION 3/20/2026



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
TS1 - TS1	TYPICAL SECTIONS
S1 - S5	PROJECT SUMMARIES
RD1 - RD5	ROADWAY PLAN AND PROFILES
IN1 - IN2	INTERSECTION DETAILS
TW1 - TW6	TREATED WATER PLAN & PROFILES
SA1 - SA5	SANITARY SEWER PLAN & PROFILES
RW1 - RW5	RAW WATER PLAN & PROFILES
ST1 - ST4	STORM SEWER PLAN & PROFILES

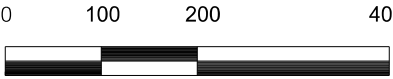
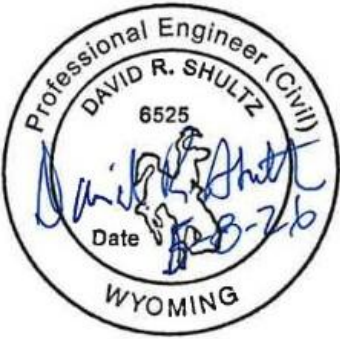
LEGEND

SUBDIVISION BOUNDARY	P/L
LOT LINES	L/L
EASEMENT LINE	EL
RIGHT OF WAY	---
ROAD CENTERLINE	---
SANITARY SEWER MAIN & SERVICE	SA SA
TREATED WATER MAIN & SERVICE	TW W
RAW WATER LINE & SERVICE	RW RW
STORM SEWER MAIN	ST
GAS MAIN	G
PRIMARY POWER	P
FIBER OPTIC LINE	FO
WATER VALVE	WV
FIRE HYDRANT	FH
MANHOLE	MH
POWER INFRASTRUCTURE (EX./PROPOSED)	EX. PROPOSED
FIBER VAULT/PEDESTAL	FV
EX. = EXISTING	
FL. = FLOW LINE	
EL. = ELEVATION	
CL. = CENTERLINE	

NOTE:
PROPOSED SHOWN COLOR AND/OR
BLACK, EXISTING SHOWN GREYSCALE

GENERAL NOTES

- 1.) VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
- 2.) PERFORM ALL WORK IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPSS), 2023 EDITION, CITY OF CODY STANDARD CONSTRUCTION DETAILS (TO SUPERCEDE WPSS DETAILS IN CASE OF CONFLICT), CITY OF CODY ELECTRICAL DISTRIBUTION MANUAL, OTHER UTILITY SPECIFIC DETAILS, AND DETAILS INCLUDED WITHIN THE CONSTRUCTION PLANS.
- 3.) DRY UTILITY INFRASTRUCTURE AND SYMBOLS ARE GENERALLY SHOWN. CONSULT WITH UTILITY COMPANY AND ENGINEER FOR FURTHER DIRECTION AND PRIOR TO THE START OF CONSTRUCTION.
- 4.) WET AND DRY UTILITY SYMBOLS ARE NOT DRAWN TO SCALE. MAINTAIN A MINIMUM OF 5 FT. HORIZONTAL SEPARATION BETWEEN SERVICE LINES AND ALL OTHER PROJECT RELATED INFRASTRUCTURE.
- 5.) SEE WPSS FOR SEWER/TREATED WATER SEPARATION CONFLICTS. USE SCHEDULE 40 PVC FOR ALL SANITARY SEWER SERVICES.
- 6.) MINIMUM BURY ON ALL TREATED WATER MAINS IS 6 FT.
- 7.) ENSURE MECHANICAL JOINTS INCLUDE JOINT RESTRAINT.
- 8.) INSTALL FIRE HYDRANTS AT 6 FT. BURY.
- 9.) INSTALL 1 IN. TREATED WATER SERVICES AND CURB STOPS. INSTALL 1 IN. RAW WATER SERVICES AND BALL VALVES. SEE TREATED AND RAW WATER PROFILES.
- 10.) DO NOT POSITION SHALLOW UTILITY BOXES DIRECTLY OVER WATER OR SEWER INFRASTRUCTURE.
- 11.) OBTAIN ALL NECESSARY PERMITS, INCLUDING WYPDES. PROVIDE THE CITY WITH A COPY OF PERMIT DOCUMENTS
- 12.) CONTROL DUST AND PREVENT "TRACK OUT" ON ADJACENT ROADWAYS.



REVISION		JOB NO.
DATE	DESCRIPTION	2022-004
3/20/2026	FINAL FOR CONSTRUCTION	
DRAWN BY: BTM		
CHECKED BY: DRS		
APPROVED BY: DRS		

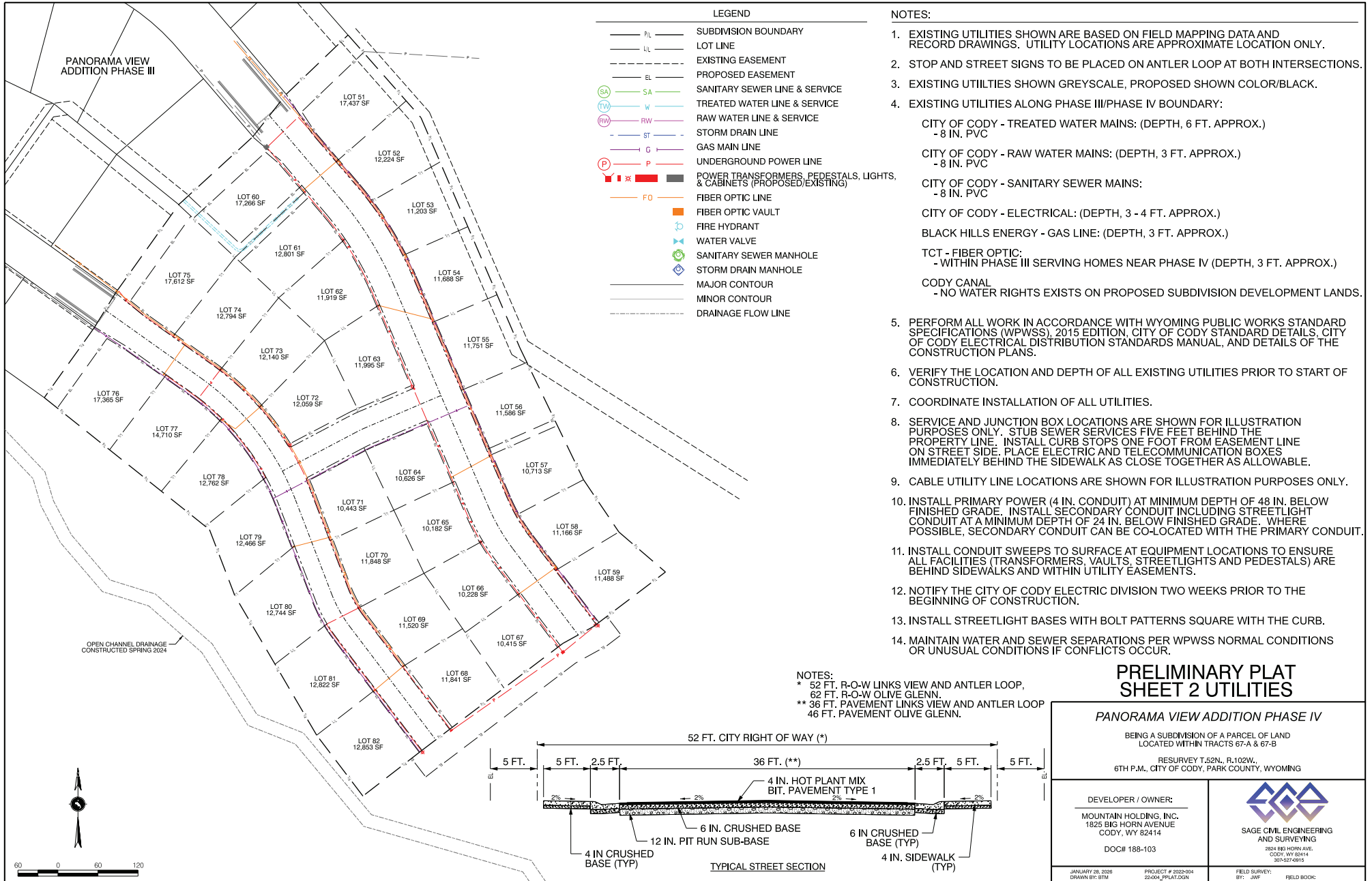
COVER SHEET

PANORAMA VIEW ADDITION PHASE IV
MOUNTAIN HOLDING, INC.

2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 527-0915
FAX: (307) 527-0916



COVER



Owner

Mountain Holding, Inc.
1825 Big Horn Avenue
Cody, WY 82414

PANORAMA VIEW ADDITION PHASE IV

January 2026

DRAINAGE REPORT

PROJECT ENGINEER

Sage Civil Engineering



SAGE CIVIL ENGINEERING
ENGINEERS | SURVEYORS

www.sagecivilengineering.com

2824 Big Horn Avenue
Cody, WY 82414
P: 307.527.0915
F: 307.527.0916

Submitted to:

City of Cody
P. O. Box 2200
1338 Rumsey Avenue
Cody, WY 82414

Introduction

Property Description

The proposed Panorama View Addition Phase IV consists of 32 single-family residential lots and is located within Lot 68, Lot 67-A and Lot 67-B, Resurvey T.52N., R.102W. Phase IV will be a continuation of Panorama View Addition Phase III which was completed in 2006. Existing soils on the property range from rocky soil to clay. Geotechnical investigations were conducted at the site by Geoscience, PLLP in early 2023. The soils are generally classified as fine-grained, colluvial soils (clay, silt and fine sand) of varying thickness underlain by shale bedrock.

Purpose

This drainage plan outlines the proposed measures to handle storm water runoff from within the subdivision as well as runoff from adjacent terrain that currently flows across the subject property. Historically, runoff converges and sheet flows across the subject property, eventually discharging into the Cody Canal. Phase IV runoff will be captured and conveyed to an existing detention pond that was designed and constructed as part of Phase III. The detention pond was sized not only to handle previous Panorama Phases but was designed to dispose of much more developable acreage to the South/Southeast (which includes Phase IV lands). Reference Phase III drainage report for further detail.

Description of Facilities

Generally speaking, the scope of subdivision improvements include:

- Olive Glenn Drive Extension
- Links View Drive Extension
- Antler Loop
- 32 Single-Family Residential Lots

More specifically, the drainage facilities consist of storm sewer mains and inlets along Olive Glenn Drive, Links View Drive and Antler Loop. Drainage improvements will also modify the end of Phase III drainage which currently utilizes Phase IV grounds as conveyance to the existing detention pond.

A summary of the drainage facilities planned for the subdivision include:

- Olive Glenn Drive storm sewer mains and inlets
- Links View Drive storm sewer mains and inlets
- Antler Loop storm sewer mains and inlets
- Open channel ditch

Each of the facilities mentioned were designed to accommodate the appropriate design storm based on the City of Cody Stormwater Management Policy (SWMP). A summary of each facility type and design storm is shown below.

Facility	Design Storm
Street Storm Water Inlet	10 yr, t_c
M1 Inlet	100 yr, t_c
Storm Sewer Pipe	10 yr, t_c
Open Channel Ditches	*100 yr, t_c

*City of Cody Drainage Manual specifies 10 yr, t_c , however, calculations were ran at 100 yr, t_c .

Basin Description

Existing:

As previously mentioned, the detention pond was designed and constructed to store the runoff volume above historic (at full residential subdivision buildout) for Phase IV lands and beyond. Therefore, no analysis of existing basins was warranted for storage purposes.

This report does, however, analyze all developed basins from Phase III improvements. This was necessary to estimate flows through the system to adequately size the continuation of storm sewer infrastructure.

Proposed:

The proposed Phase IV basins were broken down and analyzed based on their discharge point and land use for a specific drainage facility. Depending on the conveyance structure, varying design storms were used to calculate outflows from each basin. Proposed basins are labeled as shown on the storm drainage design schematic in Appendix A.

Storm Sewer Descriptions

Reference Appendix A for clarity within the following sections.

Olive Glenn Storm Sewer:

Phase IV Olive Glenn Storm Sewer will begin with removing and replacing a flared end section with storm sewer manhole (MH #6), before continuing along Olive Glenn's proposed road alignment. This main then intercepts the Antler Loop main, which conveys collected storm water down the hill from Links View Drive and continues along Olive Glenn before turning east and discharging to the pond.

Links View Storm Sewer:

The Links View Storm Sewer begins near the intersection of Links View Drive and Antler Loop. Storm water is collected and conveyed down Antler Loop to the Olive Glenn intersection. Links View collects storm water from basins as shown in Appendix A.

Antler Loop:

The Antler Loop main acts as a conveyance from Links View Drive to Olive Glenn Drive.

Drainage Ditch Descriptions:

Drainage Ditch 1:

This ditch runs along and parallel to the hillside contours to the West/Southwest (outside) the subdivision. A28 is a major contributing basin with many channelized ditches down the hillside. Drainage Ditch 1 channelizes basin A28 runoff prior to reaching the subdivision, while also directing it towards the pond. The ditch was sized for the 100 yr, t_c storm (with 1 ft. freeboard) and is a major benefit for not only Phase IV property owners, but also Phase III owners who have expressed drainage concerns in that area (at the end of Phase III). Drainage Ditch 1 was constructed in the Spring of 2024.

Drainage Ditch 2:

Existing Drainage Ditch 2 will remain as is on Phase III lands. Re-alignment of this ditch is necessary within Phase IV which is proposed to parallel lots 60 & 61 to an M1 Inlet behind the back of sidewalk. Apart from Drainage Ditch 2, all Phase III ditches that extend onto Phase IV lands will be backfilled in place.

Calculations & Summaries

Basin Calculations

Impervious areas for the lots were calculated on the assumption of 4,000 square feet of impermeable area per lot (single-family residential).

Basin boundaries were determined based on flow path, discharge point, and their corresponding drainage facility. The flowrate for each basin was calculated using the rational method equation, $Q = CIA$. Intensities are based on t_c for the longest flow path of each basin and C values are shown below. See Appendix B for a breakdown of basin calculations.

Applicable C values:

$$C_{\text{Impervious}} = 0.90$$

$$C_{\text{Pervious}} = 0.27$$

$C_{\text{Comp.}}$ = Composite C of impervious and soil

$$= (C_{\text{Impervious}} * \text{Area}_{\text{Impervious}} + C_{\text{Pervious}} * \text{Area}_{\text{Pervious}}) / (\text{Area}_{\text{Impervious}} + \text{Area}_{\text{Pervious}})$$

Inlet Calculations

As previously mentioned, street inlets were designed for the 10 yr, t_c design storm in accordance with the SWMP. Inlets were placed in sag locations on both Olive Glenn and Links View. Intermediate inlet locations were determined by hydraulic analysis methods described in the Drainage Manual. Inlets located in a sag condition were evaluated as weirs using the following equation. See Appendix B for summaries of Inlet and Manhole design flows.

$$Q_i = C_w L_w d^{1.5}$$

Where:

Q_i = Inlet Capacity (cfs)

C_w = Weir discharge coefficient = 3.00

L_w = Weir length (ft.) = $L + 2W = 7.00$ ft.

d = Flow depth (ft.) = 0.50 ft. (curb depth)

$Q_i = 7.40$ cfs maximum, assume clogging factor of approximately 20%, $Q_i = 6.00$ cfs.

An M1 inlet will be used at the end of Drainage Ditch 2. It was sized for the 100 yr, t_c design storm by using the following orifice equation.

$$Q_i = C_o A_o (2gd)^{0.50}$$

Where:

Q_i = Inlet Capacity (cfs)

C_o = Orifice discharge coefficient = 0.67

A_o = Orifice area (ft²) = 7.22 ft²

d = Flow depth over grate (ft.) = 2.00 ft.

g = 32.2 ft/sec²

$Q_i = 54.90$ cfs maximum, assume clogging factor of 50%, $Q_i = 27.50$ cfs

Assuming 1 ft. freeboard, $d = 1.00$ ft. and $Q_i = 38.80$ cfs, assume clogging factor of 50%, $Q_i = 19.50$ cfs

Drainage Ditch Calculations

Runoff contributing to Drainage Ditch 2 (DD2) will remain at existing conditions, therefore, no supporting calculations are shown. Drainage Ditch 1 (DD1) was sized for the 100 yr, t_c design storm using the Manning's equation. See analysis and results below. As mentioned, DD1 was constructed in the Spring of 2024 and has performed exceedingly sufficient. Overall, DD1 exceeds the typical section footprint that it was designed to.

Channel Description	Contributing Basin	$C_{(Weighted)}$	t_c (min)	I (in/hr)	A (ft ²)	A (ac)	$Q_{tcz(100)}$ (cfs)
Drainage Ditch 1	A28	0.3	10.84	4.27	1597145	36.67	46.97

Line	Design Flow (cfs)	Bottom Width (ft)	Slope	Side Slope (Z/H)	A	R	P	n	T (ft)	Normal Depth (ft)	Velocity (ft/s)
Drainage Ditch 1 10 yr, t_c Storm	28.27	3	0.0080	0.5	10.54	1.009078	10.45	0.05	9.661157	1.67	2.68
Drainage Ditch 1 100 yr, t_c Storm	46.97	3	0.0080	0.5	15.35	1.229873	12.48	0.05	11.48078	2.12	3.06

Storm Sewer Pipe Summary

Storm Sewer Pipes were sized to the 10 yr, t_c design storm using the Manning's equation. Results are shown in Appendix B.

Drainage Basin Summary

Reference Appendix B for calculations and summaries.

Inlet Summary

Reference Appendix B for calculations and summaries.

Manhole Summary

Reference Appendix B for calculations and summaries.

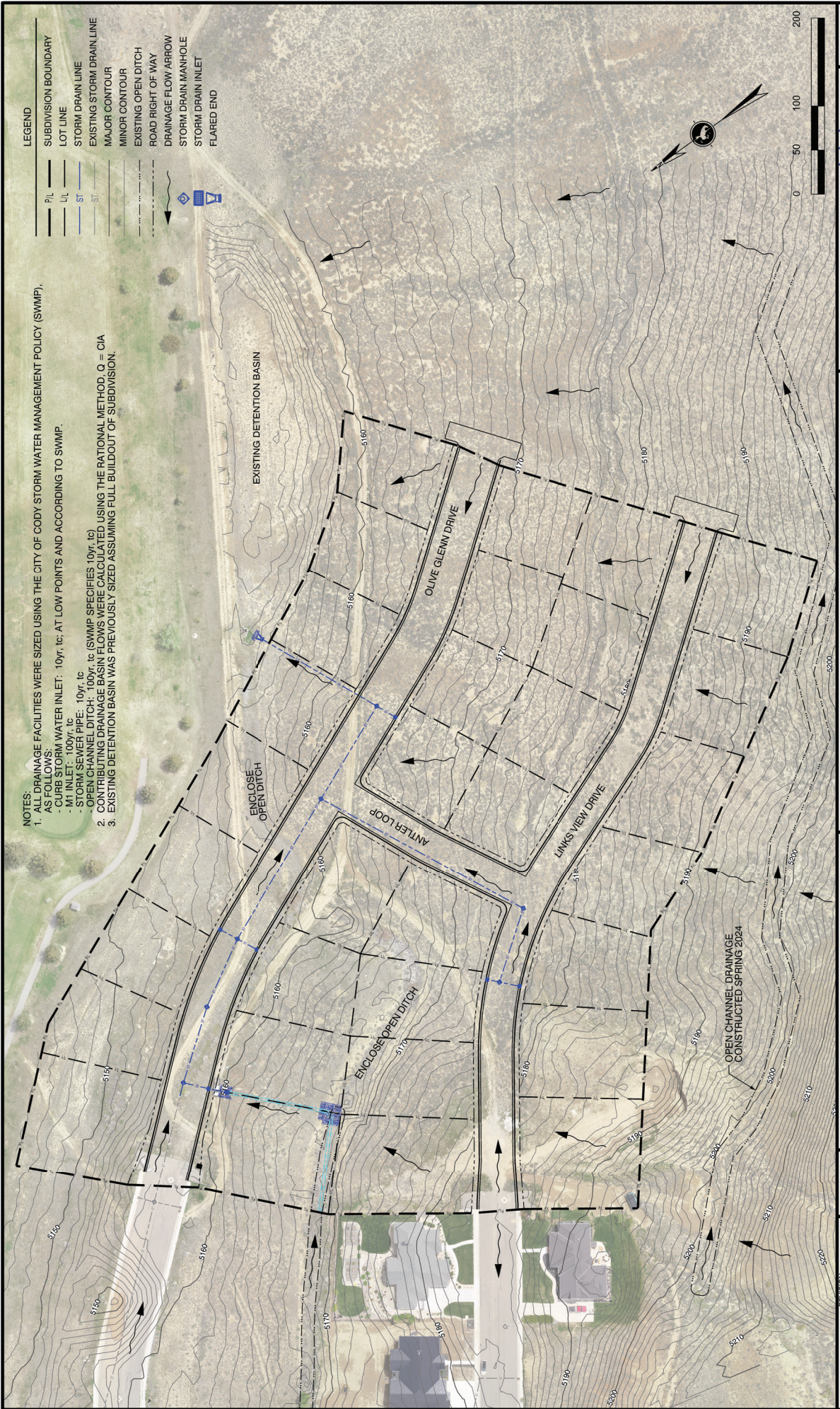
Appendix A

Design Schematics



- LEGEND**
- ST — STORM SEWER INFRASTRUCTURE
 - PROPOSED BASIN LIMITS
 - BASIN FLOWLINE (LONGEST PATH)
 - A32 BASIN DESIGNATION
 - I23 INLET DESIGNATION
 - MH #7 MANHOLE DESIGNATION
 - DD #1 DRAINAGE DITCH DESIGNATION

STORM DRAINAGE DESIGN SCHEMATIC		PANORAMA PHASE IV MOUNTAIN HOLDING, INC.				1 OF 1
2824 BIG HORN AVE. COON, WY 82414 PHONE (307) 527-0815 FAX (307) 527-0816		2824 BIG HORN AVE. COON, WY 82414 PHONE (307) 527-0815 FAX (307) 527-0816		2824 BIG HORN AVE. COON, WY 82414 PHONE (307) 527-0815 FAX (307) 527-0816		1 OF 1
DATE: 01/12/2023 DESIGNED BY: BSA CHECKED BY: BSA APPROVED BY: BSA		DATE: 05/05/24 DESIGNED BY: BSA CHECKED BY: BSA APPROVED BY: BSA		DATE: 05/05/24 DESIGNED BY: BSA CHECKED BY: BSA APPROVED BY: BSA		1 OF 1



- NOTES:
1. ALL DRAINAGE FACILITIES WERE SIZED USING THE CITY OF CODY STORM WATER MANAGEMENT POLICY (SWMP), AS FOLLOWS:
 - CURB STORM WATER INLET: 10yr, 1c; AT LOW POINTS AND ACCORDING TO SWMP.
 - OPEN CHANNEL DITCH: 10yr, 1c
 - STORM SEWER PIPE: 10yr, 1c
 - OPEN CHANNEL DITCH: 100yr, 1c (SWMP SPECIFICS 10yr, 1c)
 2. CONTRIBUTING DRAINAGE BASIN FLOWS WERE CALCULATED USING THE RATIONAL METHOD, Q = CIA
 3. EXISTING DETENTION BASIN WAS PREVIOUSLY SIZED ASSUMING FULL BUILDOUT OF SUBDIVISION.

LEGEND

PL	SUBDIVISION BOUNDARY
UL	LOT LINE
ST	STORM DRAIN LINE
ST	EXISTING STORM DRAIN LINE
ST	MAJOR CONTOUR
ST	MINOR CONTOUR
ST	EXISTING OPEN DITCH
ST	ROAD RIGHT OF WAY
ST	DRAINAGE FLOW ARROW
ST	STORM DRAIN MANHOLE
ST	STORM DRAIN INLET
ST	FLARED END

DATE 01/12/2023	REVISION DESIGN EXHIBIT	JOB NO. 2000-040	DRAWN BY LAW	CHECKED BY DSE	APPROVED BY SRS
SUBDIVISION DRAINAGE PLAN			PANORAMA PHASE IV MOUNTAIN HOLDING, INC.		
1			OF 1		

2824 BIG HORN AVE.
CODY, WY 82414
PHONE (307) 527-0815
FAX (307) 527-0816

UNIVERSITY OF WYOMING

Appendix B

Calculations

Inlet, Basin & Manhole Summaries

Inlet #3										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A12	4.58	yes	4.58	0.27	4.27	1.15	3.50	4.03	5.91	6.81
Totals			4.58	0.27	4.27	1.15				

Inlet #3a										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A9	1.74	yes	1.74	0.40	0.86	0.35	4.57	2.15	8.21	3.87
A22a	0.44	no	0.00	0.90	0.14	0.12				
Totals			1.74	0.47	1.00	0.47				

Inlet #3b										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A23a	0.39	yes	0.39	0.90	0.12	0.11	5.11	0.56	9.35	1.02
Totals			0.39	0.90	0.12	0.11				

Inlet #1										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A11	3.10	yes	3.10	0.32	3.38	1.08	4.04	6.38	7.06	11.16
A10	1.71	no	0.00	0.37	0.57	0.21				
A15	0.66	no	0.00	0.90	0.32	0.28				
Totals			3.10	0.37	4.26	1.58				

Inlet #2										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A22	0.37	yes	0.37	0.90	0.10	0.09	5.11	0.95	9.35	1.74
A23	0.26	no	0.00	0.90	0.10	0.09				
Totals			0.37	0.90	0.21	0.19				

Inlet #4										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A14	0.71	yes	0.71	0.90	0.34	0.31	4.95	1.52	9.03	2.76
Totals			0.71	0.90	0.34	0.31				

Inlet #5										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A17	0.53	yes	0.53	0.90	0.18	0.16	5.03	0.82	9.19	1.50
Totals			0.53	0.90	0.18	0.16				

Inlet #6										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A6	0.49	no	0.00	0.42	0.77	0.32	5.07	2.39	9.27	4.36
A16	0.49	yes	0.49	0.90	0.16	0.15				
Totals			0.49	0.51	0.93	0.47				

Inlet #7										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	IT _c , 10 yr (in/hr)	Q _{10yr} cfs	IT _c , 100 yr (in/hr)	Q _{100yr} cfs
A18	0.42	yes	0.42	0.90	0.13	0.12	5.07	0.59	9.27	1.09
Totals			0.42	0.90	0.13	0.12				

Inlet #8										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A5	0.57	yes	0.57	0.39	1.42	0.56	5.03	3.35	9.19	6.11
A19	0.39	no	0.00	0.90	0.12	0.11				
Totals			0.57	0.43	1.54	0.67				

Inlet #9										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A20	0.92	yes	0.92	0.90	0.17	0.15	4.88	0.75	8.86	1.36
Totals			0.92	0.90	0.17	0.15				

Inlet #10										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A4	1.09	yes	1.09	0.41	0.80	0.33	4.84	2.32	8.78	4.22
A21	0.89	no	0.00	0.90	0.17	0.15				
Totals			1.09	0.50	0.96	0.48				

Inlet #11										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A25	0.39	no	0.00	0.90	0.13	0.12	4.95	1.11	9.03	2.03
A27	0.74	yes	0.74	0.90	0.12	0.11				
Totals			0.74	0.90	0.25	0.22				

Inlet #12										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A7	2.81	yes	2.81	0.37	1.16	0.43	4.15	2.71	7.30	4.78
A24	0.39	no	0.00	0.90	0.13	0.12				
A26	0.74	no	0.00	0.90	0.12	0.11				
Totals			2.81	0.46	1.41	0.65				

Inlet #13										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A8	1.99	no	0.00	0.32	1.21	0.39	3.69	2.83	6.32	4.85
A13	4.05	yes	4.05	0.27	1.42	0.38				
Totals			4.05	0.29	2.63	0.77				

Inlet #14 (M1)										
Contributing Basins/Inlets	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Inlet #11	0.74	no	0.00	0.90	0.25	0.22	2.87	6.49	4.76	10.78
Inlet #12	2.81	no	0.00	0.46	1.41	0.65				
Inlet #13	4.05	yes	4.05	0.29	2.63	0.77				
A4a	4.04	yes	4.04	0.38	1.64	0.62				
Totals			8.10	0.38	5.93	2.26				

Inlet #15										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _i (Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A29	2.46	no	0.00	0.38	2.26	0.85	4.00	7.98	6.98	13.92
A30	3.25	yes	3.25	0.47	2.45	1.15				
Totals			3.25	0.42	4.72	2.00				

Inlet #17										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A32	1.39	yes	1.39	0.90	0.15	0.14	4.72	0.85	8.53	1.54
A33	0.71	no	0.00	0.90	0.05	0.04				
Totals			1.39	0.90	0.20	0.18				

Inlet #20										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A31	1.93	no	0.00	0.55	0.71	0.39	3.96	7.39	6.89	12.87
A34	3.33	yes	3.33	0.90	0.56	0.50				
A37	2.05	no	0.00	0.49	1.20	0.59				
A38	2.44	no	0.00	0.50	0.78	0.39				
Totals			3.33	0.58	3.24	1.87				

Inlet #21										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A36	2.94	yes	2.94	0.90	0.38	0.35	4.11	2.11	7.22	3.70
A39	1.69	no	0.00	0.90	0.19	0.17				
Totals			2.94	0.90	0.57	0.51				

Inlet #22										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A40	1.50	yes	1.50	0.51	0.46	0.23	4.65	1.08	8.37	1.95
Totals			1.50	0.51	0.46	0.23				

Inlet #23										
Contributing Basins	t _c (minutes)	Longest Path?	Inlet t _c (mins.)	C _(Weighted)	Acres	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
A35	2.60	yes	2.60	0.51	1.84	0.94	4.27	4.03	7.55	7.13
Totals			2.60	0.51	1.84	0.94				

Manhole Summaries

Manhole #1 (Links View/Olive Glenn Intersection Phase III)								
Contributing Inlets	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Inlet #1	3.10	no	0.00	1.58	3.50	12.25	5.91	20.68
Inlet #2	0.37	no	0.00	0.19				
Inlet #3	4.58	yes	4.58	1.15				
Inlet #3a	1.74	no	0.00	0.47				
Inlet #3b	0.39	no	0.00	0.11				
Totals			4.58	3.50				

Manhole #2										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #1			4.58	yes	4.58	3.50	3.46	13.17	5.83	22.17
Pipe Flow _{MH#1 - MH#2}	12.82	42	0.05	yes	0.05					
Inlet #4			0.71	no	0.00	0.31				
Totals					4.63	3.80				

Manhole #3										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #2			4.63	yes	4.63	3.80	3.31	14.69	5.50	24.41
Pipe Flow _{MH#2 - MH#3}	9.52	265	0.46	yes	0.46					
Inlet #5			0.53	no	0.00	0.16				
Inlet #6			0.49	no	0.00	0.47				
Totals					5.10	4.44				

Manhole #4										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #3			5.10	yes	5.10	4.44	3.24	16.90	5.38	28.08
Pipe Flow _{MH#3 - MH#4}	6.22	185	0.50	yes	0.50					
Inlet #7			0.42	no	0.00	0.12				
Inlet #8			0.57	no	0.00	0.67				
Totals					5.59	5.22				

Manhole #5										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #4			5.59	yes	5.59	5.22	3.09	18.08	5.13	30.04
Pipe Flow _{MH#4 - MH#5}	4.34	244	0.94	yes	0.94					
Inlet #9			0.92	no	0.00	0.15				
Inlet #10			1.09	no	0.00	0.48				
Totals					6.53	5.86				

Manhole #6										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #5			6.53	no	0.00	5.86	2.82	23.57	4.69	39.15
Pipe Flow _{MH#5 - MH#6}	4.47	130	0.49	no	0.00					
Inlet #14			8.10	yes	8.10	2.26				
Pipe Flow _{I14 - MH#6}	11.72	152.00	0.22	yes	0.22					
Inlet #22			1.50	no	0.00	0.23				
Totals					8.31	8.35				

Manhole #7								
Contributing Inlets	t _c (minutes)	Longest Path?	t _{c max.} (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Inlet #15	3.25	yes	3.25	2.00	4.00	8.70	6.98	15.18
Inlet #17	1.39	no	0.00	0.18				
Totals			3.25	2.18				

Manhole #8										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #7			3.25	yes	3.25	2.18	3.92	8.53	6.81	14.82
Pipe Flow MH#7 - MH#8	9.22	83.11	0.15	yes	0.15					
Totals					3.40	2.18				

Manhole #9										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #6			8.31	yes	8.31	8.35	2.78	23.19	4.61	38.54
Pipe Flow MH#6 - MH#9	4.18	92.05	0.37	yes	0.37					
Totals					8.68	8.35				

Manhole #10										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #9			8.68	yes	8.68	8.35	2.72	29.17	4.52	48.47
Pipe Flow MH#9 - MH#10	4.11	88.33	0.36	yes	0.36					
Inlet #20			3.33	no	0.00	1.87				
Inlet #21			2.94	no	0.00	0.51				
Totals					9.04	10.73				

Manhole #11										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #10			9.04	yes	9.04	10.73	2.63	33.94	4.37	56.39
Manhole #8			3.40	no	0.00	2.18				
Pipe Flow MH#10 - MH#11	4.83	174.15	0.60	yes	0.60					
Totals					9.64	12.91				

Manhole #12										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #11			9.64	yes	9.64	12.91	2.57	33.17	4.27	55.12
Pipe Flow MH#11 - MH#12	4.67	122.02	0.44	yes	0.44					
Totals					10.07	12.91				

Manhole #12 - Flared End										
Contributing Inlets	Velocity (fps)	Length (ft.)	t _c (minutes)	Longest Path?	t _c max. (minutes)	CA	I t _c , 10 yr (in/hr)	Q _{10yr} cfs	I t _c , 100 yr (in/hr)	Q _{100yr} cfs
Manhole #12			10.07	yes	10.07	12.91	2.57	33.17	4.27	55.12
Pipe Flow MH#12 - FE	5.15	148.00	0.48	yes	0.48					
Totals					10.55	12.91				

Panorama Phase IV Storm Drainage Pipe Summary

Line	DesignFlow (cfs)	Dia. (in)	Material	Slope	θ	A	R	P	n	a	Normal Depth (in)	Velocity (ft/s)	Depth/Dia Ratio
Pipe Flow MH#1 - MH#2 Existing	12.25	15	RCP	0.0464	233.9	0.955136	0.374351	2.551447	0.013	3.399062	10.9	12.82	73%
Pipe Flow MH#2 - MH#3 Existing	13.17	18	RCP	0.0200	235.04	1.384262	0.449919	3.076688	0.013	4.158641	13.2	9.52	73%
Pipe Flow MH#3 - MH#4 Existing	14.69	24	RCP	0.0059	228.12	2.362974	0.5935	3.98142	0.013	4.892181	16.9	6.22	70%
Pipe Flow MH#4 - MH#5 Existing	16.90	30	RCP	0.0021	237.18	3.890676	0.751886	5.174559	0.013	7.178576	22.2	4.34	74%
Pipe Flow MH#5 - MH#6	18.08	30	RCP	0.0022	244.94	4.047608	0.757437	5.343818	0.013	8.053155	23.1	4.47	77%
Pipe Flow Inlet14 - MH#6	6.49	15	RCP	0.0529	171.17	0.553486	0.296436	1.867135	0.013	-0.57759	6.9	11.72	46%
Pipe Flow MH#7 - MH#8	8.70	15	RCP	0.0241	231.8	0.943638	0.3732	2.528507	0.013	3.275802	10.8	9.22	72%
Pipe Flow MH#8 - MH#11	8.53	15	RCP	0.0465	194.84	0.714185	0.336032	2.125345	0.013	0.968386	8.5	11.95	56%
Pipe Flow MH#6 - MH#9	23.57	36	RCP	0.0015	238.45	5.640672	0.903575	6.242616	0.013	8.788379	26.8	4.18	74%
Pipe Flow MH#9 - MH#10	23.19	36	RCP	0.0015	238.54	5.643481	0.903669	6.245075	0.013	8.801254	26.8	4.11	74%
Pipe Flow MH#10 - MH#11	29.17	36	RCP	0.0020	252.66	6.034884	0.912349	6.614669	0.013	10.66405	28.7	4.83	80%
Pipe Flow MH#11 - MH#12	33.94	36	RCP	0.0020	301.96	6.883446	0.870737	7.905309	0.013	15.74015	33.7	4.67	94%
Pipe Flow MH#12 - Flared End	33.17	36	RCP	0.0023	270.47	6.435623	0.908873	7.080881	0.013	12.77999	30.8	5.15	85%



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DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS
OF THE PANORAMA VIEW ADDITION, PHASE IV
PARK COUNTY, STATE OF WYOMING

This Declaration made this _____ day of September, 2026, by Mountain Holding, Inc., a Wyoming corporation, hereinafter referred to as "Declarant", as owner of the following described property in Park County, Wyoming, to-wit:

Panorama View Addition, Phase IV, located in Park County, Wyoming, as set forth in that certain survey in Park County, Wyoming, to-wit:

Legal

PANORAMA VIEW ADDITION, PHASE IV, A PARCEL OF LAND IN THE SE1/4 OF SECTION 1, T. 52 N. R. 102 W. OF THE SIXTH PRINCIPAL MERIDIAN, ORIGINAL GOVERNMENT SURVEY, PARK COUNTY, WYOMING, BEING IN LOTS 67-A, 67-B, AND 68, RESURVEY

said Plat having been recorded in the office of the Recorder of Deeds of Park County, Wyoming.

WHEREAS, it is the desire and intention of the Declarant to sell the above described real property and to impose upon it mutual and beneficial restrictions, conditions, easements, and covenants under a general plan or scheme of improvement for the benefit of all the said lands and the future owners of said lands,

NOW, THEREFORE, said owners hereby declare that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions, and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, and sale of the lands; and are established and agreed upon for the purposes of enhancing and protecting the value, desirability, and attractiveness of the lands and every part thereof, and all of which shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the described lands or any part thereof.

I
DECLARANT

Whenever the term "Declarant" appears herein, it shall include the Declarant herein, its successors or assigns.

II
DURATION OF RESTRICTIONS

All of the conditions, covenants, and reservations set forth in this Declaration of Restrictions shall continue and remain in force and effect at all times against said property and the owners thereof, subject to the right of change or modification provided for herein, until twenty-five (25) years, and shall as then in force be continued for a period of twenty (20) years, each without limitation, unless a written agreement is executed by the then record owners of more than three-fourths in area of said property with one vote per lot and not owner,

exclusive of streets, parks, and open spaces, be place on record in the Office of the County Recorder of Park County, by the terms of which agreement of any of said conditions or covenants are changed, modified or extinguished in whole or in part as to all or any part of the property originally subject thereto, in the manner and to the extent therein provided.

III MUTUALITY OF BENEFIT & ENFORCEMENT

All of said restrictions, conditions, easements, covenants, provisions, agreements, liens and charges set forth herein are made for the mutual and reciprocal benefit of each and every lot shown on said map and are intended to create mutual, equitable servitudes upon each of said lots in favor of each and all other lots shown on said map; to create reciprocal rights between the respective owners of all the lots shown on said map; to create a privity of contract and estate between the grantees of said lots, and their heirs, successors and assigns; and shall as to the owner of each lot in said subdivision, his heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other lots in said subdivision and their respective owners.

Right to Enforce: The provisions contained in this Declaration shall bind and inure to the benefits of and be enforceable by Declarant, by the owner or owners of any portion of said property, their and each of their legal representatives, heirs, successors and assigns, and failure by Declarant, or any property owner, or their legal representative, heirs, successors or assigns to enforce any of said restrictions, conditions, covenants, or reservations shall in no event be deemed a waiver of the right to do so thereafter.

IV LAND USE

All lots, tracts, and parcels of the subdivision shall be used only as herein set forth and such designated usage can be changed only by the approval of the Architectural Control Committee as provided for herein. All lots of the subdivision shall be used only for single family residence, except those lots whose use is specifically indicated for purposes other than single family as set forth herein, except that nothing contained in this Declaration shall be construed to prevent Declarant from erecting and maintaining or authorizing the erection and maintenance of structures and signs for the development and sale of the subdivision while the same or any part hereof is owned by Declarant.

Unless otherwise provided herein, no building shall be erected, altered, placed or permitted to remain on any lot, other than one single family dwelling and a private garage. The garage shall not be required to be attached to said single family dwelling. "Family" is defined to mean persons related by blood or marriage or by legal adoption.

V APPROVAL TO BUILD - ARCHITECTURAL CONTROL COMMITTEE

A. All plans and specifications for any building, swimming pool, fence, wall or other structures whatsoever to be erected on or moved upon or to any lot, and the proposed location thereon on any lot or lots, the roofs and exterior color schemes thereof, any later changes or additions thereto after initial approval thereof, and any remodeling, reconstruction, alterations or additions to any building or other structures on any lot, shall be subject to and shall require the approval, in writing, of the Architectural Control Committee, as the same is from time to time composed, before any such excavation, constructions, remodeling or addition work is begun.

B. There shall be submitted to the Architectural Control Committee three (3) complete sets of plans and specifications of any and all improvements, the erection or alteration of which is desired, and no

structures or improvements of any kind shall be erected, placed or maintained upon any lot unless and until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the locations on the lot of the building, wall, fence or other structure proposed to be constructed, altered, placed or maintained, together with the proposed color scheme for roofs and exteriors thereof.

C. The Architectural Control Committee shall approve or disapprove plans, specifications, and details within thirty (30) days from the receipt thereof. Two (2) sets of said plans and specifications and details with the approval, or disapproval, endorsed thereon shall be returned to the person submitting them and the other copy thereof shall be retained by the Architectural Control Committee.

D. The Architectural Control Committee shall have the right to disapprove any plans, specifications or details submitted to it as aforesaid in the event such plans, specifications, and details are not in accordance with all of the provisions of this Declaration, if the design or color schemes of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures, if the plans and specifications or details, or any part thereof, are contrary to the interests, welfare or rights of all or any part of the real property subject hereto, or the owners thereof, all in the sole discretion of the Architectural Control Committee. The Architectural Control Committee will not unreasonably withhold approvals on personal preference but will use objective reasoning and will provide such in written form. The decisions of the Architectural Control Committee shall be final.

E. Neither the Declarant, the Architectural Control Committee nor any architect or agent thereof or of Declarant shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans and specifications.

F. The Architectural Control Committee shall be the officers of Declarant until 100% of the lots are sold.

When 100% of all of the lots in said subdivision have been sold by Declarant, the owners of all of the lots, each lot being

entitled to one vote, shall vote for the election, by a majority of those casting votes, of the filling of three positions on the Architectural Control Committee, each position to be held by a lot owner.

VI LOT AREA

No lot shall be subdivided, or its boundary lines changed, except with the written consent of Declarant. However, Declarant hereby expressly reserves the right to replat any two

(2) or more lots shown on the plat of said subdivision prior to their sale in order to create a modified building lot or lots. The provisions hereof shall apply to each such lot so created.

VII BUILDING LOCATION

G. No building shall be located on any lot nearer to its front lot line than twenty (20) feet therefrom nor nearer than seven and one half (7.5) feet to the side lot lines nor 15 feet from the rear lot lines, measured to the foundations of such building.

H. No building or part thereof, built on any corner lot, shall be located closer than fifteen feet to any street which runs adjacent to the side of said building.

I. No portion of any building or fence shall encroach upon another lot.

VIII NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

IX EASEMENTS

Perpetual easements are reserved over and across the lots in the subdivision for the purpose of installing, repairing, and maintaining, or conveying to proper parties so that they may install, repair, and maintain electric power, water, sewerage, gas, telephone, and similar utility facilities and services, for all the lots and properties in the subdivision as follows: All easements shown on the recorded plat of the subdivision are adopted as part of these restrictions. The easements reserved and dedicated under the terms and provisions hereof shall be for the general benefit of the subdivision as herein defined and any other land owned or acquired by Developer in the vicinity thereof, and shall also inure to the benefit of and may be used by any public or private utility company entering into and upon said property for the purposes aforesaid, without the necessity of any further grant of such easement rights to such utility companies.

X TEMPORARY STRUCTURES

No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn or other outbuildings shall be used at any time as a residence either temporarily or permanently. No old or secondhand structures shall be moved onto any of said lots, it being the intention hereof that all dwellings and other buildings to be erected on said lots, or within said subdivisions, shall be new construction of good quality workmanship and materials.

A structure for the storage of lawn mower, garden supplies etc. may be allowed if approved by the Architectural Control Committee.

XI SIGNS

No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign, except "For Sale" or "For Lease" signs of customary and reasonable dimensions and design, shall be erected or displayed upon or about said property unless and until the form, dimensions, and design of said sign has been submitted to and approved by the Architectural Control Committee. The Architectural Control Committee shall have authority to remove "For Sale" and "For Lease" signs determined by it to be contrary to customary and reasonable dimensions and/or design.

XII MINING

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in the boring for oil or natural gas shall be erected maintained or permitted upon any lot.

XIII ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets maybe kept provided that

they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to city and county ordinances.

XIV
GARBAGE & REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except in sanitary containers. No rubbish, trash, papers, junk or debris shall be burned upon any lot except that trash may be burned inside homes that are properly equipped with inside incinerator units. Any owner of a lot which is not served by a public alley directly to the rear of said lot shall be required to place its garbage cans near the street for collection on days as prescribed by the garbage service. Under no circumstances shall any type of garbage container be left exposed on the front of a lot for a period of time in excess of twelve (12) hours after collection, and no container shall be placed near the street for collection more than twelve (12) hours prior to the designated collection time.

In the event garbage and refuse remain on any lot in view of other lot owners for more than 15 consecutive days, any other lot owner may deliver the owner of the offending lot a certified letter at the address designated with the county assessor of Park County, Wyoming, and notify said offending lot owner that such garbage and refuse shall be removed and disposed of within 5 days of said notice if such offending lot owner fails to remove it himself. Any costs of removing said garbage or refuse shall be billed to the offending lot owner and shall operate as a lien on his property.

XV
WATER SUPPLY

No individual water supply system shall be used or permitted to be used on any lot or group of lots unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Local and State Health Departments. Approval of such system as installed shall be obtained from such authority.

XVI
OPEN AREA RESTRICTION

No structure, fence or tree shall be built or placed within any area which has been designated on the Plat as an easement of any kind.

XVII
VEHICLES

There shall be a minimum of two (2) automobile parking stalls of at least eight (8) feet by eighteen (18) feet for each single family residence, and all shall be constructed within the setbacks required in Article VII herein.

XVIII
STRUCTURES

- A. No one story dwelling shall be erected or permitted to remain on any lot having a floor area of less than 1800 square feet (when measured to exterior walls), exclusive of unfinished basements, attics, garages, and porches.
 - B. If any dwelling contains less than 1800 square feet on the main living level, it must have a total floor area of no less than 2,200 square feet (when measured to exterior walls), exclusive of
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u n f i n i s h e d basements, attics, garages, and porches, with a

minimum of 1,800 square feet being on the first floor of said dwelling. Finished basement living space can be included in the square footage calculation. No dwelling over two stories shall be permitted.

XIX FENCES

All fences constructed in the subdivision must be built in accordance with all other articles of these Covenants.

No wall, coping or fence exceeding five (5) feet in height measured from ground surface may be erected or maintained on any lot except as approved by the Architectural Control Committee.

No wall, coping or fence may be constructed on that portion of any lot, abutting the golf course, nor shall it be placed on any easement.

No wall, fence or boundary planting on any lot may be constructed, grown or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.

No fences or walls of chain link, or wire mesh, shall be allowed, except for two chain link kennels placed on a cement pad meeting all other restrictions for setbacks.

No fence, coping or wall shall be built, erected, constructed or placed on any lot at a point closer than the minimum set back line required of any building within the subdivision, with the exception of fences between the lot lines which may be placed on the lot line with the approval of the adjoining lot owner, and fences on corner lots.

All plans for the construction of fences must be submitted to the Architectural Control Committee in accordance with the other terms and conditions set out herein.

XX CONSTRUCTION & LANDSCAPING

Lot owners must submit their plans to the Architectural Control Committee for approval prior to commencing construction.

The construction of improvements shall be substantially completed not later than twelve (12) months from the date upon which excavation was begun.

Within twelve (12) months after completion of the exterior of any structure, the landscaping of the lot must be substantially completed.

Such landscaping shall include, but not be limited to, the preparation for and planting of lawn, grass or other appropriate ground cover and appropriate shrubbery.

Should any homeowner fail to comply with the provisions of this section, the Architectural Control Committee shall have power to obtain an order from a court of proper jurisdiction requiring specific performance, or alternatively may complete the landscaping and require the homeowner to pay a reasonable amount for such completion. The amount owing shall constitute a lien on the homeowner's lot and home until such payment is made.

XXI APPEARANCE OF LOTS

- A. Each lot, at all times, shall be kept in a clean, sightly, and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials, lawn mowers, wheelbarrows, and yard equipment shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot or road, except
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as necessary during a period of construction, or while continuously working on the lot.

- B. No lot shall be used in whole or in part for the storage of any property or thing that will cause such a lot to appear in an unclean, disorderly or untidy condition or that will be otherwise obnoxious. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done, placed or stored thereon which may be or become an annoyance or nuisance to the neighborhood or occasion any noise or odor which will, or might, disturb the peace, quiet, comfort or serenity of the occupants of nearby lots.
- C. Each purchaser shall be responsible for the maintenance of all property between his side yard lot lines and from his rear lot line to the street abutting his lot, whether that property is owned by him or by any governmental unit.
- D. No sidewalks, curbs gutters or street sewer may be installed unless so ordered, directed or installed by the City of Cody, Wy.
- E. In the event garbage and refuse remain on any lot in view of other lot owners for more than 15 consecutive days, any other lot owner may deliver the owner of the offending lot a certified letter at the address designated with the county assessor of Park County, Wyoming, and notify said offending lot owner that such garbage and refuse shall be removed and disposed of within 5 days of said notice if such offending lot owner fails to remove it himself. Any costs of removing said garbage or refuse shall be billed to the offending lot owner and shall operate as a lien on his property.
- F. No recreational vehicles, snowmobiles, boats, trailers, or any other vehicles of such a nature, shall be parked in the subdivision more than overnight, unless said vehicles are parked in a closed structure such as a garage which has received the approval of the Architectural Control Commission.

XXII MAILBOX

All lot owners shall comply with the U.S. Postal Authority's requirements for mailboxes, which may include the requirement that mailboxes be clustered within the subdivision.

XXIII VARIANCES

A. The Architectural Control Committee shall have power to and may allow reasonable variances and adjustments of their conditions and restrictions in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations contained herein; provided, however, that such is done in conformity to the intent and purposes hereof; and, provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood. Variances and adjustments of height, size, and setback requirements may be granted hereunder, but shall also be subject to the requirements of the City of Cody.

B. The Architectural Control Committee may also determine and allow in the respective classifications of lots, additional uses which are of the same character.

C. In the event there shall be governmental regulations which conflict with or prevent works of construction or improvements in the manner as required by the within regulations, these circumstances shall be deemed to constitute practical difficulties, justifying allowances of variances and adjustments of said regulations in order to prevent unnecessary hardship; provided, however, that in every instance the variance or adjustment shall not be materially detrimental or injurious to property or improvements in the neighborhood.

XXIV ACCEPTANCE OF DECLARATION

Each purchaser and grantee of any of the properties subject to this Declaration, by acceptance of a deed conveying title thereto, shall accept such title upon and subject to each and all of the provisions, restrictions, conditions, easements, covenants, agreements, liens, and charges herein contained, and also the jurisdiction, rights, and powers of this Declarant, and by such acceptance, shall for themselves, their heirs, personal representatives, successors and assigns, covenant, consent, and agree to and with the Declarant, and to and with the grantees and subsequent owners of each of said lots within the subdivision to keep, observe, comply with and perform said provisions, restrictions, conditions, easements, covenants, agreements, liens and charges and each thereof.

Enforcement of these covenants may be by any proceeding at law or in equity against any person or entity violating or attempting to violate any such covenant, either to restrain violation, to require compliance, or to recover damages. In addition, the prevailing party in any such action shall be entitled to recover reasonable attorney's fees and costs. Failure by any party to enforce any covenant shall in no event be deemed a waiver of the right to do so thereafter.

XXV

NO RIGHTS WAIVED BY DELAY

No delay or omission on the part of the Declarant or the owner or owners of any lot or lots in said property, in exercising any right, power or remedy herein provided for in the event of any breach of any of the provisions, restrictions, conditions, easements, covenants, agreements, liens, and charges herein contained shall be construed as a waiver thereof or acquiescence therein, and no right of action shall accrue, nor shall any action be brought or maintained by anyone whomsoever against Declarant for or on account of their failure or neglect to exercise any right, power or remedy herein provided for in the event of any such breach or for imposing herein provisions, restrictions, conditions, easements, covenants, agreements, liens, and charges which may be unenforceable.

XXVI

PARTIAL INVALIDITY

In the event that any one or more of the provisions, restrictions, conditions, easements covenants, agreements, liens, and charges herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, restrictions, conditions, easements, covenants, agreements, liens, and charges herein set forth shall continue unimpaired and in full force and effect.

XXVII

AMENDMENTS

Any or all of the provisions of this Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens, and Charges may be annulled, amended or modified at any time by the filing in the Park County, Wyoming, Recorder's Office of an instrument setting forth such annulment, amendment or modification, executed by the owner or owners of record (as shown by the land records of Park County, Wyoming, at the time of the filing of such instrument of seventy (70%) percent of the property (computed by number of lots) encompassed within the Panorama View Addition, Phase IV. The property encompassed within the Panorama View Addition, Phase IV is defined, for the purpose of this paragraph only, as the lots described in the herein referred to map or plat.

XXVIII
CAPTIONS

The captions of the various paragraphs of this Declaration are for convenience only and are not a part of the Declaration, and do not in any way limit or amplify the terms or provisions thereof.

XXIX
ASSIGNMENT OF POWERS

Any and all rights and powers of the Grantor herein contained may be delegated, transferred or assigned. Wherever the term "Grantor" is used herein, it includes assigns or successors in interest of the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands the_____, 2026.

MOUNTAIN HOLDING, INC.

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

On this_____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenn W. Nielson, Chairman of the Board of Mountain Holding, Inc., to me known to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, and has full authority to do so on behalf of Mountain Holding, Inc.

PANORAMA PHASE 4 HOMEOWNERS ASSOCIATION

Purpose

The Panorama Phase 4 Homeowners Association ("HOA") is established solely for the purpose of collecting fees and arranging maintenance of the subdivision stormwater detention and drainage basin facilities situated on City owned property as required. The HOA shall have no other purpose, authority, or responsibility except as expressly stated herein.

Covenant Running With the Land

Membership in the HOA shall be automatic and mandatory for all owners of lots within Panorama Phase 4. The obligations contained herein shall constitute covenants running with the land and shall be binding upon all owners of lots within the subdivision.

Developer Control

Mountain Holding, Inc., as developer of Panorama Phase 4, shall serve as HOA President until fifty percent (50%) of the subdivision lots have been sold, being sixteen (16) of the thirty-two (32) lots. Upon the sale of sixteen (16) lots, an election may be held. Each lot shall be entitled to one (1) vote. A majority vote of the lots voting shall elect a President and Treasurer.

Officers

The offices of President and Treasurer shall be held only by owners of lots within Panorama Phase 4. Service in either position shall be voluntary, and no compensation, salary, stipend, or other remuneration shall be paid. Officers shall serve 2 year terms until their successors are elected. If an officer is unable to serve a replacement may be elected to fill a vacancy.

Duties of Officers

The President and Treasurer shall have authority and responsibility to contract for maintenance of the stormwater detention and drainage basin facilities; establish and maintain one or more FDIC-insured bank accounts in the name of the HOA; collect assessments and reserve contributions; pay authorized expenses; and provide all lot owners with an accounting of fees collected and expenditures made. The HOA shall not assess fees except as expressly authorized herein.

Meetings, Notice, and Voting

Meetings may be conducted in person, electronically, or by any combination thereof. Notice of any meeting shall be provided to all lot owners at least fourteen (14) days prior to the meeting date. Notice may be mailed, delivered, or electronically transmitted to the address of record for each lot owner as listed in the Park County, Wyoming land ownership public records or to an email address provided by the owner to the HOA. Voting may be conducted in person, electronically, by written ballot, or by proxy as authorized by the meeting notice.

Maintenance

Maintenance may include removal of accumulated sediment, weed control, and any other work reasonably required by the City of Cody or applicable governmental authority. As of the date of this document, the stormwater facility consists of a basin retention area containing native vegetation and has required no sediment removal or weed control maintenance for over 20 years.

Assessments

When maintenance is required, the cost shall be divided equally among all thirty-two (32) lots within Panorama Phase 4. The HOA shall not levy assessments except as necessary to pay actual maintenance costs and reasonable administrative expenses.

The President and Treasurer may recommend the collection of reserve funds for future maintenance. Such reserve collections shall require approval by a majority vote of the lot owners voting on the matter.

Any reserve assessment shall be based upon a current contractor quote or estimate and shall not exceed an amount reasonably calculated to fund one anticipated maintenance cycle of the stormwater detention and drainage basin facilities. Reserve funds shall be allocated equally among all lots and deposited into the HOA bank account solely for future maintenance.

The President and Treasurer may recommend that maintenance costs be spread over multiple years through reserve collections, provided such collections are approved by a majority vote of the lot owners voting on the matter.

Any assessment, reserve contribution, fee, interest, collection cost, or other amount due to the HOA that remains unpaid for more than sixty (60) days after written notice shall constitute a lien against the lot. The HOA may record a notice of lien in the real property records of Park County, Wyoming and may take lawful action to collect unpaid amounts, including reasonable collection costs and attorney fees.

Amendment

This document may be amended by a majority vote of the lot owners.

Meeting Date: July 2, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Final Plat Review Bluebird Subdivision and approval of Resolution PZ 26-29

PROPOSED ACTION:

Recommend approval with conditions noted by staff, approval with revised conditions or recommend denial of the final plat by City Council.

SUMMARY OF INFORMATION:

Please see attached Staff Report.

FISCAL IMPACT:

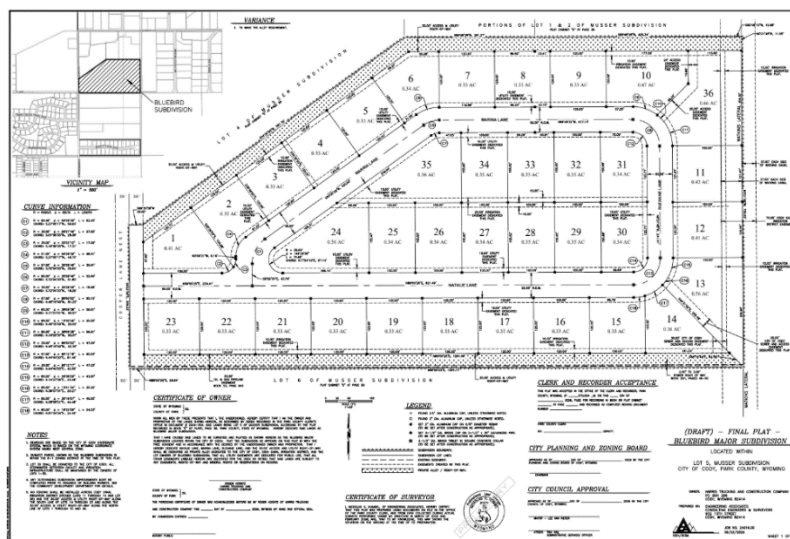
ATTACHMENTS:

1. Staff Rpt to PZ Final Plat Blue Bird Sub
2. Resolution PZ 26-29
3. 24016.00 Bluebird Subdivision - Final Plat 6-26-26
4. 24016.00 Bluebird Koontz - WDP - ADWR Map
5. Bluebird Sub Final Constr Drawings_6-24-26 (1)
6. DrainageReport_Bluebird Subdivision
7. Draft COVENANTS
8. Declaration for the Infrastructure Maintenance Committee
9. Maintenance Agreement for the Stormwater Facilities & Private Irrigation System
10. Warranty Deed - Lot 36 - Draft

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	JULY 2, 2026	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT OF BLUEBIRD SUBDIVISION, A 36-LOT SUBDIVISION	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Engineering Associates, on behalf of Harris Trucking and Construction Company (Property Owner), has submitted a final plat application for a 36-lot subdivision identified as the Bluebird Subdivision. The subject property is zoned R1. Each lot ranges in size from 0.325-acres to 0.66-acres. Each lot is proposed for a single-family home. The final plat drawing is attached.



SUBDIVISION REGULATIONS

The general subdivision ordinance requirements were reviewed and the proposed subdivision is in substantial compliance with those requirements.

Status of Preliminary Plat Conditions:

The conditions of the preliminary plat approval are listed below, with the status of each.

1. A draft maintenance agreement and/or homeowner's association will be required prior to final plat review; *This has been provided. Condition met.*
2. Reconfigure Lot 36 and Lot 37 to meet lot design standards; *The lots were combined into one lot (Lot 36). Condition met.*
3. The HOA will address maintenance of Lot 37, for the retention pond, including any associated facilities and future improvements; *This now applies to Lot 36 because Lot 36 and 37 were combined into one. Maintenance of the stormwater retention*

facility has been addressed in a draft Maintenance Agreement for the City and an HOA agreement. Condition met.

4. Draft conveyances of any Lot(s) to be conveyed to the City of Cody for public use areas will be required prior to final plat review; *A draft deed has been provided. Condition met.*
5. Reflect the "Miscellaneous Items" noted in the Planning, Zoning and Adjustment Board Preliminary Plat staff report in the construction plans to be submitted with the final plat application; *See below.*
6. Approval of a Water Distribution Plan and detachment of water rights (as applicable), by the State Engineers Office and the irrigation district in compliance with State Statute is required; and *The State of Wyoming Board of Control (BOC) authorized and accepted the detachment of applicable water rights from the lands on May 11, 2026. In a letter dated May 20, 2026, the BOC confirmed it reviewed and approved the Water Distribution Plan for the remaining water rights on the subdivision lands. Cody Canal consented to the detachment and distribution of water rights as well. The approved Water Distribution Plan will be recorded with the Final Plat. Condition met.*
7. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

Miscellaneous Items noted in Condition 5. Above:

- a. Provide a minimum of 6-feet of separation between the gravity sewer main and the force main. *Condition has been met.*
- b. The tee at the intersection of Natalie Lane and Cooper Lane West will need to be plugged north of the intersection. *Condition has been met.*
- c. Make revision to the utility plans as required by the City Electrical Department. *Condition has been met.*
- d. Show the mail box location(s) on the construction plans submitted with the final plat application. The final location must be authorized by both the Post Office and City. *Condition has been met.*

According to 11-3-3 of the subdivision ordinance, the subdivider is to present the final plat and all supplemental materials required according to the subdivision regulations. After an initial review of the materials by staff, the Board is to verify that:

Design of the final plat ...conform[s] to the approved preliminary plat and ...include[s] all changes specified thereon. The commission [P&Z Board] will review the final plat and its attached supplemental materials and make a recommendation of approval, conditional approval or disapproval to the council. When taking action on a proposed plat, the written comments of the utility companies will be reviewed and considered

along with comments from any other outside agencies and interested parties. Upon completion of the review, the commission will recommend approval, conditional approval or disapproval of the plat to the council.

Status: City staff has reviewed the final plat and found it conforms to the preliminary plat and includes the changes specified. Public works has reviewed the plat, the construction drawings and supplemental materials. Revisions were requested and the applicant has made the requested revisions. All third-party utilities have reviewed or had the opportunity to review and provide comment.

The "supplemental materials" mentioned are listed in that same section of code and include the following. The status of each is noted.

Information on water rights (irrigation);

Status: City raw water is not available to this area of the City. The Cody Canal Irrigation District and the State of Wyoming Board of Control have approved a detachment of water rights and a distribution plan for the remaining water rights on the land. The Water Distribution Plan will be recorded with the final plat. The water rights on Lot 36 that will be owned by the City will be detached, and the proposed irrigation infrastructure on Lot 36 will be maintained by the subdivision HOA.

Utility company letters or agreements from all concerned utility companies (e.g. telephone, cable TV, gas, electrical, irrigation districts, Wyoming highway department, water, sewer, etc.) that clearly define how the utilities will be installed;

Status: The utility companies applicable to this project are telecommunications, natural gas, and City electric, sewer, water, and storm water. City utilities are coordinated and Black Hills Energy, TCT, and Spectrum are aware of the project and capable of serving the lots. However, the outside utility providers do not have installation agreements with the developer yet. This is typically the case at the time of final plat review. In practice, installation agreements are not entered into until the utility is nearly ready to be installed. It is proposed that this requirement be covered by a condition that the agreements be provided no later than at the time of the pre-construction meeting.

Construction plans and specifications that carry the stamp, seal or signature of every agency or company that will be affected by said development and which should have reviewed said plans and specifications;

Status: Signatures lines are provided on the plans, but the utility company signatures remain to be obtained. In practice, utility company signatures are obtained after the city reviews the plans, but before the mayor signs the final plat.

Covenants: The final plat shall be accompanied by covenants to run with the land and the necessary documents for the creation of a homeowners' association, prepared in accordance with the requirements of the city , containing adequate provisions for the

perpetual care and maintenance of those portions of the subdivision which are to be of common use or ownership, and specifically providing that no provision thereof may be modified, changed, added or deleted without first having been approved by the city, and such documents shall be submitted for recording at the same time as the final plat.

Status: Declaration of Restrictions, Conditions and Covenants of the Bluebird Subdivision, Declaration for the Bluebird Subdivision Infrastructure Maintenance Committee, and Storm Water and Private Irrigation System Maintenance Agreement for the Bluebird Subdivision drafts have been provided. The agreements will need to be approved by the city and presented in final form for recording with the final plat mylar, prior to signature by the Mayor.

Ownership Evidence: Satisfactory evidence of Ownership of the lands proposed for the subdivision must accompany the proposed plat.

Status: This has been provided.

Final Plat Preparation:

11-3-3-C of the subdivision ordinance provides specific requirements pertaining to preparation of the final plat, to include conformance to the preliminary plat, scale, owner statement and dedication of streets, rights of way and other public use areas, and other specific criteria.

Status: The final plat has been prepared in accordance with the specific requirements of 11-3-3-C.

RECOMMENDATION:

It is recommended that the Planning and Zoning Board recommend approval of the final plat and construction plans of Bluebird Subdivision to City Council, subject to the following conditions.

Conditions of Approval:

1. Provide a copy of the construction plans with approval signatures of the utility providers.
2. Pay applicable utility fees before the final plat is signed by the mayor.
3. The subdivision covenants, HOA, Storm Water Maintenance Agreement and Deed to the City of Cody for Lot 36 shall be approved by the City and presented in final form with the mylar plat for recording, before the mayor signs the final plat.
4. The signed and approved Water Distribution Plan will accompany the final plat for recording.
5. The utility installation agreements with the 3rd party utility providers are to be provided no later than at the time of the pre-construction meeting.

6. The developer must coordinate with Public Works to schedule a pre-construction meeting before work commences, to be sure any outstanding requirements by them have met.
7. No lots may be sold until the final plat, as approved by the City Council has been signed and filed in the Park County Clerk's Office.
8. Before the City issues an acceptance letter for subdivision improvements, the developer must submit documentation per City of Cody Code 11-5-1-A-Q, verifying that all improvements were built to approved plans and City standards.
9. No building shall be erected, nor a building permit be issued by the city for a building until all subdivision improvements have been installed, approved and accepted by the city.
10. A statement shall be provided to the City from the subdivider guaranteeing the improvements for a period of one year from the date of acceptance by the city.
11. Upon completion of the subdivision improvements, the developer must provide a summary to the City finance officer of the value of each of the public improvements by general category (street, sewer, water, power) for contributed capital accounting purposes.
12. After the final plat is approved by the council, it shall be recorded in the office of the county clerk not more than one hundred (100) days after the date of approval by the council, or the approval shall be considered null and void, unless written application for an extension of time shall be made during a regularly scheduled council meeting.

RESOLUTION PZ 26-29
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD

TITLE: RECOMMENDATION TO APPROVE BLUEBIRD SUBDIVISION
FINAL PLAT

WHEREAS, Engineering Associates, on behalf of Harris Trucking and Construction Company (Property Owner) proposes a 36-lot subdivision identified as the Bluebird Subdivision.

WHEREAS, the property proposed for subdivision is described as Lot 5, Musser Subdivision, City of Cody, Park County, Wyoming;

WHEREAS, the Final Plat and supporting documents are in substantial compliance with Title 11 of the City of Cody Code pertaining to Final Plats;

WHEREAS, the Planning, Zoning and Adjustment Board held a regular meeting on July 2, 2026 to consider the final plat and made findings as follows:

1. A final plat application, together with the required supporting materials was submitted to the Community Development Department as required.
2. The final plat has been reviewed by the community development department, utility providers and the public works department.
3. The final plat has been prepared in accordance with Section 11-3-3C. of the City of Cody Code.
4. The applicant provided the required supplemental material as set out in Section 11-3-3B of the City of Cody Code.
5. The conditions of preliminary plat approval have been addressed and met by the developer.

WHEREAS, the Planning, Zoning and Adjustment Board concludes the proposed subdivision is generally consistent with the standards and procedures of the City of Cody Code;

NOW, THEREFORE BE IT RESOLVED based on the foregoing, the Planning, Zoning and Adjustment Board hereby recommends approval of the final plat for the Bluebird Subdivision subject to the following conditions:

1. Provide a copy of the construction plans with approval signatures of the utility providers.
2. Pay applicable utility fees before the final plat is signed by the mayor.

3. The subdivision covenants, HOA, Storm Water Maintenance Agreement and Deed to the City of Cody for Lot 36 shall be approved by the City and presented in final form with the mylar plat for recording, before the mayor signs the final plat.
4. The signed and approved Water Distribution Plan will accompany the final plat for recording.
5. The utility installation agreements with the 3rd party utility providers are to be provided no later than at the time of the pre-construction meeting.
6. The developer must coordinate with Public Works to schedule a pre-construction meeting before work commences, to be sure any outstanding requirements by them have met.
7. No lots may be sold until the final plat, as approved by the City Council has been signed and filed in the Park County Clerk's Office.
8. Before the City issues an acceptance letter for subdivision improvements, the developer must submit documentation per City of Cody Code 11-5-1-A-Q, verifying that all improvements were built to approved plans and City standards.
9. No building shall be erected, nor a building permit be issued by the city for a building until all subdivision improvements have been installed, approved and accepted by the city.
10. A statement shall be provided to the City from the subdivider guaranteeing the improvements for a period of one year from the date of acceptance by the city.
11. Upon completion of the subdivision improvements, the developer must provide a summary to the City finance officer of the value of each of the public improvements by general category (street, sewer, water, power) for contributed capital accounting purposes.
12. After the final plat is approved by the council, it shall be recorded in the office of the county clerk not more than one hundred (100) days after the date of approval by the council, or the approval shall be considered null and void, unless written application for an extension of time shall be made during a regularly scheduled council meeting.

By the Planning, Zoning and Adjustment Board on the 2nd day of July, 2026.

**PLANNING, ZONING AND ADJUSTMENT BOARD
CITY OF CODY, WYOMING**

C. Daniel Schein, Chairman

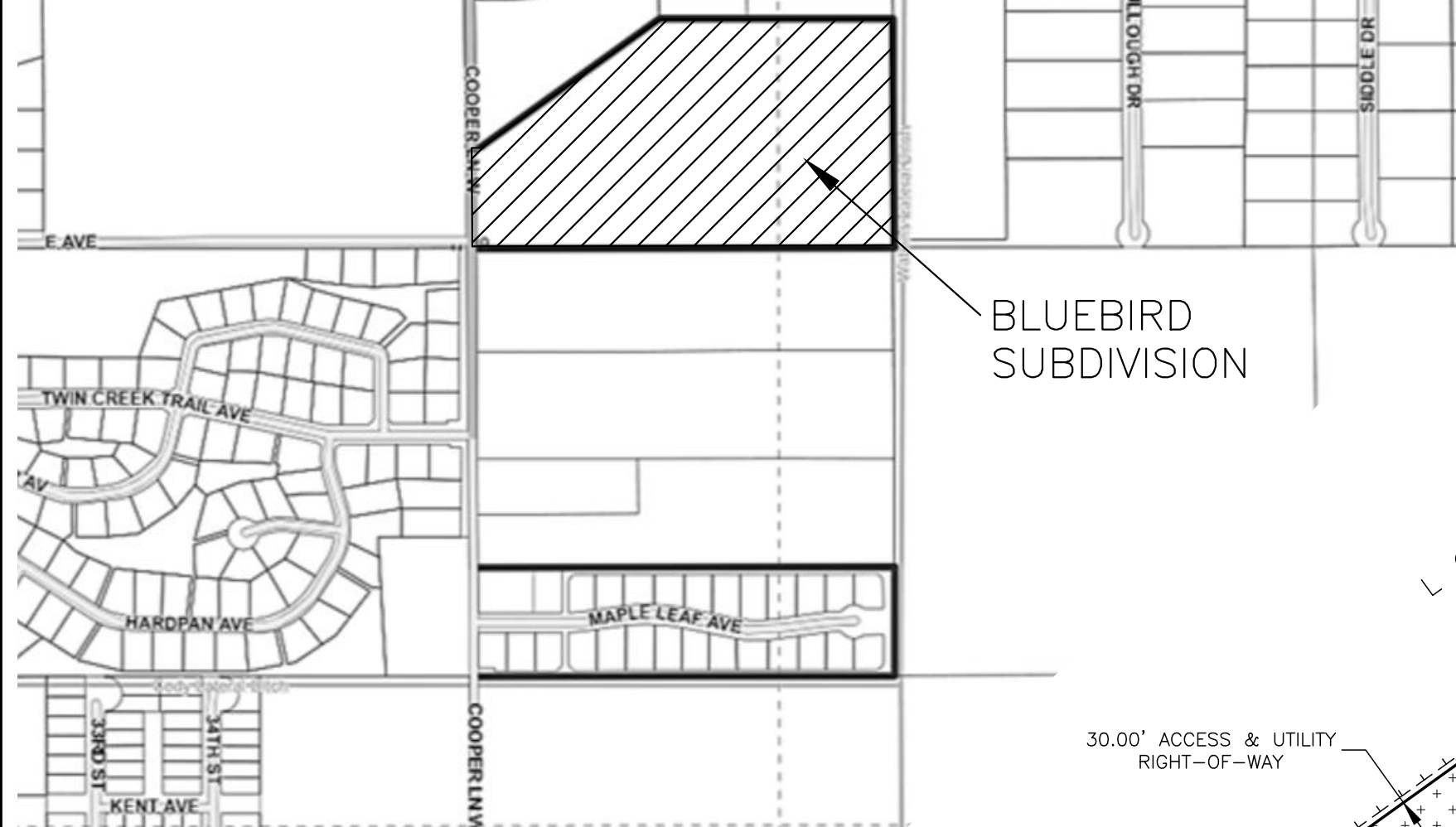
Date

ATTEST:

Tina Gail, City Clerk

VARIANCE

1. TO WAIVE THE ALLEY REQUIREMENT.



VICINITY MAP
1" = 500'

CURVE INFORMATION

R = RADIUS Δ = DELTA L = LENGTH

- (C1) R = 65.46' Δ = 54°29'36" L = 62.25'
CHORD: S.27°05'17"W., 59.93'
- (C2) R = 30.00' Δ = 56°27'49" L = 27.56'
CHORD: S.61°36'35"W., 28.38'
- (C3) R = 30.00' Δ = 33°32'12" L = 17.56'
CHORD: S.16°36'35"W., 17.31'
- (C4) R = 51.00' Δ = 54°29'36" L = 48.51'
CHORD: S.27°05'17"W., 46.70'
- (C5) R = 57.50' Δ = 35°28'49" L = 35.61'
CHORD: S.72°04'30"W., 35.04'
- (C6) R = 85.00' Δ = 35°28'49" L = 52.64'
CHORD: S.72°04'30"W., 51.80'
- (C7) R = 30.00' Δ = 35°28'49" L = 18.58'
CHORD: S.72°04'30"W., 18.28'
- (C8) R = 57.50' Δ = 89°50'02" L = 90.15'
CHORD: N.45°16'49"W., 81.20'
- (C9) R = 85.00' Δ = 38°09'38" L = 56.61'
CHORD: N.71°01'01"W., 55.57'
- (C10) R = 85.00' Δ = 13°30'46" L = 20.05'
CHORD: N.45°16'49"W., 20.00'
- (C11) R = 85.00' Δ = 38°09'38" L = 56.61'
CHORD: N.19°26'37"W., 55.57'
- (C12) R = 30.00' Δ = 89°50'02" L = 47.04'
CHORD: N.45°16'49"W., 42.36'
- (C13) R = 57.50' Δ = 90°12'18" L = 90.53'
CHORD: N.44°44'20"E., 81.46'
- (C14) R = 30.00' Δ = 90°12'17" L = 47.23'
CHORD: N.44°44'20"E., 42.50'
- (C15) R = 85.00' Δ = 29°38'26" L = 43.97'
CHORD: N.14°27'26"E., 43.48'
- (C16) R = 85.00' Δ = 13°41'34" L = 20.32'
CHORD: N.36°07'31"E., 20.27'
- (C17) R = 85.00' Δ = 30°19'57" L = 45.00'
CHORD: N.58°08'21"E., 44.48'
- (C18) R = 85.00' Δ = 16°32'09" L = 24.53'
CHORD: N.81°34'24"E., 24.45'

NOTES

- BEARINGS ARE BASED ON THE CITY OF CODY COORDINATE SYSTEM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD83 WEST CENTRAL ZONE.
- SUBJECT PARCEL KNOWN AS THE BLUEBIRD SUBDIVISION IS WITHIN THE R-1 ZONING DISTRICT AT THE TIME OF THIS PLAT.
- LOT 36 SHALL BE CONVEYED TO THE CITY OF CODY. ALL STORMWATER DETENTION FACILITY AND IRRIGATION INFRASTRUCTURE SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1-35.
- ANY OUTSTANDING SUBDIVISION IMPROVEMENTS MUST BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS. SEE THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILS.
- NO FENCING SHALL BE INSTALLED ACROSS CODY CANAL IRRIGATION DISTRICT DITCHES (LOTS 11 THROUGH 14 AND LOT 36).

CERTIFICATE OF OWNER

STATE OF WYOMING }
COUNTY OF PARK } SS.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON, AS DESCRIBED BY DEEDS RECORDED IN THE PARK COUNTY CLERK'S OFFICE IN DOCUMENT # 2024-306, SAID LANDS BEING LOT 5 OF MUSSER SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 36, PARK COUNTY, STATE OF WYOMING. HEREBY DEDICATE SAID LANDS AS BLUEBIRD MAJOR SUBDIVISION.

THAT I HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BLUEBIRD MAJOR SUBDIVISION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; THAT I HEREBY DEDICATE NATALIE LANE, MARINA LANE, SUZANNE LANE, AND THE 30.00' ACCESS AND UTILITY RIGHT-OF-WAY SHALL BE DEDICATED AS PRIVATE ALLEY DEDICATED TO THE CITY OF CODY, CODY CANAL IRRIGATION DISTRICT, AND THE LOT OWNERS OF BLUEBIRD SUBDIVISION, THAT ALL UTILITY EASEMENTS ARE DEDICATED FOR PUBLIC USE, THAT ALL OTHER EASEMENTS LABELED HEREON ARE DEDICATED FOR THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS ON RECORD.

ROGER KOONTZ
HARRIS TRUCKING AND
CONSTRUCTION COMPANY

STATE OF WYOMING }
COUNTY OF PARK } SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY ROGER KOONTZ OF HARRIS TRUCKING AND CONSTRUCTION COMPANY THIS _____ DAY OF _____, 2026, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

0 25 50 100
SCALE (FT)
1"=50'

LEGEND

- FOUND 2.5" DIA. ALUMINUM CAP, UNLESS OTHERWISE NOTED.
- FOUND 2" DIA. ALUMINUM CAP, UNLESS OTHERWISE NOTED.
- SET 2" DIA. ALUMINUM CAP ON 5/8" DIAMETER REBAR (TO BE SET AFTER CONSTRUCTION AS APPROPRIATE).
- SET 3-1/4" DIA. BRASS CAP ON 2-1/2" x 30" GALVANIZED PIPE. (TO BE SET AFTER CONSTRUCTION AS APPROPRIATE).
- 3-1/2" DIA. BRASS TABLET IN SQUARE CONCRETE COLLAR (TO BE SET AFTER CONSTRUCTION AS APPROPRIATE).
- SUBDIVISION BOUNDARY.
- SUBDIVISION LOT LINES.
- EXISTING EASEMENT.
- EASEMENTS CREATED BY THIS PLAT.
- PRIVATE ALLEY / RIGHT-OF-WAY.

CERTIFICATE OF SURVEYOR

I, NICHOLAS S. HUMMEL, OF ENGINEERING ASSOCIATES, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED USING DOCUMENTS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK, AND FROM DATA COLLECTED DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION IN MARCH OF 2025 AND FEBRUARY 2026; AND, THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



CLERK AND RECORDER ACCEPTANCE

THIS PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2026, FILED FOR RECORDING IN BOOK OR PLAT CABINET _____ AT PAGE _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____

PARK COUNTY CLERK
BY: _____ DEPUTY.

CITY PLANNING AND ZONING BOARD

APPROVED AS OF _____ DAY OF _____, 2026 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CHAIRMAN

CITY COUNCIL APPROVAL

APPROVED AS OF _____ DAY OF _____, 2026 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - LEE ANN REITER

ATTEST: TINA GAIL
ADMINISTRATIVE SERVICES OFFICER

(DRAFT) - FINAL PLAT -
BLUEBIRD MAJOR SUBDIVISION

LOCATED WITHIN

LOT 5, MUSSER SUBDIVISION
CITY OF CODY, PARK COUNTY, WYOMING

OWNER: HARRIS TRUCKING AND CONSTRUCTION COMPANY
PO BOX 296
CODY, WYOMING 82414

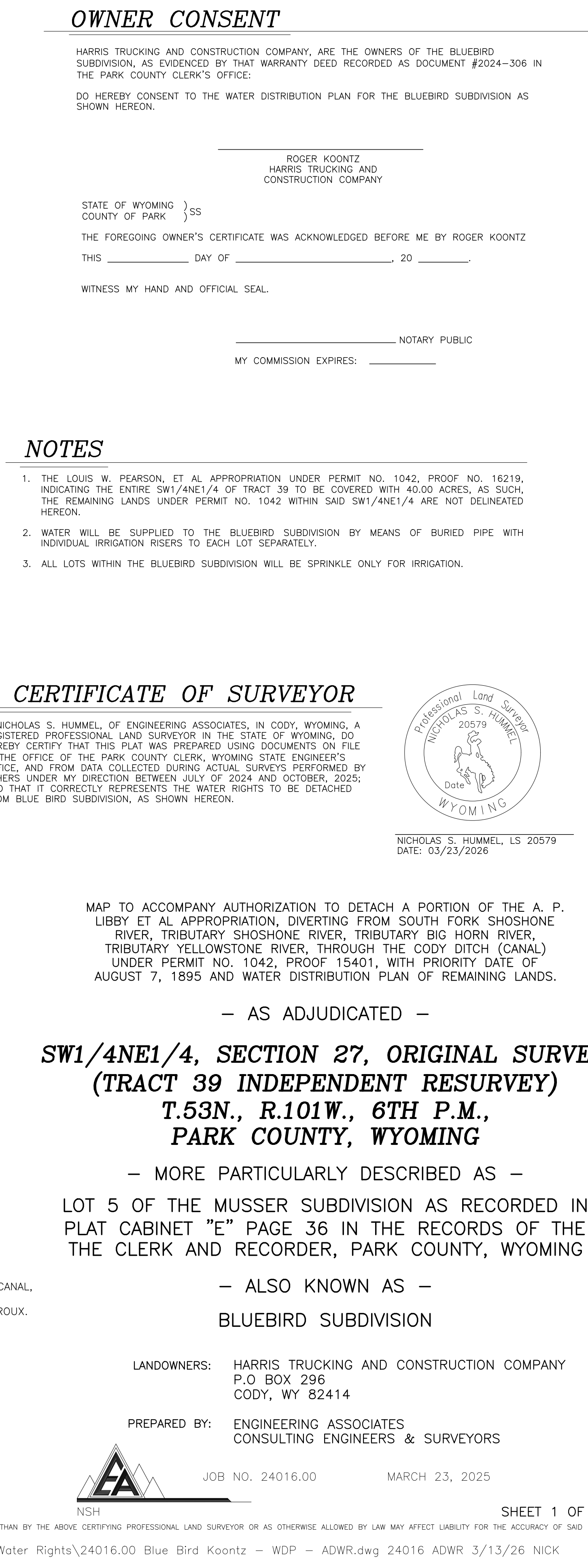
PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
902 13TH STREET
CODY, WYOMING 82414



JOB NO. 24016.00
06/26/2026

SHEET 1 OF 1

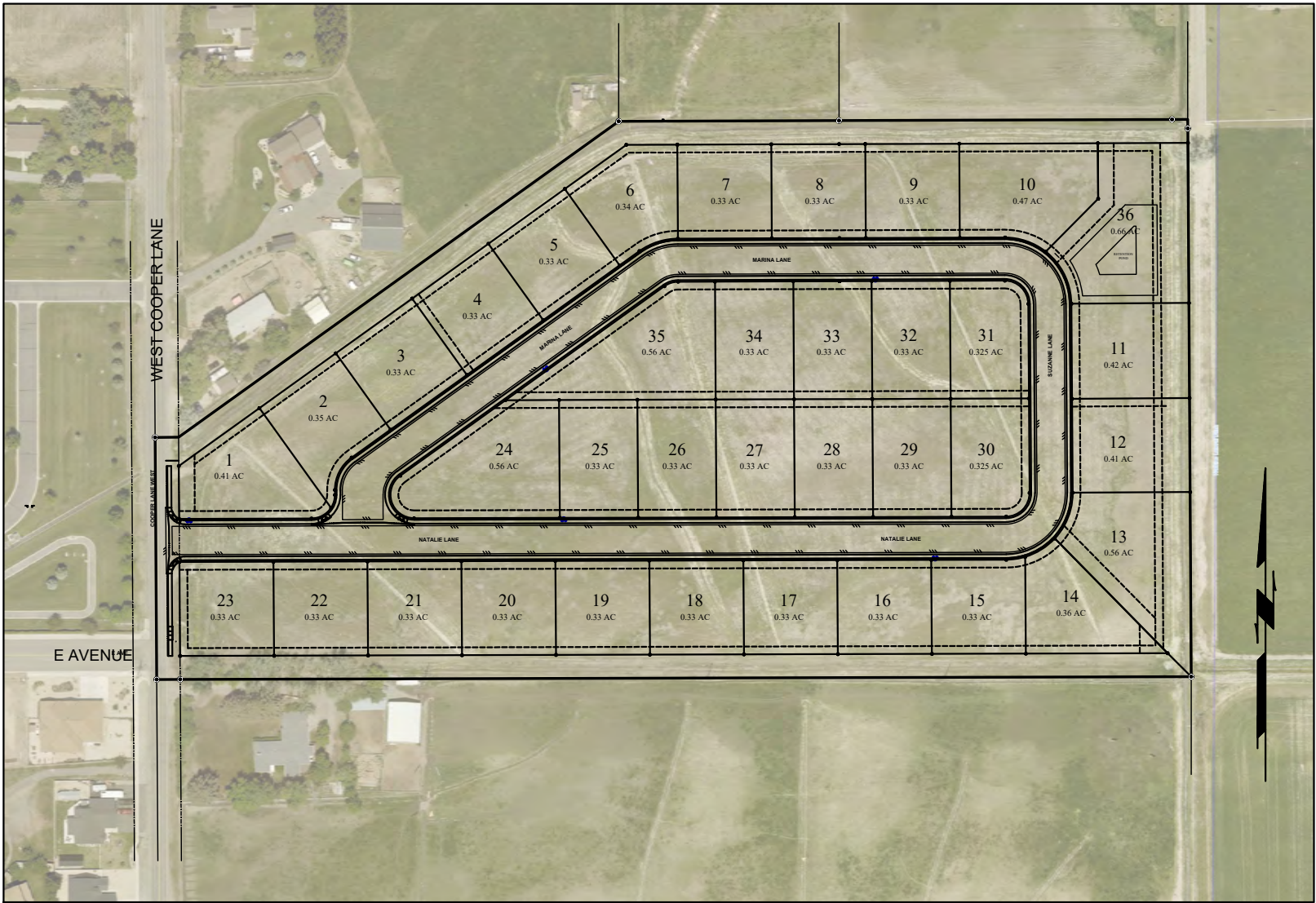
ALTERATION OF THIS PLAT OTHER THAN BY THE ABOVE CERTIFYING PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID PLAT.



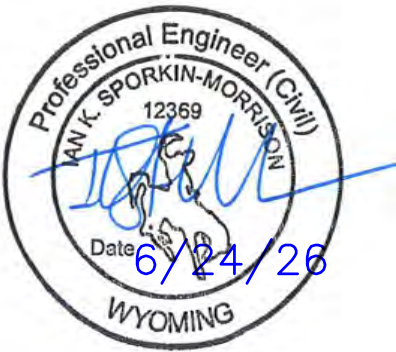
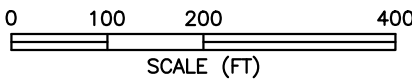
BLUEBIRD SUBDIVISION - CONSTRUCTION DRAWINGS

FOR
HARRIS TRUCKING &
CONSTRUCTION

APRIL 2026



PROJECT LOCATION MAP



ACEC

AMERICAN COUNCIL OF ENGINEERING COMPANIES
*The Voice of America's
Engineering Industry*

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
**HARRIS TRUCKING &
CONSTRUCTION**

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
TITLE SHEET

SHEET
1 OF 40

LEGEND

_____TW_____	EXISTING TREATED WATER LINE
_____RW_____	EXISTING RAW WATER LINE
_____P_____	EXISTING POWER
_____G_____	EXISTING GAS LINE
_____F_____	EXISTING FIBER OPTIC
_____TEL_____	EXISTING TELEPHONE LINE
_____OHP_____	EXISTING OVERHEAD ELECTRICAL LINE
_____TV_____	EXISTING TV
_____SA_____	EXISTING SANITARY SEWER
_____ST_____ST_____	EXISTING STORM DRAIN
_____///_____	EDGE OF ASPHALT SURFACE
_____..._____	CURB & GUTTER FLOWLINE
_____TW_____	PROPOSED TREATED WATER
_____RW_____	PROPOSED RAW WATER

	EXISTING TW CURB STOP
	EXISTING TW FIRE HYDRANT
	EXISTING TW VALVE
	EXISTING RW CURB STOP
	EXISTING RW VALVE
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING MAIL BOX
	EXISTING LAWN SPRINKLER
	EXISTING POWER CABINET
	EXISTING POWER TRANSFORMER
	EXISTING FIBER VAULT
	EXISTING DOWN GUY
	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN
	EXISTING POWER METER
	EXISTING POWER POLE
	PROPOSED TW GATE VALVE
	PROPOSED TW FIRE HYDRANT

NOTES:

1. ALL WORK SHALL BE COMPLETED TO THE MOST RECENT WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS & CITY OF CODY STANDARDS.
2. CAUTION: LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL FIELD VERIFY SIZE, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. EXISTING UNDERGROUND INSTALLATIONS AND PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. MAIN LINES AND SERVICE LINES (I.E., WATER, SEWER, POWER, STORM DRAIN, GAS, TELEPHONE, CABLE TV) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. WYOMING LAW REQUIRES CONTRACTOR TO CALL FOR LOCATATES BEFORE EXCAVATION FOR EXACT LOCATIONS.

ONE CALL OF WYOMING: 1-800-849-2476
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK. A PRIVATE LOCATING FIRM WILL BE NECESSARY FOR THE LOCATION OF PRIVATE UTILITIES.
5. A COPY OF THE APPROVED DRAWINGS, PROJECT MANUAL, AND PERMITS (IF ANY) SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS.
6. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE ENGINEER AT LEAST 48 HOURS PRIOR FOR INSPECTION REQUESTS AND CONCRETE OR DENSITY TESTING AND AT LEAST 72 HOURS PRIOR FOR CONSTRUCTION STAKING.
7. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED BY TRAFFIC CONTROL WITH ADEQUATE BARRICADES, LIGHTS, SIGNS, AND WARNING DEVICES PER THE MOST RECENT EDITIONS OF THE MUTCD MANUAL OR "WATCH" HANDBOOK AND TO THE OWNER'S SATISFACTION. TRAFFIC CONTROL PLANS MUST BE APPROVED IN ADVANCE BY THE CITY OF CODY.
8. THE CONTRACTOR SHALL NOTIFY AND ARRANGE FOR THE RELOCATION OF ANY EXISTING UTILITIES REQUIRED DUE TO THE PROPOSED WORK. SANITARY FACILITIES SHALL BE MAINTAINED ON-SITE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSSARY NPDES PERMITS (INCLUDING CONSTRUCTION UNDER 5 ACRES AND TEMPORARY DISCHARGES).
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL OSHA AND SAFETY AND HEALTH REGULATIONS. ALLOWABLE HOURS OF OPERATION ARE 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY UNLESS OTHERWISE APPROVED BY THE OWNER.
11. THE CONTRACTOR IS REQUIRED TO MAINTAIN AND COMPLETE RECORD DRAWINGS TO DEPICT ANY FIELD MODIFICATIONS OR REVISIONS.
12. IF WORK OCCURS IN AN EASEMENT, CONTRACTOR MUST ADHERE TO ALL STIPULATIONS OF EASEMENT.

DRAWING INDEX	
Sheet Number	Sheet Title
1	TITLE SHEET
2	LEGEND SHEET
3	WET UTILITY LAYOUT
4	DRY UTILITY LAYOUT
5	ROADWAY – NATALIE LANE STA 10+00 TO 17+00
6	ROADWAY – NATALIE & SUZZANE LANE STA 17+00 TO 24+07.71
7	ROADWAY – MARINA LANE STA 20+00 TO 27+00
8	ROADWAY – MARINA LANE STA 27+00 TO 30+82.31
9	SANITARY SEWER – SOUTH STA 10+00 TO 17+00
10	SANITARY SEWER – SOUTH STA 17+00 TO 24+50
11	SANITARY SEWER – SOUTH STA 24+50 TO 25+00
12	SANITARY SEWER – NORTH STA 10+00 TO 17+00
13	SANITARY SEWER – SOUTH STA 17+00 TO 23+83.31
14	TREATED WATER – COOPER LANE
15	TREATED WATER – NATALIE LANE
16	TREATED WATER –NATALIE & SUZANNE LANE
17	TREATED WATER – MARINA LANE
18	TREATED WATER –MARINA LANE (END)
19	MARINA LANE STORM DRAIN
20	SUZANNE LANE STORM DRAIN
21	IRR – NORTH LOOP STA 10+00 TO 17+00
22	IRR – NORTH LOOP STA 17+00 TO 24+50
23	IRR – NORTH LOOP STA 24+50 TO 25+24
24	IRR – MIDDLE LINE STA 10+00 TO 17+00
25	IRR – MIDDLE LINE STA 17+00 TO 20+15
26	IRR – SOUTH LOOP STA 50+00 TO 57+00
27	IRR – SOUTH LOOP STA 57+00 TO 64+50
28	IRR – SOUTH LOOP STA 64+50 TO 69+90
29	SANITARY SEWER FORCE MAIN – STA 10+00 TO 17+00
30	SANITARY SEWER FORCE MAIN – STA 17+00 TO 24+40.19
31	STRUCTURE SCHEDULES
32	INTERSECTION DETAILS
33	ROADWAY DETAILS 1
34	ROADWAY DETAILS 2
35	UTILITY DETIALS
36	TREATED WATER DETAILS 1
37	TREATED WATER DETAILS 2
38	SANITARY SEWER DETAILS
39	FORCE MAIN DETAILS
40	STORM DRAIN DETAILS

TOTAL SHEETS = 40

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
HARRIS TRUCKING &
CONSTRUCTION

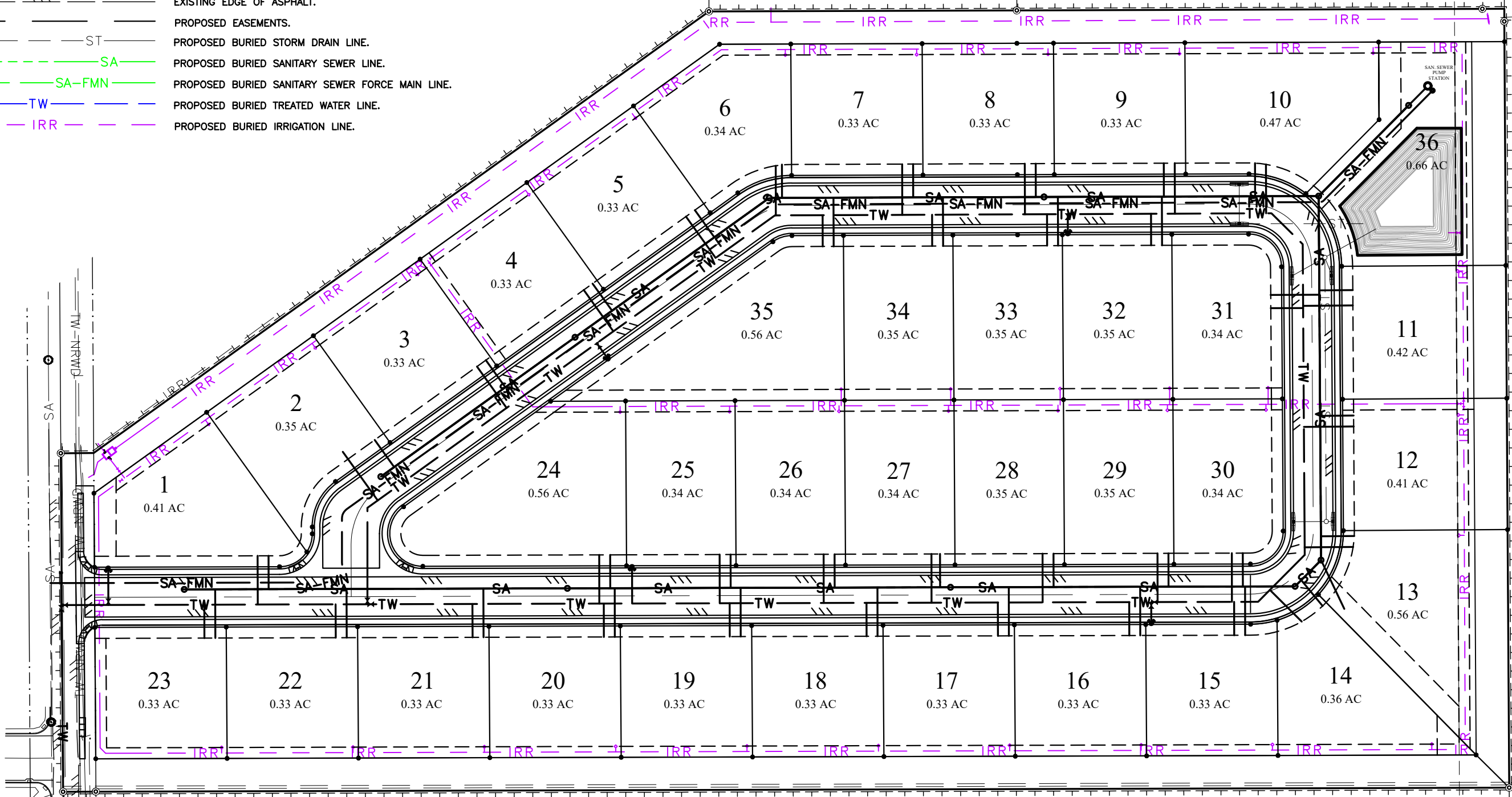
HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
LEGEND SHEET



SHEET
2 OF 40

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINES.
- EXISTING BURIED TREATED WATER LINE.
- EXISTING BURIED SANITARY SEWER LINE.
- EXISTING EDGE OF ASPHALT.
- PROPOSED EASEMENTS.
- PROPOSED BURIED STORM DRAIN LINE.
- PROPOSED BURIED SANITARY SEWER LINE.
- PROPOSED BURIED SANITARY SEWER FORCE MAIN LINE.
- PROPOSED BURIED TREATED WATER LINE.
- PROPOSED BURIED IRRIGATION LINE.



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DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
HARRIS TRUCKING &
CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN VIEW
WET UTILITY LAYOUT

SHEET
3 OF 40

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINES.
- OHP EXISTING OVERHEAD POWER LINE.
- TEL EXISTING BURIED TELEPHONE / FIBER LINE.
- G EXISTING BURIED NATURAL GAS LINE.
- EXISTING EDGE OF ASPHALT.
- F PROPOSED BURIED FIBER/TELEPHONE.
- G PROPOSED BURIED NATURAL GAS LINE.
- P PROPOSED BURIED PRIMARY POWER.
- P PROPOSED BURIED SECONDARY POWER.

- UTILITY POLE.
- PROPOSED LIGHT POLE.



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DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X

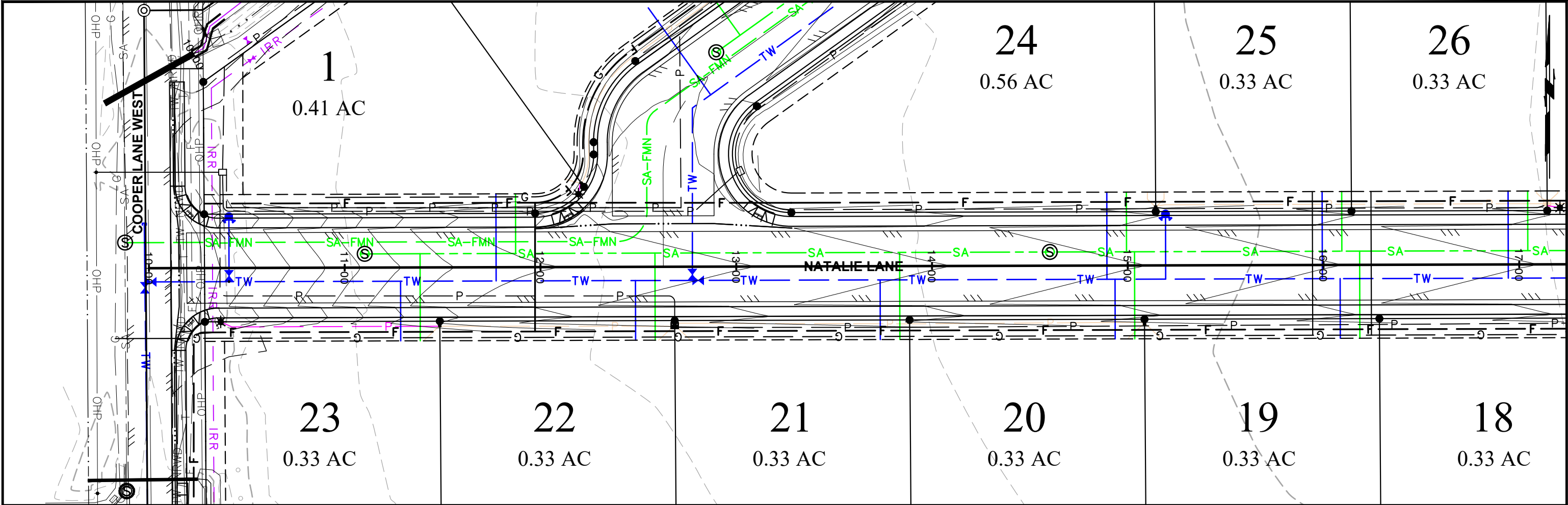


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

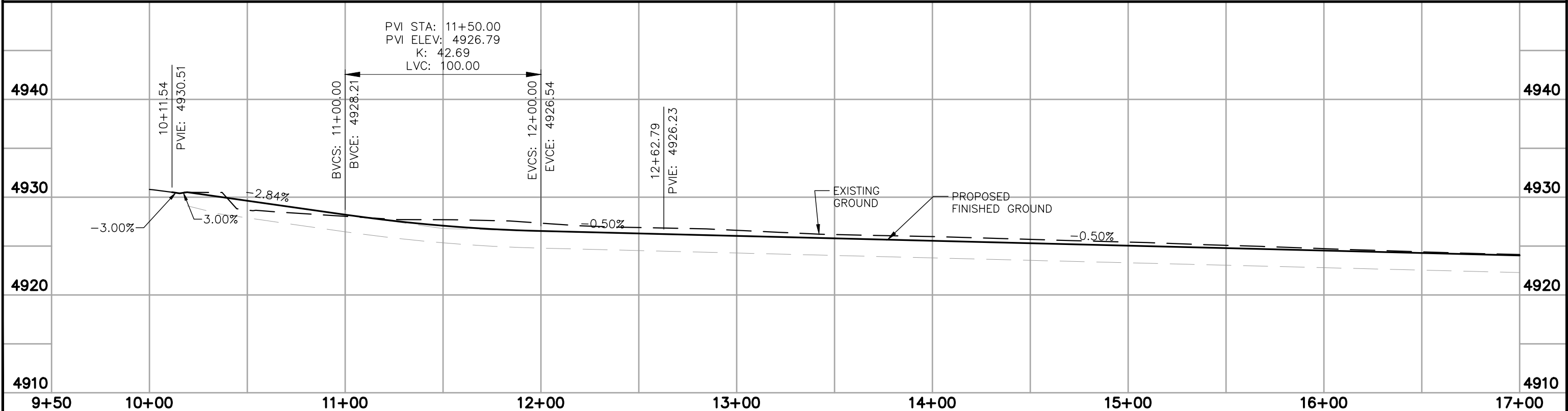
OWNER: HARRIS TRUCKING &
CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN VIEW
DRY UTILITY LAYOUT

SHEET
4 OF 40

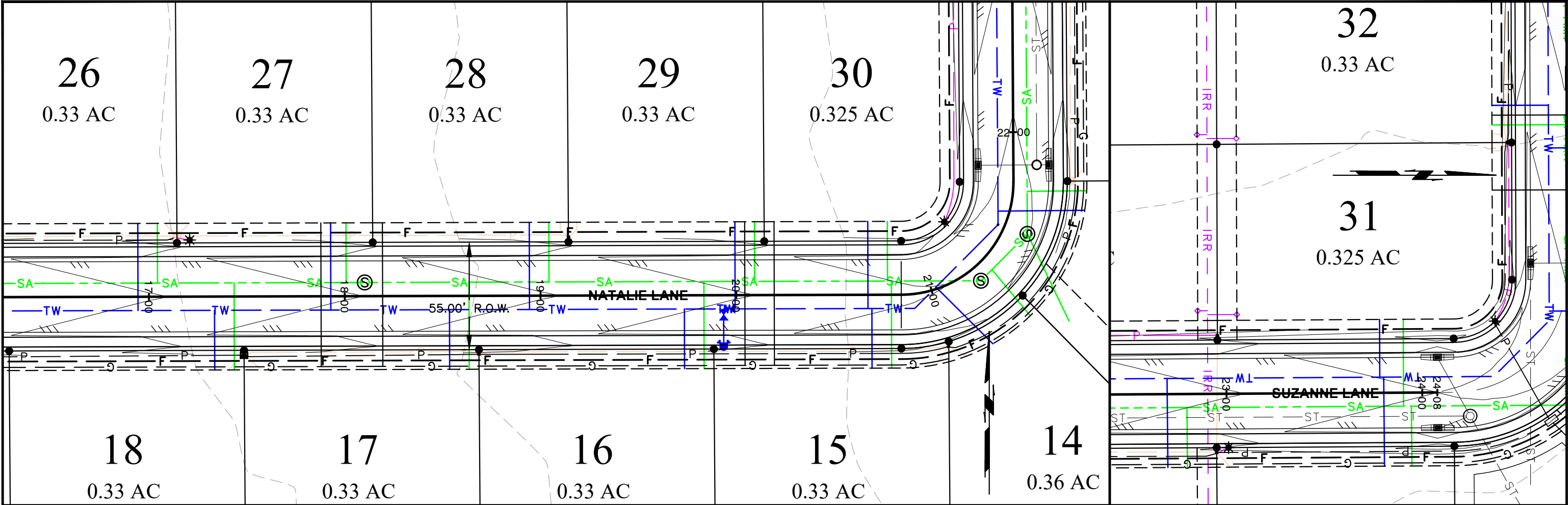


SCALES:
1" = 50' HOR
1" = 10' VERT

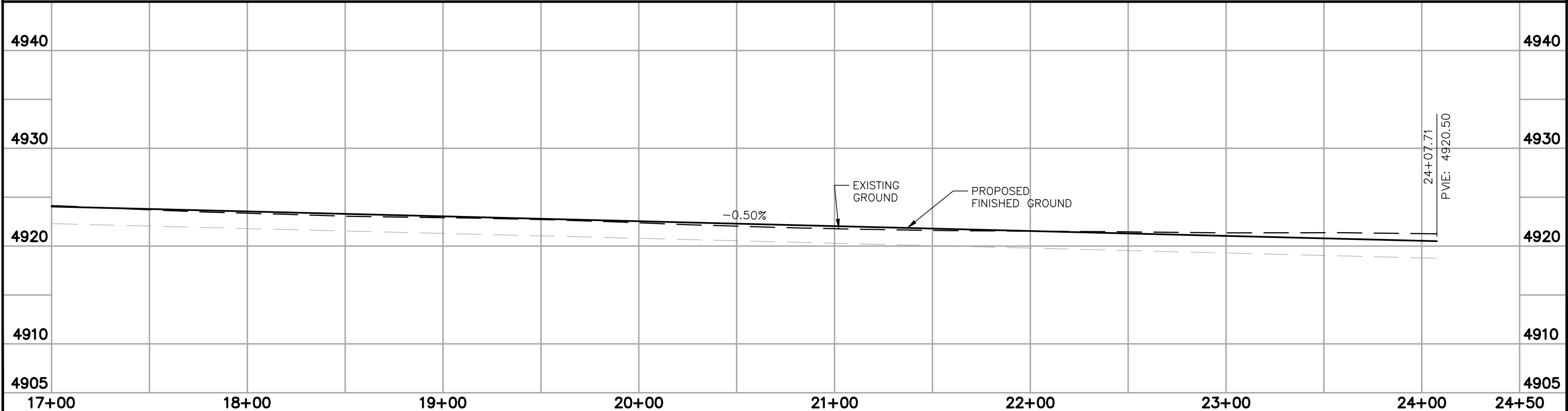


DATE		REVISIONS		BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X			ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE ROADWAY – NATALIE LANE STA 10+00 TO 17+00	SHEET 5 OF 40
12/17/25		ORIGINAL DRAWING		IKSM	CAS								

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SCALES:
1" = 50' HOR
1" = 10' VERT



DATE		REVISIONS		BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	
12/17/25		ORIGINAL DRAWING		IKSM	CAS			

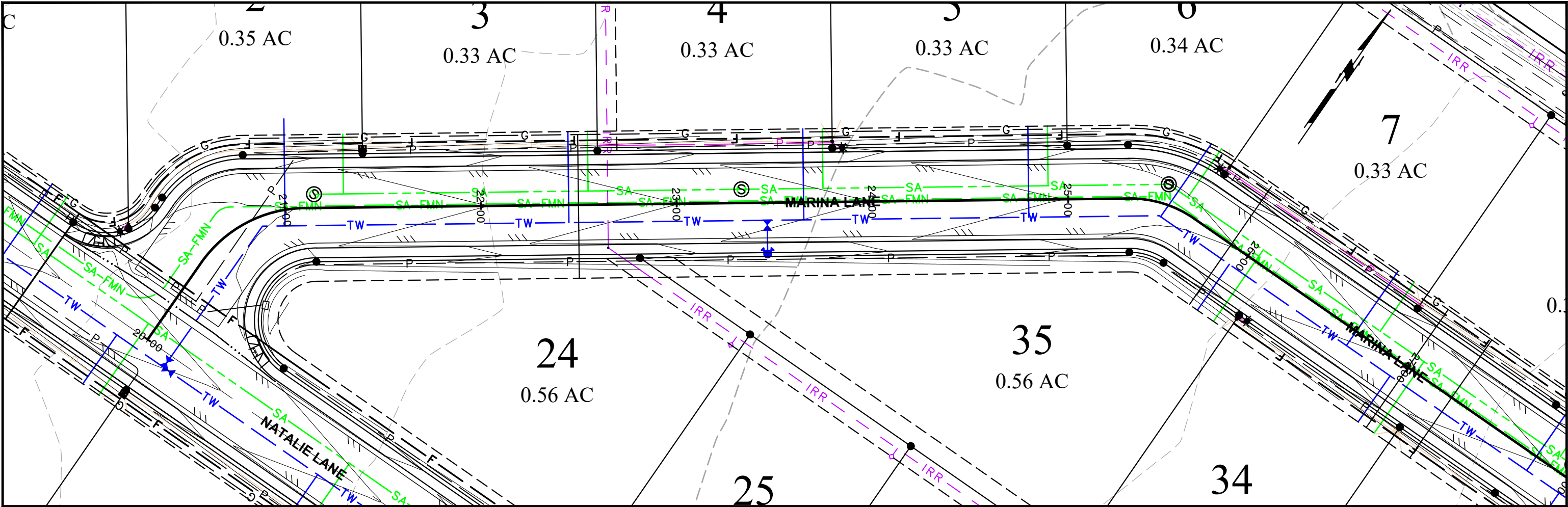
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CONSULTING ENGINEERS & SURVEYORS

OWNER: **HARRIS TRUCKING & CONSTRUCTION**

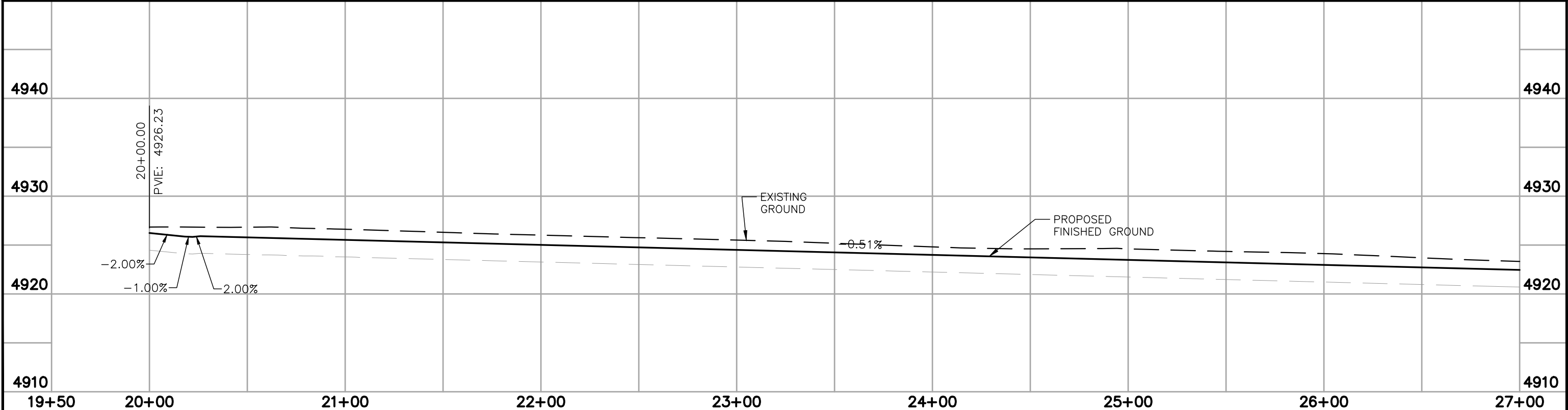
HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN & PROFILE
ROADWAY – NATALIE & SUZZANE LANE
STA 17+00 TO 24+07.71

SHEET
6 OF 40

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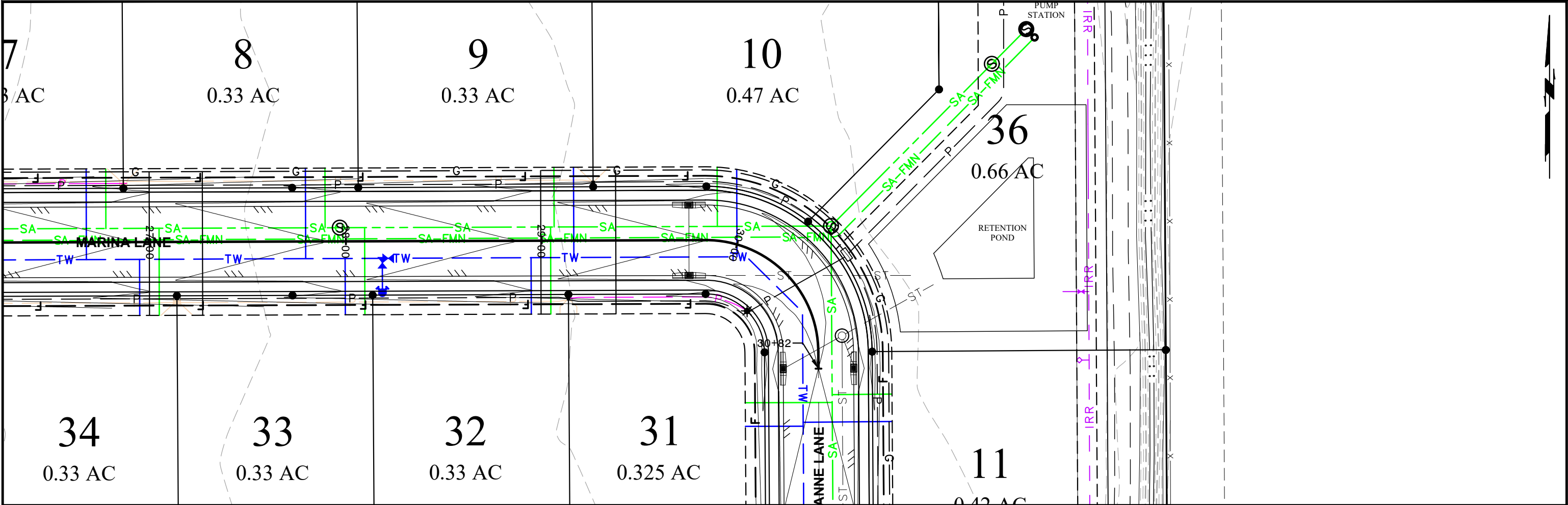


SCALES:
1" = 50' HOR
1" = 10' VERT

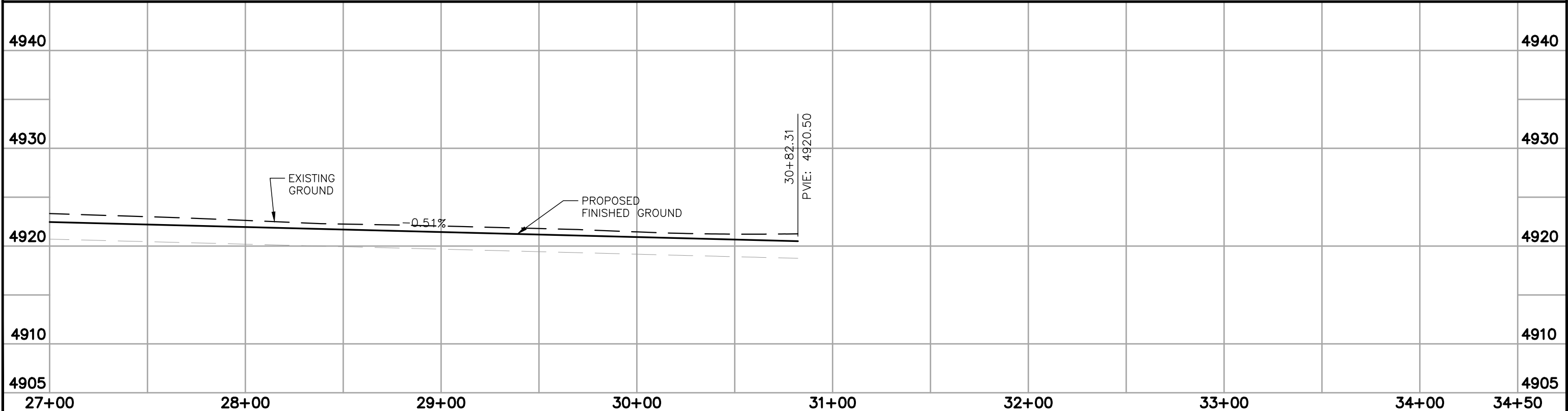


DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE ROADWAY – MARINA LANE STA 20+00 TO 27+00	SHEET 7 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

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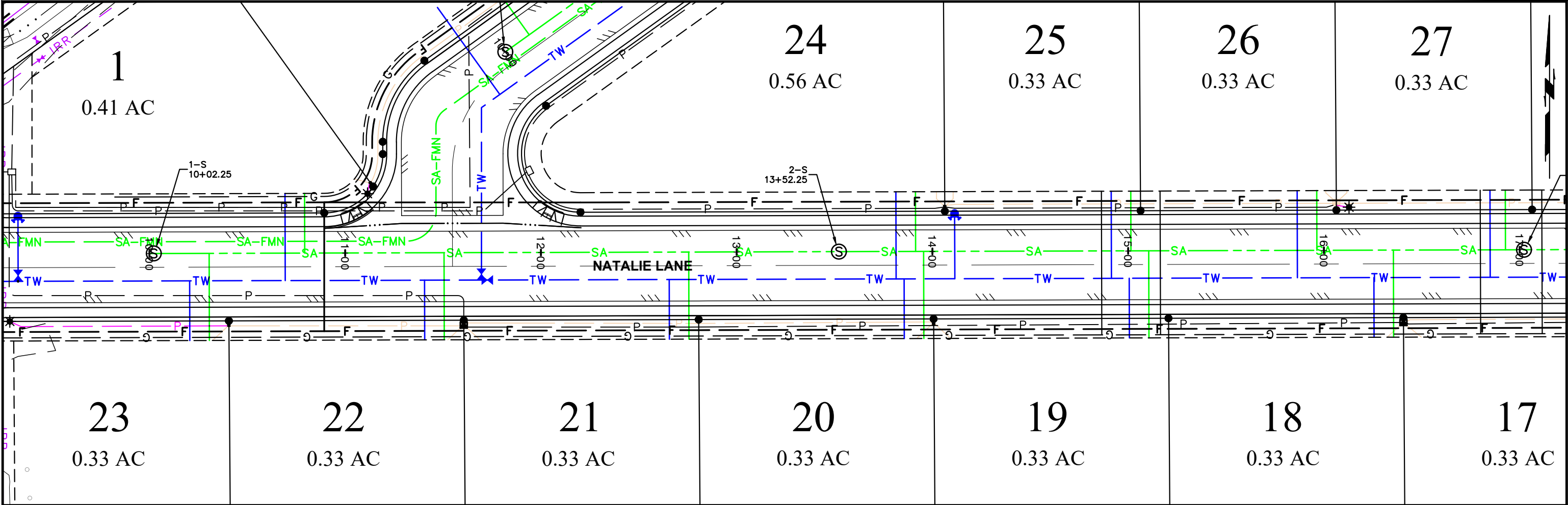
SCALES:
1" = 50' HOR
1" = 10' VERT



DATE					REVISIONS					BY					CHECKED					APPROVED					DRAWN BY: IKMS					JOB NO. 24016					FIELD BOOK NO. XX					FIELD BOOK NO. X				
12/17/25					ORIGINAL DRAWING					IKSM					CAS																													

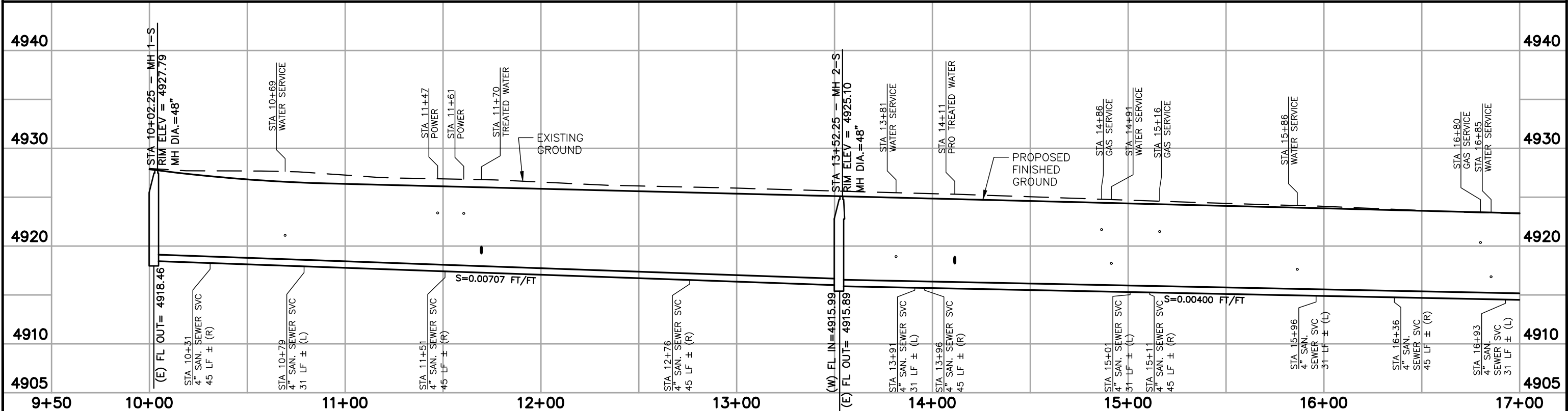
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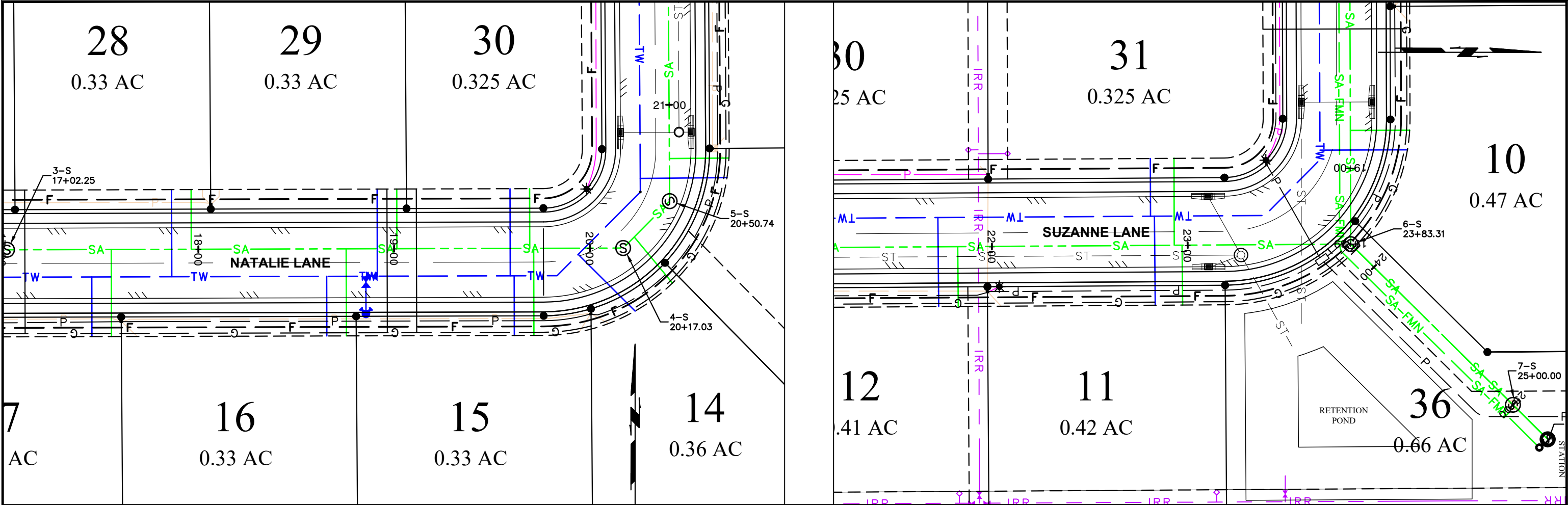
SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (697.75 LF)



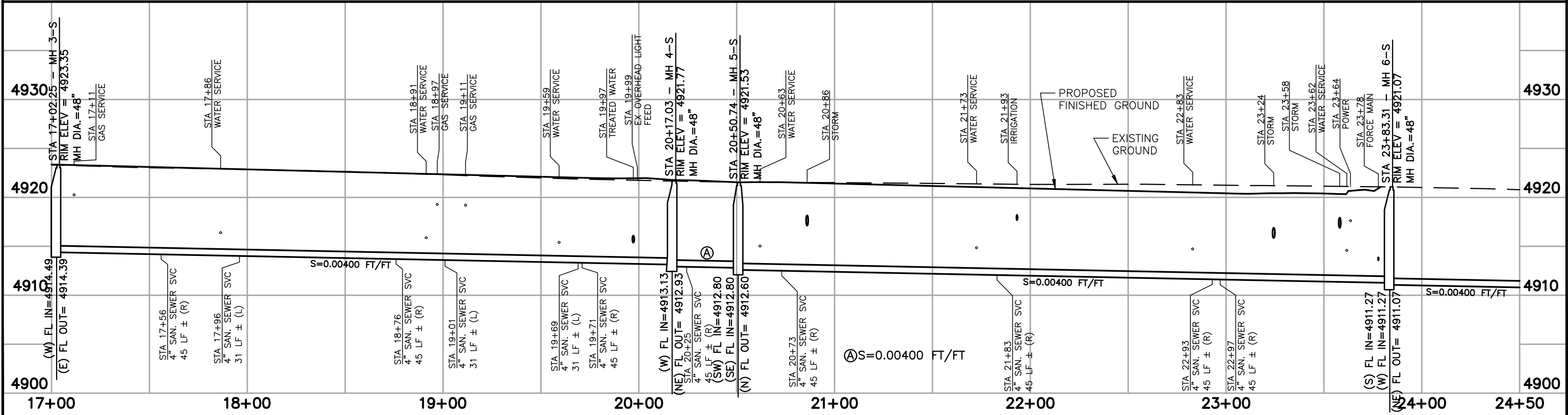
DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SANITARY SEWER – SOUTH STA 10+00 TO 17+00	SHEET 9 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

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SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (750 LF)



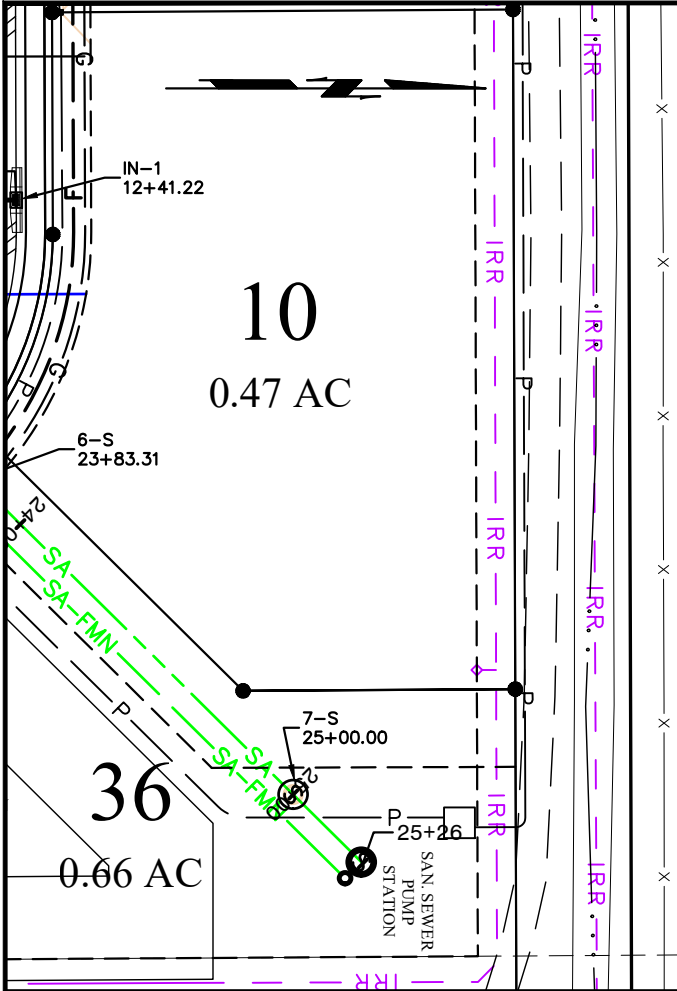
DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS
JOB NO. 24016		
FIELD BOOK NO. XX		

OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SANITARY SEWER – SOUTH STA 17+00 TO 24+50
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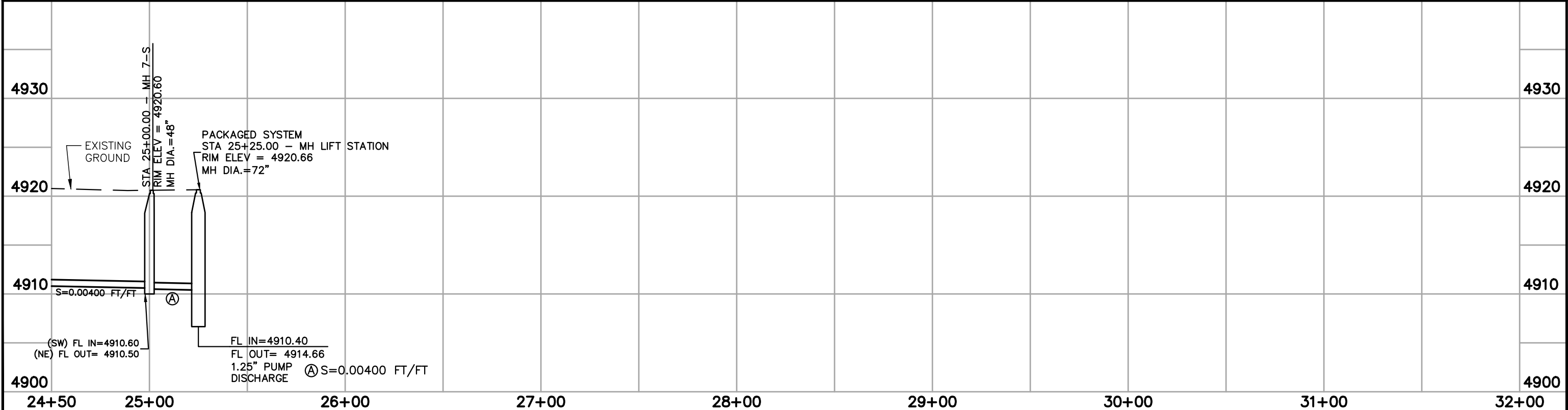
SHEET 10 OF 40

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SCALES:
1" = 50' HOR
1" = 10' VERT

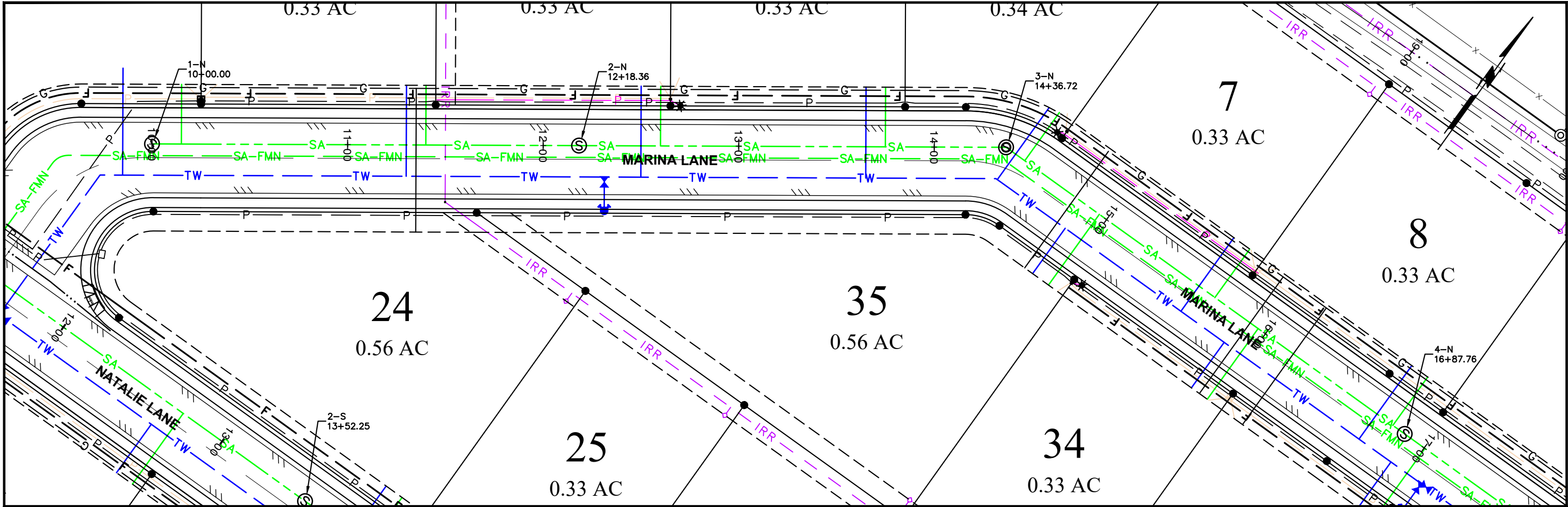
8-INCH DIA. SDR 35 (50 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS	OWNER:	HARRIS TRUCKING & CONSTRUCTION	SHEET
					JOB NO. 24016		HARRIS TRUCKING & CONSTRUCTION	11 OF 40
					FIELD BOOK NO. XX		BLUEBIRD SUBDIVISION	
					FIELD BOOK NO. X		PLAN & PROFILE	
12/17/25	ORIGINAL DRAWING	IKSM	CAS				SANITARY SEWER - SOUTH STA 24+50 TO 25+00	

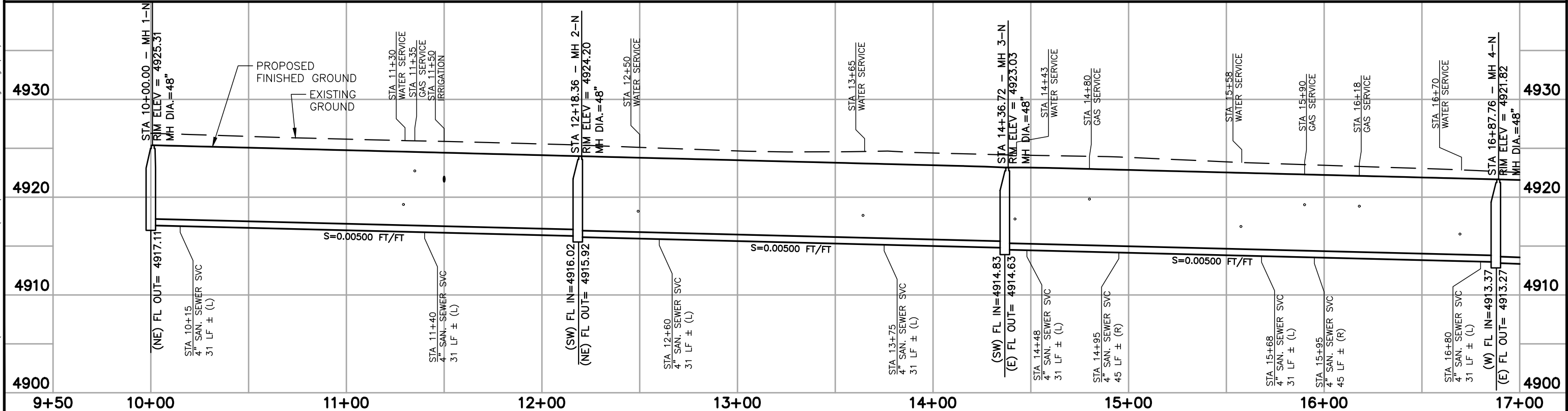


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS



SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (697.75 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED	OWNER	PROJECT	SHEET
12/17/25	ORIGINAL DRAWING	IKSM	CAS		HARRIS TRUCKING & CONSTRUCTION	BLUEBIRD SUBDIVISION	12 OF 40

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS	ENGINEERING ASSOCIATES - CODY, WYOMING	OWNER: HARRIS TRUCKING & CONSTRUCTION	PROJECT: BLUEBIRD SUBDIVISION
JOB NO. 24016	CONSULTING ENGINEERS & SURVEYORS		
FIELD BOOK NO. XX			
FIELD BOOK NO. X			



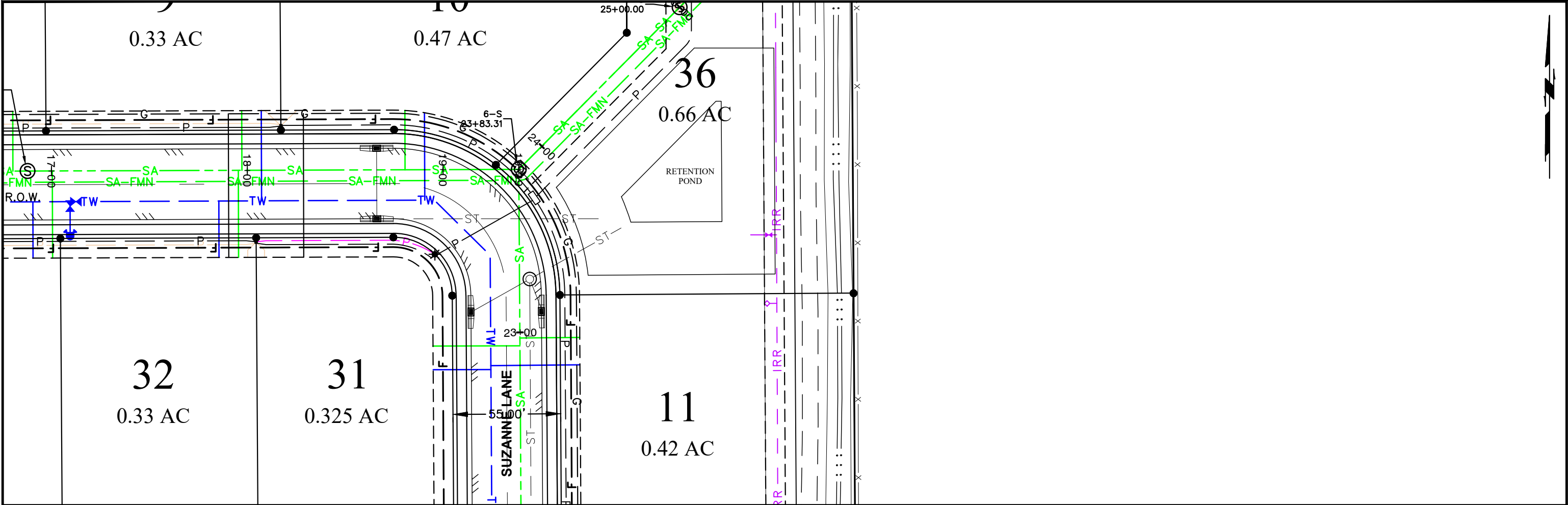
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: HARRIS TRUCKING & CONSTRUCTION

PLAN & PROFILE
SANITARY SEWER - NORTH STA 10+00 TO 17+00

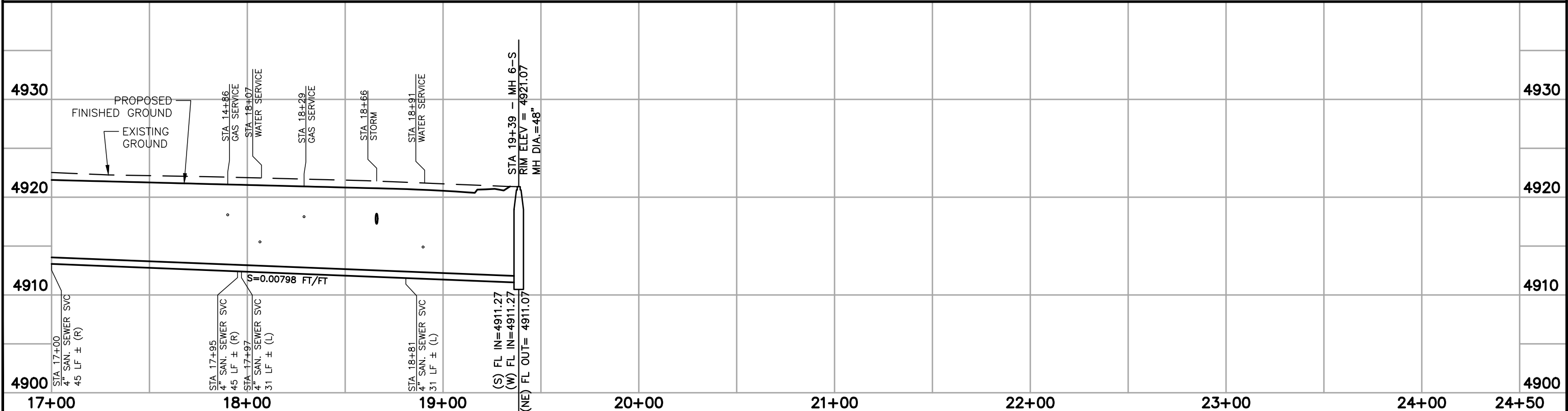
SHEET 12 OF 40

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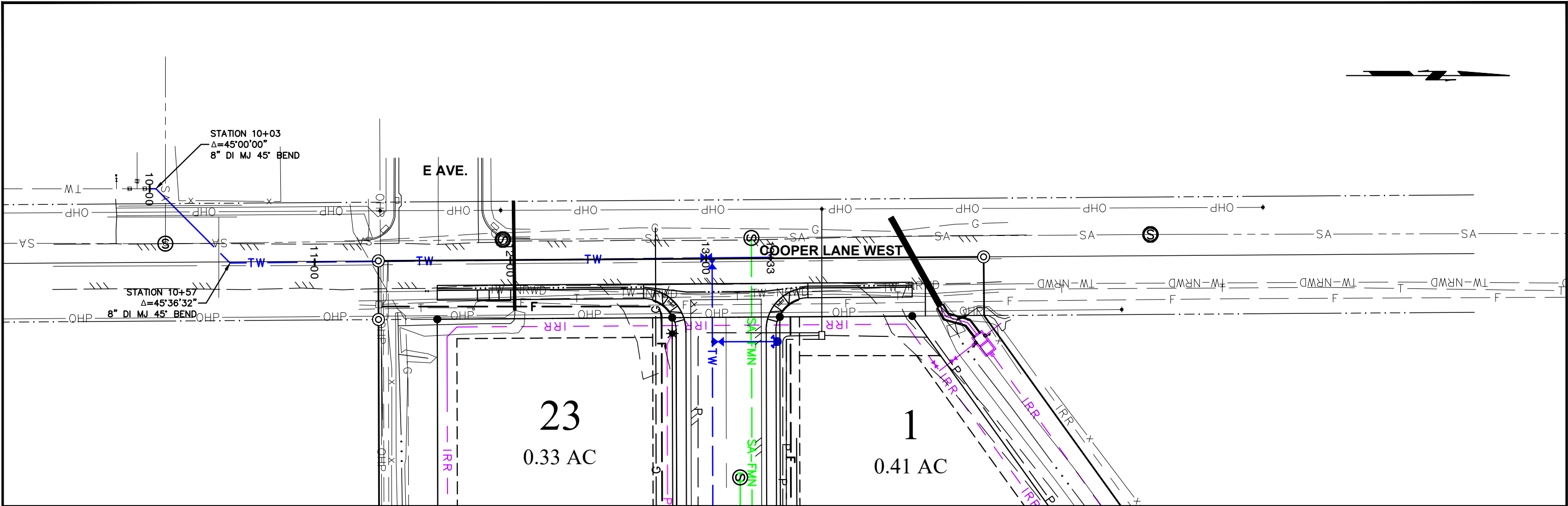
SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (239 LF)

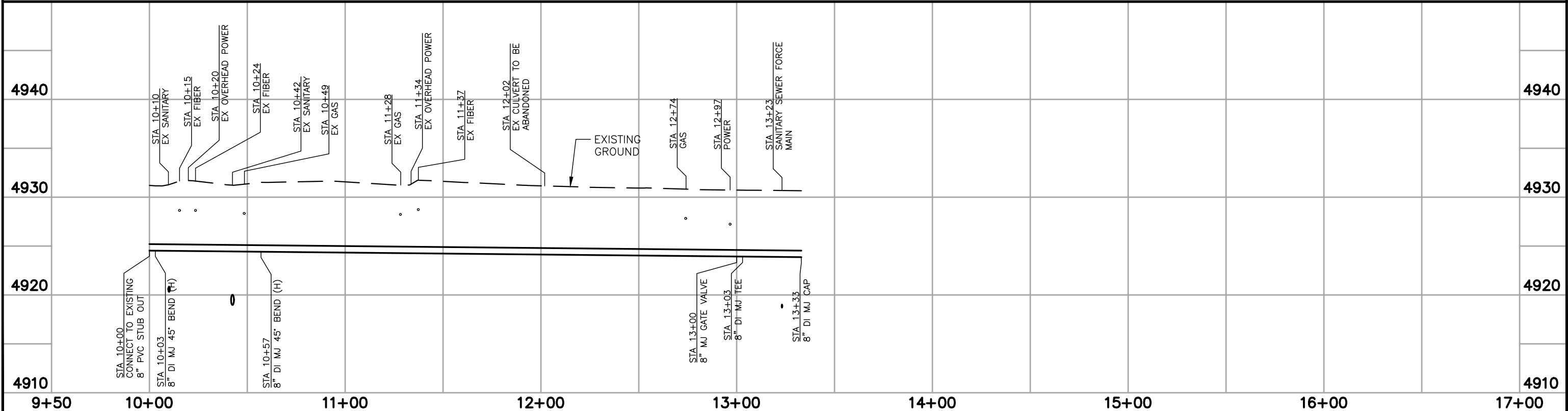


DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SANITARY SEWER – SOUTH STA 17+00 TO 23+83.31	SHEET 13 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

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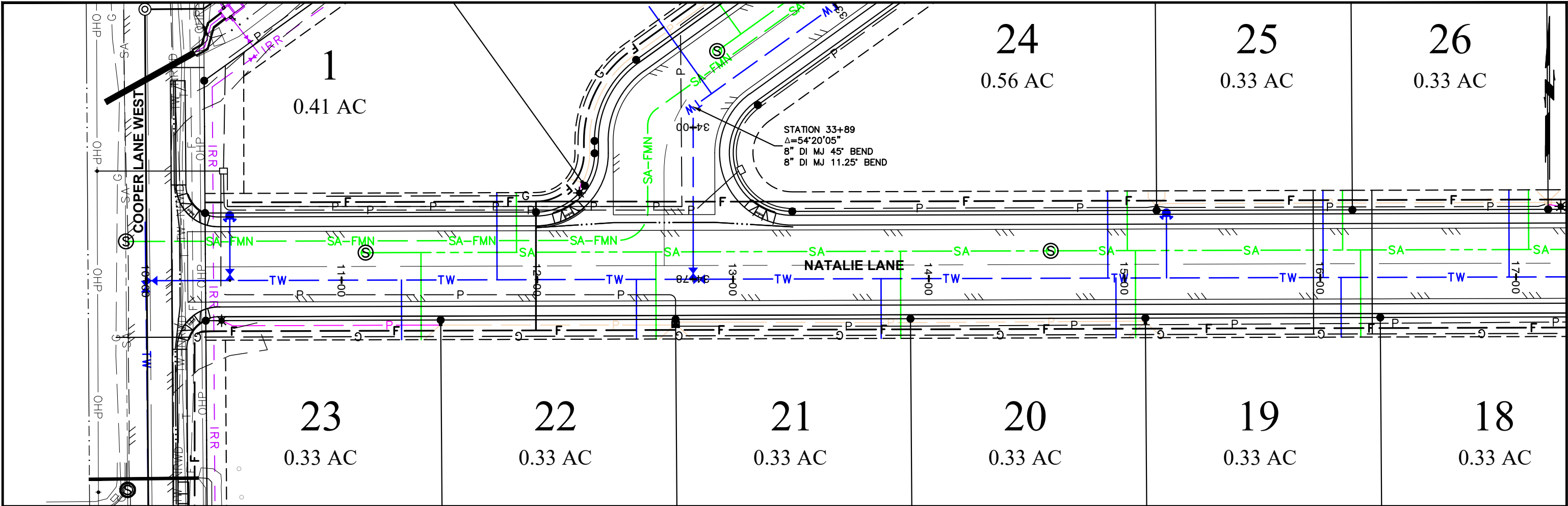


SCALES: 1" = 50' HOR, 1" = 10' VERT. ALL FITTINGS TO BE RESTRAINED WITH EBBA JOINT RESTRAINTS OR APPROVED EQUAL. 8-INCH DIA. AWWA C-900 PVC CLASS 235 (333 LF). NOTE: ALL COMPACTED BACKFILL IN CITY STREETS OR ALLEYS SHALL BE COMPACTED BACKFILL-TYPE 2.



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE TREATED WATER – COOPER LANE	SHEET 14 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

P:\2024\Cody 24000.00-24199.00\24016-Construction Drawings.dwg 6/24/26 Ion

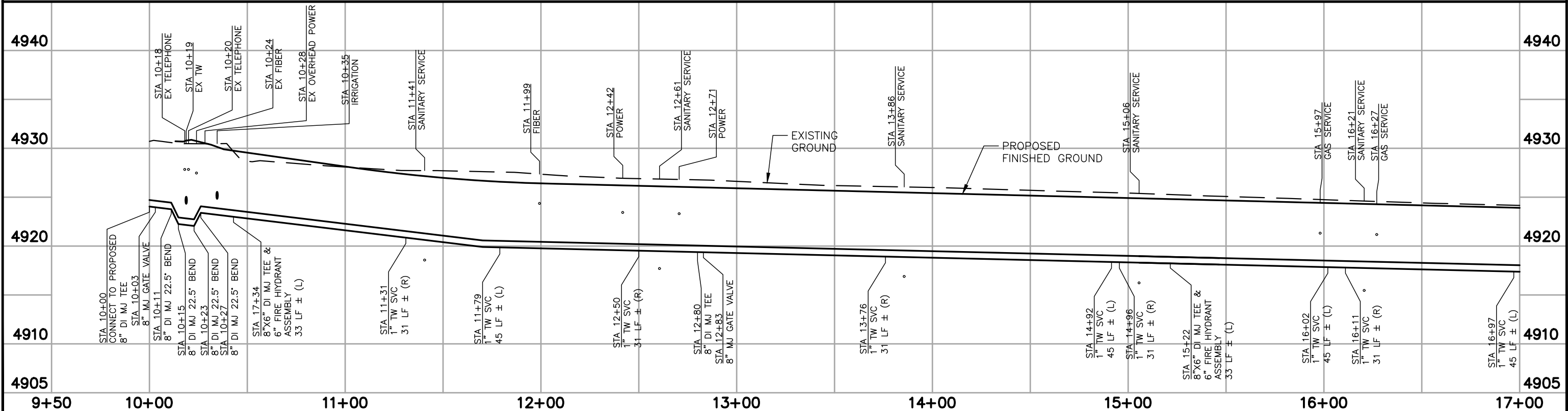


SCALES: 1" = 50' HOR 1" = 10' VERT

ALL FITTINGS TO BE RESTRAINED WITH EBBA JOINT RESTRAINTS OR APPROVED EQUAL.

8-INCH DIA. AWWA C-900 PVC CLASS 235 (700 LF)

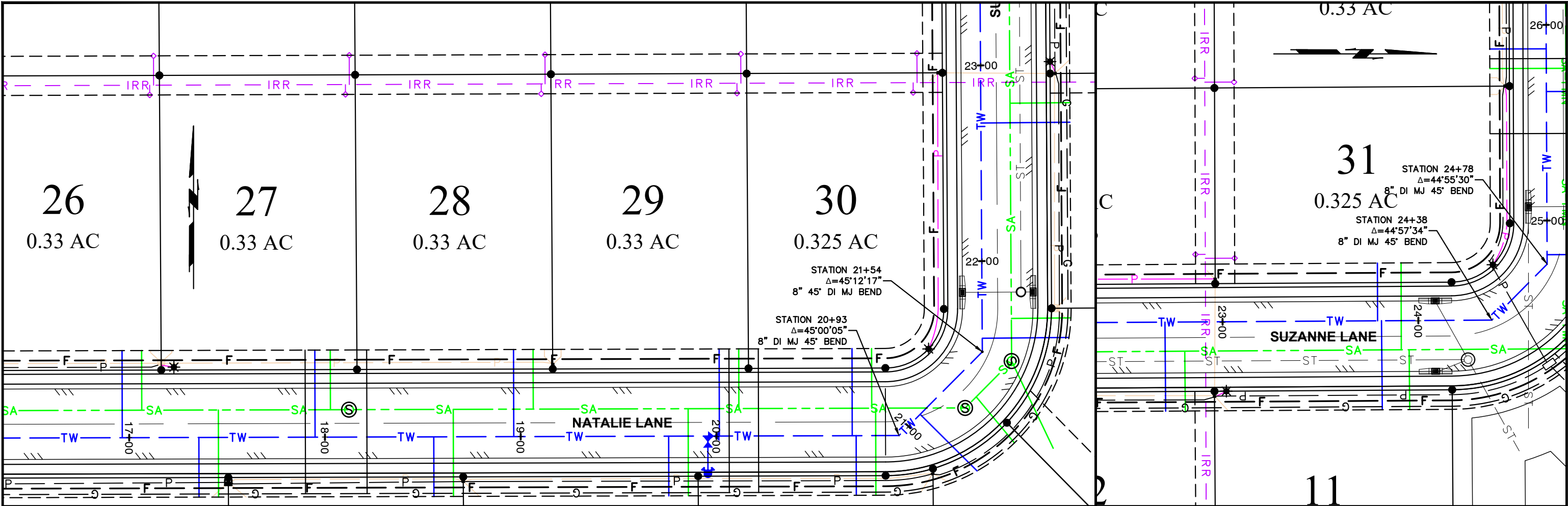
NOTE: ALL COMPACTED BACKFILL IN CITY STREETS OR ALLEYS SHALL BE COMPACTED BACKFILL-TYPE 2.



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE TREATED WATER - NATALIE LANE	SHEET 15 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS		JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X			



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

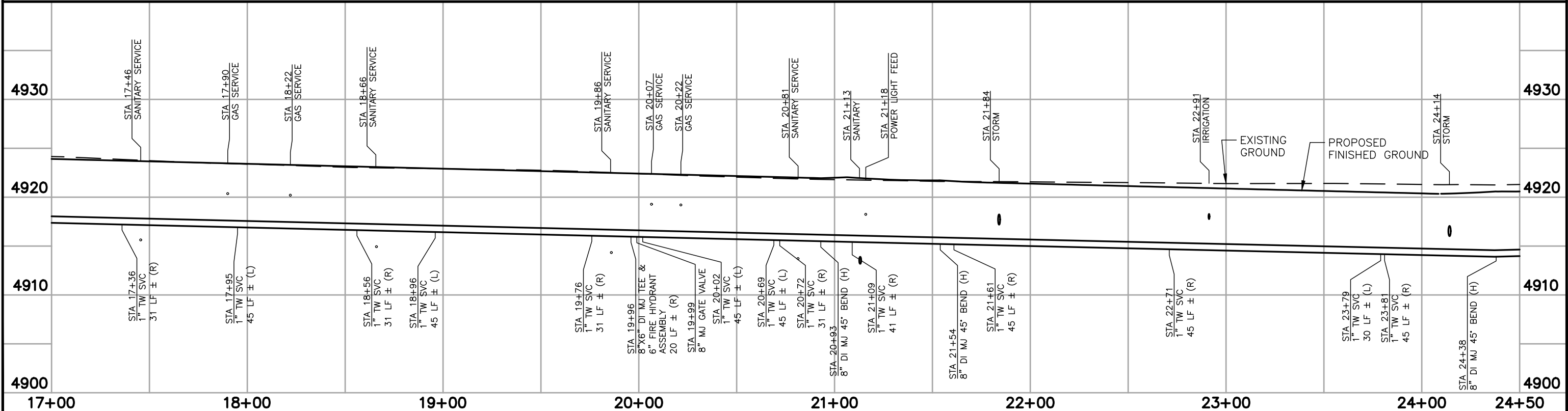


SCALES:
1" = 50' HOR
1" = 10' VERT

ALL FITTINGS TO BE RESTRAINED WITH EBBA JOINT RESTRAINTS OR APPROVED EQUAL.

8-INCH DIA. AWWA C-900 PVC CLASS 235 (750 LF)

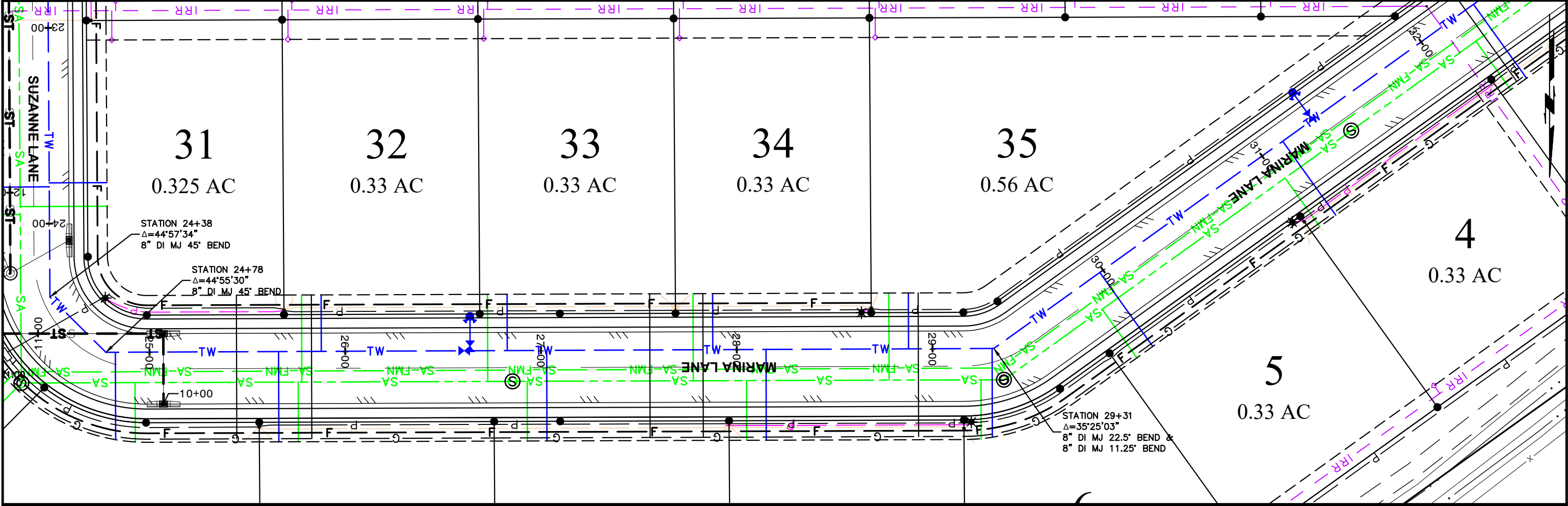
NOTE:
ALL COMPACTED BACKFILL IN CITY STREETS OR ALLEYS SHALL BE COMPACTED BACKFILL-TYPE 2.



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE TREATED WATER –NATALIE & SUZANNE LANE	SHEET 16 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

P:\2024\Cody 24000.00-24199.00\24016.00 Kootz Blue Bird\ACAD\24016-Construction Drawings.dwg 6/24/26 Ion

P:\2024\Cody 24000.00-24199.00\24016.00 Koontz Blue Bird\ACAD\24016-Construction Drawings.dwg 6/24/26 1on



SCALES:
1" = 50' HOR
1" = 10' VERT

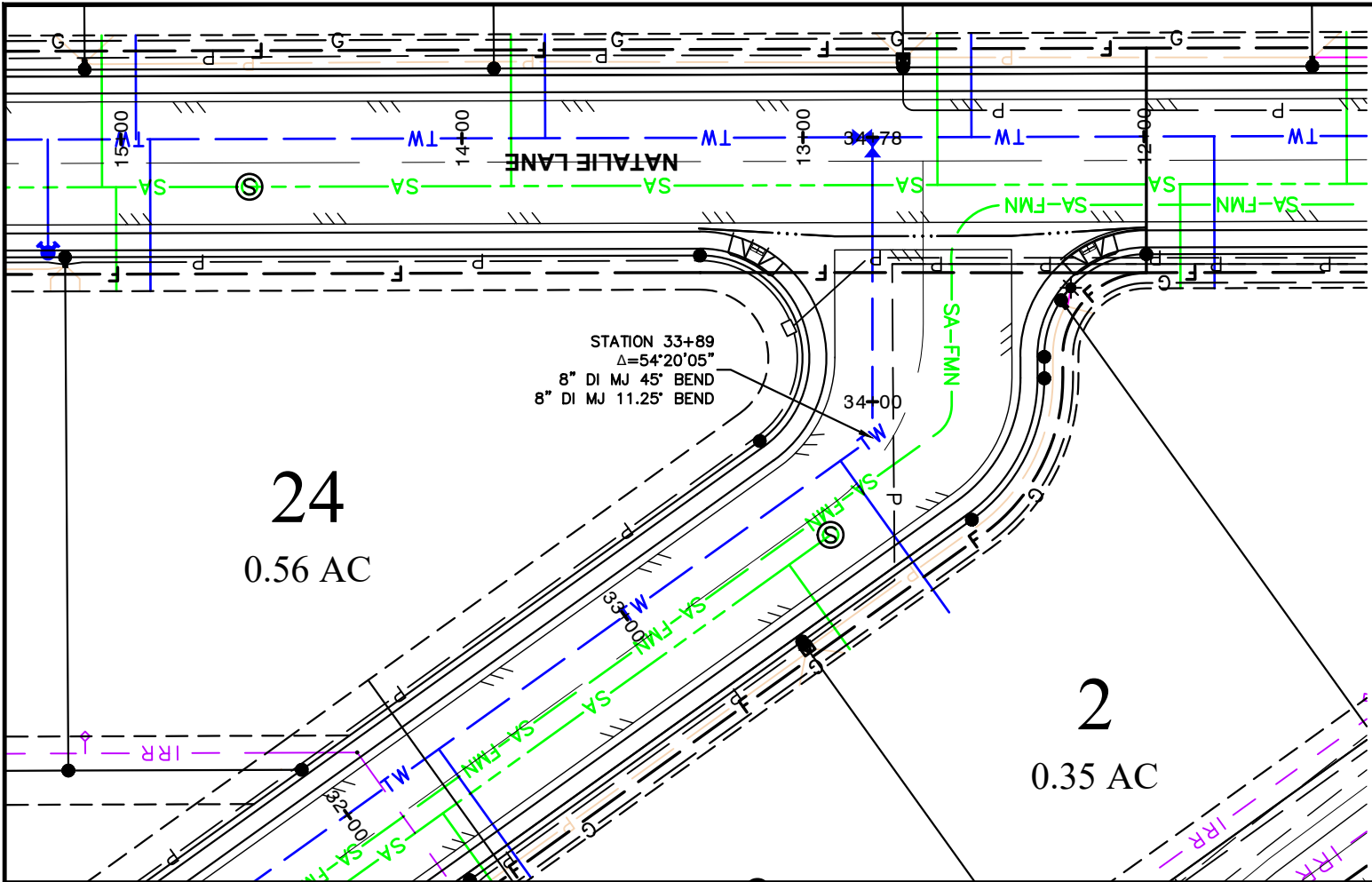
ALL FITTINGS TO BE RESTRAINED WITH EBBA JOINT RESTRAINTS OR APPROVED EQUAL.

8-INCH DIA. AWWA C-900 PVC CLASS 235 (750 LF)

NOTE:
ALL COMPACTED BACKFILL IN CITY STREETS OR ALLEYS SHALL BE COMPACTED BACKFILL-TYPE 2.



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE TREATED WATER – MARINA LANE	SHEET 17 OF 40
					JOB NO. 24016					
					FIELD BOOK NO. XX					
					FIELD BOOK NO. X					
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

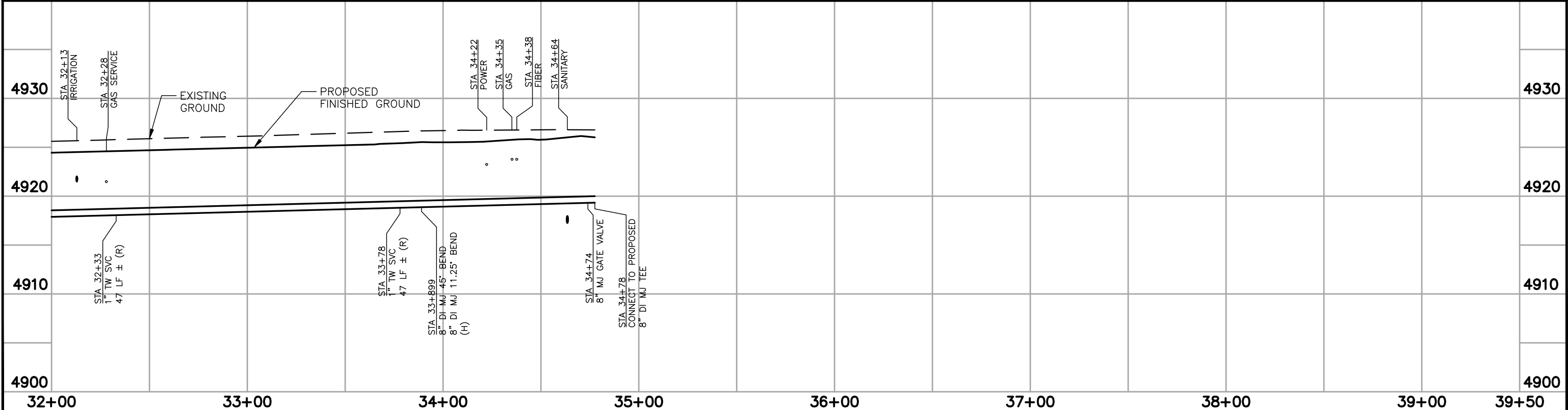


SCALES: 1" = 50' HOR 1" = 10' VERT

ALL FITTINGS TO BE RESTRAINED WITH EBBA JOINT RESTRAINTS OR APPROVED EQUAL.

8-INCH DIA. AWWA C-900 PVC CLASS 235 (278 LF)

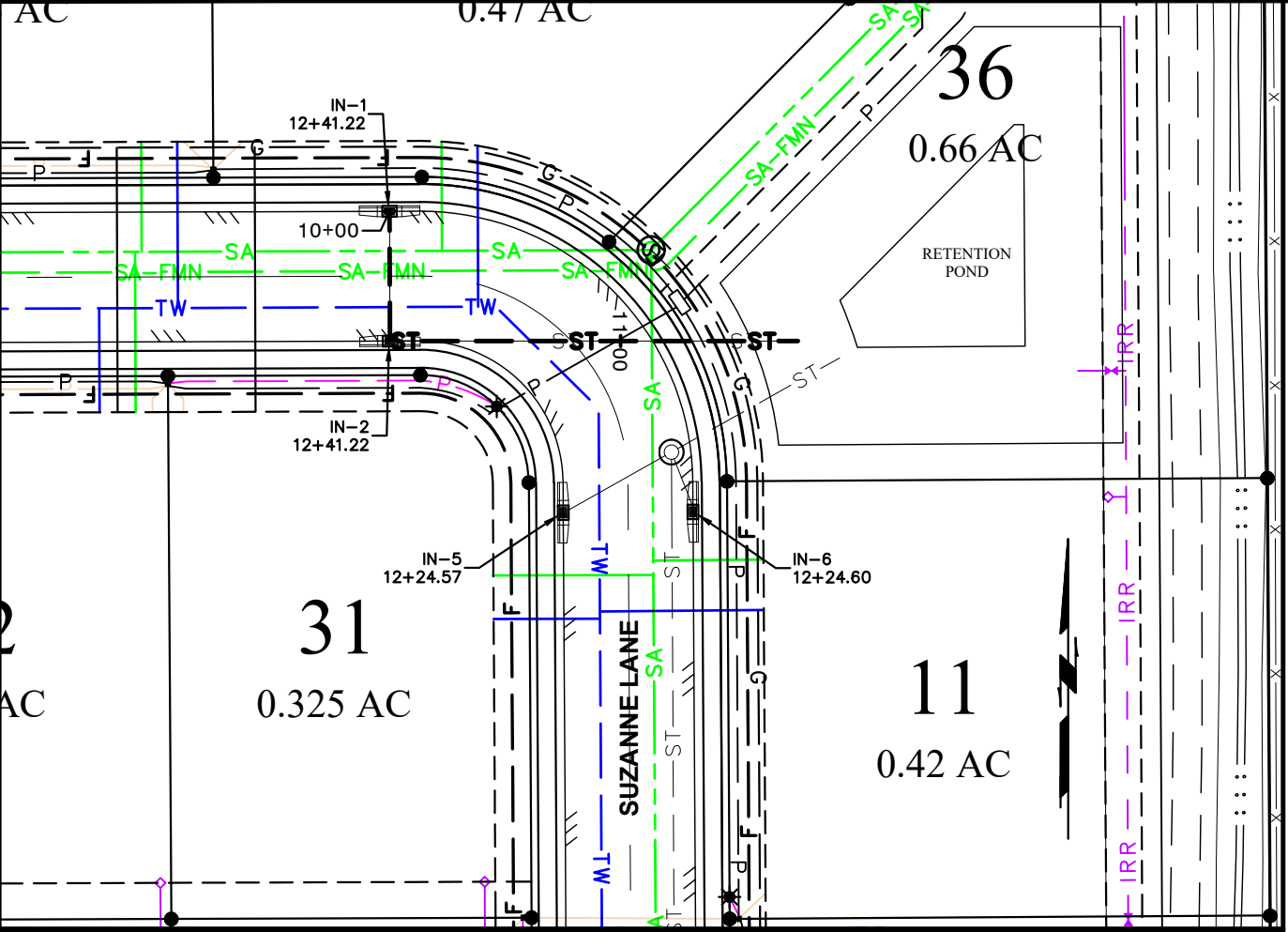
NOTE: ALL COMPACTED BACKFILL IN CITY STREETS OR ALLEYS SHALL BE COMPACTED BACKFILL-TYPE 2.



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE TREATED WATER –MARINA LANE (END)	SHEET 18 OF 40
					JOB NO. 24016					
					FIELD BOOK NO. XX					
					FIELD BOOK NO. X					
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

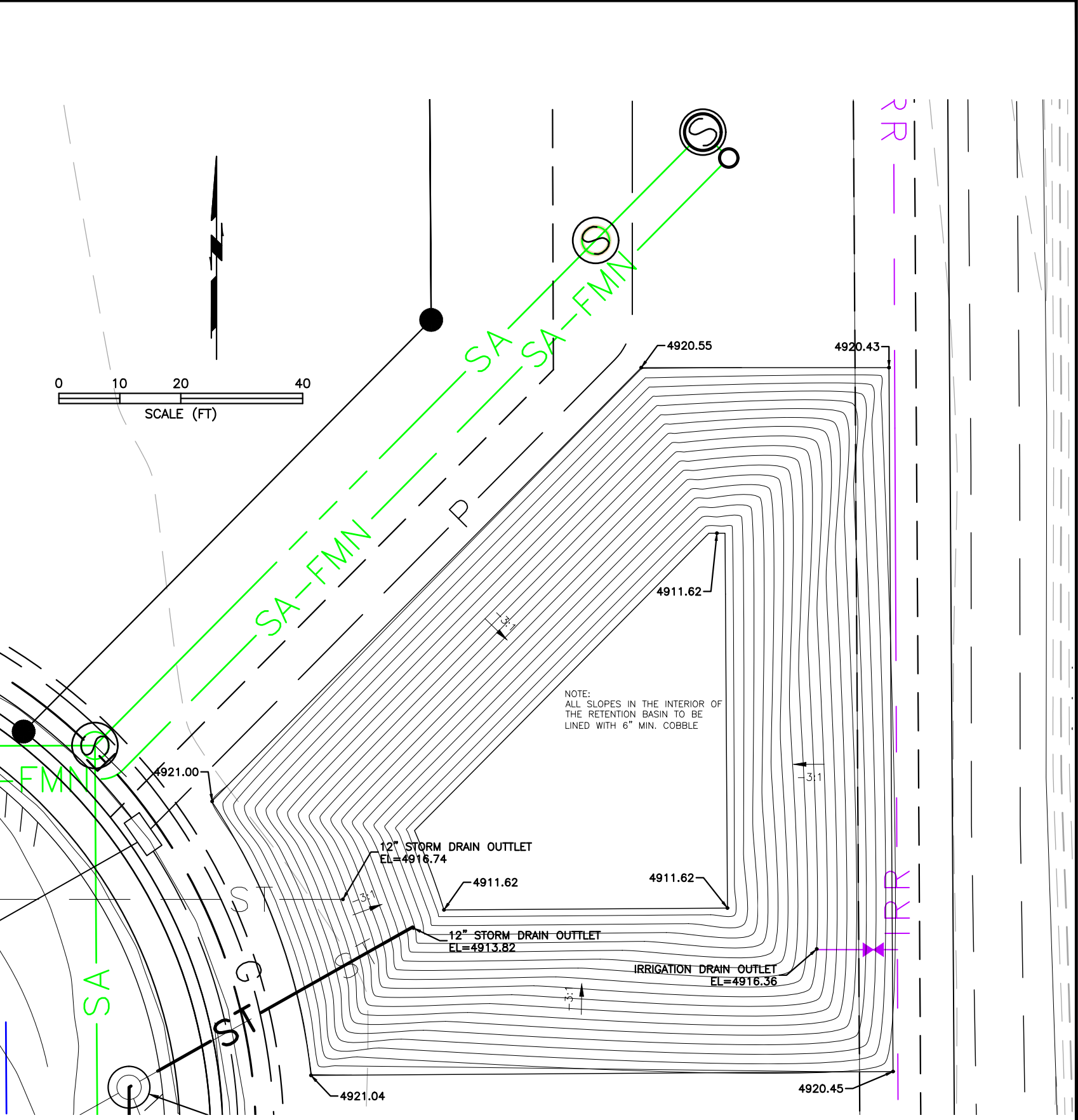
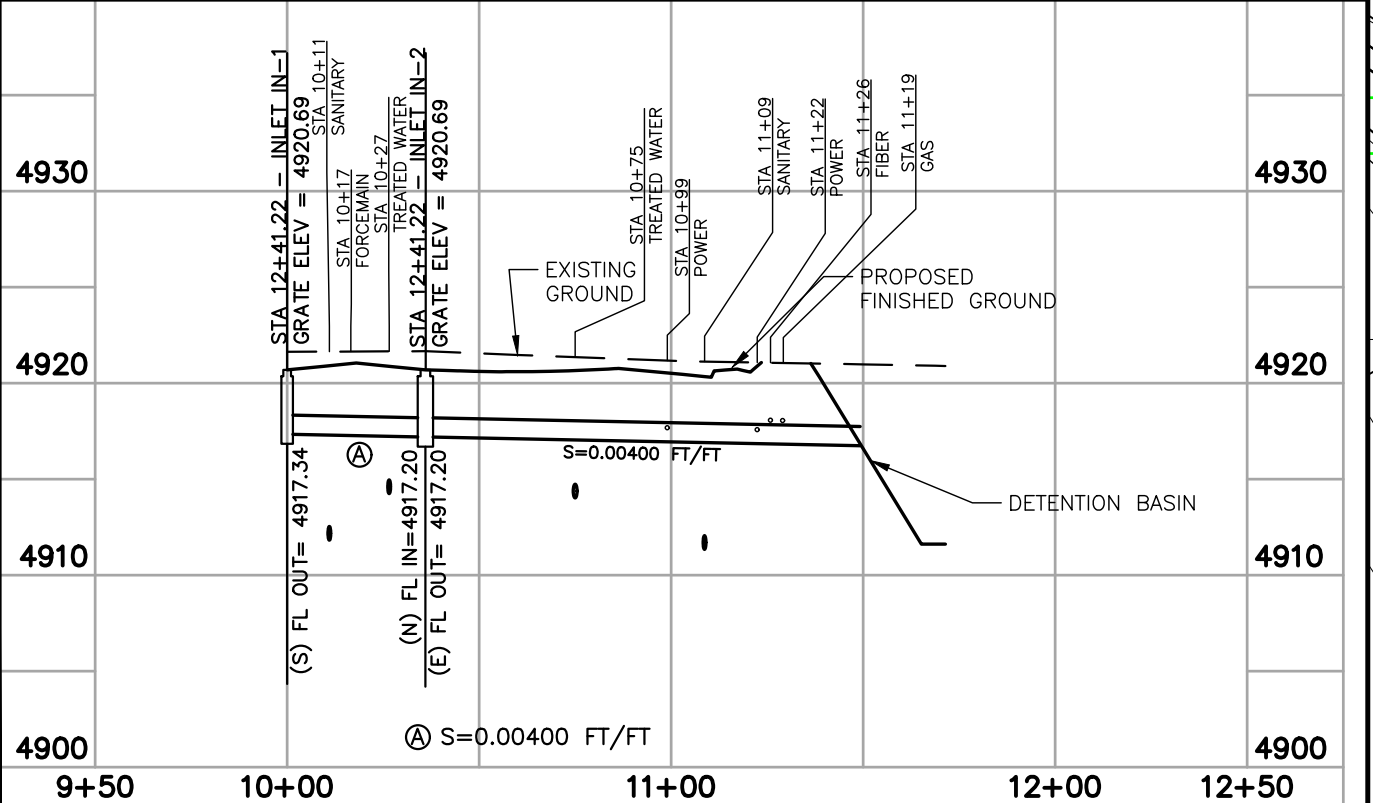
P:\2024\Cody 24000.00-24199.00\24016.00 Kootz Blue Bird\ACAD\24016-Construction Drawings.dwg 6/24/26 Ion

P:\2024\Cody 24000.00-24199.00\24016-Construction Drawings.dwg 6/24/26 Ian



SCALES:
1" = 50' HOR
1" = 10' VERT

12-INCH DIA. SDR 35 (150 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X

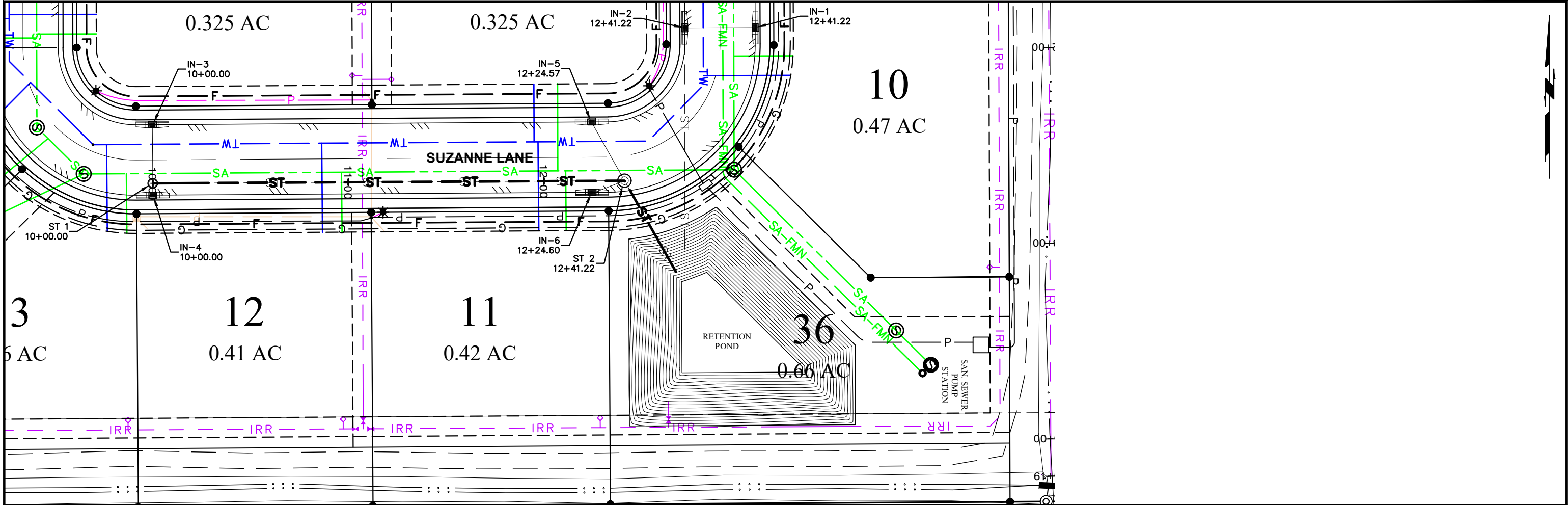


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
HARRIS TRUCKING &
CONSTRUCTION

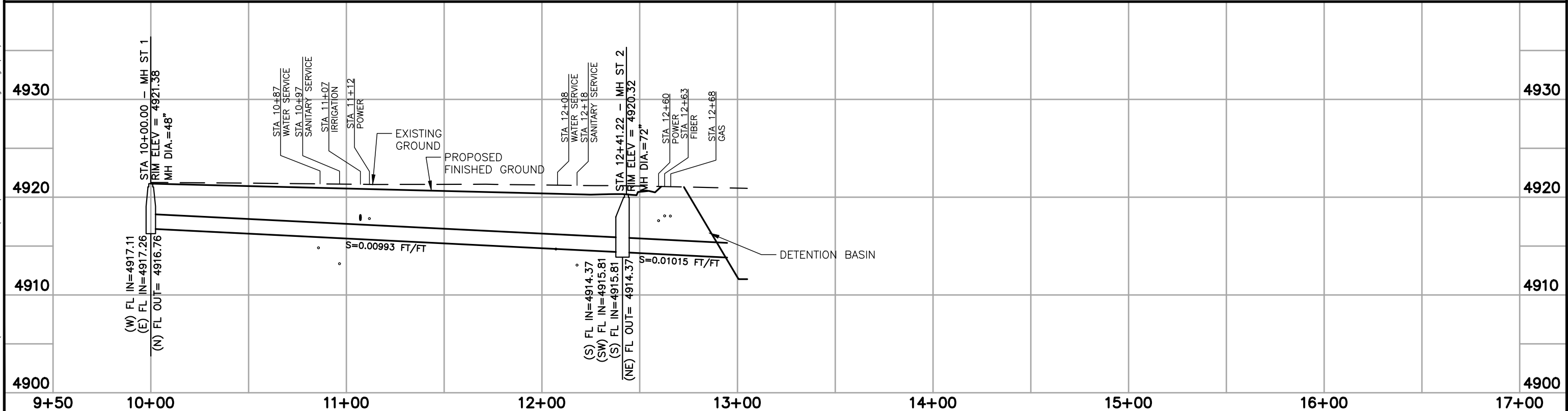
HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN & PROFILE
MARINA LANE STORM DRAIN

SHEET
19 OF 40



SCALES:
1" = 50' HOR
1" = 10' VERT

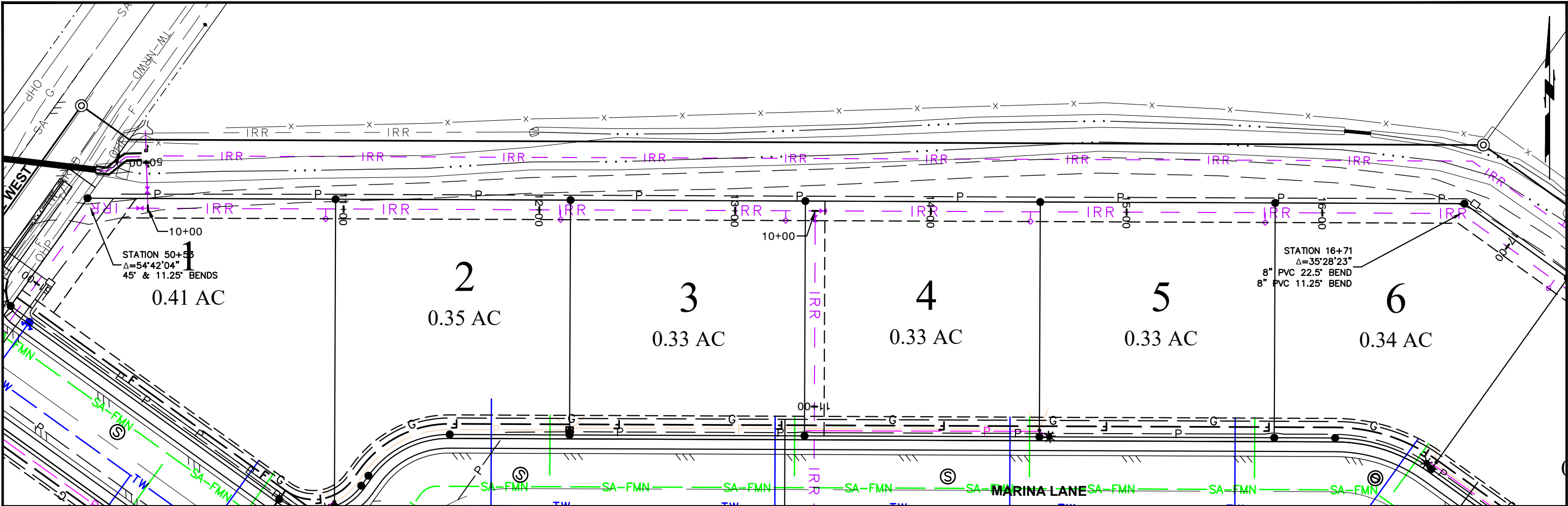
12-INCH DIA. SDR 35 (150 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SUZANNE LANE STORM DRAIN	SHEET 20 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS		JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X			

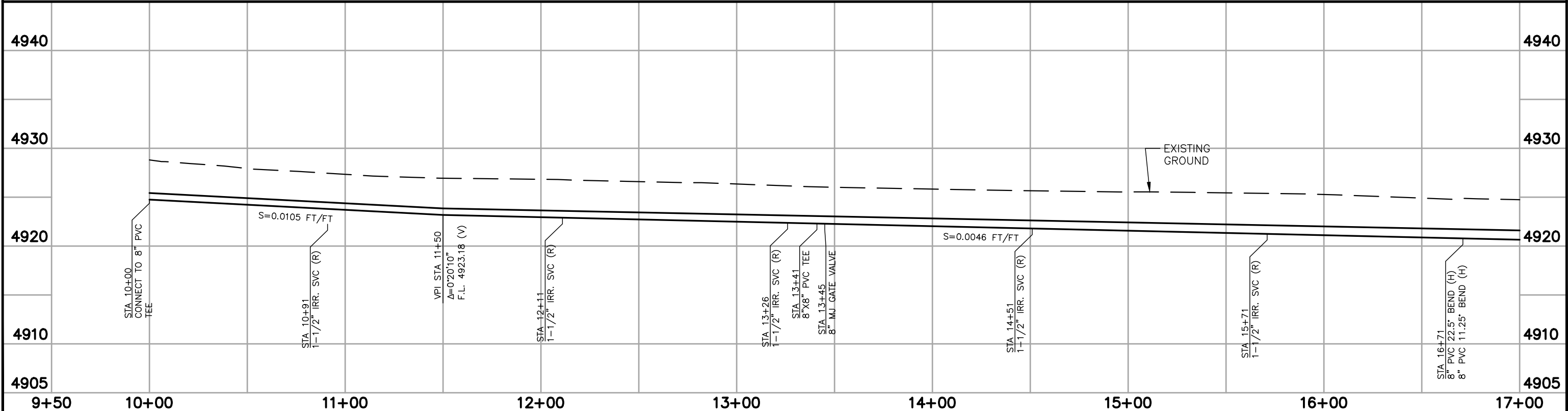


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS



SCALES:
1" = 50' HOR
1" = 10' VERT

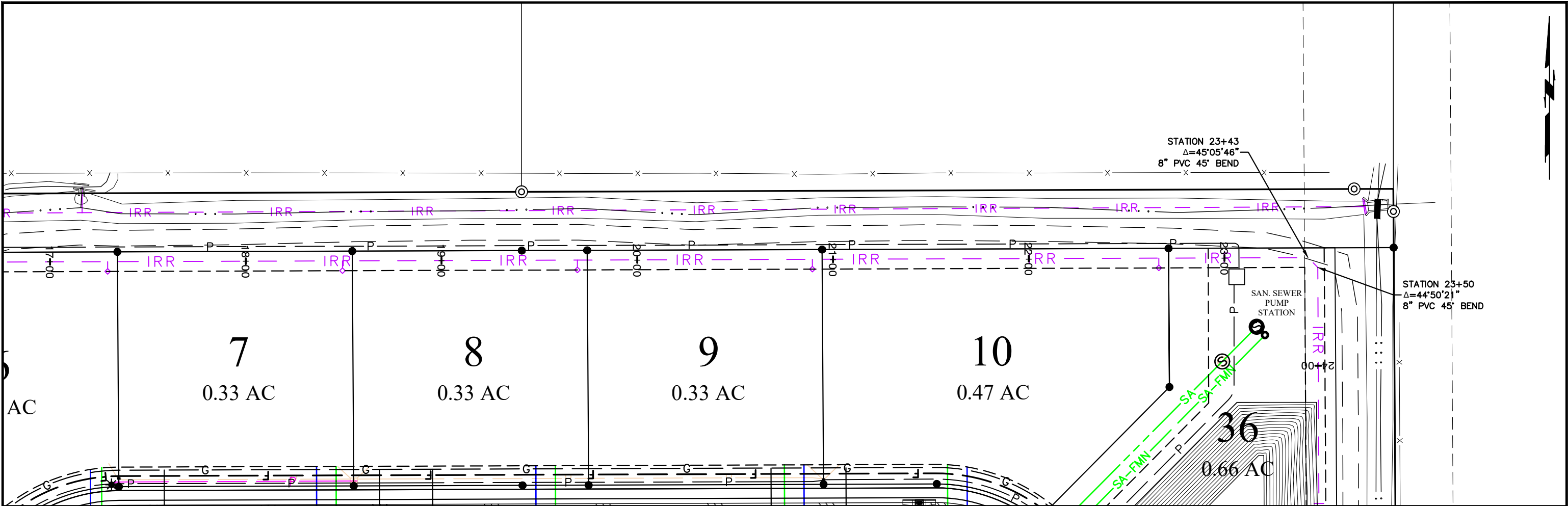
8-INCH DIA. PIP-PVC SDR 51 (700 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	PLAN & PROFILE HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION IRR – NORTH LOOP STA 10+00 TO 17+00	SHEET 21 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

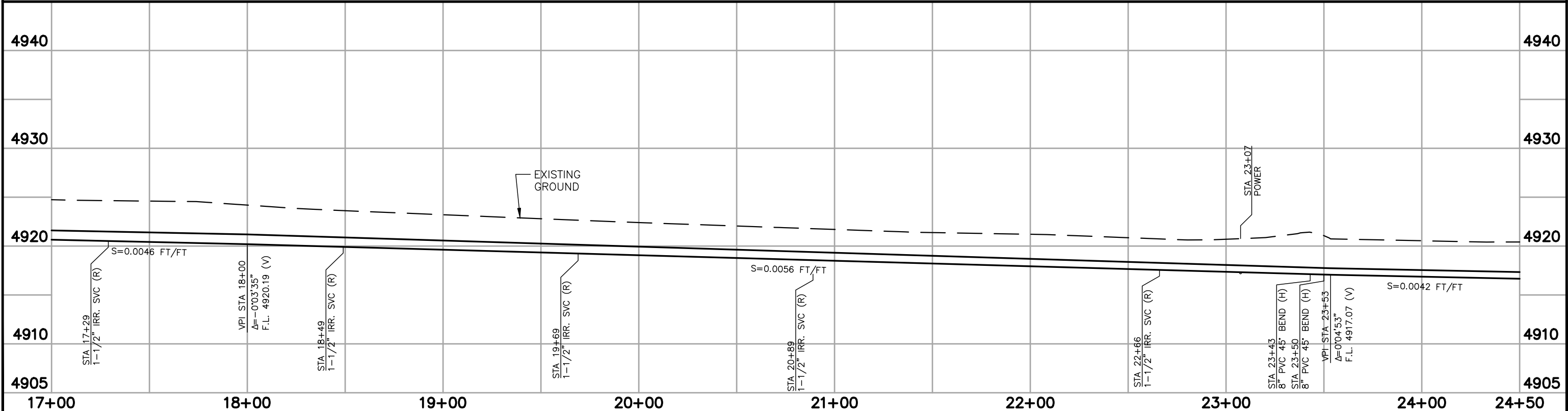
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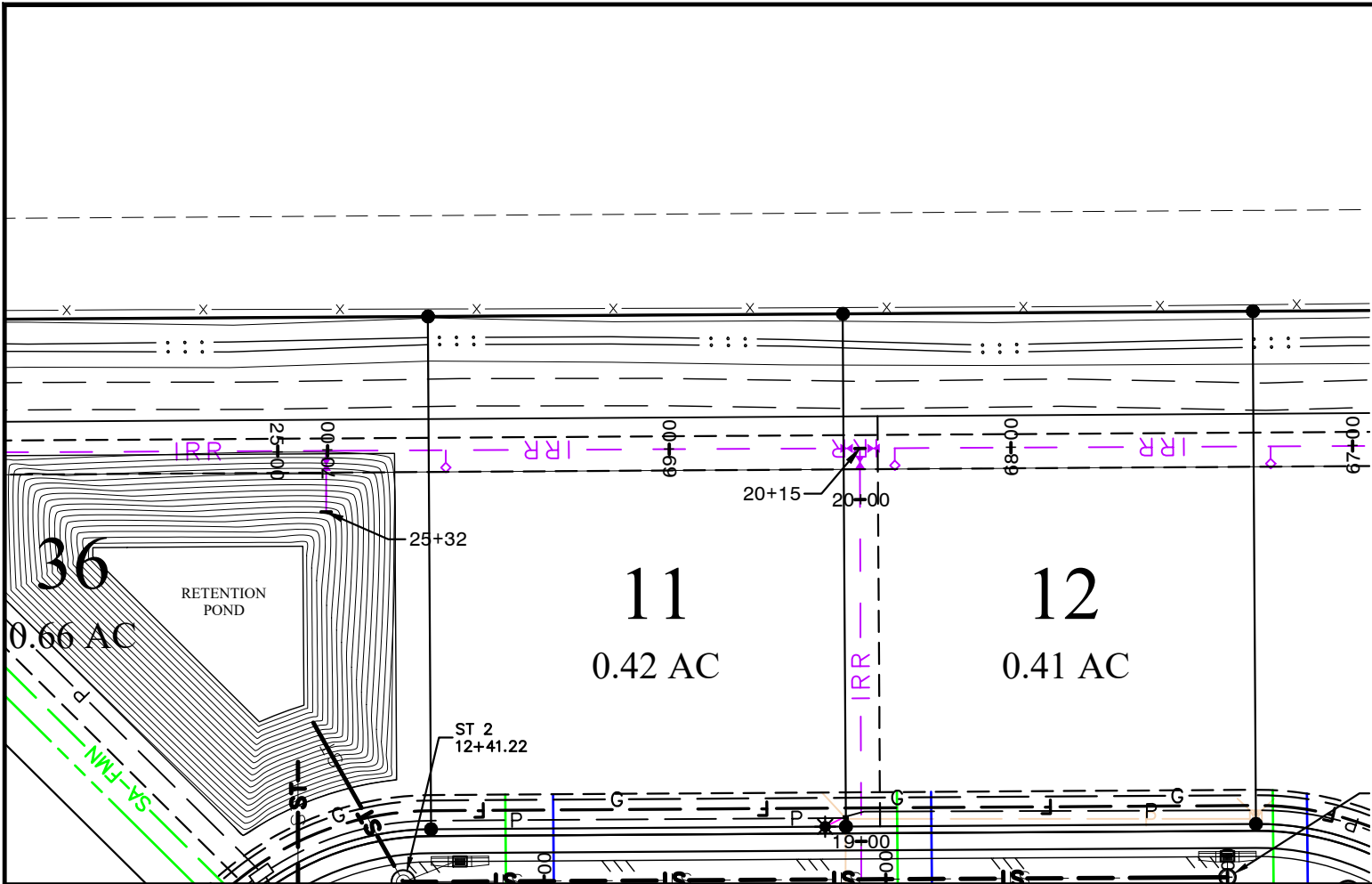


SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. PIP-PVC SDR 51 (750 LF)

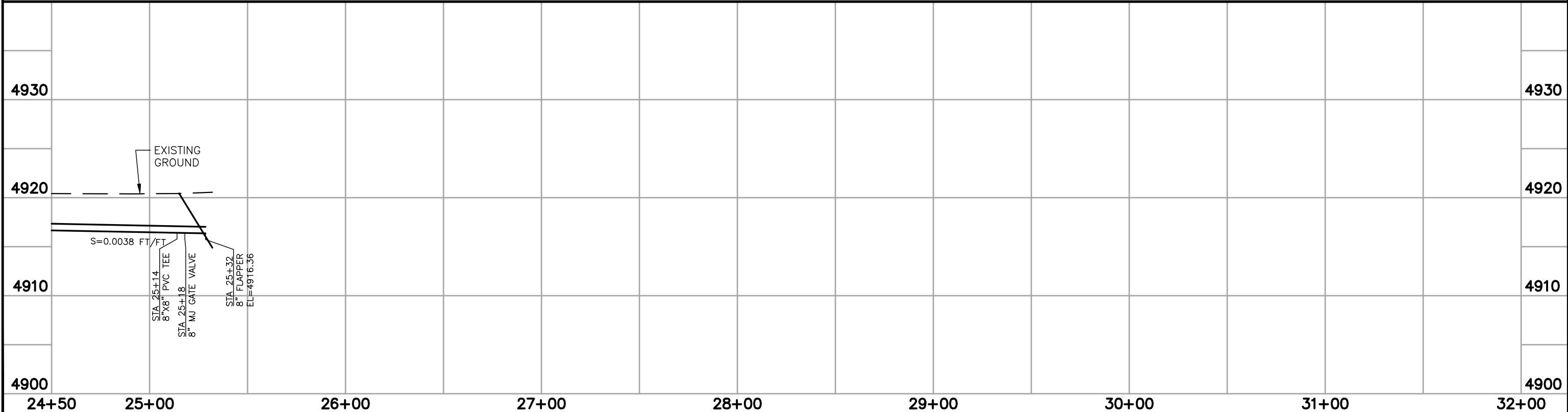


DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR – NORTH LOOP STA 17+00 TO 24+50	SHEET 22 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						



SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (697.75 LF)

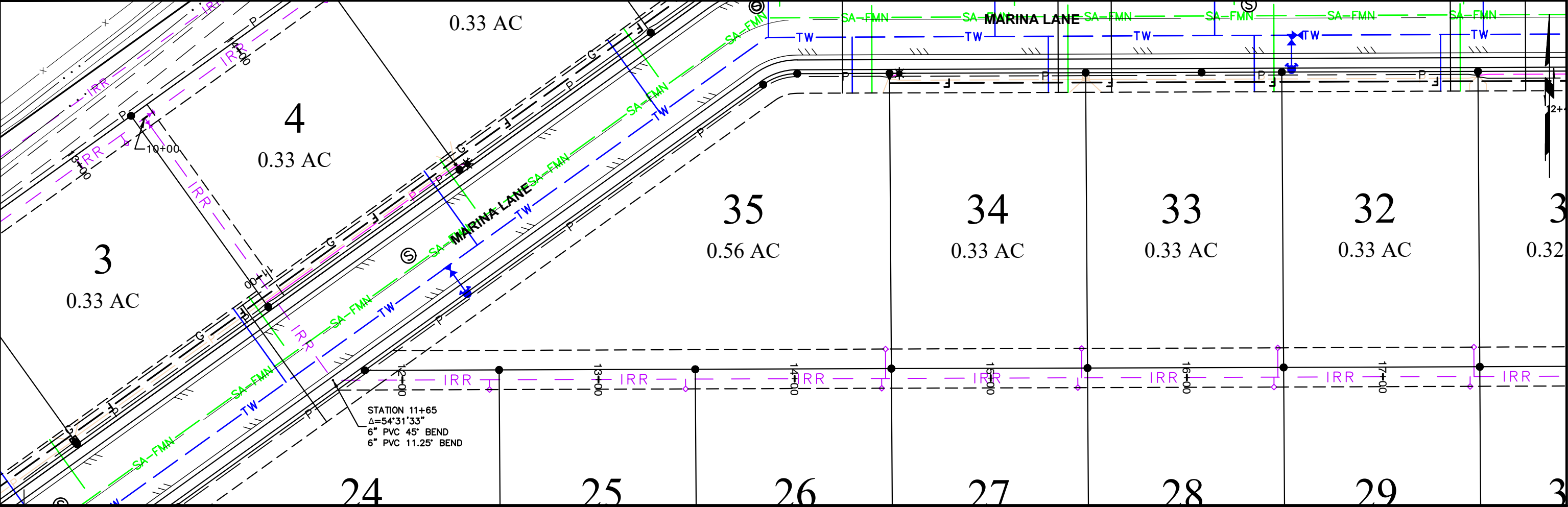


DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR - NORTH LOOP STA 24+50 TO 25+24	SHEET 23 OF 40
12/17/25	ORIGINAL DRAWING	IKMS	CAS					



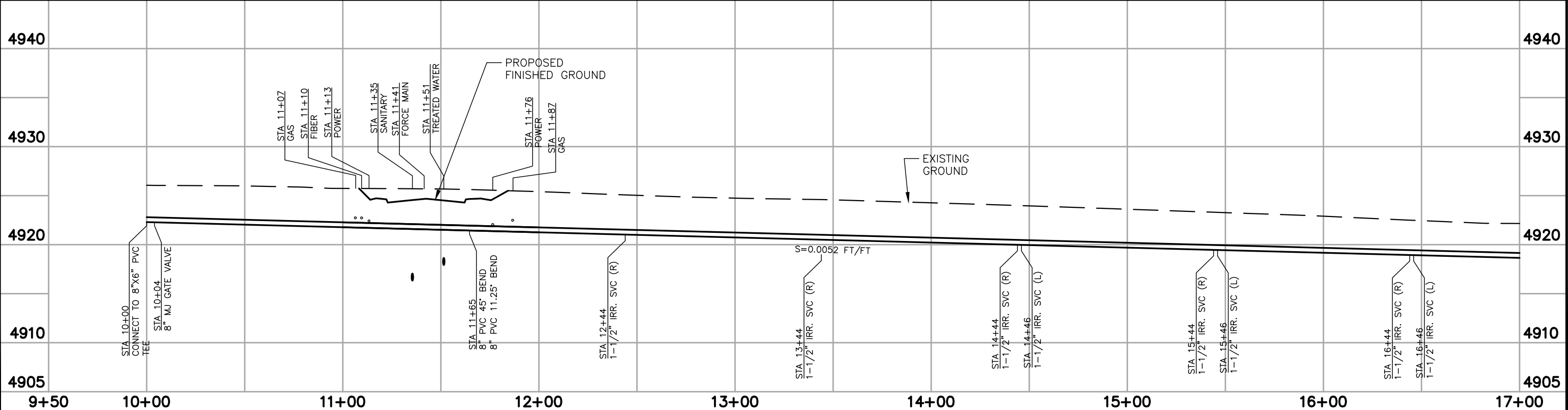
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

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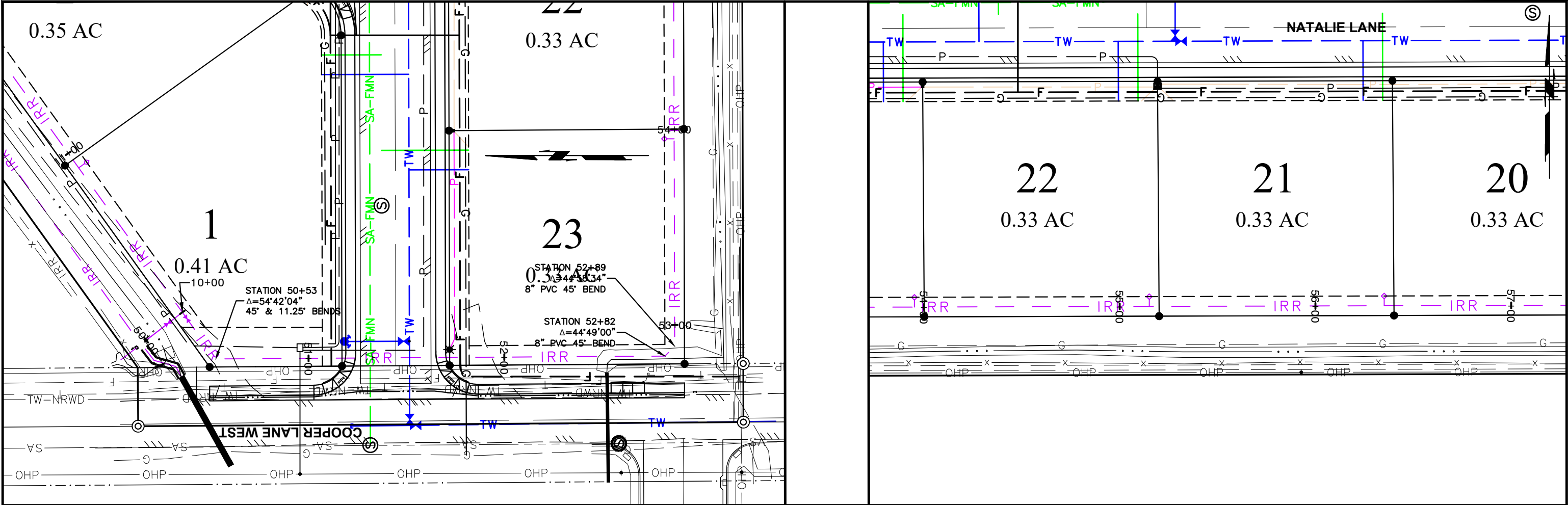


SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. SDR 35 (697.75 LF)

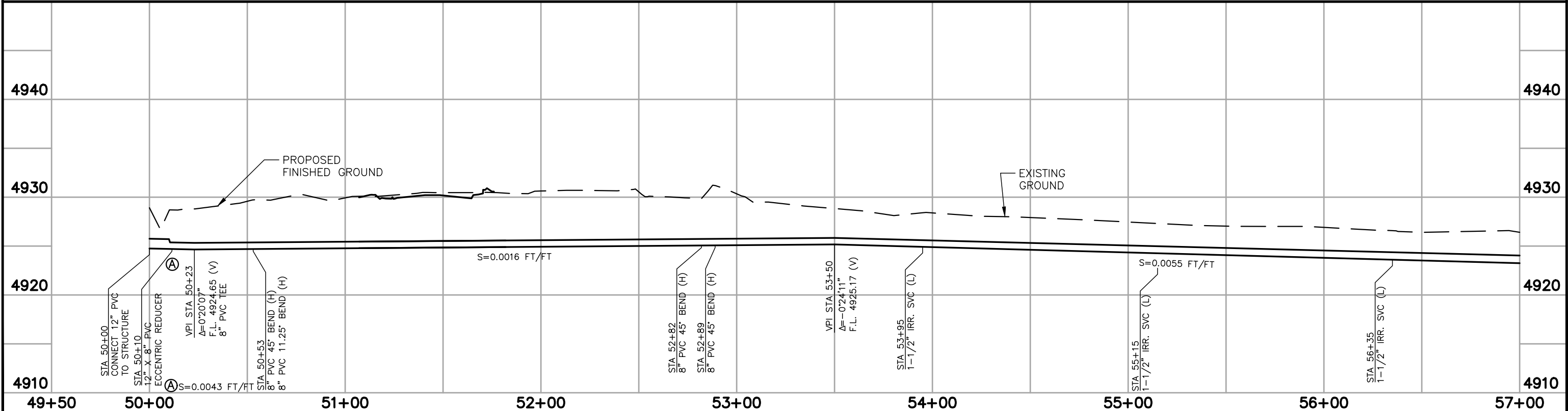


DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR - MIDDLE LINE STA 10+00 TO 17+00	SHEET 24 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS		JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X			



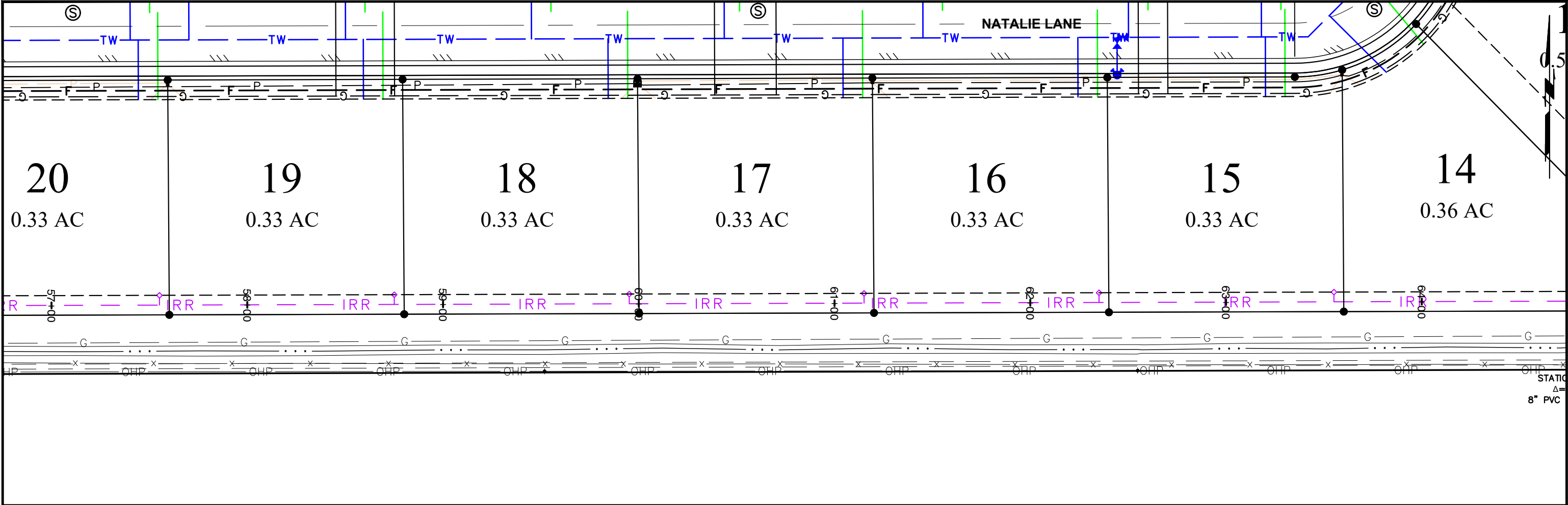
SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. PIP-PVC SDR 51 (700 LF)



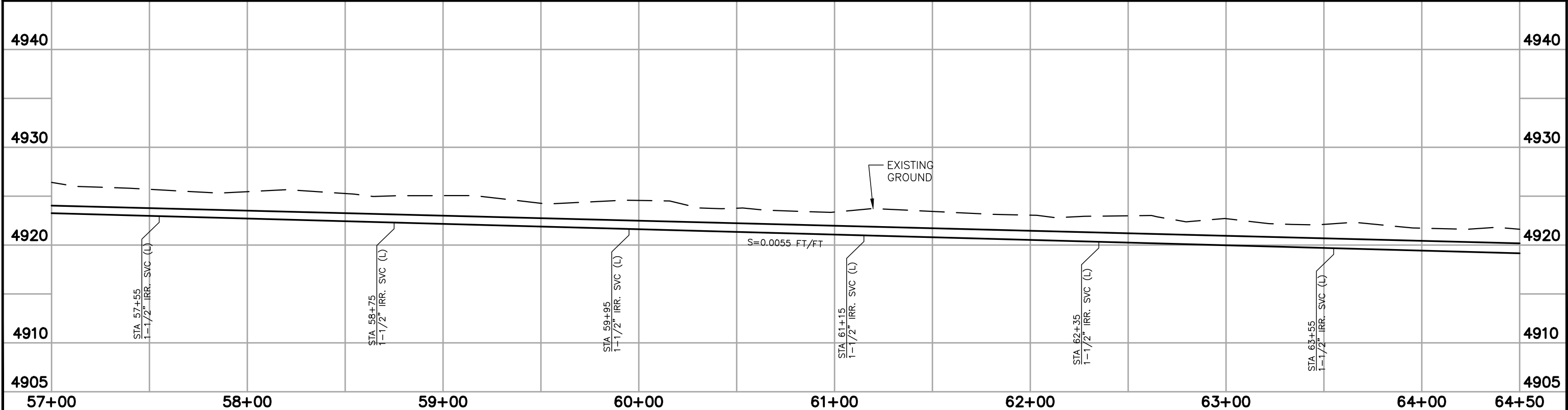
DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR – SOUTH LOOP STA 50+00 TO 57+00	SHEET 26 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

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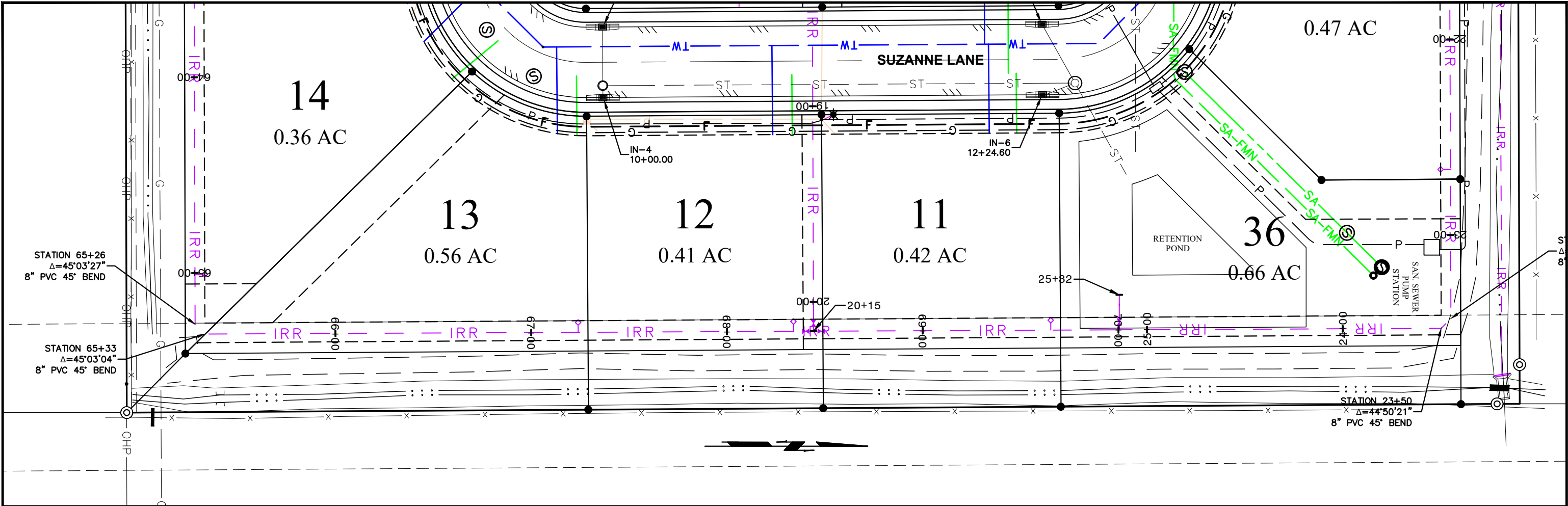
SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. PIP-PVC SDR 51 (750 LF)



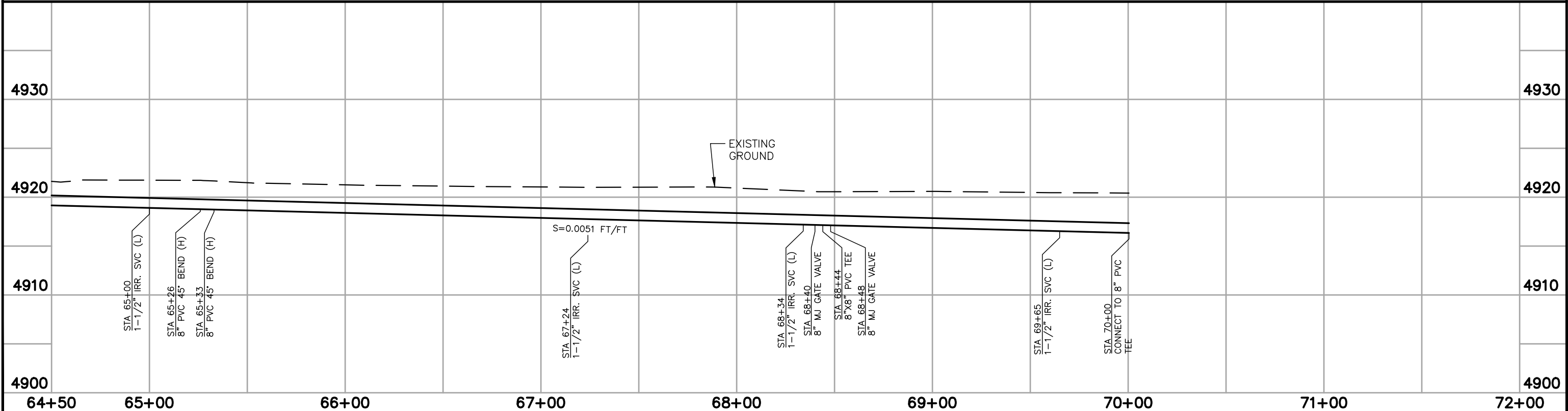
DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR – SOUTH LOOP STA 57+00 TO 64+50	SHEET 27 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

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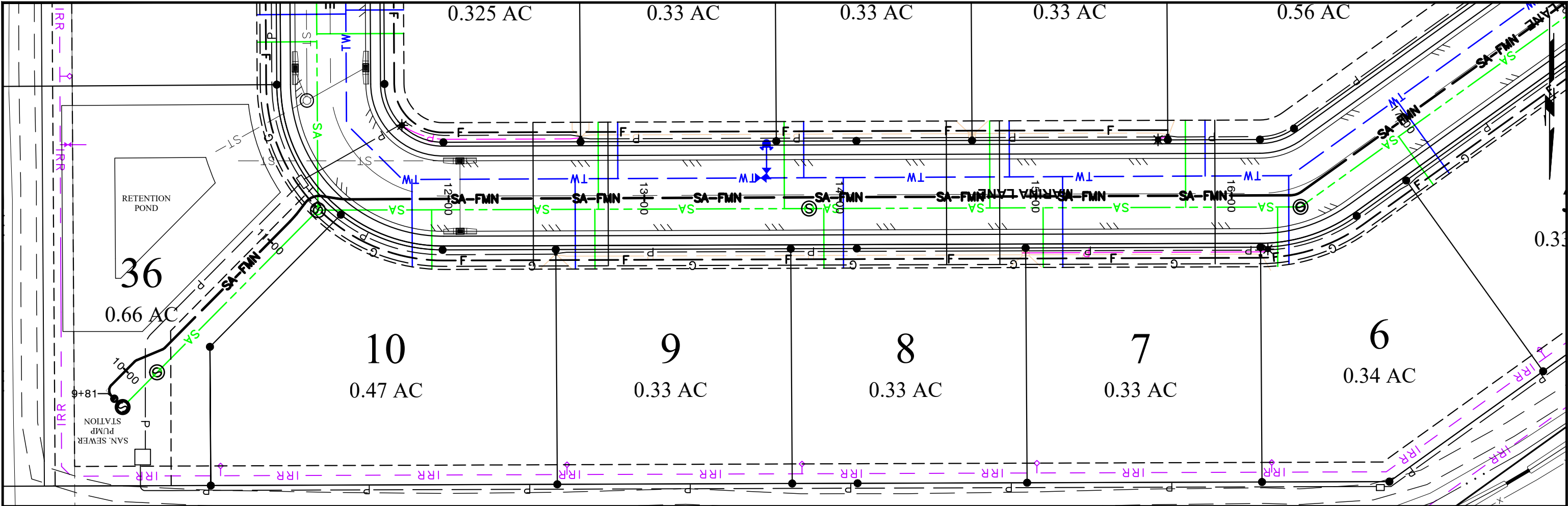
SCALES:
1" = 50' HOR
1" = 10' VERT

8-INCH DIA. PIP-PVC SDR 51 (550 LF)



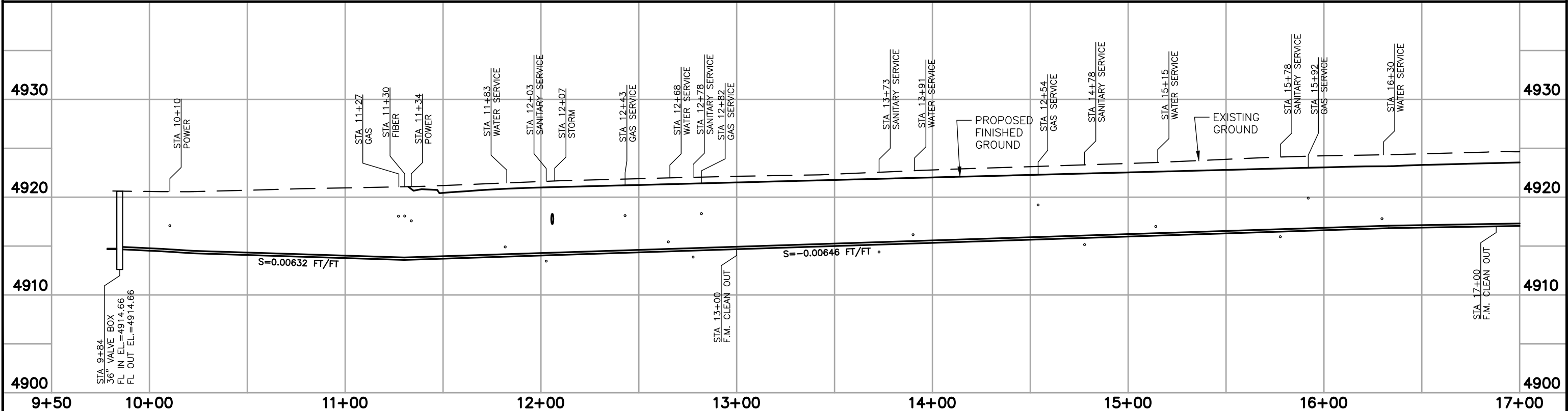
DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X	 ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE IRR – SOUTH LOOP STA 64+50 TO 69+90	SHEET 28 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS						

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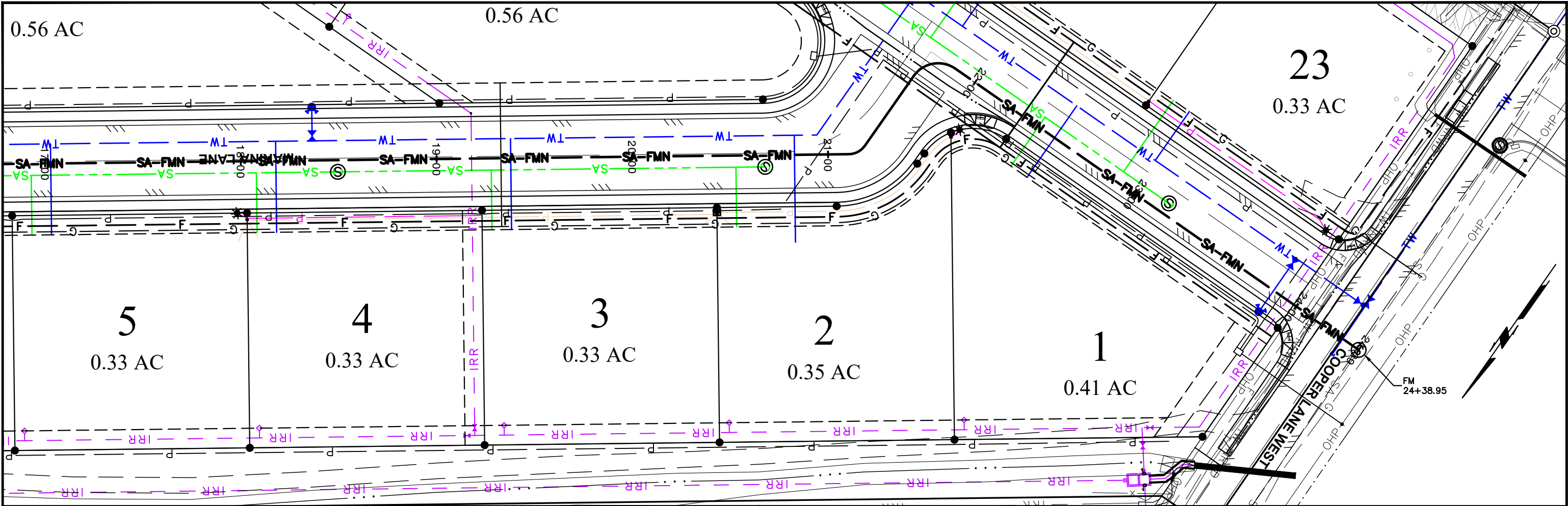
SCALES:
1" = 50' HOR
1" = 10' VERT

3-INCH DIA. HDPE IPS SDR 9 (700 LF)



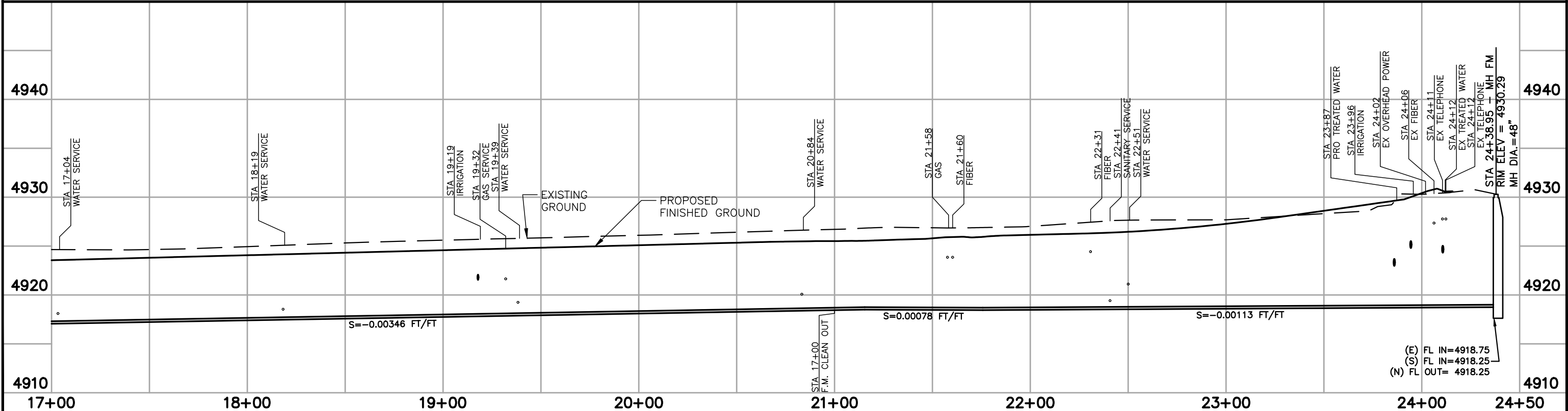
DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SANITARY SEWER FORCE MAIN – STA 10+00 TO 17+00	SHEET 29 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

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SCALES:
1" = 50' HOR
1" = 10' VERT

3-INCH DIA. HDPE IPS SDR 9 (740 LF)



DATE	REVISIONS	BY	CHECKED	APPROVED	DRAWN BY: IKMS JOB NO. 24016 FIELD BOOK NO. XX FIELD BOOK NO. X		ENGINEERING ASSOCIATES – CODY, WYOMING CONSULTING ENGINEERS & SURVEYORS	OWNER: HARRIS TRUCKING & CONSTRUCTION	HARRIS TRUCKING & CONSTRUCTION BLUEBIRD SUBDIVISION PLAN & PROFILE SANITARY SEWER FORCE MAIN – STA 17+00 TO 24+40.19	SHEET 30 OF 40
12/17/25	ORIGINAL DRAWING	IKSM	CAS							

P:\2024\Cody 24000.00-24199.00\24016-Construction Drawings.dwg 6/24/26 Ion

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SANITARY SEWER MANHOLES			
Structure Name	Structure Details	MANHOLE DIA. (INCH)	MANHOLE HEIGHT
1-S	RIM = 4927.79 INV OUT = 4918.46	DIA.:48.00	9.33'
1-N	RIM = 4925.31 INV OUT = 4917.11	DIA.:48.00	8.20'
2-S	RIM = 4925.10 INV IN = 4915.99 INV OUT = 4915.89	DIA.:48.00	9.21'
2-N	RIM = 4924.20 INV IN = 4916.02 INV OUT = 4915.92	DIA.:48.00	8.28'
3-S	RIM = 4923.35 INV IN = 4914.49 INV OUT = 4914.39	DIA.:48.00	8.96'
3-N	RIM = 4923.03 INV IN = 4914.83 INV OUT = 4914.63	DIA.:48.00	8.40'
4-N	RIM = 4921.82 INV IN = 4913.37 INV OUT = 4913.27	DIA.:48.00	8.55'
4-S	RIM = 4921.77 INV IN = 4913.13 INV OUT = 4912.93	DIA.:48.00	8.84'
5-S	RIM = 4921.53 INV IN = 4912.80 INV IN = 4912.80 INV OUT = 4912.60	DIA.:48.00	8.93'
6-S	RIM = 4921.07 INV IN = 4911.27 INV IN = 4911.27 INV OUT = 4911.07	DIA.:48.00	10.01'
LIFT STATION	RIM = 4920.66 INV IN = 4910.40 INV OUT = 4914.66	DIA.:72.00	13.50'
7-S	RIM = 4920.60 INV IN = 4910.60 INV OUT = 4910.50	DIA.:48.00	10.10'

STORM SEWER STRUCTURES				
Structure Name	Structure Details	INLET DIMENSIIONS	STRUCTURE HEIGHT	MANHOLE DIA. (INCH)
ST 1	RIM = 4921.38 INV IN = 4917.11 INV IN = 4917.26 INV OUT = 4916.76	SIZE: ???" X ???"	4.62'	DIA.:48"
IN-3	RIM = 4921.26 INV OUT = 4917.26	SIZE: 48" X 36"	4.00'	DIA.:???"
IN-4	RIM = 4921.26 INV OUT = 4917.23	SIZE: 48" X 36"	4.03'	DIA.:???"
IN-1	RIM = 4920.69 INV OUT = 4917.34	SIZE: 48" X 36"	3.35'	DIA.:???"
IN-2	RIM = 4920.69 INV IN = 4917.20 INV OUT = 4917.20	SIZE: 48" X 36"	3.49'	DIA.:???"
ST 2	RIM = 4920.32 INV IN = 4914.37 INV IN = 4915.81 INV IN = 4915.81 INV OUT = 4914.37	SIZE: ???" X ???"	5.95'	DIA.:72"
IN-5	RIM = 4920.14 INV OUT = 4916.15	SIZE: 48" X 36"	3.99'	DIA.:???"
IN-6	RIM = 4920.14 INV OUT = 4916.15	SIZE: 48" X 36"	3.99'	DIA.:???"

SANITARY SEWER MANHOLES			
Structure Name	Structure Details	MANHOLE DIA. (INCH)	MANHOLE HEIGHT
FM	RIM = 4930.29 INV IN = 4918.75 INV IN = 4918.25 INV OUT = 4918.25	DIA.:48.00	12.17'

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



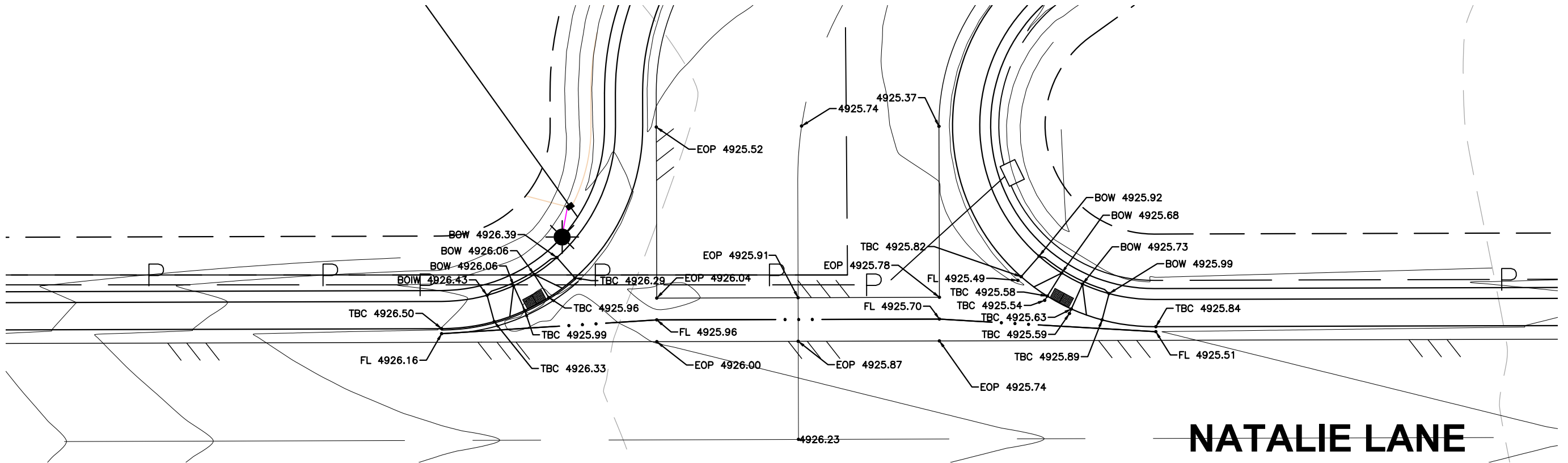
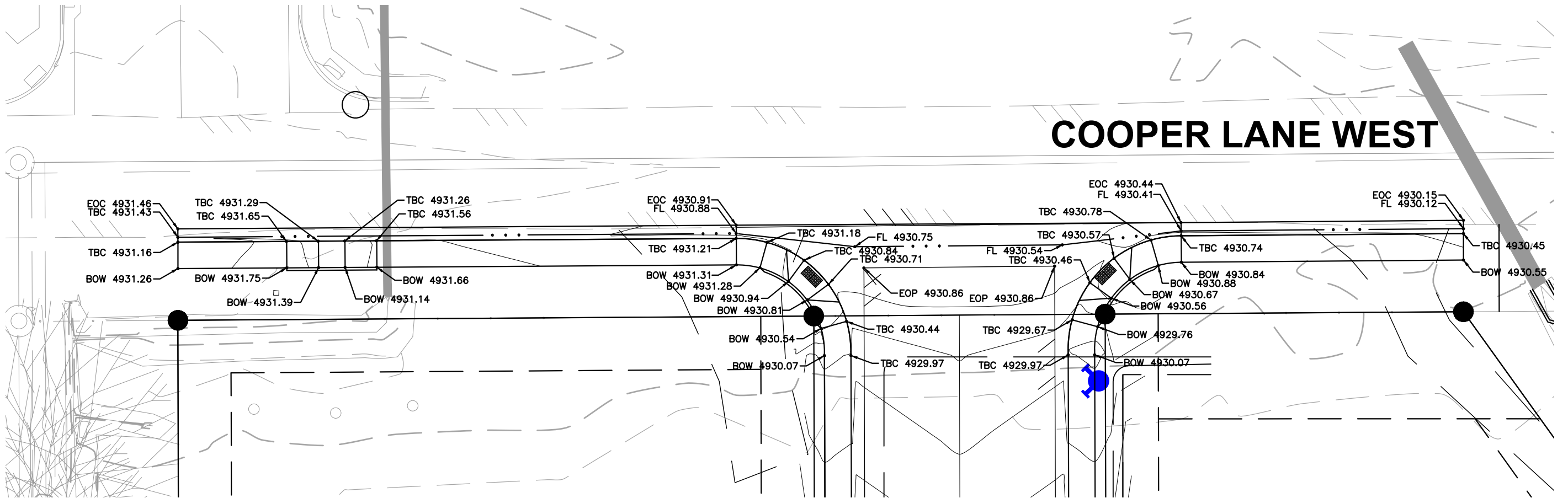
ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
HARRIS TRUCKING &
CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN & PROFILE
STRUCTURE SCHEDULES

SHEET
31 OF 40

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NATALIE LANE

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

DRAWN BY: IKMS
JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X

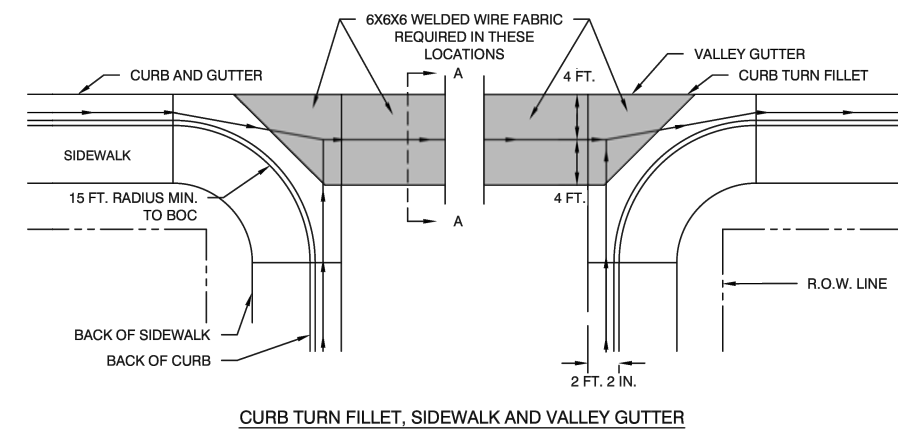


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: HARRIS TRUCKING &
CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
PLAN & PROFILE
INTERSECTION DETAILS

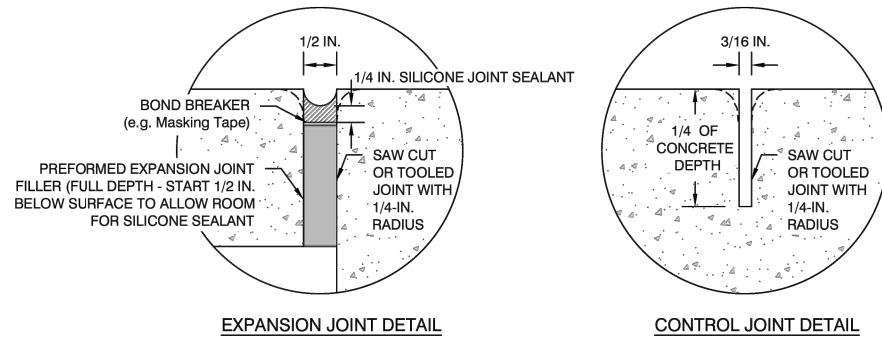
SHEET
32 OF 40



The image contains two technical cross-section drawings of concrete curbs.

VERTICAL CURB: This drawing shows a curb with a top width of 4 IN. and a base width of 30 IN. The curb face has a 1/4 IN. R TOOLED EDGE. The base consists of a 6 IN. thick layer of CRUSHED AGGREGATE BASE COURSE and a 24 IN. thick layer of CRUSHED AGGREGATE BASE COURSE. The curb height is 6 IN. The base has a 1% MINIMUM / 2% MAXIMUM SLOPE. A TOOLED EDGE is shown on the right side. A note indicates: "INSTALL EXPANSION JOINT FILLER AT BUILDING FACES."

MOUNTABLE CURB: This drawing shows a curb with a top width of 3 IN. and a base width of 30 IN. The curb face has a 1/4 IN. R TOOLED EDGE. The base consists of an 11 IN. thick layer of CRUSHED AGGREGATE BASE COURSE and a 19 IN. thick layer of CRUSHED AGGREGATE BASE COURSE. The curb height is 6 IN. The base has a 1% MINIMUM / 2% MAXIMUM SLOPE. A TOOLED EDGE is shown on the right side. A note indicates: "* IF ABUTTING PLANT MIX PAVEMENT."



RIGHT-OF-WAY LINE

5 FT. SIDEWALK (S/W)

ROUGH BROOM FINISH, USE A RIPPLE SURFACE PATTERN

RAMP CURB (R.C) HEIGHT MATCHES S/W ELEVATION

RAMP CURB (R.C)

1% MIN. CROSS SLOPE
2% MAX CROSS SLOPE

5 FT. S/W

RADIUS TO BACK-OF-CURB AS SHOWN ON PLANS

DETECTABLE WARNING DEVICES
24 IN. X 24 IN. TUFTILE OR APPROVED EQUAL

4 FT. MIN.
1/2 A

2 FT. MIN.

ADA MAX SLOPE 8.33%

RIGHT-OF-WAY LINE

VARIES

6 IN.

RAMP

2 FT.

7 IN.

1 FT. 5 IN.

4 IN.

MATCH GUTTER FLOW LINE

DETECTABLE WARNING DEVICES

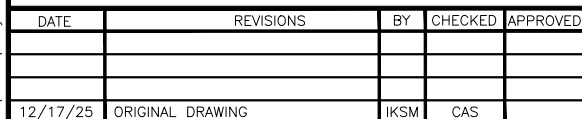
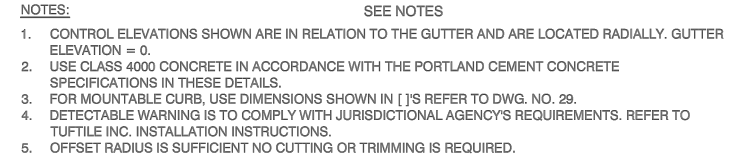
CONSTRUCTION JOINT 1 IN. DEEP OR FORMED SEPARATELY

TOP OF S/W

TOP OF RAMP

BOTTOM OF RAMP CURB WHEN FORMED AND POURED SEPARATELY

SECTION B - B



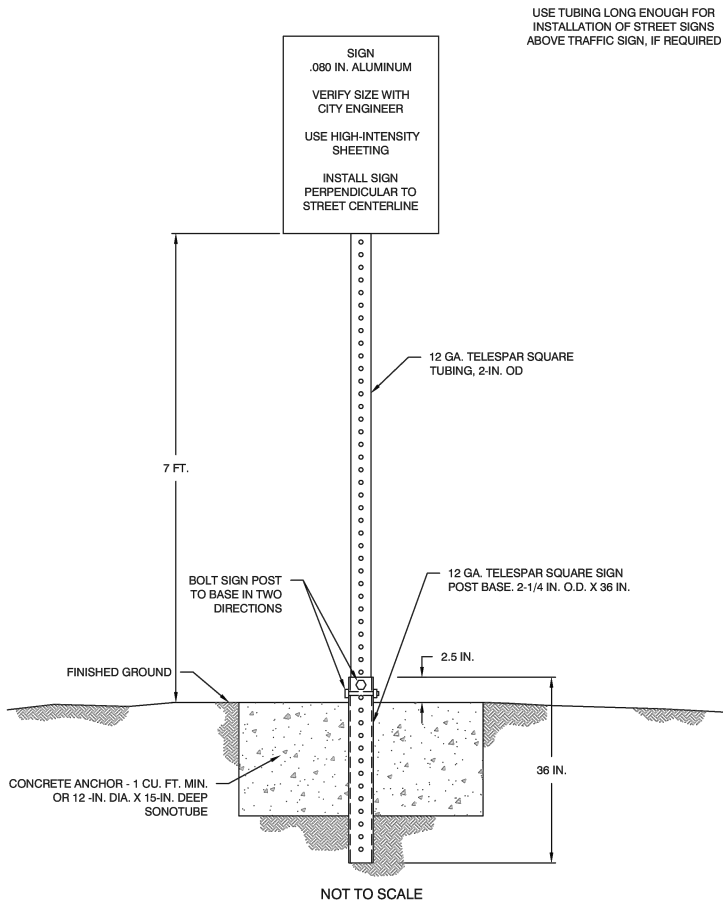
SHEET
33 OF 40

P:\2024\Cody 24000.00-24199.00\24016.00 Kcoontz Blue Bird\ACAD\DETAIL SHEETS.dwg 6/24/26 ten

TRAFFIC SIGNS

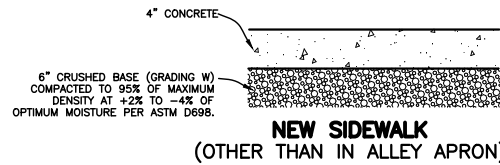
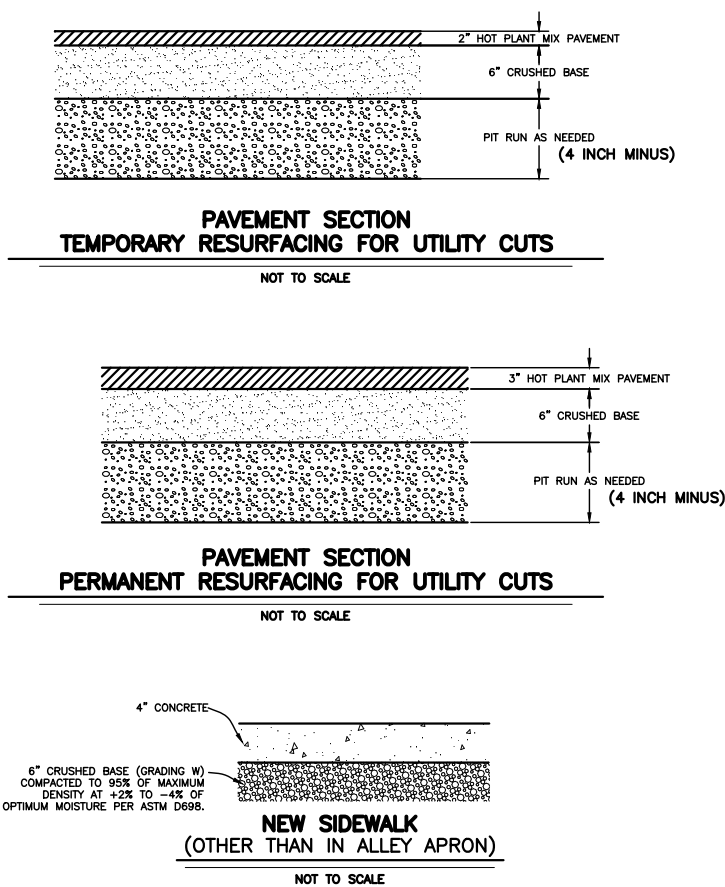
- (2) STOP SIGN: R1-1
- 24" x 24" (RED/WHITE)
 - 6' RIGHT FROM ROAD EDGE OF PAVEMENT TO EDGE OF SIGN
 - MINIMUM 7' FROM EDGE OF PAVEMENT TO BOTTOM OF SIGN
 - APPROXIMATE STATION: 10+45 (L) AND 17+54 (R)
- (2) STREET NAME SIGN (EVERGREEN COVE)
- 6' RIGHT FROM ROAD EDGE OF PAVEMENT TO EDGE OF SIGN
 - MINIMUM 7' FROM EDGE OF PAVEMENT TO BOTTOM OF SIGN
 - APPROXIMATE STATION: 10+45 (L) AND 17+54 (R) MOUNTED ABOVE STOP SIGN

INSTALLATION OF ALL SIGNS PER MUTCD--CURRENT EDITION.

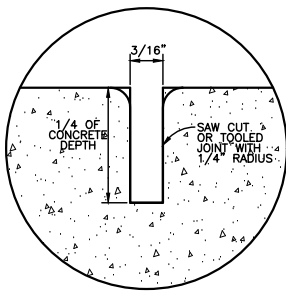


USE TUBING LONG ENOUGH FOR
INSTALLATION OF STREET SIGNS
ABOVE TRAFFIC SIGN, IF REQUIRED

SIGN
.080 IN. ALUMINUM
VERIFY SIZE WITH
CITY ENGINEER
USE HIGH-INTENSITY
SHEETING
INSTALL SIGN
PERPENDICULAR TO
STREET CENTERLINE



- NOTES:
- SUBGRADE COMPACTION SHALL CONFORM TO 2001 WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231
 - 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.T., AND 50' INTERVALS.
 - CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH. CONTRACTION JOINTS SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 5 FT.
 - CLASS A/F (TABLE 03304-2.08 W.P.W.) CONCRETE SHALL BE USED.



CODY MATERIAL SPECIFICATIONS

- ALL SUBBASES AND BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH AASHTO 180.
- CRUSHED BASE COURSE
 - THE MATERIAL PRODUCED SHALL BE UNIFORMLY GRADED COARSE TO FINE AND SHALL NOT VARY FROM THE HIGH LIMIT ON ONE SIEVE TO THE LOW LIMIT ON AN ADJACENT SIEVE OR VICE VERSA.
 - THE PERCENTAGE PASSING THE NO. 200 SIEVE SHALL NOT EXCEED ONE HALF OF THE PERCENTAGE PASSING THE NO. 40 SIEVE.
 - THE MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT NOT GREATER THAN 25 AND A PLASTICITY INDEX NOT GREATER THAN 6, EXCEPT WHEN THE PLASTICITY INDEX IS 0 (ZERO), THE LIQUID LIMIT SHALL NOT EXCEED 30.
 - ALL CRUSHED BASE COURSE MATERIAL SHALL MEET THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH AASHTO T-27 & T-11:

SIEVE	% PASSING
1"	100
3/4"	90-100
1/2"	60-85
No. 4	45-65
No. 8	33-53
No. 200	3-12

- AGGREGATE FOR HOT PLANT PAVEMENT MIX: IN ACCORDANCE WITH WYOMING TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS--LATEST EDITION.
 - FOR COMPACTED THICKNESSES 3" OR LESS, USE WYDOT 1/2-INCH MAXIMUM AGGREGATE.
 - FOR COMPACTED THICKNESSES GREATER THAN 3", USE WYDOT 3/4-INCH MAXIMUM AGGREGATE. FOR FIRST LIFT, SECOND LIFT SHALL BE A MINIMUM COMPACTED THICKNESS OF 1-1/2 INCHES, 1/2-INCH MAXIMUM AGGREGATE.
 - MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST, FREE OF FOREIGN MATTER.
- PRIMER: A CUT-BACK LIQUID ASPHALT OF THE MEDIUM CURING TYPE, GRADE ,C-70, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D2027. BITUMINOUS HOT MIX PAVEMENT SHALL BE APPROVED BY THE CITY ENGINEER BEFORE ANY WORK MAY.
- TACK COAT: A CATIONIC SLOW SET EMULSIFIED ASPHALT MIXED WITH A N EQUAL AMOUNT OF WATER, GRADE CSS-1H, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D244. OTHER GRADES OF EMULSIFIED ASPHALT WILL BE CONSIDERED TESTING OR EXPERIENCE THAT ANOTHER GRADE IS MORE SUITABLE.
- MIX DESIGN: A COMPLETE MIX DESIGN MEETING THE REQUIREMENTS OF AI MS-2 COMPLETED WITHIN THE LAST 24 MONTHS FOR THE SPECIFIC MATERIALS TO BE USED SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING WORK. AI MS-2 ESTABLISHES THE FOLLOWING REQUIREMENTS FOR THE ASPHALT CEMENT CONCRETE FOR A MEDIUM TRAFFIC VOLUME: STABILITY (LB, MINIMUM) 1200 FLOW, (0.01 IN.) 8 TO 16 PERCENT AIR VOIDS (%) 3 TO 5 VOIDS IN MINERAL AGGREGATE (% MINIMUM) 15

7. CONCRETE SPECIFICATIONS

- CEMENT SHALL BE PORTLAND CEMENT, TYPE II CONFORMING TO THE REQUIREMENTS OF ASTM C-150 (IF SPECIAL CONDITIONS WARRANT IT, THE USE OF A DIFFERENT TYPE OF CEMENT MAY BE APPROVED BY THE CITY ENGINEER).
- AGGREGATE GENERAL - GRAVEL, CRUSHED SLAG, CRUSHED STONE, OR OTHER INERT MATERIALS, COMPOSED OF HARD, STRONG, DURABLE PARTICLES FREE OF INJURIOUS COATINGS.

D. FINE AGGREGATE

- THE MAXIMUM PERCENTAGE OF DELETERIOUS SUBSTANCES SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:

COAL AND LIGNITE	.3%
CLAY LUMPS	.5%
OTHER DELETERIOUS SUBSTANCES	2.0%
- THE FINE AGGREGATE SHALL BE FREE FROM INJURIOUS AMOUNTS OF ORGANIC IMPURITIES.
- THE FINE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SIEVE	% PASSING
3/8"	100
No. 4	95-100
No. 8	80-100
No. 16	50-85
No. 30	25-60
No. 50	5-30
No. 100	0-10
No. 200	0-4

D. COARSE AGGREGATE

- THE MAXIMUM PERCENTAGES OF DELETERIOUS SUBSTANCES SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:

SOFT FRAGMENTS:	1%
COAL AND LIGNITE	0.3%
CLAY LUMPS	0.3%
OTHER DELETERIOUS SUBSTANCES	2.0%
- WHEN TESTED IN ACCORDANCE WITH THE LOS ANGELES RATTLER METHOD, THE COARSE AGGREGATE SHALL NOT SHOW A WEAR IN EXCESS OF 40%.
- THE AGGREGATE SHALL BE GRADED COARSE TO FINE MEETING THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/2"	100
1"	95-100
1/2"	25-60
No. 4	0-10
No. 8	0-5
No. 200	0-2

- ADMIXTURES AND AIR-ENTRAINING AGENTS SHALL BE APPROVED BY THE ENGINEER AS RECOMMENDED WITHIN THE REQUIRED MIX DESIGN AS PREPARED BY A QUALIFIED TESTING LABORATORY.
- ALL CONCRETE PLACED SHALL HAVE A SLUMP OF BETWEEN 1" AND 4" WHEN TESTED IN ACCORDANCE WITH AASHTO T-119.
- ALL CONCRETE PLACED SHALL MEET THE FOLLOWING MINIMUM STRENGTH REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH ALL APPLICABLE ASTM STANDARDS:

LABORATORY MIXED SAMPLE	7 DAYS	2860 P.S.I.
	28 DAYS	4000 P.S.I.
- GENERAL - ALL WORK ASSOCIATED WITH THE DETAILS SHOWN ON THIS PAGE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST VERSION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

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JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



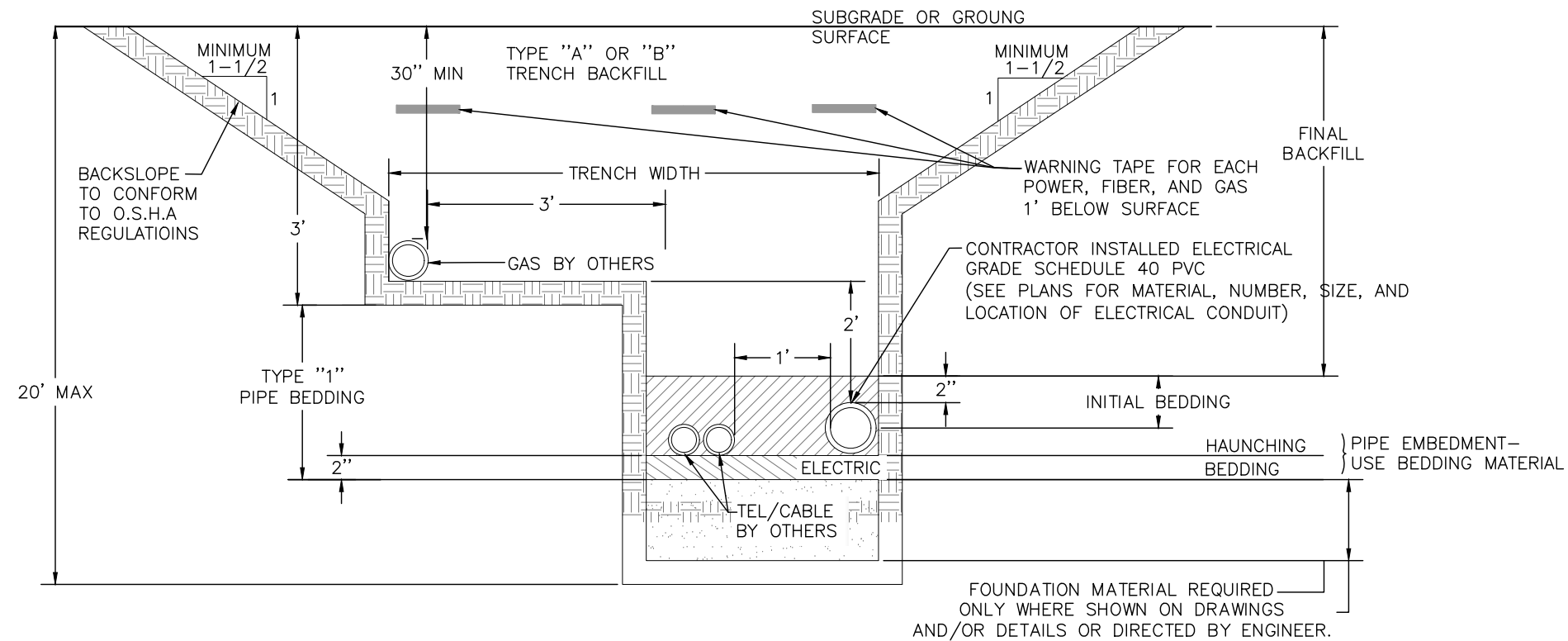
ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:

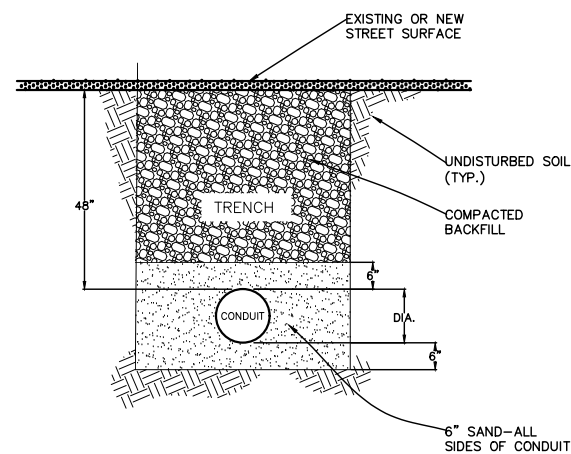
HARRIS TRUCKING &
CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
DETAILS
ROADWAY DETAILS 2

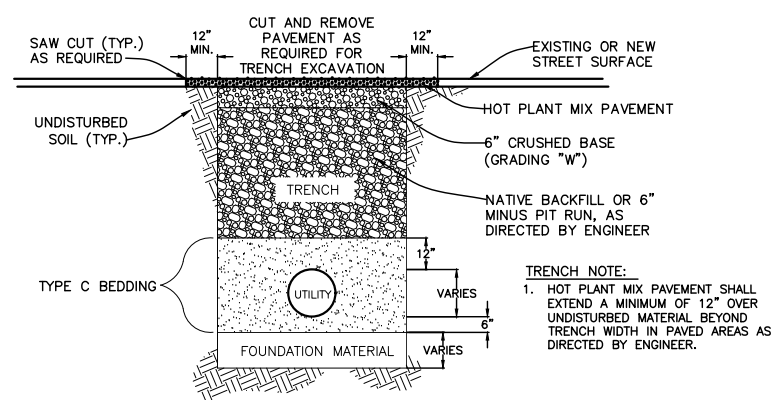
SHEET
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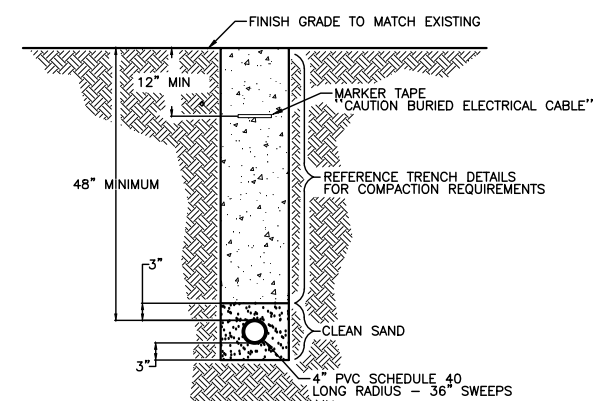
NOT TO SCALE



NOT TO SCALE



**TYPICAL PUBLIC STREETS,
CROSSINGS AND PAVED ALLEYS**



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DATE	REVISIONS	BY	CHECKED	APPROVED
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FIELD BOOK NO. X

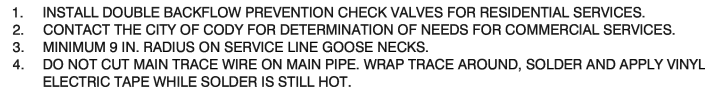


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

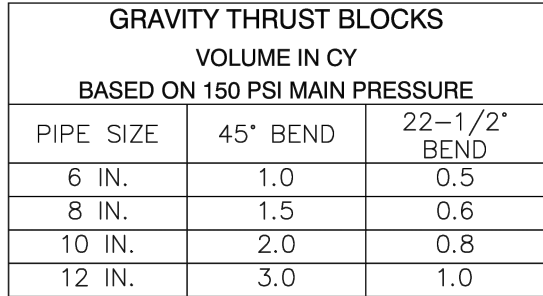
OWNER: **HARRIS TRUCKING &
CONSTRUCTION**

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
DETAILS
UTILITY DETIALS

SHEET
35 OF 40

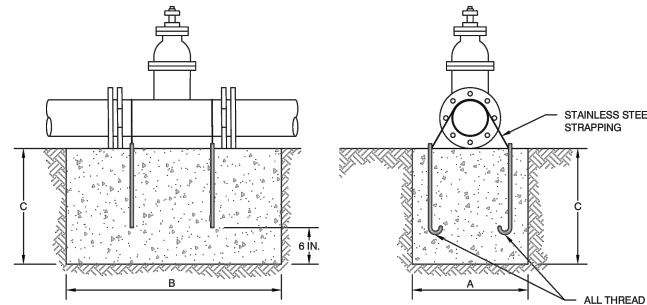


NOT TO SCALE



1. INSTALL CROSSING IN ACCORDANCE WITH PARAGRAPH 3.01.F.2.b.1)-4) OF WPWSS SECTION 02665, CURRENT EDITION.
2. USE PLASTIC WRAP TO SEPARATE FITTINGS FROM THE CONCRETE.
3. SAND SLURRY MIX PROPORTIONS: WATER, 39 GAL/CY; SAND; 1845 LBS./CY MEETING REQUIREMENTS OF ASTM C33.

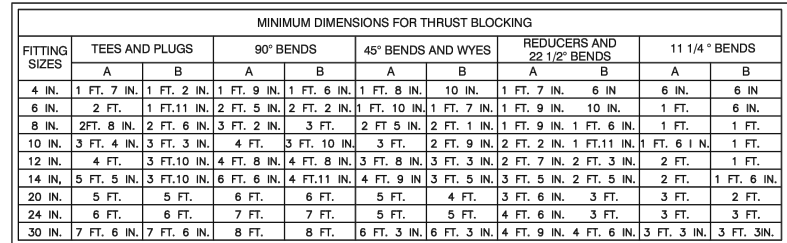
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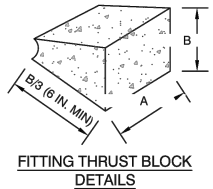
MINIMUM DIMENSIONS FOR THRUST BLOCKING									
ANCHOR ROD SIZE		3/4 IN.	3/4 IN.	3/4 IN.	1 IN.	1-1/8 IN.	1-1/4 IN.	1-3/8 IN.	
VALVE SIZE		6 IN. & 8 IN.	10 IN.	12 IN.	14 IN.	16 IN.	18 IN.	24 IN.	
100 PSI	A	2 FT.	2 FT.	2 FT. 3 IN.	2 FT. 3 IN.	3 FT.	3 FT. 8 IN.	4 FT. 4 IN.	
	B	2 FT.	2 FT.	2 FT. 3 IN.	2 FT. 3 IN.	3 FT.	3 FT.	4 FT.	
	C	2 FT.	2 FT.	2 FT. 9 IN.	2 FT. 4 IN.	2 FT. 11 IN.			
150 PSI	A	2 FT.	2 FT. 6 IN.	3 FT.	3 FT. 5 IN.	4 FT. 4 IN.	5 FT. 5 IN.	6 FT. 5 IN.	
	B	2 FT.	2 FT. 6 IN.	3 FT.	3 FT. 3 IN.	3 FT.	3 FT.	4 FT.	
	C	2 FT.	2 FT.	2 FT. 8 IN.	3 FT.	3 FT.	3 FT.	4 FT.	
200 PSI	A	2 FT.	2 FT. 9 IN.	3 FT. 5 IN.	4 FT. 6 IN.	4 FT. 1 IN.	5 FT. 1 IN.	6 FT. 6 IN.	
	B	2 FT.	2 FT. 9 IN.	3 FT. 3 IN.	3 FT.	4 FT.	4 FT.	5 FT.	
	C	2 FT.	2 FT. 6 IN.	3 FT.	3 FT.	4 FT.	5 FT.		
250 PSI	A	2 FT.	3 FT.	4 FT. 3 IN.	4 FT.	5 FT. 1 IN.	6 FT. 5 IN.	6 FT. 5 IN.	
	B	2 FT.	3 FT.	3 FT.	4 FT.	4 FT.	4 FT.	6 FT.	
	C	2 FT.	3 FT.	3 FT.	4 FT.	4 FT.	4 FT.	6 FT.	
300 PSI	A	2 FT.	3 FT. 7 IN.	5 FT. 1 IN.	4 FT. 9 IN.	6 FT. 1 IN.	5 FT. 9 IN.	7 FT. 8 IN.	
	B	2 FT.	3 FT.	3 FT.	4 FT.	4 FT.	5 FT.	6 FT.	
	C	2 FT. 7 IN.	3 FT.	3 FT.	4 FT.	4 FT.	5 FT.	6 FT.	

1. PRESSURES SHOWN ARE MAXIMUM WORKING PRESSURE IN THE SYSTEM.
2. INSTALL AS CALLED FOR AND AT THE LOCATIONS SHOWN ON THE PLANS.
3. COAT EXPOSED PORTIONS OF ANCHOR RODS WITH KOPPERS BITUMASTIC NO. 50 COATING, OR APPROVED EQUAL.
4. DESIGN IS BASED ON ALLOWABLE 2000 PSF SOIL BEARING CAPACITY.
5. DO NOT PLACE CONCRETE OR CEMENT-TREATED FILL OVER OR AROUND THE VALVE

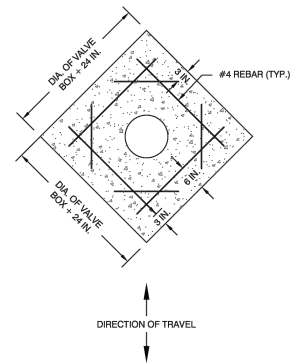
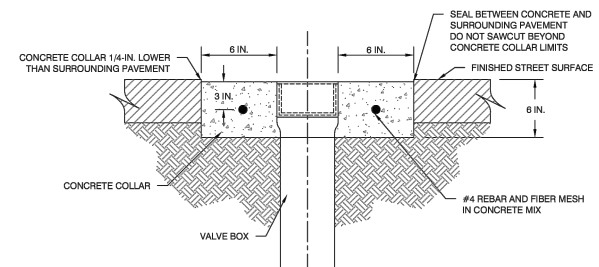
NOT TO SCALE



1. DO NOT PLACE CONCRETE AROUND JOINTS AND BOLTS. COVER ALL CONTACT AREAS WITH POLYETHYLENE WRAP PRIOR TO CONCRETE PLACEMENT.
2. ENSURE ALL BLOCKS BEAR AGAINST UNDISTURBED MATERIAL.
3. PLACE THRUST BLOCKS AT ALL ENDS OF 22 1/2" AND GREATER AND BEHIND ALL TEES, FIRE HYDRANTS, AND PLUGS. USE 2000 PSI CONCRETE OR BETTER.
4. EXTEND PIPE 18 INCHES FROM DEAD-END FITTINGS. CAP AND INSTALL THRUST BLOCKS.
5. USE OAKWOOD TIMBER FOR BLOCKING, OR OTHER TYPE AS APPROVED BY THE CITY ENGINEER.
6. IN THE ABSENCE OF A SOILS REPORT, SIZE THRUST BLOCKS ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 PSF AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.
7. SEPARATE FITTINGS FROM BLOCKS WITH POLYETHYLENE WRAP.
8. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.



NOT TO SCALE



1. ADJUST VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING HAS BEEN COMPLETED.
2. USE 4000 PSI CONCRETE WITH FIBER MESH REINFORCING.

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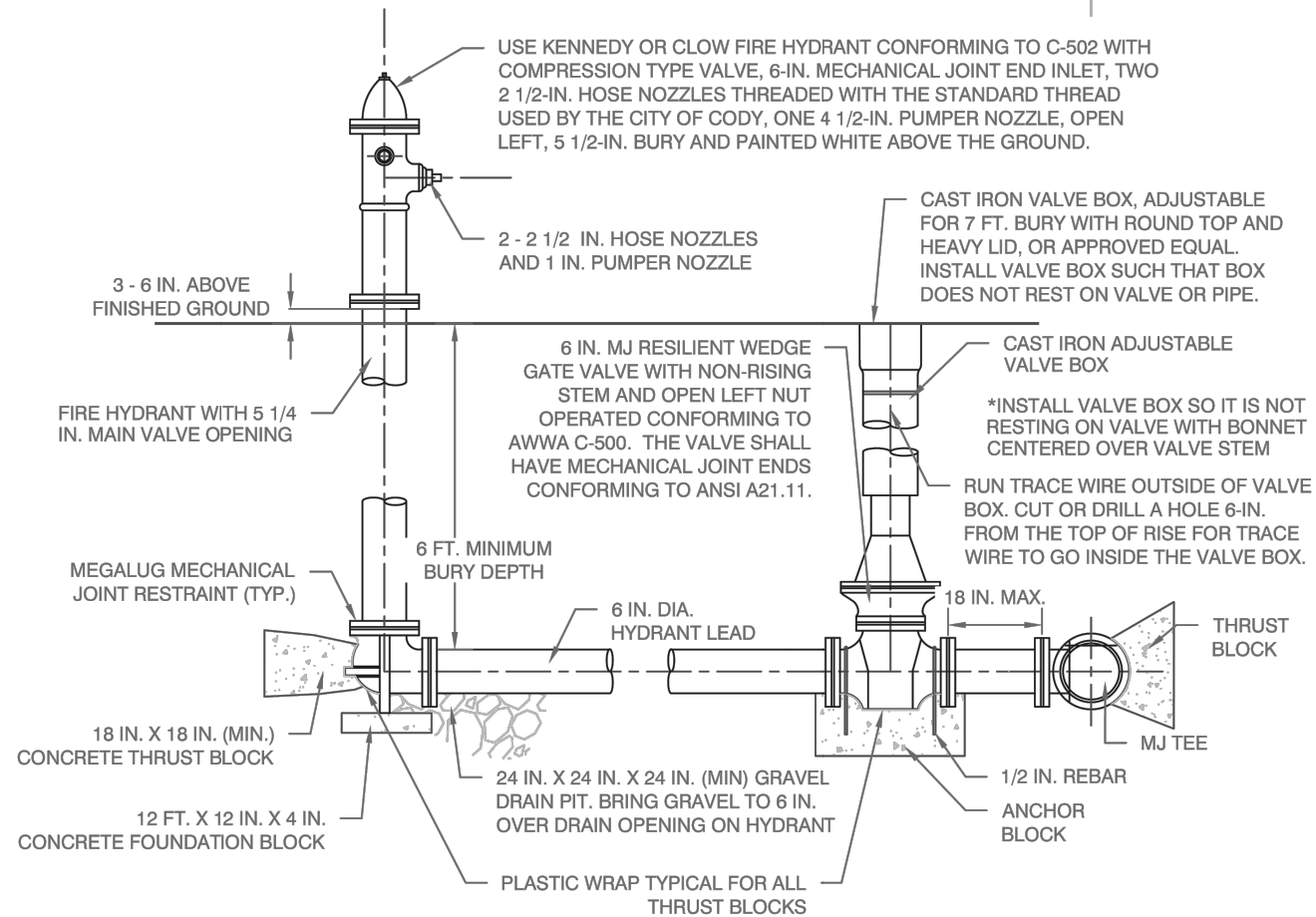
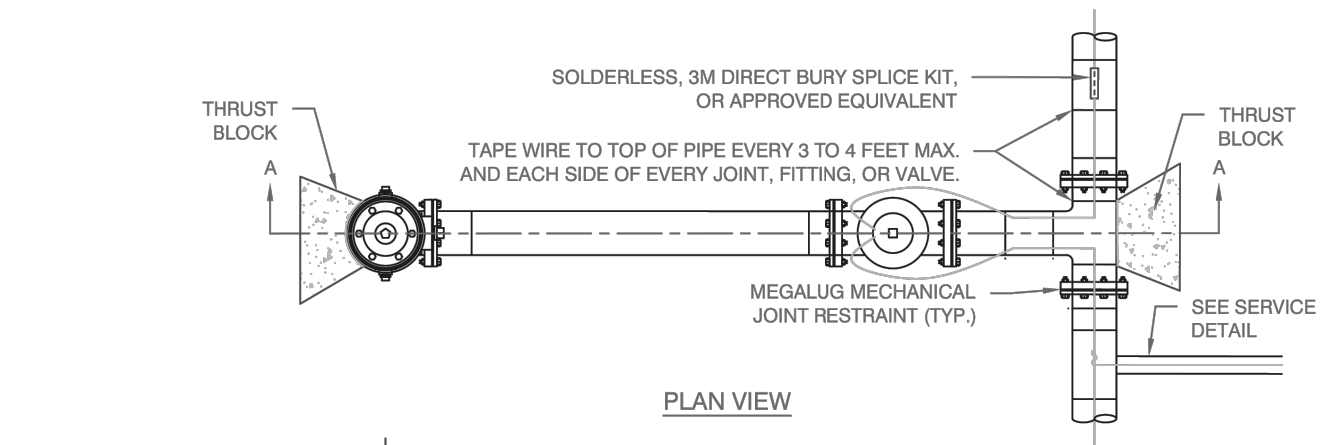


HARRIS TRUCKING &
CONSTRUCTION

DETAILS
TREATED WATER DETAILS 1

SHEET
36 OF 40

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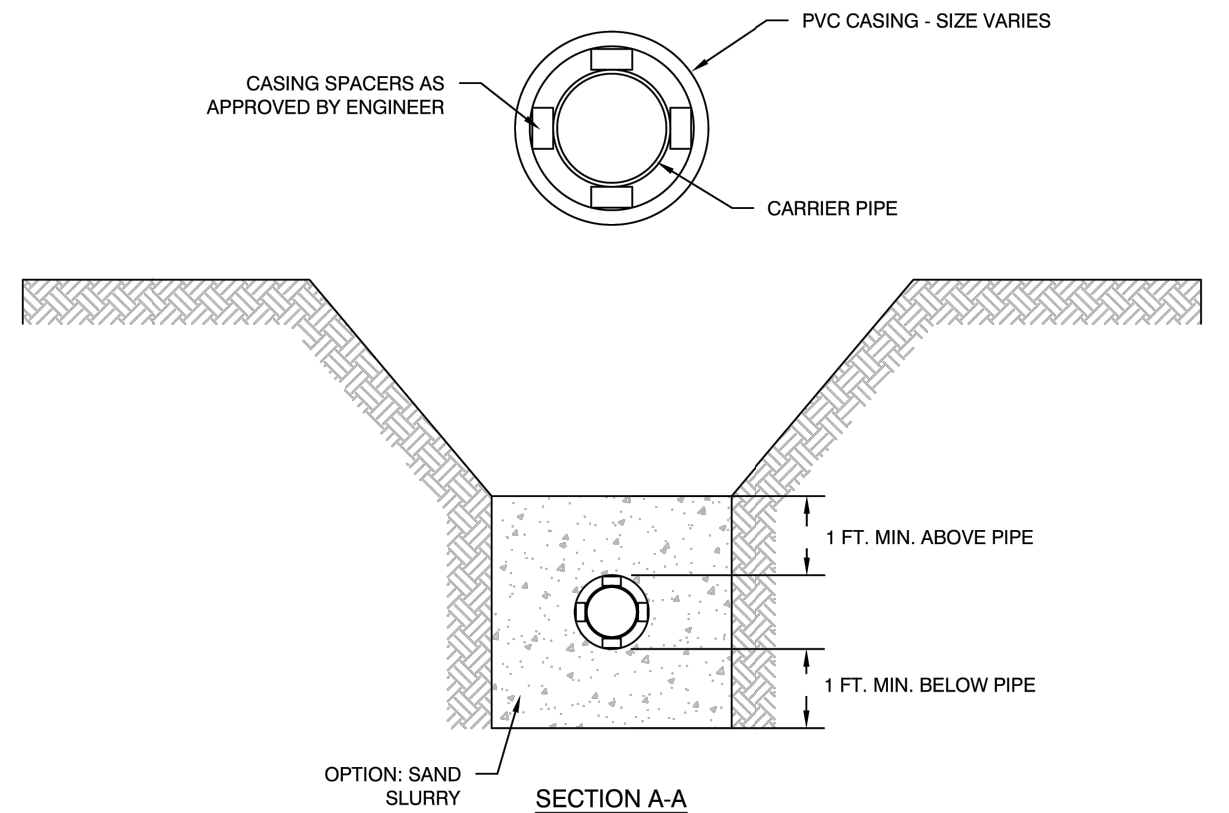
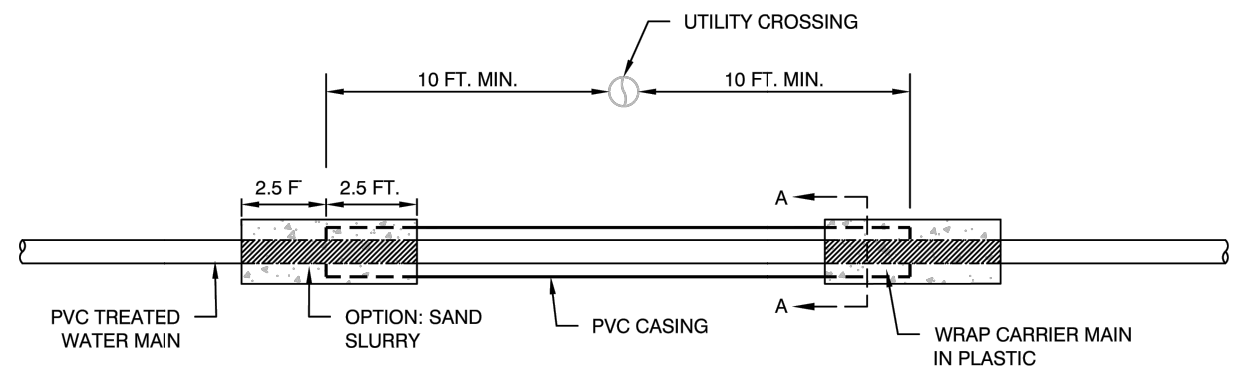


NOTES:

1. TERMINATE TRACE WIRE INSIDE VALVE BOX WITH ENOUGH SLACK TO REACH 2 FT. ABOVE GROUND SURFACE.
2. USE 10-GAUGE SOLID COPPER WIRE, WITH 600 VOLT RATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMWPE) INSULATION.

FIRE HYDRANT DETAIL

NOT TO SCALE



CASING DETAIL

NOT TO SCALE

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

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FIELD BOOK NO. X



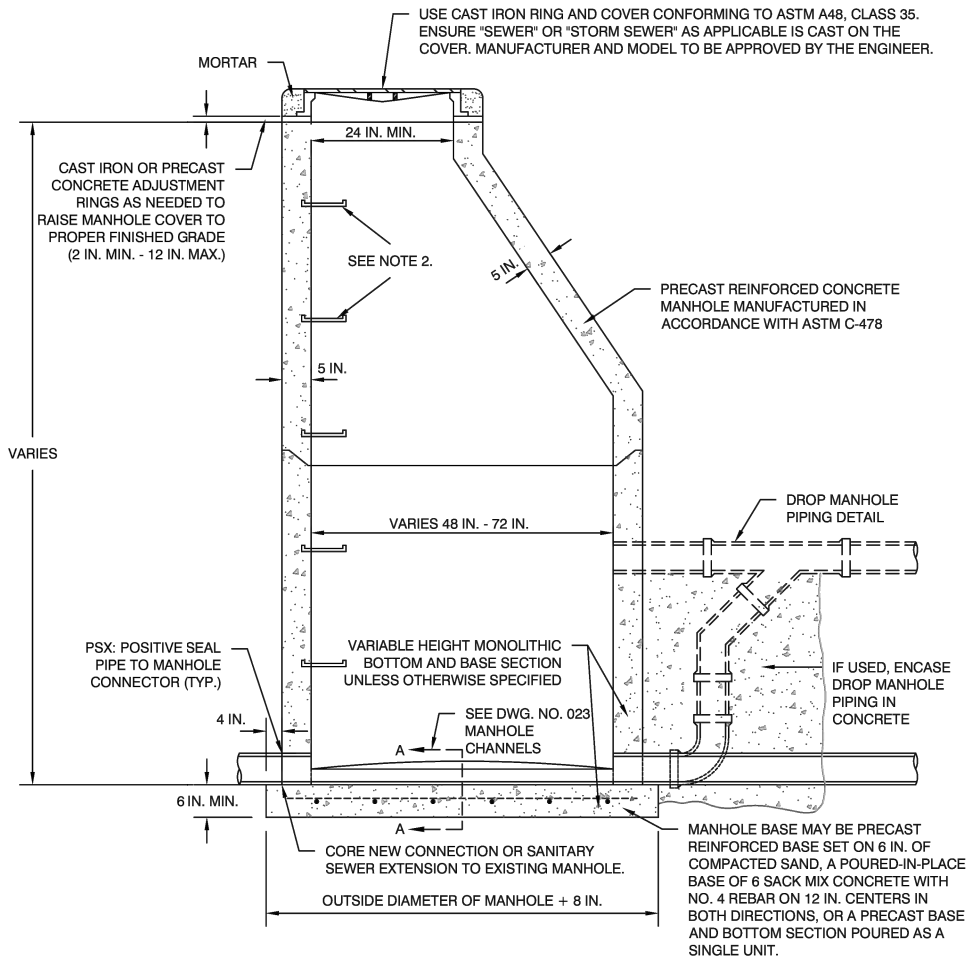
ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: HARRIS TRUCKING & CONSTRUCTION

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
DETAILS
TREATED WATER DETAILS 2

SHEET
37 OF 40

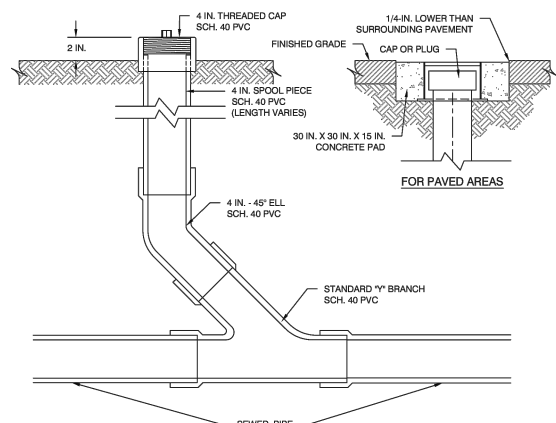
P:\2024\Cody 24000.00-24199.00\DETAIL SHEETS.dwg 6/24/26 ton Blue Bird\ACAD\DETAIL SHEETS.dwg 6/24/26 ton



- NOTES:
1. ENSURE ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING AND TOP SECTIONS, AND AROUND SEWER PIPE ARE WATER TIGHT. USE "RAM-NEK" JOINTING MATERIAL OR APPROVED EQUAL.
 2. ENSURE MANHOLE STEPS MEET THE REQUIREMENT OF O.S.H.A. STANDARD 1910.24b
 3. REINFORCE BASES WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15 FT. REINFORCEMENT TO BE APPROVED BY ENGINEER.

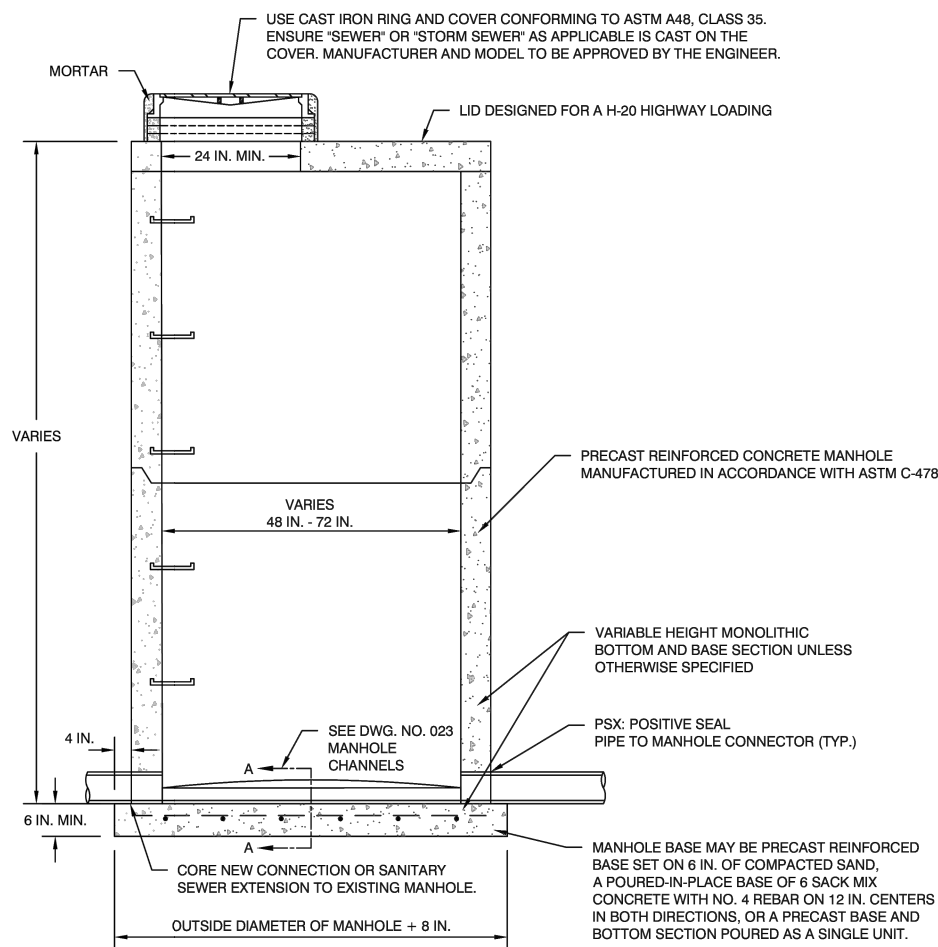
ECCENTRIC MANHOLE DETAIL

NOT TO SCALE



SEWER CLEANOUT DETAIL

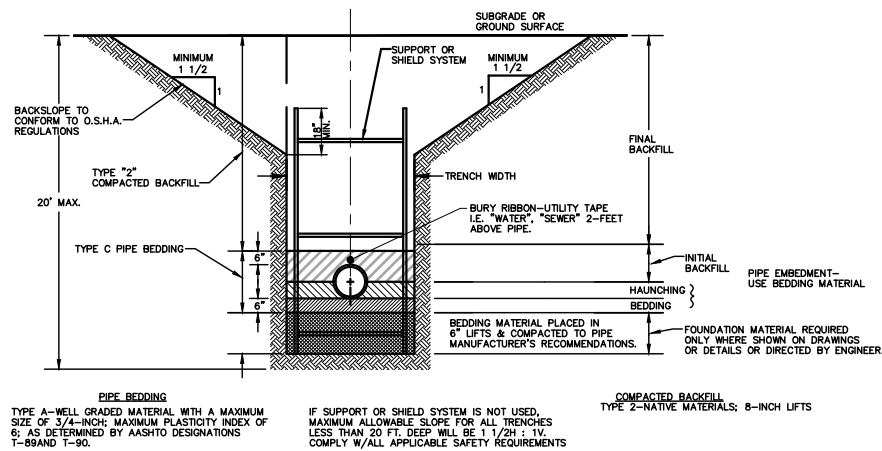
NOT TO SCALE



- NOTES:
1. ENSURE ALL JOINTS BETWEEN MANHOLE SECTIONS, MANHOLE RING AND TOP SECTIONS, AND AROUND SEWER PIPE ARE WATER TIGHT. USE "RAM-NEK" JOINTING MATERIAL OR APPROVED EQUAL.
 2. ENSURE MANHOLE STEPS MEET THE REQUIREMENT OF O.S.H.A. STANDARD 1910.24b
 3. REINFORCE BASES WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15 FT. REINFORCEMENT TO BE APPROVED BY ENGINEER.

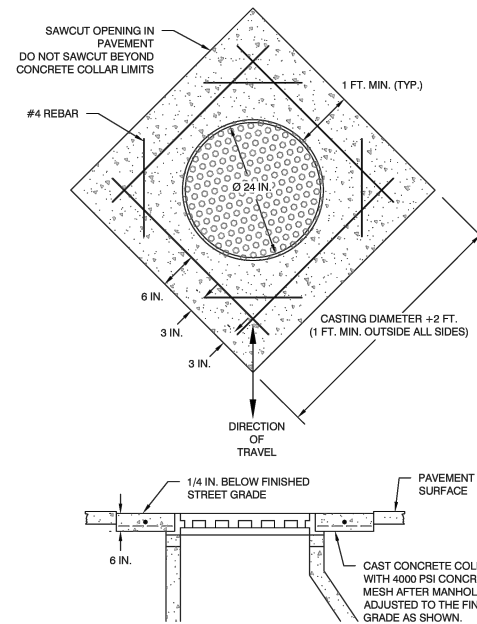
FLAT TOP MANHOLE DETAIL

NOT TO SCALE



TYPICAL TRENCH DETAIL - SEWER

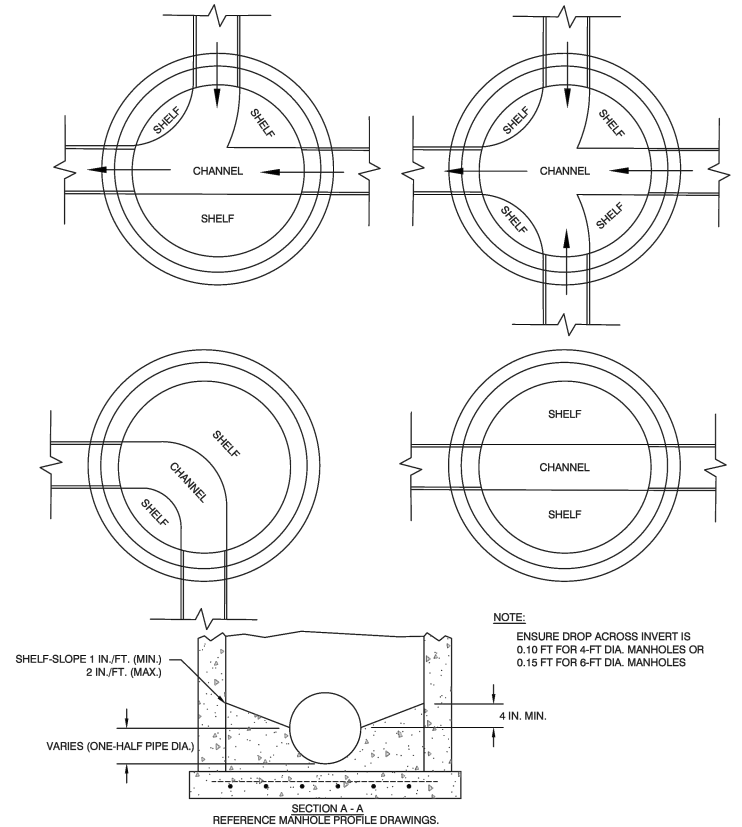
- NOTES:
- 1) IF SUPPORT OR SHIELD SYSTEM IS NOT USED, MINIMUM ALLOWABLE SLOPE FOR ALL TRENCHES LESS THAN 20 FT. DEEP WILL BE 1 1/2H : 1V. COMPLY W/ALL APPLICABLE SAFETY REQUIREMENTS
 - 2) PROVIDE 6" MINIMUM SPACING BETWEEN OUTSIDE OF PIPELINES AND BETWEEN PIPELINES AND TRENCH WALLS.
 - 3) NO STONES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



- NOTE:
1. NO TOOLED EDGES

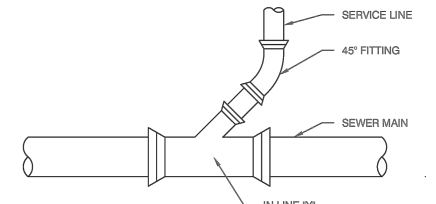
MANHOLE DIAMOND DETAIL

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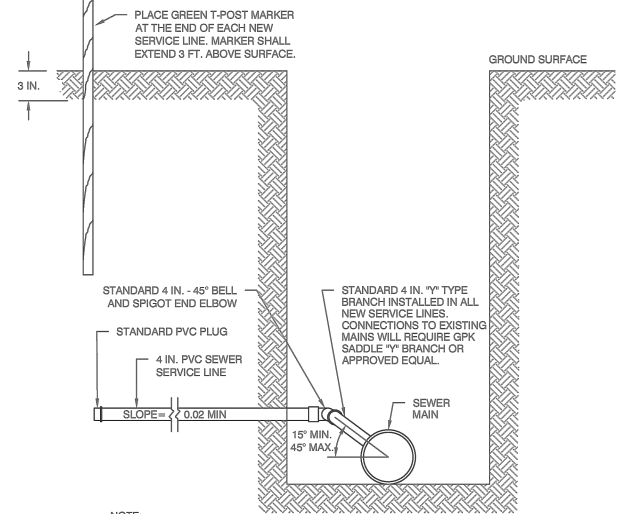


MANHOLE CHANNEL DETAIL

NOT TO SCALE



SERVICE CONNECTION PLAN VIEW



- NOTE:
1. BACKFILL IN ACCORDANCE WITH TYPICAL TRENCH DETAILS. ENSURE TYPE 1 BEDDING SURROUNDS SERVICE LINE MINIMUM OF 6 IN.
 2. CLEAN GLUE FITTING. ENSURE NO EXCESS GLUE REMAINS ON INTERIOR OF PIPE SURFACES.

SANITARY SEWER SVC. DETAIL

NOT TO SCALE

DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

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FIELD BOOK NO. XX
FIELD BOOK NO. X



ENGINEERING ASSOCIATES - CODY, WYOMING
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OWNER:

HARRIS TRUCKING &
CONSTRUCTION

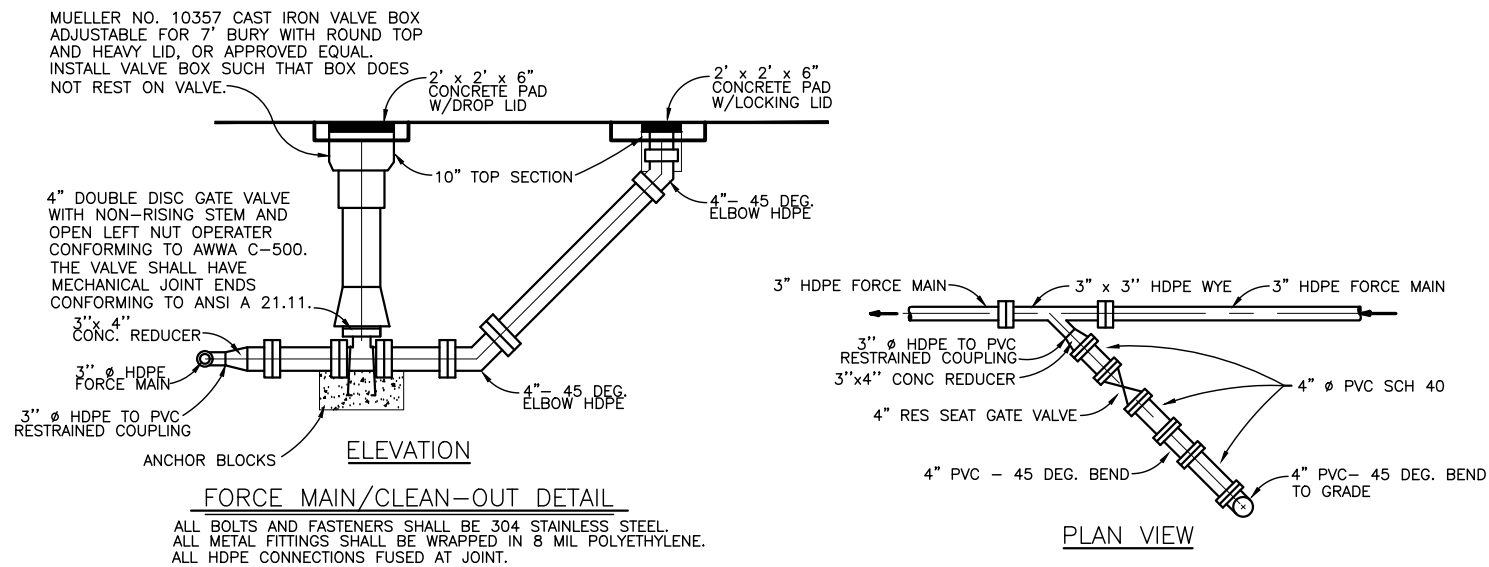
HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
DETAILS
SANITARY SEWER DETAILS

SHEET
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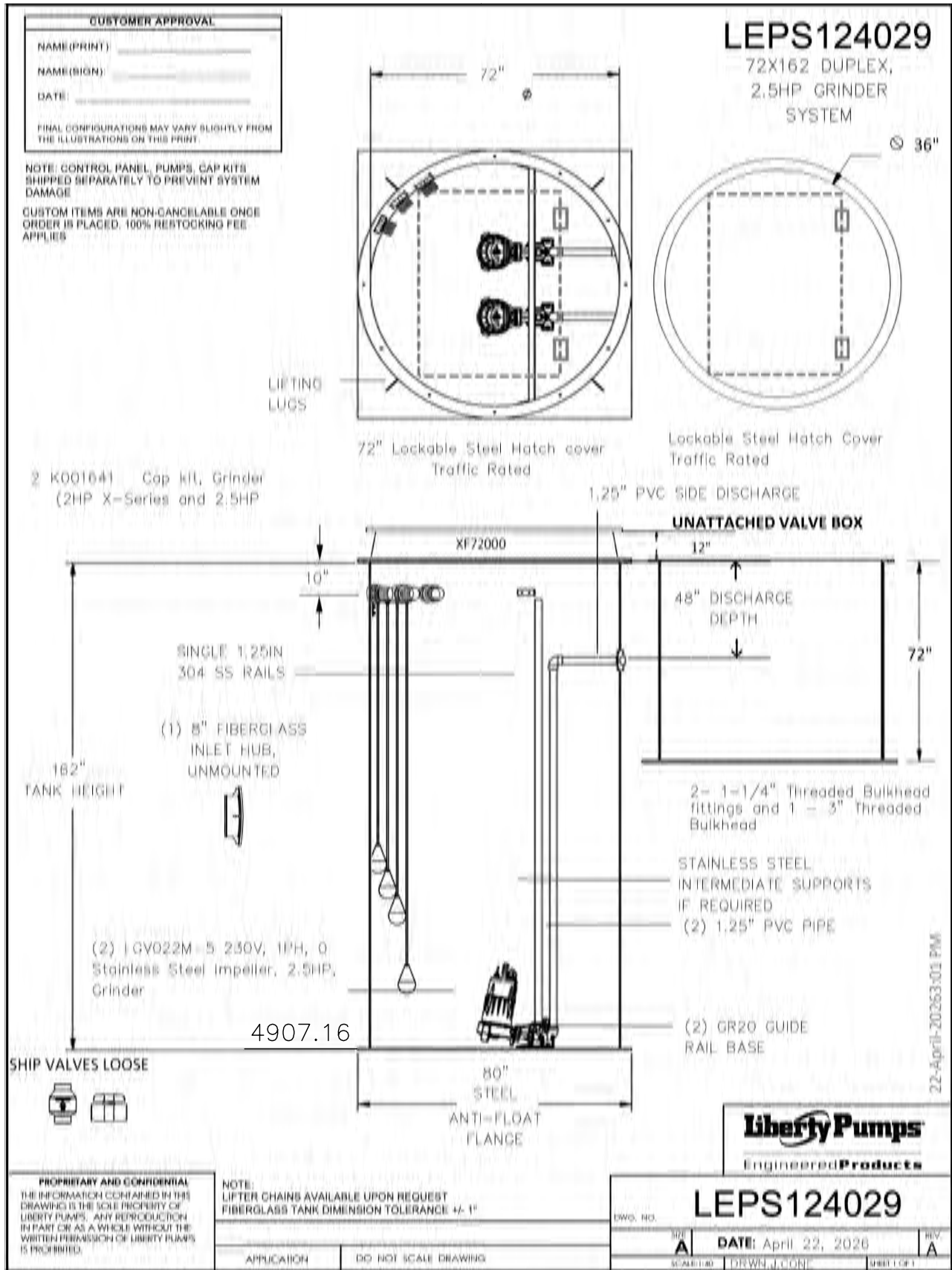
P:\2024\Cody 24000.00-24199.00\24016.00 Kconitz Blue Bird\ACAD\DETAIL SHEETS.dwg 6/24/26 ton

GRINDER PUMPS
FLOW: 60 GPM
TDH: 25-FT
HP: 2.5-HP
V: 230-V, 60-HZ
PHASE: 1-Ø
NUMBER OF PUMPS: 2
MOTOR TYPE:IMMERSIBLE
SERVICE FACTOR: 1.00
MOTOR: LIBERTY

PUMP STATION	
LOCATION WITHIN VAULT	ELEVATION (FT)
INVERT IN	4910.40
ALARM	4910.16
PUMP ON	4909.16
PUMP OFF	4907.66
PUMP INLET	4907.49
FLOOR	4907.16



FORCE MAIN CLEAN-OUT DETAIL
NOT TO SCALE



DATE	REVISIONS	BY	CHECKED	APPROVED
12/17/25	ORIGINAL DRAWING	IKSM	CAS	

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JOB NO. 24016
FIELD BOOK NO. XX
FIELD BOOK NO. X



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: **HARRIS TRUCKING & CONSTRUCTION**

HARRIS TRUCKING & CONSTRUCTION
BLUEBIRD SUBDIVISION
DETAILS
FORCE MAIN DETAILS

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ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
ENGINEERINGWYOMING.COM

Utana Dye
Community Development Director
P.O. Drawer 2200
Cody, WY 82414

RE: Harris Trucking & Construction Co. – Bluebird Subdivision

Dear Utana,

Harris Trucking & Construction Co. is developing a new 36 lot major subdivision in Lot 5 of Musser Subdivision. Said property borders Cooper Lane West on the west boundary. The area for the developed parcel is 18.48 acres. The current surface is undeveloped and covered with light vegetation. This parcel has historically drained from west to east with an average slope across the lot of 0.80%. The existing parcel is bounded on the north by the Cody Lateral and on the east by the Watkins Lateral. This drainage report includes details for the proposed improvements.

Runoff Coefficients

C _{roof}	= 0.95
C _{asph}	= 0.95
C _{concrete}	= 0.95
C _{hard grvl}	= 0.85
C _{lt.veg/gravel}	= 0.30
C _{lawn}	= 0.20

Historic Run-Off

Light Vegetation = 18.48 acres

Total = 18.48 acres

C_{ave} = 0.30

10-year, 2-hour storm Flow Rate:

Rainfall Intensity, I = 0.66 inches/hour

Total Historic Run-off

$$Q = C_{ave}IA = 0.30 (0.66) (18.48) = \mathbf{3.67 \text{ cfs}}$$

$$\mathbf{Historic \ Volume: (0.40)(60)(60)(2)=2880 \ cf = 106.66 \ cy}$$



ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
ENGINEERINGWYOMING.COM

Developed Run-off

Roadway Corridor = 3.46 acres

Gravel (Paths)= 0.39 acres

Buildings/Roofs (3000 sqft x 35 lots) = 2.41 acres

Concrete (Driveway 30' x 20') = 0.48 acres

Lawn = 11.74 acres

Total = 18.48 acres

Cave = 0.47

10-year, 2-hour Storm Flow Rate:

Rainfall Intensity, I = 0.66 inches/hour

Total Developed Run-off

$$Q = C_{ave}IA = 0.47(0.66)(18.48) = \mathbf{5.73 \text{ cfs}}$$

Developed Volume: $(5.73)(60)(60)(2) = 41,256 \text{ cf} = 1528 \text{ cy}$

Historic to Developed difference: $3.67 - 5.73 = +2.06 \text{ cfs}$

The proposed subdivision will include curb & gutter to collect the drainage from the roadway corridor and lot frontages. These gutters will flow to three (3) different sets of inlet structures to collect the drainage into a piped system that will discharge into a detention basin. The detention basin will be developed in the northeast portion of the subdivision on lot 36 and will be maintained by the HOA. This basin will handle the increased runoff from the subdivision development. The basin has a storage volume of 43616.50 cf (1615 cy) with 1-ft of freeboard, which exceeds the developed volume. The drainage basin has a top area of 9,944 sf, a nominal depth of 9 ft, and 3:1 side slopes. With this depth, stormwater will be able to infiltrate into the existing Cody Cobbles efficiently.

Sincerely,

ENGINEERING ASSOCIATES

Ian Morrison, PE

Encl

cc: 24016.00-Drainage

**DECLARATION OF
RESTRICTIONS, CONDITIONS AND COVENANTS
OF THE BLUE BIRD SUBDIVISION,
PARK COUNTY, STATE OF WYOMING**

This declaration made this _____ day of _____, 2026 by Harris Trucking and Construction Company hereinafter referred to as “Declarant” as owners of the following described property in Park County, Wyoming, to-wit:

Blue Bird Subdivision (Subdivision) located in Cody, Park County, Wyoming as set forth on that certain survey map or plat entitled:

SEE EXHIBIT “A”

said plat having been recorded in the Office of the Recorder of Deeds of Park County, Wyoming.

These Restrictions, conditions and covenants (Covenants).

WHEREAS, it is the desire and intention of the Declarant to sell the above-described real property and to impose upon it mutual and beneficial restrictions, conditions, easements and covenants under a general plan or scheme of improvement for the benefit of all the said lands and the future owners of the Subdivision,

NOW, THEREFORE, the Declarant does hereby declare that all of the property described above is held and shall be held, conveyed, hypothecated, or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of the lands; and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof, and all of which shall run with the land and shall be binding on all parties that have or acquire any right, title or interest in the Subdivision or any part thereof.

BLUE BIRD SUBDIVISION General Provisions

I.

DECLARANT

Whenever the term “Declarant” appears herein, it shall include the Declarant hereof, its successors or assigns.

II.

DURATION OF RESTRICTIONS

All of the conditions, covenants, and reservations set forth in these Covenants shall continue and remain in force and effect at all times against said property and the owners thereof, subject to the right of change or modification provided for herein, until twenty-five years from date hereof, and shall continue to be in force for a period of twenty-five years, and thereafter for successive periods of twenty-five years each without limitation, unless a written agreement is executed by the then record owners of more than three-fourths of the owners of the Lots in the Section in which the amendment is sought to be made to the Covenants. Each lot shall be entitled to one vote. If a lot owner owns a portion of a lot, the owner shall be entitled to a proportionate vote equal to a portion of the lot owned. The Amendment shall be placed on record in the Office of the County Recorder of Park County, stating which of the said conditions or covenants are changed, modified or extinguished in whole or in part as to all or any part of the Section as identified herein, in the manner and to the extent therein provided.

III.

MUTUALITY OF BENEFIT & ENFORCEMENT

All of said restrictions, conditions, easements, covenants, provisions, agreements, liens and charges set forth herein are made for the mutual and reciprocal benefit of each and every lot as identified in the applicable Section shown on said map and are intended to create mutual, equitable servitudes upon each said lot in favor of each and all other lots shown on said map; to create reciprocal rights between the respective owners of all the lots in the applicable Section shown on said map; to create a privity of contract and estate between the grantees of said lots in the applicable Section, and their heirs, successors and assigns; and shall as to the owner of each lot in the Section of the Subdivision, his or hers heirs, successors or assigns, to operate as covenants running with the land for the benefit of each and all other lots in the applicable Section of the Subdivision and their respective owners.

Right to Enforce: The provisions contained in this Declaration shall bind and inure to the benefit of and be enforceable by Declarant, by the owner or owners of each lot in the applicable Section with each lot owner having one vote for each owned or a proportionate vote equal to a portion of the lot owned or their legal representatives, heirs, successors and assigns. Failure by Declarant, or any property owner, or their legal representative, heirs, successors or assigns to enforce any of

said restrictions, conditions, covenants, or reservations shall in no event be deemed a waiver of the right to do so thereafter.

Each owner owning at least one lot in the applicable Section for enforcement of these Covenants of the Subdivision or Declarant may enforce compliance with the provisions hereof by commencing a legal action for injunction, damages or foreclosure or for all such other legal or equitable remedies as may be authorized under the laws of the State of Wyoming against the owner or occupant of any lot or portion of any lot who violates any of the covenants herein contained. The owner of any lot who violates or breaches any covenant herein shall pay all costs including reasonable attorney's fees incurred by any person or persons, of the Subdivision or Declarant to successfully enforce any of the provisions hereof.

IV.

LAND USE OF LOTS

All lots of the Subdivision shall be used only as herein set forth and such designated usage can be changed only by the approval of three-quarters of the lot owner or the declarant as identified for herein. Lots may also include an Accessory Dwelling Unit (ADU) as further limited and authorized herein. Nothing contained in this Declaration shall be construed to prevent Declarant or its designee from erecting and maintenance of structures and signs for the development and sale of lots within the subdivision while the same or any part thereof is owned by Declarant.

Unless otherwise provided herein no building shall be erected, altered, placed or permitted to remain on any lot, other than a single-family dwelling and a ADU as limited herein and a private garage for not more than three (3) vehicles.

Owners may maintain home offices for professional, personal services or artistic endeavors, provided that such endeavors shall be conducted entirely within a dwelling and used only by the inhabitants living there. Such use shall be clearly secondary and incidental to the use of the dwelling for residential purposes. No additional traffic to lots can result in any allowed use under this Section.

V.

GENERAL PROVISIONS AND REQUIREMENTS OF THE SUBDIVISION

- A. No mobile, manufactured, modular homes or buildings shall be permitted even on a temporary basis.
- B. No buildings or structures, including but not limited to, storage and tool sheds, shall be moved onto any Lot.

- C. All residences and other buildings to be erected on the property as described above shall be new construction of good quality workmanship and materials, and shall be constructed on site.
- D. No vinyl siding of any nature shall be permitted for either residences or outbuildings, except for soffit and fascia. If steel siding is used, it shall be seamless. Painting or staining shall bear or reflect earth tone colors consistent with the blending and the natural environment. All outbuilding exterior siding and roofing must meet the siding and roofing requirements herein stated.
- E. The front of each residence, garage, ADU and/or outbuilding (facing a street) must have a wainscot at least four (4) feet high extending for forty percent (40%) of the front, constructed of brick, stone, or similar materials.
- F. All roofs, including residence, ADU, garage, and outbuildings, shall have a minimum 16 inches eave overhang from roof.
- G. No walls, coping or fence exceeding six (6) feet in height measured from ground surface may be erected or maintained on any lot except as herein provided.
- H. Dog kennel fencing shall be placed behind the residential area as it faces the street.
- I. No wall, fence or boundary planting on any lot may be constructed, grown or maintained in such matter as to interfere with the vision of drivers at any intersection of streets or roads.
- J. No fences, or walls of chain link, or wire mesh, shall be allowed. All fences shall be of uniform construction of wood and brick. A uniform fence design shall be approved and adopted by the Declarant or the Architectural Control Committee as identified herein and shall be followed when erecting any fence. The lot owner shall be responsible for continued maintenance of all fences including a fence on the rear portion of each lot.
- K. No fence, coping or wall shall be built, erected, constructed or placed on the front yard of any property except by special agreement by the Architectural Control Committee as identified herein.
- L. Residence roof pitch must be a minimum of a 7" rise for each 12" run and ADU. Outbuilding roof pitch must be a minimum of a 6" rise for each 12" run and the total height of the outbuilding or ADU cannot exceed the height of the ridge line of the residence. This requirement may be waived by the Declarant for residences in which the width is 40 feet greater.
- M. Single Family Residences constructed upon the Designated Lots shall have a minimum size of Eighteen Hundred (1,800) square feet of ground floor living area, exclusive of porches, patios, decks, or garages and not including any basement area.

Provided, however; if the dwelling contains less than 1800 square feet on the main living

level it must have a total floor area of no less than 2200 square feet exclusive of basement, attics, garages and porches.

- N. No building shall be constructed or structurally altered to exceed two (2) stories, above ground level, exclusive of any basement but no higher than 30 feet. The total outbuilding or ADU square footage cannot exceed one half of the combined square footage of the residence On the ground level.
- O. All outdoor lighting fixtures shall be designed and arranged so as not to be offensive or a nuisance to other lots and shall be equipped so as not to shine onto neighboring property.
- P. The total of floor space for an ADU on a Lot shall be a minimum of 800 square feet of living space on the main floor excluding porches, patios or decks. ADUs may not have a separate garage.
- Q. No inoperable vehicle, equipment or trailer shall be placed on any lot unless said vehicle, equipment or trailer shall be enclosed in a garage or similar structure which is in full compliance with all of the provisions of these Covenants.
- R. Each owner or occupant of a lot shall regularly mow or otherwise destroy weeds which may grow upon any lot before weeds become one foot in height. No owner or occupant shall allow any noxious weeds to grow or repeat upon any lot.
- S. Owners of Lot 1 and 19 of the Subdivision shall be responsible to control weeds in excess of one foot in height on the east side of the Cody Canal Irrigation District Easement to the center of the canal ditch.
- T. Owner of Lot 9 and 24 of the subdivision shall be responsible to control weeds in excess of one foot in height in the drainage facility adjacent to their property

VI.

ARCHITECTURAL CONTROL COMMITTEE AND APPROVAL TO BUILD

- A. The initial Architectural Control Committee shall be comprised of three members who are property owners in the Blue Bird Subdivision and who have been appointed by the Declarant. Until such time as there are three separate property owners the Declarant shall act as the sole member.
- B. A majority of the lot owners shall have the right to appoint the members of the Architectural Control Committee. Each lot shall be entitled to one vote. If a Lot owner owns a portion of lot the owner shall be entitled to a proportionate vote equal to a portion owned. This appointment will be made for a term of two years. A meeting of the owners of the Subdivision for the election of members shall be held during the first full week of March as called by the Declarant or a majority of the Architectural Control Committee.

- C. When 50% of all of the lots in said subdivision have been sold by Declarant the owners of lot, shall vote for the election to the Architectural Control Committee, by a majority of those casting votes, for the filling of any vacancy on the Architectural Control Committee. Each lot owner shall be entitled to one vote.
- D. Prior to the sale of 50% of the lots in the subdivision by the Declarant, any vacancy shall be filled by the remaining member or members of the Architectural Control Committee, or, if no members are available, by Declarant. The Architectural Control Committee may appoint advisory committees from time to time to advise it on matters pertaining to the subdivision.
- E. There shall be submitted to the Architectural Control Committee two (2) complete sets of plans and specifications for any and all improvements, the erection or alteration of which is desired. No structures or improvements of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations and specifications therefore have received such written approval as herein provided. Such plans shall include plot plans showing the locations with the identification of elevations on the lot of any building, wall, fence, or other structure proposed to be constructed, altered, placed or maintained, together with the proposed color scheme for roofs and exteriors thereof.
- F. The Architectural Control Committee shall report back their approval or disapproval of the construction to the applicant within 10 days after receiving the plans for the construction. If the proposed construction is disapproved, the applicant may request a meeting with the Architectural Control Committee.
- G. The Architectural Control Committee shall have power to and may allow reasonable variances and adjustments of these conditions and restrictions in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations contained herein; provided, however, that such is done in conformity to the intent and purposes hereof; and, provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood. Variances and adjustments of height, size and setback requirements may be granted hereunder.
- H. In the event there shall be governmental regulations which conflict with or prevent works of construction or improvements in the manner as required by the within regulations, these circumstances shall be deemed to constitute practical difficulties, justifying allowances or variances and adjustments of said regulations in order to prevent unnecessary hardship; provided, however, that in every instance the variance or adjustment shall not be materially detrimental or injurious to property or improvements in the neighborhood.

VII.

LOT AREA

No lot shall be subdivided, or its boundary lines changed, except with the written consent of the Declarant or if the Declarant does not exist then by the Architectural Control Committee. However, Declarant hereby expressly reserves the right to replat any two (2) or more lots shown on the plat of this Subdivision prior to their sale in order to create a modified building lot or lots. The provisions hereof shall apply to each such lot created.

VII.

BUILDING LOCATION

- A. No building shall be located on any lot nearer to its front lot line than twenty (20) feet or nearer to the rear lot line than twenty (20) feet, measured to the foundations of the building. No building shall be closer than eight (15) feet to a side boundary of any lot measured to the foundation of the buildings for lots in Section One (1) and eight (8) feet measured to the foundations of the building for lots in Section Two (2).
- B. No portion of any building or fence shall encroach upon another lot without approval of the Declarant or the Architectural Control Committee.

IX.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

X.

EASEMENTS

Perpetual easements as identified on the Plat of the subdivision are reserved for the purpose of installing, repairing and maintaining, or conveying to proper parties so that they may install, repair and maintain, electric power, domestic water, raw water, sewerage, gas, telephone, and similar utility facilities and services, for all the lots and properties in the Subdivision. The easements reserved and dedicated under the terms and provisions hereof shall be for the general benefit of the Subdivision as herein defined and shall also inure to the benefit of and may be used by any public or private utility company entering into and upon said property for the purposes aforesaid, without the necessity of any further grant of such easement rights to such utility companies.

XI.

TEMPORARY AND OTHER STRUCTURES

No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn or other outbuildings shall be used at any time as a residence either temporarily or permanently.

XII.

SIGNS

No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign, except "For Sale" or "For Lease" signs of customary and reasonable dimensions and design, shall be erected or displayed upon or about said property unless and until the form, dimensions and design or said sign has been submitted to and approved by the Architectural Control Committee. The Architectural Control Committee shall have authority to remove "For Sale" and "For Lease" signs determined by it to be contrary to customary and reasonable dimensions and/or design.

XII.

MINING

No oil drilling, oil development operations, oil refining, quarrying, mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in working for oil or natural gas shall be erected, maintained or permitted upon any lot.

XIV.

ANIMALS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No lot owner shall have more than two (2) dogs or cats or combination of one dog or one cat. Such animals as are permitted shall be strictly controlled and kept pursuant to city and county ordinances.

No pets that are a danger to people or other pets or that create a nuisance by noise, activity, or any other actions shall be permitted.

XV.

GARBAGE & REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except in sanitary containers. No rubbish, trash, papers, junk or debris shall be burned upon any lot except that trash may be burned inside homes that are properly equipped with inside incinerator units. Any owner of a lot shall be required to place its garbage cans near the street for collection on days as prescribed by the City of Cody. Under any circumstances any type of garbage container may not be left exposed on the front of a lot for a period of time in excess of twelve (12) hours after

collection, and no container shall be placed near the street for collection more than twelve (12) hours prior to the designated collection time.

XVI.

VEHICLES

- A. Overnight Parking: No vehicle of any kind, including but not limited to automobiles, trucks, tractors, buses, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two, three or four-wheeled motor vehicles, or other wheeled vehicles shall be permitted to be parked on any public street within the subdivision between the hours of 2:00 a.m. and 6:00 a.m.
- B. In addition to garage space there may be a minimum of two (2) automobile parking stalls of at least eight (8) feet by eighteen (18) feet for each single-family residence in Section One (1).
- C. All parking stalls shall be constructed entirely within the building setback area as defined herein.
- D. All enclosures, shelters, garages or other improvements constructed for the purpose of automobiles parking and other vehicles shall be attached to, and form a part of, the structure of the residence constructed on any lot unless otherwise approved by the Architectural Control Committee.
- E. Other than automobiles and pickups of one ton GVW or under, no vehicle, including but not limited to buses, tractors, trailers, campers, recreational vehicles, boats, boat trailers, snowmobiles, two and three and four-wheeled motor vehicles or other items of the same or similar nature to those named herein, shall be allowed to remain on or in any portion of any lot or street in the subdivision for a period greater than forty-eight (48) hours unless said vehicle shall be fully enclosed in a garage or other similar structure which is in full compliance with all of the provisions of these Covenants or is parked behind a single family residence.

XVII.

CONSTRUCTION

The construction of the single-family residence to be built on each lot must be commenced no later than five (5) years from the date of purchase of the lot. Lot owners must submit their plans to the Declarant and subsequently to the Architectural Control Committee when established in accordance with the terms set out herein in time to reasonably comply with the provision. This requirement may be waived by special action of the Architectural Control Committee. Such

action shall be recommended if the lot is landscaped and maintained in a similar manner as the adjoining lots.

The construction of improvements shall be completed not later than eighteen (18) months from the date upon which excavation was begun.

Within twelve (12) months after completion of the exterior of any structure, the landscaping of the lot must be substantially completed.

Such landscaping shall include, but not be limited to, the preparation for and planting of lawn, grass or other appropriate ground cover and appropriate shrubbery. Should any homeowner fail to comply with the provisions of this section, the Architectural Control Committee shall have power to obtain an order from a court of proper jurisdiction requiring specific performance, or alternatively may complete the landscaping and require the homeowner to pay reasonable amount for such completion. The amount owing shall constitute a lien on the homeowner's lot and home until such payment is made.

XVIII.

APPEARANCE OF LOTS, REMOVAL OF TREES

- A. Each lot, always, shall be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any lot, so they are visible from any neighboring lot or road, except as necessary during a period of construction.
- B. No lot shall be used in whole or in part for the storage of any property or thing that will cause such a lot to appear in an unclean, disorderly or untidy condition or that will be otherwise obnoxious. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done, placed or stored thereon which may be or become an annoyance or nuisance to the neighborhood or occasion any noise or odor which will, or might, disturb the peace, quiet, comfort or serenity of the occupants of nearby lots.
- C. Each purchaser shall be responsible for the maintenance of all property between his side yard lot lines and from his rear lot lines to the street abutting his lot, whether that property is owned by him or by any governmental unit.

XIX.

MAIL BOX

Combination mail boxes will be placed at such location as identified on the Subdivision Plat or as otherwise approved by the Architectural Control Committee and the United States Postal Service.

XX.

NO RIGHTS WAIVED BY DELAY

No delay or omission on the part of the Declarant or the owner or owners of any lot or lots in said property, in exercising any right, power or remedy herein provided for in the event of any breach of any of the provisions, restrictions, conditions, easements, covenants, agreements, liens and charges herein contained shall be construed as a waiver thereof or acquiescence therein, and no right of action shall accrue, nor shall any action be brought or maintained by anyone whomsoever against Declarant for or on account of their failure or neglect to exercise any right, power or remedy herein provided for in the event of any such breach, or for imposing provisions, restrictions, conditions, easements, covenants, agreements, liens and charges which may be unenforceable.

XXI.

PARTIAL INVALIDITY

In the event that any one or more of the provisions, restrictions, conditions, easements, covenants, agreements, liens and charges herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, restrictions, conditions, easements, covenants, agreements, liens and charges herein set forth shall continue unimpaired and in full force and effect.

XXII.

AMENDMENTS

All or any of the provisions of this Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, may be annulled, amended, or modified at any time by the filing in the Park County, Wyoming, Recorder's Office of an instrument setting forth such annulment, amendment or modification, executed by the owner or owners of record (as shown by the land records of Park County, Wyoming, at the time of the filing of such instrument) of seventy-five (75% percent of the property (computed by the number of lots) encompassed within the Blue Bird Subdivision.

XXIII.

CAPTIONS

The captions of the various paragraph of this Declaration are for paragraphs of this Declarations are for convenience only and are not a part of the Declaration, and do not in any way limit or amplify the terms of provisions thereof.

XXIV.

ASSIGNMENT OF POWERS

Any and all rights and powers of the Declarant herein contained may be delegated, transferred or assigned. Wherever the term "Declarant" is used herein, it includes assigns and successors in interest of the Grantor.

XXV.

RESERVATION

Declarant hereby reserves the right to deal freely with these protective covenants, to vary, modify, amend, add to, or omit them altogether, without permission or acquiescence of Declarants.

IN WITNESS WHEREOF, we have hereunto set forth our hands the
_____ day of _____, 2026.

Roger Koontz
Harris Trucking and Construction Company

STATE OF WYOMING)
) ss.
County of Park)

On this _____ day of _____, 2026, before me personally appeared Roger Koontz to me personally known, who being by me duly sworn did say that he is the owner, and that said instrument was signed and sealed, and said Roger Koontz acknowledged said instrument to be the free act and deed of said limited liability company.

Witness my hand and official seal.

Notary Public

My Commission expires:

Declaration for the BLUEBIRD SUBDIVISION Infrastructure Maintenance Committee

This Declaration for the Bluebird Subdivision Infrastructure Maintenance Committee is made and entered into on this _____ day of _____, 20____, by Harris Trucking and Construction Company.

WHEREAS Harris Trucking and Construction Company is the current owner of Lots 1 through 35 of the Bluebird Subdivision in the City of Cody, Park County, Wyoming, pursuant to that plat recorded contemporaneously herewith (the “Subdivision”); and

WHEREAS Harris Trucking and Construction Company and the City of Cody have entered into an agreement for the operation and maintenance of storm water detention, infiltration infrastructure, and private irrigation infrastructure located within Lot 36 (collectively the “stormwater facilities”), and Harris Trucking Construction Company desires to provide for the operation and maintenance of said stormwater and irrigation facilities in accordance with the Maintenance Agreement for the Bluebird Subdivision, for the City of Cody Wyoming (the “Agreement”) which Agreement is also recorded contemporaneously herewith; and

WHEREAS each owner of Lots 1-35 within the subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, shall share equally in any and all costs associated with the operation and maintenance of the stormwater facilities, irrigation facilities, and private alley ways; and

WHEREAS Harris Trucking and Construction Company therefore, declares that Lots 1-35 within the Bluebird Subdivision, accessed from Marina Lane, Suzanne Lane, Natalie Lane, shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved in accordance herewith, this Declaration being established and agreed to run with the land and be binding on all parties having or acquiring any right, title, or interest in the Subdivision and further being for the purpose of enhancing and protecting the value thereof.

1. DURATION OF RESTRICTIONS

All of the conditions and restrictions set forth in this Declaration shall continue and remain in force and effect at all times against the Subdivision and the owners of Lots 1-35—subject to the right of modification provided for herein—for twenty years and shall, as then in force, be automatically continued for a period of twenty years and thereafter for successive periods of twenty years each without limitation, unless a written agreement to the contrary is executed by the then-record owners of one hundred percent (100%) of the Lots 1-36 (with one vote per Lot and not owner) and is recorded in the Office of the County Clerk for Park County, Wyoming.

2. RIGHT TO ENFORCE AND BINDING EFFECT

- a. The provisions contained in this Declaration shall bind and inure to the benefit of and be enforceable by the owner or owners of any lot within the Subdivision accessed from Cooper Lane West, by the City of Cody, or by the Bluebird Subdivision Infrastructure Maintenance Committee. Failure to enforce any provision hereof shall not be deemed a waiver of the right to do so

thereafter.

- b. Each purchaser and grantee of a lot within the Subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, by acceptance of a deed conveying title thereto, does hereby accept all of the provisions, restrictions, conditions, agreements, liens, charges, associations and similar limitations described in this Declaration and in the Maintenance Agreement for the Bluebird Subdivision, for the City of Cody Wyoming (the “Agreement”) executed simultaneously herewith. By such acceptance such lot owners shall—for themselves, their heirs, successors, and assigns—covenant, consent, and agree to and with Harris Trucking and Construction Company and all subsequent grantees and owners of lots within the Subdivision to keep, observe and comply with this Declaration and with the Agreement.

3. BLUEBIRD SUBDIVISION MAINTENANCE COMMITTEE

- a. There is hereby created a committee which shall have as its sole purposes the operation and maintenance of the stormwater facilities, irrigation facilities, and private alley ways located within the Subdivision and the collection of assessments therefor. The Bluebird Subdivision Infrastructure Maintenance Committee (the “Committee”) shall consist of Harris Trucking and Construction Company, until such time as he resigns, whereupon he shall appoint three owners of lots within the Subdivision to comprise the Committee until their successors shall be thereafter selected.
- b. The Committee shall perform such maintenance to the stormwater facilities as may be necessary, which is anticipated to consist of removal of debris, weeds, and other vegetation from the detention facility. Each property or parcel owner shall—and does hereby agree to—execute any and all instruments necessary and reasonable to allow access for such purposes, including the granting of easements or access, provided that no such easement shall interfere with any buildings constructed on any parcel.
- c. The Committee shall perform such maintenance to the irrigation facilities as may be necessary, which is anticipated to consist of removal of debris, flushing of silt, start of season preparation, and end of season draining. Each property or parcel owner shall—and does hereby agree to—execute any and all instruments necessary and reasonable to allow access for such purposes, including the granting of easements or access, provided that no such easement shall interfere with any buildings constructed on any parcel.
- d. The Committee shall perform such maintenance to the private alleys as may be necessary, which is anticipated to consist of removal of debris, weeds, grading, and surfacing of the alleys. Each property or parcel owner shall—and does hereby agree to—execute any and all instruments necessary and reasonable to allow access for such purposes, including the granting of easements or access, provided that no such easement shall interfere with any buildings constructed on any parcel.
- e. Dues of Forty Dollars (\$40.00) annually shall be levied on each of the lots, excluding Lot 36 within the Subdivision beginning with the conveyance of that lot by Harris Trucking and Construction Company or it’s Assigns; upon the conveyance of all Subdivision lots, the Committee shall collect annual dues for all lots. This amount shall be increased by Five Dollars

(\$5.00) annually every other year, beginning on January 1, 2027, to a maximum annual amount of \$65.00 per year. Funds shall be held in reserve to be used for maintenance of the facilities. When reserve funds reach \$25,000.00, all annual assessments of every lot in the Subdivision will be deferred until such time as the reserve funds fall below \$20,000.00, at which time they shall recommence until they reach \$25,000.00, repeating as necessary. Every 20 years, upon the renewal of this agreement, the committee shall have the right to re-assess the dues and limits in order to bring them in line with current maintenance needs. The Committee shall have authority to impose additional increases in order to meet the costs associated with the facilities operation and maintenance described herein. These monies shall be held in a non-interest-bearing account and shall be accessible by the members of the Committee for the purposes described herein. The Committee shall notify lot owners when such dues shall be payable each year, and the same shall be due and payable within thirty (30) days thereafter.

- f. The Committee shall also have the authority to levy additional assessments for nonrecurring issues associated with the maintenance and upkeep of the facilities. In such event, such additional assessments shall be levied equally against all lots, excluding Lot 36 within the Subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, based on the bid amount for such special maintenance and upkeep issues. Such additional assessments shall be due and payable within thirty (30) days following assessment.
- g. When any lot owner, excluding Lot 36 within the Subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, shall be in default in the payment of dues or special assessments for a period of fifteen (15) days from the date on which such amount becomes due and payable, the Committee shall be entitled to file a lien against the defaulting owner's lot in accordance with W.S. 29-4-101. The Committee may further pursue an injunction, other remedial measures, or any other remedy legal or equitable in order to enforce this Declaration or the Agreement. By their purchase of a lot within the Subdivision, each owner: (i) acknowledges and affirms that the storm drainage facility constitutes a ditch, canal, or reservoir within the meaning of W.S. 29-4-101; (ii) acknowledges and affirms that the dues assessed are for labor and materials performed in the maintenance of the storm drainage facility; (iii) waives any and all right to assert affirmative defenses or counterclaims in defense against the enforcement of either a lien filing for dues and assessments hereunder or any other action against the owner of a lot within the Subdivision for the collection of unpaid dues or special assessments; and (iv) agrees that the Committee shall be entitled to and awarded reasonable attorney's fees, court costs, and other expenses associated therewith in its efforts to enforce the payment of dues or special assessments hereunder.
- h. Members of the Committee shall serve until their resignation, and each shall be succeeded by a person of their choosing, who shall be the owner of a lot within the Subdivision.

4. AMENDMENTS

This Declaration may be amended or repealed by a vote of one hundred percent (100%) of the lot owners within the Subdivision with access from Marina Lane, Suzanne Lane, Natalie Lane,. If this Declaration is repealed, or if the stormwater become operated and maintained by the City of Cody, then any dues or assessments then held by the Committee shall be distributed in equal amounts to

each lot owner with access from Marina Lane, Suzanne Lane, Natalie Lane. Any repeal or amendments shall require written consent from the City of Cody.

DRAFT

The undersigned, qualified and sole acting member of the Bluebird Subdivision Infrastructure Maintenance Committee, an unincorporated, non-profit association, does hereby certify that the above and foregoing Declaration was duly adopted on the day and date first written above.

Roger Koontz

Harris Trucking and Construction Company

STATE OF WYOMING)
) ss.
County of Park)

The above and foregoing instrument was acknowledged before me this _____ day of _____,
20____, by Roger Koontz.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

STORM WATER AND PRIVATE IRRIGATION SYSTEM MAINTENANCE AGREEMENT FOR THE BLUEBIRD SUBDIVISION,

This Declaration is made this _____ day of _____, 20____, by Harris Trucking and Construction Company and its Assigns, authorizing the same, and affecting all of the following described real property in the City of Cody, Park County, Wyoming.

Lots 1 through 35 in the Bluebird Subdivision, City of Cody, Park County, Wyoming (the "Subdivision")

WHEREAS, the undersigned entity wishes to establish a storm water and private irrigation system maintenance agreement for said real property described above (this "Agreement"), located in the City of Cody, Park County, Wyoming.

NOW THEREFORE, the undersigned does hereby make, publish, declare and impose upon all the above- described property, the following obligation and this Agreement to maintain and keep in working order the storm water detention, infiltration infrastructure and private irrigation infrastructure located within Lot 36 of the Subdivision (the "stormwater and irrigation facilities") as indicated on the recorded final plat, and in accordance with the submitted City of Cody Drainage report and design submitted by Engineering Associates at time of plat approval, relevant portions of which are attached hereto and incorporated herein. This Agreement shall be and does constitute a covenant running with the land and each portion thereof, and shall be binding upon the undersigned, their heirs, successors, grantees, and assigns.

NOW THEREFORE, the Agreement for maintenance of the stormwater facilities as follows:

All responsibility for operation and maintenance, and for all costs associated therewith shall be borne equally by the owner of Lots 1-35 within the Subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, through the collection of dues and special assessments by the Bluebird Subdivision n Infrastructure Maintenance Committee (the "Committee"). The assessment shall be a lien on the lots owned by owners of lots (excluding Lot 36) within the Subdivision and may be foreclosed upon for nonpayment in accordance with that Declaration for the Bluebird Infrastructure Maintenance Committee recorded contemporaneously herewith in the office of the Park County Clerk and Recorder (the "Declaration"). Dues and special assessments shall be collected annually by the Committee in amounts as described in the Declaration.

BINDING EFFECT OF DECLARATION. Each purchaser and grantee of any portion of the above described real property (excluding Lot 36) which are subject to the above agreement, by acceptance of a deed conveying title thereto do accept each and all of the provisions, restrictions, conditions, agreements, liens, charges, associations and similar limitations herein contained and by such acceptance shall for themselves, their heirs, personal representatives, successors, and assigns, covenant, consent and agree to and with the undersigned owner and to and with the grantees and subsequent owners of each of said parcels within the above described real property to keep, observe and comply with and perform said provisions, restrictions, conditions, easements, association, agreements, liens and charges.

TERM. All the provisions, conditions, restriction and agreements shall continue to remain in full force and effect at all times against all said parcels and the owners and occupants thereof (excluding Lot 36), subject to the right of change or modification provided hereinabove and shall remain in effect for a period of twenty-five years from and after the date hereof and shall remain in full force and effect thereafter for successive ten (10) year periods unless, by written duly recorded agreement executed by the then owners of 100% of the lots within the above described real property, the terms and provisions are changed, modified, annulled, abrogated, in whole or in part. If the City of Cody governing body agrees to assume operation and maintenance responsibility of the storm water and irrigation facilities covered by this Agreement on an ongoing basis, this Agreement shall automatically terminate.

INVALIDATION. In the event this Agreement is rendered invalid or unenforceable by judgment or decree of any court of competent jurisdiction, the other covenants herein contained shall nonetheless remain in full force and effect for and during the full term hereof.

GOVERNMENTAL IMMUNITY. Nothing in this agreement shall be construed as a waiver of the City of Cody's governmental immunity. The City does not waive its governmental immunity or any of its defenses and limitations under Wyoming law, and expressly reserves the right to assert immunity as a defense to any action arising out of this agreement.

ENFORCEMENT/ATTORNEY FEES AND COSTS. The Committee may enforce compliance with the provisions hereof by commencing an action for injunction, for remedial measures, for collection, and/or damages or for all such remedies or any other legal or equitable remedies authorized under the laws of the State of Wyoming against the owner of any lot within the Subdivision accessed from Marina Lane, Suzanne Lane, Natalie Lane, who violates any of the covenants contained herein or in the Declaration. The owner of any lot within the Subdivision who violates or breaches any covenant herein or in the Declaration, shall pay all costs including reasonable attorney's fees, incurred in the enforcement of this Agreement or the Declaration.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, 20____.

City of Cody

By: _____
Roger Koontz
Harris Trucking and Construction Company

STATE OF WYOMING)
) ss.
County of Park)

The above and foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Roger Koontz.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
County of Park)

The foregoing instrument was acknowledged before me by _____, the _____ for the City of Cody, Wyoming on this _____ day of _____, 20____.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Harris Trucking and Construction Company, Grantor, of Cody, Park County Wyoming, for and in consideration of a sum of \$10.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, conveys and warrants to the **City of Cody, Wyoming** a Municipal Corporation, Grantee, the following described real property, situate in the City of Cody, Park County, Wyoming.

Lot 36, Bluebird Subdivision, as located in Book “___” of Plats, Page “___”, 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 easements and subsequently assessed taxes.

WITNESS my hand this ____ day of _____, 2026.

Roger Koontz

Harris Trucking and Construction Company

STATE OF WYOMING)
) ss.
County of Park)

On this ____ day of _____, 2026, before me personally appeared Roger Koontz, who upon by me duly sworn did say that he is the President of Harris Trucking and Construction Company, Grantor, and said instrument was signed on behalf of said company by authority of its Members, and that said President acknowledged the instrument to be the free act and deed of said company.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____