



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Memorandum

TO: Mills City Council

FROM: Megan Nelms, AICP, City Planner

DATE: November 14, 2023

SUBJECT: Wyoming Classical Academy – Commercial Site Plan
Lot 1, Mountain Meadows No. 2, Town of Mills

Case Number: 23.01 SKC

Summary: The applicant's proposed to construct a new K-12 school on Lot 1, Mountain Meadows No. 2. It is a phased development, with Phase I consisting of a two-story classroom building for grades K-6.

Planning Commission Recommendation: At their November 2, 2023, meeting the Planning & Zoning Board made a "DO PASS" recommendation on Site Plan application.

Staff Recommendation: Staff recommends APPROVAL of the Site Plan, pending completion of all planning considerations.

WYO Classical Academy

Site Plan/Development Plan

Internal Staff Review

April 27, 2023

October 14, 2023

Planning Commission

November 2, 2023

Applicants: Ethos Three Architecture

Case Number: 23.01 SKC

Agent: Kip Barton

Summary: The applicants propose to construct a new K-12 school on Lot 1, Mountain Meadows No. 2. It is a phased development, with Phase I consisting of a two-story classroom building for grades K-6.

Legal Description: Lot 1, Mountain Meadows No. 2

Location: The property is located at the intersection of Poison Spider Lane and Robertson Rd.

Zoning: UA (Urban Agriculture)

Planning Considerations:

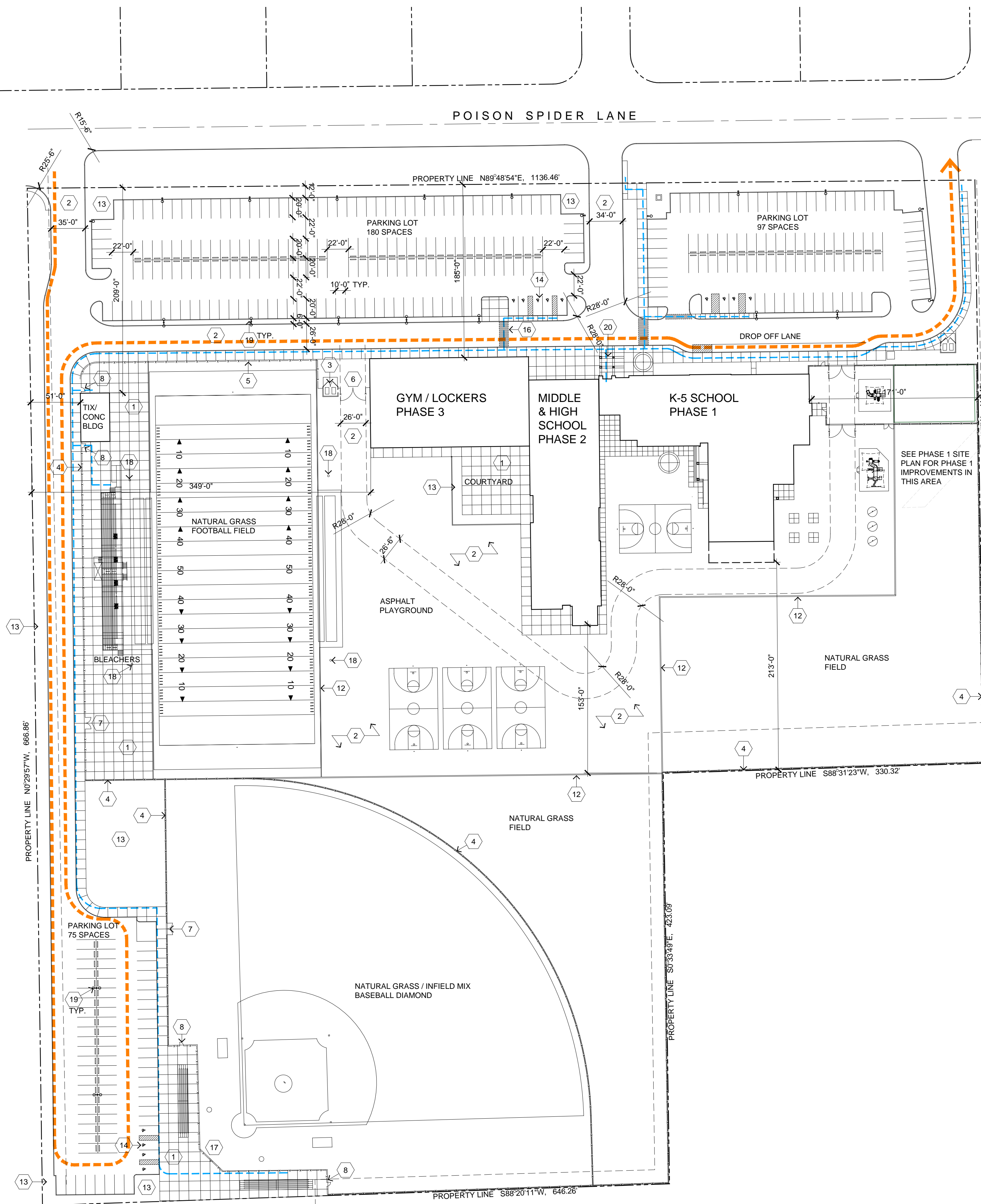
1. Final approval by staff will be for the Master Site Plan and the Phase I site plan.
2. Submit a signed Site Plan Agreement
 - a. The agreement will include a provision that the Traffic Study, along with current traffic control measures and conditions, be reviewed and updated, if necessary, at the time of Phase II construction. All recommendations of the updated traffic analysis shall be met at that time.
 - b. The City will supply a final agreement to be signed by the applicant and City Council.
3. Final Drainage Plan approval by the City Engineer

Staff Recommendation: Staff recommends approval of the site plan, pending completion of all planning considerations.

Planning Commission Recommendation:

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 000000



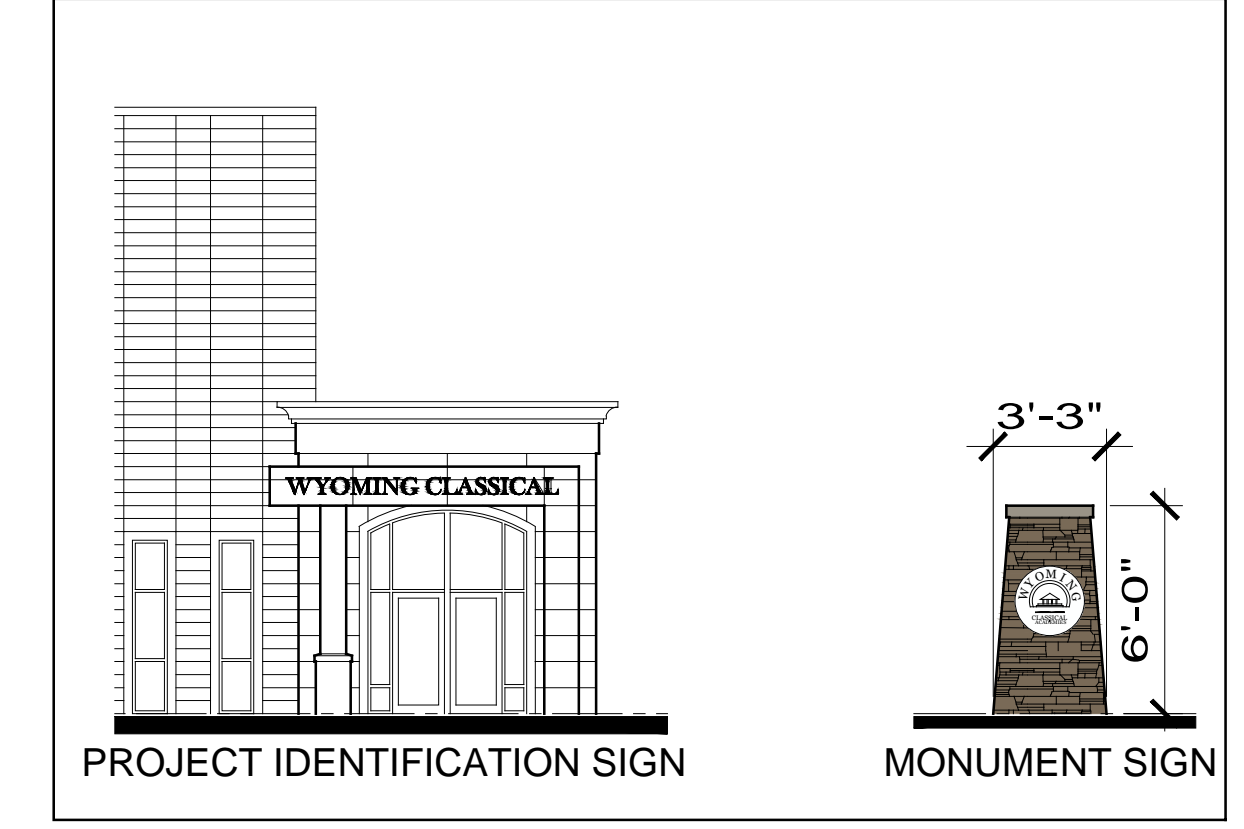
SITE DATA:

JURISDICTION:	CITY OF MILLS
PARCEL NO.:	33801010600100
CURRENT ZONE:	UA URBAN AGRICULTURE
NET AREA LOT SIZE:	20 ACRES = 871,200 SF
BUILDING AREA:	
PHASE 1 (ELEMENTARY/MIDDLE)	37,920 SF
PHASE 2 (HIGH SCHOOL)	29,800 SF
GYMNASIUM	14,500 SF
TOTAL	82,220 SF
FLOOR AREA RATIO:	82,220 / 871,200 = 9%
LOT COVERAGE:	54,200 / 871,200 = 6%
LANDSCAPE AREA:	54,900 SF 6.3% OF SITE
REQUIRED / PROVIDED SETBACKS:	
BUILDING 'A' SETBACKS	
ORIENTATION	SETBACK
NORTH	30'-0"
SOUTH	30'-0"
EAST	7.5'-0"
WEST	7.5'-0"
ALLOWED BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT:	35'-0" (2 STORY)
PARKING REQUIREMENTS:	
PARKING AREA:	2.83 ACRES (14.1% OF SITE)
ELEMENTARY REQUIRED:	1 SPACE PER 1,000 SF + 1 PER EMPLOYEE ELEMENTARY SCHOOL BUILDING 36,658 SF 37 SPACES + 28 EMPLOYEES = 65 SPACES
JUNIOR HIGH REQUIRED:	1 SPACE PER 1,000 SF + 1 PER EMPLOYEE JUNIOR HIGH BUILDING 14,700 SF 15 SPACES + 9 EMPLOYEES = 24 SPACES
HIGH SCHOOL REQUIRED:	1 SPACE PER 200 SF + 1 PER EMPLOYEE HIGH SCHOOL BUILDING 15,000 SF GYMNASIUM 14,500 SF 148 SPACES + 25 EMPLOYEES = 173 SPACES
TOTAL REQUIRED PARKING SPACES =	65 + 24 + 173 = 262 SPACES
7 ACCESSIBLE SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE SPACE	
TOTAL STANDARD SPACES PROVIDED =	339
TOTAL ACCESSIBLE SPACES PROVIDED =	13
TOTAL SPACES PROVIDED =	352

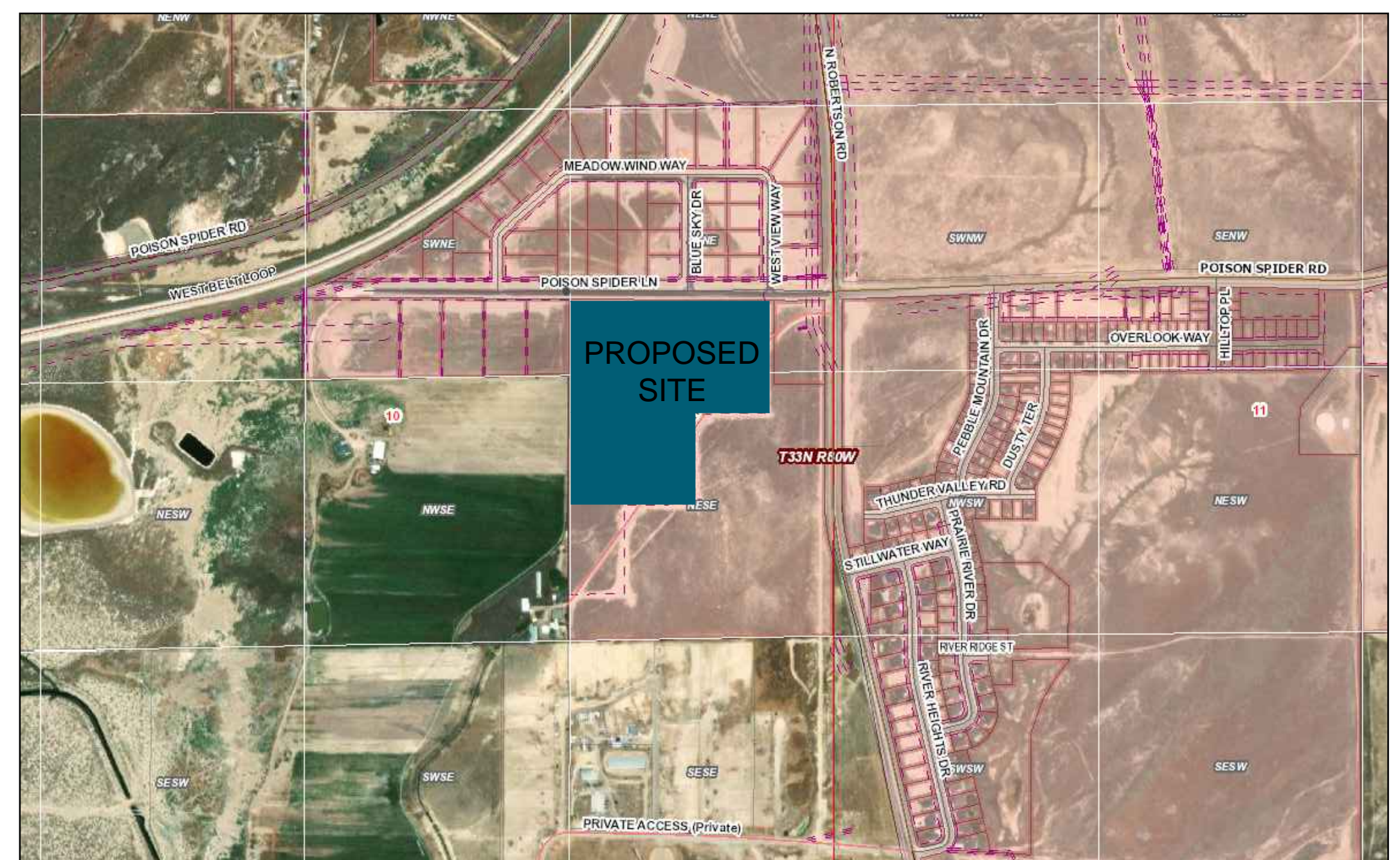
KEY NOTES:

- 1 CONCRETE PAVING
- 2 ASPHALT PAVING
- 3 2 - BIN TRASH ENCLOSURE WITH ROOF
- 4 6' HIGH CHAIN LINK FENCE
- 5 6' HIGH DECORATIVE METAL FENCE
- 6 26" WIDE DOUBLE LEAF GATE WITH FIRE DEPT. KNOX BOX
- 7 12" WIDE DOUBLE LEAF GATE
- 8 4' WIDE GATE
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 8" WIDE MOW CURB
- 13 LANDSCAPED PLANTER
- 14 ACCESSIBLE PARKING SPACES
- 15 ACCESSIBLE ROUTE
- 16 CROSS WALK
- 17 CHAIN LINK BASEBALL BACKSTOP
- 18 SPORTS FIELD LIGHT POLE
- 19 PARKING LOT LIGHT POLE
- 20 PROJECT IDENTIFICATION SIGN (WALL SIGN)

--- DROP OFF / PICK UP VEHICULAR CIRCULATION
--- ACCESSIBLE ROUTE



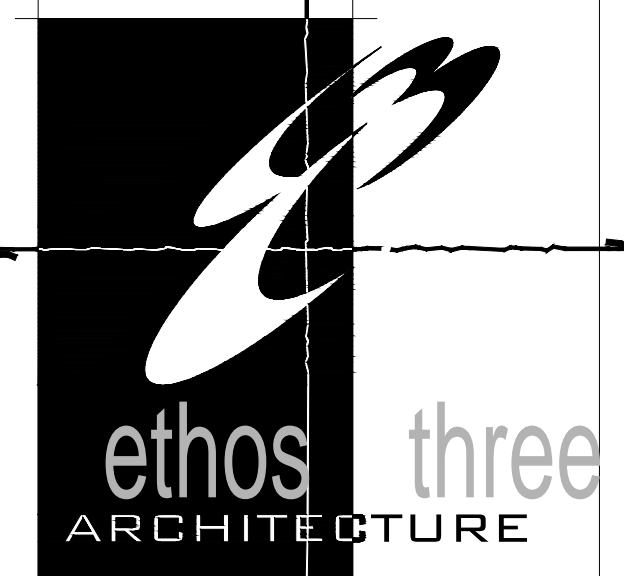
VICINITY MAP



SCALE : 1"=600'-0"

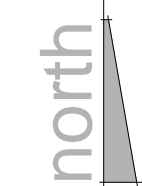
site masterplan

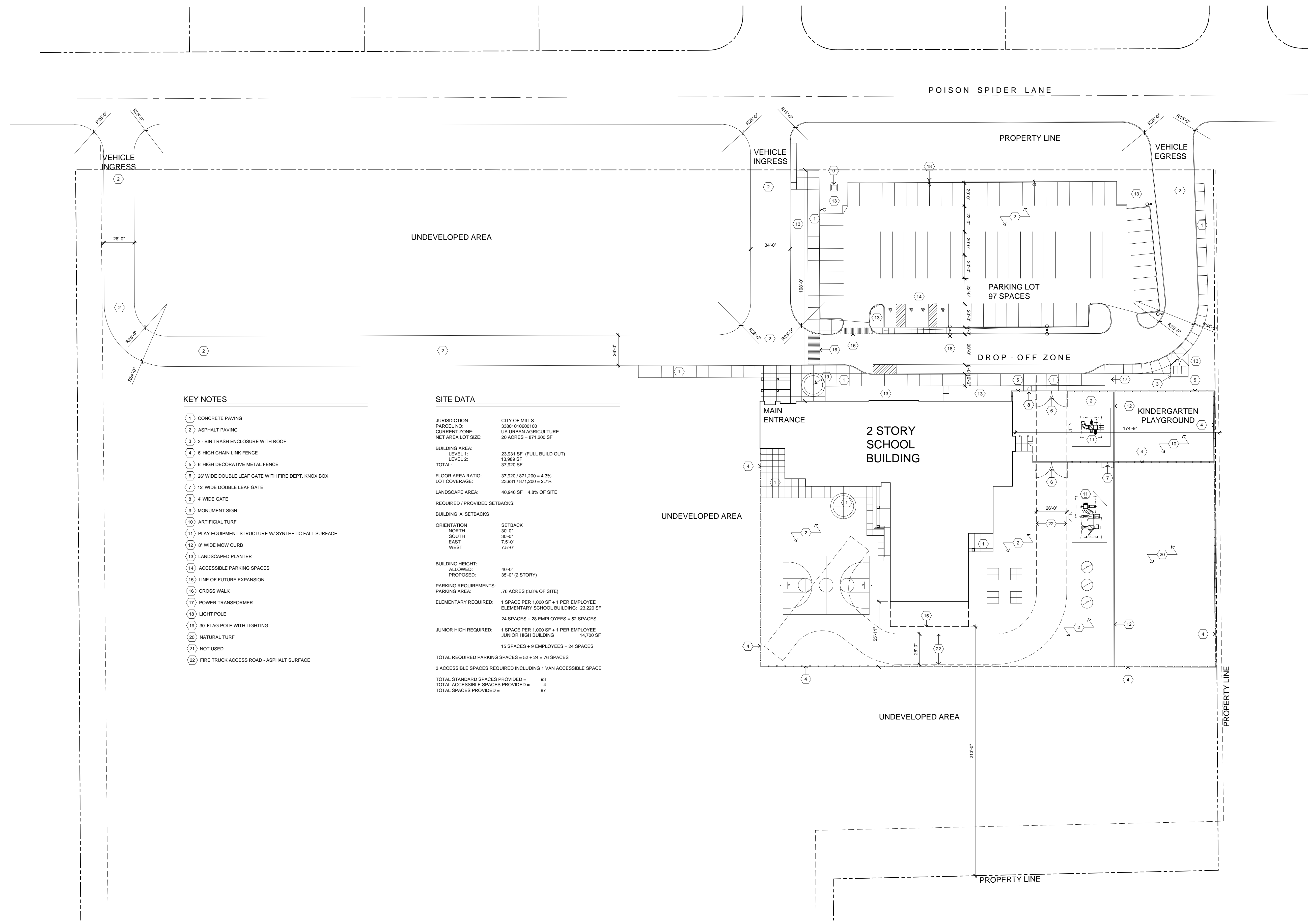
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SITE MASTERPLAN

Wyoming Classical Academy
Mills, Wyoming





KEY NOTES

- 1 CONCRETE PAVING
- 2 ASPHALT PAVING
- 3 2-BIN TRASH ENCLOSURE WITH ROOF
- 4 6' HIGH CHAIN LINK FENCE
- 5 6' HIGH DECORATIVE METAL FENCE
- 6 26' WIDE DOUBLE LEAF GATE WITH FIRE DEPT. KNOX BOX
- 7 12' WIDE DOUBLE LEAF GATE
- 8 4' WIDE GATE
- 9 MONUMENT SIGN
- 10 ARTIFICIAL TURF
- 11 PLAY EQUIPMENT STRUCTURE W/ SYNTHETIC FALL SURFACE
- 12 8" WIDE MOW CURB
- 13 LANDSCAPED PLANTER
- 14 ACCESSIBLE PARKING SPACES
- 15 LINE OF FUTURE EXPANSION
- 16 CROSS WALK
- 17 POWER TRANSFORMER
- 18 LIGHT POLE
- 19 30' FLAG POLE WITH LIGHTING
- 20 NATURAL TURF
- 21 NOT USED
- 22 FIRE TRUCK ACCESS ROAD - ASPHALT SURFACE

SITE DATA

JURISDICTION:	CITY OF MILLS
PARCEL NO.:	53801010600100
CURRENT ZONE:	UA URBAN AGRICULTURE
NET AREA LOT SIZE:	20 ACRES = 871,200 SF
BUILDING AREA:	23,931 SF (FULL BUILD OUT)
LEVEL 1:	13,989 SF
LEVEL 2:	9,942 SF
TOTAL:	23,931 SF
FLOOR AREA RATIO:	37,920 / 871,200 = 4.3%
LOT COVERAGE:	23,931 / 871,200 = 2.7%
LANDSCAPE AREA:	40,846 SF 4.6% OF SITE
REQUIRED / PROVIDED SETBACKS:	
BUILDING 'A' SETBACKS:	
ORIENTATION:	SETBACK
NORTH:	30'-0"
SOUTH:	30'-0"
EAST:	7.5'-0"
WEST:	7.5'-0"
BUILDING HEIGHT:	40'-0"
ALLOWED:	35'-0" (2 STORY)
PROPOSED:	
PARKING REQUIREMENTS:	
PARKING AREA:	76 SPACES (3.8% OF SITE)
ELEMENTARY REQUIRED:	1 SPACE PER 1,000 SF + 1 PER EMPLOYEE ELEMENTARY SCHOOL BUILDING: 23,220 SF 24 SPACES + 28 EMPLOYEES = 52 SPACES
JUNIOR HIGH REQUIRED:	1 SPACE PER 1,000 SF + 1 PER EMPLOYEE JUNIOR HIGH BUILDING: 14,700 SF 15 SPACES + 9 EMPLOYEES = 24 SPACES
TOTAL REQUIRED PARKING SPACES = 52 + 24 = 76 SPACES	
3 ACCESSIBLE SPACES REQUIRED INCLUDING 1 VAN ACCESSIBLE SPACE	
TOTAL STANDARD SPACES PROVIDED =	93
TOTAL ACCESSIBLE SPACES PROVIDED =	4
TOTAL SPACES PROVIDED =	97

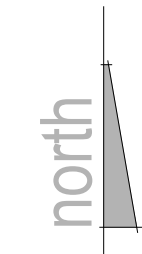
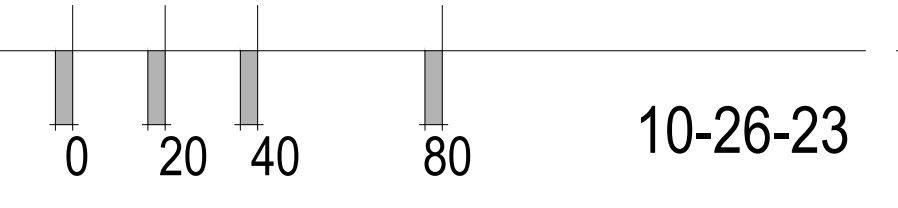


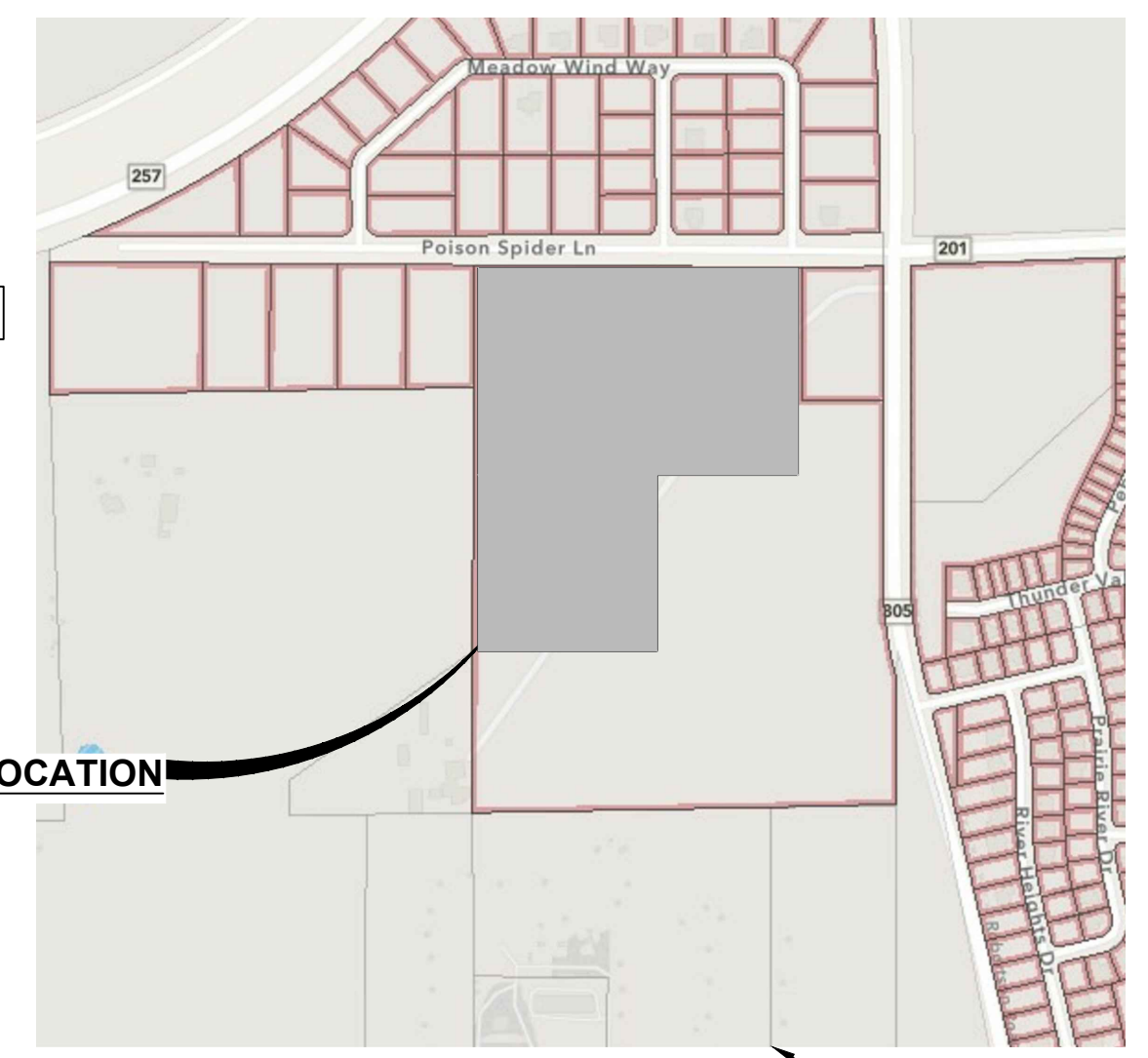
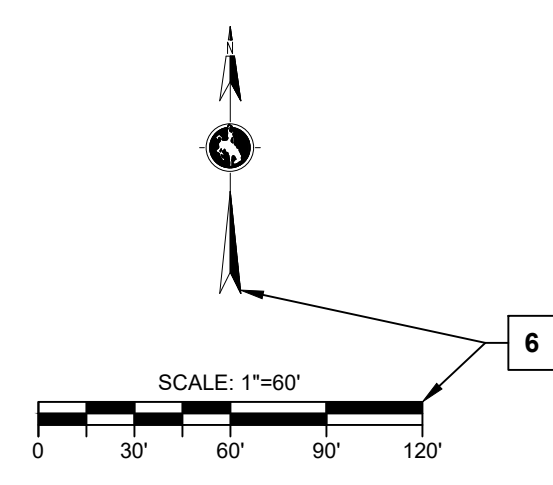
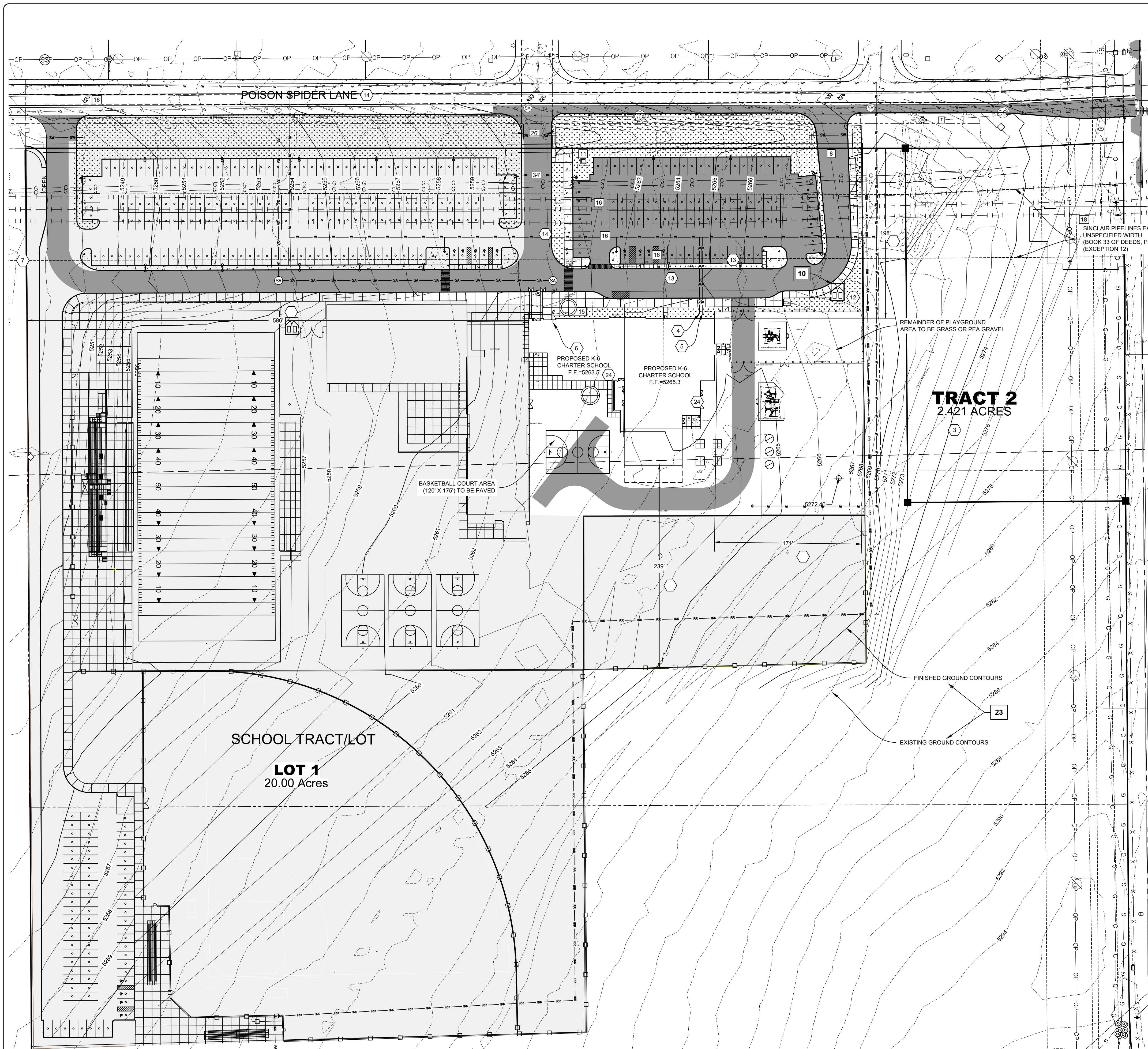
site plan - phase 1

WYOMING
CLASSICAL ACADEMY
Mills, Wyoming

site plan - phase 1

SCALE : 1"=40'-0"





SYMBOLS

- ✱ TREE
- ▲ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ PROFILE FIRE HYDRANT
- ⊕ FLARED END SECTION
- ⊕ GAS METER
- ⊕ CATCH BASIN
- ⊕ GUY WIRE ANCHOR
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MAHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ IRRIGATION VALVE BOX
- ⊕ STORM SEWER MANHOLE
- ⊕ STREET LAMP
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ BORE HOLE LOCATION
- ⊕ WATER TEE
- ⊕ WATER CROSS
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ ELECTRICAL METER CABINET
- ⊕ SINGLE SIGN POST
- ⊕ BOLLARD
- ⊕ PROPERTY CORNER

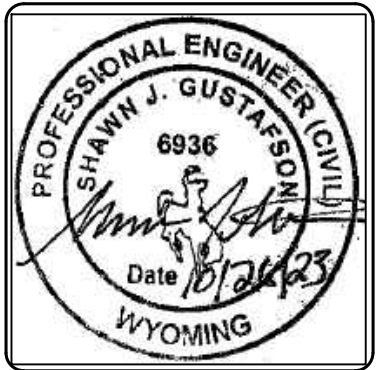
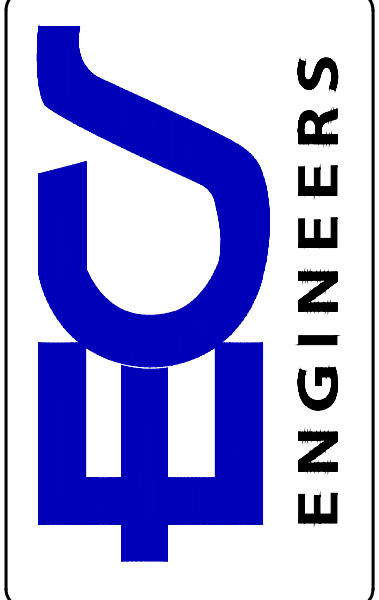
LEGEND

- FIRE RIGHT OF WAY
- PROPERTY LINES
- - - EASEMENT LINES
- - - EXISTING CENTERLINE
- - - PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- OVERHEAD POWER LINE
- TELEPHONE LINE
- UNDERGROUND POWER
- FIBEROPTIC LINE
- CABLE TV LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED PHASE II FIRE LANE
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED PHASE 2
- LS PLANTER
- PROPOSED GRAVEL SURFACING

VICINITY MAP
CASPER, WYOMING
1" = 600'

SITE PLAN CHECKLIST

1. LEGAL DESCRIPTION: TRACT 1, MOUNTAIN MEADOWS POISON SPIDER LANE, CASPER, WYOMING 82601
2. TITLE BLOCK: AS SHOWN
3. NAMES OF ALL ADJACENT PROPERTIES: AS PLATTED
4. SURROUNDING LAND USES - UR, URBAN AG RESIDENTIAL, UA URBAN AG, LI LIGHT INDUSTRIAL
5. CURRENT ZONING: UA, URBAN AG
6. NORTH ARROW, PLAN SCALE, AND DATE: AS SHOWN
7. LOT DIMENSIONS: AS PLATTED
8. SETBACKS: NORTH 30'-0" - SOUTH 30'-0" - EAST 7'-6" - WEST 7'-6" BUILDING HEIGHT: 35'-0"
9. LOCATION AND DIMENSIONS OF ALL PROPOSED OFF-STREET LOADING DOCK AREAS - NA
10. TRASH RECEPTACLES: AS SHOWN
11. ADVERTISING AND SIGNS - NA
12. SCREENING DEVICES: NEW BLOCK FENCE AROUND TRASH RECEPTACLES
13. EXTERIOR LIGHTING: AS NOTED ON PLANS AND LEGEND
14. ADJACENT STREETS: AS SHOWN
POISON SPIDER LANE: 26'
ROBERTSON ROAD: 40'
15. EXISTING AND PROPOSED CURB CUTS AND SIDEWALKS: AS SHOWN
16. OFF STREET PARKING LAYOUT AND TRAFFIC CONTROL: AS SHOWN
PARKING SPACE: 10'X20'
17. CURBING LOCATION: AS SHOWN
18. GROUND SURFACING: SEE SURFACING PLAN
19. EXISTING AND PROPOSED EASEMENTS:
EXISTING: SEE EXISTING CONDITIONS
PROPOSED: AS PLATTED
20. VICINITY MAP: AS SHOWN
21. GENERAL NOTES:
A. TOTAL LAND AREA: LOT 1 = 20 ACRES
B. TOTAL BUILDING FOOTPRINT: 52,900 SQFT TOTAL
ELEMENTARY SCHOOL BUILDING: 23,400 SQFT
H.S./J.R. HIGH SCHOOL BUILDING: 15,000 SQFT
GYMNASIUM: 14,500 SQFT
C. BUILDING ADDITION: NOT APPLICABLE
D. LAND COVERED BY BUILDINGS: 6.1%
E. BUILDING HEIGHT: 35' FEET
F. 2 STORY
G. PARKING SPACES PROPOSED: 310 TOTAL (4 ADA ACCESSIBLE)
H. SQUARE FOOTAGE OF PARKING SPACES: 130,680 SQUARE FEET
I. LAND COVERED BY PARKING: 15%
J. SITE COVERED BY LANDSCAPING: 48,939 SQUARE FEET
K. LAND COVERED BY LANDSCAPING: 5.6%
22. NUMBERING ITEMS PER CHECKLIST: AS SHOWN
23. EXISTING CONTOURS: AS SHOWN
24. BUILDING ELEVATION: AS SHOWN
25. SURFACE DRAINAGE: SEE DRAINAGE PLAN
26. PAVEMENT DESIGN REPORT: PER GEOLOGICAL EVALUATION BY ATLAS 3.17.2023
27. TRAFFIC STUDY: PREVIOUSLY SUBMITTED



FOR: ethos three Architecture
8995 South Eastern, Suite 220
Casper, WY 82401
702.456.1070

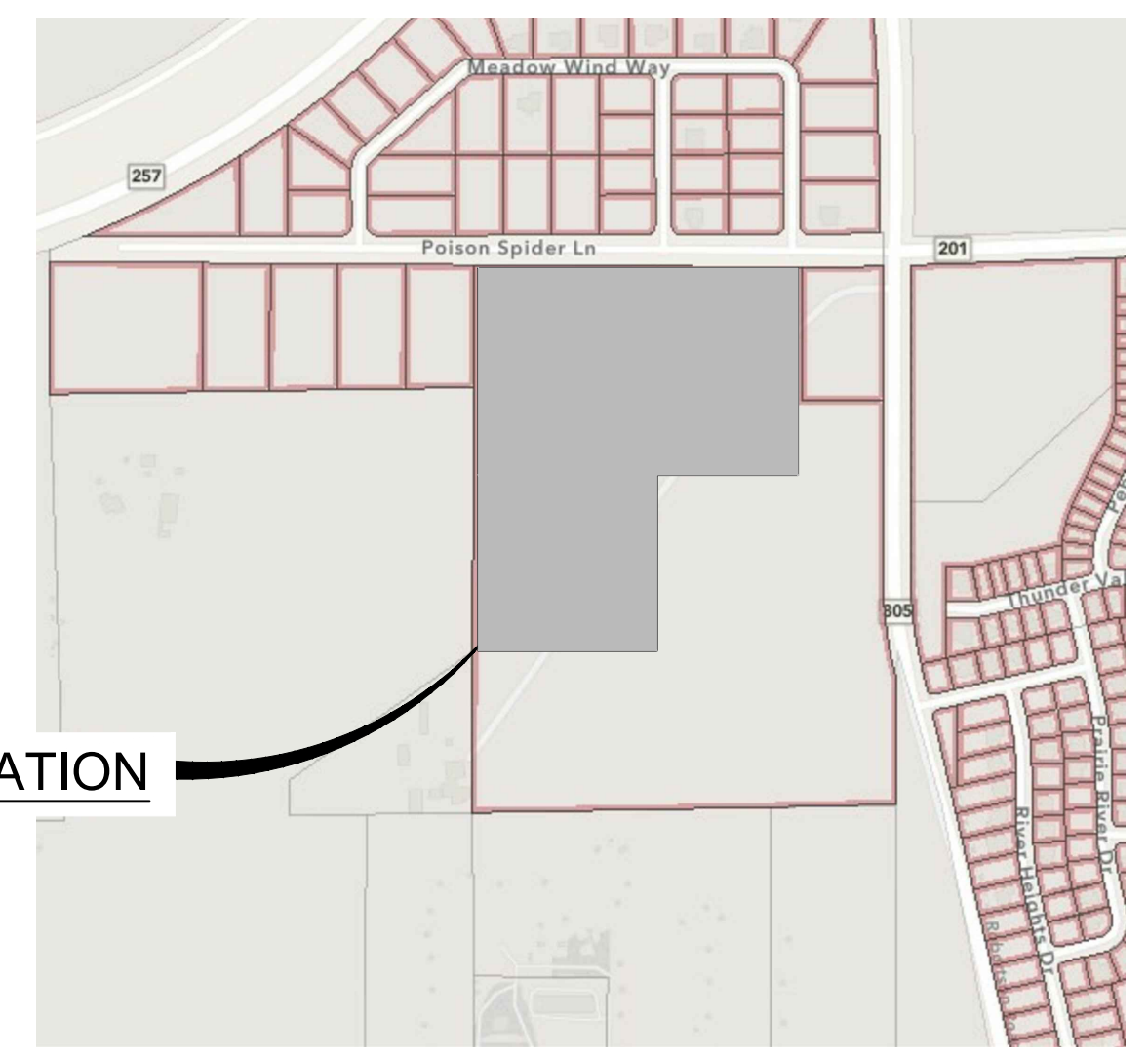
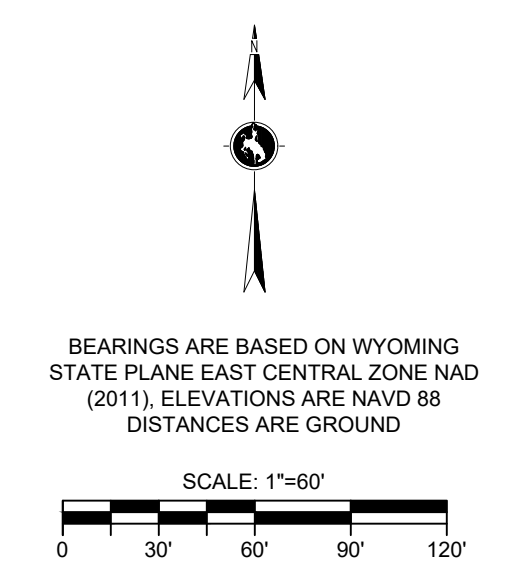
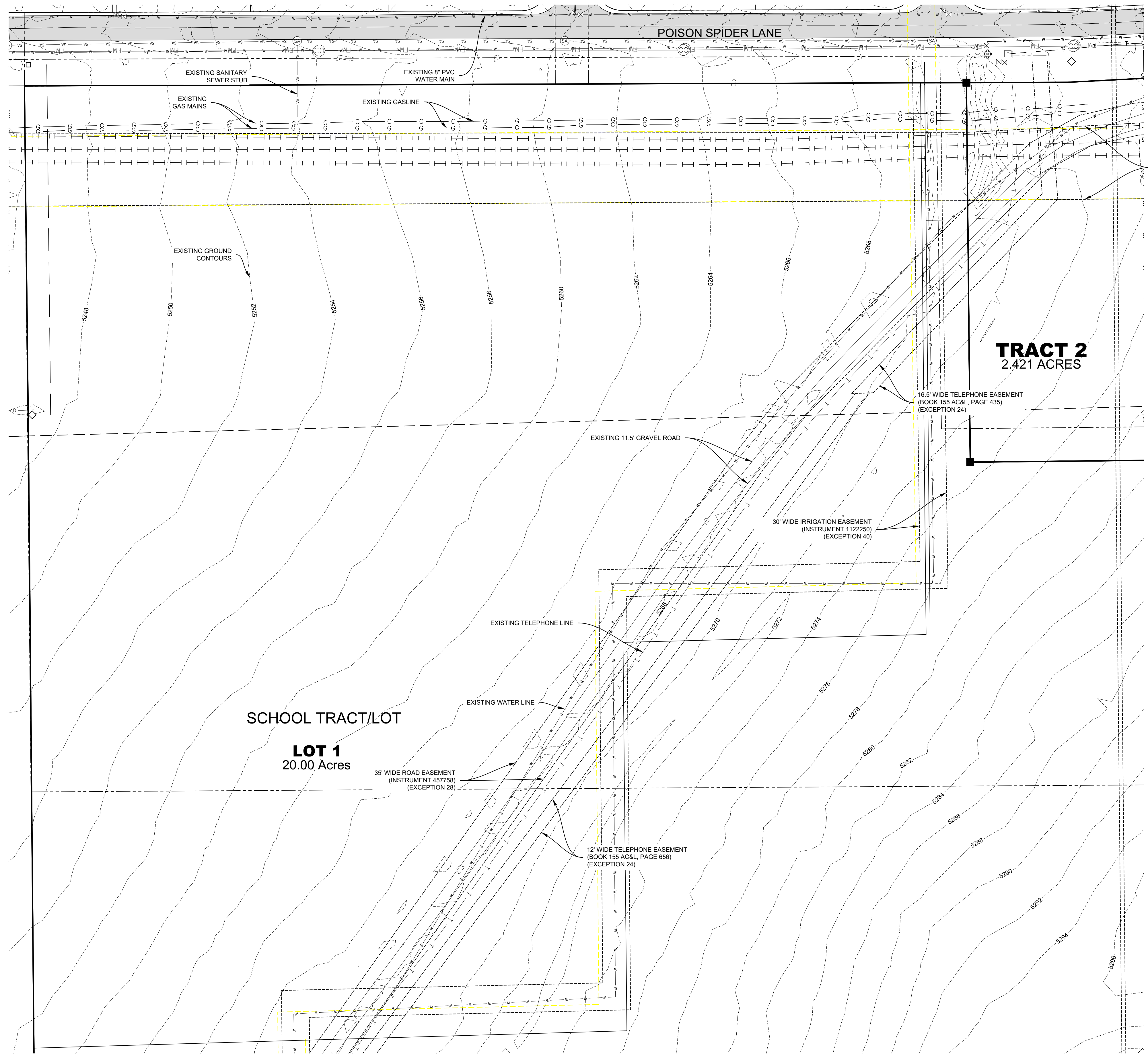
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111 W. 2nd Street, Suite 600
Casper, WY 82601
307.337.2863

Date: 10/26/2023
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MILLS CHARTER SCHOOL
SITE PLAN

REV	DATE	REVISIONS	CHK

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PROJECT LOCATION

VICINITY MAP
CASPER, WYOMING
1" = 600'

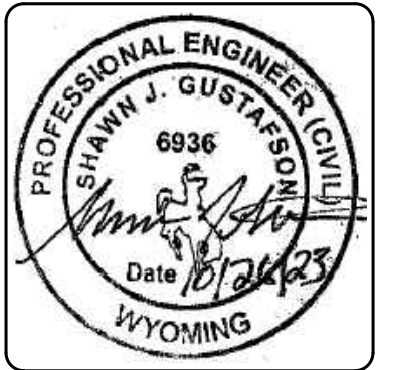
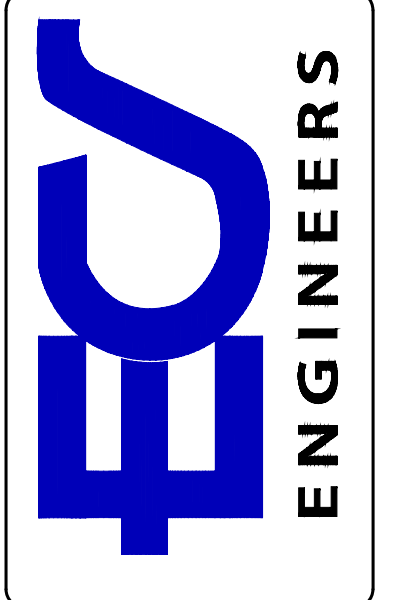
SINCLAIR PIPELINES EASEMENT
UNSPECIFIED WIDTH
(BOOK 33 OF DEEDS, PAGE 21)
(EXCEPTION 12)

TRACT 2
2.421 ACRES

SCHOOL TRACT/LOT
LOT 1
20.00 Acres

- SYMBOLS**
- ✱ TREE
 - ▲ ECS CONTROL POINT
 - ELECTRICAL VAULT
 - ▣ FIBER OPTIC PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ PROFILE FIRE HYDRANT
 - ▭ FLARED END SECTION
 - ⊕ GAS METER
 - ▭ CATCH BASIN
 - ↳ GUY WIRE ANCHOR
 - ⊗ POWER POLE
 - ⊕ SANITARY SEWER MAHOLE
 - ⊕ SANITARY SEWER CLEANOUT
 - ▭ IRRIGATION VALVE BOX
 - ⊕ STORM SEWER MANHOLE
 - ⊕ STREET LAMP
 - ⊕ TELEPHONE MANHOLE
 - ▭ TELEPHONE PEDESTAL
 - ⊕ BORE HOLE LOCATION
 - WATER TEE
 - ⊕ WATER CROSS
 - ⊕ WATER VALVE
 - ⊕ CURB STOP
 - ▭ ELECTRICAL METER CABINET
 - ⊕ SINGLE SIGN POST
 - ⊕ BOLLARD
 - ◇ PROPERTY CORNER

- LEGEND**
- RIGHT OF WAY
 - PROPERTY LINES
 - EASEMENT LINES
 - EXISTING CENTERLINE
 - EDGE EXISTING ASPHALT
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - G G G EXISTING GAS LINE
 - W W W W EXISTING WATER LINE
 - SA SA SA SA EXISTING SANITARY LINE
 - SP SP SP SP EXISTING STORM PIPE
 - OP OP OP EXISTING OVERHEAD POWER LINE
 - T T T TELEPHONE LINE
 - P P P UNDERGROUND POWER
 - FIBEROPTIC LINE
 - C C C CABLE TV LINE
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - ▨ EXISTING CONCRETE SURFACING
 - ▨ EXISTING ASPHALT SURFACING



FOR: ethos three Architecture
8960 South Eastern, Suite 220
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702-456-1070

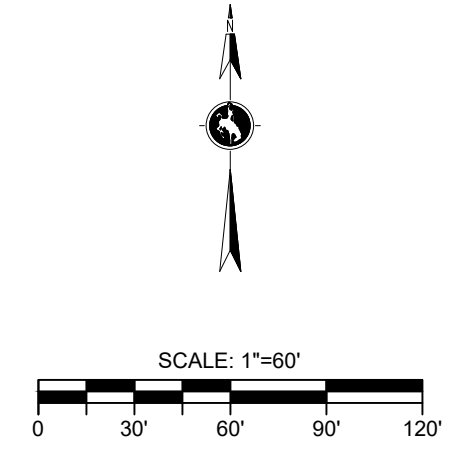
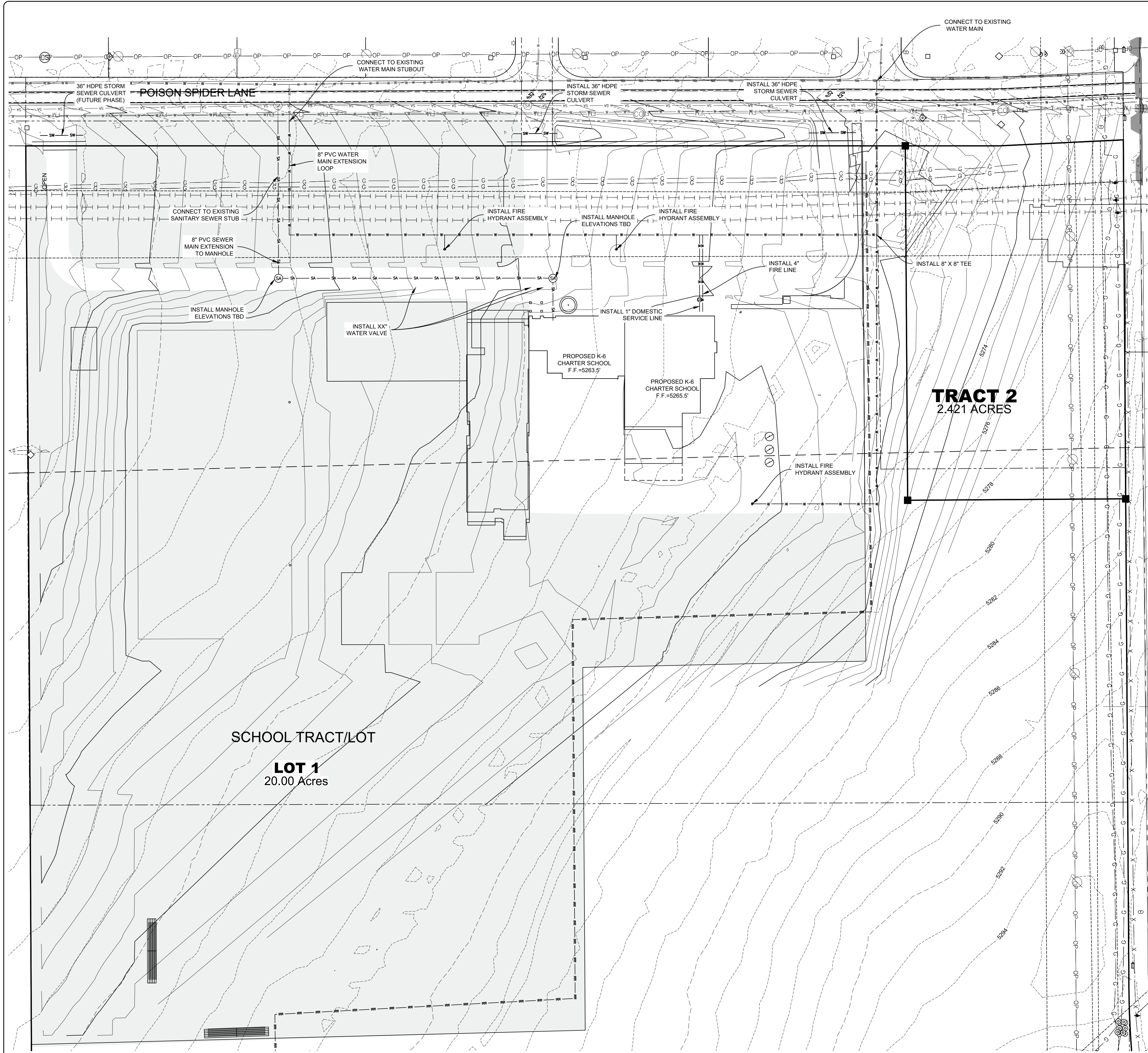
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111 W. 2nd Street, Suite 600
Casper, WY 82401
307-337-2863

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MILLS CHARTER SCHOOL
EXISTING CONDITIONS

REV	DATE	BY	CHK	REVISIONS

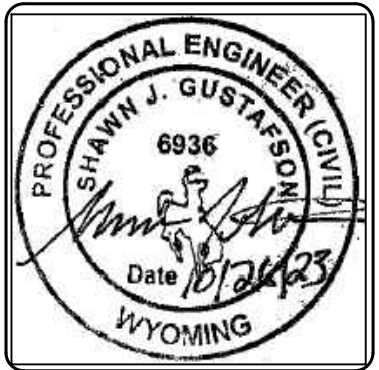
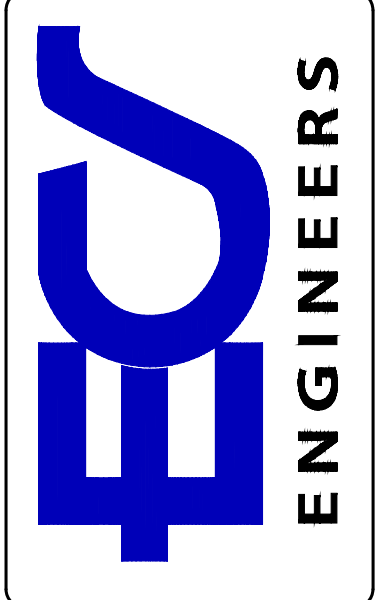
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PROJECT LOCATION

VICINITY MAP
CASPER, WYOMING
1" = 600'

SYMBOLS		LEGEND	
✱	TREE	---	FIRE RIGHT OF WAY
△	ECS CONTROL POINT	---	PROPERTY LINES
□	ELECTRICAL VAULT	---	EASEMENT LINES
□	FIBER OPTIC PEDESTAL	---	EXISTING CENTERLINE
⊙	FIRE HYDRANT	---	PROPOSED CENTERLINE
⊙	PROFILE FIRE HYDRANT	---	EDGE EXISTING ASPHALT
⊙	FLARED END SECTION	---	EXISTING WOOD FENCE
⊙	GAS METER	---	EXISTING CHAIN LINK FENCE
⊙	CATCH BASIN	---	PROPOSED CHAIN LINK FENCE
⊙	GUY WIRE ANCHOR	---	EXISTING GAS LINE
⊙	POWER POLE	---	EXISTING IRRIGATION LINE
⊙	SANITARY SEWER MAHOLE	---	EXISTING WATER LINE
⊙	SANITARY SEWER CLEANOUT	---	PROPOSED WATER LINE
⊙	IRRIGATION VALVE BOX	---	EXISTING SANITARY LINE
⊙	STORM SEWER MANHOLE	---	PROPOSED SANITARY LINE
⊙	STREET LAMP	---	EXISTING STORM PIPE
⊙	TELEPHONE MANHOLE	---	PROPOSED STORM PIPE
⊙	TELEPHONE PEDESTAL	---	OVERHEAD POWER LINE
⊙	BORE HOLE LOCATION	---	TELEPHONE LINE
⊙	WATER TEE	---	UNDERGROUND POWER
⊙	WATER CROSS	---	FIBEROPTIC LINE
⊙	WATER VALVE	---	CABLE TV LINE
⊙	CURB STOP	---	PROPOSED MAJOR CONTOUR
⊙	ELECTRICAL METER CABINET	---	PROPOSED MINOR CONTOUR
⊙	SINGLE SIGN POST	---	EXISTING MAJOR CONTOURS
⊙	BOLLARD	---	EXISTING MINOR COUNTOURS
⊙	PROPERTY CORNER	---	
		---	PROPOSED PHASE II FIRE LANE
		---	EXISTING CONCRETE SURFACING
		---	PROPOSED CONCRETE SURFACING
		---	EXISTING ASPHALT SURFACING
		---	PROPOSED ASPHALT SURFACING
		---	PROPOSED PHASE 2
		---	LS PLANTER
		---	PROPOSED GRAVEL SURFACING



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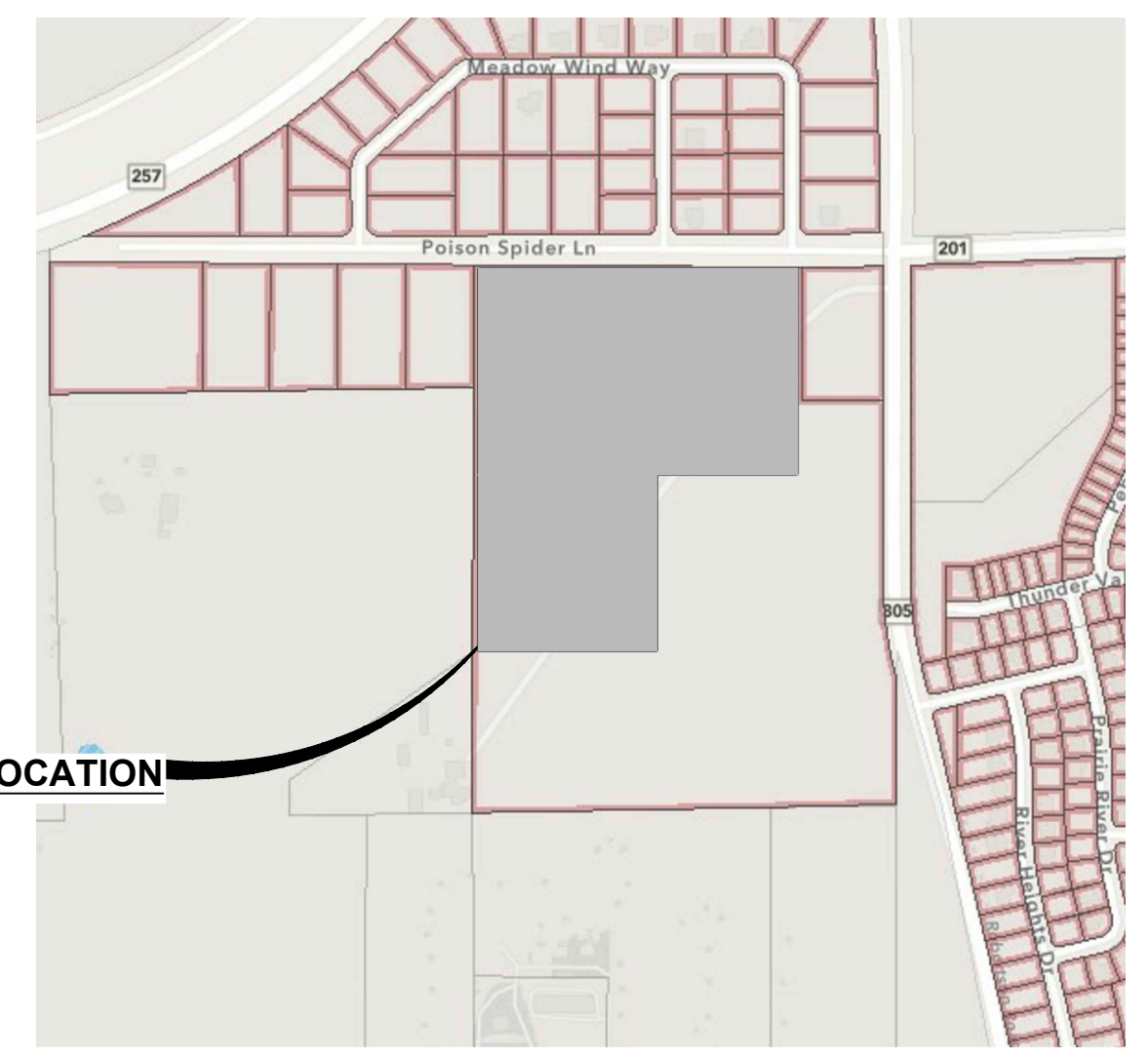
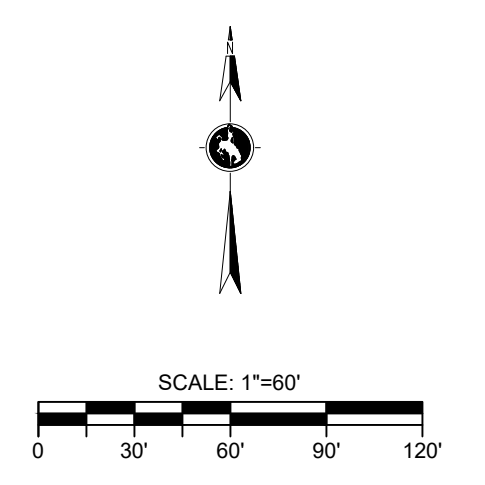
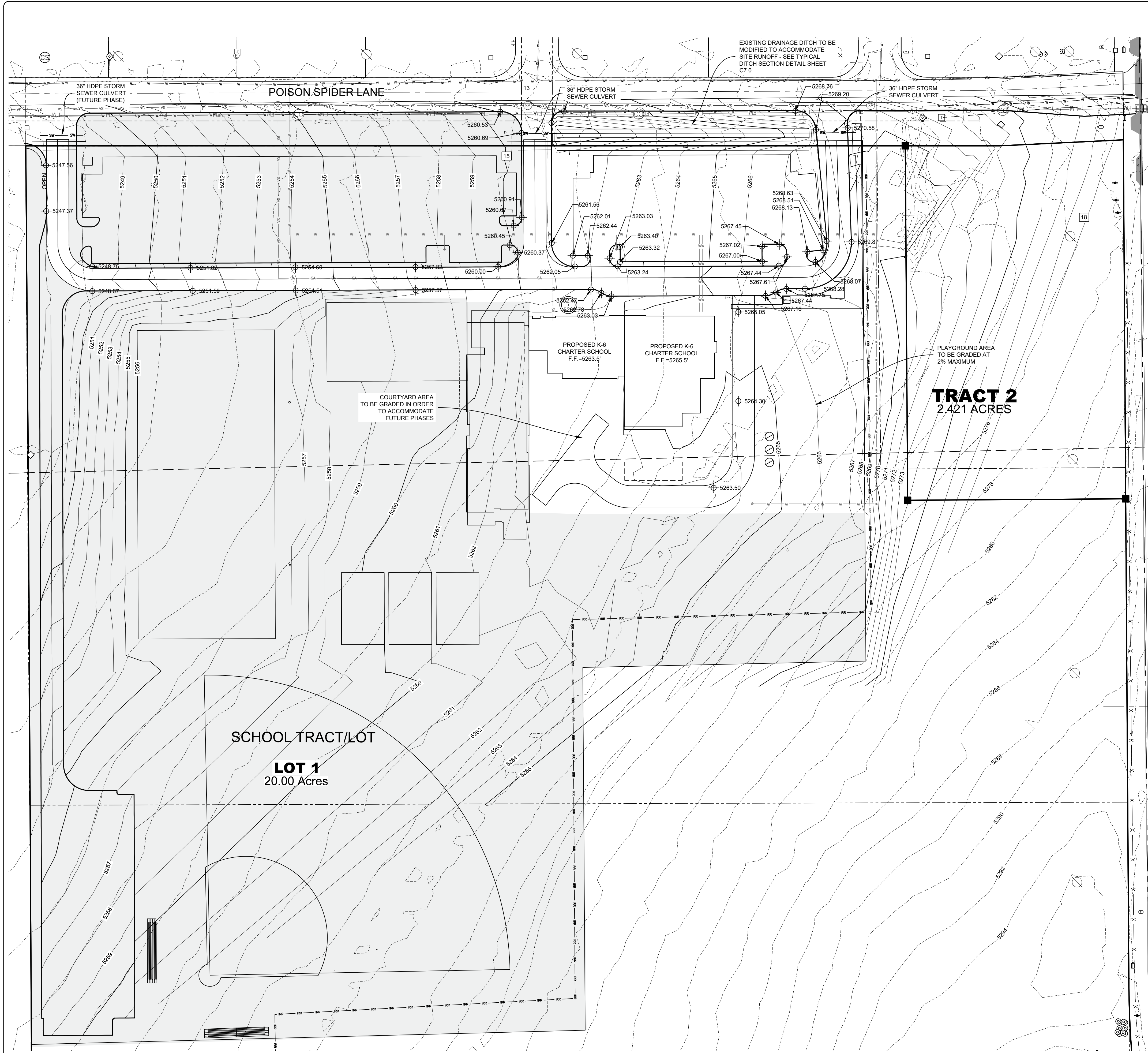
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PAGE: 3/8

**MILLS CHARTER SCHOOL
UTILITY PLAN**

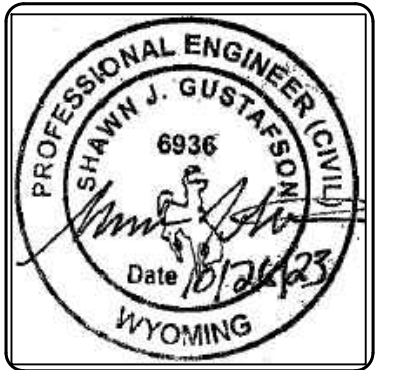
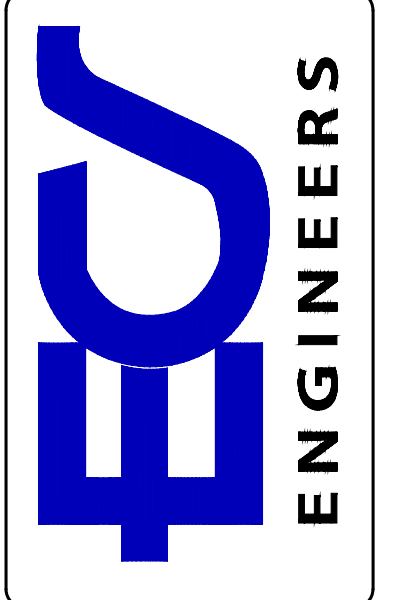
REV	DATE	REVISIONS	BY	CHK

C3.0



VICINITY MAP
CASPER, WYOMING
1" = 600'

SYMBOLS		LEGEND	
	TREE		FIRE RIGHT OF WAY
	ECS CONTROL POINT		PROPERTY LINES
	ELECTRICAL VAULT		EASEMENT LINES
	FIBER OPTIC PEDESTAL		EXISTING CENTERLINE
	FIRE HYDRANT		PROPOSED CENTERLINE
	PROFILE FIRE HYDRANT		EDGE EXISTING ASPHALT
	FLARED END SECTION		EXISTING WOOD FENCE
	GAS METER		EXISTING CHAIN LINK FENCE
	CATCH BASIN		PROPOSED CHAIN LINK FENCE
	GUY WIRE ANCHOR		EXISTING GAS LINE
	POWER POLE		EXISTING IRRIGATION LINE
	SANITARY SEWER MAHOLE		EXISTING WATER LINE
	SANITARY SEWER CLEANOUT		PROPOSED WATER LINE
	IRRIGATION VALVE BOX		EXISTING SANITARY LINE
	STORM SEWER MANHOLE		PROPOSED SANITARY LINE
	STREET LAMP		EXISTING STORM PIPE
	TELEPHONE MANHOLE		PROPOSED STORM PIPE
	TELEPHONE PEDESTAL		OVERHEAD POWER LINE
	BORE HOLE LOCATION		TELEPHONE LINE
	WATER TEE		UNDERGROUND POWER
	WATER CROSS		FIBEROPTIC LINE
	WATER VALVE		CABLE TV LINE
	CURB STOP		PROPOSED MAJOR CONTOUR
	ELECTRICAL METER CABINET		PROPOSED MINOR CONTOUR
	SINGLE SIGN POST		EXISTING MAJOR CONTOURS
	BOLLARD		EXISTING MINOR COUNTOURS
	PROPERTY CORNER		PROPOSED PHASE II FIRE LANE
			EXISTING CONCRETE SURFACING
			PROPOSED CONCRETE SURFACING
			EXISTING ASPHALT SURFACING
			PROPOSED ASPHALT SURFACING
			PROPOSED PHASE 2
			LS PLANTER
			PROPOSED GRAVEL SURFACING



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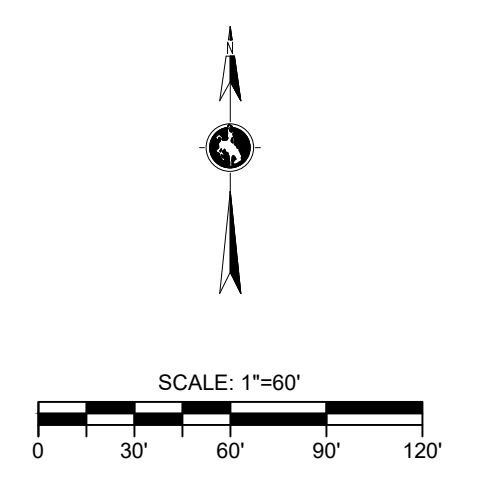
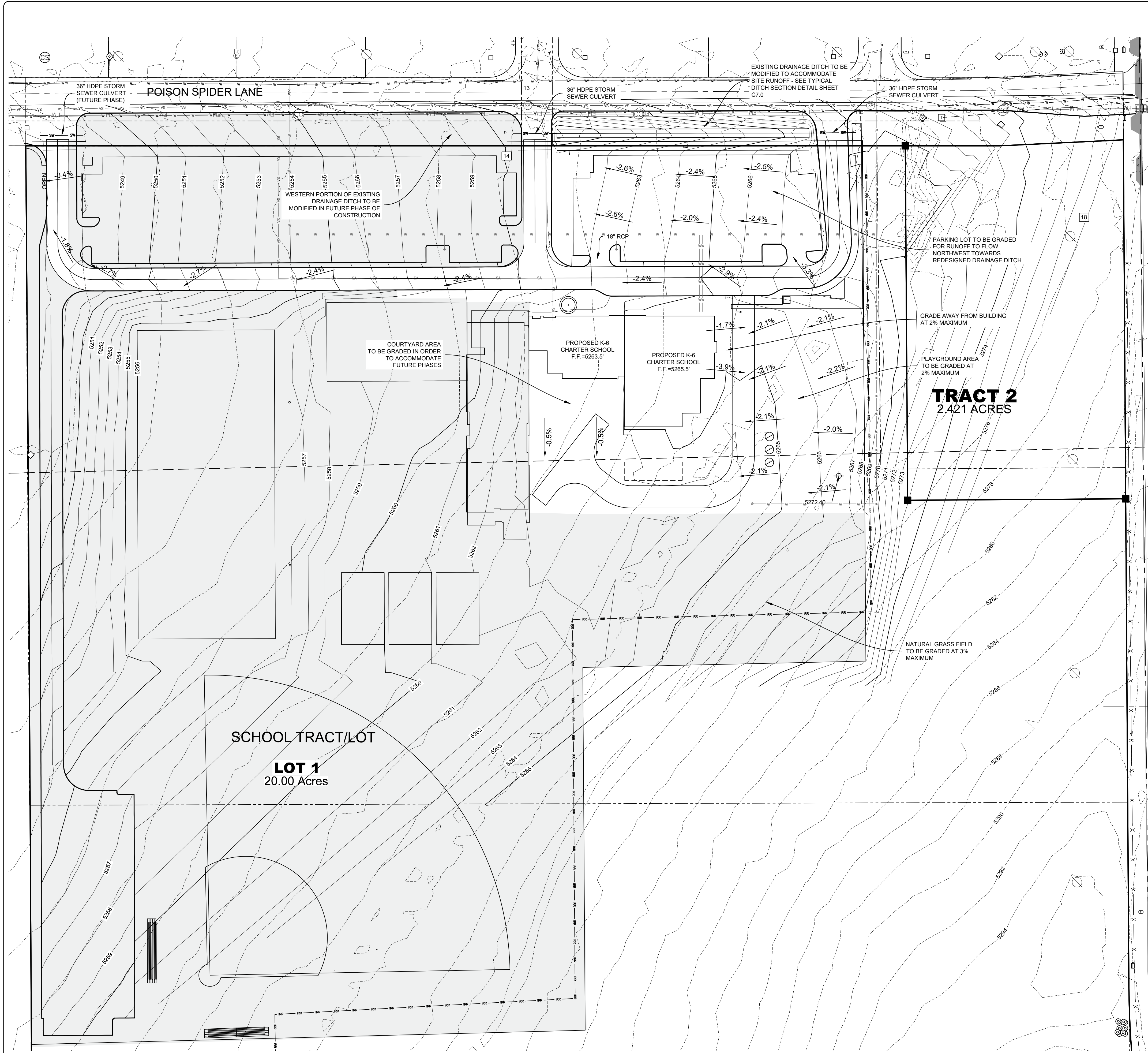
BY: ECS ENGINEERS
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Scale: SEE DRAWING
Project No.: 230026
File Name: 230026_CharterSchool_SITL_REVISED.dwg
PAGE: 4/9

MILLS CHARTER SCHOOL GRADING PLAN

REV	DATE	REVISIONS	BY	CHK

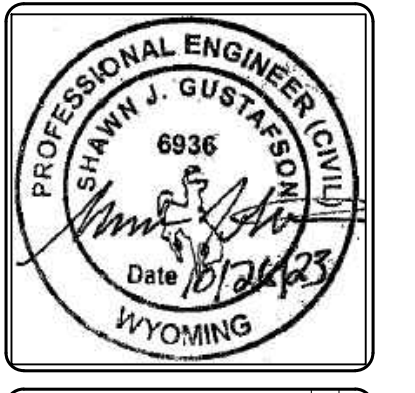
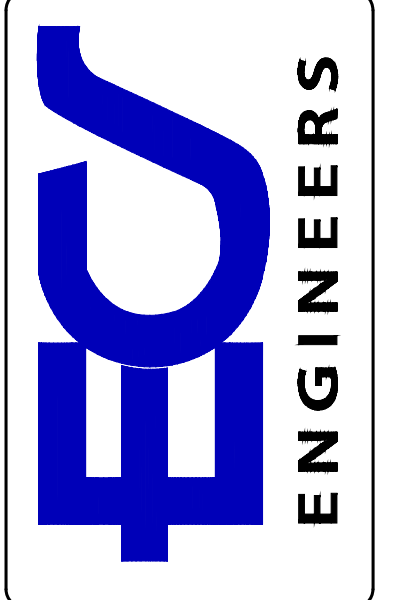
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PROJECT LOCATION

VICINITY MAP
CASPER, WYOMING
1" = 600'

SYMBOLS		LEGEND	
✱	TREE	---	FIRE RIGHT OF WAY
△	ECS CONTROL POINT	---	PROPERTY LINES
□	ELECTRICAL VAULT	---	EASEMENT LINES
□	FIBER OPTIC PEDESTAL	---	EXISTING CENTERLINE
⊕	FIRE HYDRANT	---	PROPOSED CENTERLINE
⊕	PROFILE FIRE HYDRANT	---	EDGE EXISTING ASPHALT
⊕	FLARED END SECTION	---	EXISTING WOOD FENCE
⊕	GAS METER	---	EXISTING CHAIN LINK FENCE
⊕	CATCH BASIN	---	PROPOSED CHAIN LINK FENCE
⊕	GUY WIRE ANCHOR	---	EXISTING GAS LINE
⊕	POWER POLE	---	EXISTING IRRIGATION LINE
⊕	SANITARY SEWER MAHOLE	---	EXISTING WATER LINE
⊕	SANITARY SEWER CLEANOUT	---	PROPOSED WATER LINE
⊕	IRRIGATION VALVE BOX	---	EXISTING SANITARY LINE
⊕	STORM SEWER MANHOLE	---	PROPOSED SANITARY LINE
⊕	STREET LAMP	---	EXISTING STORM PIPE
⊕	TELEPHONE MANHOLE	---	PROPOSED STORM PIPE
⊕	TELEPHONE PEDESTAL	---	OVERHEAD POWER LINE
⊕	BORE HOLE LOCATION	---	TELEPHONE LINE
⊕	WATER TEE	---	UNDERGROUND POWER
⊕	WATER CROSS	---	FIBEROPTIC LINE
⊕	WATER VALVE	---	CABLE TV LINE
⊕	CURB STOP	---	PROPOSED MAJOR CONTOUR
⊕	ELECTRICAL METER CABINET	---	PROPOSED MINOR CONTOUR
⊕	SINGLE SIGN POST	---	EXISTING MAJOR CONTOURS
⊕	BOLLARD	---	EXISTING MINOR CONTOURS
⊕	PROPERTY CORNER	---	
		---	PROPOSED PHASE II FIRE LANE
		---	EXISTING CONCRETE SURFACING
		---	PROPOSED CONCRETE SURFACING
		---	EXISTING ASPHALT SURFACING
		---	PROPOSED ASPHALT SURFACING
		---	PROPOSED PHASE 2
		---	LS PLANTER
		---	PROPOSED GRAVEL SURFACING



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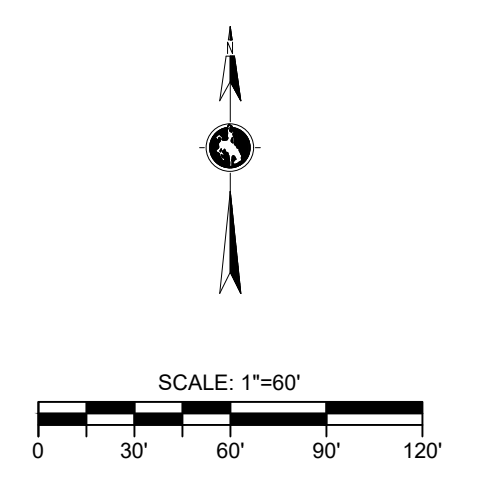
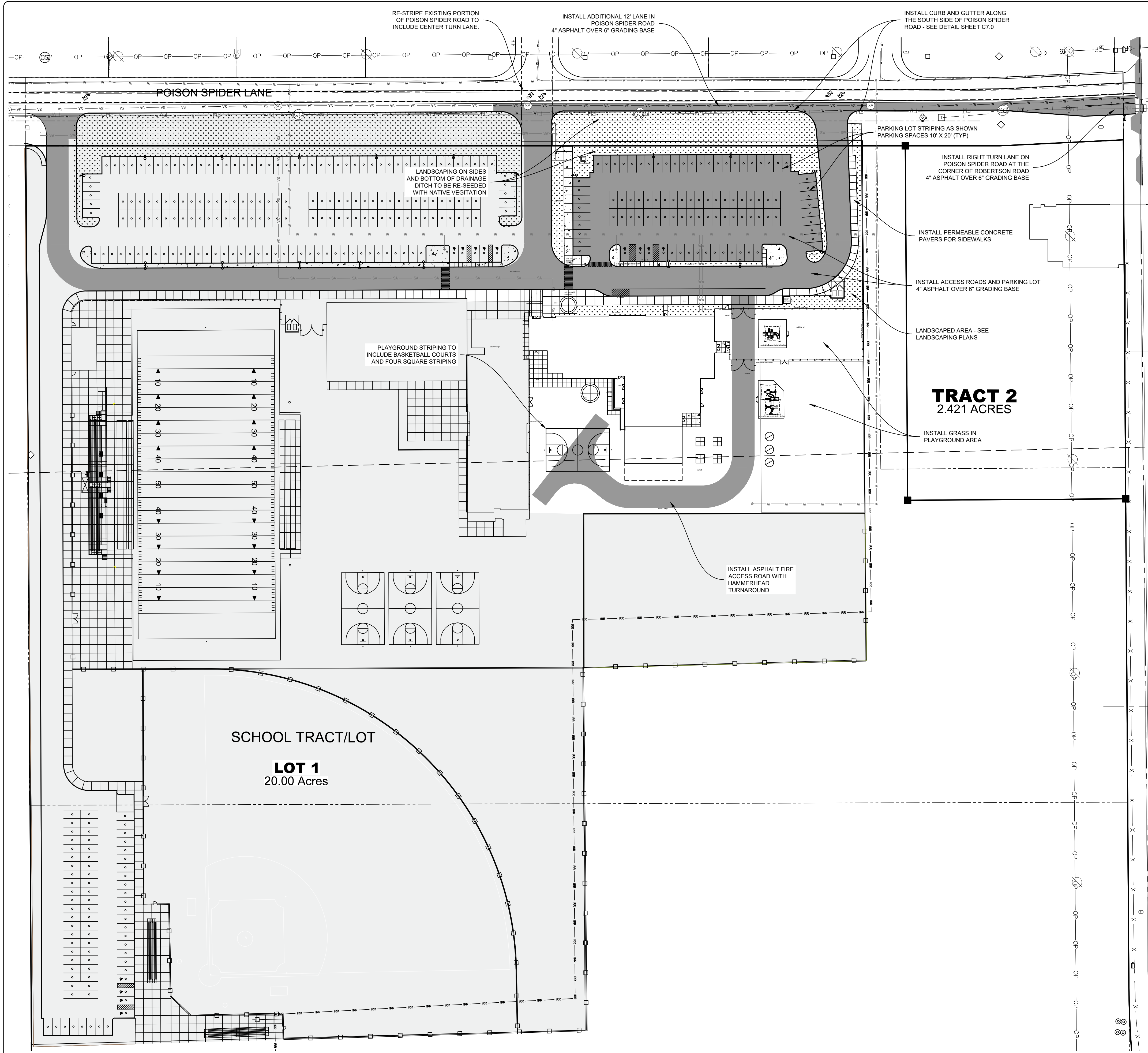
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**MILLS CHARTER SCHOOL
DRAINAGE PLAN**

REV	DATE	BY	CHK	REVISIONS

C5.0



PROJECT LOCATION

VICINITY MAP
CASPER, WYOMING
1" = 600'

TRACT 2
2.421 ACRES

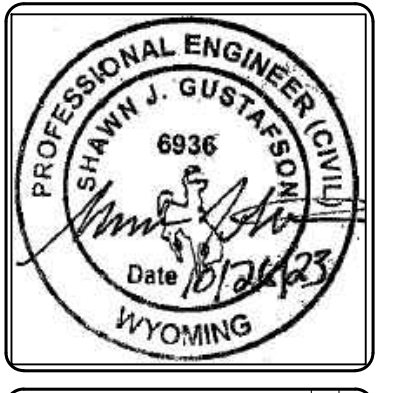
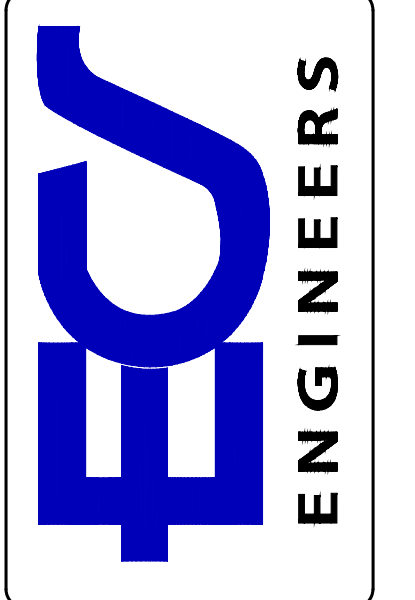
SCHOOL TRACT/LOT
LOT 1
20.00 Acres

SYMBOLS

- ✱ TREE
- △ ECS CONTROL POINT
- ELECTRICAL VAULT
- FIBER OPTIC PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ PROFILE FIRE HYDRANT
- ⊕ FLARED END SECTION
- ⊕ GAS METER
- ⊕ CATCH BASIN
- ⊕ GUY WIRE ANCHOR
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MAHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ IRRIGATION VALVE BOX
- ⊕ STORM SEWER MANHOLE
- ⊕ STREET LAMP
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ BORE HOLE LOCATION
- ⊕ WATER TEE
- ⊕ WATER CROSS
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ ELECTRICAL METER CABINET
- ⊕ SINGLE SIGN POST
- ⊕ BOLLARD
- ◇ PROPERTY CORNER

LEGEND

- FIRE RIGHT OF WAY
- PROPERTY LINES
- EASEMENT LINES
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EDGE EXISTING ASPHALT
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- OVERHEAD POWER LINE
- TELEPHONE LINE
- UNDERGROUND POWER
- FIBEROPTIC LINE
- CABLE TV LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR COUNTOURS
- PROPOSED PHASE II FIRE LANE
- EXISTING CONCRETE SURFACING
- PROPOSED CONCRETE SURFACING
- EXISTING ASPHALT SURFACING
- PROPOSED ASPHALT SURFACING
- PROPOSED PHASE 2
- LS PLANTER
- PROPOSED GRAVEL SURFACING



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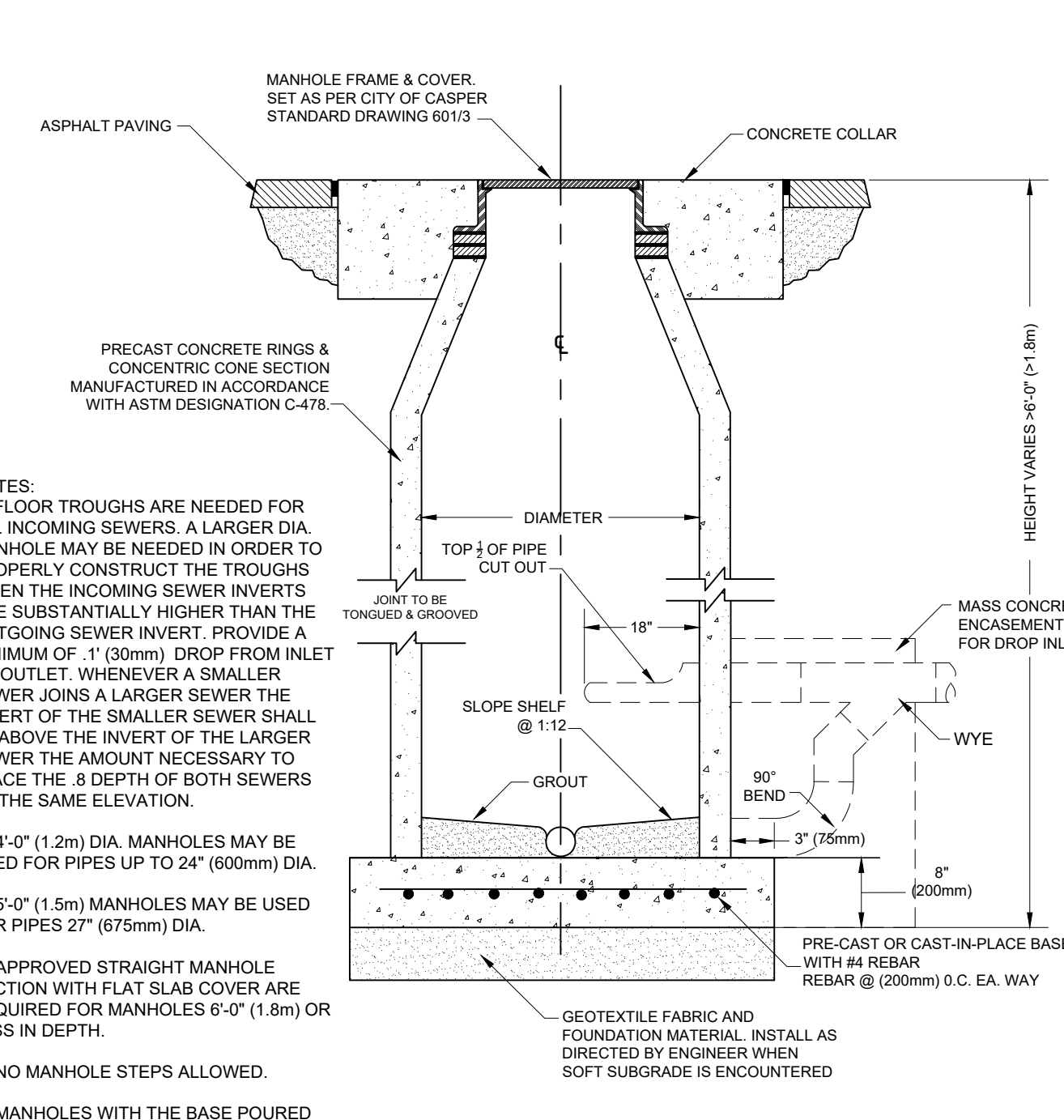
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Project No.: 230026
File Name: 230026_CharterSchool_SITL_REVISED.dwg
PAGE: 6/8

**MILLS CHARTER SCHOOL
SURFACING PLAN**

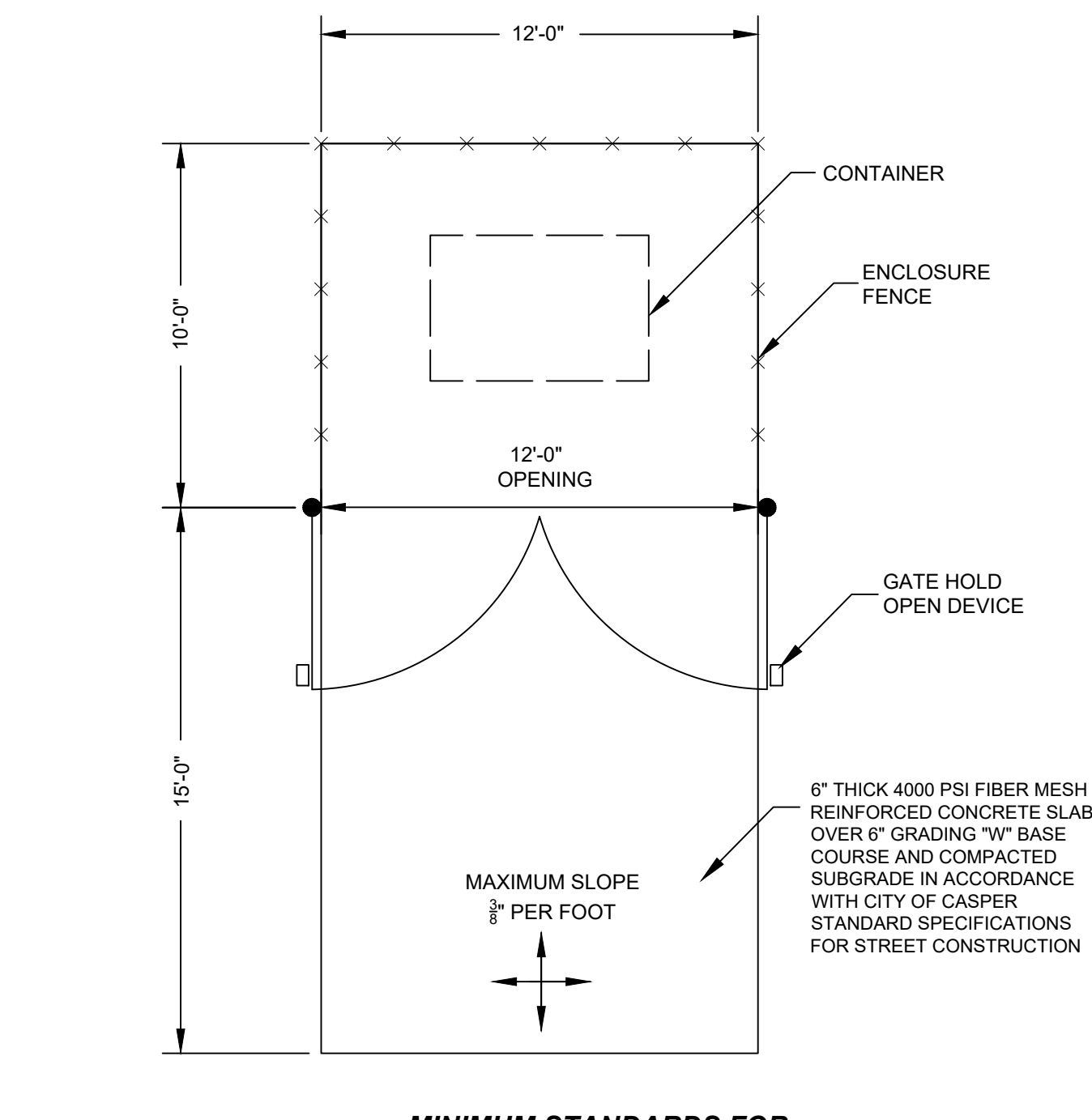
REV	DATE	REVISIONS

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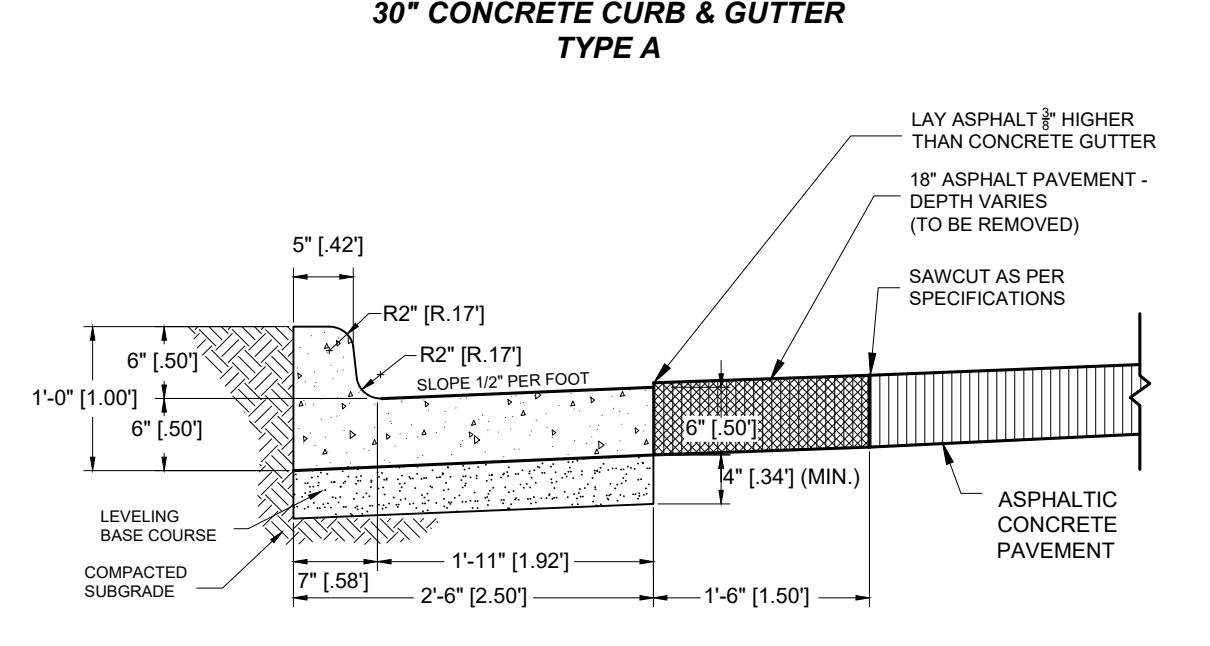
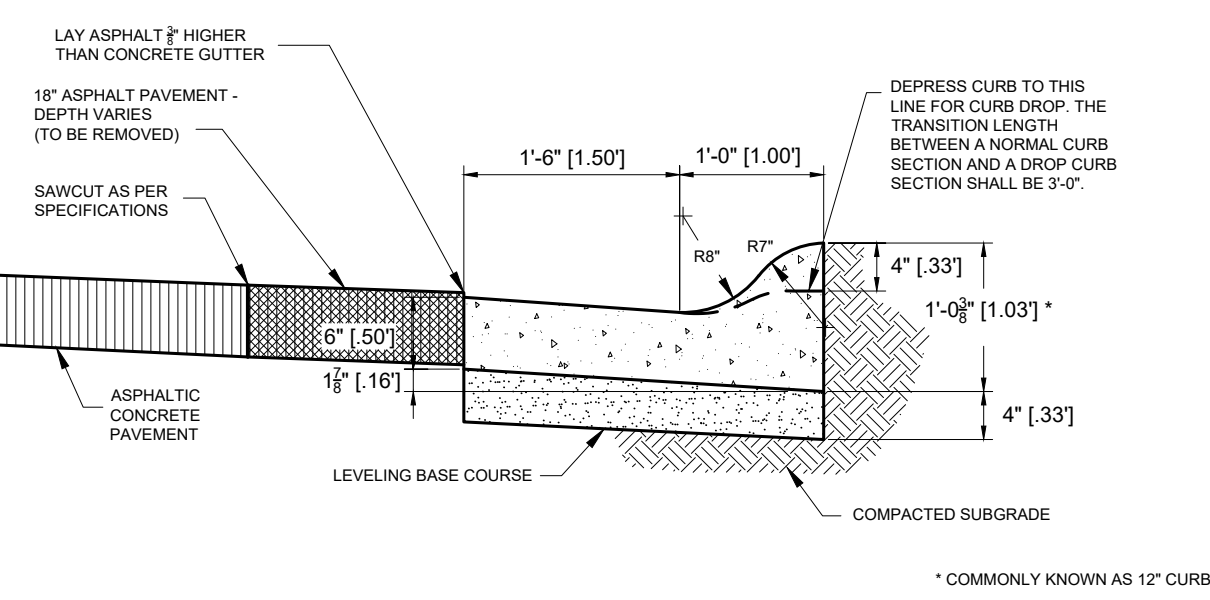
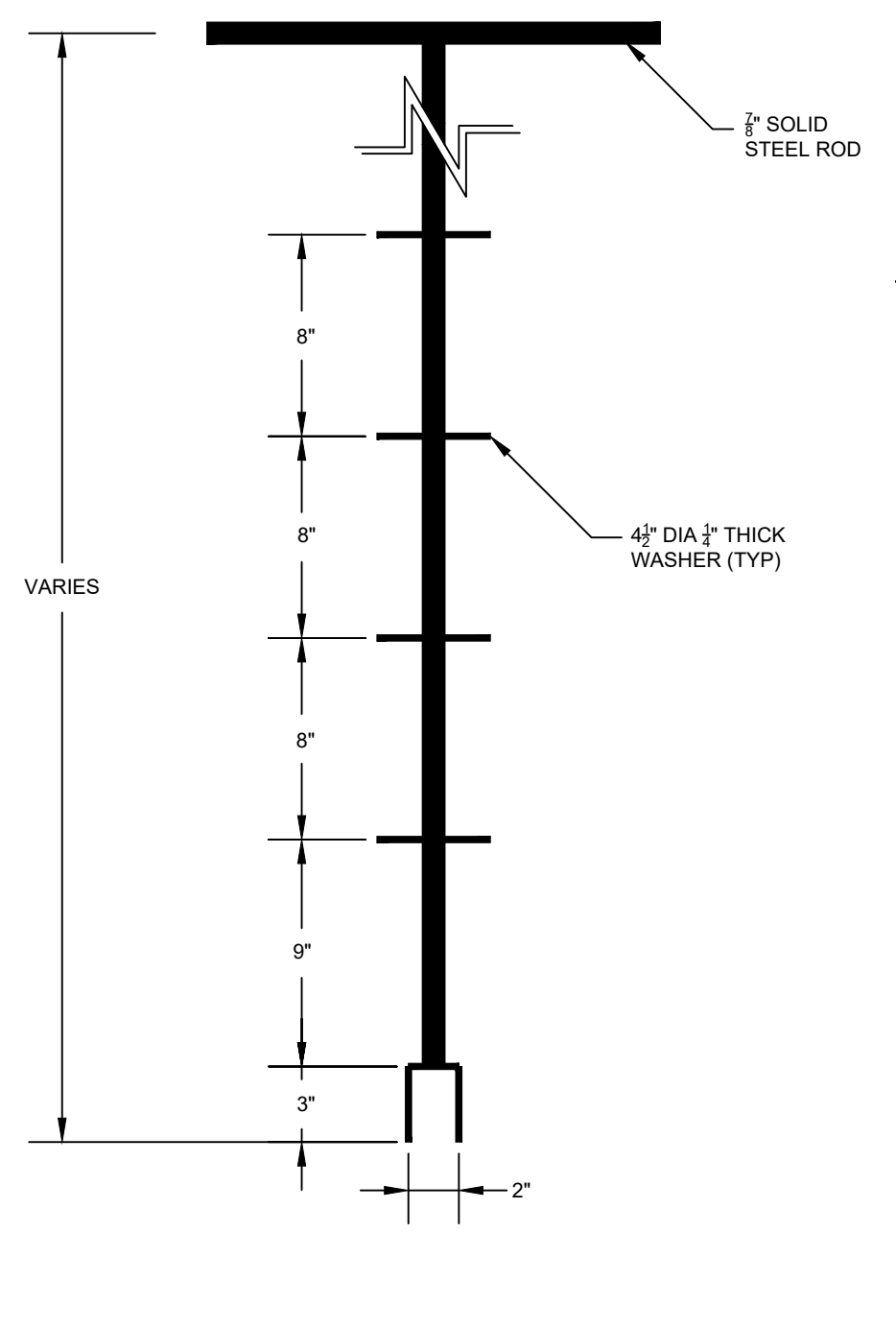
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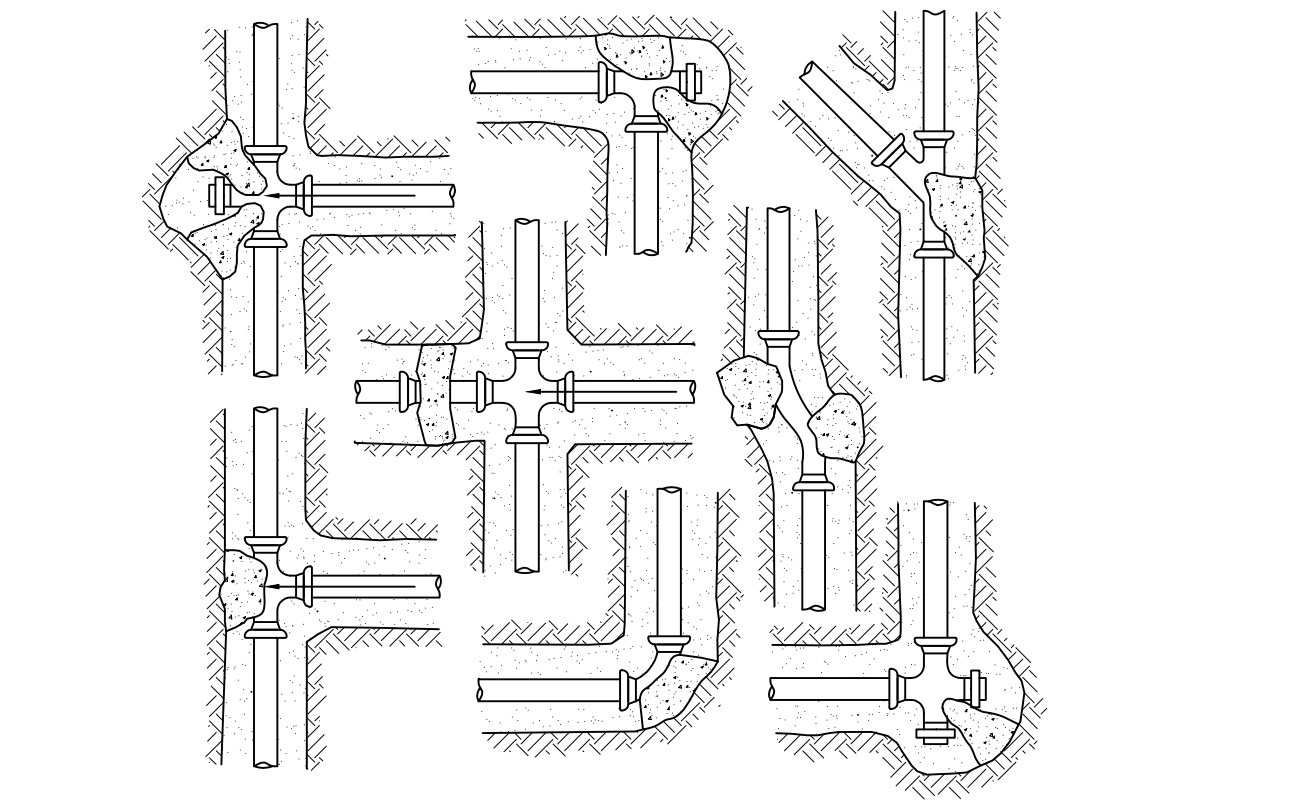
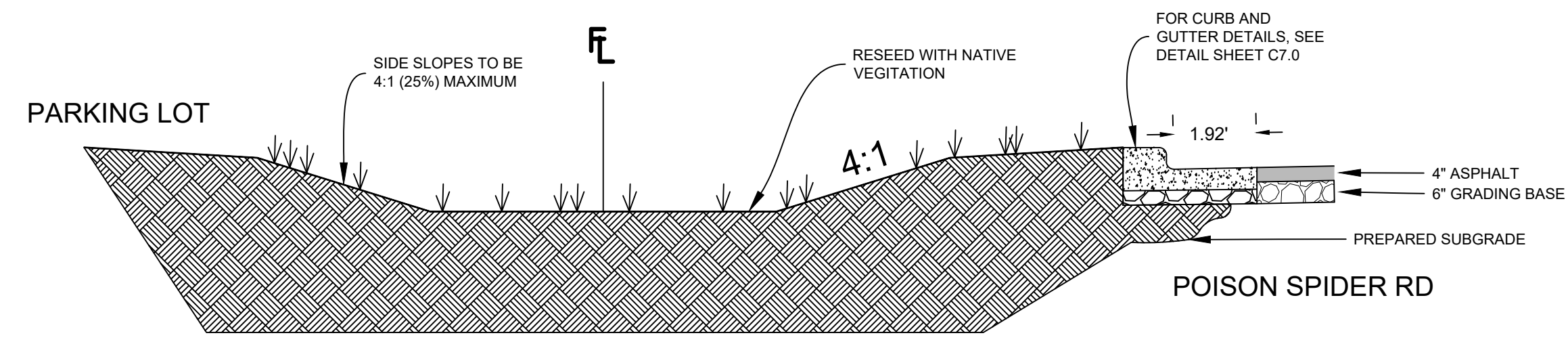
- NOTES:**
- FLOOR TROUGHS ARE NEEDED FOR ALL INCOMING SEWERS. A LARGER DIA. MANHOLE MAY BE NEEDED IN ORDER TO PROPERLY CONSTRUCT THE TROUGHS WHEN THE INCOMING SEWER INVERTS ARE SUBSTANTIALLY HIGHER THAN THE OUTGOING SEWER INVERT. PROVIDE A MINIMUM OF 1" (25mm) DROP FROM INLET TO OUTLET. WHENEVER A SMALLER SEWER JOINS A LARGER SEWER THE INVERT OF THE SMALLER SEWER SHALL BE ABOVE THE INVERT OF THE LARGER SEWER THE AMOUNT NECESSARY TO PLACE THE 8" DEPTH OF BOTH SEWERS AT THE SAME ELEVATION.
 - 4'-0" (1.2m) DIA. MANHOLES MAY BE USED FOR PIPES UP TO 24" (600mm) DIA.
 - 5'-0" (1.5m) MANHOLES MAY BE USED FOR PIPES 27" (675mm) DIA.
 - APPROVED STRAIGHT MANHOLE SECTION WITH FLAT SLAB COVER ARE REQUIRED FOR MANHOLES 6'-0" (1.8m) OR LESS IN DEPTH.
 - NO MANHOLE STEPS ALLOWED.
 - MANHOLES WITH THE BASE POURED MONOLITHICALLY WITH THE BOTTOM BARREL ARE ALSO ACCEPTABLE.
 - SEAL JOINTS WATER TIGHT WITH APPROVED MATERIAL. GROUT HOISTING HOLES WATER WITH NONMETALLIC, NON-SHRINK GROUT.
 - INVERTS SHALL BE U-SHAPED TO THE L.D. PIPE DIA. POINT (PIPE CROWN).
 - THE ENGINEER SHALL DETERMINE THE MANHOLE SIZE BASED ON THE ANGLE, NUMBER AND SIZE OF PIPE PENETRATIONS. THE MINIMUM DISTANCE BETWEEN KNOCKOUTS IS 12" (300mm).
 - THE UPPER PIPE AT DROP INLETS SHALL EXTEND INTO THE MANHOLE 12" (300mm) WITH THE TOP HALF CUT OUT.



- NOTES:**
- PROVIDE FOR STRAIGHT APPROACH TO CONTAINER BY SERVICE VEHICLE.
 - PROVIDE FOR A MINIMUM OVERHEAD CLEARANCE OF 15' ABOVE GRADE.
 - ORIENT TO MINIMIZE BACKING MOVEMENTS REQUIRED BY SERVICE VEHICLE.



TYPICAL CONCRETE CURB & GUTTER SECTIONS
NOT TO SCALE



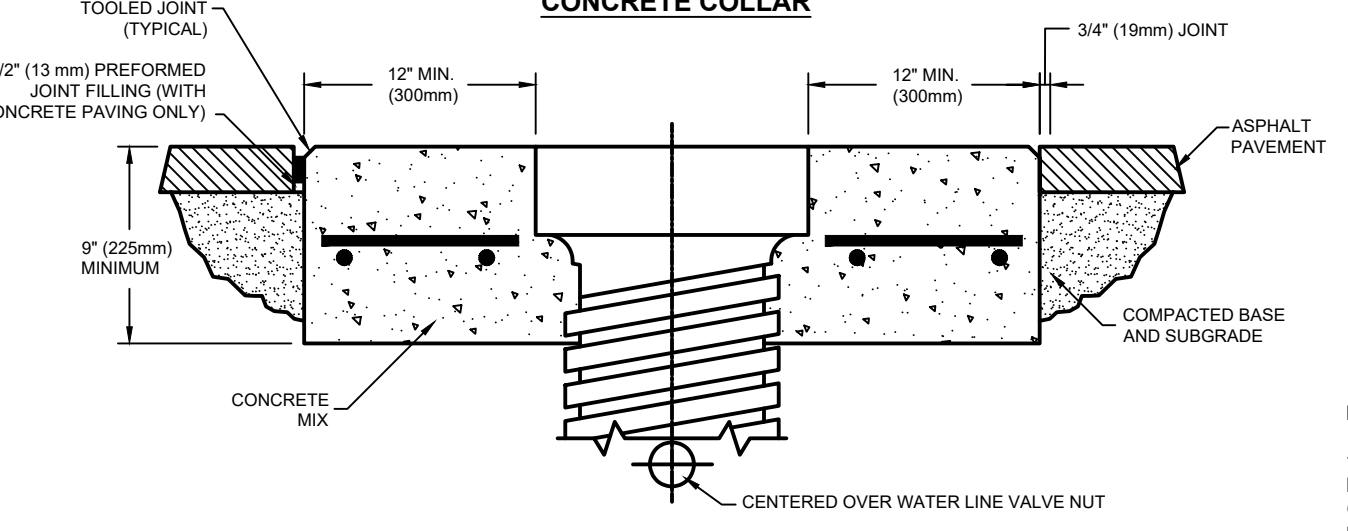
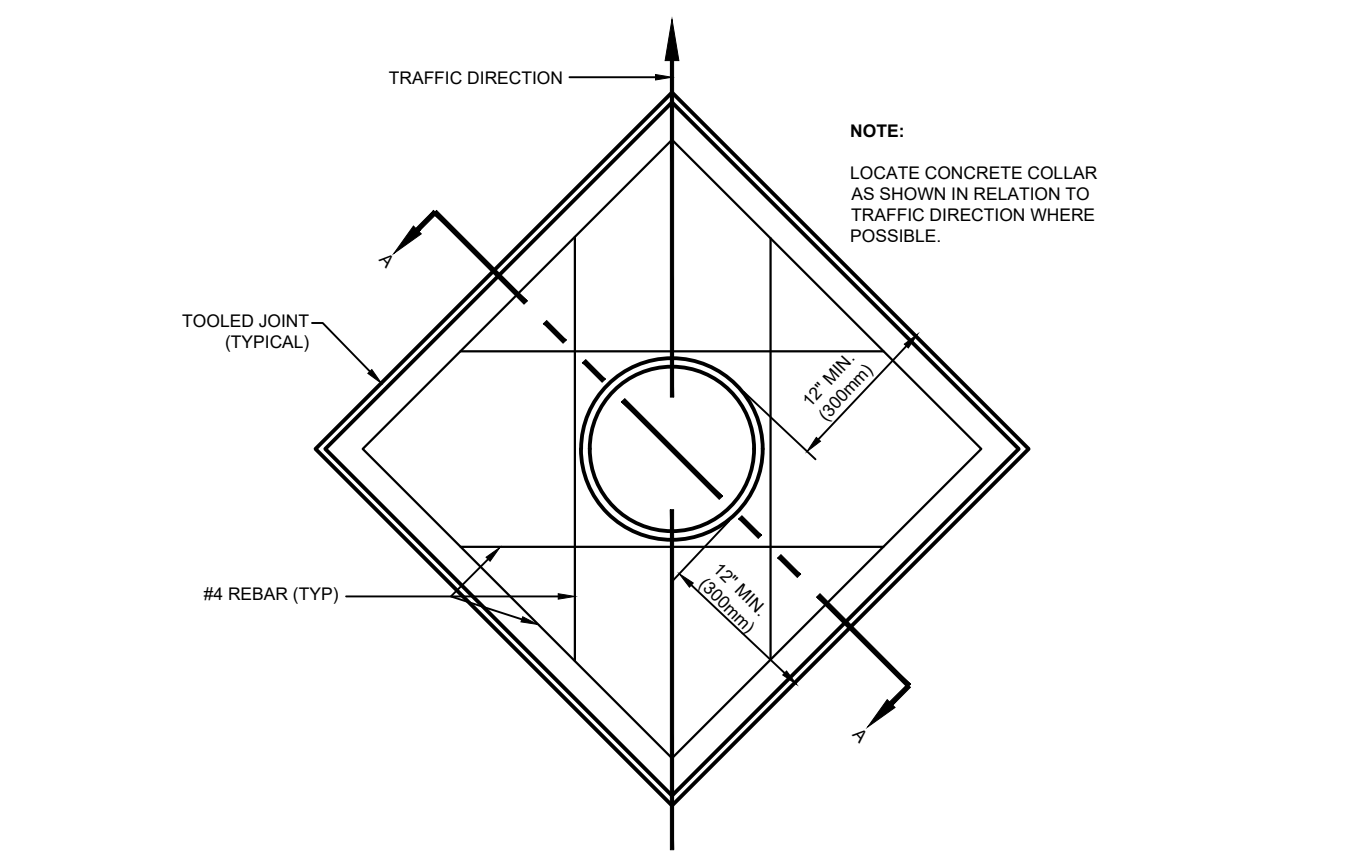
CONCRETE AREA REQUIRED FOR THRUST BLOCKS (IN CUBIC FEET)

FITTING SIZE	TEE & PLUG	90° BEND & FIRE HYDRANT	45° BEND	22 1/2° BENDS & REDUCERS	11 1/4° BEND
4" (100mm)	1.50	2.00	1.00	1.00	0.50
6" (150mm)	3.00	4.00	2.50	1.50	1.00
8" (200mm)	5.00	7.00	4.00	2.00	1.00
10" (250mm)	7.50	10.50	6.00	3.00	1.50
12" (300mm)	10.50	14.50	8.00	4.00	2.00
14" (350mm)	14.00	19.50	11.00	5.50	3.00
16" (400mm)	18.00	25.50	14.00	7.00	3.50

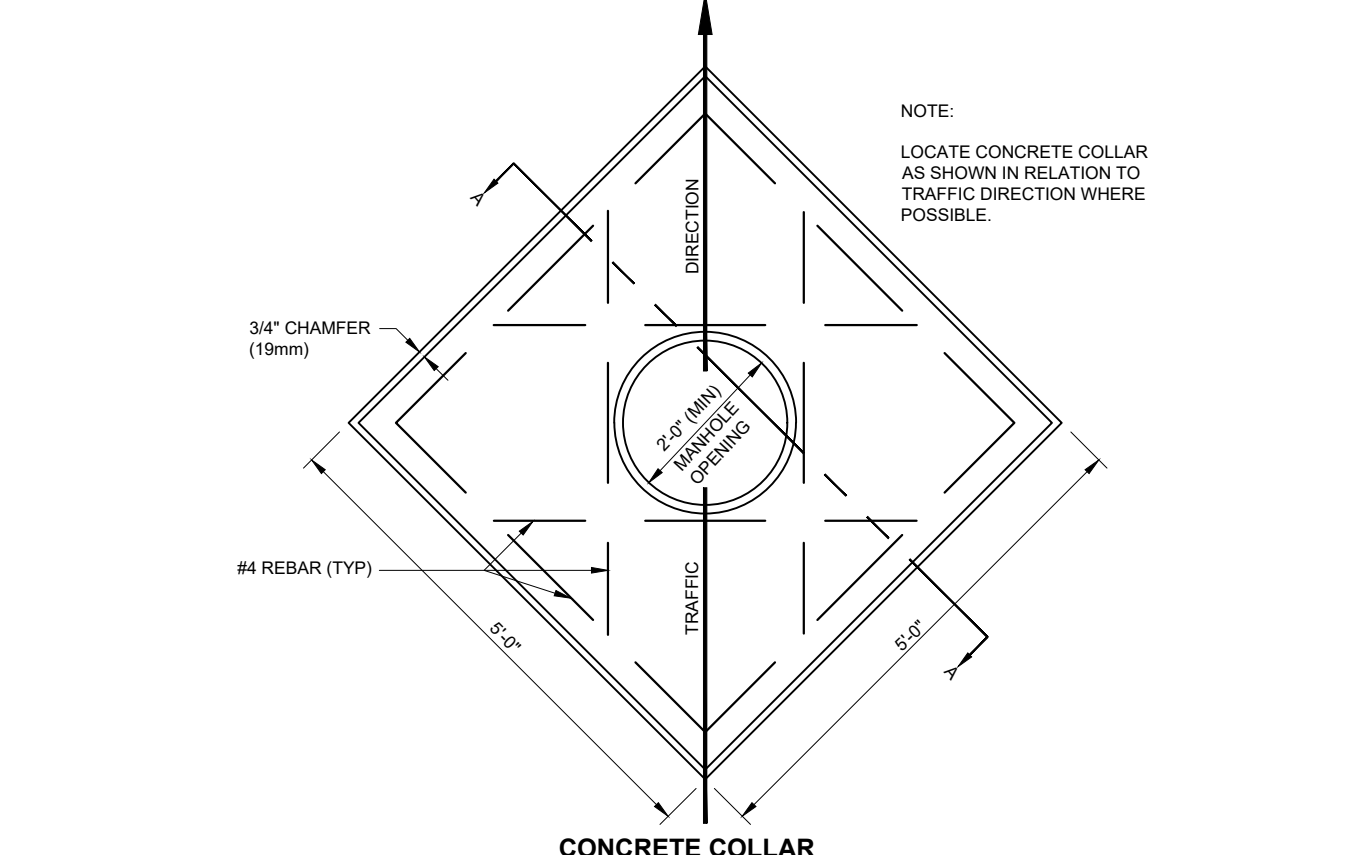
THIS TABLE IS BASED ON 150 PSI TEST PRESSURE AND 2000PSF SOIL BEARING PRESSURE. CONTRACTOR SHALL ADJUST SIZE IF NECESSARY TO CONFORM TO EXISTING CONDITIONS.

- NOTES:**
- WRAP ALL METALLIC FITTINGS WITH POLYETHYLENE.
 - KEEP CONCRETE AWAY FROM MY BOLTS.
 - THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED SOIL.
 - THRUST BLOCKS FOR FITTINGS OVER 16" (400mm) SHALL BE SPECIALLY DESIGNED.
 - THRUST BLOCKS FOR REDUCERS FOR PIPES WITH MORE THAN 2" (50mm) DIA DIFFERENCE SHALL BE SPECIALLY DESIGNED.

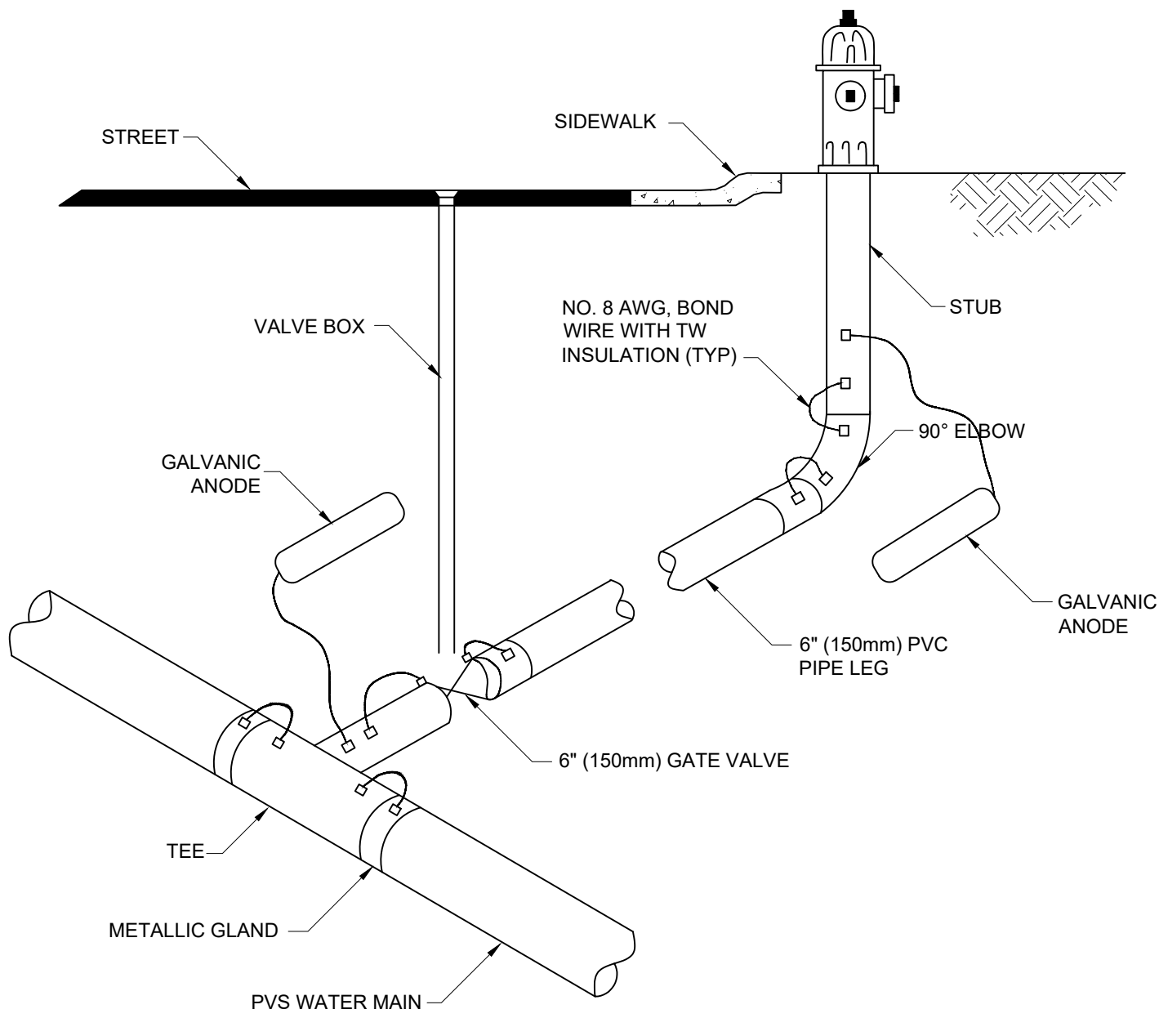
STANDARD THRUST BLOCK DETAIL
NOT TO SCALE



- NOTES:**
- SEE DIVISION 600, SECTION 601.07 OF THE CITY OF CASPER STANDARD SPECIFICATIONS
 - SLOPE VALVE BOX COLLAR AS REQUIRED TO MATCH LONGITUDINAL AND TRANSVERSE GRADE ON STREET.
 - FINAL VALVE BOX ADJUSTMENT WILL BE MADE AFTER PAVING.
 - NO PAYMENT SHALL BE MADE FOR ADJUSTMENT OF NEW VALVE BOXES TO FINAL GRADE.

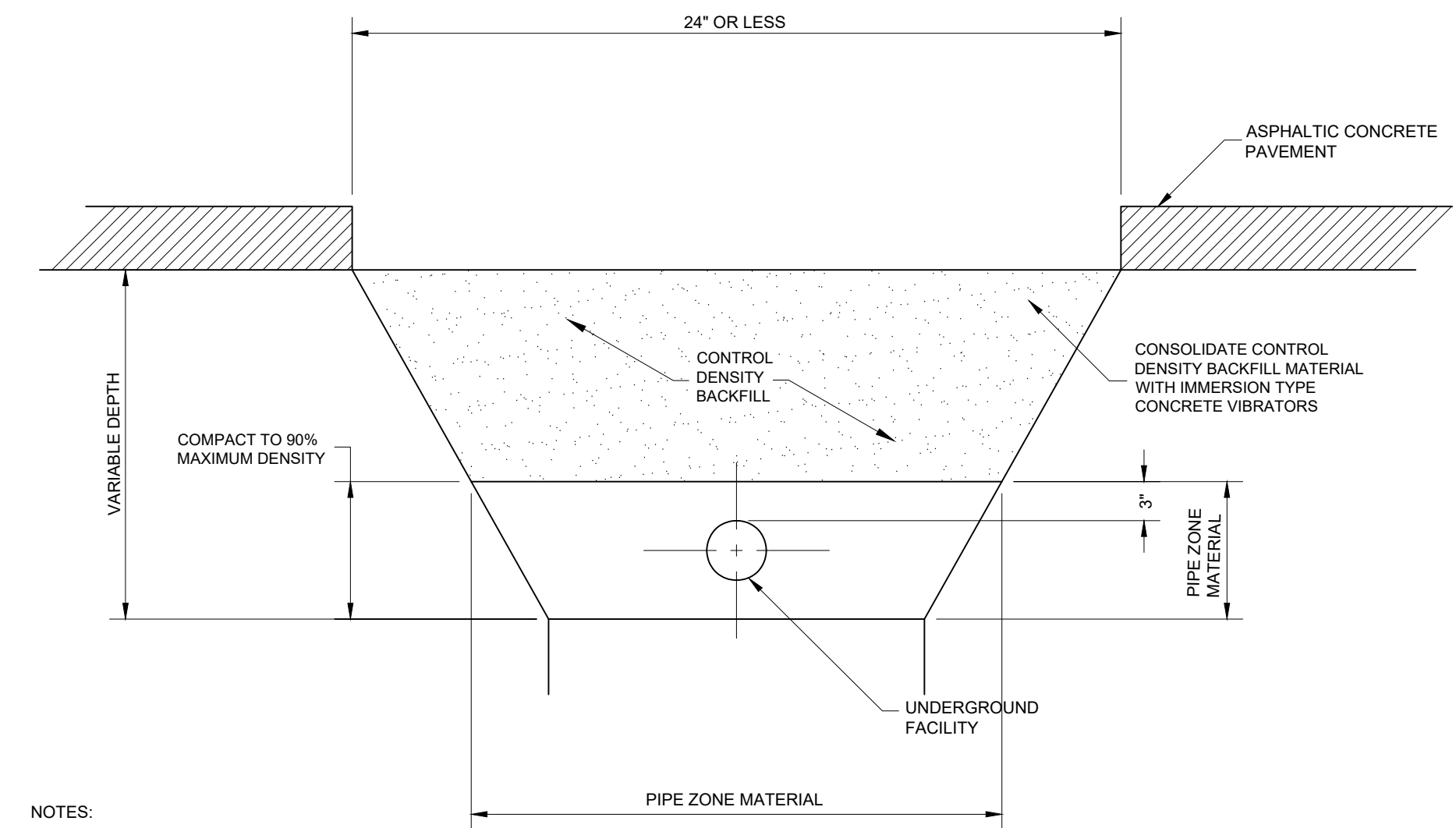


- NOTES:**
- MINIMUM OF 12" (300mm) DEPTH CONCRETE ENCASUREMENT AROUND MANHOLE CASTINGS OR 6" (150mm) BELOW BOTTOM OF ADJUSTING RING, WHICHEVER IS GREATER.
 - ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER DIAMETER.
 - SLOPE MANHOLE RING AS REQUIRED TO MATCH LONGITUDINAL AND TRANSVERSE GRADE ON STREET.
 - FINAL MANHOLE ADJUSTMENT WILL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
 - NO PAYMENT SHALL BE MADE FOR ADJUSTMENT OF NEW MANHOLES TO FINAL GRADE.
 - FRAME AND COVER TO BE D&L SUPPLY 1-1040, DETTER FOUNDRY 1257, NEENAH 1726-A OR APPROVED EQUAL.



TYPICAL GALVANIC ANODE INSTALLATION AT IRON FITTINGS ON PVC WATER MAINS DETAIL
NOT TO SCALE

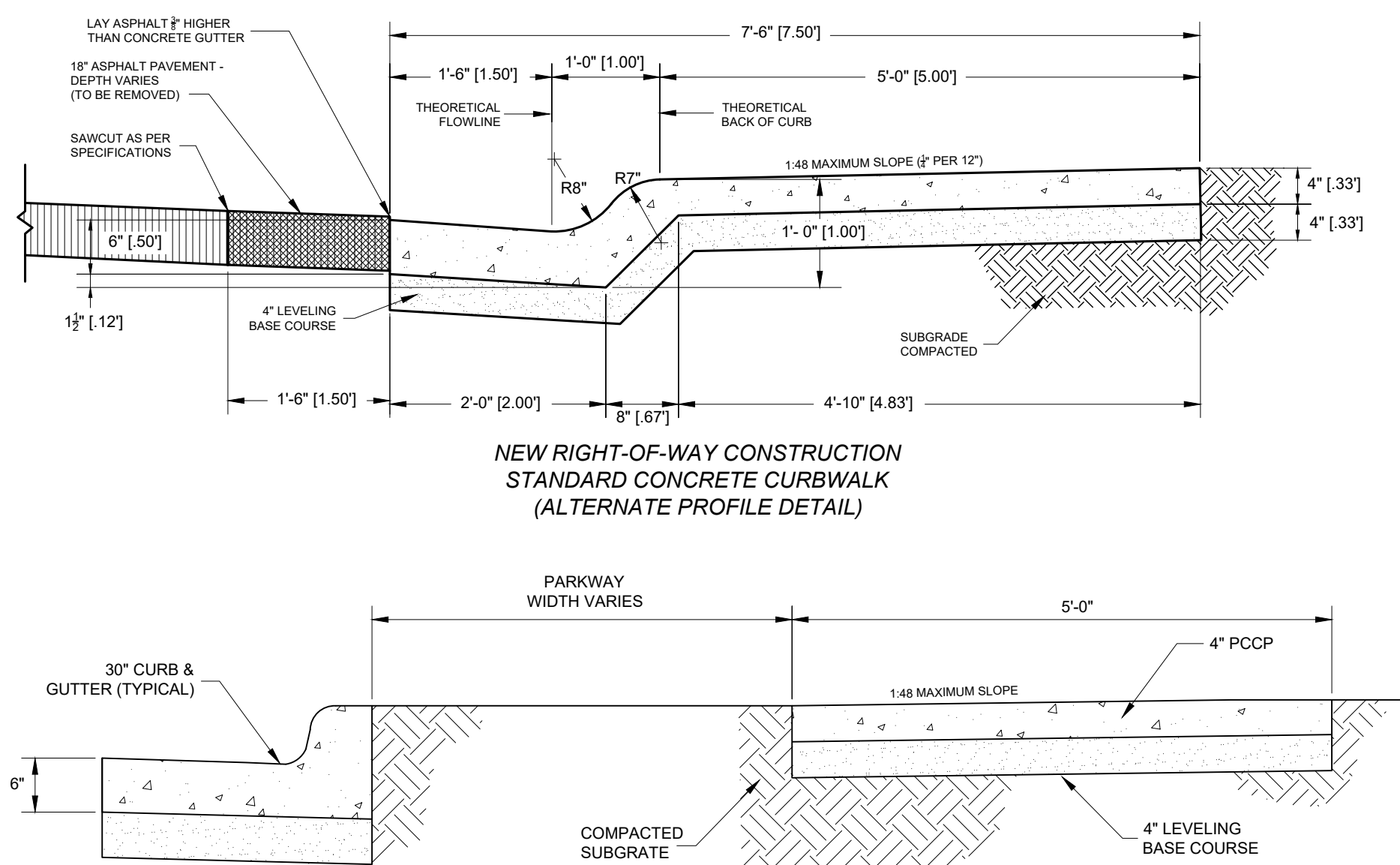
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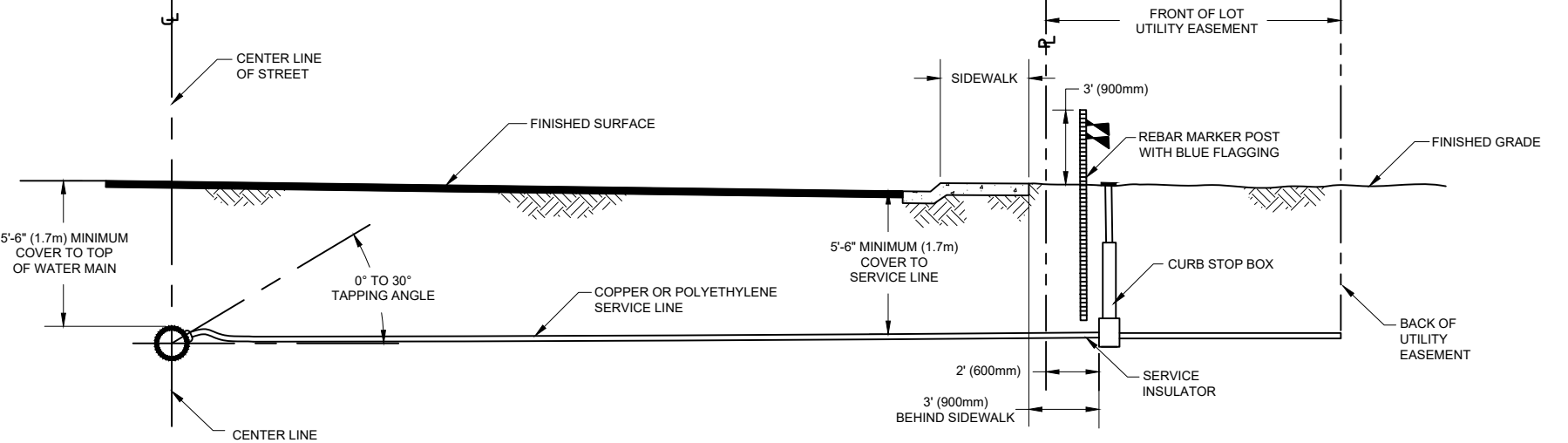
NOTES:

1. THIS TRENCH DETAIL IS ONLY APPLICABLE TO UNDERGROUND FACILITIES AS DEFINED BY ARTICLE 13 STANDARD SPECIFICATION FOR STREET CONSTRUCTION.
2. TRIM EDGES OF ASPHALT PAVEMENT TO A VERTICAL EDGE.
3. BITUMINOUS TAC COAT ALL EXPOSED EDGES OF CURB, GUTTER, MANHOLES, AND EDGES OF ASPHALT PAVEMENT.

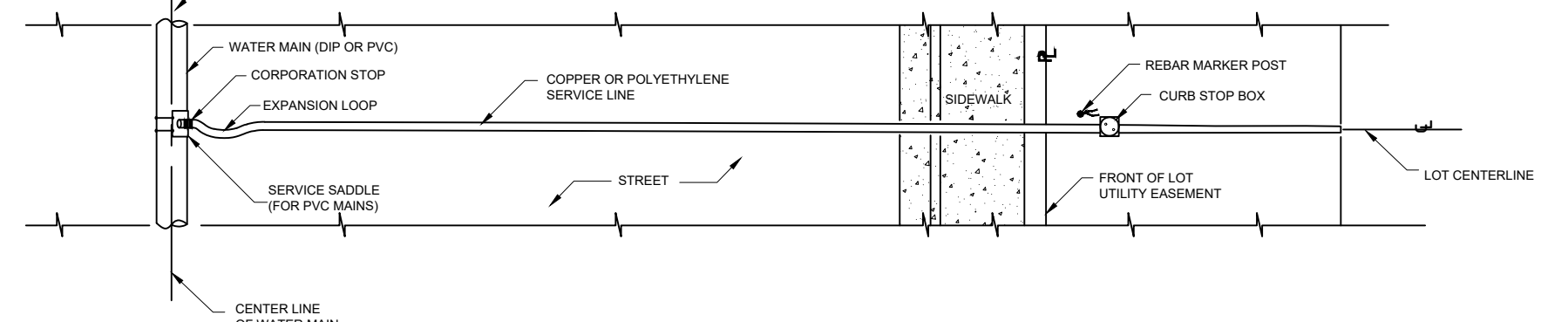
STANDARD TRENCH DETAIL FOR UTILITY CUTS
NOT TO SCALE



NEW RIGHT-OF-WAY CONSTRUCTION STANDARD CONCRETE CURB AND SIDEWALK
NOT TO SCALE



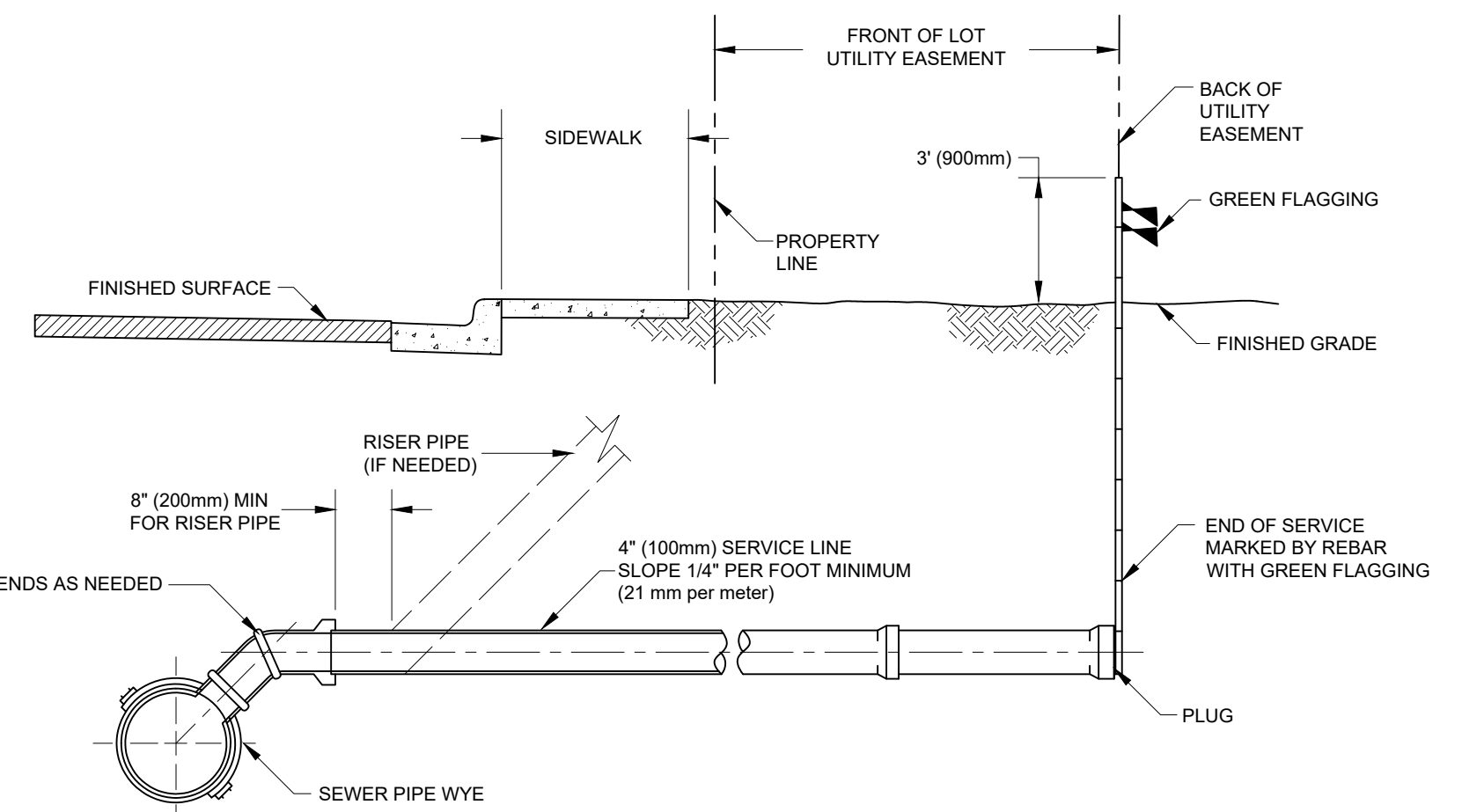
TYPICAL SECTION WATER SERVICE LINE DETAIL
NOT TO SCALE



TYPICAL PLAN WATER SERVICE LINE DETAIL
NOT TO SCALE

NOTES:

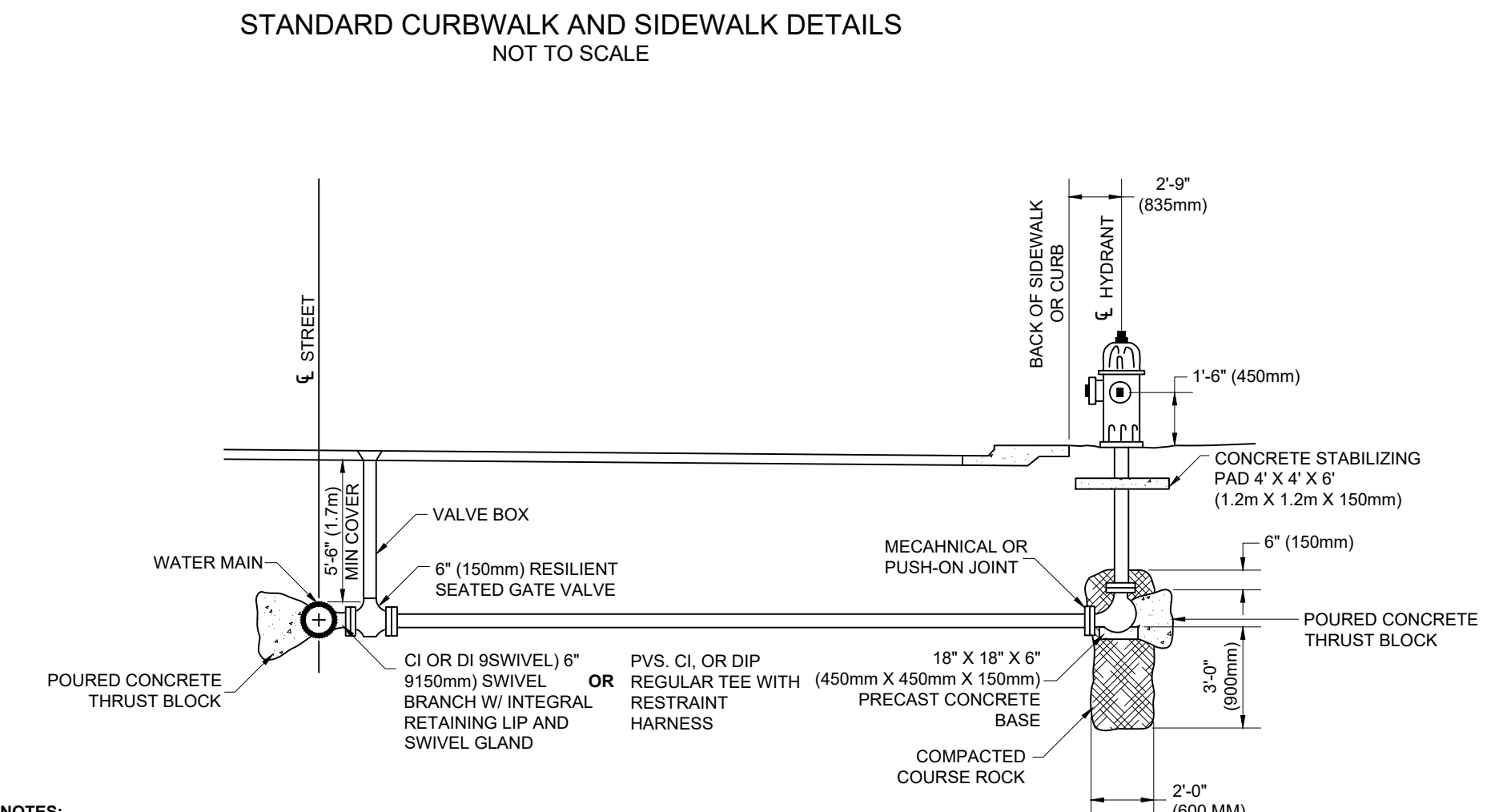
1. WATER SERVICE TO BE LOCATED ON LOT CENTER LINE.
2. SEWER SERVICE TO BE LOCATED AT LEAST 10 FEET (3m) FROM WATER SERVICE LINE ON THE DOWNHILL FLOW SIDE OF SEWER MAIN.
3. A GROUNDWATER BARRIER SHALL BE INSTALLED IN THE SERVICE LINE TRENCH ON THE PROPERTY LINE.



NOTES:

1. THE ENDS OF SERVICE LINES SHALL END ABOVE THE GROUNDWATER TABLE.
2. SEWER SERVICE TO BE LOCATED AT 10 FEET (3m) FROM WATER SERVICE ON THE DOWNHILL FLOW SIDE OF SEWER MAIN.
3. A GROUNDWATER BARRIER SHALL BE INSTALLED IN THE SERVICE LINE TRENCH ON THE PROPERTY LINE.
4. SEWER SERVICE LINES WITH RISER PIPES SHALL MEET THE REQUIREMENTS OF SECTION 601.07. C.

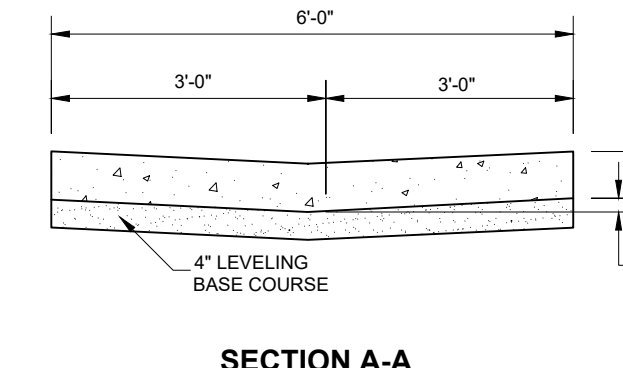
SEWER SERVICE LINE DETAIL
NOT TO SCALE



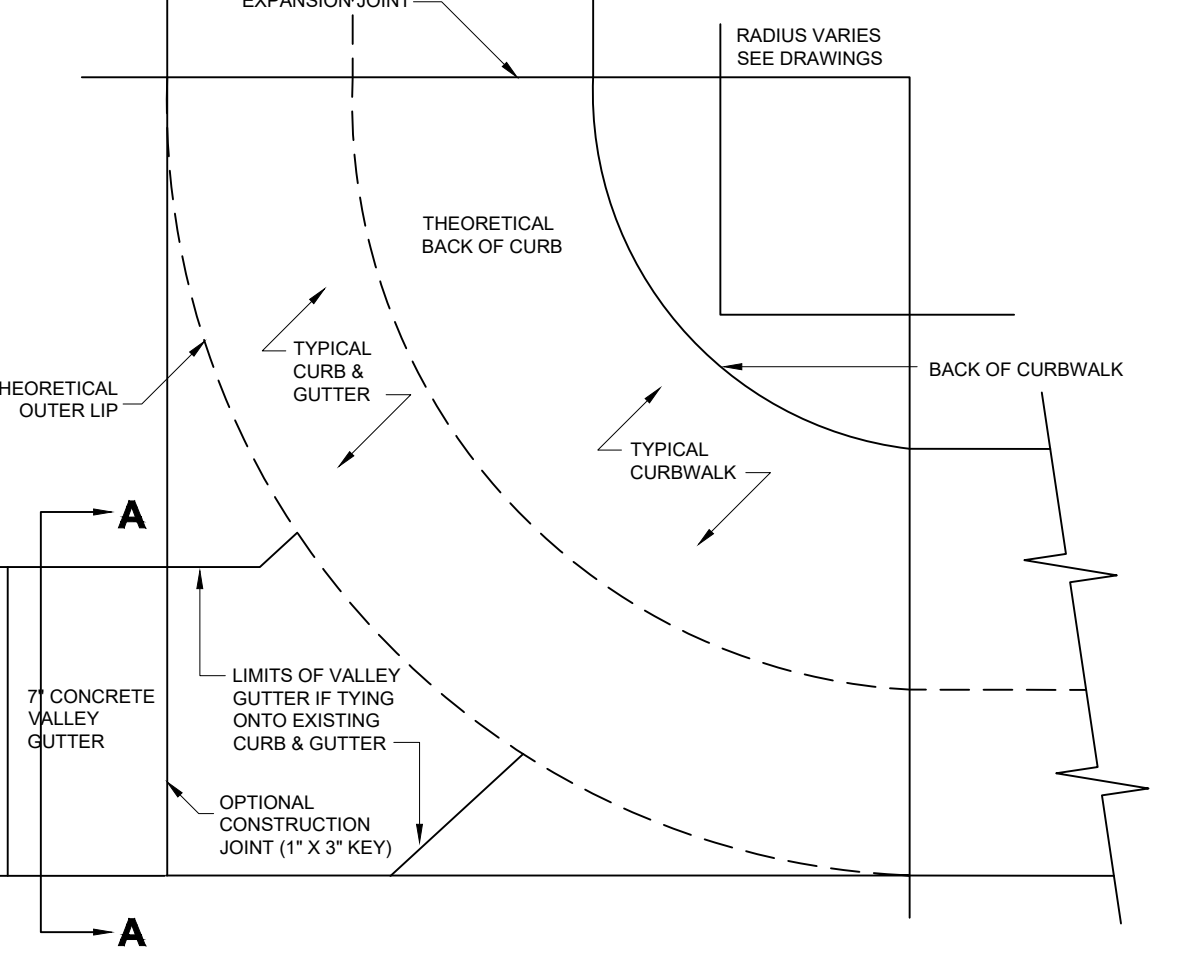
NOTES:

1. HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A423 OR WATEROUS PACER W867 WITH PENTAGON NUT CAPS. HYDRANT CAPS SHALL BE PRIMED WITH GRAY PRIMER.
2. HYDRANTS SHALL BE PAINTED OFF WHITE ENAMEL.
3. HYDRANTS SHALL HAVE TWO (2) 2-1/2" (63.5mm) DIA HOSE NOZZLES AND ONE (1) 4-1/2" (112.5mm) DIA PUMPER NOZZLE TO FIT NATIONAL STANDARD THREADS.
4. ALL DUCTILE IRON PIPE AND ALL FITTINGS (INCLUDING HYDRANT PARTS BELOW GROUND) TO BE WRAPPED WITH POLYETHYLENE ENCASEING MATERIAL WHICH SHALL MEET AWWA C105 SPECIFICATIONS.
5. VALVE BOX TO BE TYLER 6850 SERIES 'S' OR APPROVED EQUAL.
6. GATE VALVE TO MEET AWWA C509 SPECIFICATIONS.
7. CENTER OF NOZZLES MUST BE A MINIMUM OF 18" (450mm) ABOVE BACK OF SIDEWALK, CURB, OR UNFINISHED GRADE - WHICH EVER IS HIGHER.

STANDARD FIRE HYDRANT INSTALLATION DETAIL
NOT TO SCALE



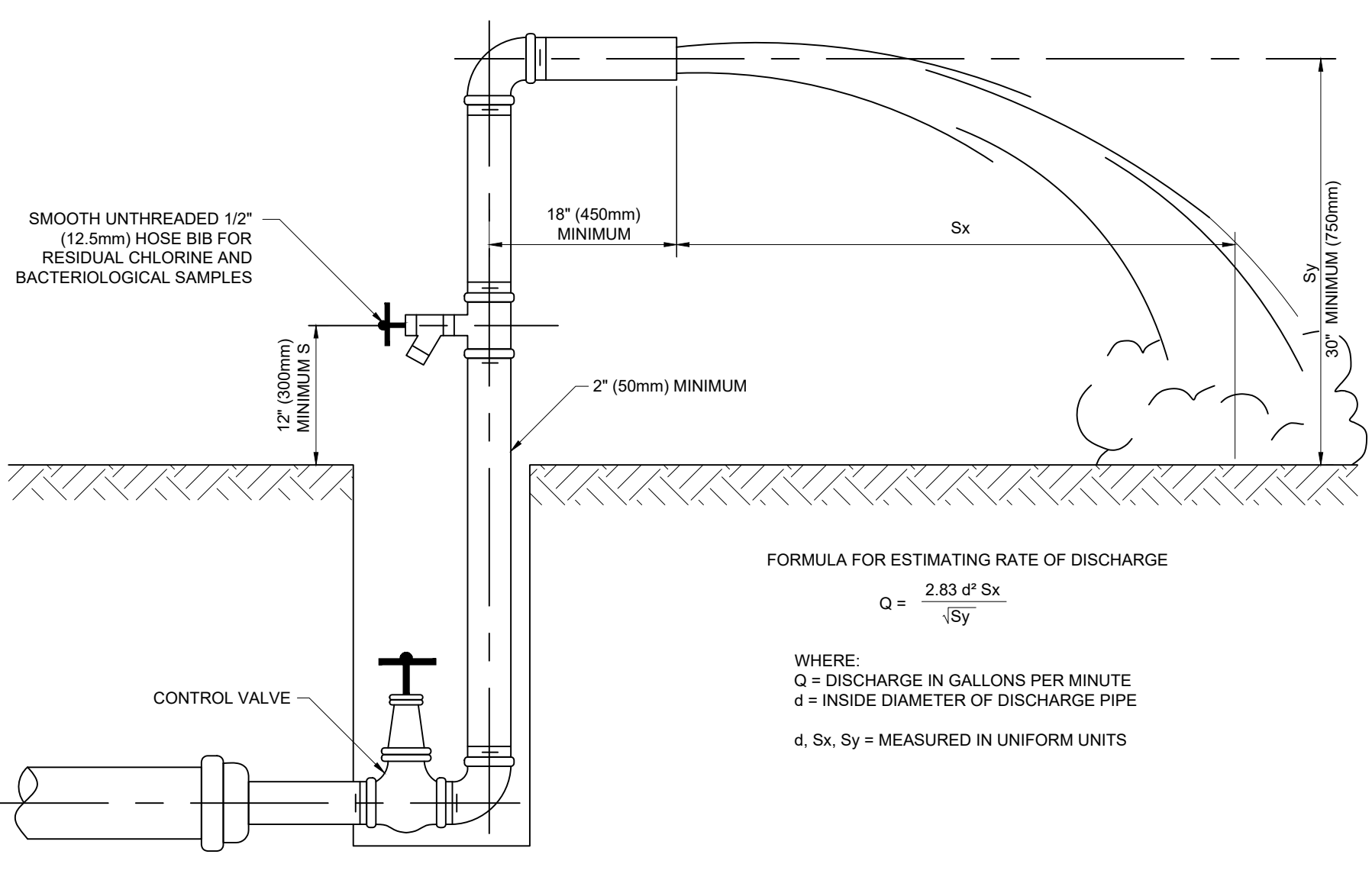
SECTION A-A STANDARD VALLEY GUTTER SECTIONS
NOT TO SCALE



STANDARD VALLEY GUTTER SECTIONS
NOT TO SCALE

NOTES:

1. RADIUS LENGTH SHALL BE AS SPECIFIED IN SUBDIVISION ORDINANCE.
2. VALLEY GUTTERS SHALL BE REINFORCED WITH WWP 4 X 4 X W4 OR POLYPROPYLENE FIBERS OR #3 REBAR AT 18" ON CENTER EACH WAY.

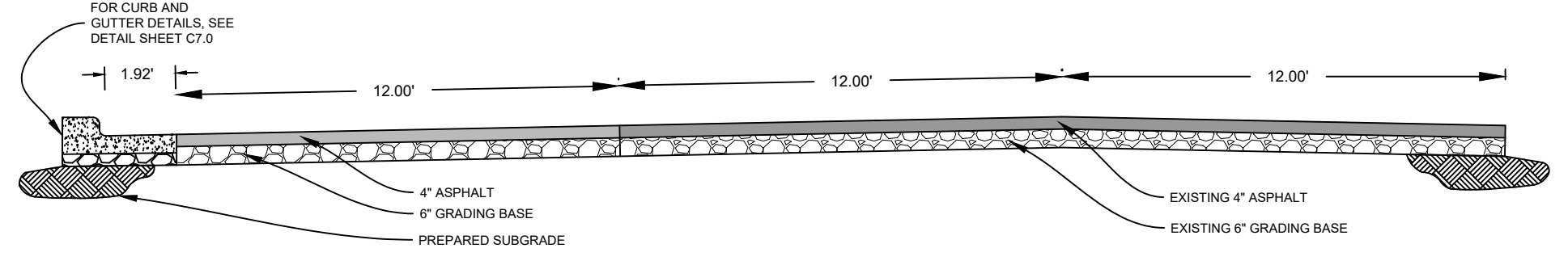


TEMPORARY COMBINATION FLUSHING AND SAMPLING TAP DETAIL
NOT TO SCALE

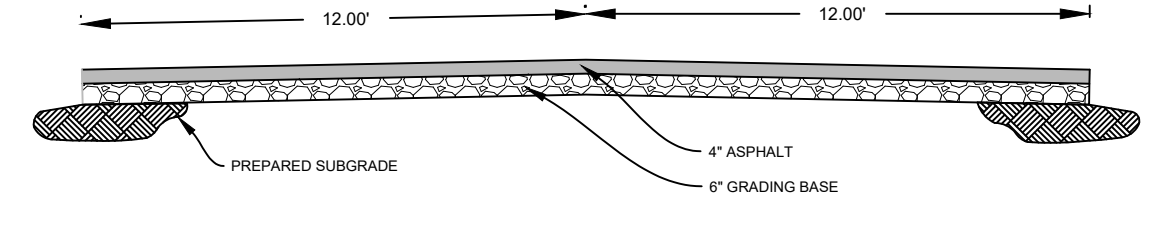
FORMULA FOR ESTIMATING RATE OF DISCHARGE

$$Q = \frac{2.83 d^2 S_x}{\sqrt{S_y}}$$

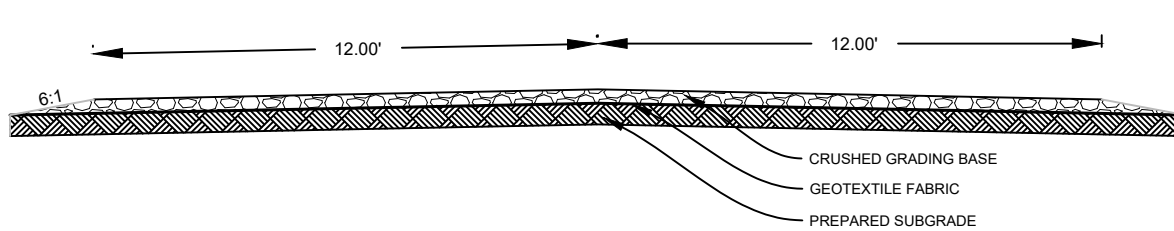
WHERE:
Q = DISCHARGE IN GALLONS PER MINUTE
d = INSIDE DIAMETER OF DISCHARGE PIPE
d, Sx, Sy = MEASURED IN UNIFORM UNITS



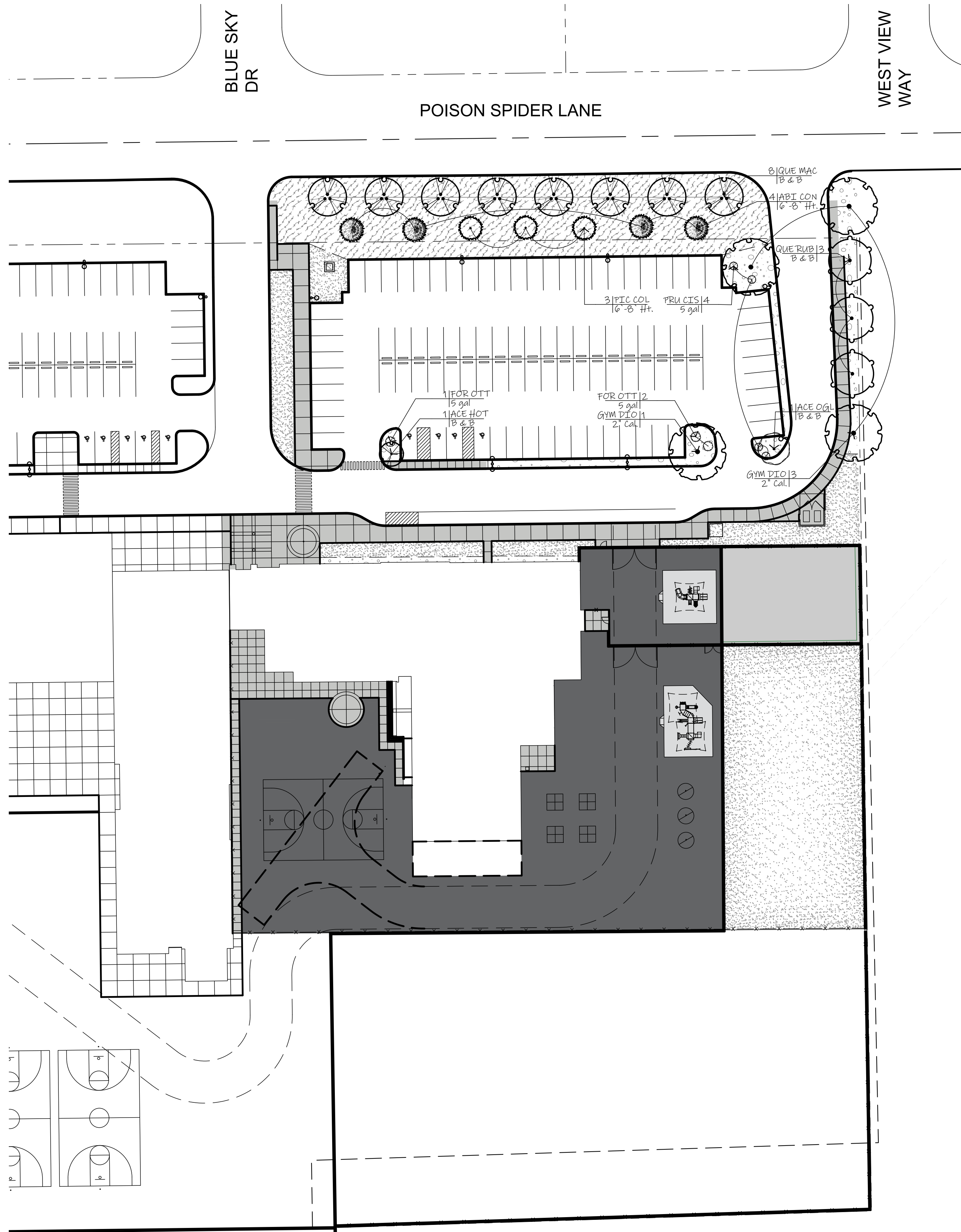
POISON SPIDER ROAD TYPICAL SECTION



TEMPORARY TURNAROUND TYPICAL SECTION



GRAVEL ACCESS ROAD TYPICAL SECTION



PLANT SCHEDULE

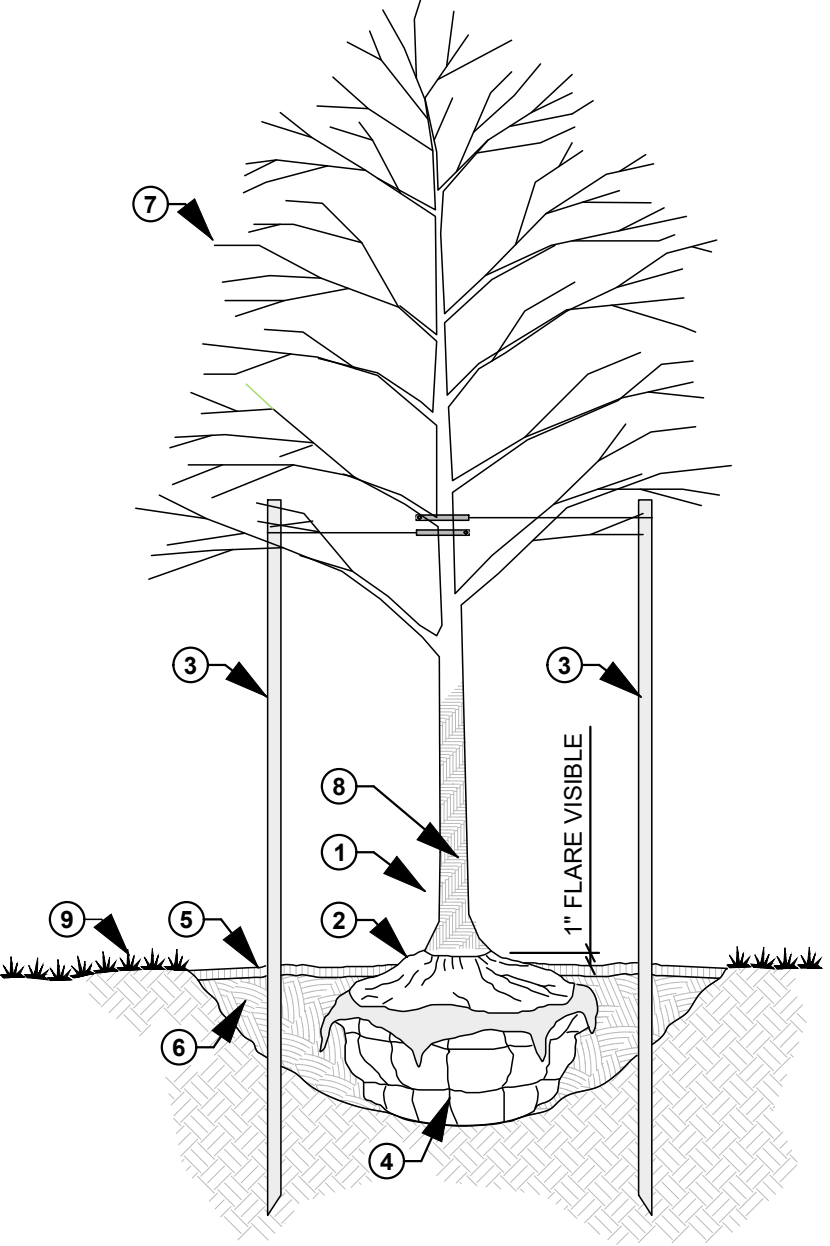
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	ABI CON	4	ABIES CONCOLOR WHITE FIR	6'-8" HT.	B&B
	ACE OGL	1	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B & B	2'CAL
	ACE HOT	1	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B & B	2'CAL
	GYM DIO	4	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2' CAL	B&B
	PIC COL	3	PICEA PUNGENS COLORADO SPRUCE	6'-8" HT.	B&B
	QUE MAC	8	QUERCUS MACROCARPA BURR OAK	B & B	2'CAL
	QUE RUB	3	QUERCUS RUBRA NORTHERN RED OAK	B & B	2'CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	EUO ALA	3	EUONYMUS ALATUS BURNING BUSH	5 GAL	
	FOR OTT	3	FORSYTHIA OVATA 'OTTAWA' EARLY FORSYTHIA	5 GAL	
	PRU CIS	4	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY	5 GAL	POT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	4" MIN POWDER COATED STEEL LANDSCAPE EDGING	220 LF
	2-3" RIVER ROCK MULCH AT 3" THICK OVER LANDSCAPE FABRIC	4,818 SF
	TYPE 2 NATIVE GRASS SEED CASPER, WY	14,970 SF
	RTF FESCUE SOD	21,078 SF

LANDSCAPING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION, EXCAVATION, OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PREPARED AND SEEDED OR SODDED AS SPECIFIED. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC THAT RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL OTHER CONTRACT DOCUMENTS TO DETERMINE FULL SCOPE OF POTENTIAL SITE DISTURBANCE TO BE RECLAIMED.
- THE INSTALLATION OF LAWNS, PLANT MATERIAL AND IRRIGATION SYSTEM SHALL BE PERFORMED BY ONE CONTRACTOR.
- CONTRACTOR SHALL FURNISH REQUIRED PLANT MATERIALS, INCLUDING TREES, SHRUBS, GRASSES, AND PERENNIALS OF ALL DESCRIPTIONS, FOR THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATION.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NO TREES SHALL BE PLANTED CLOSER THAN 10' TO A FIRE HYDRANT. ADJUST LAYOUT IF NECESSARY.
- NO TREE OR SHRUB SHALL BE PLANTED OVER OR WITHIN 5' Laterally FROM ANY UNDERGROUND UTILITIES.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE PLANTS FREE FROM INSECTS AND DISEASES, SUN-SCALD INJURIES, ABRASIONS OF THE BARK, OR OTHER OBJECTIONABLE BLEMISHES. WEAK AND/OR DISFIGURED PLANTS WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL PROVIDE FIELD GROWN NURSERY TREES, DUG WITH A BALL OF EARTH STILL INTACT IN WHICH THEY ARE GROWING, WRAPPED IN BURLAP OR OTHER SUITABLE MATERIAL TO COMPLETELY COVER THE ROOT BALL WITH A LACING OR OTHER BALL SUPPORTING DEVICE ON THE OUTSIDE TO HOLD THE BALL IN A FIRM, RIGID CONDITION.
- CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWN. THEY SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. THE PLANTS SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL.
- ALL 1.5-2" CALIPER DECIDUOUS TREE SHALL HAVE A SINGLE LEADER, 12-14" HEIGHT, BRANCHING AT 6-7 FT HEIGHT WITH A UNIFORM CANOPY BRANCHING. BRANCH ANGLES SHALL BE NO LESS THAN 30°.
- ALL 6-8" TALL EVERGREEN TREES SHALL HAVE A HEIGHT TO SPREAD RATIO OF 5:3, WITH A SINGLE LEADER.
- CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN CONFORMANCE WITH STATE AND FEDERAL LAWS WITH RESPECT TO INSPECTION FOR PLANT DISEASE AND INFECTIONS.
- CONTRACTOR SHALL PROVIDE INSPECTION CERTIFICATES REQUIRED BY LAW WITH EACH SHIPMENT, INVOICE, OR ORDER OF STOCK TO THE OWNER.
- PLANT MATERIALS FOR THIS PROJECT ARE SUBJECT TO INSPECTION BEFORE, DURING, AND POST PLANTING. DAMAGED PLANT MATERIAL, CONTAINERS, OR LOOSE, TORN, AND BROKEN ROOT BALLS WILL NOT BE APPROVED BY THE OWNER AND WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND MUST BE REMOVED FROM THE STORAGE AREA OR PROJECT.
- MAINTENANCE SERVICES TO BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR WILL BE EXPECTED TO FURNISH SERVICE AND MAINTENANCE OF ALL PLANTED AREAS THROUGH FINAL COMPLETION OR PROJECT OR AS REQUIRED PER THE REQUIREMENTS OF THE PROJECT WARRANTY PERIOD.
- ALL PLANT MATERIALS SHALL BE CERTIFIED BY THE STATE DEPARTMENT OF AGRICULTURE TO ASSURE THEM TO BE FREE OF DISEASE OR HAZARDOUS INSECTS.
- ALL FERTILIZER SHALL BE DELIVERED IN WATERPROOF BAGS SHOWING WEIGHT, CHEMICAL ANALYSIS, AND THE NAME OF THE MANUFACTURER.
- ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL CONTAINERS WITH ALL LABELS INTACT AND LEGIBLE.
- CONTRACTOR WILL BE RESPONSIBLE TO PROTECT AND MAINTAIN PLANT LIFE DURING THE STORAGE PERIOD PRIOR TO PLANTING.
- INSTALLATION OF PLANT LIFE WILL NOT BE PERMITTED WHEN THE AMBIENT TEMPERATURES MAY DROP BELOW 35°F OR RISE ABOVE 90°F.
- CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY. WARRANTY TO INCLUDE COVERAGE FOR ONE ENTIRE GROWING SEASON FOR ALL DEAD OR UNHEALTHY PLANTINGS. ALL REPLACEMENT PLANTS SHALL BE REQUIRED TO BE OF THE SAME SIZE AND SPECIES AS SPECIFIED IN THE PLANT SCHEDULE, PLANTED IN THE FOLLOWING GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLANTING.
- SOIL MATERIALS:
 - ALL SOIL BACKFILL WILL BE FREE OF ROCKS LARGER THAN 1.5", STICKS, ROOTS AND OTHER DEBRIS.
 - TOPSOIL TO BE STERILE, WEED FREE, PROCESSED, AND PASSED THROUGH A 3/4" SCREEN.
 - TOPSOIL TO BE INSTALLED IN ALL NEW SITE LANDSCAPE AREAS, NATIVE GRASS PLANTINGS, AND PLANTING RINGS OR IN ANY AREAS DESIGNATED IN THE PLANS FOR CONSTRUCTION.
- SOIL AMENDMENT MATERIALS:
 - COMPOST SHALL BE 'GLACIER GOLD', 'SOIL PREP', OR AN APPROVED EQUAL.
 - FERTILIZER SHALL BE 100% ORGANIC, TRANSPLANT ROOT STIMULATOR: 'BIOPLEX TRANSPLANT CONCENTRATE' OR APPROVED EQUAL.
- BOULDERS ENCOUNTERED DURING EXCAVATION FOR THE PROJECT SHALL BE HANDLED TO PREVENT SCARRING AND USED AS PART OF THE LANDSCAPING SCHEME. PLACE AS DIRECTED BY THE OWNER.
- WEED BARRIER FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC, 4.75OZ. SQ. YD. OR HEAVIER WITH METAL LANDSCAPE PINS. DO NOT INSTALL WEED BARRIER UNDER PERENNIALS AND GRASSES.
- CONTRACTOR SHALL USE 1.5" DIA. ROUND POSTS WITH TAPERED END, 8.0' IN LENGTH OR DUCKBILL ANCHORS FOR TREE ANCHORING.
- CONTRACTOR SHALL USE 3 ANCHORS FOR DECIDUOUS TREES, 3 ANCHORS FOR CONIFEROUS TREES WITH WEBBING OR RUBBER TREE TIES MANUFACTURED SPECIFICALLY FOR USE ON TREES.
- CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ALL ANCHORING AT THE END OF ONE CONTINUOUS GROWING SEASON.
- CONTRACTOR SHALL COORDINATE IRRIGATION SYSTEM LAYOUT WITH PLANTINGS.
- AREAS THAT ARE TOO SMALL TO BE DRILL SEEDED SHALL BE BROADCAST, RAKED IN, AND ROLLED.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

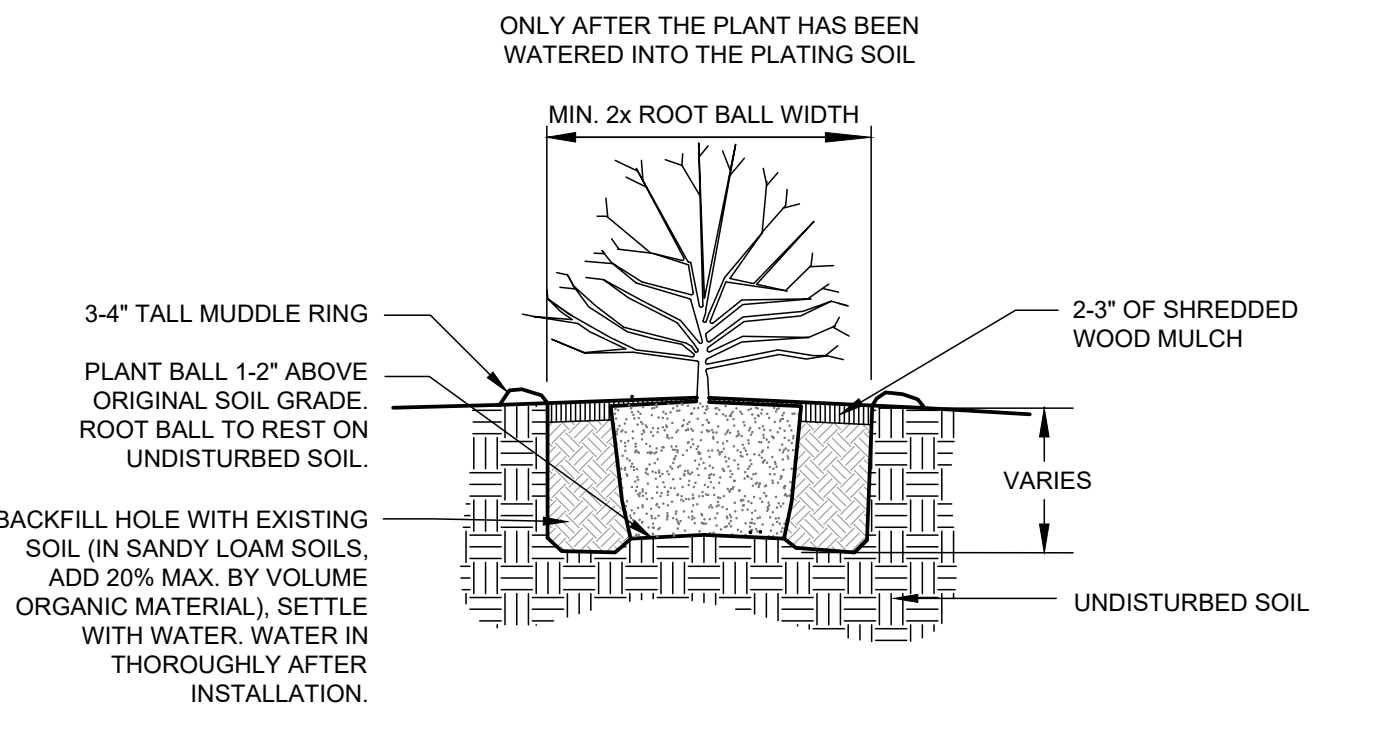


LEGEND

- GRAFT UNION TYP. 4-6" ABOVE ROOT FLARE.
- ROOT FLARE VISIBLE ABOVE FINISH GRADE. REMOVE EXCESS SOIL FROM BALL AS NEEDED.
- TWO (2) 6" STEEL TEE POSTS PER TREE. 14 GA. SOFT WIRE AND 1/2"x18" NYLON STRAP WITH BRASS GROMMET TIES ON TRUNK. STAKES SHALL NOT PENETRATE ROOT BALL. DO NOT OVER-TIGHTEN AROUND TREE. TIES SHOULD BE SNUG ENOUGH TO PROVIDE SUPPORT WHILE ALLOWING TREE TO SWAY. CONTRACTOR TO REMOVE STAKES & TIES AT END OF WARRANTY PERIOD.
- REMOVE WIRE BASKET & ALL BURLAP. INSPECT ROOT BALL AND PRUNE OFF AND GIRDLING ROOTS. PRESS ALL HAIR ROOTS DOWN UNDER STRUCTURAL ROOT FLARE TO LEAVE TRUNK & ROOT FLARE RADIALLY.
- 3" MULCH IN TREE'S DRIP RING AREA. NO WEED BARRIER. END MULCH 3" FROM TRUNK.
- DIG HOLE MIN. 2x WIDTH OF BALL. ROUGHEN SIDES TO BREAK GLAZING. ROOT BALL TO REST ON UNDISTURBED SOIL. BACKFILL HOLE WITH EXISTING SOIL (IN SANDY TO SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME ORGANIC MATERIAL) IN LAYERS. SETTLE WITH WATER. WATER IN THOROUGHLY AFTER INSTALLATION TO ELIMINATE AIR POCKETS.
- PRUNE AS NEEDED TO RETAIN NATURAL FORM.
- ASPHALT COATED PAPER TREE WRAP TO BOTTOM OF FIRST BRANCH. SECURE WITH ELECTRICAL TAPE. DO NOT WRAP TIGHTLY. CONTRACTOR TO REMOVE PAPER AT END OF WARRANTY PERIOD.
- FINISH GRADE - SLOPE AWAY FROM TREES WHEREVER POSSIBLE.

NOTES:
1. STAKING IS NOT MANDATORY, HOWEVER, THE CONTRACTOR SHALL REPLACE ANY UNSTAKED TREE WITHOUT QUESTION IF DIRECTED TO DO SO AT ANY TIME THROUGH COMPLETION OF THE WARRANTY PERIOD.

1 TYPICAL TREE PLANTING
NOT TO SCALE 329343.39-01

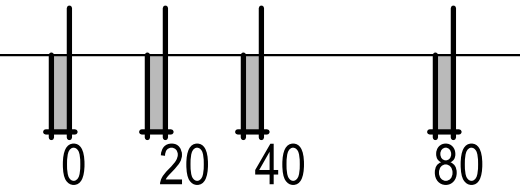


NOTES:
1. PRUNE PLANT AS NEEDED TO RETAIN NATURAL FORM.

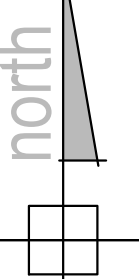
2 TYPICAL SHRUB PLANTING
NOT TO SCALE 329333.13-04

Landscape plan - phase 1

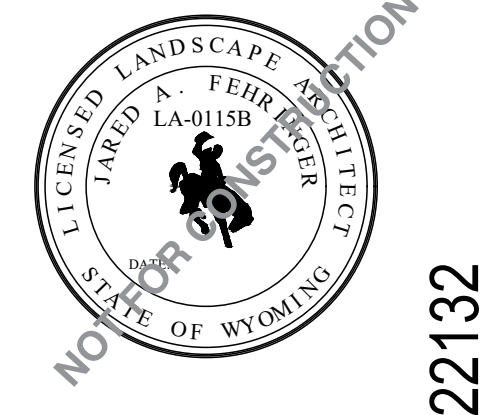
SCALE : 1"=40'-0"



10-26-23



LANDSCAPE PLAN
WYOMING CLASSICAL ACADEMY
Mills, Wyoming



JOB NUMBER - 2022132

SHT L1.0



MINUTES OF THE 2ND OF NOVEMBER 2023 MILLS PLANNING & ZONING BOARD MEETING

Board Members Present: Bob Greenley, Leon Norvell, Dale Smith, John Gudger and Chris Volzke were all present for this P&Z Meeting.

City Staff in Attendance: Megan Nelms, City Planner, Sabrina Kemper, Community Development Director

Others in Attendance: Ron McMurry, Applicant, Shawn Gustafson, ECS Engineering, Clayton Howell, Applicant

Chairman Leon Norvell called the meeting to order at 5:02 PM on November 2, 2023, as a quorum was present.

Chairman Norvell asked board members if everyone had read the minutes of the October 5, 2023, P&Z Board meeting and if there were any noted changes. There were none. Board Member Chris Volzke made a motion to approve the minutes. Bob Greenley seconded the motion. Chairman Norvell called for a vote to pass the minutes of the October 5, 2023, P&Z meeting. All ayes, motion passed.

Chairman Norvell asked Megan to present the first agenda item. Megan introduced case number 23.01 SKC, the Wyoming Classical Academy Site Plan.

Background:

The applicants propose to construct a new K-12 school on Lot 1, Mountain Meadows No 2. Subdivision. It is a phased development, with Phase I consisting of a two-story classroom building for grades K-6.

Planning Considerations:

1. Final approval by staff will be for the Master Site Plan and the Phase I site plan.
2. Submit a signed Site Plan Agreement
 - a. The agreement will include a provision that the Traffic Study, along with current traffic control measures and conditions, be reviewed and updated, if necessary, at the time of Phase II construction. All recommendations of the updated traffic analysis shall be met at that time.
 - b. The City will supply a final agreement to be signed by the applicant and City Council.

MINUTES OF THE 2ND OF NOVEMBER 2023

MILLS PLANNING & ZONING BOARD MEETING

3. Final Drainage Plan approval by the City Engineer

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the site plan for Wyoming Classical Academy, pending completion of all planning considerations.

Chairman Norvell thanked Megan and asked if there were any questions from the Board. Board Member John Gudger inquired about the parking lot lighting, as well as the wall pack lighting that will be placed on the building. He wants to ensure that any lighting elements are pointing downward, away from the neighboring residential areas. Clayton Howell, the applicant's representative, stated that they are more than willing to ensure that the lighting does not shine off site, and that is not an unusual request that they could easily comply with.

Megan recommended that the Planning Commission could add a consideration to the planning considerations that they be required to provide a lighting plan at the time of construction.

Board Member Greenley stated that now would be a good time to start thinking about the traffic signal at Robertson Road and Poison Spider Lane and getting ahead of that project. Shawn Gustafson, the applicant's agent stated that a Traffic Impact Study had been completed for this property and indicated that a signal would be needed at the intersection at full-buildout. Megan noted to Mr. Gustafson that the language on the case sheet had been slightly modified and that it now stated that the TIS will be reviewed, along with current traffic conditions, at the time of full build out and updated as necessary and that all requirements of the TIS would need to be met at that time. Megan explained to the Commission that the city wanted to ensure that costs for installation of the traffic signal are shared if other areas around the school and intersection develop in the future, prior to full build out of the school.

There was general discussion about where any crosswalks would be located on Roberston Road, or if there would be one. There was discussion about the lack of sidewalks on the other side of Roberston Road. Board Member Volzke then inquired about the narrow width of Poison Spider Lane and if there would be any widening or turn lanes added? Megan responded that yes, Poison Spider Lane will be widened, and a left turn lane added at the far western end of the property, near the student drop off entrance.

Board Member Volzke then asked about the adjacent neighborhood and its lack of curbs, gutter, and sidewalks. He inquired if anyone had considered impacts to those homeowners and if any no parking signs or regulations had been considered for that neighborhood, as there is no parking on the side of the streets within the subdivision. There was general discussion about the number of parking spaces required. Megan stated that the school plans on installing all required parking spaces on site, within the designated parking lot.

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MILLS PLANNING & ZONING BOARD MEETING

Member Volzke then inquired about drainage on the site was going to work, as he is very familiar with the area and knows that some of the homes on the same side of the road as the school cannot have basements because of the level of ground water in the area. He wondered what the plan was to address this.

Mr. Gustafson stated that a full drainage study was done for the drainage basin when the Platte View Estates subdivision was constructed. The ditching system in place takes all the water to the west and dumps it into a detention pond that is currently oversized. With the school being added to other elements included in the study, there is still enough room within the drainage system to accommodate the impact of the school. The detention pond was sized adequately so that future development could occur without the need to expand the drainage pond.

Chairman Norvell asked if there was any further discussion on the site plan. There was none so he called for a motion. Board Member Bob Greenley made a motion to approve the Wyoming Classical Academy Site Plan, pending completion of all planning considerations. Board Member Dale Smith seconded the motion. Board Member John Gudger abstained from the vote. All others voted in favor; motion carried 4/0.

Chairman Norvell asked Megan to present the next agenda item. Megan introduced case number 23.08 FSP, the 257 Business Park Preliminary Plat.

Background:

The applicants are proposing to subdivide approximately 23-acres into a 4-lot commercial/industrial subdivision, with lots ranging in size from 2.30 to 13.88 acres in size.

Planning Considerations:

1. All roads within the subdivision must be dedicated as 60' public rights-of-way.
2. Receive an approved Access Permit from WYDOT for the approaches off HWY 20/26 and HWY 257
 - a. Comply with all requirements of the WYDOT access permits
3. Add road names to all streets within the subdivision
 - a. The access between Lots 1 & 3 should be named Chapman
 - b. Provide a name for the access road between Lots 1 & 2
4. Submit infrastructure plans, including:
 - a. Water distribution system plans
 - b. Sewage collection system plans
 - c. Road plan, profile and construction drawings
 - d. Drainage plan

MINUTES OF THE 2ND OF NOVEMBER 2023

MILLS PLANNING & ZONING BOARD MEETING

5. Discuss plans for construction of subdivision infrastructure, including roads and water & sewer infrastructure.
 - a. Timeline for Permit to Construct
6. All cul-de-sacs shall have a radius of no less than 96' in diameter.
7. Add 5' general utility easements on the interior of all lots
8. Delineate the drainage easement/retention area on one of the lots.
9. Submit organizational documents for 2R Investments, LLC, showing who is authorized to sign on behalf of the corporation.
10. Survey Review:
 - a. The bar scale needs to read 1"=100'
 - b. Add State Plane Coordinates, northing, easting, elevation, Convergence and Combined Factor to two (2) of the exterior corners.
 - c. The coordinates are in grid but the distances are in ground
 - d. The measured bearings and distances need to be bolded, as indicated in the legend.
 - e. Verify the north corner(s) of the plat and Lot 1. Review Instrument #866007 as excepted in Instrument #1143765, with regard to the WYDOT parcel.
 - f. There is a mis-closure of Lot 4 by 1.63 feet
 - g. There are not bearings on the north line of Tract A
 - h. Provide the distance for the portion of the northern lot line of Lot 5 that is east of the Lot 3/Lot 4 divide.
 - i. Provide a curve table
11. Cosmetic Revisions to the Plat:
 - a. Add TO THE CITY OF MILLS under "Plat of 257 Business Park" in the title block on both plat sheets.
 - b. In the legal description, 3rd paragraph, the word reservation should be reservationS
 - c. Make the adjacent subdivision and road names gray
 - d. Add a line above the City Engineer's signature for "Inspected and approved this ___ day of ____ 20__.

Staff Recommendation: Staff recommends DENIAL of the final plat. Section 17.18.020(e)(10)(c) requires dedication of streets, alleys, public sites, and easements to the public.

The proposed subdivision is zoned Established Industrial with parcels of adequate size for a variety of commercial and industrial businesses. Public traffic on the streets will occur and is allowed, and the streets should be of adequate size and properly dedicated for future vehicular traffic, installation of utilities and future maintenance by the City of Mills.

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MILLS PLANNING & ZONING BOARD MEETING

Chairman Norvell thanked Megan and asked if there were any questions from the Board. There were none at the time.

The applicant's representative, Shawn Gustafson first spoke to the request for the shared access easements. He put forth an example from the area in Casper around Wyoming Blvd and 2nd Street, stating that all the roads highlighted on the map were in-fact, public access easements that he says are encouraged by the City of Casper and WYDOT. He explained that the access between businesses is maintained by the businesses through cross access agreements. That is what Mr. McMurry envisions with this development.

Board Member Bob Greenley first asked about snow removal. People are going to utilize the roads to go through to other sites. Who is going to ensure the roads are clear and stay maintained? He stated that the area in front of the west side Wal-Mart to in front of Sutherlands comes to mind, and what poor condition that road is in. Ron McMurry, the applicant, stated that is because they don't have the proper cross access agreements in place to ensure maintenance. Mr. McMurry stated that the landowners will be the ones responsible for clearing the snow and maintaining the accesses.

Board Member Volzke said that he appreciates the example from Casper, but wonders if they is anything similar existing in Mills currently, or is this something new that we would be trying to look at doing in Mills?

Megan stated staff's recommendation comes from the fact that when residents move into city limits, they expect a certain level of service, which is why the city requires publicly dedicated streets. Residents expect roads within city limits to be maintained by the city.

There was then general discussion about the existing approaches and the proposed subdivision access and WYDOT's recommendations for the development. WYDOT has stated that the change of use of the existing approaches from residential and field to commercial will necessitate them being re-permitted. WYDOT has said they are willing to permit the subdivision access proposed to be installed at less than the required 660' from the intersection of Highways 257 and 20/26 if the existing approaches are removed. There are currently five (5) approaches across the frontage of this property onto Highway 20/26.

Mr. Gustafson comments that from his viewpoint, it is a busy intersection already and that by making the subdivision roads public, city streets, that will encourage more traffic onto them and encourage more traffic onto the already busy highway. Megan then commented that if the roads were city streets and connectivity was provided to the south and east, that would work to keep traffic from having to return to the highways to move to other businesses to the east. Mr. Gustafson and Mr. McMurry both then stated that they were opposed to providing connection to other lands to the east and south of the proposed subdivision property.

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MILLS PLANNING & ZONING BOARD MEETING

Board member Greenley inquired about where infrastructure was going to be placed within the easements if they were only 35' feet wide and who would take responsibility for the infrastructure lines going onto properties. If it would be from a water valve in the easement onto the property, or how that would work? There was then general discussion about city infrastructure, its maintenance and where it could be located within the easements.

Board Member Volzke then asked if the streets were going to be private, how will it be dealt with in the future as landowners change? What will happen when the road is deteriorating and needs maintenance? If they are anticipating a gas station on Lot 1, which will obviously generate traffic on the streets, what will they do to ensure the roads are maintained? What enforcement mechanisms are there?

Mr. McMurry stated that with the cross-access agreements, the landowners in the subdivision will be required to complete the maintenance and if they don't, then the city would go in and shut down the road into the subdivision until it is completed.

Megan then noted that in the dedication statement on plat sheet 1, it states that the shared access easements, as shown on the plat, are being dedicated to the public. She stated that she still recommends that they be shown as dedicated right-of-way, with the acreage taken out of the lot size. Mr. McMurry said he objects to this because of the reduction in his lot sizes and it makes them unmarketable in Casper. With an easement, he has more land to market because he can still include the land covered by the easement in the acreage of the lot, where he cannot do that with right-of-way. He can still say it is a 3.23-acre lot, even though the access easement covers a portion.

There was general discussion about easement/right-of-way size. Mr. McMurry stated he could live with 30' or 40' public easements, but 50' or 60' are too large. Megan then stated that the driving surface of the road is not going to be 50', just the right of way. The driving surface is typically a 22' wide road with ditches.

Board Member Volzke stated there is going to be traffic in this subdivision, especially with the proposed gas station. He is not comfortable with the private ownership of roads. He then made a motion to deny the subdivision application. The motion died for lack of a second.

Mr. McMurry then asked Board Member Volzke if he would be comfortable with a 40' wide public right of way. Board Member Volzke stated no.

Board Member John Gudger asked Mr. Volzke why he would not be for granting an exception when they had just granted special exceptions to the SIPS coffee hut? Megan then stated that the Commission did not grant any special exceptions to the SIPS site plan. Mr. Volzke then withdrew his motion and offered a point of discussion of a 50' right of way.

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MILLS PLANNING & ZONING BOARD MEETING

Megan stated that the Mills regulations currently state that the city follows the City of Casper design guidelines, which currently call for a 50' public right of way. Staff's recommendation for a 60' right-of-way is being provided, as that is what is currently included in the draft amendments to Title 17. She stated that both the Commission, the Council and the public would have the opportunity to comment on the draft amendments, but that is where the 60' is coming from. Mr. Gustafson noted that the 50' that Casper uses in their design guidelines comes straight from the AASHTO manual.

Board Member Greenly then stated that the applicant could leave things just the way they are currently and there is nothing that would stop him from building a road and structure wherever they want. Megan stated that was not entirely accurate, as a change of use to the existing approaches on the property would still require a new access permit from WYDOT.

Mr. Gustafson reiterated that if the roads are allowed to be private access easements, Mills will not be responsible for the maintenance of them. There was more general discussion regarding street maintenance and city infrastructure in relation to easements and road rights-of-way.

Board Member Volzke then made a motion to allow a 50' right-of-way and to deny the subdivision until the revisions are made to the plat. The motion died for lack of a second.

Megan stated that if anything less than a 50' wide public right of way is contemplated, then the applicant would need to apply for a variance from the City Council.

Board Member Gudger then made a motion to direct the applicant to apply for an exception for a 40' wide roadway easement. That motion died for lack of a second.

Megan stated that staff's recommendation at this point would be to table the case until next month. She will then invite City Engineer Williams and City Attorney Holscher to the December meeting as they can more informatively answer questions related to city infrastructure needs and legal questions.

Chairman Norvell then asked for a motion. Board Member Bob Greenley made a motion to table case number 23.08 FSP, 257 Business Park until the next regular meeting. Board John Gudger seconded the motion. All voted in favor, motion carried.

With no further business, Chairman Norvell declared the meeting adjourned at 6:22 PM.

Leon Norvell, Chairman

Attested: Christine Trumbull