

## WCA Phase II – Compliance Status Sheet

Wyoming Classical Academy, 6389 Poison Spider Lane · October 6, 2026

### Summary

Of the 32 comments in the 9/28/2026 review, the 10/02/2026 Review 3 response resolves 14, partly resolves 4, and leaves 14 open. Parking, fire protection, fire access, and the submittal clean-up are now in compliance. Lighting is untouched: all ten lighting responses are blank.

Basis: Silverpeak's Review 3 response letter, the CEPI Drainage Study (10/2/2026), the Hales Traffic Impact Study (9/29/2026), and the PCI Water Supply Analysis (9/28/2026), checked against Title 17. The revised plan sheets (C200–C500, L1.0, elevations) were not in this packet, so sheet-based items are recorded as stated in the response letter and still need a check against the drawings.

### Brought into compliance

| Item                      | Standard                        | Before                                            | Now                                                                                                        |
|---------------------------|---------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Stall dimensions          | Table 40.10-2; 40.10(3)(a)(iii) | 9 ft × 18 ft                                      | 10 ft wide; 21.5 ft deep at curb-facing perimeter stalls, 24 ft deep in the center island (C201)           |
| Parking count             | Table 40.10-1 (202 required)    | 274 stalls                                        | 247 stalls (98 existing + 149 new); 45 over the requirement after the redesign                             |
| Accessible parking        | 40.10(4); IBC 1106.1            | 3 in a 176-stall lot (6 required)                 | 5 in the 149-stall lot (5 required for 101–150); each 10 ft wide with a 10-ft aisle                        |
| Car line layout           | 10.40(5)(b)                     | Double stacking and central access not shown      | Traffic circulation plan added as Sheet C202; school states both stacking lanes will be used               |
| Queue analysis enrollment | 10.40(7)(f)                     | Report cited 610 students                         | TIS confirms the VISSIM queue model was run at the full 650 students; 610 was a typo                       |
| Fire flow                 | Adopted Fire Code (IFC B105)    | Unconfirmed                                       | 4,012 gpm available at 20 psi against 1,313 gpm required with NFPA 13 sprinklers                           |
| Hydrants                  | Fire Chief                      | 1 new hydrant                                     | Existing parking-lot hydrant relocated to the NW corner in front of the addition (C400/C401)               |
| Fire line                 | Mills Engineering               | 6-in. C900 with 45° bends                         | Upsized to 8 in., bends removed, tee at the hydrant, blind flange on the west connection                   |
| Fire lane                 | Fire Chief                      | Unstriped                                         | Striping diagram and gate signage notes added (C200/C201)                                                  |
| Gutter flow to ditch      | 10.40(7)(e)                     | Conveyance not shown                              | Curb cuts with overland flow to the ditch, Detail 2/C500                                                   |
| Landscape plan currency   | 40.40(3)                        | Pre-8/28 layout, "Preliminary," located in Casper | L1.0 updated to the current layout, label removed, location corrected to Mills                             |
| Consolidated plan set     | Submittal                       | Several partial sets                              | Resubmitted sheets combined into one set                                                                   |
| Future-phase note         | UA chart (Recreation Facility)  | Not noted                                         | Note on all civil site plans that the gym, track, field, bleachers, and concessions need separate approval |
| Building elevations       | Submittal                       | Missing                                           | Provided with this response                                                                                |

The redesign also carries forward the items closed in the prior round: parking islands, 25-ft two-way aisles, Poison Spider Lane frontage improvements, and athletic facility setbacks.

### Partly resolved

| Item                           | Standard                                        | What was provided                                                                                                        | What is still missing                                                                                                                                                                                                                                                                    |
|--------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ditch and culvert capacity     | 10.40(7)(e);<br>10.40(2)(g)                     | Pre- and post-development peak flows to the Poison Spider swale: 6.3 → 11.3 cfs (10-year) and 13.6 → 26.9 cfs (100-year) | No capacity calculation for the ditch or the 24-in. culvert. Flow to the swale roughly doubles, and the study's own swale storage check fails (7,751 cu ft required, 2,420 cu ft available). The area draining to the ditch changed from 18.62 to 9.67 acres, with no drainage-area map. |
| Pond routing                   | 10.40(7)(e)                                     | Pond holds 57,125 cu ft against 24,649 cu ft required (10-year); 16-in. outlet restriction removed                       | Existing and developed pond inputs are identical (10.33 ac at C = 0.25), so the added Phase II area is not reflected. Freeboard is not shown.                                                                                                                                            |
| Island planting and irrigation | 40.40(7)(d)(ii);<br>40.40(7)(h);<br>40.40(4)(d) | Revised plan with tree and shrub per island                                                                              | Irrigation is by plan note only, with design deferred to construction. Gas lines through the islands may limit planting. Existing vegetation not confirmed.                                                                                                                              |
| Park strip on C500             | 40.40(7)(e)                                     | Planting shown                                                                                                           | Irrigation by note only, as above                                                                                                                                                                                                                                                        |

On traffic, the TIS conclusion is unchanged: the 95th-percentile queue is about 2,130 ft against about 2,100 ft of double-stacked storage, so on-site queuing still depends on staggered start and dismissal times.

### Still open

- **Lighting, all ten comments (40.35; 40.10(8)):** no response given. Layout update, photometric grid to 5 ft past the property lines, all fixtures in the calculations, pole and base heights, house-side shielding, controls, cut sheets, narrative, A3 play-area fixtures, and the calculation summary all remain outstanding.
- **Staggered start and dismissal times (10.40(5)(b)):** owner "intends to comply"; no written commitment yet for the Development Plan Agreement.
- **Proportionate share for the Poison Spider Lane / Robertson Road signal (10.40(7)(f)):** response left blank.
- **Pipeline operator consent:** coordination with Sinclair is under way; nothing in writing, and Black Hills Energy is not mentioned.
- **Replat (UA 20-acre minimum; 10.5(6)(a)):** submitted and in process, not recorded.