

AGENDA
PLANNING AND ZONING MEETING
August 16, 2018
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
 - Clearly state your name and address.
 - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
 - Please do not repeat the same statements that were made by a previous speaker.
 - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
 - Please do not address Applicants or other audience members directly.
 - Please make your comments at the podium and directed to the Planning and Zoning Commission.
3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

- I. CALL TO ORDER**
- II. MINUTES: July 19, 2018 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-18-015-S** – Site plan review the development of the U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, warehousing, vehicle and trailer rental, and retail space, located on Block 1 of the Wyoming Concrete Pipe Company Addition, 725 Bryan Stock Trail. Applicant: Amerco Real Estate Company.

VI. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

- A. **Commission**
- B. **Community Development Director**
 - 1) **Old Business Items**
 - 2) **New Business Items**
- C. **Council Liaison**
- D. **Other Communications**

VII. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY, JULY 19, 2018
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday, July 19, 2018, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Fred Feth
 Randy Hein
 Don Redder
 Ryan Waterbury
 Susan Frank
 Erik Aune

Absent Members: None

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Bob Hopkins, Council Liaison
 Shawn Gustafson, ECS Engineering, 111 W. 2nd, Ste. 600
 Leon Weber, 159 West K Street
 Ron & Norita Trussell, 2030 Walsh Drive

I. MINUTES OF THE PREVIOUS MEETING

Chairman Redder asked if there were additions or corrections to the minutes of the March 15, 2018 Planning & Zoning Commission meeting.

Chairman Redder called for a motion to approve the minutes of the March 15, 2018 Planning & Zoning Commission meeting.

Mr. King made a motion to approve the minutes of the March 15, 2018 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Waterbury who abstained. Minutes approved.

II. PUBLIC HEARING

The first case this evening.

PLN-18-011-R – A vacation and replat of Lots 5-7 of Mesa Addition No. 9, to create a new two-lot Subdivision, “Mesa Addition No. 11, Lots 4A and 5A” comprising 0.55-acres, more or less, located in the 2900 block, on the west side of Central Drive. Applicant: Wolf Creek Properties, Inc.

Craig Collins, City Planner, presented the staff report and recommended that if the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Mr. Collins entered six (6) exhibits into the record for this case.

Chairman Redder opened the public hearing and asked for the person representing the case to come forward and explain the application.

Shawn Gustafson, ECS Engineering, 111 West 2nd Street, Suite 600, spoke in favor of this case.

Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-011-R a replat creating Mesa Addition No. 11, Lots 4A and 5A.

Ms. Frank made a motion to approve PLN-18-011-R a replat creating Mesa Addition No. 11, Lots 4A and 5A, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion passed.

The next case this evening.

PLN-18-012-Z – Petition for a Zone Change of Lots 1 through 8 inclusive, Block 1, North Burlington Addition, located at 143, 145, 159, 169 West K Street, from R-3 (One to Four Unit Residential) to R-5 (Mixed Residential). Applicants: Rozanna Jean Weber, Penny Lynn Davenport.

Craig Collins, presented the staff report and recommended that if the Planning and Zoning Commission finds that the requested zone change meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan,

staff recommends that the Planning and Zoning Commission approve the zone change, and forward a “do pass” recommendation to the City Council.

Mr. Collins entered five (5) exhibits into the record for this case.

Chairman Redder opened the public hearing and asked for the person representing the case to come forward and explain the application.

Leon Weber, 159 West K Street, spoke in favor of this case.

Mr. Hein asks the applicant what type of structure would be built at the location.

Mr. Weber stated he had not explored a type of structure as of yet, but that he has and would be working with Craig Collins, City Planning Department.

Ms. Frank asked for the address of the building that they wanted to tear down.

Mr. Weber replied 143 West K Street.

Mr. Hein asked staff if a mobile home was permitted on this lot.

Mr. Collins stated that with the current zoning a double wide mobile home was permitted on the lot, however it has to be on a permanent foundation. He noted with the zone change a single wide would be permitted, and it, also, would have to be on a permanent foundation.

Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-012-Z, a zone change.

Ms. Frank made a motion to approve case PLN-18-012-Z a zone change of Lots 1 through 8 inclusive, Block 1, North Burlington Addition, located at 143, 145, 159, 169 West K Street, from R-3 (One to Four Unit Residential) to R-5 (Mixed Residential). The motion was seconded by Mr. Waterbury. All those present voted aye with the exception of Mr. Hein who voted nay. Motion passed.

The next case this evening.

PLN-18-013-C – Petition for a Conditional Use Permit for construction of a parking lot in a C-2 (General Business) zoning district, located at 1425 South Poplar Street, more particularly described as Lot 4, Block 166, Casper Addition, Excepting the Southwestern Corner to the City Street. Applicant: M&T Enterprises, LLC.

Craig Collins, City Planner, presented the staff report and recommended that if, the Planning and Zoning Commission finds that the requested Conditional Use Permit meets

the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use Permit found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, as outlined in the staff report, staff recommends that the Planning and Zoning Commission articulate its findings; and apply the following conditions of approval:

1. Pursuant to Section 17.12.240(I) of the Casper Municipal Code, the Conditional Use Permit shall be “exercised,” and all conditions shall be met within one (1) year of the date of approval, or the Conditional Use Permit shall become null and void.
2. Prior to the construction of the parking lot, the applicant shall obtain approval of a formal site plan application by the Community Development Director.

Mr. Collins entered five (5) exhibits into the record for this case.

Chairman Redder opened the public hearing and asked for the person representing the case to come forward and explain the application.

Ron and Norita Trussell, 2030 Walsh Drive, spoke in favor of this case.

Ms. Frank noted that the application contained a sheet with information about a tree. She asked if the applicant was planning to place a tree on this lot.

Mr. Trussell advised that they were not adding a tree.

Mr. Aune inquired if there would be an egress in the alley.

Mr. Trussell stated no that the Wyoming Department of Transportation (WYDOT) had eliminated one entrance/exit.

Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-013-C.

Mr. King made a motion to approve case PLN-18-013-C for the construction of a parking lot in a C-2 (General Business) zoning district, located at 1425 South Poplar Street, more particularly described as Lot 4, Block 166, Casper Addition, Excepting the Southwestern Corner to the City Street, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Feth.

Mr. King asked staff if there had been any changes in this application from when it was granted a year ago.

Mr. Collins stated that a Condition to get the Wyoming Department of Transportation’s (WYDOT) approval had been removed because during the last year they have worked with WYDOT for approval to meet ingress/egress requirements.

All those present voted aye. Motion passed.

III. COUNCIL ACTIONS:

None.

IV. SPECIAL ISSUES:

None.

V. COMMUNICATIONS:

A. Commission:

Mr. King stated that five (5) Planning Commissioners attended the WYOPASS Conference in May. He advised that he found the Conference useful and he got a lot out of it. Chairman Redder thanked the City for letting the five (5) Planning Commissioners attend the Conference. Mr. Hein stated that the Main Street presentation was good.

B. Community Development Director:

There were none.

C. Other Communications:

There were none.

D. Council Liaison:

Bob Hopkins, Council Liaison, stated that a Request for Proposal (RFP) would be out soon for the remaining Plains Furniture Building. He noted that the Planning and Zoning Commission had advised Council of their wishes for the future of those buildings with the last Request for Proposal (RFP). He asked the Commission to be involved, again.

VI. ADJOURNMENT

Chairman Redder called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Waterbury to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:33 p.m.

Chairman

Secretary

August 10, 2018

MEMO TO: Don Redder, Chairman
Members, Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **PLN-18-015-S** – Site plan review for the development of the U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, warehousing, vehicle and trailer rental, and retail space, located on Block 1 of the Wyoming Concrete Pipe Company Addition, 725 Bryan Stock Trail. Applicant: Amerco Real Estate Company.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the site plan meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the site plan with the following conditions:

1. All on-site lighting shall be designed to reduce off-site glare and light pollution. All exterior lighting fixtures, including both building and parking lot lighting, shall be shielded (full-cutoff). Pursuant to the Casper Municipal Code, no light pole may be taller than thirty (30) feet in height.
2. The batch-plant structure on the east side of the existing large building shall be removed.
3. All drive aisles, and all areas in proximity to structures shall be paved to City standards, according to Fire Department access requirements. Gravel or rotomill may be utilized in areas of the site that don't receive customer traffic, or are not required to be paved for Fire access.
4. A minimum of two (2) points of access to the site shall be maintained, per Fire Department access requirements. Gates shall not block access unless approved by the Fire Department.
5. Fire hydrants shall be placed on the site in locations approved/required by the Fire Department to meet the International Fire Code. Utility easements shall be provided for all public water lines on the site, in a form acceptable to the City.
6. At such time as requested, and pursuant to State Statutes and the Municipal Code, Owner shall construct, or participate in the construction, of a standard City sidewalk along the Bryan Evansville Road frontage of the property.

7. Owner shall not permit the maintenance of vehicles within any of the structures without the installation of a sand and oil separator, per City standards.
8. Prior to the completion of any paving on the site, or any new structure, Owner shall receive final Engineering Department approval of the drainage study.
9. No outside storage of shipping containers, or other warehousing/storage-type structures or containers shall be permitted, unless specifically designated on the approved site plan, as may be amended in the future.

Code Compliance:

Staff has complied with all public notice requirements of Section 17.12.150 of the Casper Municipal Code pertaining to site plans, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. Staff has not received any public comments regarding this case.

The Planning and Zoning Commission is the final reviewing authority for all site plans for commercial buildings with a footprint over 20,000 square feet, but less than 43,560 square feet. The actions available to the Planning and Zoning Commission are to approve; approve with conditions; deny; or continue to a future Planning and Zoning Commission meeting. In the event that the Planning and Zoning Commission denies the site plan, the applicant may appeal that decision to the City Council, pursuant to Section 17.12.150(G) of the Casper Municipal Code.

Section 17.12.150(D) of the Casper Municipal Code provides the review criteria for the approval of a site plan. Those criteria include whether the site plan is compatible with the goals and policies of many of the City's adopted plans. Other design-related criteria for the approval of a site plan include the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.
- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

Summary:

The application before the Planning and Zoning Commission in this case is a review of a site plan for the development of the U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, RV parking/storage, vehicle and trailer rental, and vehicle sales, located at 725 Bryan Stock Trail. The subject property is approximately 17-acres in size, is currently vacant, and is the former location of Wyoming Concrete Pipe Company. The

property is zoned M-2 (General Industrial), and the proposed land uses identified are legal and conforming. The parcel has street/road right-of-way on all four sides, with Interstate 25 prominently abutting the southern property line.

Customer and employee parking on the site is located in proximity to the office/retail structure, which is the smaller of the two existing structures on the site. Customer parking adjacent to storage units is accommodated by the provision of extra wide aisles to allow for two-way traffic, in addition to adequate extra width for a parked vehicle loading/unloading in front of the storage units. All drive aisles, areas in proximity to structures, and the majority of the parking areas, must be paved to City standards, as required by code. The applicants have requested that some areas of their site be permitted to remain unimproved. Provided adequate Fire Department access is available, and all regular driving surfaces are paved, there are benefits to allowing some areas of the site to remain unimproved, primarily, stormwater management, as well as cost savings for the applicant.

During review of the project, staff indicated that many of the City's adopted plans and municipal code requirements prioritize aesthetics and landscaping along major streets, and particularly along Interstate 25. For this reason, staff suggested that the applicant forego interior landscaping, and instead concentrate all landscaping efforts around the perimeters of the site. A minimum of four (4) percent of the area of the site is required to be landscaped, and the site plan indicates that seven (7) percent is being provided.

Although the site is relatively large, a traffic study is not required. The Municipal Code specifies that traffic studies are required for land uses that exceed seventy-five (75) vehicle trips per peak hour. The Public Services Director determined that the proposed land uses in this case do not reach that threshold. The site will accommodate several different types of land uses, each with its own set of development impacts. Distinct areas of the site will be devoted to rental vehicle and trailer storage, container storage (future), vehicle sales, mini-storage/warehousing, and covered public RV storage. The site plan identifies specific areas for each use in the overall layout, and fencing, landscaping, buffering, etc. have been designed in context with those uses and their locations. Although some flexibility may be required in the future, staff intends to hold fairly firmly to the structure that is established and approved with the site plan to prevent the site from becoming an unorganized and jumbled mess, as visible as it is. Minor changes to the site plan in the future can be approved by the Community Development Director, but major changes would require approval by the Commission. The applicant has indicated that there will be no outside storage of shipping containers on the site, with all containers eventually being housed in the large existing concrete structure, once retrofitted with a fire sprinkler system. Staff has firmed-up the applicant's representation with a formal condition of approval, and if the applicant changes their mind and wishes to have container storage outside, at some point in the future, it will require a site plan amendment, likely addressing height limitations, buffering, and additional landscaping.

The business will utilize three (3) points of access, two (2) located on Bryan Stock Trail, and one (1) off of Bryan Evansville Road. The points of access, as shown, are acceptable to the Fire Department, provided gates do not block access, and all drive aisles and areas around structures are paved to City standards. In addition, the Fire Department is requiring the extension of water lines into the site, and placement of fire hydrants strategically throughout, in proximity to all

structures. The new water lines will require that the applicant provide the City with properly sized and located utility easements.

A seventy-five (75) foot tall batch-plant structure (silo) stands on the east side of the existing building as remnant of the former concrete pipe business on the site. Staff suggested that the structure be removed as part of the redevelopment of the site; however, the applicant had not intended to remove the structure. Final determination of whether or not the batch-plant structure should be allowed to remain is within the Commission's purview. The recommendation provided by staff above includes a condition to remove the structure, for consideration by the Commission. Should the Commission decide to allow the structure to remain, the condition can be stricken during the motion to approve.

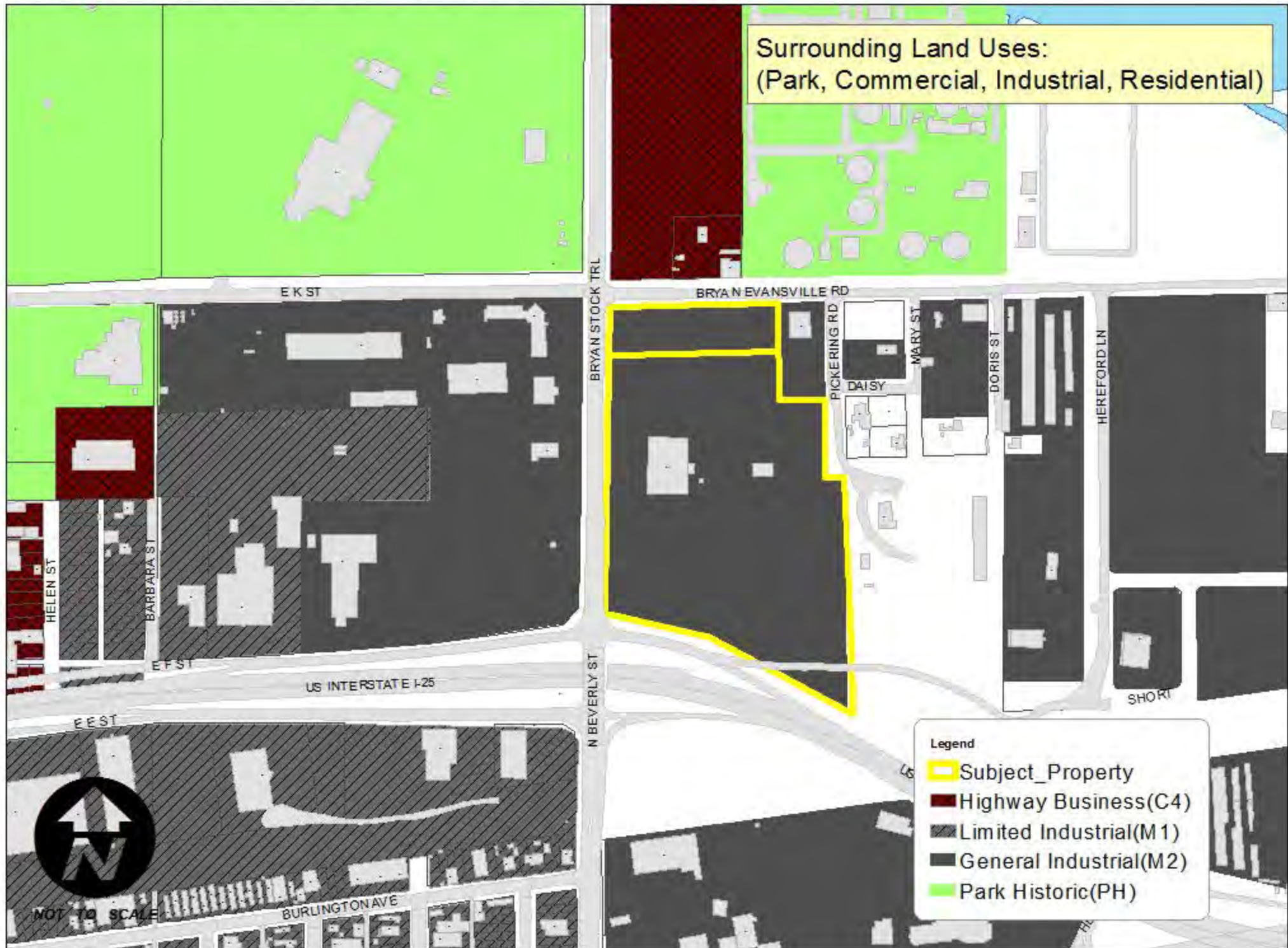
Section 17.12.150 of the Casper Municipal Code requires that the site plan be reviewed in the context with its compatibility with adopted plans, specifically, the Comprehensive Land Use Plan. The Comprehensive Land Use Plan is the City's land use and development policy document that describes the values and ideals expressed by the community for its future during an intensive, year-long public input process. Chapter Three (3) of the Comprehensive Land Use Plan provides principles and goals. Elements of Chapter Three (3) that may be applicable to the Commission during its review of the site plan have been summarized below:

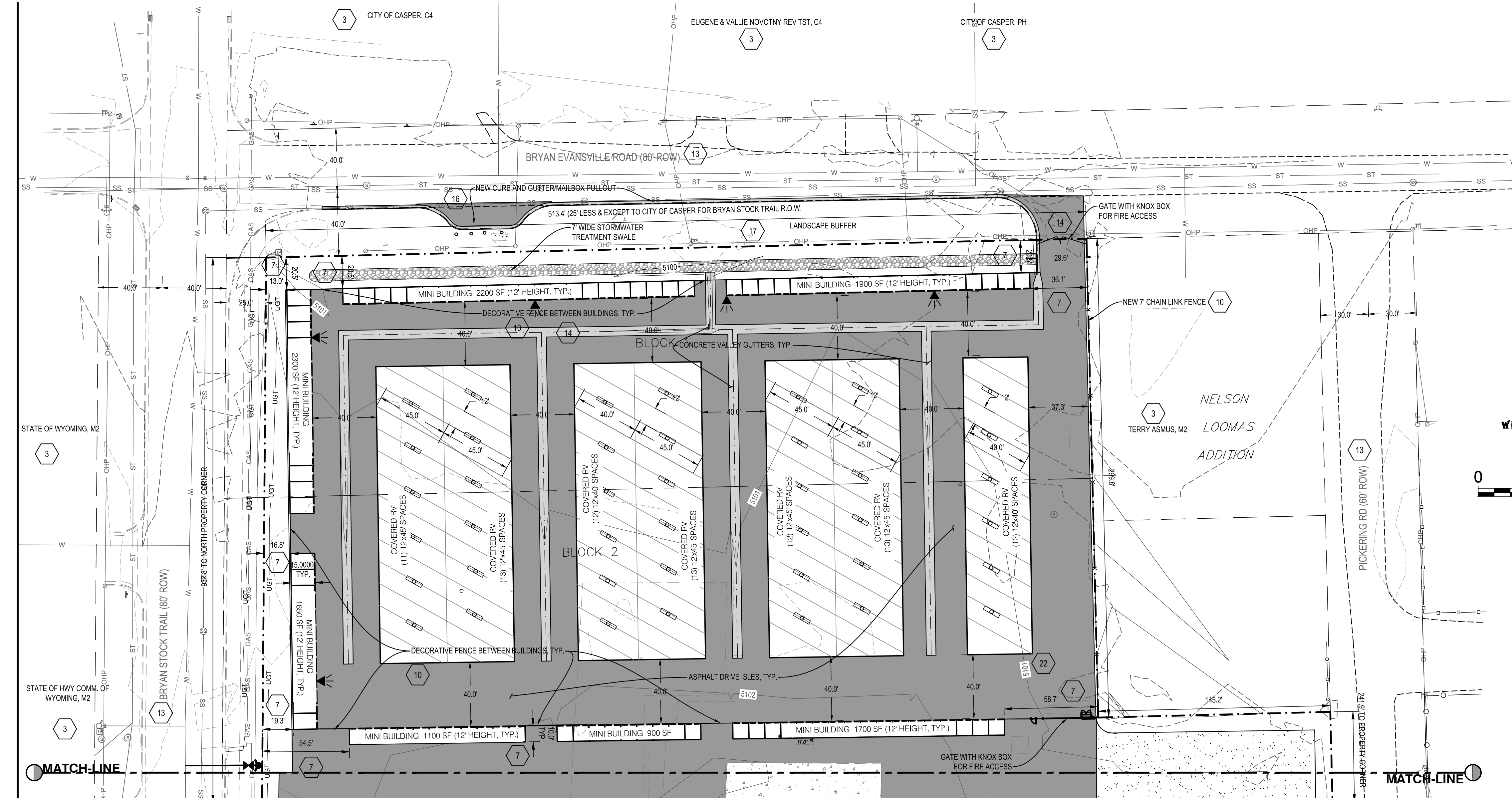
- **Endless Character** – *I-25 Entryway Beautification Guidelines* – reads in part, “...Enhancement strategies and policies include preservation of views, screening of undesirable uses, and increasing the quality of development along the corridor.” (pg. 3-4)
 - **Goal ECH1-2** – *Commercial and Employment Space*: “Promote the redevelopment of underutilized commercial and industrial space to accommodate new uses.” (pg. 3-5)
- **Principle ECH3** – *Welcoming Gateways*: “Prioritize the development of pleasing community gateways that promote community pride and present a positive image for the community.” (pg. 3-6)
 - **Goal ECH3-1** – *Enhanced Entryways*: “Improve the visual image of the community by enhancing the look and feel of the corridors and protecting scenic viewsheds. Make a great first impression!” (pg. 3-6)
 - **Goal ECH3-4** – *Landscaping*: “Require new commercial, office, and multi-family developments to install and maintain quality, context sensitive and sustainable landscaping along major streets to achieve the goals of the specific area of development (e.g. OYD, makers district, I-25 corridor, etc.)” (pg. 3-6)
 - **Goal ECH3-5** – *Highway Corridors*: “Coordinate with WYDOT to improve the aesthetics of I-25, Yellowstone Highway, and US 20/26 Corridors. Follow the recommendations set in the MPO I-25 Entryway Beautification Project Design Master Plan & Guidelines.” (pg. 3-6)

U-Haul Moving & Storage Site Plan




U-Haul Moving & Storage Site Plan





Symbol	Legend Description
1	LEGAL DESCRIPTION AND COMMON ADDRESS BLOCK 1 AND BLOCK 2 OF THE WYOMING CONCRETE PIPE COMPANY ADDITION TO THE CITY OF CASPER NATRONA COUNTY, WYOMING 725 BRYAN STOCK TRAIL CASPER, WYOMING 82802
4	CURRENT ZONING: M2 PROPOSED ZONING: M2
6	AS SHOWN ON PLAN
7	BUILDING HEIGHT: VARIES (SEE PLANS) BUILDING SETBACKS: VARIES (SEE PLANS)
8	NOT APPLICABLE TO THIS SITE
10	SEE PLAN
11	NOT APPLICABLE TO THIS SITE
12	SEE PLAN
20	GENERAL NOTES a. TOTAL LAND AREA: 16.73 ACRES / 728,758 S.F. b. TOTAL BUILDING FOOTPRINT: b.a. EXISTING/USED = 23,171 S.F. / 6,016 S.F. b.b. SECURE STORAGE (NORTH) = 11,750 S.F. b.c. UNFENCED STORAGE (SOUTH) = 20,500 S.F. c. PERCENTAGE OF LAND COVERED BY BUILDINGS: 7.6% d. BUILDING HEIGHT(S): VARIES (SEE PLANS) e. NUMBER OF STORIES AND TOTAL LEASABLE S.F.: N/A f. NUMBER OF PARKING SPACES REQUIRED: 9 (1 HC, 1 VAN HC) LIGHT INDUSTRIAL = 1.55 SP / 1,000 S.F. 6,016 S.F. / 1,000 = 6.016 6,016 x 1.55 = 9.32 g. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS: 51,380 S.F. h. PERCENTAGE OF SITE COVERED BY LANDSCAPING: 7% i. AREA TO BE DISTURBED: 16.73 ACRES / 728,758 S.F.
23	SEE DRAINAGE STUDY
24	PROVIDED BY OTHERS
25	PROVIDED BY OTHERS

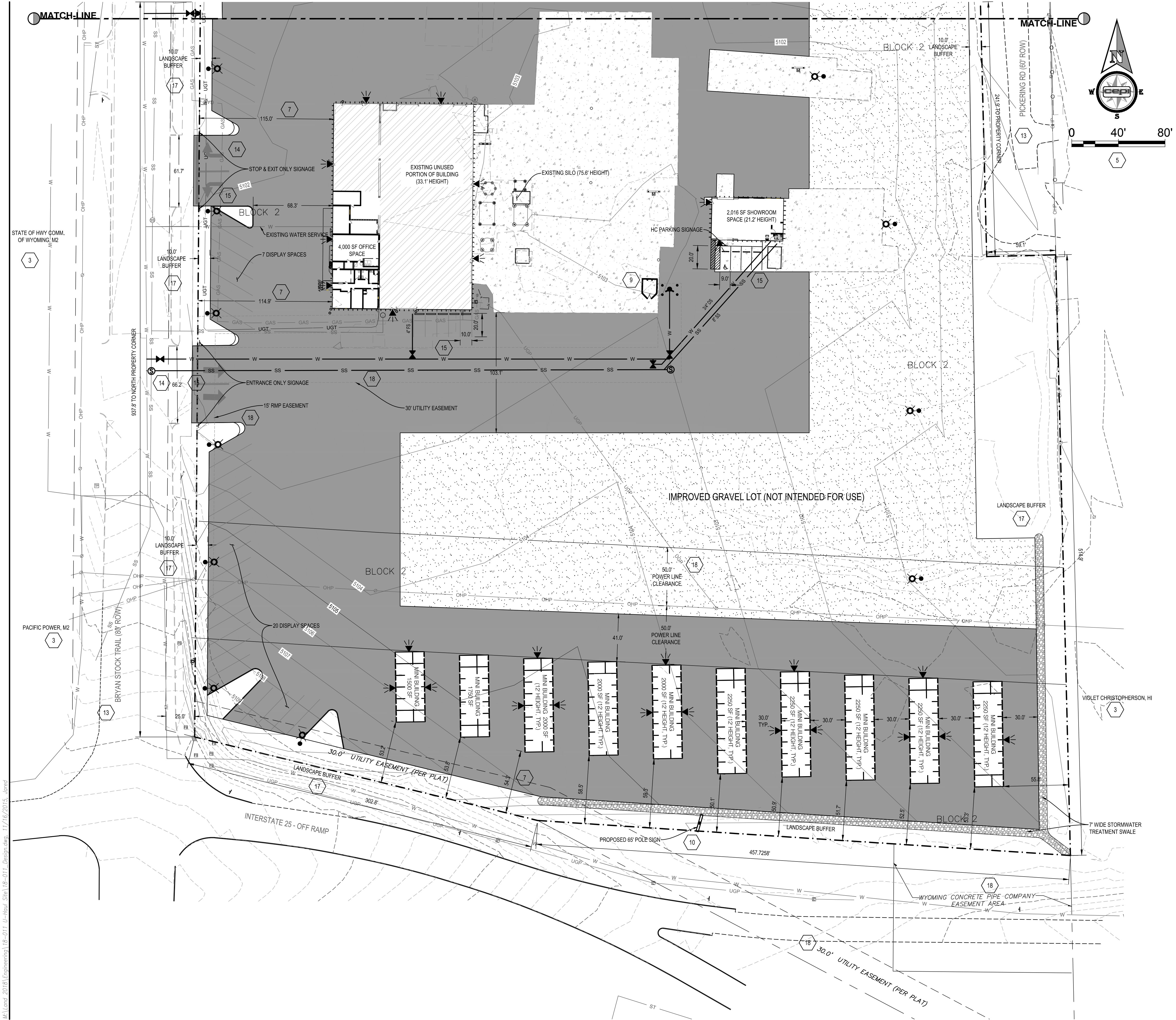
Symbol	Legend Description
W	EXISTING WATERLINE W/VALVE
W	PROPOSED WATERLINE W/VALVE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
ST	EXISTING STORM DRAIN WINLET
ST	PROPOSED STORM LINE WINLET
UGT	EXISTING GAS LINE
GAS	EXISTING UNDER GROUND TELEPHONE LINE
UGP	EXISTING UNDERGROUND POWER
22	PROPOSED CONTOURS
22	EXISTING CONTOURS
3/4" DS	PROPOSED DOMESTIC WATER SERVICE
4" FS	PROPOSED FIRE SERVICE CONNECTION
8" SS	PROPOSED SANITARY SEWER CONNECTION
W	EXISTING FIRE HYDRANT W/VALVE
W	PROPOSED FIRE HYDRANT W/VALVE
SS	EXISTING SEWER MANHOLE
SS	PROPOSED SEWER MANHOLE
SS	EXISTING STORM SEWER MANHOLE
SS	PROPOSED STORM SEWER MANHOLE
SS	EXISTING TELEPHONE PEDESTAL
SS	PROPOSED BUILDING LIGHTING CUTOFF FIXTURE
SS	PROPOSED 22' LIGHT POLE / CUTOFF FIXTURE
SS	PROPOSED UNDER-CANOPY LIGHTING
SS	PROPOSED STOP BAR
SS	PROPOSED DOUBLE YELLOW STRIPING
SS	PROPOSED STOP SIGN
SS	PROPOSED 12' x 12' TRASH ENCLOSURE ON EXISTING CONCRETE PAD
17	EXISTING CONCRETE
17	PROPOSED GRAVEL
17	PROPOSED CONCRETE
17	PROPOSED ASPHALT



cepi
LANDSCAPE ARCHITECTURE
Civil Engineering Professionals, Inc. #6599
6080 W. 2nd Street, Suite 100
Casper, WY 82401
Phone: 307.262.4146 Fax: 307.262.0103
www.cepi-casper.com


DATE:	2
REVISIONS:	
PLANS ARE SCALED PROPERLY IF LINE = ONE INCH	
<h2 style="margin: 0;">AMERCO REAL ESTATE COMPANY</h2> <h1 style="margin: 0;">U-HAUL MOVING & STORAGE OF CASPER</h1> <h2 style="margin: 0;">CASPER, WYOMING</h2>	
PROJECT #:	18-011
DATE:	5 8/9/18
DRAWN BY:	JF
SITE PLAN - NORTH	
SHEET	
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- 1** LEGAL DESCRIPTION AND COMMON ADDRESS
 BLOCK 1 AND BLOCK 2 OF THE WYOMING CONCRETE PIPE COMPANY ADDITION TO THE CITY OF CASPER NATRONA COUNTY, WYOMING
 725 BRYAN STOCK TRAIL CASPER, WYOMING 82602
- 4** CURRENT ZONING: M2
 PROPOSED ZONING: M2
- 6** AS SHOWN ON PLAN
- 7** BUILDING HEIGHT: VARIES (SEE PLANS)
 BUILDING SETBACKS: VARIES (SEE PLANS)
- 8** NOT APPLICABLE TO THIS SITE
- 10** SEE PLAN
- 11** NOT APPLICABLE TO THIS SITE
- 12** SEE PLAN
- 20** GENERAL NOTES
 a. TOTAL LAND AREA: 16.73 ACRES / 728,758 S.F.
 b. TOTAL BUILDING FOOTPRINT:
 b.a. EXISTING/USED = 23,171 S.F. / 6,016 S.F.
 b.b. SECURE STORAGE (NORTH) = 11,750 S.F.
 b.c. UNFENCED STORAGE (SOUTH) = 20,500 S.F.
 c. PERCENTAGE OF LAND COVERED BY BUILDINGS: 7.6%
 d. BUILDING HEIGHT(S): VARIES (SEE PLANS)
 e. NUMBER OF STORIES AND TOTAL LEASABLE S.F.: N/A
 f. NUMBER OF PARKING SPACES REQUIRED: 9 (1 HC, 1 VAN HC)
 LIGHT INDUSTRIAL = 1.55 SP / 1,000 S.F.
 6,016 S.F. / 1,000 = 6.016
 6,016 x 1.55 = 9,322
 NUMBER OF PARKING SPACES PROVIDED: 9 (1 HC, 1 VAN HC)
 g. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS: 51,380 S.F.
 h. PERCENTAGE OF SITE COVERED BY LANDSCAPING: 7%
 i. AREA TO BE DISTURBED: 16.73 ACRES / 728,758 S.F.
- 23** SEE DRAINAGE STUDY
- 24** PROVIDED BY OTHERS
- 25** PROVIDED BY OTHERS

- LEGEND:**
- W ———— EXISTING WATERLINE W/VALVE
 - w ———— PROPOSED WATERLINE W/VALVE
 - SS ———— EXISTING SANITARY SEWER
 - ss ———— PROPOSED SANITARY SEWER
 - ST ———— EXISTING STORM DRAIN WINLET
 - st ———— PROPOSED STORM LINE WINLET
 - UGT ———— EXISTING GAS LINE
 - GAS ———— EXISTING UNDER GROUND TELEPHONE LINE
 - UGP ———— EXISTING UNDERGROUND POWER
 - 22 ———— PROPOSED CONTOURS
 - 3" CW ———— PROPOSED DOMESTIC WATER SERVICE
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 - EXISTING CONCRETE
 - PROPOSED GRAVEL
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT

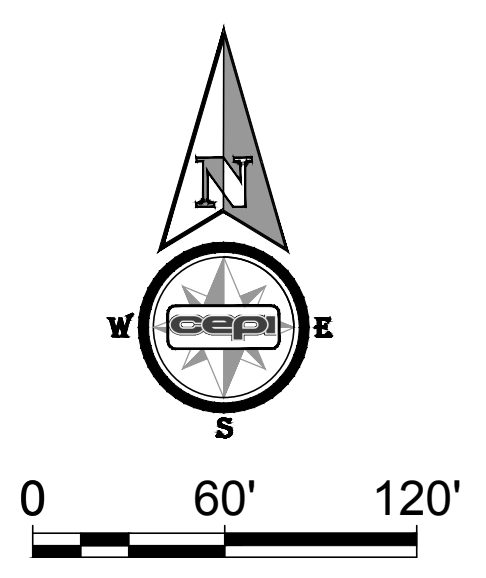
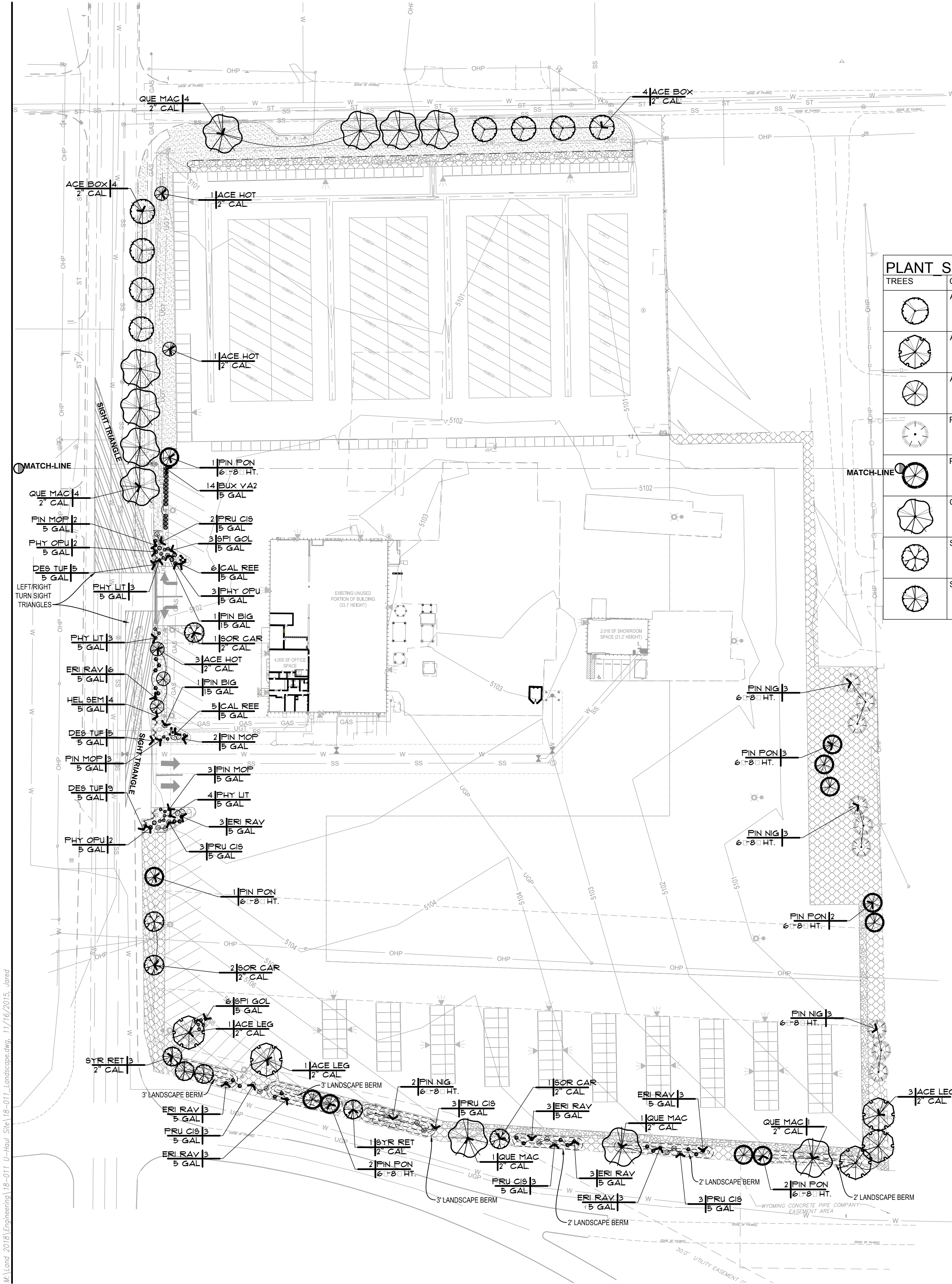


LANDSCAPE ARCHITECTURE
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DATE:	
REVISIONS:	
PLANS ARE SCALED PROPERLY IF LINE = ONE INCH	

AMERCO REAL ESTATE COMPANY
U-HAUL MOVING & STORAGE OF CASPER
CASPER, WYOMING

PROJECT #:	18-011
DATE:	8/9/18
DRAWN BY:	JF
SITE PLAN - SOUTH	
SHEET	
C1.1	




REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	4" MIN POWDERCOATED STEEL LANDSCAPE EDGING	600 LF
SYMBOL	DESCRIPTION	QTY
	LANDSCAPE BOULDER	4
	LANDSCAPE BERM - NOT TO EXCEED 4:1 SLOPE	6
SYMBOL	DESCRIPTION	QTY
	RHIZOMATOUS TALL FESCUE (RTF) SOD	28,060 SF
	4-6" RIVER ROCK	8,200 SF
	2-4" ROUND RIVER ROCK	47,750 SF
	1-1/2" MULTI-COLORED DECORATIVE ROCK MULCH	5,050 SF

PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME	SIZE	ROOT	QTY	
	ACE BOX	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" CAL.	B&B	8	
	ACE LEG	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" CAL.	B&B	5	
	ACE HOT	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	2" CAL.	B&B	5	
	PIN NIG	PINUS NIGRA AUSTRIAN BLACK PINE	6'-8" HT.	B&B	11	
	PIN PON	PINUS PONDEROSA PONDEROSA PINE	6'-8" HT.	B&B	11	
	QUE MAC	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	11	
	SOR CAR	SORBUS AUcupARIA 'CARDINAL ROYAL' CARDINAL ROYAL MOUNTAIN ASH	2" CAL.	B&B	4	
	SYR RET	SYRINGA RETICULATA JAPANESE TREE LILAC	2" CAL.	B&B	4	

SHRUBS	CODE	BOTANICAL NAME	SIZE	ROOT	QTY
	BUX VA2	BUXUS SEMPERVIRENS 'VARDAR VALLEY' VARDAR VALLEY BOXWOOD	5 GAL		14
	PHY OPU	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' YELLOW NINEBARK	5 GAL		7
	PHY LIT	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'™ DWARF NINEBARK	5 GAL		10
	PIN BIG	PINUS MUGO 'BIG TUNA' MOUNTAIN PINE	15 GAL		2
	PIN MOP	PINUS MUGO 'MOPS' MUGO PINE	5 GAL		10
	PRU CIS	PRUNUS X CISTENA PURPLE LEAF SAND CHERRY	5 GAL		17
	SPI GOL	SPIRAEA JAPONICA 'GOLDMOUND' SPIREA	5 GAL		9
GRASSES	CODE	BOTANICAL NAME	SIZE	ROOT	QTY
	CAL REE	CALAMAGROSTIS BRACHYTRICHA REED GRASS	5 GAL		11
	DES TUF	DESCHAMPSIA CESPIIOSA TUFTED HAIR GRASS	5 GAL		19
	ERI RAV	ERIANTHUS RAVENNAE RAVENNA GRASS	5 GAL		27
	HEL SEM	HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL		4

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 SOODED 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 GROUNDCOVER 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 8:3, 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 PLACEMENT.
- 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, TRANSPANT ROOT STIMULATOR, 'BIOPLEX TRANSPANT 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 CONIFEROUS 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.
- REFER TO CITY OF CASPER STANDARD DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



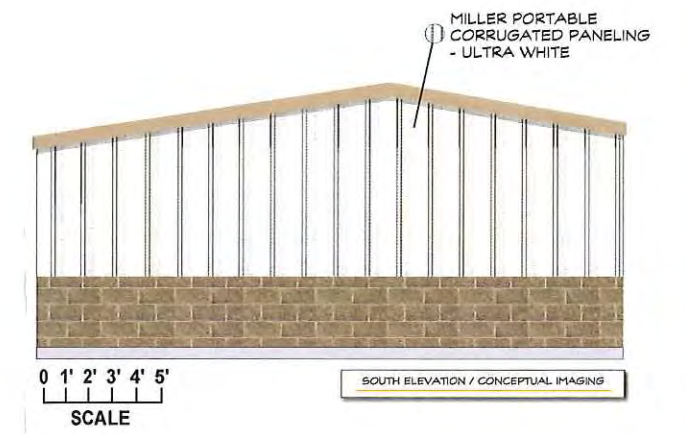
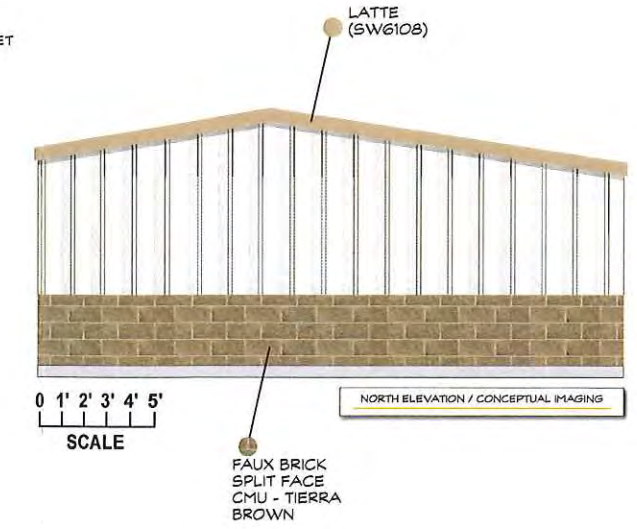
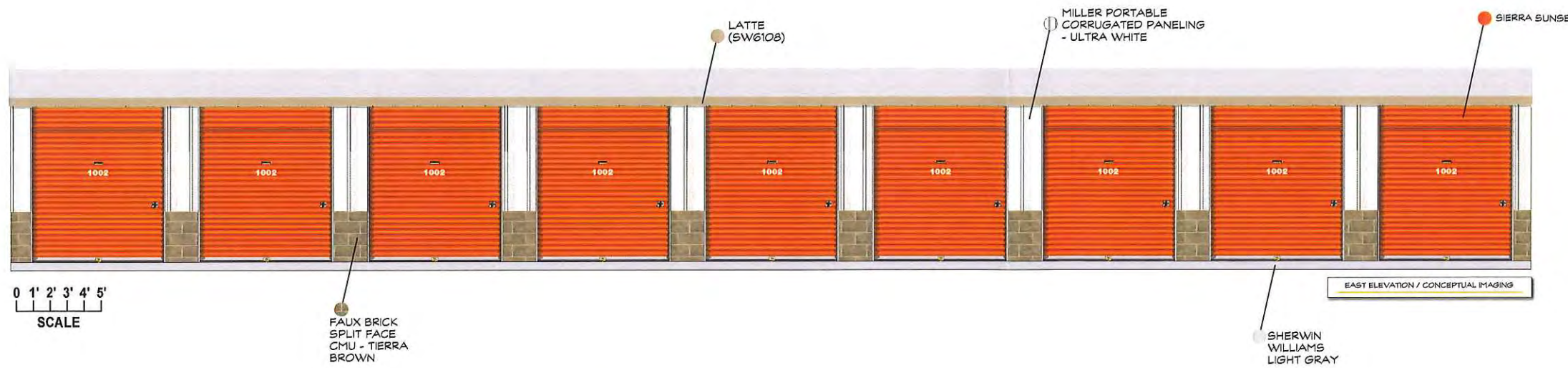
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LANDSCAPE PLAN
 SHEET
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AUG - 9 2016

FINAL APPROVED IMAGING



725 N. BRYAN STOCK TRL.
CASPER, WY 82601



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08/06/2016
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ANY CHANGES REQUIRE
REBID OF PROJECT