



March 30, 2017

Mr. Darren Parkin  
Water Resources Specialist  
City of Laramie  
P.O. Box C  
Laramie, WY 82073

RE: Addendum to Site-Specific Investigation for Cornerstone Associates, LLC

Dear Mr. Parkin:

Cornerstone Associates plans to construct senior residences on the property located near Beech Street and Boulder Drive in Laramie, Wyoming. The property is located in the northwest quarter of Section 2, Township 15 North, Range 73 West. The property lies within the Casper Aquifer Protection Overlay Zone (APO Zone) described in the *Casper Aquifer Protection Plan (CAPP)*, which was approved by the City on June 3, 2008.

A site-specific investigation (SSI) report was prepared for the City of Laramie (City) on June 26, 2015 addressing the current conditions of the property in accordance with the requirements of Laramie Unified Development Code (UDC) Section 15.08.040.A, as there were no specific plans for development of the property at the time. This addendum letter addresses Cornerstone's proposed development in accordance with the UDC, specifically items 3, 4, 8, 10, 11, 12, and 13 of Section 15.08.040.A.8.a. The results from the site-specific investigation are presented below by the code citation, followed by the applicable investigation data or response.

3. A site plan showing the proposed use and zoning of the property including existing and proposed ground contours accurate to a two-foot interval as referenced to the USGS contour map for the area or other specified elevation standard as required by the City, and for a distance of at least five hundred feet beyond any proposed development activity, existing and proposed structures, parking areas, driveways, landscaping areas, setbacks, surface and subsurface drainage facilities, potential contaminant storage locations and methods of storage, above ground storage tanks, best management practices, utilities, roads, storm water management, and a vicinity map. Where necessary, specific construction details shall be provided to assure adequacy to accept design standards: The Legacy Senior Residences site plan is currently being prepared. The tract will be platted as three commercial lots with a conditional use for the senior residences. Final site and grading plans for each lot will be submitted as an addendum to the SSI once development is proposed. The final site plan including grading plan for the senior residences will be submitted once conditional use and site plan review processes are complete.



4. Identification of potential contaminants and amounts stored, generated, or handled on the subject property: The proposed facility will generate, handle, and store limited types and quantities of potential contaminants on site. These potential contaminants include small quantities of household cleaning supplies for use in the building. Petroleum products will not be stored on the property. However, small quantities of petroleum products (oil and grease) could be leaked onto the parking lot from parked vehicles.

8. An evaluation of the water supply and sewage system that includes the potential effects or risks of the system to the Casper Aquifer and its recharge area and the adequacy and safety of the systems. Items such as floor drains and plumbing schematics and the locations of potential contaminants, waste storage, and liquid transfer area locations shall be provided: The proposed facility will be served by City sanitary sewer and water utilities, and, therefore, will not necessitate individual septic systems or water supply wells. Water and sewer services will be connected to facilities located in Boulder Drive and the sanitary sewer located west of the building. These connections will be designed in such a way as to limit the possibility of an undetected leak, such as double walled piping and pressure testing.

10. A surface water risk assessment and mitigation plan for any impacts caused by storm water runoff, retention and/or detention basins on the City water supply and the Casper Aquifer: Based on the thickness of Satanka Shale covering the property and the lack of faults and other vulnerable features underlying the property, the potential for contaminant infiltration is low. The risk of contaminant infiltration from stormwater would likely be due to oil and grease accumulation on the parking lot. The stormwater drainages located on the western and northwestern portions of the property will be used to convey stormwater runoff away from the property and the APO Zone. The parking lot should be curbed around its perimeter to allow for control of stormwater that is potentially contaminated with oils accumulated from the parking lot. This measure would also facilitate collection of hazardous substances (fuel, oil, and other automobile fluids) that may be released during a spill or accident in the parking lot.

11. A maintenance plan and agreement for any retention and/or detention basins and associated improvements will be required. Such plan and agreements shall be recorded in the Albany County Clerk's Office: A maintenance plan and agreement for the proposed stormwater detention pond will be addressed during the platting and design phase of the project.

12. A groundwater risk assessment and mitigation plan to respond to any evidence of contamination or vulnerability which is the result of the development. Such plan shall not limit the liability of any person for impacts to the Casper Aquifer: As mentioned previously, the thickness of Satanka Shale covering the property and the lack of vulnerable features underlying the property reduce the risk of contaminant infiltration to the Casper Aquifer at the subject property. The facility will use City municipal sanitary sewer and water facilities. Groundwater risks from these facilities are therefore low based on the information presented above, and a mitigation plan is not proposed for the subject property.



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13. Demonstration of compliance with all applicable City Standards: During the development design, professional design services will be provided by architects and engineers registered in Wyoming. The design and construction plans will follow City standard details. Plans and designs are subject to the City review process prior to approval.

Based on the location of the proposed development within the APO Zone (near the western boundary), the lack of vulnerable features near the property, and the type of facility, the risk of contamination to the Casper aquifer related to the proposed development is low. The engineering controls described above (curbing the parking lot and properly-constructed piping) should be employed on the project to further minimize the contamination risk.

If you have questions or need further information, please call me at (307) 745-7474.

Sincerely,  
Trihydro Corporation

Ryan Athey, P.G.  
Project Manager

47C-001-001

