

492

Wednesday, December 30, 2009

1

LETTER AGREEMENT

Neltje	Jay Stender	Mayor David Kinskey
c/o John E. Rice & Sons, Inc.	Forward Sheridan, Inc.	City of Sheridan
DBA Wrench Ranch	203 South Main Street	55 East Grinnell Plaza
247 Decker Road	Suite 2003	P.O. Box 848
Sheridan, WY 82801	Sheridan, WY 82801	Sheridan, WY 82801

Re: Contribution of 38.5 Acres to the City of Sheridan from John E. Rice & Sons, inc. DBA Wrench Ranch.

This letter agreement outlines the intent of the undersigned concerning the specific conditions to enable Wrench Ranch to convey 38.5 acres of land (referred to herein as the "Property" and described in Exhibit "A" attached hereto) to the City of Sheridan. The "Property" was annexed into the City of Sheridan under the Wrench Ranch annexation completed on January 19, 2009. The Wrench Ranch Master Plan was approved on November 16, 2009 (described in Exhibit "B" attached hereto). Location of the property and the proposed water and sewer infrastructure is described in Exhibit "C" attached hereto.

The City of Sheridan agrees to extend and install, at its cost, water and sewer mainline infrastructure to the water and sewer mains "Point of Terminus" (hereafter "Point of Terminus"), as shown on Exhibit "C". The "Property" has an approximate value of \$1.2 million (\$1,200,000.00). The water and sewer mainline infrastructure shall be of adequate size to accommodate the prospective light industrial and/or technology business uses as set forth in the Wrench Ranch Master Plan as described in Exhibit "B". The City of Sheridan's obligation to extend the water and sewer mainline infrastructure to the "Point of Terminus" is conditioned on the cost to extend from the Tomlinson Easements being no greater than \$1.2 million (\$1,200,000.00), the estimated value of the property. If the cost of extension is greater than \$1.2 million (\$1,200,000.00), the City of Sheridan may elect to extend the water and sewer infrastructure to the easterly boundary of the Property; provided, however that the City of Sheridan shall extend the infrastructure at least to the property regardless of cost. The infrastructure details propose approximately 5,700 linear feet of water infrastructure (12" diameter) and approximately 6,000 linear feet of sanitary sewer infrastructure (18" diameter). This infrastructure will meet performance requirements per the Wyoming Department of Environmental Quality and the U.S. Environmental Protection Agency's Clean Water Act. The City of Sheridan will provide sufficient documentation to assure Wrench Ranch that infrastructure is adequate to meet the approved uses outlined in the current master plan and subdivision agreements. Forward Sheridan, Inc. and the City of Sheridan will provide Wrench Ranch with such easements as may be necessary for Wrench Ranch to connect to the water and sewer mainline infrastructure for the benefit of the lands owned by John E. Rice and Sons, Inc.

DKC
JS

Wednesday, December 30, 2009

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The City of Sheridan agrees to adhere to the following timeline with respect to the installation of the water and sewer infrastructure:

1. September 1, 2010: Water and sewer infrastructure shall be designed and permitted for construction.
2. February 1, 2011: Construction of water and sewer infrastructure shall be commenced.
3. October 1, 2011: Performance testing and acceptance of water and sewer infrastructure will be substantially completed.
4. December 31, 2011: Substantial completion of water and sewer infrastructure and formal acceptance of infrastructure by the City of Sheridan.

The above infrastructure development schedule parallels the subdivision development plan submitted to the City of Sheridan, accepted and agreed to by Wrench Ranch.

John E. Rice & Sons, Inc., DBA Wrench Ranch (hereby referred to as "Grantor") shall convey title to all lands described in Exhibit "A" to the City of Sheridan (hereby referred to as "Grantee") by warranty deed within five (5) days of the execution of this agreement by all parties. The "Grantor" shall provide title insurance to the "Grantee" insuring good marketable title to the property. Grantor and Grantee shall each pay ½ of the premium for the title insurance policy and any other costs associated with the title insurance and shall each pay ½ of the closing fee, if any. The City of Sheridan shall then, as soon as is reasonably practicable, convey title to all lands described in Exhibit "A" by warranty deed to Forward Sheridan, Inc., a nonprofit corporation with a 501(c)(6) designation.

The 38.5 acre parcel of land will be marketed for sale and lease by Forward Sheridan, Inc., the economic development organization serving Sheridan County, as the Sheridan High-Tech Business Park. Forward Sheridan, Inc. will recruit high-tech and light industrial businesses (guided by the 2007 Wadley-Donovan Target Industry Study) or other potential economic opportunities as deemed appropriate by Forward Sheridan, Inc.'s Board of Directors.

Businesses can purchase or lease space within the Sheridan High-Tech Business Park. So as not to compete with private developers, Forward Sheridan, Inc. will develop and implement a written policy that will assure that any prospective businesses have been fully advised of any private parcels of similar characteristics available for sale or lease. This policy will provide information to prospective businesses about available properties

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Wednesday, December 30, 2009

3

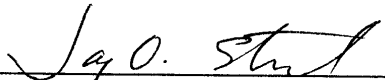
within the area as well as provide an avenue for any Sheridan County landowners to be aware of interested parties—the proposed conduit for this information is the Forward Sheridan website. It is the intent of the parties that space within the Sheridan High-Tech Business Park will only be sold or leased as approximately 4 acre parcels or larger at fair market value to prospective businesses only if other privately held parcels being offered for sale and/or lease do not meet the needs of a prospective business; however, the prospective business has sole discretion to determine if other properties do or do not meet its needs. Interested parties will seek and receive a recommendation from Forward Sheridan, Inc. as being eligible prospective business tenants.

The conveyance to the City of Sheridan shall be subject to all exceptions, reservations, rights-of-way, easements, agreements and restrictions of record and to any state of facts which would be disclosed by an accurate survey and an inspection of the Lands.

There shall be no other third party beneficiaries to this letter agreement.

This agreement shall be binding upon the parties and all heirs, successors and assigns.

Forward Sheridan, Inc.


Jay Stender, Executive Director

Date: 30 Dec 2009

John E Rice & Sons, Inc. DBA: Wrench Ranch

By: 
Neltie, President

Date: Dec. 30 09

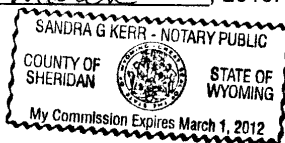


Wrench Ranch Property Agreement Land Conveyance Dated 12-30-2009

Forward Sheridan

Jay A. Stender
Jay Stender, Executive Director

The above and foregoing Agreement was
Subscribed, Sworn to, and Acknowledged
before me by Jay Stender this 2nd day of March, 2010.
My commission expires _____
Sandra G. Kerr
Notary Public



John E. Rice and Sons, Inc. DBA: Wrench Ranch

Neltje
Neltje, President

The above and foregoing Agreement was
Subscribed, Sworn to, and Acknowledged
before me by NELTJE this 2nd day of March, 2010.
My commission expires _____
Sandra G. Kerr
Notary Public



City of Sheridan

Dave Kinskey, Mayor

The agreement passed by City Council on January 4, 2010

The above and foregoing Agreement was
Subscribed, Sworn to, and Acknowledged
before me by _____ this _____ day of _____, 2010.
My commission expires _____

Notary Public Attached

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Wednesday, December 30, 2009

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City of Sheridan

By: David Kinskey

David Kinskey, Mayor



1-8-10

Attachments: Exhibit A—Legal Description and Survey
Exhibit B—Wrench Ranch Master Plan, Phase I
Exhibit C—Infrastructure Aerial Map

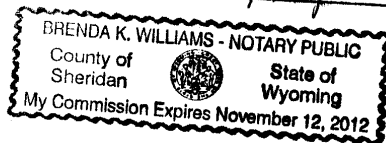
State of Wyoming }
County of Sheridan } ss

The foregoing instrument was acknowledged
before me by David Kinskey and Scott Bailey
this 8 day of January 20 10.

Witness my hand and official seal.

Brenda K. Williams
Notary Public

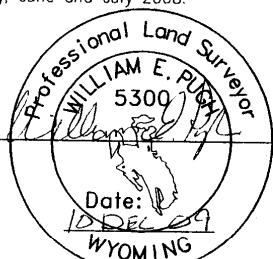
My commission expires 11/12/12



207

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during May, June and July 2008.



UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 9, 156N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE S89°39'11"W, 2668.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 9, THENCE N00°25'57"W, 665.08 FEET ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 9, THENCE LEAVING THE WEST LINE, N90°00'00"E, 908.84 FEET, THENCE N22°51'20"E, 315.49 FEET, THENCE S67°08'40"E, 1498.22 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS OF 940.00 FEET, A LENGTH OF 309.30 FEET, A DELTA ANGLE OF 18°51'09", AND A CHORD BEARING AND DISTANCE OF S57°43'05"E, 307.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 9, THENCE S00°19'09"E, 193.25 FEET ALONG THE EAST LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING, HAVING AN AREA OF 38.5 ACRES.

LINE TABLE

LINE	LENGTH	BEARING
L1	2668.38	S89°39'11"W
L2	665.08	N00°25'57"W
L3	908.84	N90°00'00"E
L4	315.49	N22°51'20"E
L5	1498.22	S67°08'40"E
L6	193.25	S00°19'09"E

CURVE TABLE

CURVE	LENGTH	RADIUS
(C1)	309.30	940.00

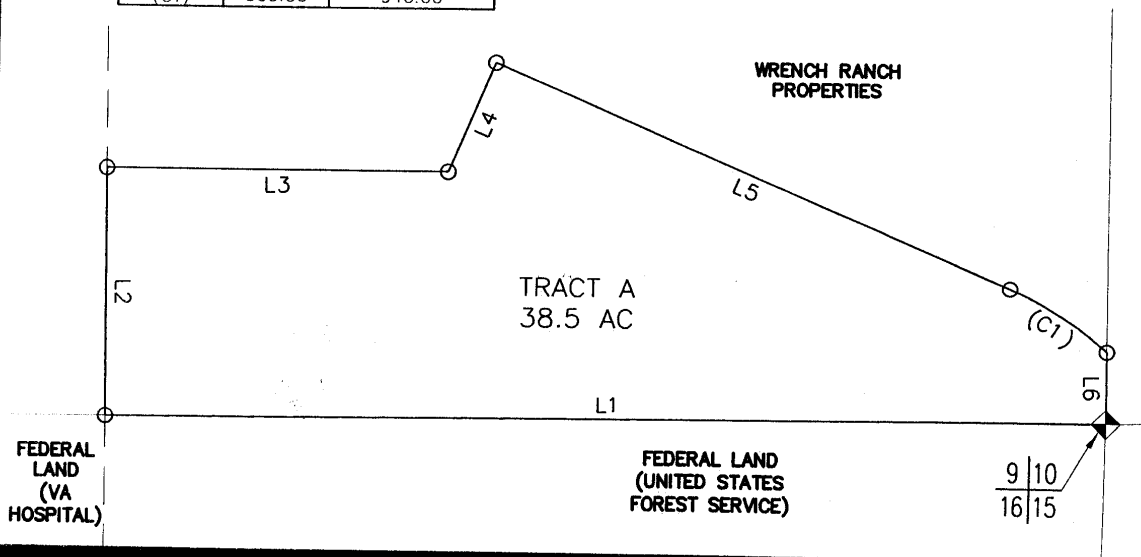


EXHIBIT "A"

LETTER AGREEMENT FOR
FORWARD SHERIDAN, CITY OF SHERIDAN
AND JOHN E. RICE & SONS, INC.

TRACT A

SCALE: 1" = 400'

DATE: 11/24/08



ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. • Sheridan, WY 82801 • (307) 672-1711

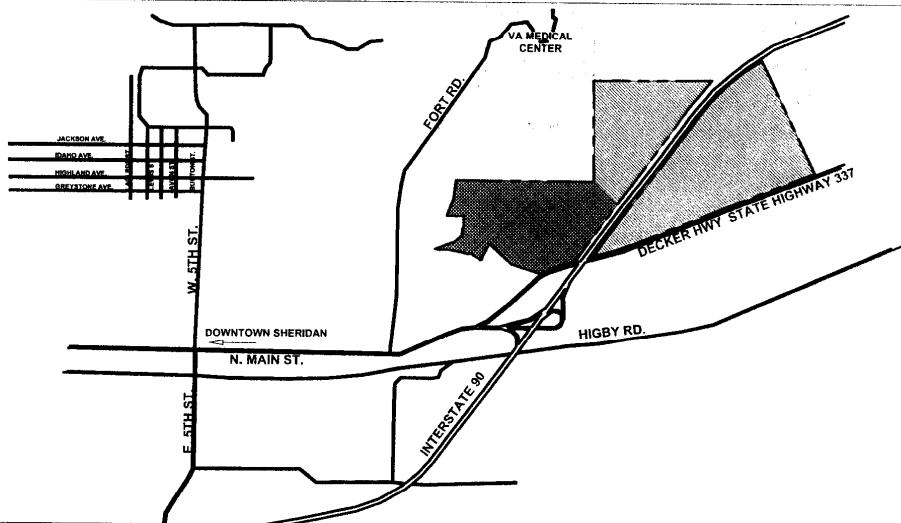
PROJECT NO.
08001

SHEET NO.

1

WRENCH RANCH MASTER PLAN

VICINITY MAP



NOT TO SCALE



LEGEND

- WRENCH RANCH ANNEXATION
- PHASE ONE-WRENCH RANCH MASTER PLAN

LEGAL

EXISTING ZONING

GATEWAY DISTRICT

LEGAL DESCRIPTION

BEGINNING at the P.M., Sheridan Co Thence North 36° Interstate 90; Thence to the intersection Highway Thence continuing with a 373.01 feet, and length of 360.00 72°24'01" West, 39°14'29" West, 64°27'22" East, 78°04'17" East, 67°30'48" West, 20°02'04" East, 10°57'56" West, 13°52'17" West, 42°09'56" West, 57°15'04" West, 00°45'50" West, feet, a radius of 126.74 feet, a d with a curve to chord bearing of 21°31'55"; thence 15; Thence with of said Section 1 feet to the point having an area of

PLANNING AND ZONING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF ____

ATTEST: WCE-CHAIRMAN _____ CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS ____ DAY OF ____

ATTEST: CITY CLERK _____ MAYOR

CITY CLERK CERTIFICATE:

THIS MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT ____ O'CLOCK ____ M. AND IS DULY RECORDED IN BOOK ____ PAGE NO. ____

COUNTY CLERK

DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ____ DAY OF ____ BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS _____

PLANNING DIRECTOR APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ____ DAY OF ____ BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

DIRECTOR OF PLANNING DEPARTMENT _____

SURVEYOR'S CERTIFICATE:

I, BILL PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WRENCH RANCH, AS Laid Out, PLatted, DEDICATED AND SHOWN HEREON, THAT HIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS COVERING THE SUBDIVISION OF LAND.

LAND SURVEYOR NO. _____

WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1 COVER SHEET SHERIDAN, WYOMING

REV.	DESCRIPTION	BY	DATE

X:\2009\509003 - Wrench Ranch Master Plan\Wrench Ranch Master Plan - 20090915\09003 - MASTER PLAN SHEETS.dwg Sep 16, 2009 - 9:01am

WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1

EXISTING ZONING: SHERIDAN DISTRICT GENERAL DESCRIPTION:

Beginning at the Northwest corner of Section 15, Township 56 North, Range 84 West, 6th. N. Sheridan County, Wyoming; Thence North 36°16'33" East, 871.29 feet to a point on the Southwest Right of Way of State 90, Thence continuing with said Right of Way South 53°43'27" East, 2012.65 feet to the intersection of said Right of Way and the West Right of Way of Sheridan-Decker Road; Thence with said West Right of Way South 14°56'04" East, 592.90 feet; Thence continuing with said West Right of Way with a curve to the left with an arc length of 101.01 feet, a radius of 761.61 feet, a chord bearing of South 29°04'04" East, a chord length of 369.30 feet, a delta angle of 28°03'42"; Thence leaving said Right of Way South 4°01' West, 109.06 feet; Thence South 03°39'08" East, 323.67 feet; Thence South 1°29' West, 1100.62 feet; Thence South 04°12'01" West, 183.91 feet; Thence South 1°22' East, 217.23 feet; Thence South 58°44'18" East, 153.78 feet; Thence South 1°17' East, 86.48 feet; Thence South 22°29'12" East, 61.36 feet; Thence South 1°48' West, 40.00 feet; Thence South 30°31'53" West, 282.13 feet; Thence South 1°04' East, 55.00 feet; Thence South 14°57'56" West, 160.00 feet; Thence South 1°56' West, 360.00 feet; Thence South 00°02'04" East, 290.00 feet; Thence South 1°17' West, 93.52 feet; Thence North 19°26'21" West, 559.82 feet; Thence North 1°56' West, 252.66 feet; Thence North 87°02'04" West, 165.64 feet; Thence North 1°04' West, 69.12 feet; Thence South 89°29'31" West, 286.90 feet; Thence South 1°50' West, 394.13 feet; Thence with a curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a chord bearing of North 59°55'06" West, a chord length of 4.4 feet, a delta angle of 07°06'01"; Thence South 00°20'07" West, 49.31 feet; Thence with a curve to the left with an arc length of 368.06 feet, a radius of 979.40 feet, a chord bearing of North 72°57'39" West, a chord length of 365.90 feet, a delta angle of 1°55"; Thence North 83°12'24" West, 513.04 feet to a point on the West line of Section 15; Thence with said West line North 00°20'09" East, 1115.21 feet to the West 1/4 corner of Section 15; Thence continuing with said West line North 00°20'09" East, 2560.94 feet to the point of BEGINNING, containing an area of 186.73 Acres.

PROJECT ACKNOWLEDGEMENTS

LAND OWNER:

JOHN E. RICE & SONS, INC.
247 DECKER ROAD
SHERIDAN, WY 82801

LAND PLANNER:

CENTENNIAL COLLABORATIVE, INC.
237 N. MAIN, SUITE 200
SHERIDAN, WY 82801
PHONE: 307-672-1711
FAX: 307-674-5014

ARCHITECT:

CENTENNIAL COLLABORATIVE, INC.
RJ STEER, AIA
MARTA LACOMBE, AIA
ROBERT LIEBSACK, RA, AIA
815 S. 25TH ST., SUITE 201
COLORADO SPRINGS, CO 80904

CIVIL ENGINEER:

CENTENNIAL COLLABORATIVE, INC.
237 N. MAIN, SUITE 200
SHERIDAN, WY 82801

TRANSPORTATION ENGINEER:

MARVIN & ASSOCIATES
ROBERT MARVIN, PE
1300 N. TRANSTECH WAY
BILLINGS, MT 59102

DRAINAGE CONSULTANT:

WESTWORKS ENGINEERING
CHAD KUZBEK, PE
1923 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904

SURVEYOR:

CENTENNIAL COLLABORATIVE, INC.
BILL PUGH, RLS
237 N. MAIN, SUITE 200
SHERIDAN, WY 82801

LANDSCAPE ARCHITECT:

NATURAL DESIGN SOLUTIONS, INC.
1470 MILLBROOK COURT
CABLE ROCK, CO 80109
PHONE: 303-663-1654
FAX: 720-733-0488

GEOTECHNICAL CONSULTANT:

LANDMARK ENGINEERING, LLC
3521 WEST EISENHOWER BLVD.
LOVELAND, CO 80537
PHONE: 970-667-6286
FAX: 970-667-6286

SHEET LIST:

T-1	COVER SHEET
EC-1	EXISTING CONDITIONS
P-1	PHASING PLAN
S-1	OVERALL SITE PLAN
SP-1-5	SITE PLANS
VS-1	VIEWSHED PLAN
VS-2	VIEWSHED PROFILES
PP-1-3	PRELIMINARY PLAT
UP-1	PRELIMINARY UTILITY PLAN
TP-1	TRANSPORTATION PLAN
DP-1	PRELIMINARY DRAINAGE PLAN
LU-1	GENERAL PRINCIPLES, GUIDELINES & STANDARDS
LU-2-3	MIXED USE PRINCIPLES, GUIDELINES & STANDARDS
LU-4-5	LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
LU-6-7	COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS
LU-7	FUTURE OPEN SPACE/RIGHT OF WAY GUIDELINES & STANDARDS
L-1	OPEN SPACE PRINCIPLES, GUIDELINES & STANDARDS
L-2	LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS
L-3	MASTER LANDSCAPE PLAN
L-4	STREET SECTION, LANDSCAPE DETAIL #1
L-5	STREET SECTION, LANDSCAPE DETAIL #2, & TRAIL DETAIL
L-6	LANDSCAPE BUFFER DETAILS
L-7	PARKING LOT DETAIL & MONUMENT SIGNAGE DETAILS

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLM
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
509003

SHEET NO.
T-1

UNITED STATES
FOREST SERVICE

INDUSTRIAL DRIVE

EXISTING RANCH BOUNDARY

REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
EXISTING CONDITIONS
SHERIDAN, WYOMING**

ED STATES
ST SERVICE

3775

3770

3765

3760

3755

3745

3740

3735

3730

3715

3725

3710

3705

3700

EXISTING UNDERPASS

DECKER HIGHWAY

GOOSE CREEK

LEGEND

5' CONTOURS

--- ANNEX BOUNDARY

--- EXISTING RANCH
BOUNDARY

SITE DATA:

ANNEXATION BOUNDARY: 583.10 ACRES
GATEWAY ZONE: 583.10 ACRES
OPEN SPACE: 17% OF GATEWAY ZONE

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO
ADJUSTMENT.



HORIZONTAL SCALE: 1"=200'

THIS BAR MEASURES 1" @ ORIGINAL SCALE

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS

237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
400 South Miller Ave. • Gillette, WY 82706 • (307) 683-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

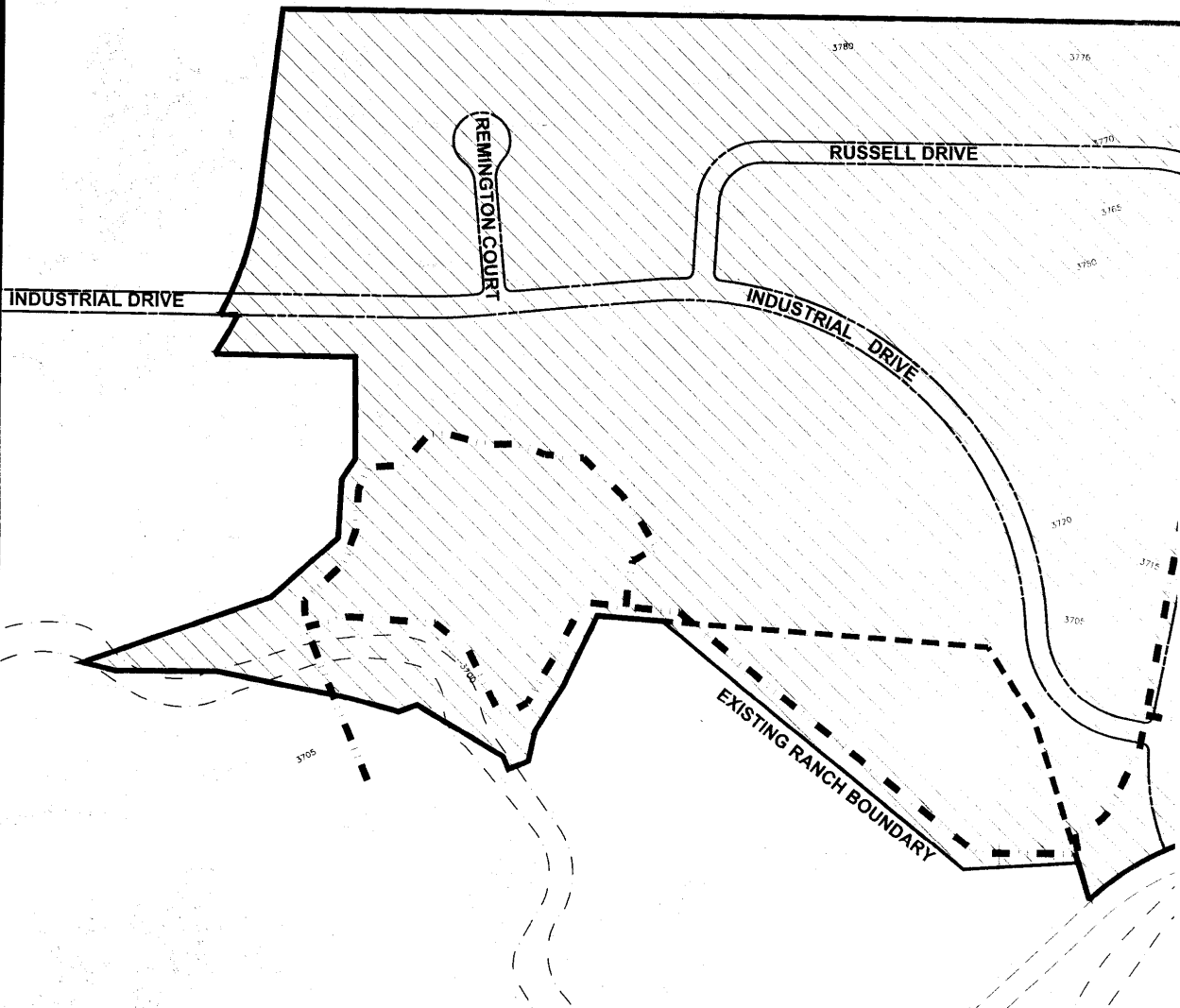
SCALE

HORIZ: 1"=200'

VERT: NA

PROJECT NO.
S09003

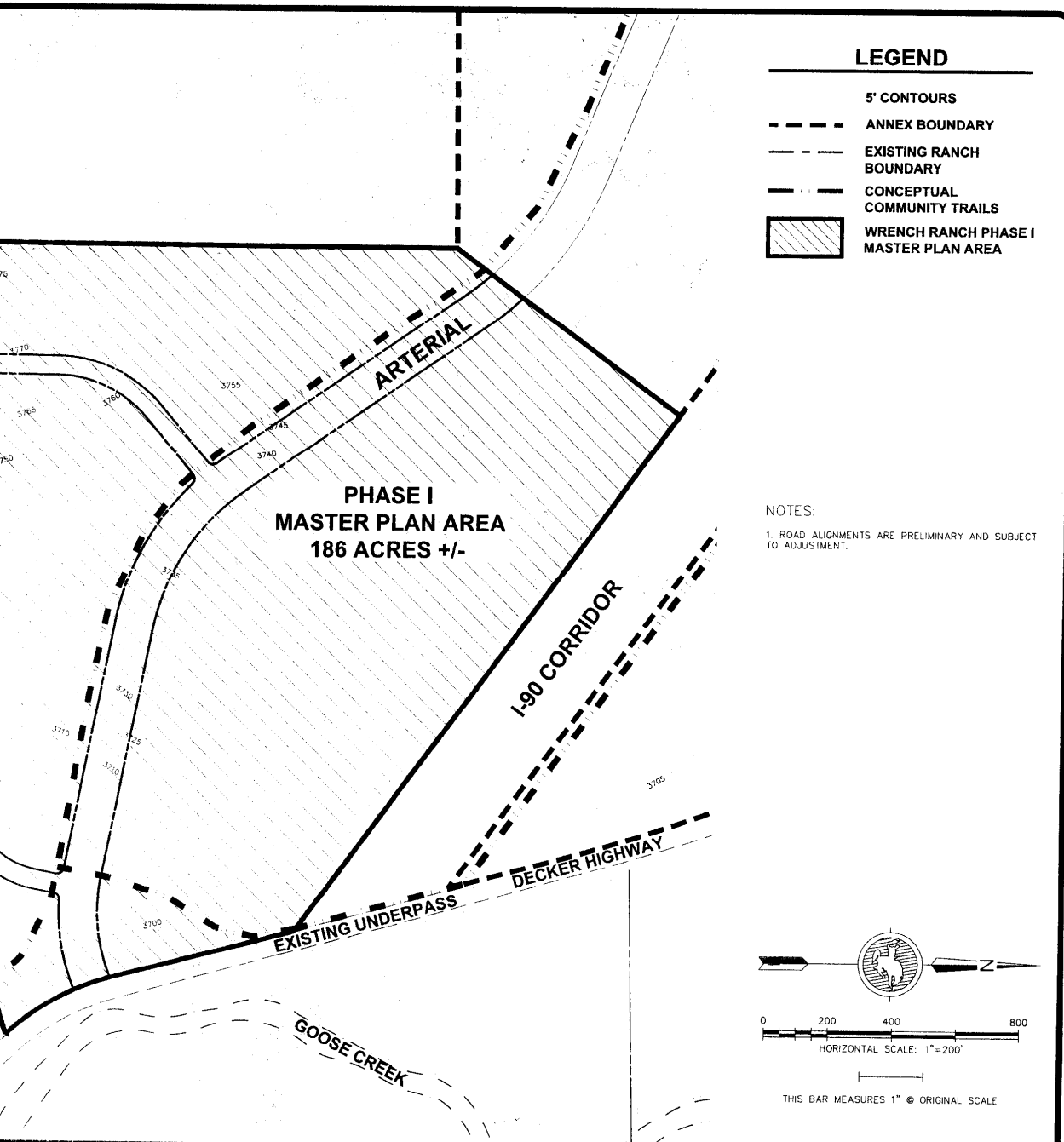
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EC-1



REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PHASING PLAN
SHERIDAN, WYOMING

X:\2009\509003 - Wrench Ranch Master Planning\Map\Master Plan Revisions - 20090915\09003 - MASTER PLAN SHEETS.dwg Sep 16, 2009 - 9:24am

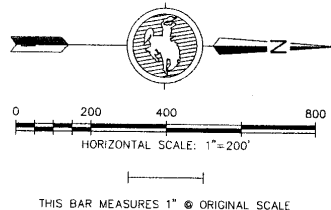


LEGEND

- 5' CONTOURS
- ANNEX BOUNDARY
- EXISTING RANCH BOUNDARY
- CONCEPTUAL COMMUNITY TRAILS
- WRENCH RANCH PHASE I MASTER PLAN AREA

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.



ES

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
408 South Miller Ave. - Gillette, WY 82701 - (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

SCALE

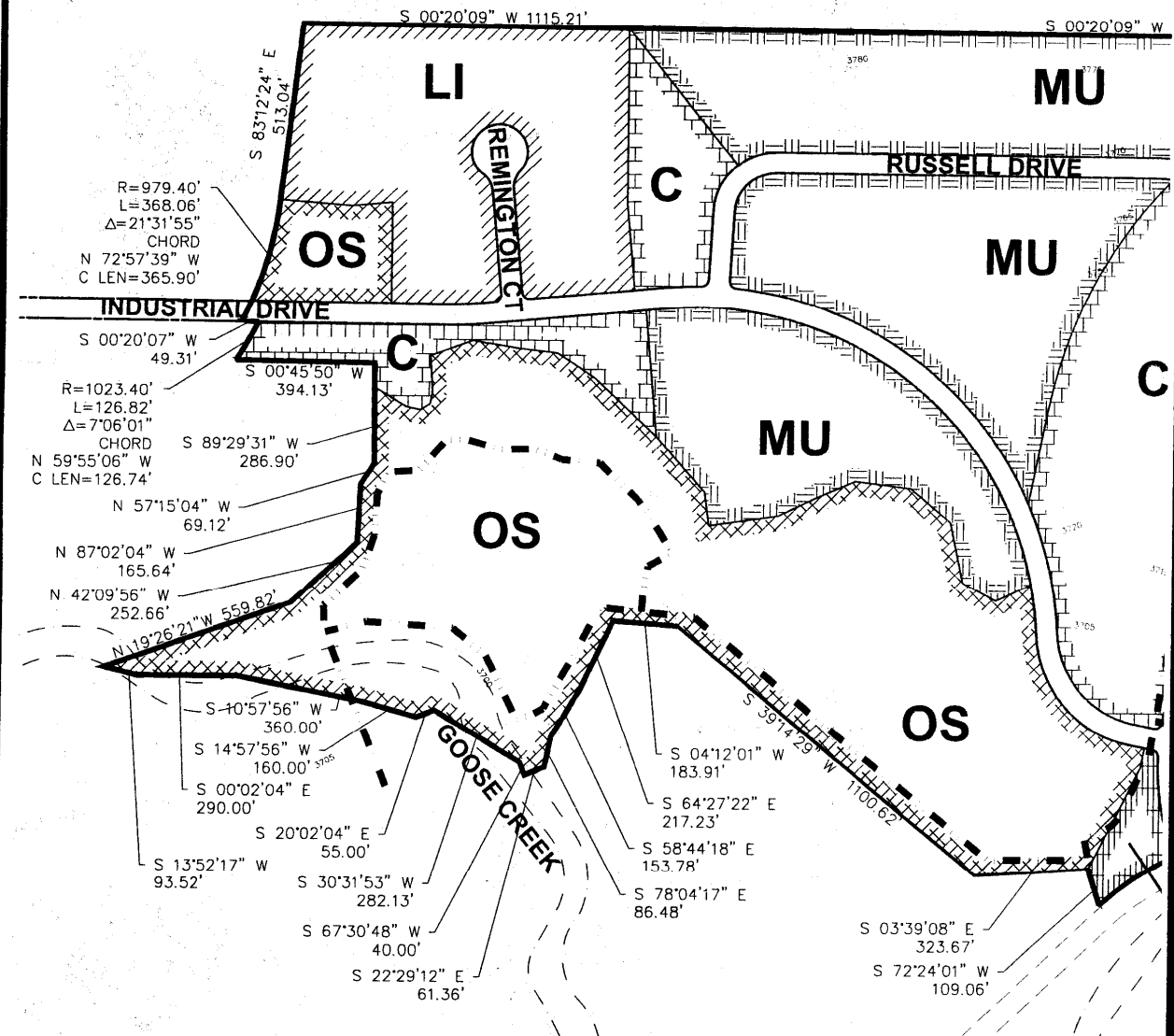
HORIZ: 1"=200'

VERT: NA

PROJECT NO.
S09003

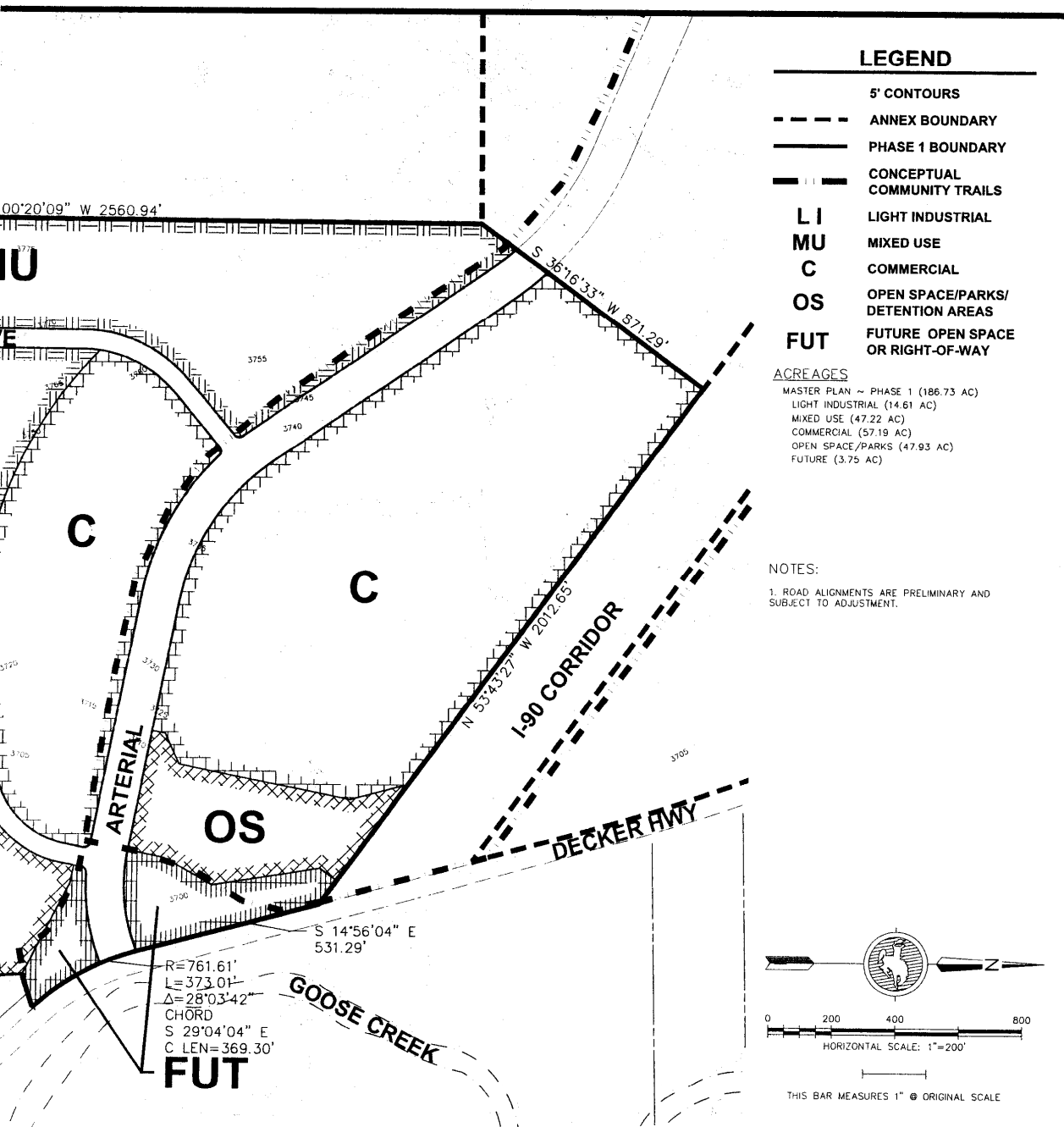
SHEET NO.

P-1



REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
OVERALL SITE PLAN
SHERIDAN, WYOMING



LEGEND

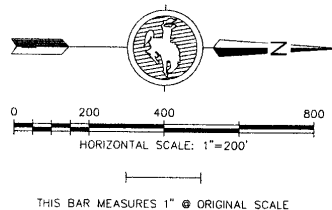
- 5' CONTOURS
- ANNEX BOUNDARY
- PHASE 1 BOUNDARY
- CONCEPTUAL COMMUNITY TRAILS
- LI LIGHT INDUSTRIAL
- MU MIXED USE
- C COMMERCIAL
- OS OPEN SPACE/PARKS/ DETENTION AREAS
- FUT FUTURE OPEN SPACE OR RIGHT-OF-WAY


ACREAGES

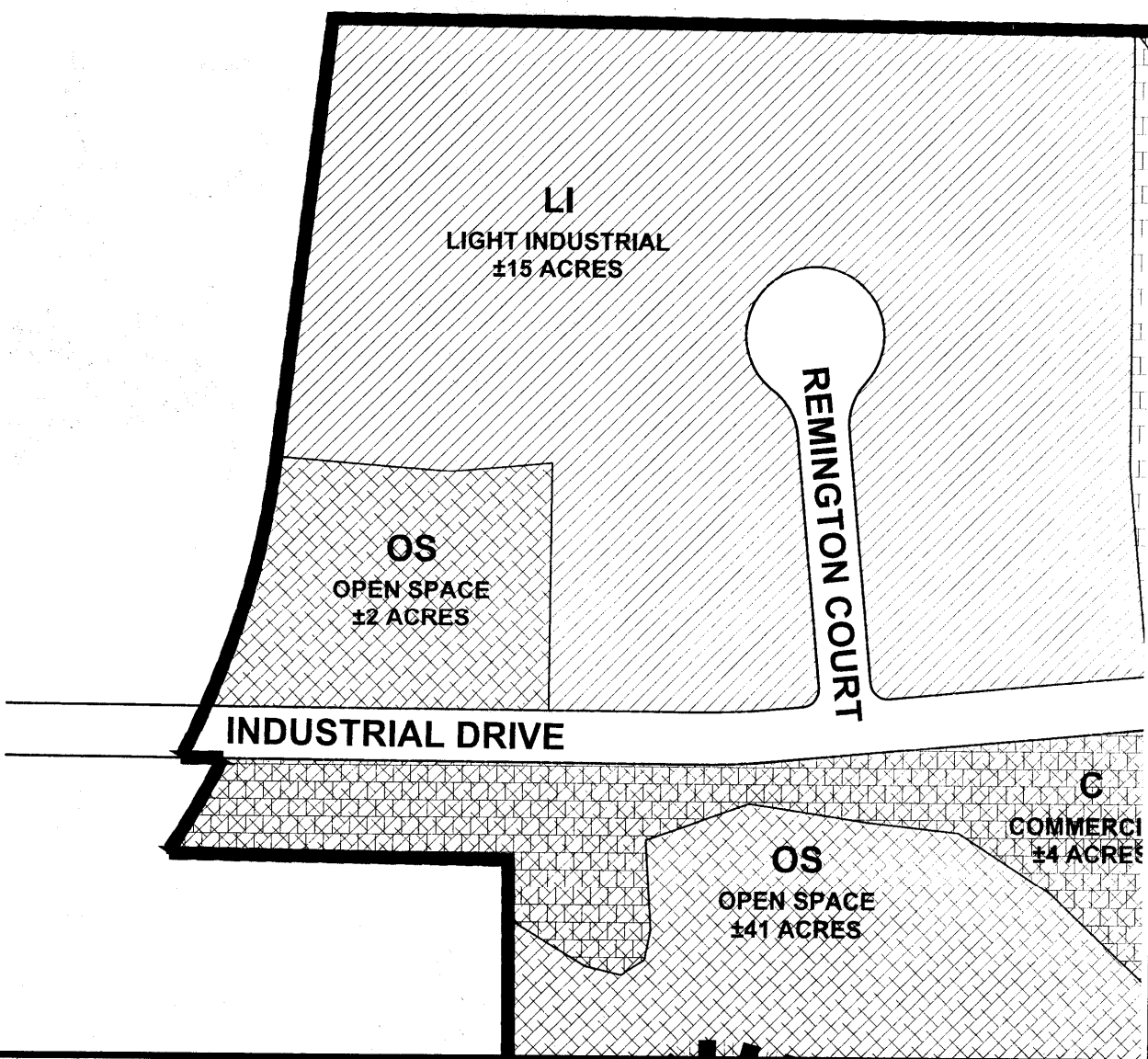
MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.

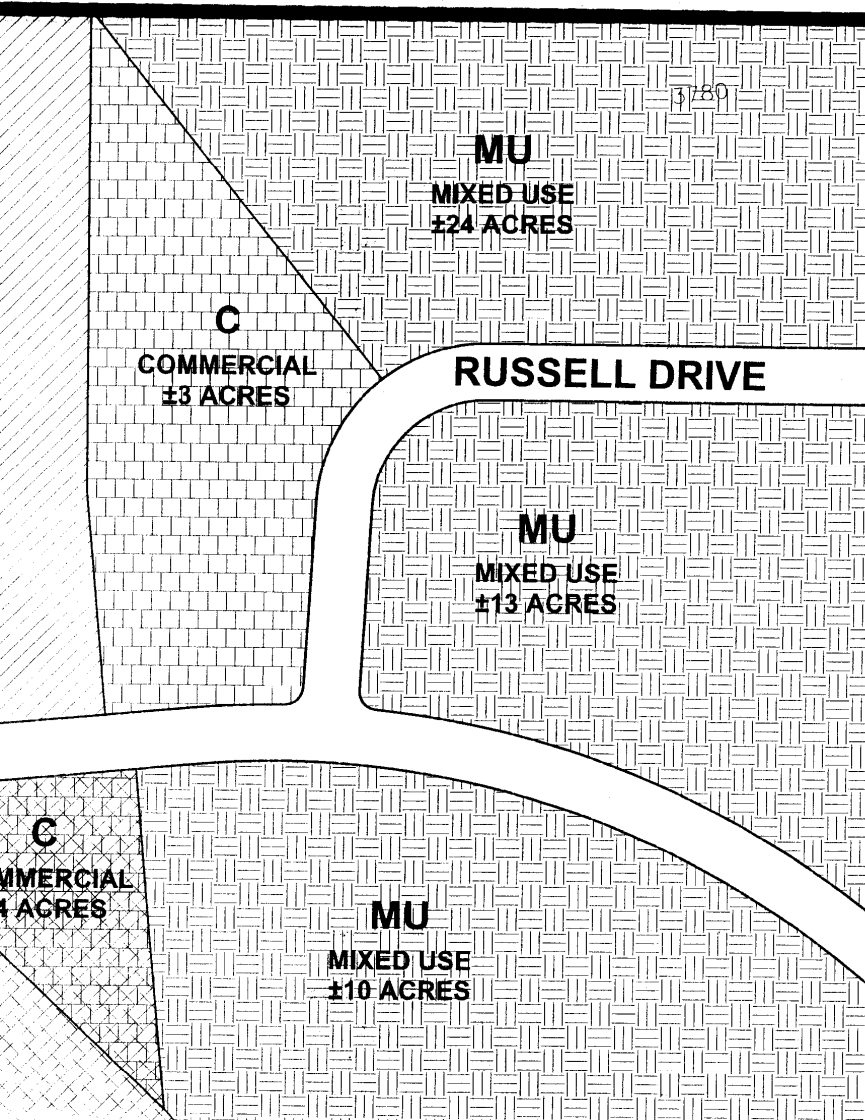


IES	PREPARED FOR: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801		 ARCHITECTS • ENGINEERS • SURVEYORS <small>237 North Main St. • Sheridan, WY 82801 • (307) 672-4711 406 South Miller Ave. • Gillette, WY 82714 • (307) 682-1144</small>	DATE: 9/16/09 DESIGNED BY: JES DRAWN BY: NLM CHECKED BY: JES SCALE HORIZ: 1"=200' VERT: NA	PROJECT NO. S09003 SHEET NO. S-1
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REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
SITE PLAN
SHERIDAN, WYOMING



LEGEND

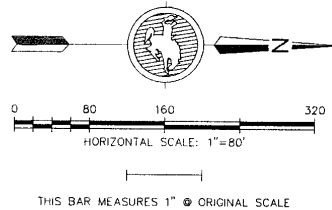
	5' CONTOURS
	PHASE 1 BOUNDARY
	CONCEPTUAL COMMUNITY TRAILS
	LIGHT INDUSTRIAL (LI)
	MIXED USE (MU)
	COMMERCIAL (C)
	OPEN SPACE/PARKS (OS)
	FUTURE (FUT)

ACREAGES

MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.



ES

PREPARED FOR:
 JOHN E. RICE & SONS, INC.
 DBA WRENCH RANCH
 247 DECKER ROAD
 SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
 ARCHITECTS • ENGINEERS • SURVEYORS
 237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
 400 South Midway Ave. • Gillette, WY 82701 • (307) 682-1441

DATE: 9/16/09
 DESIGNED BY: JES
 DRAWN BY: NLM
 CHECKED BY: JES
 SCALE
 HORIZ: 1"=80'
 VERT: NA

PROJECT NO.
 509003

SHEET NO.
SP-1

OS
OPEN SPACE
±41 ACRES

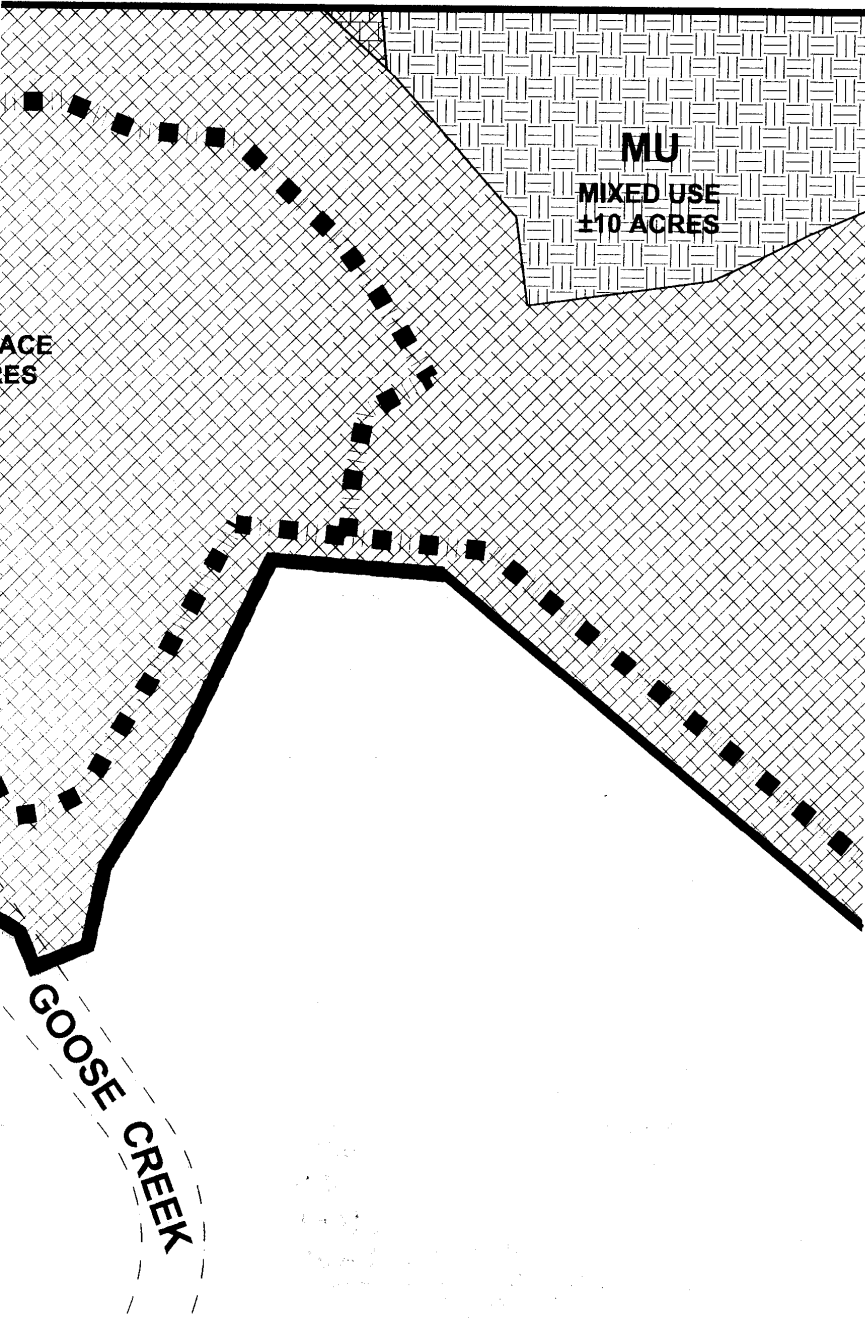
3705

600

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
SITE PLAN
SHERIDAN, WYOMING**

REV.	DESCRIPTION	BY	DATE

X:\2009\509003 - Wrench Ranch Master Planning\deg\Master Plan Revisions - 20080815\09003 - MASTER PLAN SHEETS.dwg Sep 16, 2009 - 9:51am



LEGEND

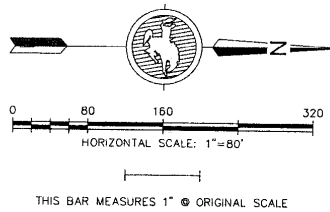
- 5' CONTOURS
- PHASE 1 BOUNDARY
- CONCEPTUAL COMMUNITY TRAILS
- LIGHT INDUSTRIAL (LI)
- MIXED USE (MU)
- COMMERCIAL (C)
- OPEN SPACE/PARKS (OS)
- FUTURE (FUT)

ACREAGES

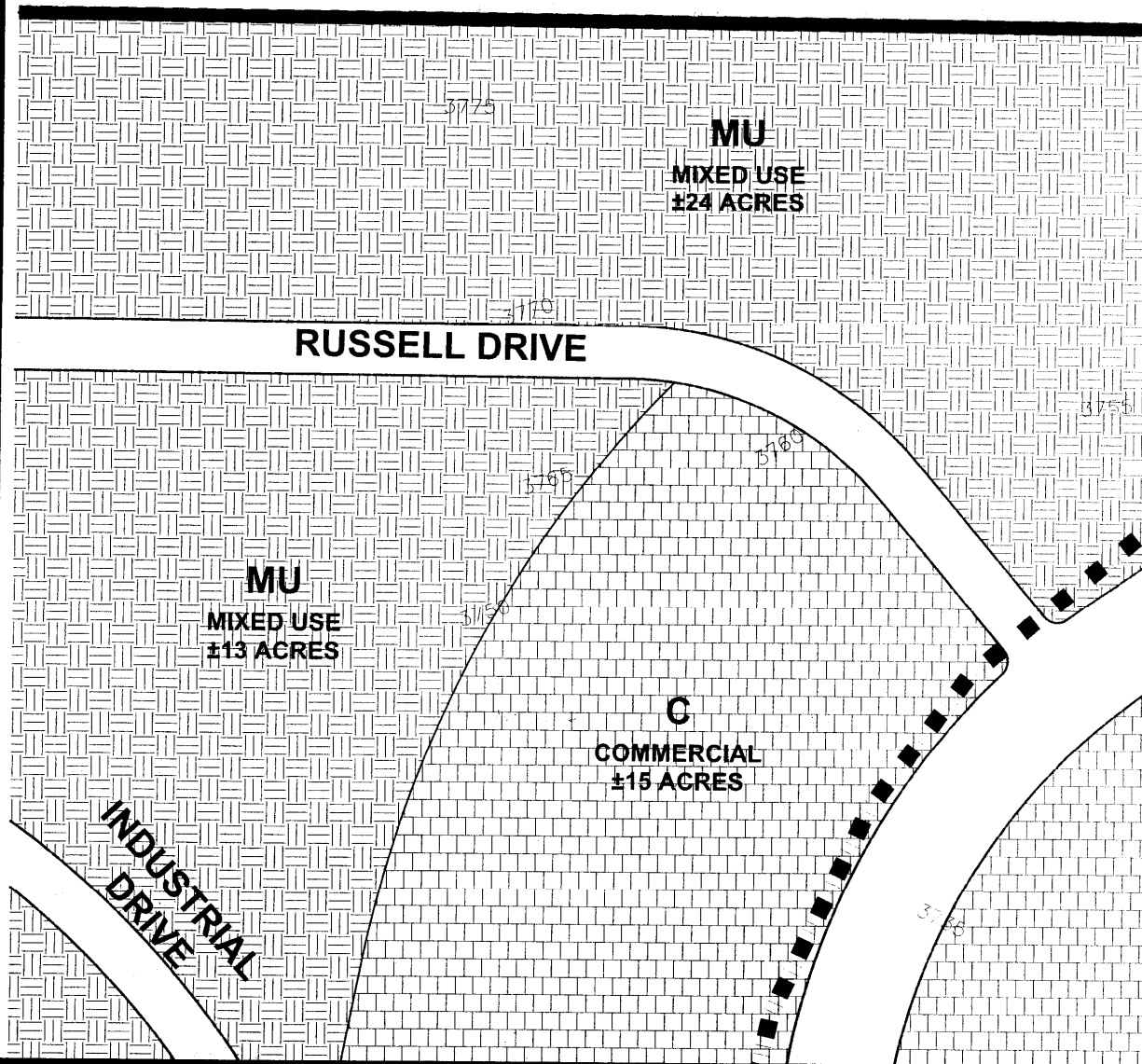
MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.



PREPARED FOR: JOHN E. RICE & SONS, INC. DEB WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801	 ARCHITECTS • ENGINEERS • SURVEYORS 237 North Main St. • Sheridan, WY 82801 • (307) 672-1711 800 South Miller Ave. • Gillette, WY 82716 • (307) 682-1441	DATE: 9/16/09 DESIGNED BY: JES DRAWN BY: NLM CHECKED BY: JES SCALE HORIZ: 1"=80' VERT: NA	PROJECT NO. S09003 SHEET NO. SP-2



REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
SITE PLAN
SHERIDAN, WYOMING

K:\2009\509003 - Wrench Ranch Master Planning\Site Master Plan Revisions - 20090915\09003 - MASTER PLAN SHEET 15.dwg Sep 16, 2009 - 9:53am

WRENCH RANCH PROPERTIES

ARTERIAL

C
COMMERCIAL
±35 ACRES

LEGEND

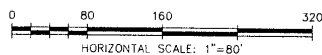
5' CONTOURS	
ANNEX BOUNDARY	
PHASE 1 BOUNDARY	
CONCEPTUAL COMMUNITY TRAILS	
LIGHT INDUSTRIAL (LI)	
MIXED USE (MU)	
COMMERCIAL (C)	
OPEN SPACE/PARKS (OS)	
FUTURE (FUT)	

ACREAGES

MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT
 TO ADJUSTMENT.



THIS BAR MEASURES 1" @ ORIGINAL SCALE

PREPARED FOR:

JOHN E. RICE & SONS, INC.
 DBA WRENCH RANCH

247 DECKLE ROAD
 SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS
 237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
 401 South Miller Ave. • Gillette, WY 82701 • (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

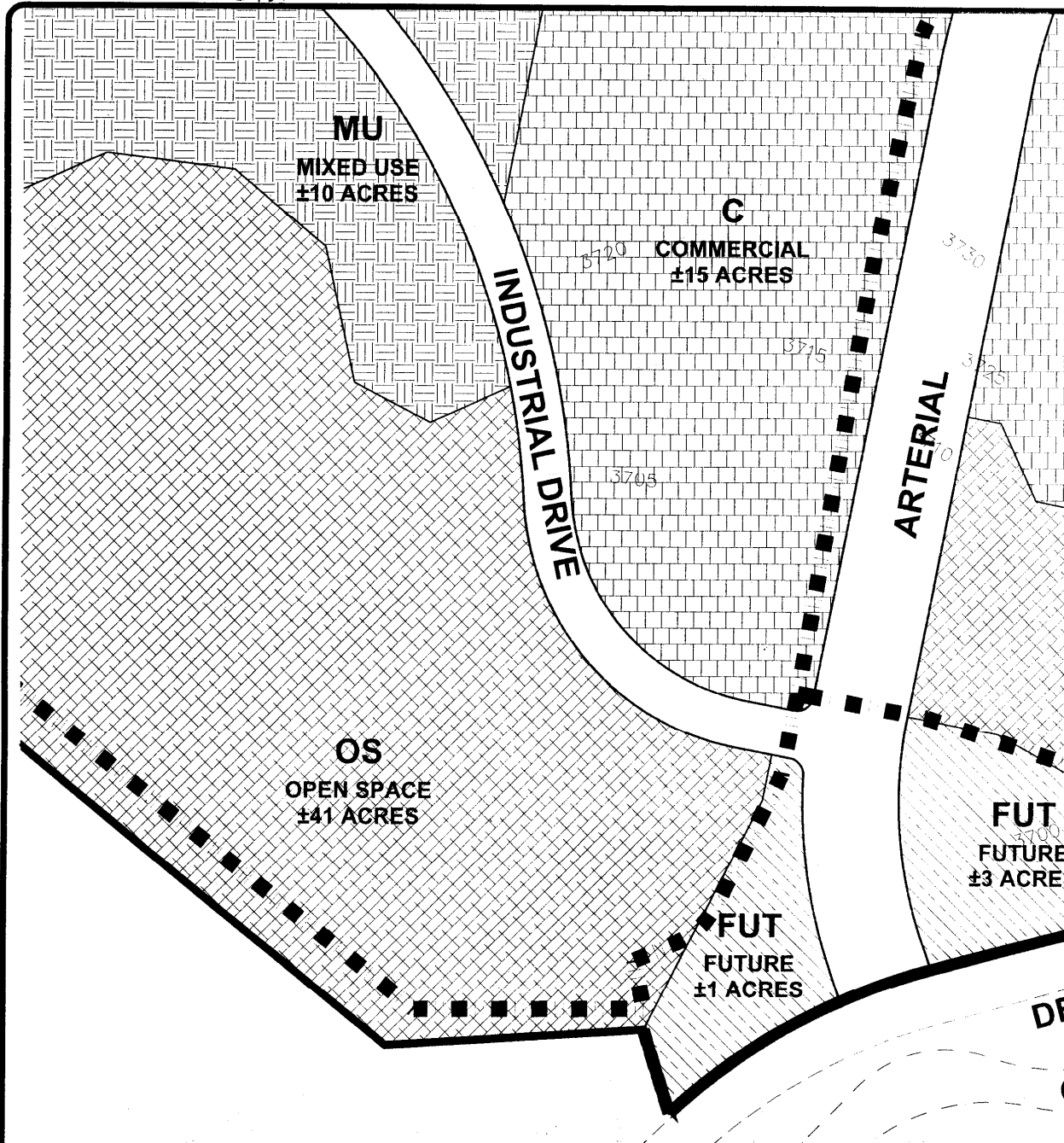
SCALE

HORIZ: 1"=80'

VERT: NA

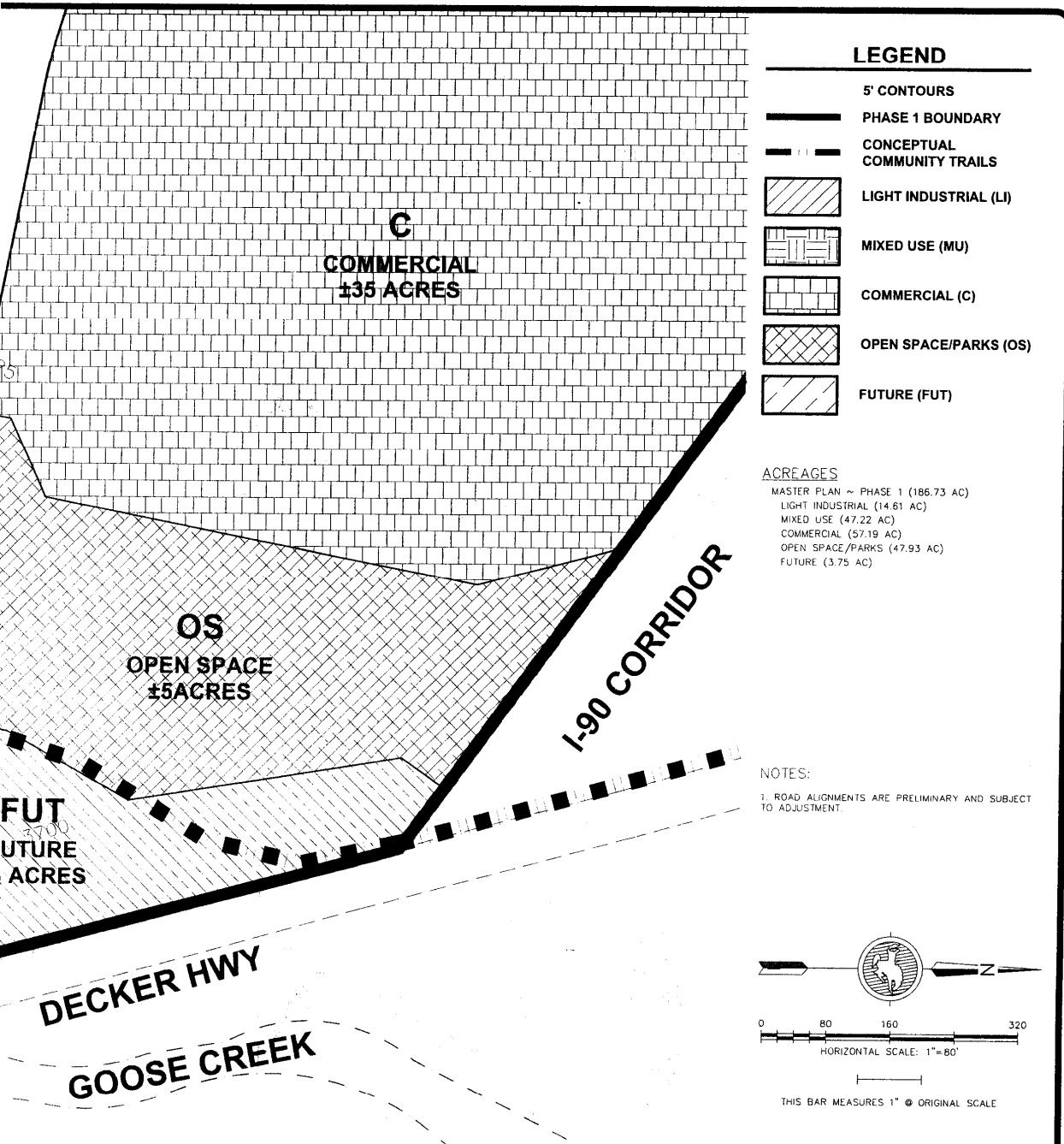
PROJECT NO.
 S09003

SHEET NO.
SP-3

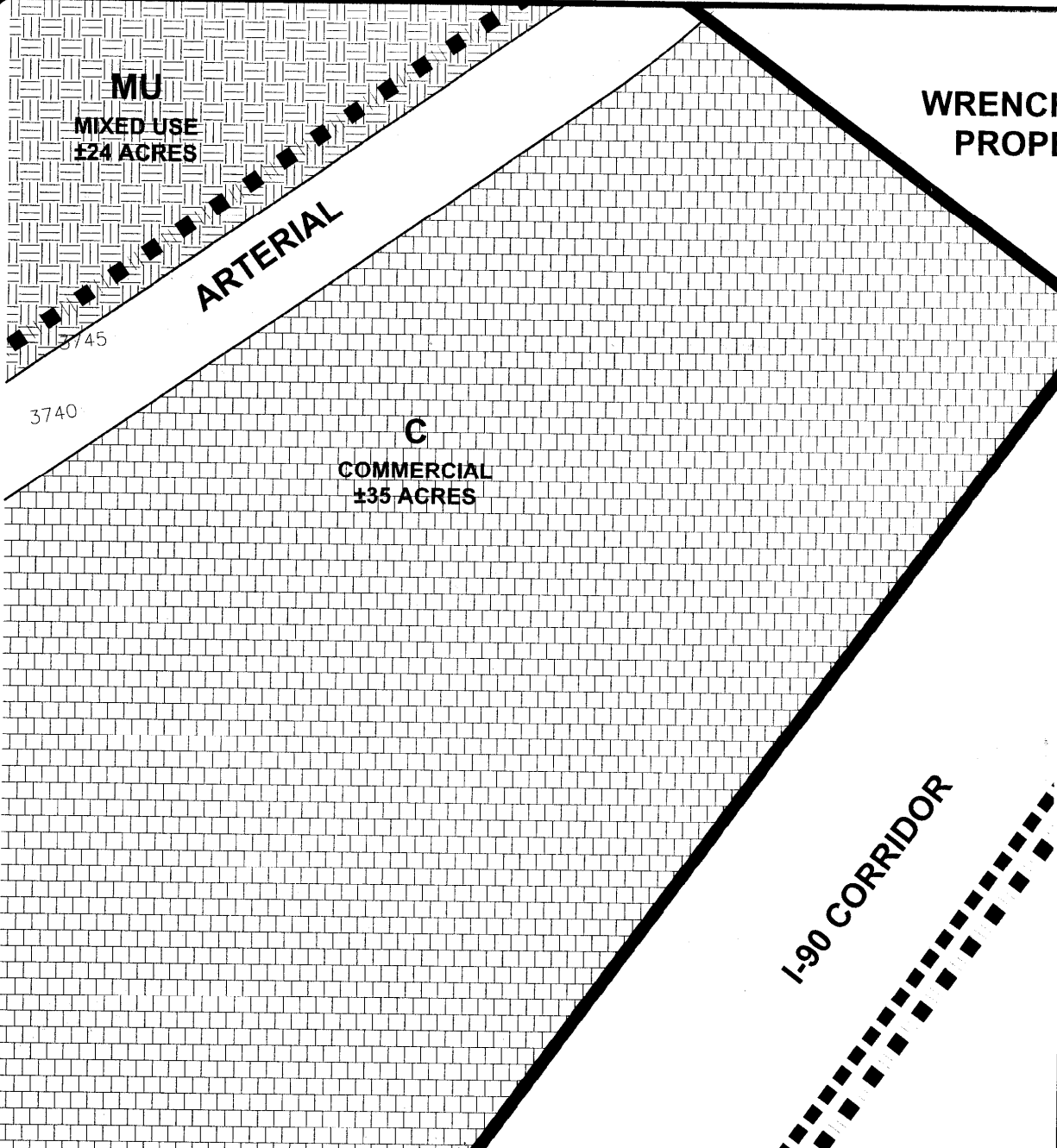


REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
SITE PLAN
SHERIDAN, WYOMING



ES	PREPARED FOR: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801	 ARCHITECTS • ENGINEERS • SURVEYORS <small>237 North Main St. • Sheridan, WY 82801 • (307) 672-1711 400 South Midler Ave. • Gillette, WY 82706 • (307) 682-1141</small>	DATE: 9/16/09 DESIGNED BY: JES DRAWN BY: NLM CHECKED BY: JES	PROJECT NO. S09003
			SCALE HORIZ: 1" = 80' VERT: NA	SHEET NO. SP-4



REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
SITE PLAN
SHERIDAN, WYOMING

WRENCH RANCH
PROPERTIES

WRENCH RANCH
PROPERTIES

LEGEND

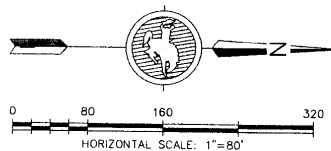
---	5' CONTOURS
---	ANNEX BOUNDARY
---	PHASE 1 BOUNDARY
---	CONCEPTUAL COMMUNITY TRAILS
	LIGHT INDUSTRIAL (LI)
	MIXED USE (MU)
	COMMERCIAL (C)
	OPEN SPACE/PARKS (OS)
	FUTURE (FUT)

ACREAGES

MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT
 TO ADJUSTMENT.



THIS BAR MEASURES 1" @ ORIGINAL SCALE

PREPARED FOR:

JOHN E. RICE & SONS, INC.
 DBA WRENCH RANCH

247 DECKER ROAD
 SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS

237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
 480 South Milby Ave. • Gillette, WY 82706 • (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

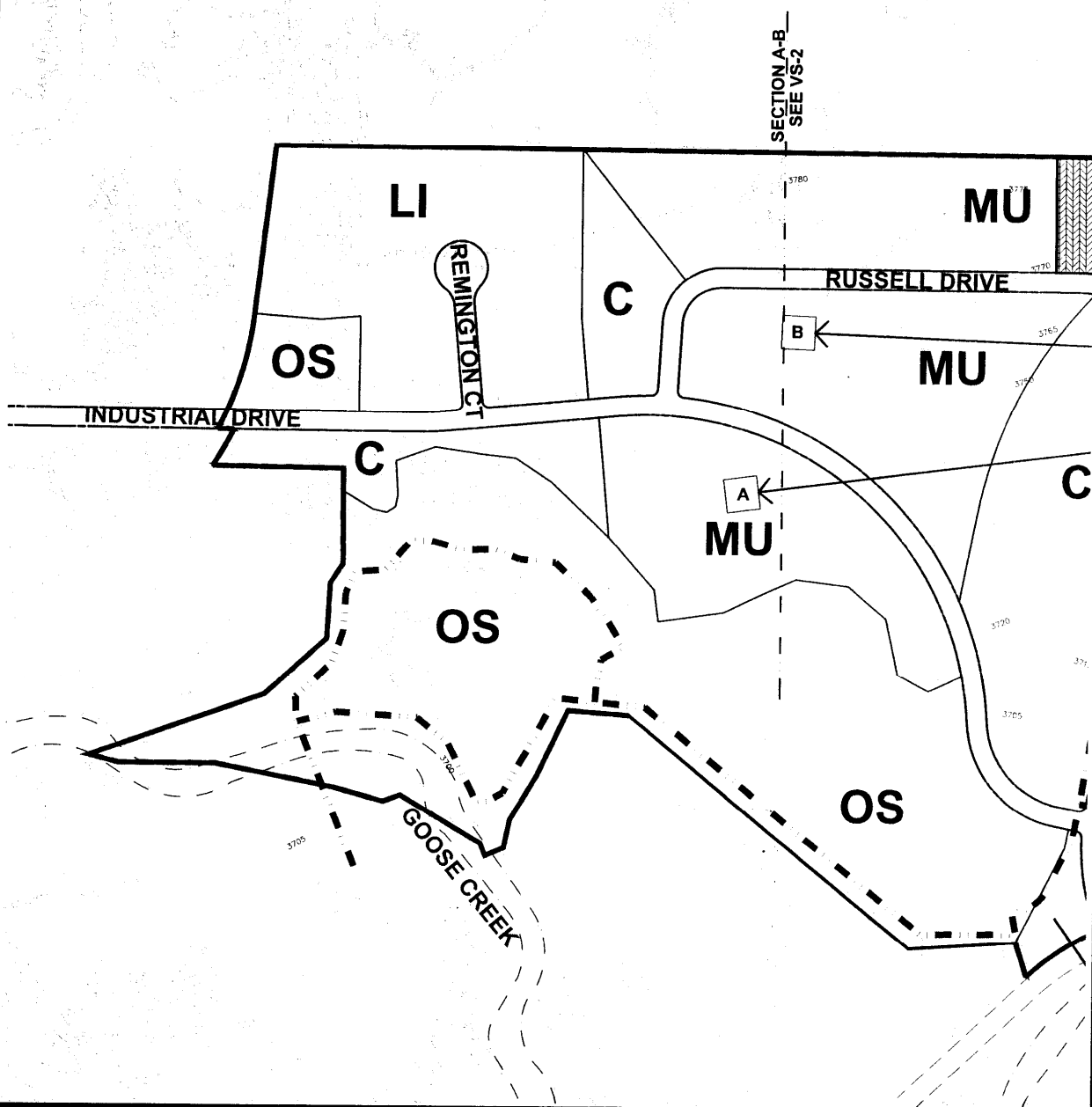
SCALE

HORIZ: 1"=80'

VERT: NA

PROJECT NO.
 S09003

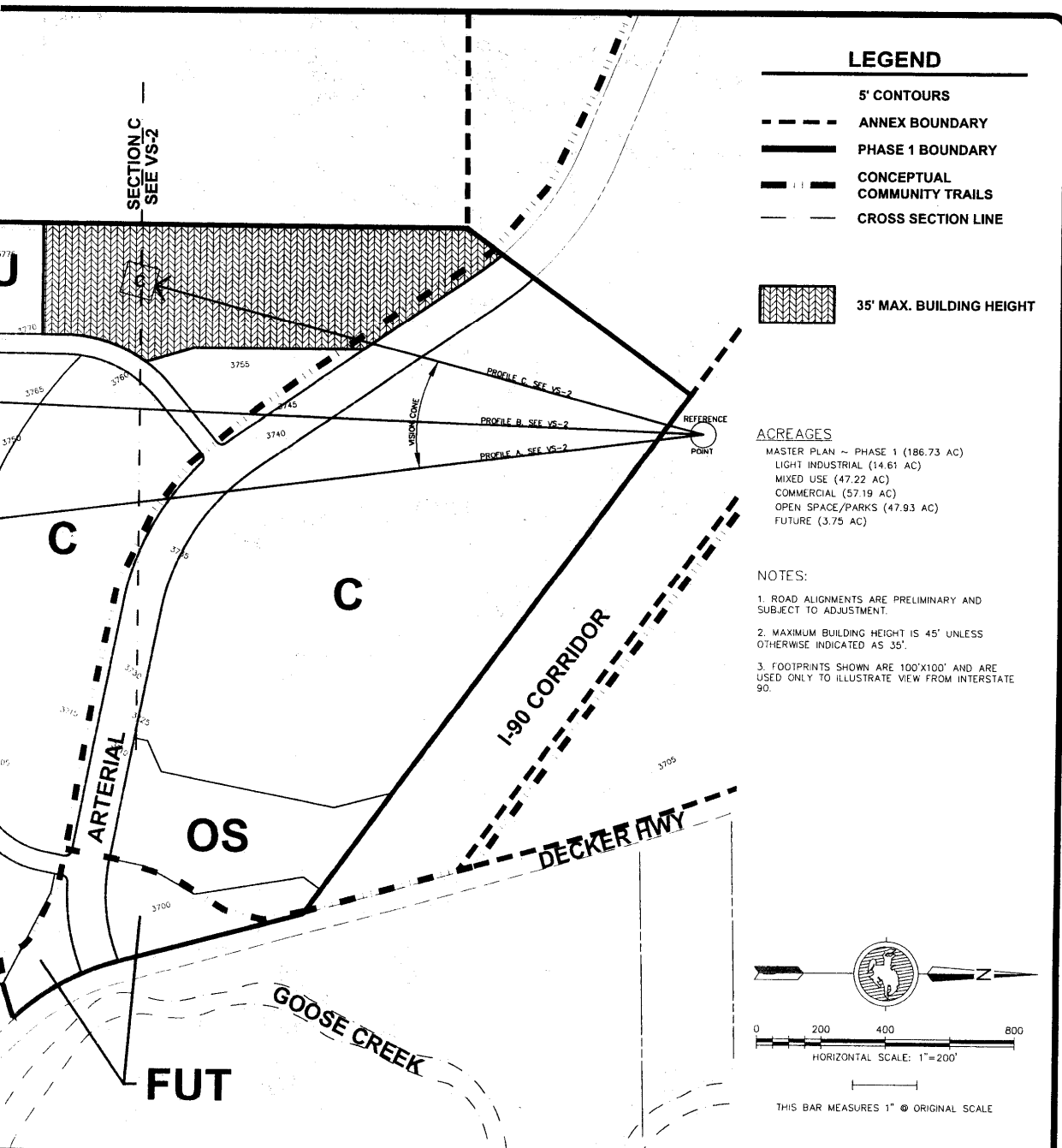
SHEET NO.
SP-5



REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
VIEWSHED PLAN
SHERIDAN, WYOMING

K:\2009\509003 - Wrench Ranch Master Planning\Map\Master Plan Revisions - 20090915\09003 - MASTER PLAN SHEETS.dwg Sep 16, 2009 - 10:19am



LEGEND

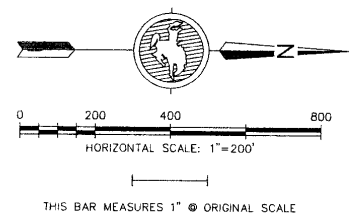
- 5' CONTOURS
- ANNEX BOUNDARY
- PHASE 1 BOUNDARY
- CONCEPTUAL COMMUNITY TRAILS
- CROSS SECTION LINE
- 35' MAX. BUILDING HEIGHT

ACREAGES

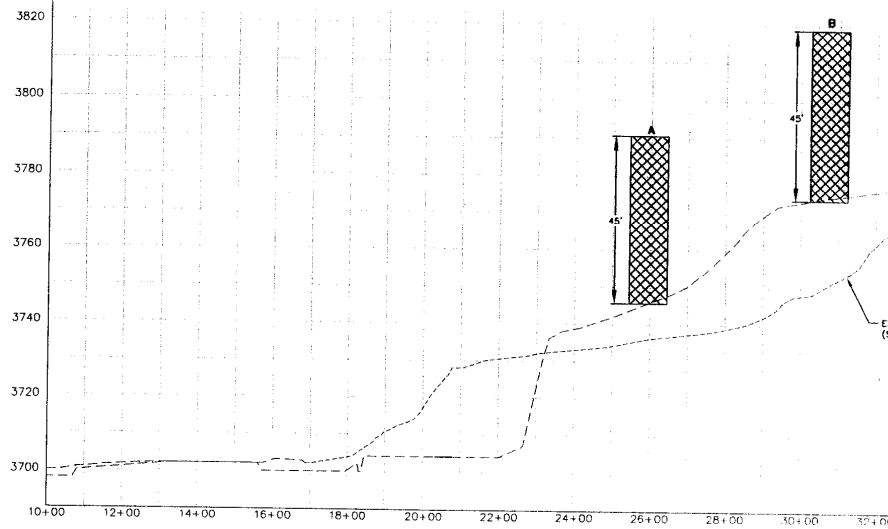
MASTER PLAN ~ PHASE 1 (186.73 AC)
 LIGHT INDUSTRIAL (14.61 AC)
 MIXED USE (47.22 AC)
 COMMERCIAL (57.19 AC)
 OPEN SPACE/PARKS (47.93 AC)
 FUTURE (3.75 AC)

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.
2. MAXIMUM BUILDING HEIGHT IS 45' UNLESS OTHERWISE INDICATED AS 35'.
3. FOOTPRINTS SHOWN ARE 100'X100' AND ARE USED ONLY TO ILLUSTRATE VIEW FROM INTERSTATE 90.

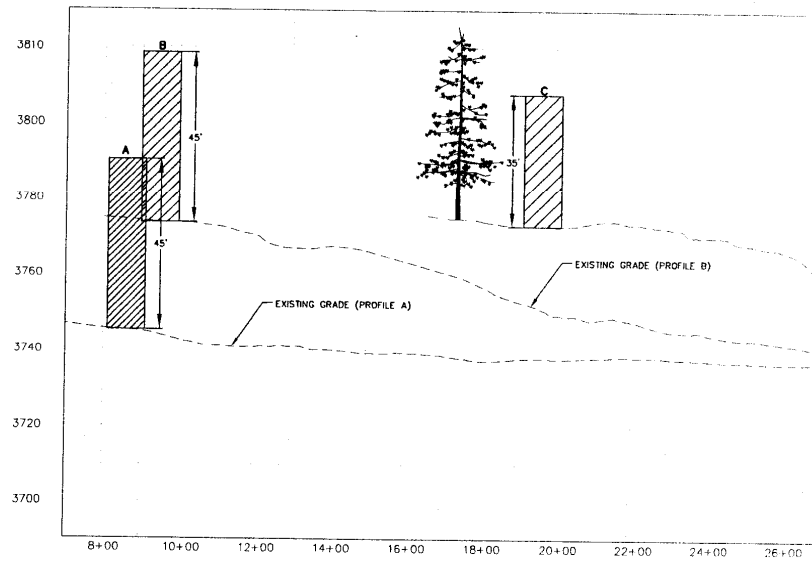


PREPARED FOR: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801	 CENTENNIAL COLLABORATIVE ARCHITECTS • ENGINEERS • SURVEYORS <small>237 North Main St. • Sheridan, WY 82801 • (307) 672-1711 480 South Mills Ave. • Gillette, WY 82706 • (307) 682-4144</small>	DATE: 9/16/09	PROJECT NO. S09003 SHEET NO. VS-1
		DESIGNED BY: JES	
		DRAWN BY: NLM	
		CHECKED BY: JES	
		SCALE	
		HORIZ: 1"=200'	
		VERT: NA	



SECTION VIEWS OF VISION C

NOTE: ABOVE PROFILE IS A VIEW (IN AN SOUTHERLY DIRECTION) OF THE CONCEPTUAL STRUCTURES FROM THE REFERENCE POINT.

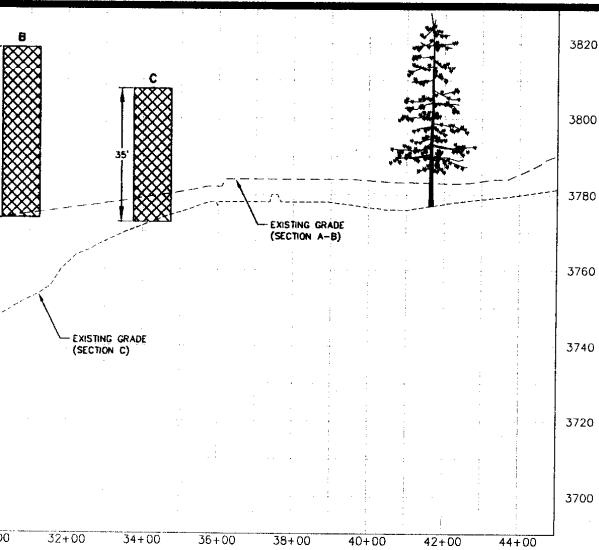


PROFILE VIEWS OF VISION C

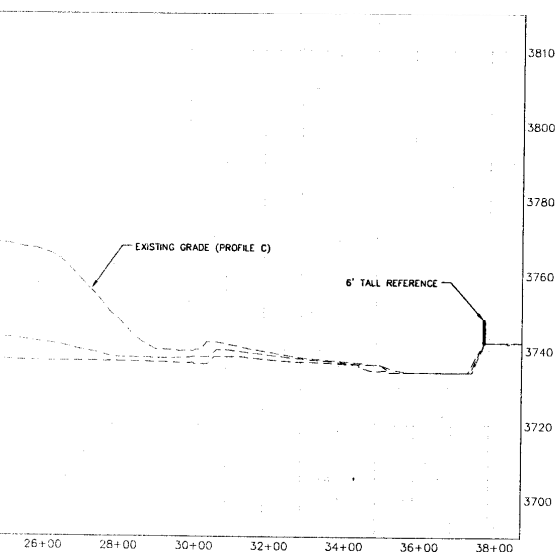
NOTE: PROFILE ABOVE IS A SIDE VIEW (VIEWING IN A WEST DIRECTION) OF THE CONCEPTUAL STRUCTURE AND INCLUDING REFERENCE POINT.

REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
VIEWSHED PROFILE
SHERIDAN, WYOMING**





VISION CONE
LOOKING IN A WESTERLY DIRECTION OF
REFERENCE POINT.



VISION CONE

LOOKING IN A WESTERLY DIRECTION OF
REFERENCE POINT.

LEGEND

- EXISTING GROUND SURFACE
- GRID LINE
-  STRUCTURE SHOWN ABOVE GRADE (AS SEEN FROM I-90)
-  STRUCTURE SHOWN BELOW/BEHIND GRADE (AS SEEN FROM I-90)

NOTES:

1. MAXIMUM BUILDING HEIGHT IS 45' UNLESS OTHERWISE INDICATED AS 35'.
2. STRUCTURES DISPLAYED IN THE PROFILE ARE ONLY TO SHOW HEIGHT VARIATIONS.

THIS BAR MEASURES 1" = ORIGINAL SCALE

ES

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS
217 North Main St. • Sheridan, WY 82801 • (307) 672-4711
400 South Miller Ave. • Gillette, WY 82706 • (307) 682-1144

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: CLG

CHECKED BY: JES

SCALE

HORIZ: 1"=200'

VERT: 1"=20'

PROJECT NO.
S09003

SHEET NO.

VS-2

OWNER:

JOHN E. RICE & SONS
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

TOTAL ACRES:

94.72 ACRES

EXISTING ZONING:

B-1 AND GATEWAY DISTRICT

PROPOSED ZONING:

GATEWAY DISTRICT

FLOOD ZONE:

X AND A

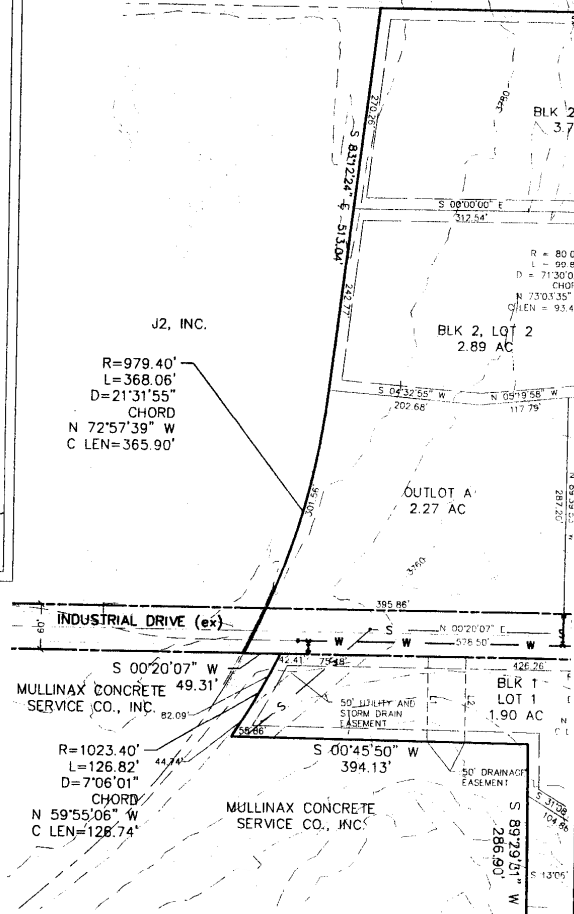
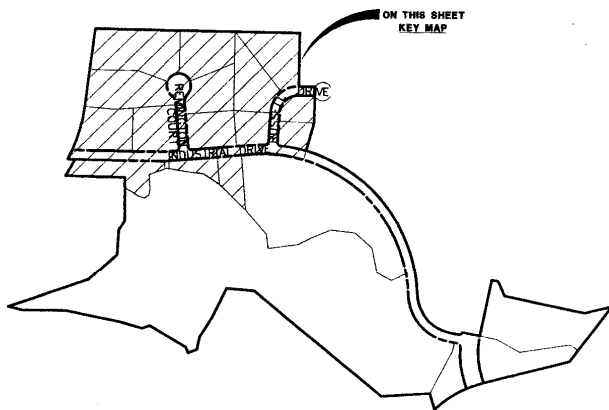
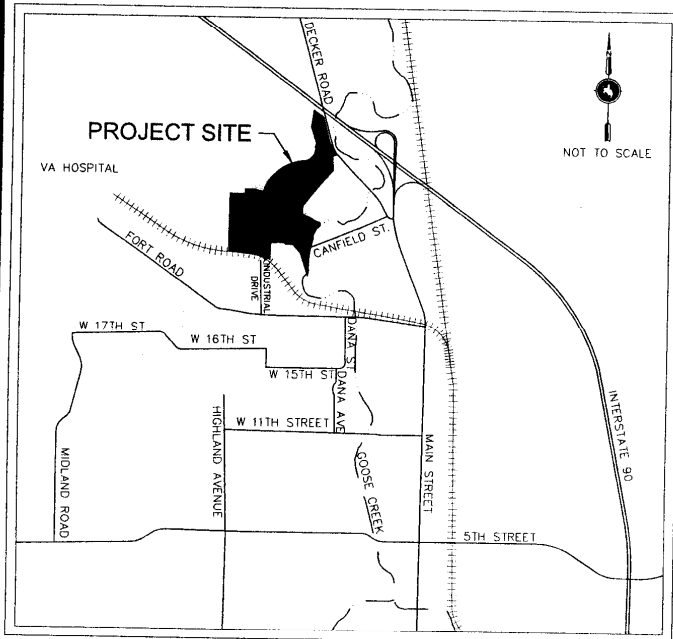
BASIS OF BEARING:

WYOMING STATE PLANE
EAST CENTRAL ZONE
NAD 83

PRELIMINARY

WRENCH RANCH

LOCATED IN A PORTION OF THE
6TH P.M., SHERIDAN



NOTES:

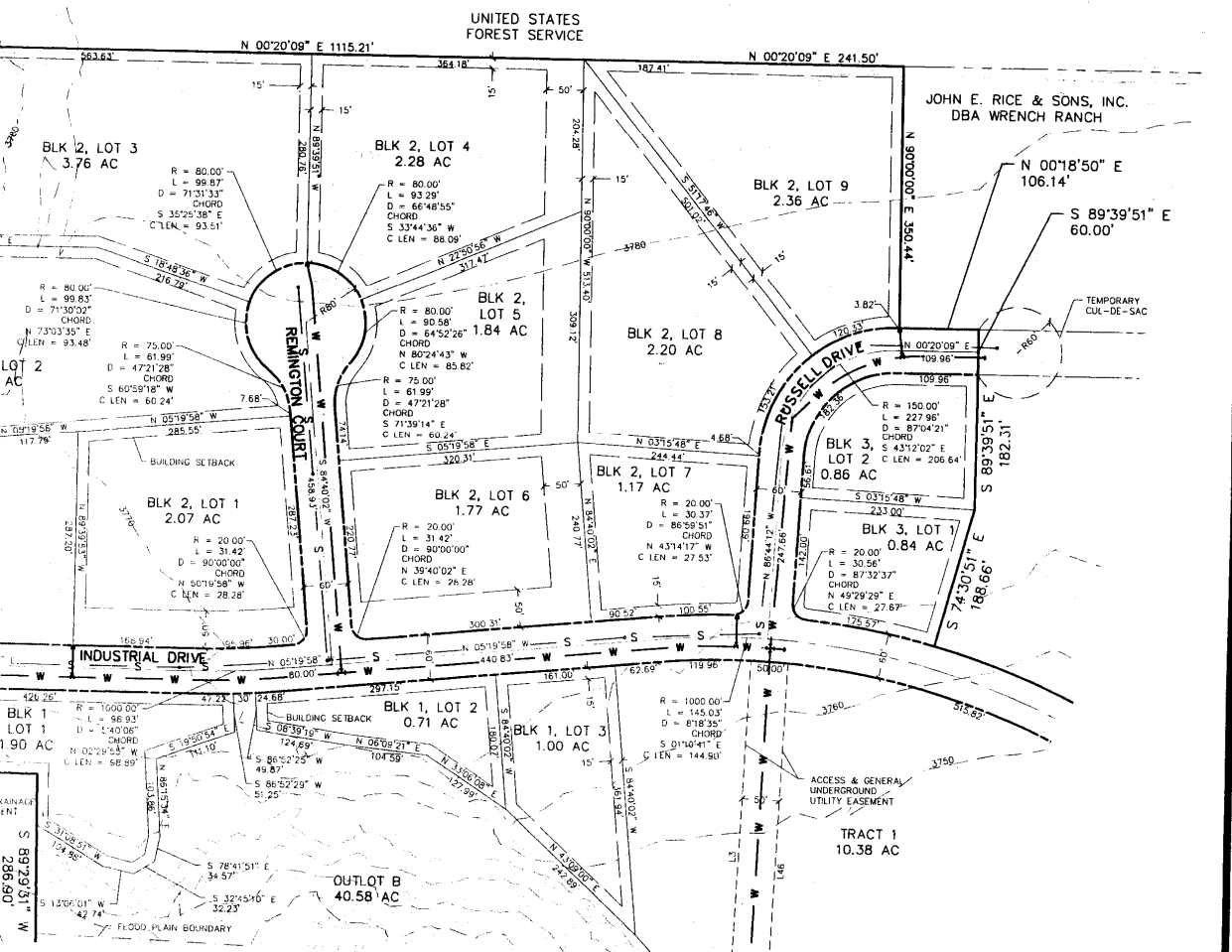
1. OUTLOTS A AND C WILL BE OPEN SPACE, A PORTION OF WHICH WILL BE DEDICATED TO THE CITY OF SHERIDAN.
2. OUTLOT B WILL BE USED FOR PARKS AND OPEN SPACE WHICH WILL BE TRACT 1 WILL BE USED FOR FUTURE DEVELOPMENT.
3. TRACTS 2 AND 3 WILL BE OWNED AND MAINTAINED BY THE WRENCH RANCH.
4. NOT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY PLAT
SHERIDAN, WYOMING

MINARY PLAT CH HILLS - PHASE I

THE W1/2, SECTION 15, T55N, R84W,
SHERIDAN WYOMING



CH WILL ALSO BE USED FOR DETENTION, AND WILL
CH WILL BE DEDICATED TO THE CITY OF SHERIDAN.
WRENCH RANCH.

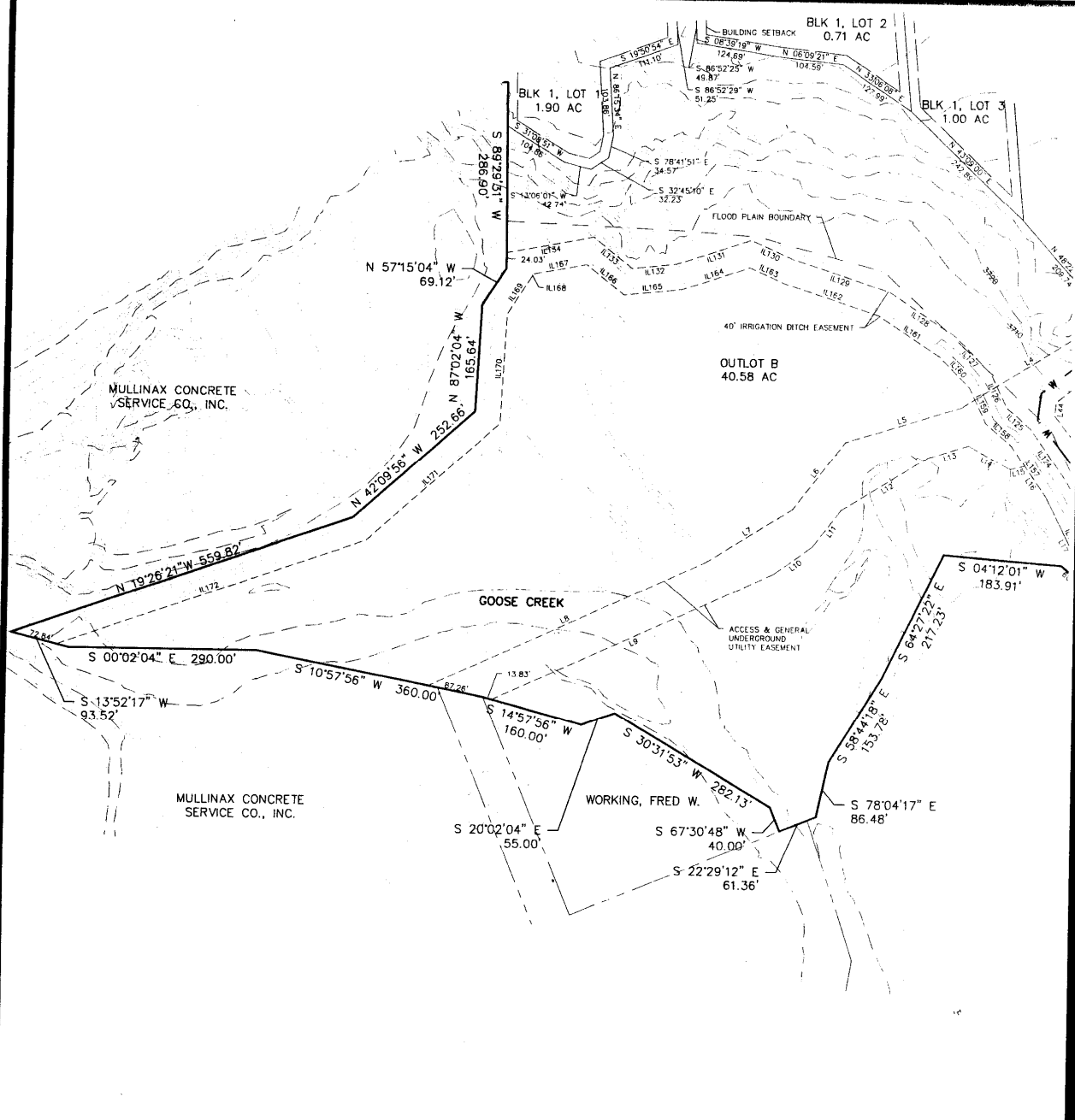
S

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
488 South Miller Ave. - Gillette, WY 82701 - (307) 682-1141

DATE: 9/16/09
DESIGNED BY: NLM
DRAWN BY: NLM
CHECKED BY: WEP
SCALE
HORIZ: 1"=100'
VERT: NA

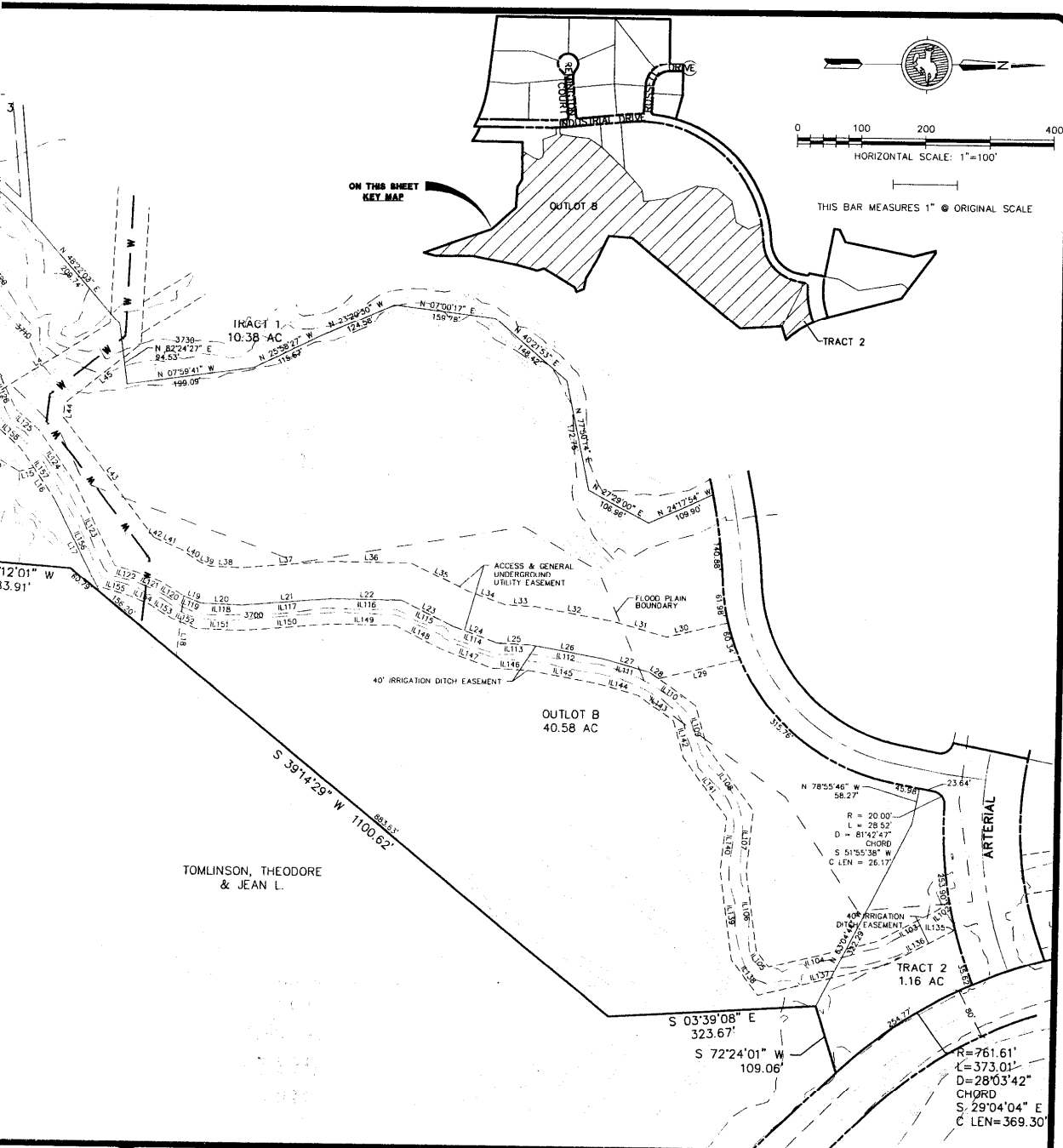
PROJECT NO.
S09003
SHEET NO.
PP-1



REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY PLAT
SHERIDAN, WYOMING**

X:\1009\090003 - Wrench Ranch Master Planning\Wrench Master Plan Revisions - 20060915\090003 - PRELIMINARY PLAT.dwg Sep 16, 2009 - 4:25pm



ES

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

**CENTENNIAL
COLLABORATIVE**
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. • Sheridan, WY 82801 • (307) 672-4711
400 South Mill St. • Gillette, WY 82701 • (307) 683-1441

DATE: 9/16/09
DESIGNED BY: NLM
DRAWN BY: NLM
CHECKED BY: WEP
SCALE
HORIZ: 1" = 100'
VERT: N/A

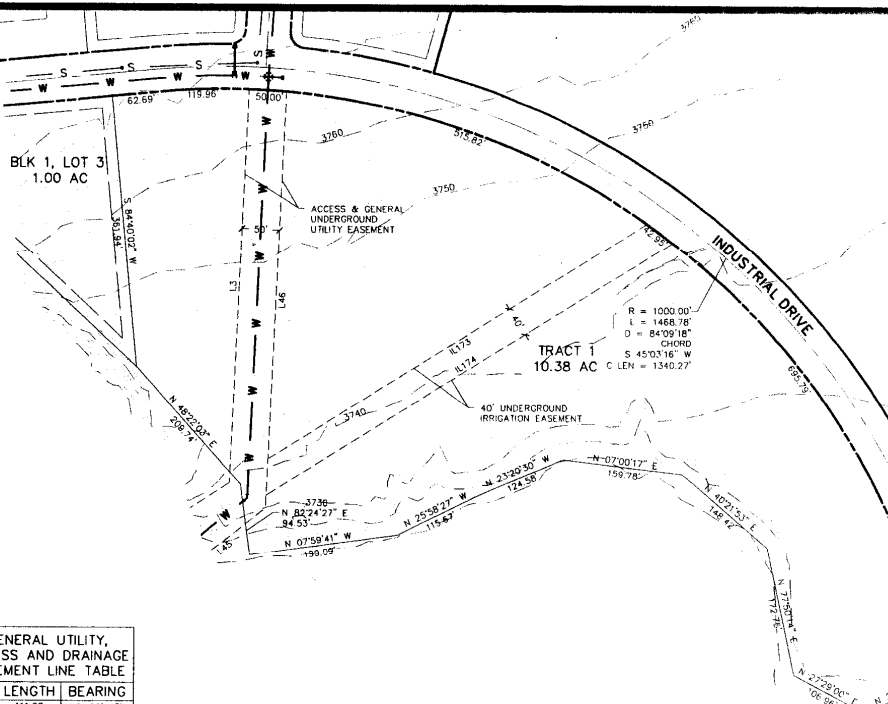
PROJECT NO.
509003

SHEET NO.
PP-2

IRRIGATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
IL100	642.79	S09°14'17"E
IL101	581.61	S09°14'17"E
IL102	23.64	S40°05'08"E
IL103	109.11	S27°47'51"E
IL104	171.60	S14°11'00"E
IL105	33.08	S53°52'28"W
IL106	126.25	S82°01'33"W
IL107	94.37	N84°00'20"W
IL108	124.51	S53°35'52"W
IL109	66.73	S73°47'15"W
IL110	88.54	S34°55'02"W
IL111	76.90	S15°55'08"W
IL112	114.29	S10°06'26"W
IL113	53.01	S02°40'07"W
IL114	74.87	S18°43'11"W
IL115	90.03	S28°16'04"W
IL116	107.79	S00°32'35"W
IL117	141.05	S04°40'46"E
IL118	63.45	S01°58'09"W
IL119	31.00	S22°08'12"W
IL120	38.07	S32°07'14"W
IL121	37.17	S23°21'12"W
IL122	42.62	S16°38'00"W
IL123	137.76	S63°11'23"W
IL124	103.90	S55°23'02"W
IL125	49.37	S40°46'35"W
IL126	58.76	S64°22'40"W
IL127	78.26	S45°34'09"W
IL128	124.02	S33°13'04"W
IL129	158.39	S17°53'35"W
IL130	71.51	S23°34'18"W
IL131	121.73	S18°21'25"E
IL132	69.28	S06°39'35"W
IL133	76.32	S38°17'18"W
IL134	136.45	S10°33'46"E
IL135	6.87	S40°05'08"E
IL136	118.19	S27°47'51"E
IL137	203.39	S14°11'00"E
IL138	70.12	S53°52'28"W
IL139	141.18	S82°01'33"W
IL140	83.75	N84°00'20"W
IL141	116.12	S53°35'52"W
IL142	59.74	S73°47'15"W
IL143	87.61	S34°55'02"W
IL144	68.18	S15°55'08"W
IL145	109.78	S10°06'26"W
IL146	56.41	S02°40'07"W
IL147	83.15	S18°43'11"W
IL148	63.23	S28°16'04"W
IL149	96.84	S00°32'35"W
IL150	141.51	S04°40'46"E
IL151	72.88	S01°58'09"W
IL152	41.61	S22°08'12"W
IL153	38.51	S32°07'14"W
IL154	31.75	S23°21'12"W
IL155	57.48	S16°38'00"W
IL156	152.18	S63°11'23"W
IL157	96.04	S55°23'02"W
IL158	52.66	S40°46'35"W
IL159	60.49	S64°22'40"W
IL160	67.31	S45°34'09"W
IL161	114.31	S33°13'04"W
IL162	154.99	S17°53'35"W
IL163	58.16	S23°34'18"W
IL164	110.81	S18°21'25"E
IL165	88.91	S06°39'35"W
IL166	74.57	S38°17'18"W
IL167	86.75	S10°33'46"E
IL168	2.72	N89°29'31"E
IL169	70.43	S37°15'04"E
IL170	171.52	S87°02'04"E
IL171	277.21	S42°09'56"E
IL172	506.99	S19°26'21"E
IL173	583.05	S32°12'34"E
IL174	636.53	S32°12'34"E

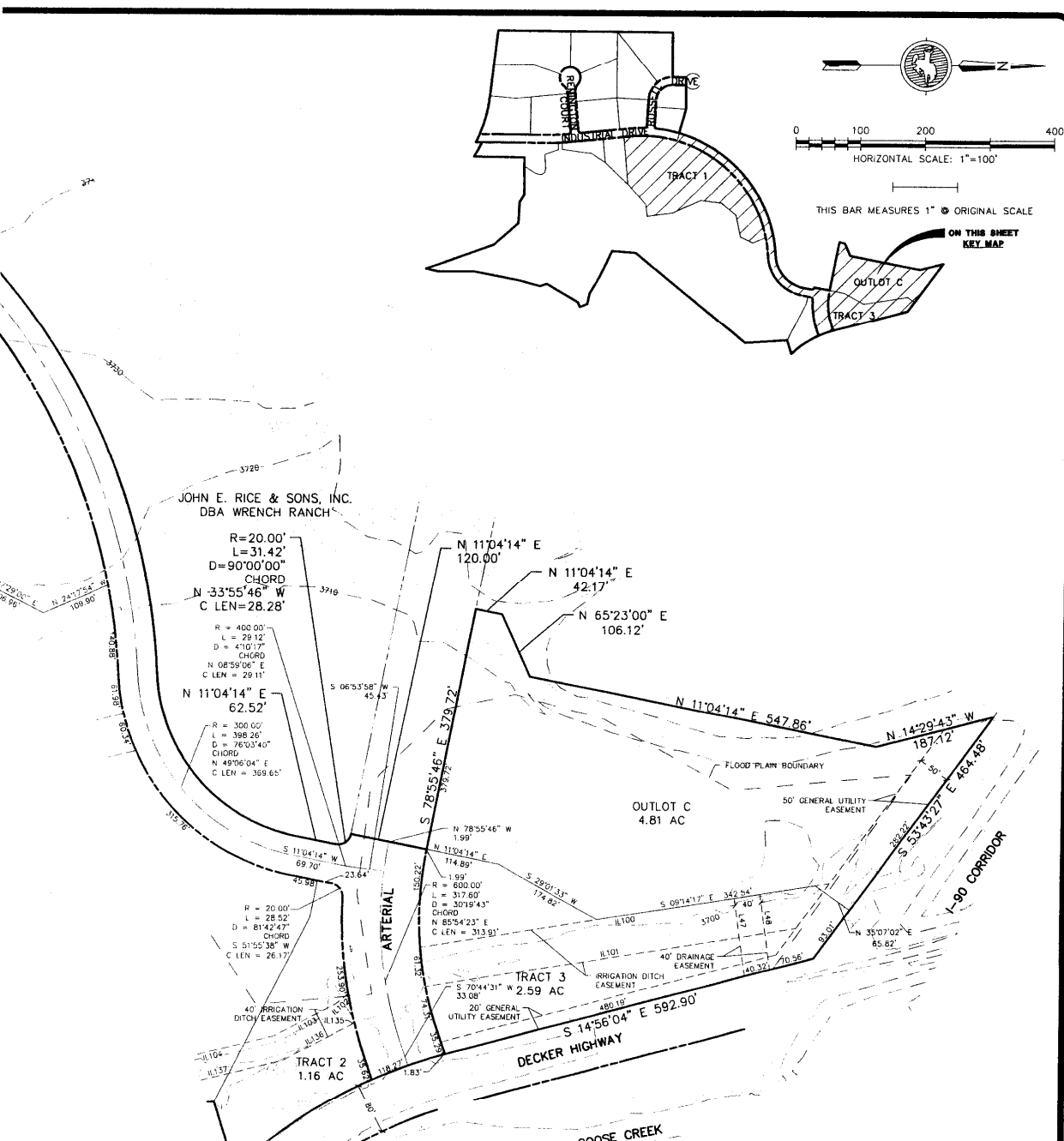
GENERAL UTILITY,
ACCESS AND DRAINAGE
EASEMENT LINE TABLE


LINE	LENGTH	BEARING
L1	111.99	N90°00'00"E
L2	112.36	N90°00'00"E
L3	525.81	N87°11'30"W
L4	256.49	S32°12'34"E
L5	188.37	S17°38'38"E
L6	134.07	S5°54'02"E
L7	155.61	S32°12'34"E
L8	474.65	S24°54'18"E
L9	478.97	S24°54'18"E
L10	74.65	S25°55'31"E
L11	72.36	S52°54'02"E
L12	159.19	S32°12'34"E
L13	65.34	S17°38'38"E
L14	74.47	S29°06'32"W
L15	23.38	S14°23'53"E
L16	57.80	S55°12'30"W
L17	163.10	S63°11'23"W
L18	94.95	N83°50'45"W
L19	28.99	S22°08'12"W
L20	63.45	S01°58'09"W
L21	141.05	S04°40'46"E
L22	107.79	S00°32'35"W
L23	90.03	S28°16'04"W
L24	74.87	S18°43'11"W
L25	53.01	S02°40'07"W
L26	114.29	S10°06'26"W
L27	76.90	S15°55'08"W
L28	16.84	S34°55'02"W
L29	130.88	N13°37'47"W
L30	98.32	S13°37'47"E
L31	89.99	S15°35'08"W
L32	121.06	S10°06'26"W
L33	47.92	S02°40'07"W
L34	62.44	S19°43'31"W
L35	100.74	S26°16'04"W
L36	124.22	S00°32'35"W
L37	140.37	S04°40'46"E
L38	49.31	S01°58'09"W
L39	15.09	S22°08'12"W
L40	37.41	S32°07'14"W
L41	45.29	S23°21'12"W
L42	1.24	S16°38'00"W
L43	234.57	S51°35'07"W
L44	21.67	N83°04'53"W
L45	150.16	N38°04'53"W
L46	555.79	N87°21'39"W
L47	122.23	N82°16'26"E
L48	118.23	N82°16'26"E

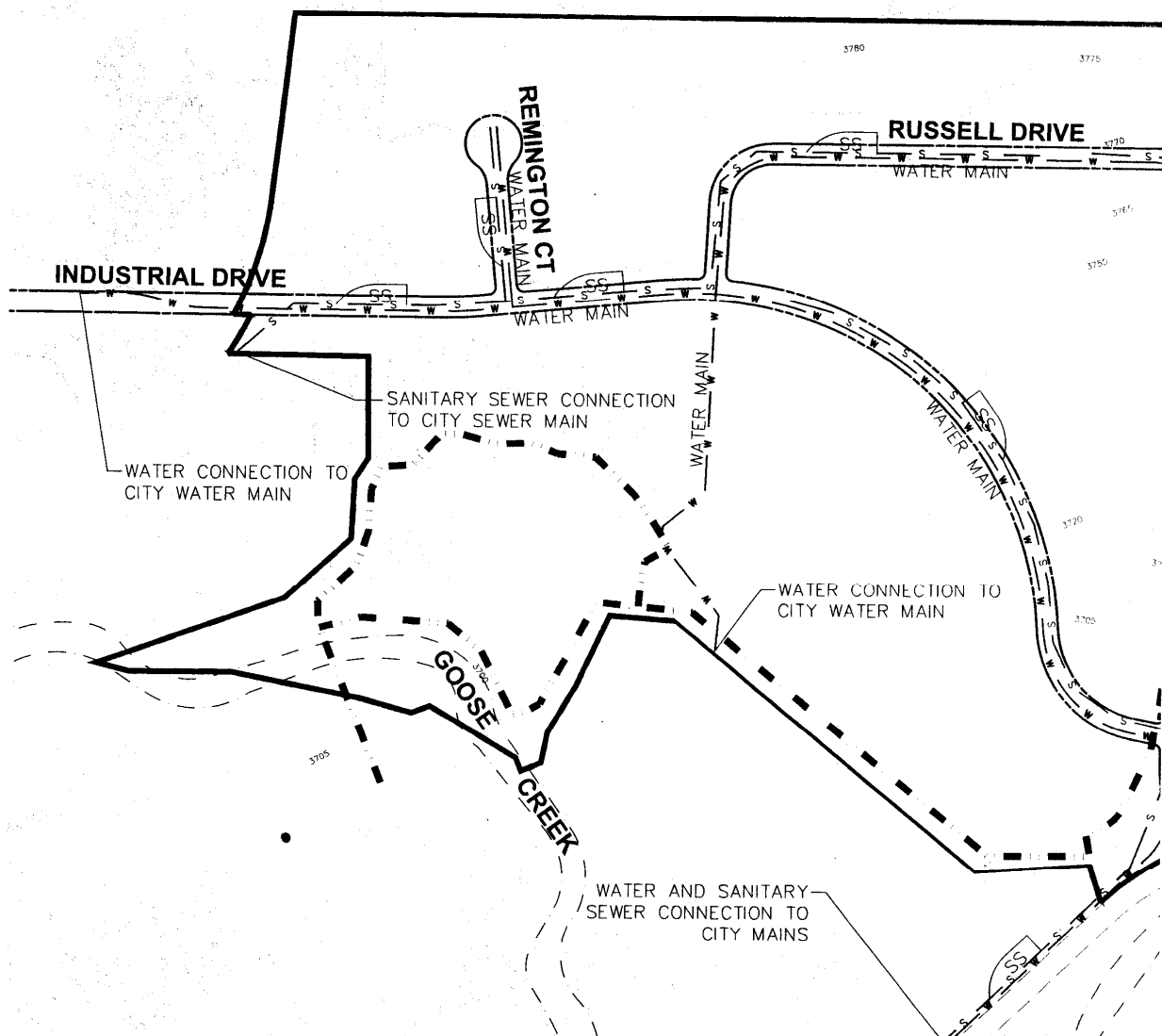


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**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY PLAT
SHERIDAN, WYOMING**



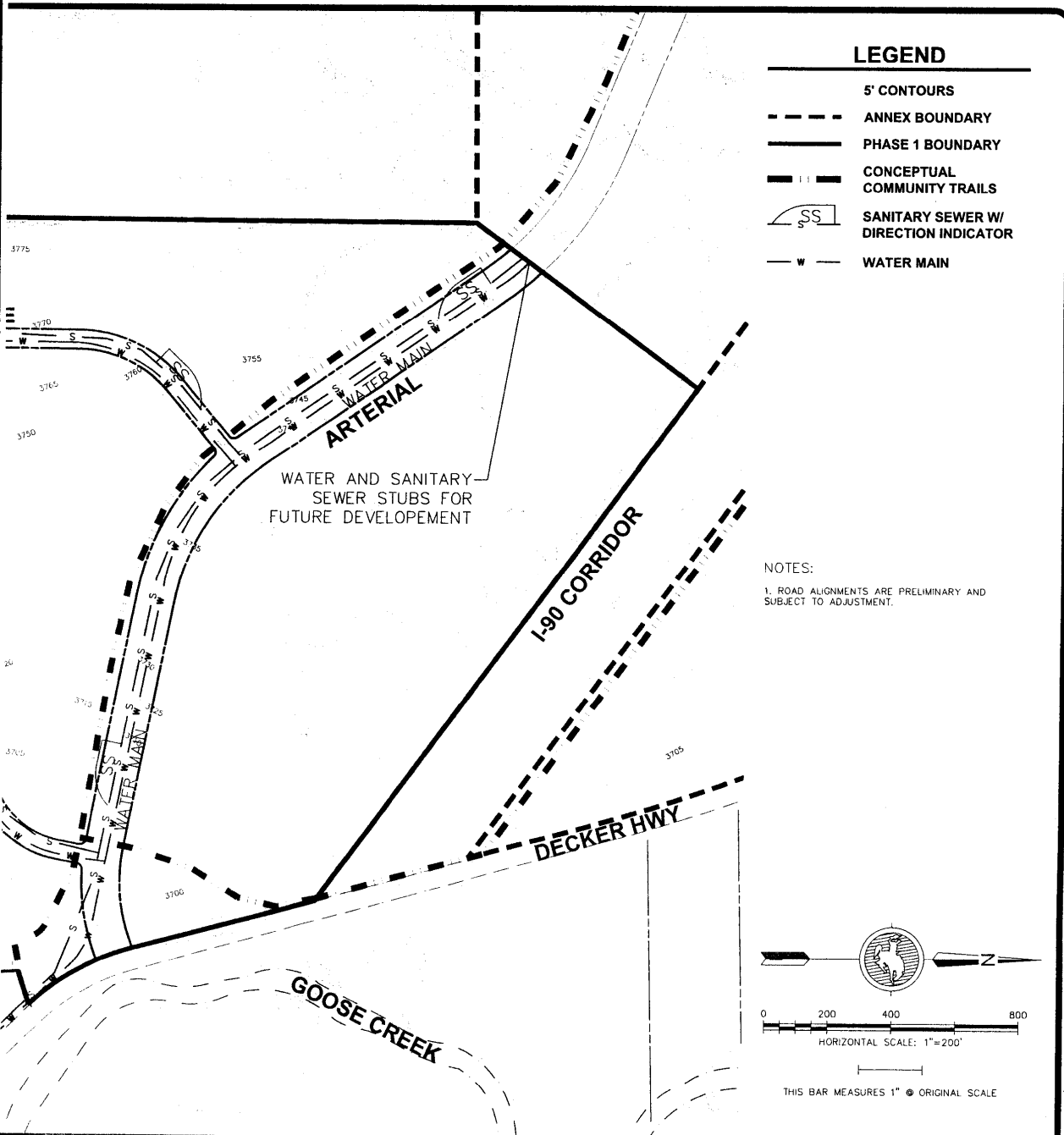
ES	PREPARED FOR: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801		 ARCHITECTS • ENGINEERS • SURVEYORS 237 North Main St. - Sheridan, WY 82801 - (307) 672-1711 480 South Miller Ave. - Gillette, WY 82701 - (307) 662-1161	DATE: 9/16/09 DESIGNED BY: NLM DRAWN BY: NLM CHECKED BY: WEP SCALE HORIZ: 1" = 100' VERT: NA	PROJECT NO. SC9003 SHEET NO. PP-3
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WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY UTILITY PLAN
SHERIDAN, WYOMING

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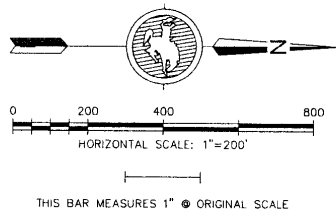
LEGEND

- 5' CONTOURS
- ANNEX BOUNDARY
- PHASE 1 BOUNDARY
- CONCEPTUAL COMMUNITY TRAILS
- SANITARY SEWER W/ DIRECTION INDICATOR
- WATER MAIN

WATER AND SANITARY
SEWER STUBS FOR
FUTURE DEVELOPEMENT

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.



ES

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS
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DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

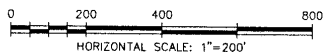
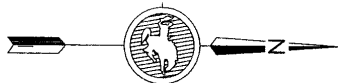
SCALE

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VERT: NA

PROJECT NO.
S09003

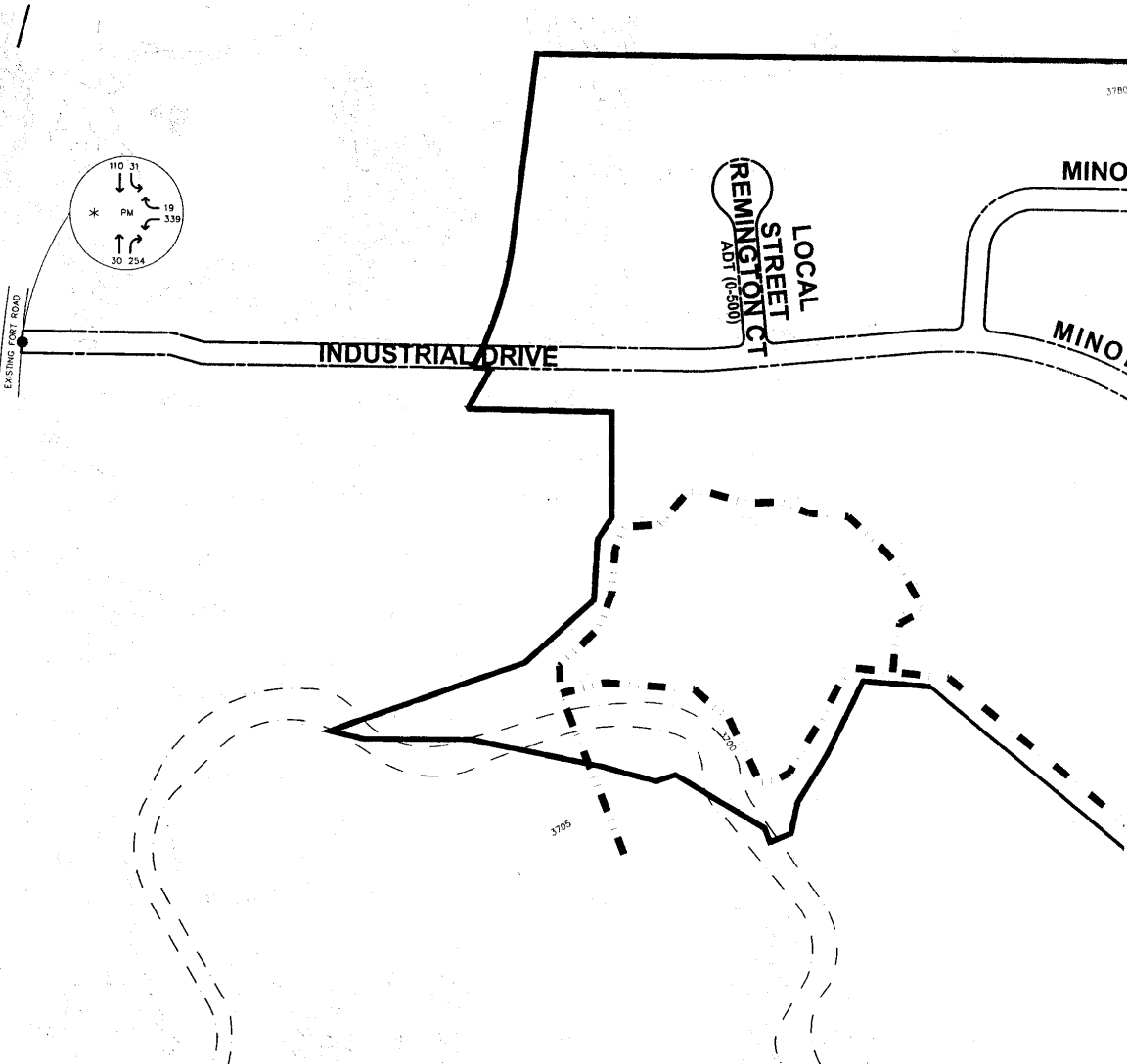
SHEET NO.
UP-1



THIS BAR MEASURES 1" @ ORIGINAL SCALE

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY SUBJECT TO ADJUSTMENT.
 2. PHASED IMPROVEMENTS WILL BE EXISTING INDUSTRIAL DRIVE.
- * SEE FIGURE 6 (EXISTING PLUS 5 VOLUMES) OF THE WRENCH RANCH SUBDIVISION TRAFFIC ACCESSIBILITY



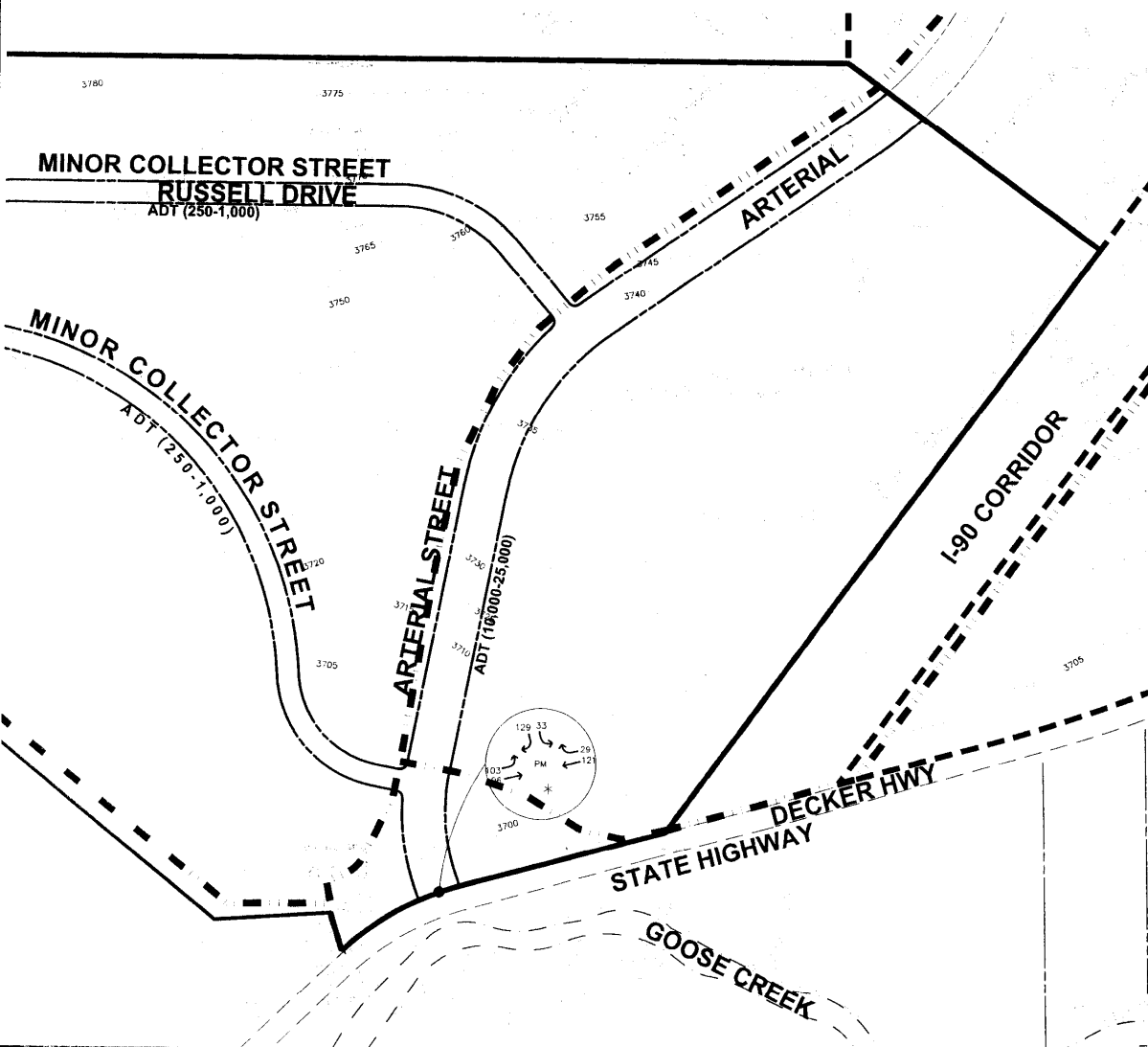
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**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
TRANSPORTATION PLAN
SHERIDAN, WYOMING**

NOTES ARE PRELIMINARY AND
 NO MOVEMENTS WILL BE MADE TO THE
 RIAL DRIVE.
 (EXISTING PLUS SITE TRAFFIC
 E WRENCH RANCH COMMERCIAL
 TIC ACCESSIBILITY STUDY.

LEGEND

- 5' CONTOURS
- ANNEX BOUNDARY
- PHASE 1 BOUNDARY



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PREPARED FOR:

JOHN E. RICE & SONS, INC.
 DBA WRENCH RANCH
 247 DECKER ROAD
 SHERIDAN, WY 82801

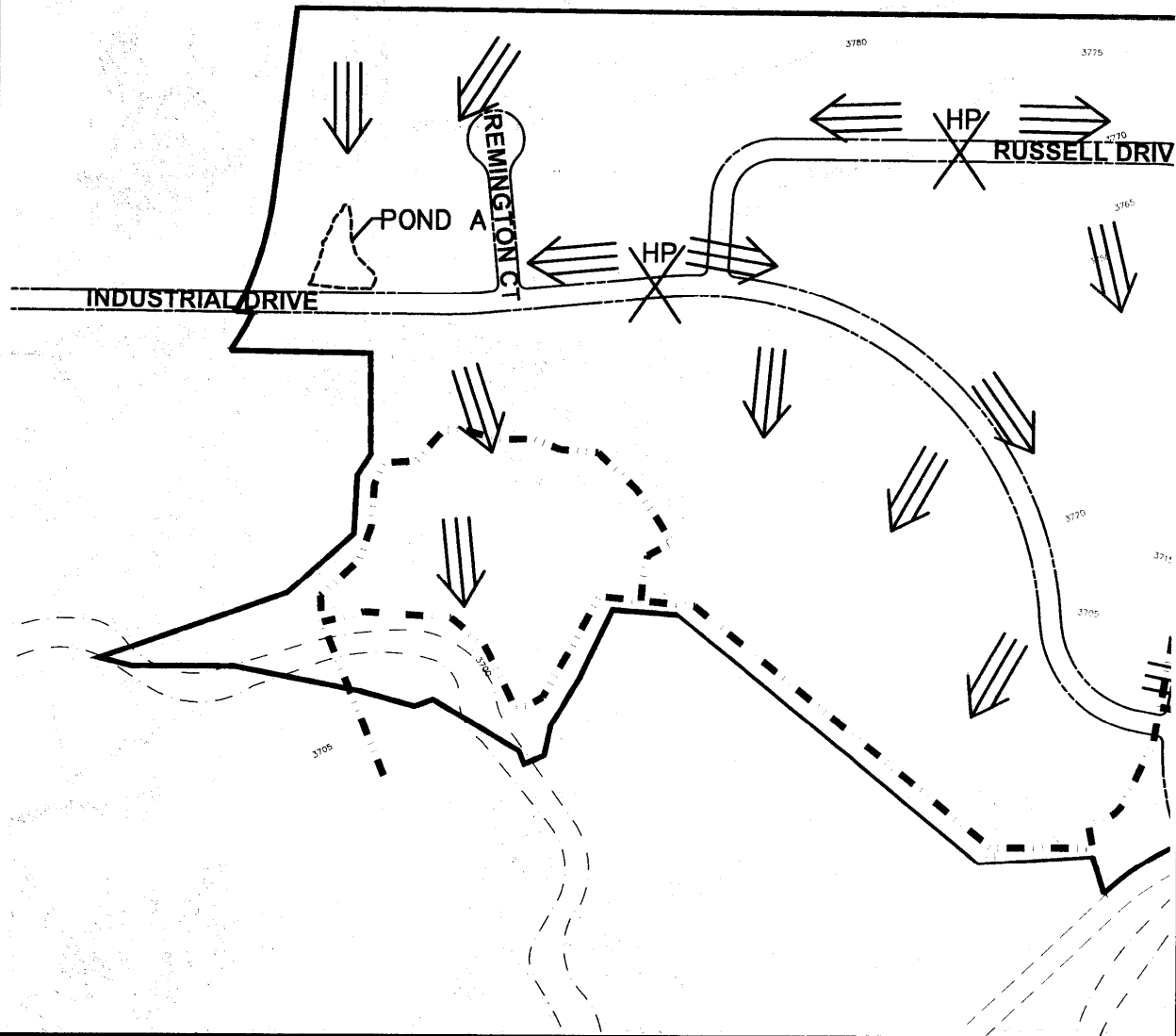


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 400 South Miller Ave. • Gillette, WY 82716 • (307) 682-1141

DATE: 9/16/09
 DESIGNED BY: JES
 DRAWN BY: NLM
 CHECKED BY: JES
 SCALE
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 VERT: N/A

PROJECT NO.
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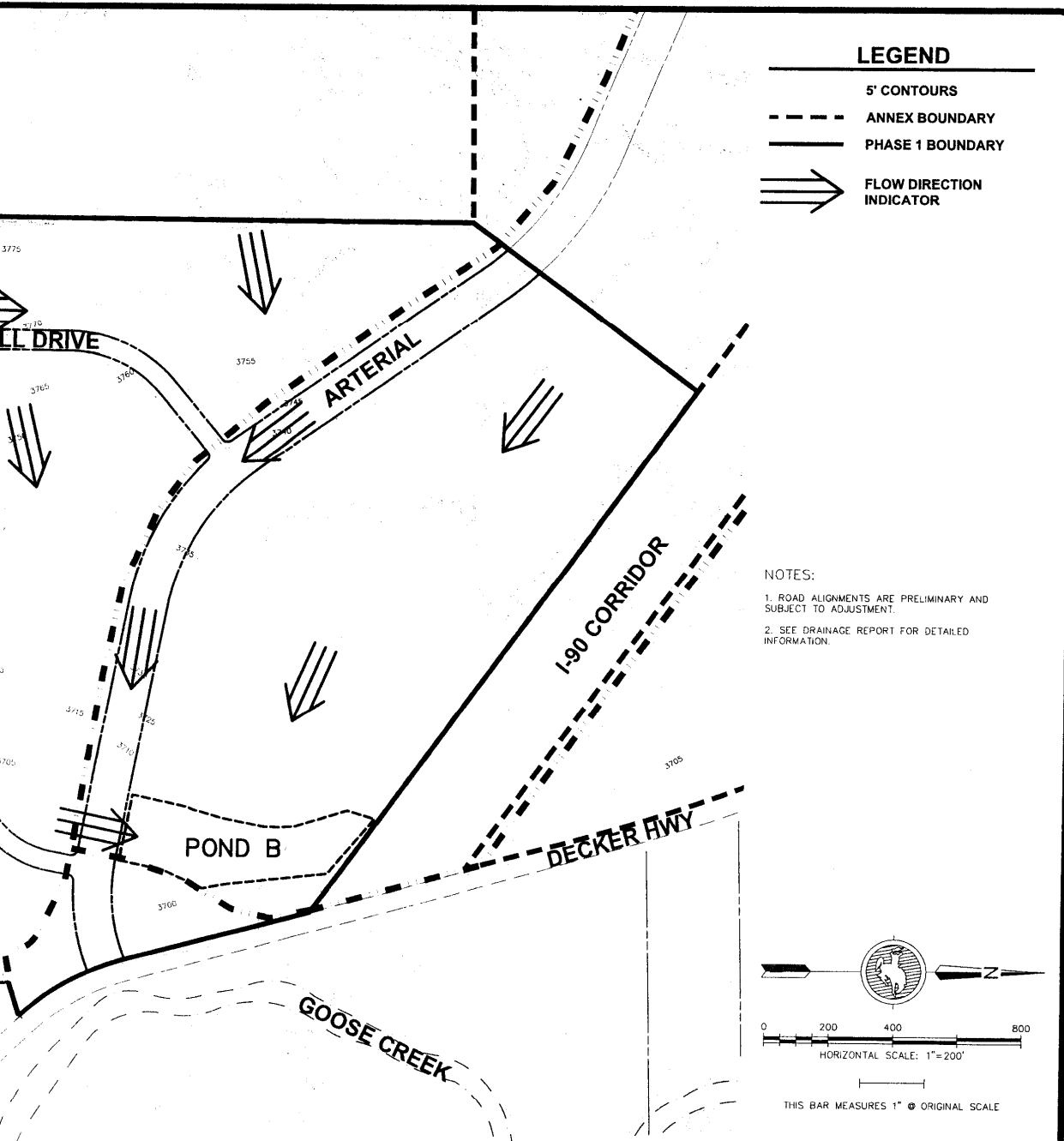
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REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY DRAINAGE PLAN
SHERIDAN, WYOMING**

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A. INTRODUCTION**1. COMMUNITY VISION**

The Wrench Ranch Annexation extends the northern boundary of the City of Sheridan. The Vision of the Annexation includes the creation of a visually cohesive, integrated pattern of development that is both northern gateway to Sheridan, an extension of the city thoroughfare and an understandable northern terminus of the city. The Wrench Ranch Phase I Master Plan will create an identifiable retail shopping area, a clear and understandable boundary to the industrial area on the north end of Sheridan, and a healthy, mixed-use development including office, retail and residential development.

2. MASTER PLAN GOALS

- Long Range Planning.** The intent of the Master Plan is to provide a long-range plan for the future that will encourage carefully planned and orchestrated development of high quality.
- Balance of Uses.** The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks. Incompatible uses will generally be separated and/or buffered with landscaping.
- Gateway/Entry to Sheridan.** The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.
- Understandable District of Sheridan.** The Master Plan is intended to provide an understandable and distinct commercial and mixed-use district within Sheridan.
- Continuity.** The Master Plan is to provide for a logical extension of North Sheridan, including Industrial Drive and Sheridan's parks, open spaces, and trails systems.

B. GENERAL PROVISIONS**1. PURPOSE AND INTENT**

This Master Plan contains information that is necessary for the planning of development within the Wrench Ranch Phase I. The purpose of this Master Plan is to provide in one location all the essential Guidelines, Standards, and Regulations to be used in preparing a development proposal in the Wrench Ranch Phase I.

2. RELATIONSHIP TO THE CITY OF SHERIDAN MUNICIPAL CODE

The Guidelines, Standards and Regulations of this Master Plan contain most of the information needed for development within the Wrench Ranch Phase I Master Plan area. The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code.

In regards to building setback (excluding required landscape buffers), height and density, this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Master Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

3. FUTURE APPROVALS

This Master Plan will be exempt from future modifications to the Sheridan Municipal Code as it pertains to setbacks, building height, and density.

4. TERMS AND DEFINITIONS

Terms used throughout this Document shall take their commonly accepted meanings and as herein defined. In the event of conflicts between these definitions and those of the Sheridan Municipal Code, the Terms and Definitions of this Document shall take precedence.

5. HEIGHT AND BULK STANDARDS

All buildings constructed within this Master Plan will be subject to the specific height and bulk standards set forth in this Master Plan.

C. GENERAL MASTER PLAN CRITERIA**1. ALLOWED USES**

Each of the (4) defined planning areas shall include a list of permitted, conditional, limited and accessory uses unique to that planning area.

2. DEFINED PLANNING AREAS

- MU – Mixed Use
- LI – Light Industrial
- OS – Parks & Open Space
- C – Commercial

3. DENSITY AND FLOOR AREA RATIOS (F.A.R.)

Each of the (4) defined planning areas shall include specific limitations on the number of dwelling units and/or building area. The dwelling unit and floor area limitations and definitions contained within this Master Plan take precedence over the City of Sheridan Municipal Code and all other codes, ordinances, regulations, and standards.

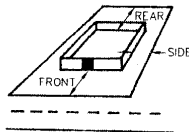
4. OPEN SPACE

The Common Open Space provided within the Wrench Ranch Phase I is not less than 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

- Configuration:** The open space areas and landscaping shall be configured in such a way as to protect viewsheds from public roads and recreational areas. Open space shall buffer existing uses to help ensure compatibility with future development.
- Dedication & Easements:** All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.
- Drainage:** Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.
- Area Restrictions:** Areas occupied by drainage channels, draws, cliffs, easements and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.
- All open spaces are accessible to the general public.**

5. SETBACKS

Each of the (4) defined planning areas shall include specific setback standards. The setbacks established as part of this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.

**6. LIMITS ON LOT COVERAGE**

The Mixed Use Area includes specific residential lot coverage standards. The lot coverage standards established in this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.

7. SIGNS

All signs within the Wrench Ranch Phase I shall comply with the City of Sheridan Municipal Code. Layout, dimensions, and materials shall be submitted for review as part of all future development applications.

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WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1

GENERAL PRINCIPLES, GUIDELINES & STANDARDS

SHERIDAN, WYOMING

8. BUILDING HEIGHT

Building Height will be measured as follows:

- Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.
- Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.
- Finished grade shall be consistent with an approved grading and drainage plan, as applicable, and best management practices and shall be consistent and compatible with surrounding properties.

9. DIMENSIONAL STANDARDS

Each of the (4) defined planning areas shall include specific dimensional standards.

10. DESIGN STANDARDS

Each of the (4) defined planning areas shall include Design Guidelines and Standards. These will be in harmony with the Junction Corridor Requirements and the Gateway Ordinance.

D. NOTES AND PROMIONS

- TOTAL ACREAGE: 180 +/- acres
- EXISTING ZONING: City of Sheridan Gateway District
- The Wrench Ranch will be developed in phases. This Master Plan covers only Phase I. See Phasing Diagram (Sheet P-1).
- PARKING REQUIREMENTS

USE	SPACES	UNIT
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1.5	Per dwelling unit
Medical facilities including but not limited to: urgent care, Out-patient, medical and dental clinics	1	Per bed or 100 SF
Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions	1	Per three beds, plus one additional space per employee
Bed and Breakfast	1	Per unit
Veterinary Clinic	1	Per 200 SF
Commercial	1	Per 100 SF
Colleges and Universities	1	Per 5 seats
Recreation Facilities	1	Per 250 SF
Private Club	1	Per 200 SF
Office and Institution	1	Per 350 SF
Restaurant or Bar	1	Per 25 seats
Banks, post office, business and professional and government offices	1	Per 300 SF
Hotel	1	Per bedroom
Retail	1	Per 200 SF

- Parking shall be accessed by alleys or rear lanes, when such are available.
- Open parking areas shall be masked from the street frontage by a building or plantings. See Landscape Standards (Sheet L-2).
- Residential garage parking spaces shall count towards meeting the parking requirement.
- All uses not covered in the above parking table shall follow the standards established by the City of Sheridan's zoning ordinance.
- Bicycle racks shall be provided for 5% of all building users.
- Mixed-Use Shared Parking: The standard calculations for a Mixed-Use development may be reduced by up to 15% with a Shared-Parking agreement approved by the City of Sheridan.

5. Landscaping will meet or exceed the City of Sheridan Municipal Code Landscaping Standards. Final Landscape Design will be submitted for approval as part of a Subdivision submittal or development approval process.

6. Landscape buffers and setbacks will be provided throughout the Master Plan and will be subject to review at the time of Subdivision submittal or development approval process.

7. Setbacks, screening, landscaping and berming will be used to buffer development.

8. The Light Industrial zone will be used as a transition between the existing Heavy Industrial property along Industrial Drive and the Mixed Use zone to the North. The Light Industrial zone will be buffered from the Mixed Use zone by specific setback, screening and landscaping requirements that will be subject to review at the time of Subdivision submittal or development approval process.

9. North Main/Decker Road is Wyoming State Highway 338 and is under the jurisdiction of WYDOT and is anticipated to be developed in compliance with WYDOT standards.

10. The developer is responsible for providing conduit crossings of the roadways, detached walks, and other surface features, including ditches. Specific crossing locations will be determined when system design is complete and provided at the time of final plot.

11. Per the Gateway Ordinance, detention areas with the intent of continuation of historic drainage routes and flows will be dedicated to the City of Sheridan.

12. Drainage will be conveyed to detention ponds throughout the Master Plan area through a combination of surface and underground facilities. Surface water will be detained and released at the historic rate per City of Sheridan Standards.

13. Final street names will be provided at the time of final plot.

14. All activity within the Master Plan area shall meet applicable City noise standards for the appropriate planning area at the boundary of the Master Plan.

15. PROCEDURES FOR DESIGN REVIEW

All new development and redevelopment that meets the criteria for Substantial Improvement per City of Sheridan Zoning Ordinance shall be required to submit site plan and detailed facade drawings. Requests for building and site review shall be reviewed and approved by the Planning Commission of the City of Sheridan prior to building permit approval for any such project.

- Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.
- Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

16. SPECIFIC SUPERSEDES THE GENERAL

The Table of Permitted Principal Uses identifies uses both specifically and generally. If a use is not specifically identified, then the more general listing of similar uses shall apply. However, if a use is specifically identified, that listing, not the general shall determine the appropriate zone for the use.

17. ACCESSORY USES INCLUDED

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in the Master Plan except as otherwise expressly approved by the City for an accessory dwelling unit, no accessory structure or building shall include a dwelling unit.

19. All sketches provided on sheets LU-1 through LU-5 are purely conceptual and should not be considered a limiting factor in design.

ES
ANDARDS

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JFS

SCALE

HORIZ: NA

VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-1

A. INTRODUCTION - MIXED USE**1. GENERAL DESCRIPTION**

The Mixed Use (MU) Planning Area will serve the business, commercial and residential needs of the Wrench Ranch Phase I Master Plan. The area will include a mixture of businesses, housing, restaurants and offices. The area is intended to be pedestrian-oriented and to be characterized by buildings with outdoor corridors that lead people through the development.

B. PRINCIPAL USES

The following Table (MU Permitted Uses-Mixed Use) the symbol "P" indicates the uses that shall be permitted in the Mixed-Use District. Uses not permitted are indicated with the symbol "X".

TABLE MU PERMITTED USES-MIXED USE	PERMITTED
A. RESIDENCES & OTHER LIVING ACCOMMODATION	
Single Family Housing	P
Boarding, rooming houses	P
Family-care homes	P
Group-care homes	P
Group-care institutions	P
Residential rehabilitation facility	P
Town home dwelling	P
Two, three and four family dwellings	P
Mobile Home Parks	X
Hotel	P
B. CONSUMER GOODS AND SERVICES	
Bed and breakfast establishments	P
Commercial Shopping Center	P
Copy shops and printing services including typesetting	P
Daycare Centers	P
Daycare Home	P
Financial institutions	P
1. Financial site, drive-up facility not located on same lot as principal use	P
2. Financial Automatic teller Machines	P
Gasoline sales in conjunction with or without retail use	P
Hardware, building materials or Garden Stores	P
1. With outdoor display	X
Office uses including:	P
Medical or dental offices and clinics, professional offices, & general business use	P
Personal service shops	P
Retail sales-General	P
Retail sales-Ambulatory Vendor	P
Retail sales-Mobile Vendor Cart	P
Small Animal Veterinary clinics & hospitals	P
C. BUSINESS-TO BUSINESS GOODS AND SERVICES	
Business service establishments	P
Catering establishment	P
Commercial laundries and linen services	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
General administrative offices	P
Medical, dental and optical laboratories and research facilities	P
D. EDUCATIONAL, RELIGIOUS, AND CULTURAL USES	
Colleges, universities (Satellite Office)	P
Convention and Conference Centers	X
Libraries, museums or art centers including accessory education facilities	P
Performing arts centers, auditoriums and other places of assembly	X
Places of religious assembly including churches, synagogues or temples	P
Schools, daycare center facilities, offices other than the administration of the principal use of commercial activities (eg. Retail Stores)	P
Public and private schools for kindergarten, elementary or secondary education	P
Special schools such as martial arts, dance or other similar personal skills instruction	P
Trade or vocational schools	P
E. RECREATION, SOCIAL, AND ENTERTAINMENT USES	
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Live entertainment establishment with indoor and outdoor seating or activity area	P
Private membership clubs for health, recreation and athletic facilities	P
Public and private open space	P
Public and private parks and playgrounds	P
Public and private play fields, courts, recreation centers and other public recreation facilities with associated dining facilities	P
Reception/banquet hall	P

TABLE MU PERMITTED USES-MIXED USE (con't.)

Restaurants	PERMITTED
1. Restaurants with outside eating area	P
2. Restaurants with drive-in facilities	P
Social, fraternal clubs and lodges	P
F. STORAGE, PARKING, AND TRANSPORTATION USES	
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P
G. PUBLIC AND INSTITUTIONAL USES	
Emergency services, rescue squad/ambulance services	P
Essential municipal, private and public utility uses, facilities, services, and structures	P
Government administrative and service offices	P
Medical facilities including but not limited to urgent care, outpatient clinic and medical and dental clinics	P
H. AGRICULTURAL USES	
Continued agricultural production on undeveloped portions of the Master Plan	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	Permitted
Accessory dwelling unit	P
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Shelter for household pets	P
Dwelling unit for owner, caretaker or employee	P
Fences, hedges or walls	P
Home occupation	P
Offices to operate principal use	P
On-premise signs	P
On-site daycare centers (for employees children)	P
Playhouses, patios, cabana, porches and gazebos	P
Incidental household storage buildings	X
Play lots, recreation facilities, on-site management office, laundry facilities for use by residents only	P
Production of fermented malt beverages, malt, special malt and vinous and spirituous liquors (brew pub)	P
Recycling collection point	P
Residential garages and carports	P
Restaurants, bars, newsstands, gift shops, clubs, managerial offices and lounges	P
Retail sales of goods as part of permitted industrial and warehouse uses	X
Retail sales of goods produced onsite as part of allowed agricultural uses	P
Satellite dish antennas accessory to residential uses	P
Satellite dish antennas accessory to nonresidential uses (not including home occupations)	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Swimming pools and hot tubs accessory to residential uses	P
Other accessory uses as determined by the City Planning Director to meet accessory criteria	P

D. MIXED-USE DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density, this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Master Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

**TABLE MU-2
MIXED-USE SETBACK & HEIGHT STANDARDS**

Location	Width/Height
Building Setback	
Arterial	15'
Local-through Street	15'
Local Internal Streets	15'
Commercial Side (20' Combined)	5' Minimum
Side "Common Wall"	0'
Residential Side	5'
Front	15'
Rear	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use	45', 35'
Residential Principal Use	45', 35'

1. Setbacks - all setback are measured from the Property Line/R.O.W.

REV.	DESCRIPTION	BY	DATE

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WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1

MIXED USED PRINCIPLES, GUIDELINES & STANDARDS

SHERIDAN, WYOMING

E. SPECIAL STANDARDS

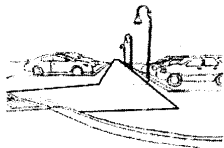
Special development standard related to MU Mixed-Use include the following:

1. ENCROACHMENTS/PROJECTIONS INTO SETBACKS:

- Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback line.
- Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.
- Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
- Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

- Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
- Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are required to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.



G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

- Site buildings to face the primary street frontage.
- Provide clearly articulated pedestrian-oriented entries.
- It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
- Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
- Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
- Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.

2. VEHICULAR CIRCULATION AND PARKING

- Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.
- Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- Provide bicycle parking.
- All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
- Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
- Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
- Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
- Locate accessory structures behind buildings.

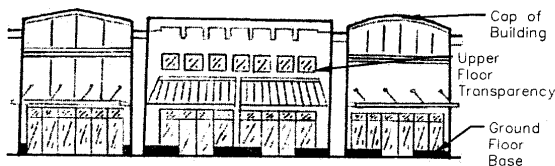
H. ARCHITECTURE - MIXED USE PRINCIPLES (MU)

- Design clearly articulated human scale buildings.
- Use tower elements at corners designed to punctuate street intersections.
- Orchestrate building structural bays to create repetitive building rhythms.

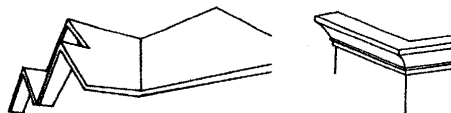
I. ARCHITECTURAL GUIDELINES - MIXED-USE (MU)

1. BUILDING MASSING AND FORM

- Segment buildings into three major components: the ground floor base that anchors the building to the ground; the upper story facade that provides transparency, and the cap that terminates the top of the building.



- Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.
- Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
- Design the building masses to provide continuity with adjacent structures.
- Terminate the top of the building with a distinctive pitched roof or cornice.



- Avoid large, monumental, undifferentiated and scale-less building masses.

- g. Punctuate the skyline with corner towers. Tower elements provide a proper termination of converging street walls, accentuating the corner.

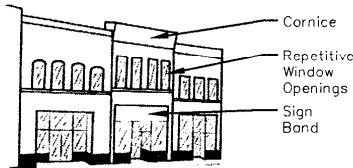


2. GROUND FLOOR STOREFRONT BASE

- a. Use commercial storefront heights to allow natural light to penetrate interiors. Storefront minimum height: 10'.

3. UPPER STORY FACADES

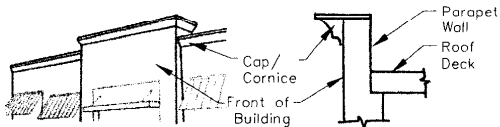
- a. Emphasize horizontal building features such as continuous cornice elements, repetitive window openings and sign bands that provide architectural continuity between neighboring buildings.



4. ROOF CAP

- a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

- I. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.



- II. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.

- III. Support pitched roof eave overhangs with corbels or brackets.



- IV. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.

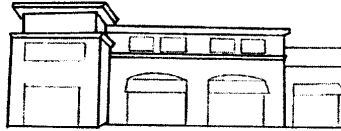
- V. Avoid radical roof pitches that create overly prominent or out-of-character buildings.

- VI. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers



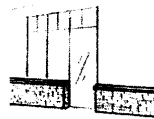
Vary Roof Lines/Heights



- VII. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

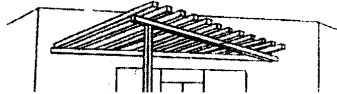
5. MASONRY OR STONE BASE

- a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



6. AWNINGS/SUNSHADES

- a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



- b. Do not obstruct transom windows with awnings.

- c. Internally illuminated awnings are prohibited. Awnings shall not be back-lighted.

- d. Construct awnings of durable material.

7. BUILDING MATERIALS

- a. Use building materials such as brick, stone and wood that help interpret the size of the building.

- b. Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete.

- c. Avoid an excessive variety of façade materials.

REV.	DESCRIPTION	BY	DATE

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WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
MIXED USED PRINCIPLES, GUIDELINES & STAND
SHERIDAN, WYOMING

d. The following building materials are permitted:

I. Building Base and Facades:

Concrete, Precast
Masonry, Brick
Masonry, CMU (Integrally colored)(Recommend split face)
Masonry, Stone (ie. Ashler-laid, broken rangework,
pitched faced, quarry faced)
Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
Metal, Structural
Stucco
Metal wall panels, Corrugated, standing seam, etc. (Use
with discretion) (Less than or equal to 15% coverage)
Tile
Cultured Stone

II. Roofs:

Composite Roofing (Architectural grade dimensional
fiberglass mat shingles)
Concrete Shakes (Raked to mimic a natural wood shake)
Metal, Standing Seam (Seams shall be spaced a
maximum of 18 inches)
Rolled metal or single-ply membrane roofing screened
from public view by a parapet
Slate (real or cultured)
Tile, Flat Concrete (Modern Slate)
Brackets, Corbels and Beams
Wood, Dimensional (Beams)

III. Windows:

Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following
recommendations:

Board and Batten (wood or cementitious)
Brick
Corrugated Metal (Less than or equal to 15% coverage)
Siding, Clapboards (wood or cementitious)
Siding, Fishscale (wood)
Siding, Drop (wood or cementitious)
Siding, Lap (wood or cementitious)
Siding, Shingle (cedar, redwood or cementitious)
Siding, Tongue and Groove (wood or cementitious)
Stone (natural)
Stone (cultured)
Stucco (exterior plaster)
EIFS

S
ANDARDS

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801


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DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLN
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-3

A. INTRODUCTION - LIGHT INDUSTRIAL**1. GENERAL DESCRIPTION**

The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research & development, assembly of materials, goods and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the Master Plan area and to buffer Mixed-Use areas from the existing heavy industry to the South.

B. PRINCIPAL USES

The following Table (LI Permitted Uses-Light Industrial) the symbol "P" indicates the uses that shall be permitted in the Light Industrial District. Uses not permitted are indicated with the symbol "X".

TABLE LI PERMITTED USES-LIGHT INDUSTRIAL**PERMITTED**

A. OFFICES USE TYPES	
General Offices	P
Financial Offices	P
Medical Offices	P
Combination offices use types	P
B. COMMERCIAL USE TYPES	
Agricultural sales & service	P
Automotive service, repair & rental	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Fire Hall & Fire Fighter Training Facility	P
Food sales	P
Daycare home	P
Funeral services	P
General retail	P
Laundry	P
Liquor sales	P
Maintenance and service facility	P
Medical clinic	P
Office Warehouse	P
Veterinary clinics	P
Veterinary hospitals	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
3. With roof/building mount transmission or receiving facilities	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	PERMITTED
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Offices to operate principal use	P
On-premise signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Satellite dish antennas accessory to nonresidential uses	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. LIGHT INDUSTRIAL DISTRICT: SETBACK & HEIGHT STANDARDS**G.**

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density, this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

1. B

**TABLE LI-2
LIGHT INDUSTRIAL SETBACK & HEIGHT STANDARDS**

Location	Width/Height
Building Setbacks (Industrial Uses) Front, Side, Rear	50'
Building Setbacks (Commercial Uses) Front Side Yard-Within Planning Area Rear	15' 15' 15'
Height Limitations Commercial Principal Use (4 story Max.)	45' or 4 stories

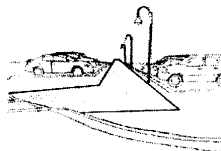
E. SPECIAL STANDARDS

Special development standard related to Light Industrial (LI) include the following:

- SETBACKS** - All setback are measured from the Property Line.
- ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET (YARDS)**
 - Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
 - Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
 - Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

- Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
- Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas.



- Locate stand alone satellite building at site entrances to "announce" entry.

3.

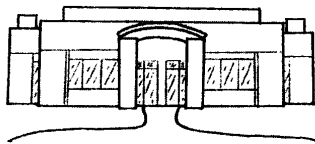
REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STAND.
SHERIDAN, WYOMING**

G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

- Site buildings to face the main street frontage.
- Provide clearly articulated pedestrian-oriented entries.



- Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.



- Site buildings to concentrate continuous pedestrian activity along the street.
- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
- Locate accessory structures behind buildings.
- Orient primary building storefront openings towards the street.

2. VEHICULAR CIRCULATION AND PARKING

- Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
- Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- Provide bicycle parking.
- All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Locate loading docks, trash enclosures and service areas away from the street frontage.
- Locate accessory structures behind buildings.
- Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

H. ARCHITECTURE - LIGHT INDUSTRIAL USE PRINCIPLES (LI)

- Design clearly articulated human scale buildings.
- Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

I. ARCHITECTURAL GUIDELINES - LIGHT INDUSTRIAL (LI)

1. BUILDING MASSING AND FORM

- Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.
- Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
- Avoid large, monumental, undifferentiated and scale-less building masses.

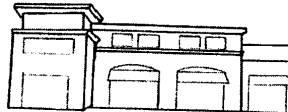
2. ROOF CAP

- Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
- Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers



Vary Roof Lines/Heights



- Use discretion to conceal rooftop mechanical equipment, antenna, satellite dishes, etc. shall be completely screened within a penthouse or hidden behind a roof parapet.

ES
STANDARDS

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL
COLLABORATIVE
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217 North Main St. • Sheridan, WY 82801 • (307) 672-1711
400 South Miller Ave. • Gillette, WY 82716 • (307) 682-1181

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLN

CHECKED BY: JES

SCALE

HORIZ: NA

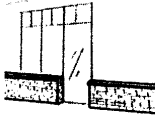
VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-4

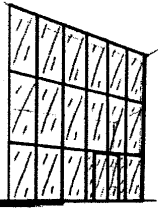
3. MASONRY OR STONE BASE

- a. Define the base of storefront buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. BUILDING MATERIALS

- a. Avoid large, featureless building surfaces such as large all glass, all concrete tilt, or all metal panel walls.



- b. Avoid an excessive variety of façade materials.

- c. The following building materials are permitted:

I. Building Base:

Concrete, Precast
 Masonry, Brick
 Masonry, CMU (Integrally colored)
 Quality Metal Panels (Less than or equal to 15% coverage)
 Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
 Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
 Metal, Structural (Less than or equal to 15% coverage)
 Metal wall panels, Corrugated, standing seam, etc. (Less than or equal to 15% coverage)
 Cultured stone
 Tile

II. Roofs:

Composite Shingle Roofing
 Concrete Shakes
 Metal, Standing Seam
 Rolled metal or single-ply membrane roofing screened from public view by a parapet
 Slate (real or cultured)
 Tile, Flat Concrete (Modern Slate)
 Brackets, Corbels and Beams
 Wood, Dimensional (Beams)

III. Windows:

Glass, transparent, mirrored or tinted
 Polycarbonate

IV. Use wall materials based upon the following recommendations:

Board and Batten (wood or cementitious)
 Block
 Brick
 Corrugated Metal (Less than or equal to 15% coverage)
 Siding, Clapboards (wood or cementitious)
 Siding, Fishscale (wood)
 Siding, Drop (wood or cementitious)
 Siding, Lap (wood or cementitious)
 Siding, Shingle (cedar, redwood or cementitious)
 Siding, Tongue and Groove (wood or cementitious)
 Stone (natural)
 Stone (cultured)
 Stucco (exterior plaster)
 EIFS

REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

orage)

ES
STANDARDS

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLM
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-5

A. INTRODUCTION - COMMERCIAL**1. GENERAL DESCRIPTION**

The Commercial (C) Planning Area will serve the business and commercial needs of the Wrench Ranch Phase I Master Plan and will serve as a commercial hub for the North end of Sheridan. The area will include a mixture of vehicular and pedestrian-oriented businesses, restaurants, and offices. The area is intended to be able to be reached by pedestrians from the Mixed-Use (MU) zone of the Master Plan as well as by vehicle from out of the district.

B. PRINCIPAL USES

The following Table (C Permitted Uses-Commercial) the symbol "P" indicates the uses that shall be permitted in the Commercial District. Uses not permitted are indicated with the symbol "X".

TABLE C PERMITTED USES-COMMERCIAL**PERMITTED**

A. OFFICES USE TYPES	
General Offices	P
Financial Offices	P
Medical Offices	P
B. COMMERCIAL USE TYPES	
Agricultural sales & Service	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Food sales	P
General retail	P
Laundry	P
Liquor sales	P
Medical clinic	P
Veterinary clinics	P
Veterinary hospitals	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	Permitted
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Nurseries and greenhouses	P
Offices to operate principal use	P
On-premise signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes and trees	P
Satellite dish antennas accessory to nonresidential uses	P
Screened outdoor storage or sale of construction materials, plants, and gardening materials located adjacent to a retail establishment and not exceeding five percent of the gross indoor floor area of the retail establishment	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. PROHIBITED USES

Prohibited Uses shall be as described in Sheridan Zoning Code Zone B-2.

E. COMMERCIAL DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Master Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

**TABLE C-2
COMMERCIAL SETBACK & HEIGHT STANDARDS**

Location	Width/Height
Building Setback	
I-90	25'
N. Main	15'
Industrial Drive/Russell Drive	15'
Adjacent to CO	15'
Local Internal Streets	15'
Side Yard-Within Planning Area	15'
Side "Common Wall"	0'
Rear	15'
Height Limitations	
Commercial Principal Use (4 story Max.)	45'

F. SPECIAL STANDARDS

Special development standard related to Commercial include the following:

1. **SETBACKS** - All setback are measured from the Property Line.
2. **ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)**
 - a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
 - b. Encroachments and projections into easements must be approved by the basement holder and the City of Sheridan.
 - c. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

G. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.
3. Locate stand alone satellite building at site entrances to "announce" entry.

H. SITE PLANNING GUIDELINES

1. **BUILDING SITING AND ORIENTATION**
 - a. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
 - b. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
 - c. Orient primary building storefront openings towards the street or formal open space areas as opposed to rear parking areas.

REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1

COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS

SHERIDAN, WYOMING

- d. Site buildings to face the main street frontage.
- e. Provide clearly articulated pedestrian-oriented entries.

2. VEHICULAR CIRCULATION AND PARKING

- a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
- b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- c. Provide bicycle parking.
- d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

- a. Avoid placing service areas where they are visible from adjacent buildings or streets.
- b. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
- c. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
- d. Locate accessory structures behind buildings.
- e. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
- f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.

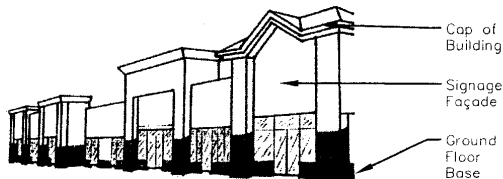
I. ARCHITECTURE - COMMERCIAL USE PRINCIPLES (C)

- 1. Design clearly articulated human scale buildings.
- 2. Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

J. ARCHITECTURAL GUIDELINES - COMMERCIAL (C)

1. BUILDING MASSING AND FORM

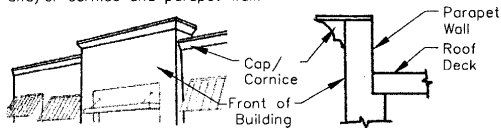
- a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.



- b. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
- c. Avoid large, monumental, undifferentiated and scale-less building masses.

2. ROOF CAP

- a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:
- i. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.



- ii. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
- iii. Support pitched roof eave overhangs with corbels or brackets.

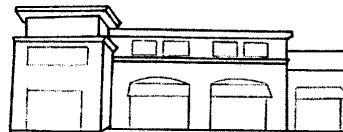


- iv. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
- v. Avoid radical roof pitches that create overly prominent or out-of-character buildings.
- vi. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers



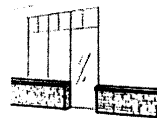
Vary Roof Lines/Heights



- vii. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

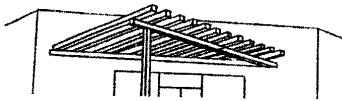
3. MASONRY OR STONE BASE

- a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. AWNINGS/SUNSHADES

- a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



- b. Do not obstruct transom windows with awnings.
- c. Internally illuminated awnings are prohibited. Awnings shall not be back lighted.
- d. Construct awnings of durable material.

5. BUILDING MATERIALS

- a. Use building materials such as brick, stone and wood that help interpret the size of the building.
- b. Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete.
- c. Avoid an excessive variety of façade materials.
- d. The following building materials are permitted:

I. Building Base and Facades:

Concrete, Precast
Masonry, Brick
Masonry, CMU (Integrally colored)(Recommend split face)
Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
Metal, Structural
Stucco
Metal wall panels, Corrugated, standing seam, etc. (Use with discretion) (Less than or equal to 15% coverage)
Tile
Cultured Stone

II. Roofs:

Composite Roofing (Architectural grade dimensional fiberglass mat shingles)
Concrete Shakes (Raked to mimic a natural wood shake)
Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
Rolled metal or single-ply membrane roofing screened from public view by a parapet
Slate (real or cultured)
Tile, Flat Concrete (Modern Slate)
Brackets, Corbels and Beams
Wood, Dimensional (Beams)

III. Windows:

Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:

Board and Batten (wood or cementitious)
Brick
Corrugated Metal (Less than or equal to 15% coverage)
Siding, Clapboards (wood or cementitious)
Siding, Fishscale (wood)
Siding, Drop (wood or cementitious)
Siding, Lap (wood or cementitious)
Siding, Shingle (cedar, redwood or cementitious)
Siding, Tongue and Groove (wood or cementitious)
Stone (natural)
Stone (cultured)
Stucco (exterior plaster)
EIFS

REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
 COMMERCIAL PRINCIPLES, GUIDELINES & STANDARD
 FUTURE OPEN SPACE/RIGHT OF WAY GUIDELINES & STANDARDS
 SHERIDAN, WYOMING

A. INTRODUCTION - FUTURE OPEN SPACE/RIGHT OF WAY

1. GENERAL DESCRIPTION

The Future Open Space/Right of Way (FUT) Planning Area covers the portion of the Phase 1 Master Plan that's final use is unknown at this time. FUT areas will be maintained by the primary land owner, John E. Rice and Sons, Inc. or its designee.

The property may be used for signage, ranch operations or private open space until its final use as right of way or open space is determined.

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TANDARDS

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLM

CHECKED BY: JES

SCALE

HORIZ: NA

VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-7

A. INTRODUCTION - OPEN SPACE**1. GENERAL DESCRIPTION**

The parks and open space within the Wrench Ranch Annexation will service residents and daytime users with active and passive recreational uses and amenities. The open space will include trails, native open space, habitat and riparian preservation corridors. The final trail locations will be linked into the existing Goose Creek Trail and also provide links to future trail locations. Trails and pedestrian sidewalks are to be located within landscape buffers, street rights of way, parks and open spaces. All open space uses shall be accessible to the general public, except in cases where they preserve sensitive habitat, and the land is permanently maintained in a natural state. Open space shown on the final plat will be dedicated to the City of Sheridan upon recordation of said final plat.

Open Space Requirement:

17% of the site is to be preserved and dedicated as public and/or private open space and is to be in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance. Open space areas must be configured with no dimension less than one hundred feet. Limited exceptions to this rule may be made, for example, for trail connections or for landscaping buffers. Areas occupied by drainage channels, draws, cliffs, and land areas with grades in excess of six percent shall not compromise more than fifty percent of the open space area.

2. SPECIAL USES

Special development standards related to the Open Space/Parks District include the following:

Trails

All recreational and developed trails accessible to the public are to be owned, operated, maintained and controlled by the City of Sheridan.

Trail Access to Public Parks/Open Space Areas

Parks/Open Space Areas will be owned and maintained by the City of Sheridan.

3. PRINCIPAL USES

No open space or recreational area shall be acceptable unless dedicated to the City of Sheridan, or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses. The following uses shall be noted as primary principle uses accepted in park and open space areas:

Recreational, Social, and Entertainment Uses: Public or commercial facilities for recreation, social or entertainment activity.

Permitted:

- a. Food and beverage service, 560 to 1,000 square feet gross floor area (eg. Snack Bars). Any structures must be approved by Wrench Ranch.
- b. Public Open Space
- c. Public Playgrounds
- d. Public Play Fields and Courts.

Consumer Goods and Services: Businesses that offer items for sale to the general public or services to the general consumer. These are the retail and service outlets used by residents to keep their households operating.

Permitted:

- a. Retail Sales - Mobile Vendor Cart
- b. Retail Sales - Outdoor (i.e., Farmers Market)
- c. Parking lots

Public and Institutional Uses: Facilities of a public nature that are necessary for the functional or societal needs of the community.

Permitted:

- a. Water Storage Sheds
- b. Public Utility Facilities
- c. Essential municipal, private and public utility uses, facilities, services and structures
- d. Drainage swales, structures, berms, detention areas, and appurtenances
- e. Irrigation channels, ditches, and appurtenances.

Agriculture Uses**Permitted:**

Continued Agriculture production on undeveloped portions of the Master Plan.

Other community uses, services and facilities operated by a government or nonprofit organization are not permitted.

REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
OPEN SPACE PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING**

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PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA: ARENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801



DATE: 9/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
L-1

A. INTRODUCTION - LANDSCAPE**1. GENERAL DESCRIPTION**

The following is a summary of the Landscape Design Guidelines for the Wrench Ranch Annexation. Please also refer to the adopted Gateway Ordinance No. 2056 and the City of Sheridan Municipal Code.

2. LANDSCAPING GOALS

These design guidelines were prepared with several goals including:

- Provide landscape Guidelines for the Wrench Ranch Annexations: Phase one and to guide future development.
- Provide landscape setbacks and standards for Light Industrial, Mixed Use and Commercial land uses.
- Minimize water use and promote the use of native and adapted plant materials.
- Provide year-round color and interest.
- Provide a consistent landscape treatment for adjacent streetscapes throughout the campus.
- Minimize long-term maintenance.
- Provide conformance with the visual character and design guidelines of the surrounding site.

B. GENERAL LANDSCAPE DEVELOPMENT GUIDELINES**1. PURPOSE AND INTENT**

- Signed, approved grading plans/permits and all erosion control measures in place are to be submitted for review, prior to earthwork.
- Site visibility triangles shall be used at all access intersections for public safety and welfare per the City of Sheridan's Municipal Code.
- A plant palette that includes native and/or hardy adapted species will be used. All species will be grouped according to water requirements.
- Drip irrigation will be used for all parking lot islands, planting beds and perimeter plant materials.
- Irrigated turf shall be a drought-tolerant turf-type.
- All native seed grasses will receive a temporary or permanent irrigation system.
- Soil preparation for all landscape areas shall include 3 inches of organic soil amendments spread over the top of topsoil and then rototilled in to a depth of 6-8 inches. Soil amendments to be rated Class II or greater. If salt conditions exist, only Class I soil amendments shall be accepted.
- All trees will receive a 24 inch diameter saucer of shredded bark mulch, 4" deep. All shrub and perennial beds will also receive shredded cedar bark mulch.
- A rolled top steel edge shall be placed between all shrub/perennial beds and turf areas, as well as between native grasses and irrigated grasses.

2. PLAN REQUIREMENTS

Format future landscape plans to a 24x36 or greater page size, unless local codes dictate otherwise. Provide a north arrow and bar scale. Show all utility lines, easements, sight triangles and parking lot lighting on landscape plans. Provide provisions on the plan for long term maintenance of all landscaped areas, including buffers as outlined in Section L.

C. LANDSCAPE REQUIREMENTS**1. STREET TREE REQUIREMENTS**

Main Street:	1 tree/20 l.f.
Street Tree Types:	See recommended Planting List
Evergreen Requirement:	Not required along commercial/retail frontage
Parking Lot Screening:	Per detail sheet and/or City of Sheridan Municipal Code
Notes:	Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.
Industrial Drive:	1 tree/30 l.f.
Street Tree Types:	See recommended Planting List
Evergreen Requirement:	75% evergreen required along industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening:	Per detail sheet and/or City of Sheridan Municipal Code
Notes:	Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.
Internal Roads:	1 tree/30 l.f.
Street Tree Types:	See recommended Planting List
Evergreen Requirement:	75% evergreen required along industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening:	Per detail sheet and/or City of Sheridan Municipal Code
Notes:	Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

D. LANDSCAPE BUFFERS SETBACKS

Unless specified or decided on otherwise, front yard landscape buffers are measured from the right-of-way. If right-of-way is not applicable, it shall be measured from the property line. Rear and side yard landscape buffers are measured inward from the property line.

Light Industrial Use: 15' front yard landscaping with ornamental screen wall may be contained within 50' setback or 30' front yard landscaping without ornamental screen wall may be contained within 50' setback. 50' side and rear yard adjacent to other industrial uses and 50' side and rear yard buffer adjacent to residential or commercial uses. Where commercial uses occur in the Light Industrial area refer to "Commercial" requirements of this section.

Details: As measured from the road right-of-way

Additional Landscape Requirements: 1 Tree/50'; 75% evergreen, for front yard (unless covered by roadway requirements), cul-de-sac frontage and for lots adjacent to mixed use and commercial properties. No tree requirement for side and rear buffers for lots adjacent to industrial properties or open space.

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Commercial: 15' front, side* and rear* yard landscape buffer setback (*Side and rear setbacks not required when adjacent to a shared drive aisle or parking lot. In that case, side and rear setback to equal zero (0) along the common boundary.)

Details: As measured from the road right-of-way. 15' landscape buffer required along the front, side and rear.

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Mixed Use: 15' front, 15' rear and 5' side yard landscape buffer setback (*Match landscape buffer to building setback - see architectural requirements.)

Street Tree Types: See recommended Planting List
Additional Landscape Requirements: 1 Tree/30'. (50% evergreen, except for commercial and retail uses). Tree requirements applicable for front and rear buffers (unless covered by roadway requirements or unless a property line falls within a private drive)

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees branched to a minimum of 6' height adjacent to all public sidewalks.

E. INTERNAL LANDSCAPING

Light Industrial: 0%
Details: 0% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

Commercial: 5%
Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

Mixed Use: 5%
Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

F. PARKING LOT LANDSCAPING & SCREENING

- Parking Lot Screening is required for all parking facing an adjacent roadway or property line.
- Parking Lot Screening shall consist of 50% evergreen and/or other screening structure in the form of a screen wall or berm/planting combination.
- Single parking lot islands to receive a minimum of 1 tree/6 shrubs per island and double parking lot islands to receive a minimum of 2 trees/12 shrubs per island.
- Storage yards in industrial parcels are exempt from parking lot island tree and shrub requirements.

G. GROUND PLAIN TREATMENTS

Living ground plain treatments (low water variety sods, seed mixes, ground covers) are encouraged, however organic mulches and aggregates are acceptable.

When organic mulches and aggregates are used, it is recommended living ground covers and planting materials cover mulches and aggregates to a 50% coverage; materials shown at mature size. Organic mulches need to be fibrous and wind resistant. Aggregates shall be selected to match building colors and size of aggregates shall be coordinated between sites.

Recommended Seed Mixes (Other mixes may be suggested and reviewed)

Seed Blends: Pure Live Seed Only

Low Grow Prairie Grass Mix	30%
Ephraim Crested Wheatgrass	25%
Perennial Ryegrass	25%
Blue Fescue	20%
Canada Bluegrass	15%
Chewings Fescue	10%
Rate: 30 Blk. Lbs/acre (PLS) - Irrigated	
Tallgrass Prairie	
Big bluestem	30%
Little bluestem	25%
Switchgrass	20%
Sideoats grama	25%
Rate: 30 Blk. Lbs/acre (PLS) - Irrigated	

Wetland Mix (For use in detention and riparian areas)

Feed Canarygrass	45%
Meadow Brome	25%
Garrison Foxtail	20%
Climax Timothy	5%
Add - Tall Larkspur	5%
Rate: 30 Blk. Lbs/acre (PLS)	

H. RE

BOTANICAL COMMON

SIRET
Acer x
Autumn

Sorbus
Western

Populus
Black C

Populus
Flaming

Populus
Lanceole

Celtis
c Western

Fraxinus
Autumn

Populus
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Honey

Fraxinus
Ash

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Redtwig

Fallugia
Aspen

Juniper
Horizon

Juniper
Rocky

Pervask
Rustian

REV.	DESCRIPTION	BY	DATE

1/2009/300003 - Wrench Ranch Master Planning/Leag/Water Plan Revisions - 20090915/09003 - LANDSCAPE PLAN SHEET 15.dwg Sep 15, 2009 - 11:34am

WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1 LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS SHERIDAN COUNTY, WYOMING

H. RECOMMENDED PLANT MATERIALS

BOTANICAL NAME /
COMMON NAME WATER REQUIREMENT

STREET TREES (1.5" min. planting size)

Acer x freemanii 'Autumn Blaze' Adaptable
Autumn Blaze Maple

Sorbus sitchensis Dry/Adaptable
Western Mountain Ash

Populus balsamifera ssp. trichocarpa Adaptable
Black Cottonwood

Populus x deltoides ssp. monilifera Adaptable
Plains Cottonwood

Populus x acuminata Adaptable
Lanceleaf Cottonwood

Celtis occidentalis* Dry
Western Hackberry

Fraxinus Americana Dry/Adaptable
Autumn Purple Ash

Populus tremuloides Adaptable
Quaking Aspen

Gleditsia triacanthos Dry/Adaptable
Honey Locust

Fraxinus pennsylvanica ssp. Adaptable
Ash species

Salix alba Moist
Golden Russian Willow
(For detention and riparian use)

*Use in native areas only - 5% max

ORNAMENTAL TREES (1.5" caliper min. planting size)

Malus species Adaptable

Prairifire Crabapple / Louisa Crabapple

Crataegus spp. Dry to Adaptable
Hawthorn

Koeleria paniculata Adaptable
Golden Rain Tree

Pyrus cuneata 'Prairie Gem' Adaptable
Prairie Gem Pear

EVERGREEN TREES (6' height min. planting size)
Picea pungens Adaptable
Blue Spruce*

*At main Entry Locations Only - Preferably located in higher water use areas and outside of visibility triangles and corridors. Dwarf varieties are acceptable

Pinus flexilis 'Vanderwolf Pyramid' Dry to Adaptable
Pyramid Vanderwolf Pine

Pinus ponderosa Dry to Adaptable
Ponderosa Pine

Pinus nigra Dry to Adaptable
Austrian Pine

Pinus equit Dry to Adaptable
Pinor Pine

Platanus acerifolia Adaptable
Douglas Fir

Shrub list (if other minimum planting size) Partial Shrub list
(For full shrub list please reference: Natural Resource Conservation Service
(www.plant-materials.nrcs.usda.gov/mtpmc))

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Potentilla fruticosa spp.
Potentilla species

Dry to Adaptable

Prunus tenella
Dwarf Russian Flowering Almond

Dry to Adaptable

Rosa x spp.
Rose species

Dry to Adaptable

ORNAMENTAL GRASSES (1 gallon min. planting size)
Calamagrostis acu. 'Karl Foerster'
Feather Reed Grass

Adaptable

Saccharum ravennae
Silver Plume Grass

Adaptable

Schizachyrium scoparium
Little Bluestem

Dry to Adaptable

Festuca glauca
Blue Fescue

Dry to Adaptable

PERENNIALS

Aquilegia caerulea

Adaptable

Rocky Mtn. Columbine

Clematis x jackmanii

Adaptable

Purple Clematis

Leucanthemum x spuerbum 'Aglia'

Adaptable

Double Shasta Daisy

Clematis temiflora

Adaptable

Sweet Autumn Clematis

Wildflowers (Many varieties)

Cultivars of the above noted plant materials are acceptable. The use of Russian Olive and other invasive species will not be allowed.

Note: Additional Plant Materials may be approved per local agency documentation and from the Natural Resource Conservation Service
(www.plant-materials.nrcs.usda.gov/mtpmc)

I. PLANT MATERIALS & GROUND PLANE MATERIALS

Plant materials were selected to provide vertical interest and emphasis, texture and seasonal color. In addition, designers shall consider low maintenance, low water demand plants that once established, will take a minimum of care and maintenance. Many of the plants selected are native or adapted to Wyoming. Plants shall be grouped according to their size and water requirements for maximum benefit. The use of local aggregates and landscape mulches are encouraged.

J. IRRIGATION

For maximum efficiency and reduction of irrigation water use, it is recommended to install drip irrigation to native plant materials throughout Wrench Ranch for an established period, minimum of three growing seasons. Once plant materials are established, it is beneficial to supplement natural rainfall only if extreme drought conditions are experienced. Winter watering is also recommended if the health of the plants are in danger due to lack of winter precipitation. The irrigation system shall be controlled with an automatic controller with a rain sensor/shut-off device installed (ET based systems are preferred). The irrigation backflow preventer shall be placed in a Protective Box or equal and located in a screened location.

Provide subsurface drip irrigation extending to all hanging baskets, ornamental pots and all trees located in native tree areas.

Provide an irrigation plan and install irrigation components per City of Sheridan Municipal Code requirements. Refer to site specific geohazard report of irrigation setback requirements from building foundations.

K. ALTERNATIVE COMPLIANCE

If an applicant needs to deviate from the adopted landscape design standards, the applicant shall provide on their company's letterhead an alternative compliance request. The request shall include the adopted landscape standard, the deviated and proposed standard and justification of the deviation request. The reviewing party shall administratively determine approval or denial of the application request.

L. MAINTENANCE

Public landscaping (including street medians, public right-of-way and other public dedicated tracts) shall be owned and maintained by the applicable public entity.

Private landscaping (including all landscaping on a private lot and dedicated private easements) shall be maintained by the private property owner or association entity. Private landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include pruning, mowing of lawns, weeding, removal of litter and regular watering of all plantings. Should plant material die, the landscape contractor shall be responsible for the replacement of the plant(s) or tree(s) with two growing seasons after final acceptance and replacement shall be the owner's responsibility thereafter.

To achieve a uniform appearance and to reduce conflict, it is encouraged that one landscape contractor provide maintenance for all common landscape areas thus providing one primary source of contact and eliminating finger pointing if problems occur. The landscape contractor shall be responsible for starting the irrigation system in the spring, for winterizing the irrigation system in the fall and for maintaining the system throughout the year. Plant material shall be hand watered throughout the winter months (minimum watering schedule - monthly or bi-monthly as weather conditions permit).

DESIGN STANDARDS

PREPARED FOR:
JOHN E. ROE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHEPHERD, WY 82801

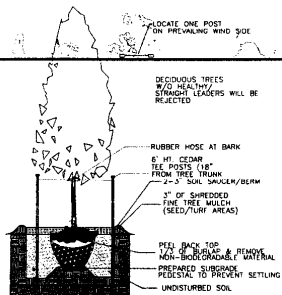
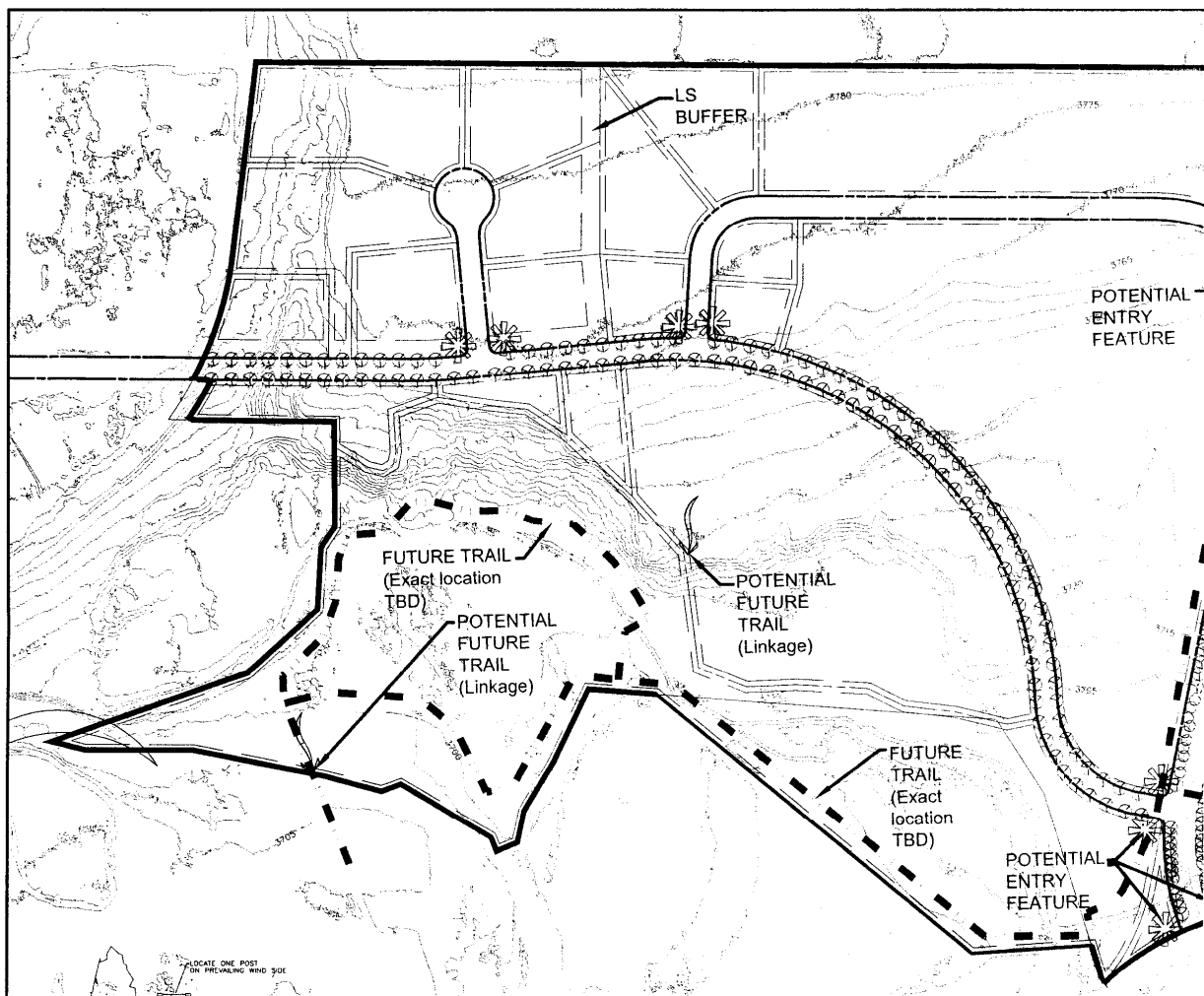
Landscape Architecture
Land Planning
Irrigation System Design
Natural
Design Solutions
1001 6th Street, Suite 100, Sheridan, WY 82801
(307) 665-1000 / Fax: (307) 665-1001 / www.naturaldesignsolutions.com

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
217 North Main St. - Sheridan, WY 82801 - (307) 675-1711
409 South Main Ave. - Gillette, WY 82701 - (307) 683-1141

DATE: 9/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
L-2



PLANT SCHEDULE

TREES	CODE BOTANICAL/COMMON	CONT. QTY
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AF	Deciduous Street Tree / Concept Ornamental Tree B & B	100
AS	Street Tree / Concept Street Tree B & B	221
Final tree locations to be determined per subsequent development applications.		
Location for potential entry monument/signage. Final locations to be determined.		
Future trail connection to adjacent properties. Exact locations and timing to be determined.		
Total Site: 180 +/- acres		
Open space - Less than 6% grade: 19.96 (10.8%)		
Total Open Space: 34.98 (19.4%)		

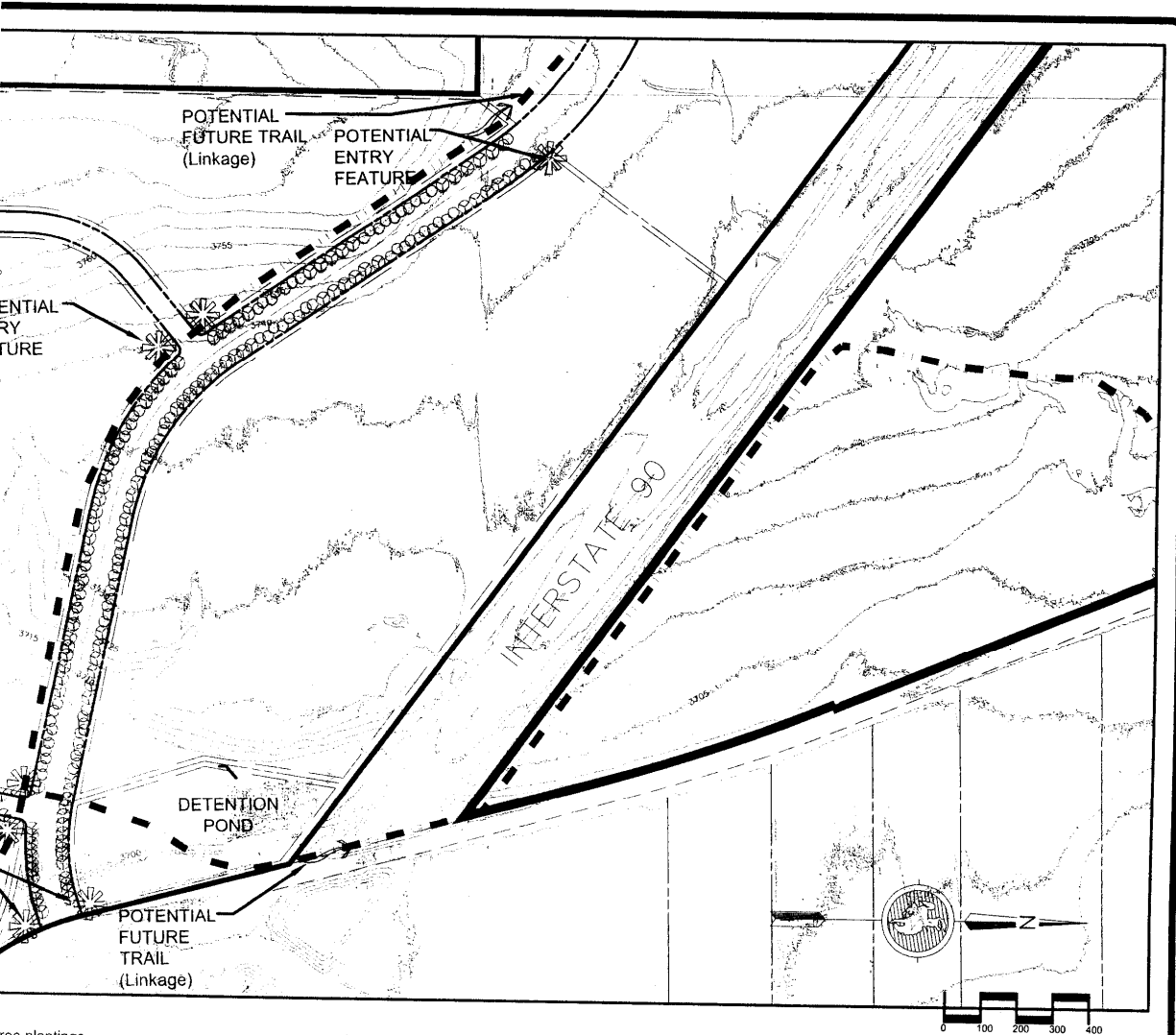
LANDSCAPE CONCEPT:

To provide native and adaptable street tree plant contributing to pedestrian and automotive safety : aesthetic appeal. To provide compliant line-of-sight and planting setbacks from curb and gutter and sidewalks. To provide a formal street tree planting scheme through major automotive and pedestrian corridors and to comply with all local codes and guidelines.

A DECIDUOUS STAKING AND PLANTING DETAIL
NOT TO SCALE

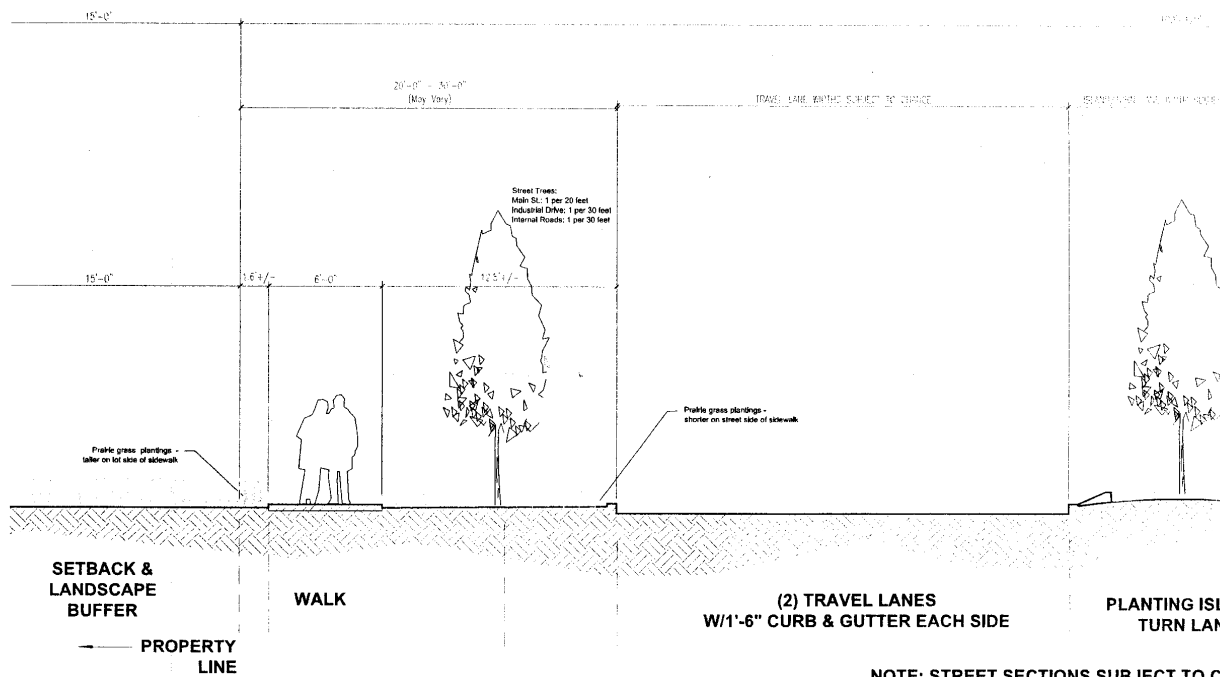
REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES MASTER PLAN ~ PHASE 1 LANDSCAPE MASTER PLAN SHERIDAN, WYOMING

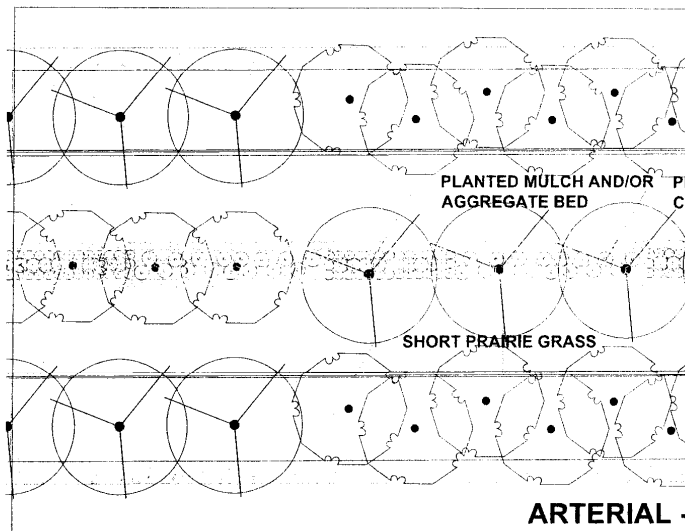


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<p>PREPARED FOR:</p> <p>JOHN E. RICE & SONS, INC. DBA WRENCH RANCH</p> <p>247 OLIVER ROAD SHERIDAN, WY 82801</p>	<p>Landscape Architecture Land Planning Irrigation System Design</p> <p>Natura Design Solutions</p> <p>1410 Westpark Drive, Suite 200, Sheridan, WY 82801 (307) 645-1654 / (307) 645-9884 / naturesolutions@natura.com</p>	<p>CENTENNIAL COLLABORATIVE</p> <p>ARCHITECTS • ENGINEERS • SURVEYORS</p> <p>237 North Main St. • Sheridan, WY 82801 • (307) 675-1711 200 South Main Ave. • Gillette, WY 82701 • (307) 682-1111</p>	<p>DATE: 9/16/09</p>	<p>PROJECT NO. S09003</p>
			<p>DESIGNED BY: JMS</p> <p>DRAWN BY: MS</p> <p>CHECKED BY: JMS</p> <p>SCALE</p> <p>HORIZ: 1" = 200'</p> <p>VERT: N/A</p>	

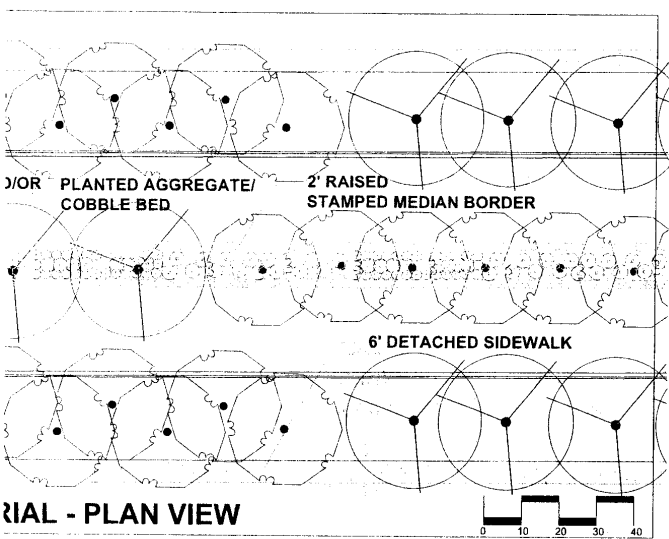


ARTERIAL ROAD SECTION

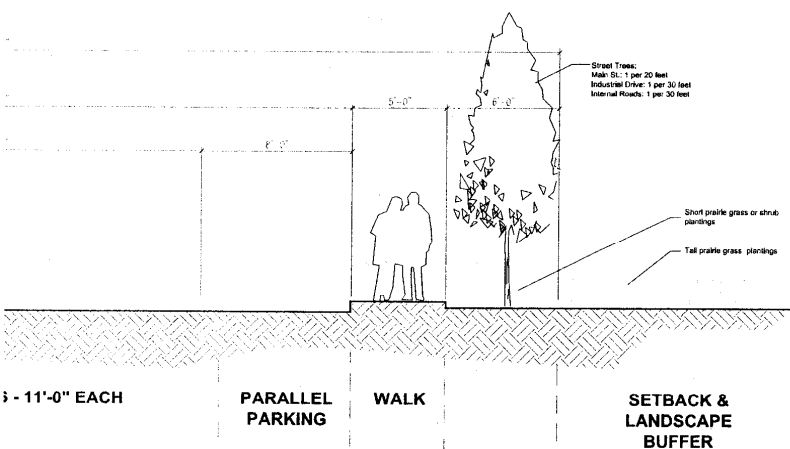


REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
STREET SECTION & LANDSCAPE DETAIL #1
SHERIDAN, WYOMING**



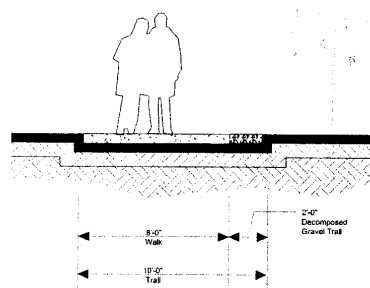
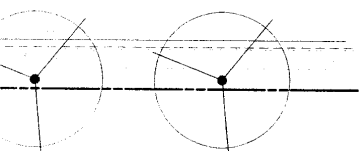
DATE: 9/16/09	PROJECT NO. S09003
DESIGNED BY: JMS	
DRAWN BY: MS	
CHECKED BY: JMS	SHEET NO. L-4
<u>SCALE</u>	
HORIZ: NA	
VERT: NA	



GE TO MEET SPECIFIC WYDOT AND/OR CITY OF REQUIREMENTS ARE NOT KNOWN AT THIS TIME.



HED SIDEWALK



Trail Section

Note: Final section to be determined by the City of Sheridan & Parks and Recreation Department



ES

RAIL DETAIL

PREPARED FOR:

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

Landscape Architecture
Land Planning
Irrigation System Design

Natura
Design Solutions
1415 W. Highway 200, 2nd Floor, Box 100, 80109
(303) 663-1600 / (781) 663-1600 / info@natura-design.com

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400 South Midway Ave. • Gillette, WY 82701 • (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JMS

DRAWN BY: MS

CHECKED BY: JMS

SCALE

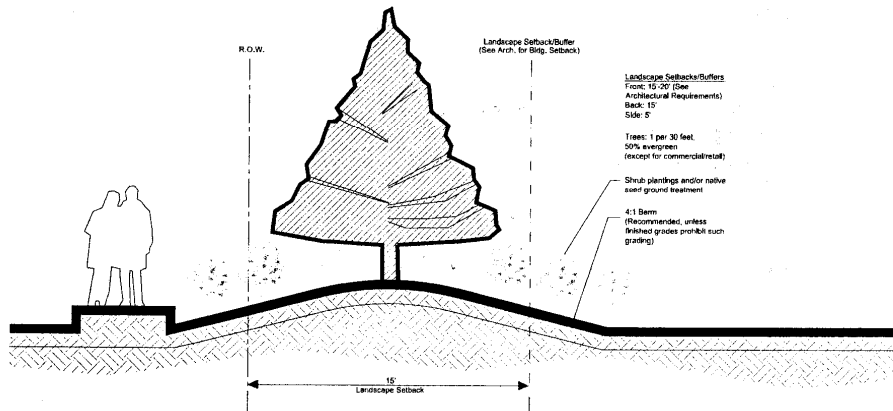
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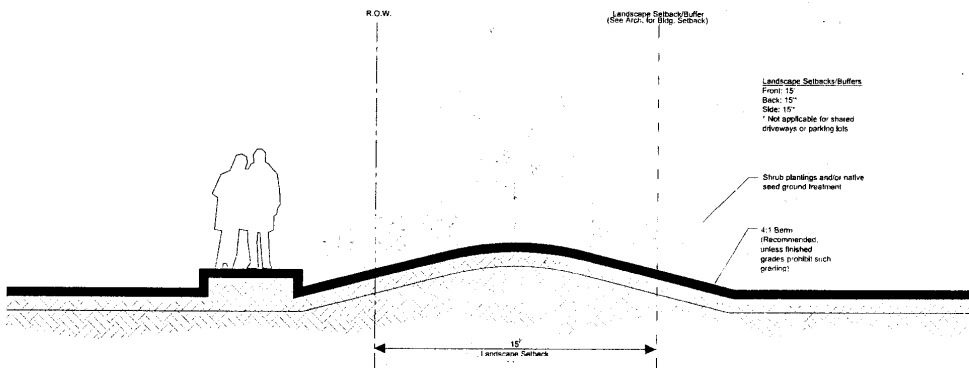
PROJECT NO.
S09003

SHEET NO.

L-5



Mixed Use Landscape Setback/Buffer

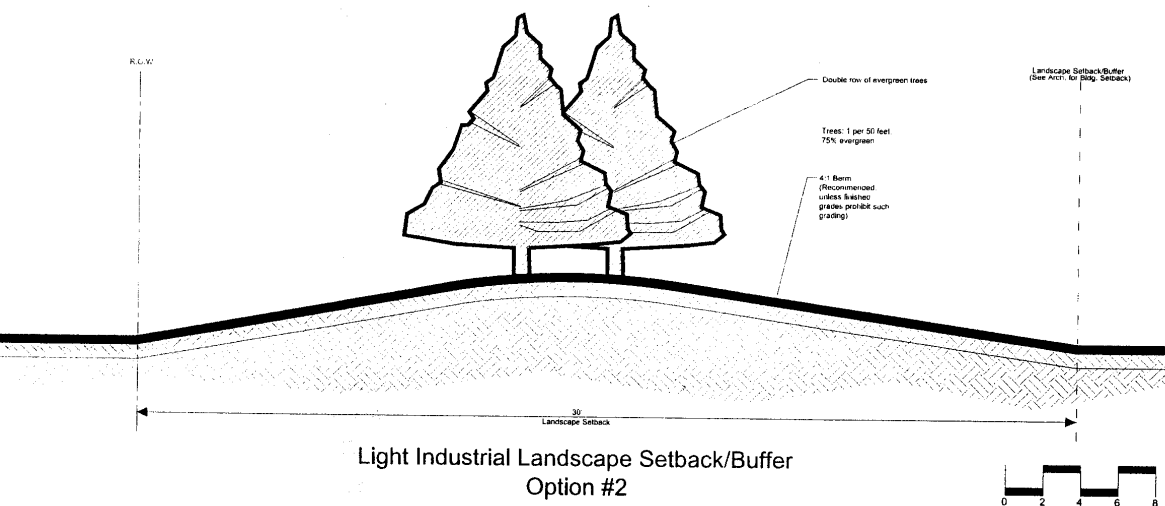
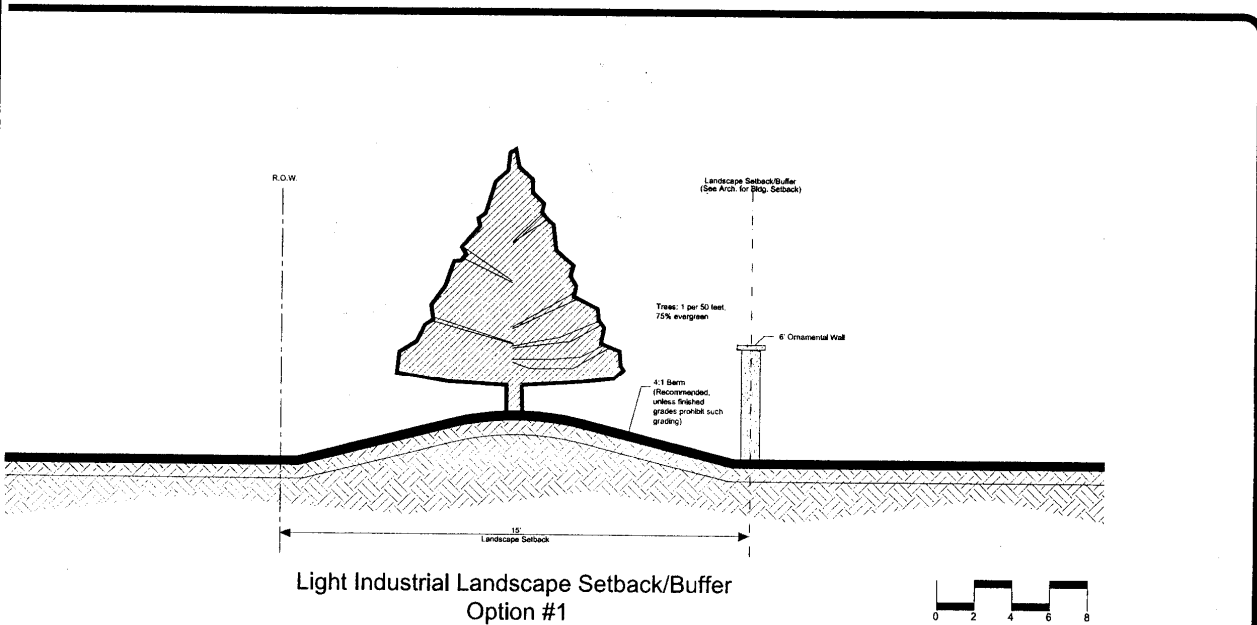


Commercial Landscape Setback/Buffer



REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LANDSCAPE BUFFER DETAILS
SHERIDAN, WYOMING**



ES

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
147 DECKER ROAD
SHERIDAN, WY 82801

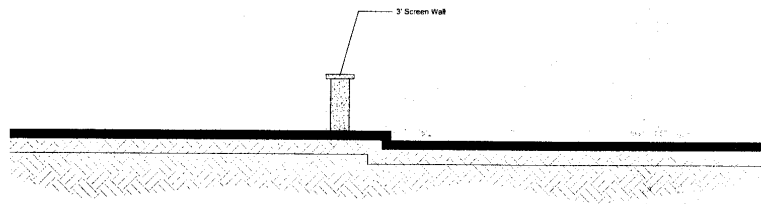
Landscape Architecture
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Irrigation System Design
Natura
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1410 Westridge, Suite 2, Cooke River, OR 97139
(360) 663-1854 / (718) 666-9884 / naturadesignsolutions.com

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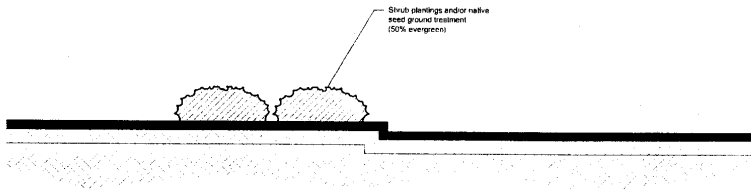
DATE: 9/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
L-6



Parking Lot Design
Concept #1



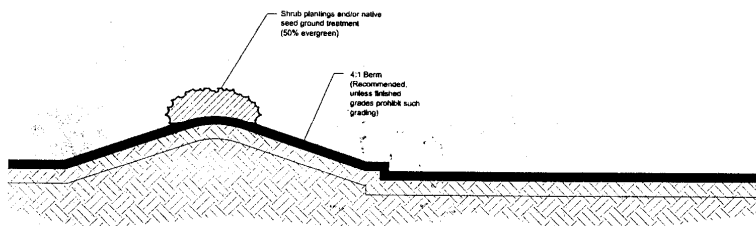
Parking Lot Design
Concept #3



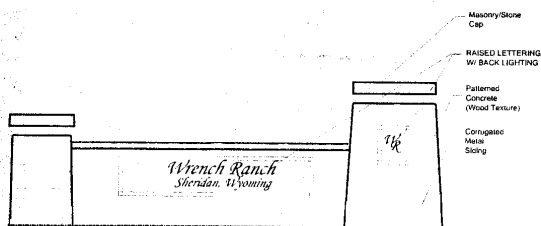
REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PARKING LOT & MONUMENT SIGNAGE DETAILS
SHERIDAN, WYOMING**

X:\2009\020903 - Wrench Ranch Master Planning\dwg\Master Plan Revisions - 20090915\020903 - LANDSCAPE PLAN SHEETS.dwg Sep 16, 2009 - 11:36am



Parking Lot Design
Concept #2



Monument Sign
Concept



TIES
1
E DETAILS

PREPARED FOR:
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DEWEY ROAD
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DATE: 9/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
L-7

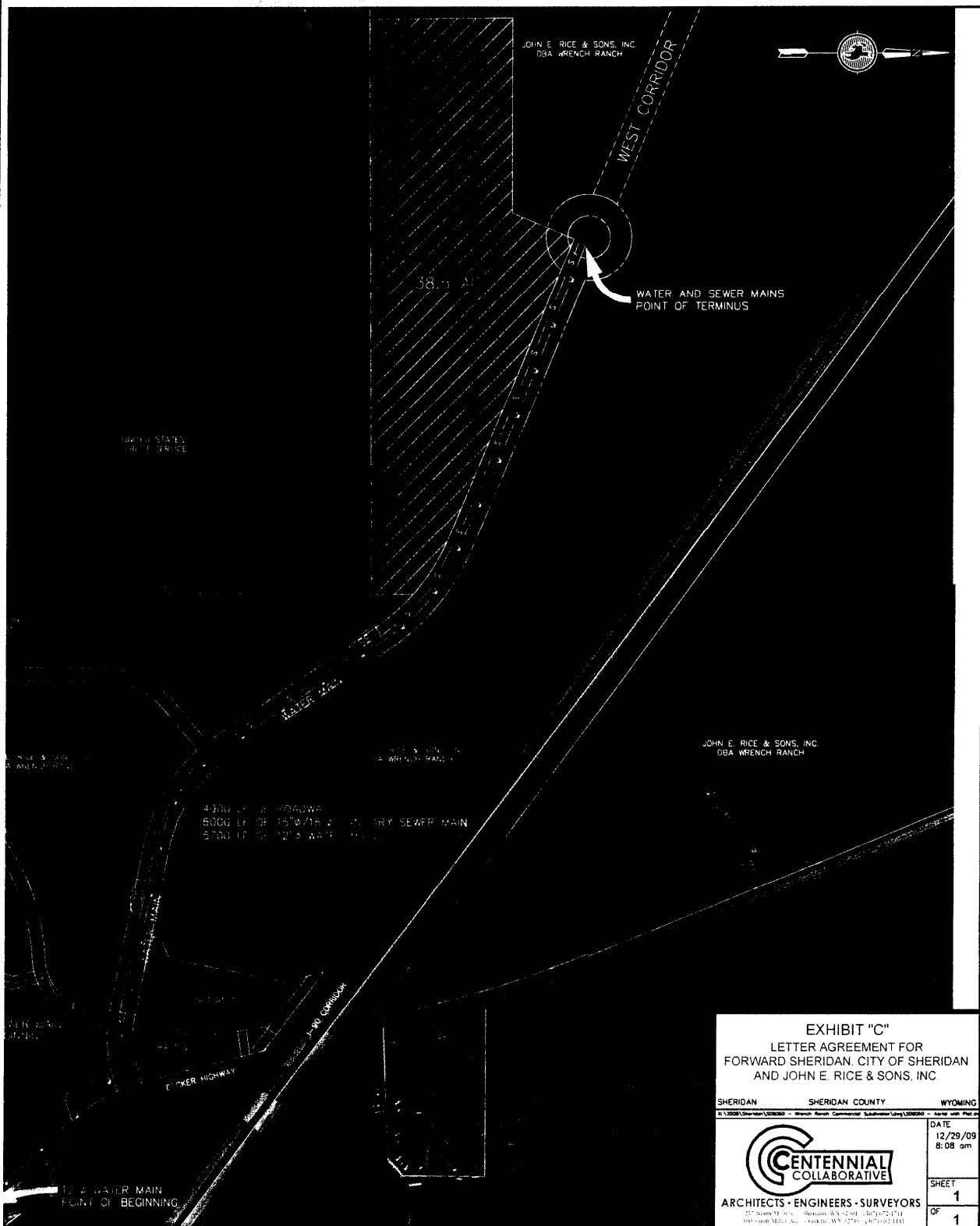


EXHIBIT "C"
LETTER AGREEMENT FOR
FORWARD SHERIDAN, CITY OF SHERIDAN
AND JOHN E. RICE & SONS, INC.

SHERIDAN SHERIDAN COUNTY WYOMING

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27 North M. Ave. Sheridan, WY 82801 (307) 432-1711
 100 South M. Ave. Laramie, WY 82001 (307) 735-1111

DATE
 12/29/09
 8:08 am

SHEET
1
 OF
1