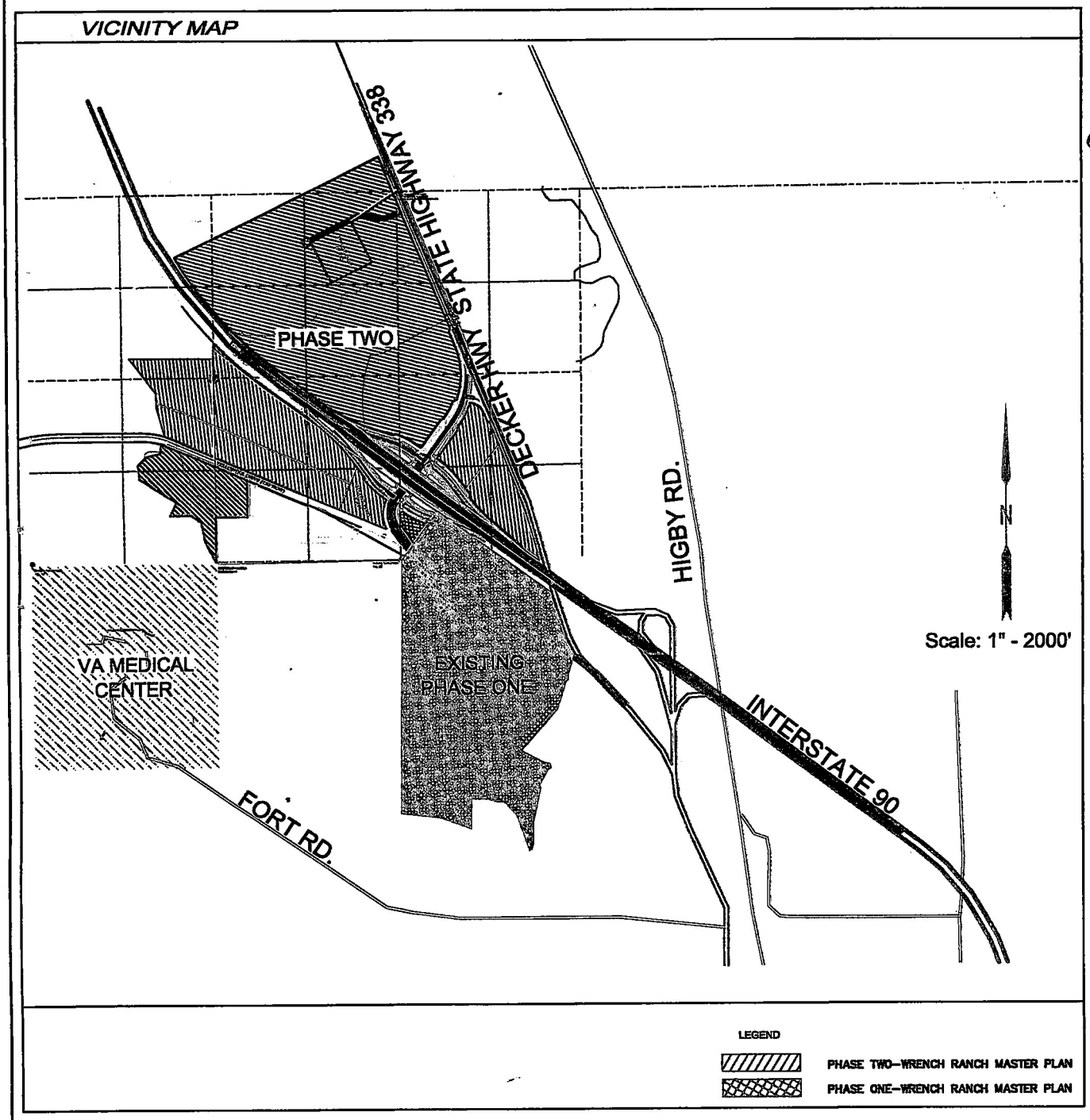
2015-723597 11/30/2015 12:35 PM PAGE:1 OF 46
BOOK: 556 PAGE: 719 FEES: $147.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WRENCH RANC
MASTER PLAN



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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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2015-723597 11/30/2015 12:35 PM PAGE:2 OF 46
BOOK: 556 PAGE: 720 FEES: $147.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CH PROPERTIES
N ~ PHASE TWO

ING COMMISSION APPROVAL:

NED BY THE CITY OF SHERIDAN PLANNING ISSION THIS 2 DAY OF July 2015

T: VICE-CHAIRMAN CHAIRMAN

OUNCIL APPROVAL:

OVED BY THE CITY COUNCIL OF THE CITY OF DAN, WYOMING THIS 21 DAY OF April 2015.

T: CITY CLERK MAYOR

LERK CERTIFICATE:

IASTER PLAN WAS FILED FOR RECORD IN THE E OF THE CLERK AND RECORDER AT __ O'CLOCK _____, _____, AND IS DULY RECORDED IN __, PAGE NO. __.

TY 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 20 DAY OF July 2015. 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 20 DAY OF July, 2015. BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

DIRECTOR OF PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. 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 GOVERNING THE SUBDIVISION OF LAND.

LAND SURVEYOR NO. 5300

Professional Land Surveyor — William E. Pugh — 5300 — Date 23 July 2015 — Wyoming

SHEET LIST:

T-1	COVER SHEET
T-2	LEGAL DESCRIPTIONS OF AREAS
EC-1	EXISTING CONDITIONS
EC-2	EXISTING CONDITIONS
S-1	OVERALL SITE PLAN
S-2	OVERALL SITE PLAN
DP-1	PRELIMINARY DRAINAGE PLAN
DP-2	PRELIMINARY DRAINAGE PLAN
SP-1	SUBDIVISION PLAT
VS-1	VIEWSHED SCHOOL
VS-2	VIEWSHED TRACT TWO
U-1	PROPOSED WATER LINE ALIGNMENT
U-2	PROPOSED SANITARY SEWER ALIGNMENT
U-3	PROPOSED PATHS AND OPEN SPACE
LU-1	GENERAL PRINCIPLES, GUIDELINES & STANDARDS
LU-2	MIXED USE PRINCIPLES, GUIDELINES & STANDARDS
LU-3	MIXED USE PRINCIPLES, GUIDELINES & STANDARDS
LU-4	COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS
LU-5	COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS, FUTURE OPEN SPACES/RIGHTS OF WAY GUIDELINES & STANDARDS
LU-6	RESIDENTIAL PRINCIPLES GUIDELINES & STANDARDS
L-1	OPEN SPACE PRINCIPLES, GUIDELINES & STANDARDS
L-2	LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS
L-3	STREET SECTION, LANDSCAPE DETAILS

Prepared By: WOOD GROUP PSN
Wood Group PSN - Northern Business Unit
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodgroup.com

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

WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
COVER SHEET
SHERIDAN, WYOMING

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BOOK: 556 PAGE: 721 FEES: $147.00 PK AGREEMENT - LEGAL
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WRENCH RANCH MASTER PLAN

PARCEL ONE
A TRACT OF LAND LOCATED IN A PART OF THE SOUTHEAST1/4 SOUTHEAST ¼, SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING AND THE EAST ½ NORTHWEST ¼, THE NORTHEAST ¼, THE NORTH ½ SOUTHEAST ¼, SECTION 9, AND THE WEST 1/2NORTHWEST ¼ AND THE NORTHWEST ¼ SOUTHWEST 1/4, SECTION 10 TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more particularly described as follows:

BEGINNING at A point Which Is Located North 28°02'58" West, 572.32 Feet From The Northeast Corner Of Said Section 9 Said Point Being On The West Right Of Way Of State Highway 338, AKA Decker Road;
Thence With Said West Right Of Way South 22°22'09" East, A Distance Of 2693.26 Feet To A Point;
Thence Continuing With Said Right Of Way South 22°37'52" West, A Distance Of 49.50 Feet To A Point;
Thence Continuing With Said Right Of Way South 22°22'09" East, A Distance Of 212.69 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 799.05 Feet, A Radius Of 1125.00 Feet, A Chord Bearing Of South 02°01'17" East,
A Chord Length Of 782.36 Feet;
Thence Continuing With Said Right Of Way South 63°55'24" West, A Distance Of 64.30 Feet To A Point;
Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 293.30 Feet, A Radius Of 1080.00 Feet, A Chord Bearing Of South 28°29'38" West, A Chord Length Of 292.40 Feet,;
Thence South 81°16'27" West, A Distance Of 28.28 Feet To A Point;
Thence South 36°16'28" West, A Distance Of 504.49 Feet To A Point On The East Right Of Way Of Interstate 90;
Thence With Said East Right Of Way North 53°43'32" West, A Distance Of 74.50 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 338.03 Feet, A Radius Of 1130.00 Feet, A Chord Bearing Of North 62°17'44" West, A Chord Length Of 336.77 Feet;
Thence Continuing With Said Right Of Way South 62°59'37" West, A Distance Of 42.14 Feet To A Point;
Thence Continuing With Said Right Of Way North 72°23'12" West, A Distance Of 317.23 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 781.66 Feet, A Radius Of 2400.00 Feet, A Chord Bearing Of North 63°03'23" West,
A Chord Length Of 778.21 Feet;
Thence Continuing With Said Right Of Way North 53°11'26" West, A Distance Of 882.95 Feet To A Point;
Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 2178.25 Feet, A Radius Of 5537.50 Feet, A Chord Bearing Of North 41°54'52" West,
A Chord Length Of2164.23 Feet;
Thence Continuing With Said Right Of Way North 63°59'15" East, A Distance Of 3286.71 Feet To The Point Of **BEGINNING**, Having An Area Of 220.23 Acres more or less.

PARCEL TWO
A TRACT OF LAND LOCATED IN A PART OF THE SOUTHWEST1/4, SECTION 10,AND THE NORTHEAST ¼ NORTHWEST ¼, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more particularly described as follows:

BEGINNING at A point Which Is Located North 89°59'40" East, 1987.81 Feet From The Southwest Corner Of Said Section 10 Said Point Being On The East Right Of Way Of Interstate 90;
Thence With Said East Right Of Way North 53°43'27" West, A Distance Of 205.76 Feet To A Point;
Thence Continuing With Said Right Of Way North 48°43'33" West, A Distance Of 667.24 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 486.35 Feet, A Radius Of 2395.00 Feet, A Chord Bearing Of North 42°54'30" West, A Chord Length Of 485.51 Feet;
Thence Continuing With Said Right Of Way North 06°38'53" East, A Distance Of 50.62 Feet To A Point;
Thence Continuing With Said Right Of Way North 37°05'27" West, A Distance Of 286.69 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 330.98 Feet, A Radius Of 1140.00 Feet, A Chord Bearing Of North 45°24'30" West, A Chord Length Of 329.82 Feet;
Thence Continuing With Said Right Of Way North 53°43'33" West, A Distance Of 79.50 Feet To A Point, Being The Intersection Of Said East Right Of Way And The South Right Of Way Of Highway 338 AKA Decker Road;
Thence With Said South Right Of Way North 36°16'27" East, A Distance Of 494.49 Feet To A Point;
Thence Continuing With Said Right Of Way North 08°43'33" West, A Distance Of 28.28 Feet To A Point;
Thence Continuing With Said Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 423.98 Feet, A Radius Of 1320.00 Feet, A Chord Bearing Of North 27°04'22" East, A Chord Length Of 422.16 Feet;
Thence Continuing With Said Right Of Way South 75°11'30" East, A Distance Of 39.55 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 211.92 Feet,
A Radius Of 230.00 Feet, A Chord Bearing Of South 48°47'44" East, A Chord Length Of 204.50 Feet;
Thence Continuing With Said Right Of Way South 22°23'58" East, A Distance Of 156.75 Feet To A Point;
Thence Continuing With Said Right Of Way North 67°36'02" East, A Distance Of 29.72 Feet To A Point;
Thence Continuing With Said Right Of Way South 22°22'04" East, A Distance Of 1056.26 Feet To A Point;
Thence Continuing With Said Right Of Way South 70°50'04" West, A Distance Of 9.60 Feet To A Point;
Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 736.90 Feet, A Radius Of 5772.47 Feet, A Chord Bearing Of South 18°39'33" East, A Chord Length Of 736.40 Feet; Thence Continuing With Said Right Of Way South 14°56'04" East, A Distance Of 207.87 Feet To A Point;
Thence Continuing With Said Right Of Way South 75°06'59" West, A Distance Of 9.61 Feet To A Point;
Thence Continuing With Said Right Of Way South 14°53'01" East, A Distance Of 122.31 Feet To A Point;
To The Point Of **BEGINNING**, Having An Area Of 28.74 Acres more or less.

PARCEL THREE
A TRACT OF LAN
SECTION 10, ANI
NORTH, RANGE
more particularly d

BEGINNIN
Feet From The So
Northeast Right Of
Right Of Way Of Y
Thence With The
Distance Of 306.7
Thence Continuing
A Distance Of 30.
Thence Continuing
Curve Turning To
270.00 Feet, A Ch
176.47 Feet;
Thence Continuing
A Distance Of 39.
338 And Interstate
Thence With The
East, A Distance C
With An Arc Lengt
Bearing Of South
Thence Continuing
A Distance Of 34.
Thence Continuin
East, A Distance C
Thence Leaving
Distance Of 385.5
Area Of 1.98 Acre

PARCEL FIVE
A TRACT OF LAN
AND THE EAST 1
RANGE 84 WEST
particularly descrit

BEGINNIN
Distance Of 2668.
Thence North 27°
Thence North 10°
Thence North 53°
Thence South 87°
Thence North 25°
Thence North 57°
Thence North 07°
Thence North 45°
Thence North 76°
Thence North 00°
South Right Of W
Thence With Said
Turning To The R
Feet,
A Chord Bearing
Thence Continuing
Of 739.68 Feet To
Thence Continuing
Of 503.72 Feet To
Thence Leaving S
Point;
Thence WEST A
Thence South 00°
To The Point Of B

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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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2015-723597 11/30/2015 12:35 PM PAGE:4 OF 46
BOOK: 556 PAGE: 722 FEES: $147.00 PK AGREEMENT - LEGAL
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CH PROPERTIES
N ~ PHASE TWO

THREE
T OF LAND LOCATED IN A PART OF THE SOUTHWEST1/4,
N 10, AND THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 56
RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and
ticularly described as follows:

EGINNING at A point Which Is Located North 36°16'33" East, 313.43
n The Southwest Corner Of Said Section 10 Said Point Being On The
t Right Of Way Of Highway 338 AKA Decker Road And The Northeast
Way Of Yellowtail Drive;
With The Right Of Way Of Said Highway 338 North 34°26'49" West, A
Of 306.73 Feet To A Point;
Continuing With Said Highway 338 Right Of Way North 55°33'11" East,
ce Of 30.00 Feet To A Point;
Continuing With Said Highway 338 Right Of Way With A Non-tangent
rning To The Right With An Arc Length Of 179.77 Feet, A Radius Of
eet, A Chord Bearing Of North 15°22'22" West, A Chord Length Of
eet;
Continuing With Said Highway 338 Right Of Way North 57°22'08" East,
ce Of 39.44 Feet To A Point Being The Intersection Of Said Highway
Interstate 90;
With The Southwest Right Of Way Of Interstate 90 South 53°43'33"
Distance Of 34.02 Feet To The P.C. Of A Curve Turning To The Left
Arc Length Of 336.79 Feet, A Radius Of 1110.00 Feet, A Chord
Of South 62°25'05" East, A Chord Length Of 335.50 Feet;
Continuing With Said Interstate 90 Right Of Way North 62°36'48" East,
ce Of 34.97 Feet To A Point;
Continuing With Said Interstate 90 Right Of Way South 72°23'12"
Distance Of 23.90 Feet To A Point;
Leaving Said Interstate 90 Right Of Way South 36°16'33" West, A
Of 365.57 Feet To A Point To The Point Of **BEGINNING**, Having An
1.98 Acres more or less.mm

FIVE
T OF LAND LOCATED IN A PART OF WEST 1/2 SOUTHEAST 1/4
E EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH,
84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more
ly described as follows:

EGINNING at A point Which Is Located South 89°39'21" West, A
Of 2668.42 Feet From The Southeast Corner Of Said Section 9;
North 27°44'49" West, A Distance Of 351.50 Feet To A Point;
North 10°19'59" West, A Distance Of 276.52 Feet To A Point;
North 53°53'51" West, A Distance Of 182.52 Feet To A Point;
South 87°44'27" West, A Distance Of 303.14 Feet To A Point;
North 25°40'21" East, A Distance Of 219.12 Feet To A Point;
North 57°55'07" West, A Distance Of 636.69 Feet To A Point;
North 07°02'39" West, A Distance Of 192.44 Feet To A Point;
North 45°06'15" East, A Distance Of 174.26 Feet To A Point;
North 76°22'17" East, A Distance Of 216.72 Feet To A Point;
North 00°16'55" West, A Distance Of 137.72 Feet To A Point On The
ght Of Way Of Yellowtail Drive;
With Said Right Of Way With A Non-tangent Curve
To The Right With An Arc Length Of 112.68 Feet, A Radius Of 940.00

Bearing Of South 70°35'27" East, A Chord Length Of112.61 Feet;
Continuing With Said Right Of Way South 67°09'24" East, A Distance
3 Feet To A Point;
Continuing With Said Right Of Way South 67°09'04" East, A Distance
2 Feet To A Point;
Leaving Said Right Of Way SOUTH A Distance Of 532.03 Feet To A

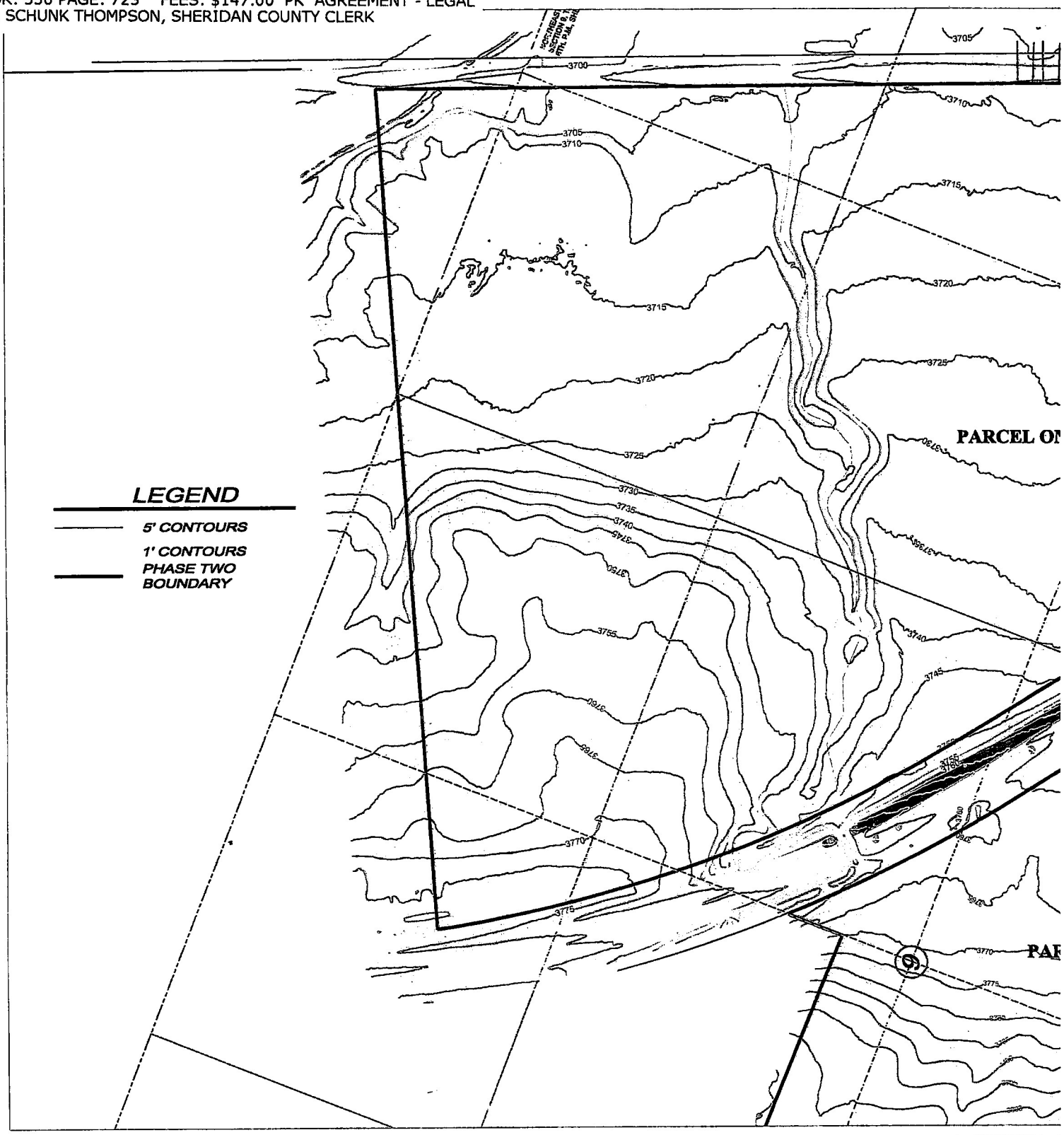
WEST A Distance Of 458.72 Feet To A Point;
South 00°25'54" East, A Distance Of 664.95 Feet To A Point;
Point Of **BEGINNING**, Having An Area Of 26.69 Acres more or less.

PARCEL FOUR
A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more particularly described as follows:

BEGINNING at A point Which Is Located North 23°49'04" West, A Distance Of 507.21 Feet From The Southeast Corner Of Said Section 9, Said Point Being On The North Right Of Way Of Yellowtail Drive;
Thence With Said North Right Of Way North 67°08'13" West, A Distance Of 451.35 Feet To A Point;
Thence Continuing With Said Right Of Way North 67°08'53" West, A Distance Of 2234.50 Feet To A Point;
Thence Continuing With Said Right Of Way North 67°09'24" West, A Distance Of 688.08 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 102.01 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of North 69°54'49" West, A Chord Length Of 101.97 Feet;
Thence Leaving Said Right Of Way North 16°03'19" West, A Distance Of 433.83 Feet To A Point;
Thence NORTH A Distance Of 205.36 Feet To A Point;
Thence North 37°35'36" West, A Distance Of 633.22 Feet To A Point;
Thence EAST A Distance Of 1225.39 Feet To A Point;
Thence North 00°25'56" West, A Distance Of 227.79 Feet To A Point On The Southwest Right Of Way Of Interstate 90;
Thence With Said Interstate 90 Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 994.40 Feet, A Radius Of 5854.58 Feet, A Chord Bearing Of South 48°51'58" East, A Chord Length Of 993.20 Feet;
Thence Continuing With Said Interstate 90 Right Of Way South 53°43'44" East, A Distance Of 936.54 Feet To A Point;
Thence Continuing With Said Interstate 90 Right Of Way South 48°43'33" East, A Distance Of 198.87 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 492.44 Feet, A Radius Of 2425.00 Feet, A Chord Bearing Of South 42°54'30" East, A Chord Length Of 491.59 Feet;
Thence Continuing With Said Interstate 90 Right Of Way South 37°05'27" East, A Distance Of 129.58 Feet To A Point;
Thence Continuing With Said Interstate 90 Right Of Way South 37°05'27" East, A Distance Of 193.68 Feet To A Point;
Thence Continuing With Said Interstate 90 Right Of Way South 07°06'37" West, A Distance Of 35.44 Feet To A Point;
Thence Continuing With Said Interstate 90 Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 293.96 Feet, A Radius Of 1100.00 Feet, A Chord Bearing Of South 46°04'12" East, A Chord Length Of293.09 Feet;
Thence Continuing With Said Interstate 90 Right Of Way South 53°43'33" East, A Distance Of 125.30 Feet To A Point;
Thence Continuing With Said Interstate 90 Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 441.57 Feet, A Radius Of 510.00 Feet, A Chord Bearing Of South 00°19'38" West, A Chord Length Of 427.80 Feet To The Point Of **BEGINNING**, Having An Area Of 88.22 Acres more or less.

Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com			Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801			WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO LEGALS SHEET SHERIDAN, WYOMING
			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: ---	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: T-2	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:5 OF 46
BOOK: 556 PAGE: 723 FEES: $147.00 PK AGREEMENT - LEGAL
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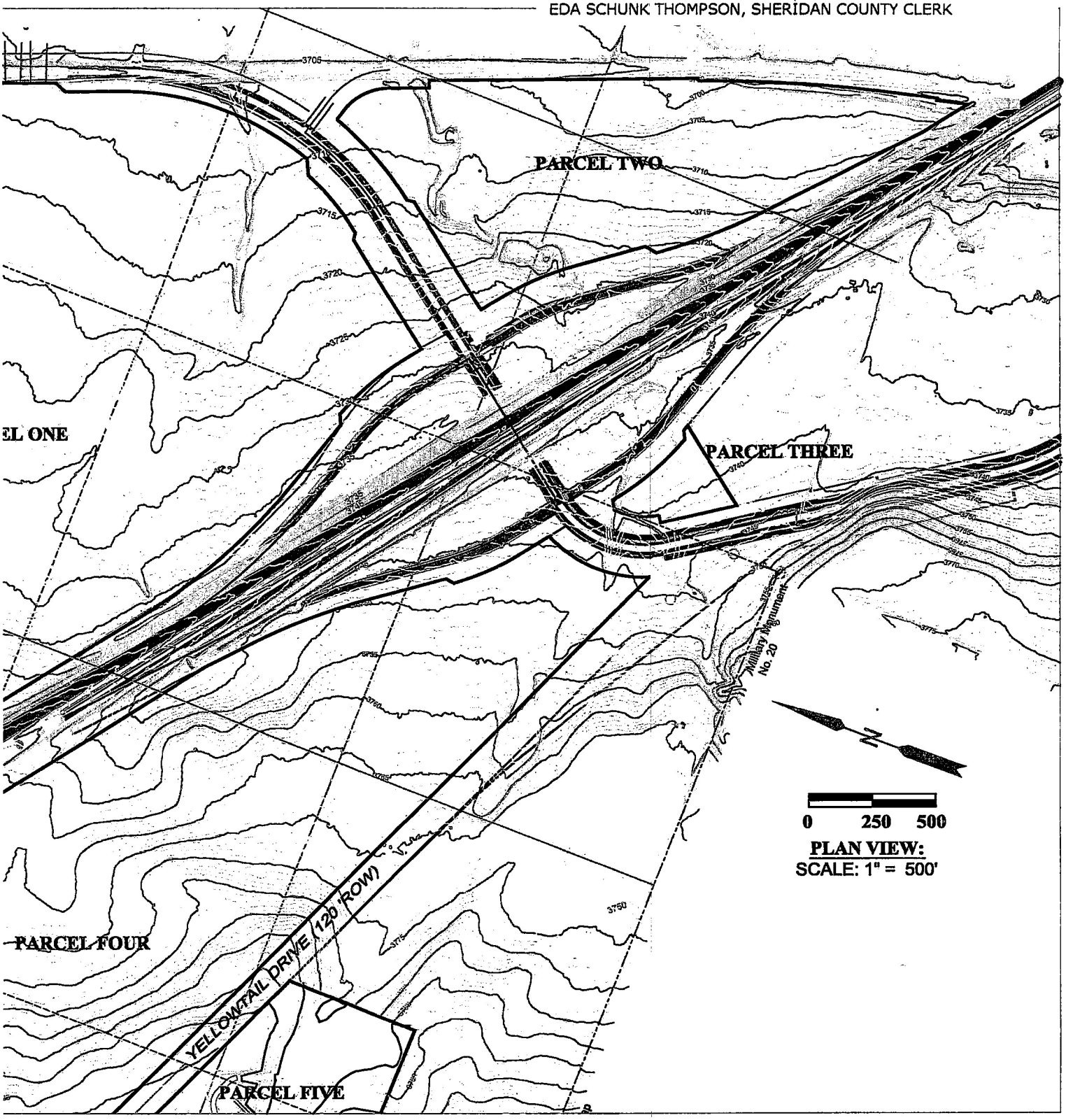
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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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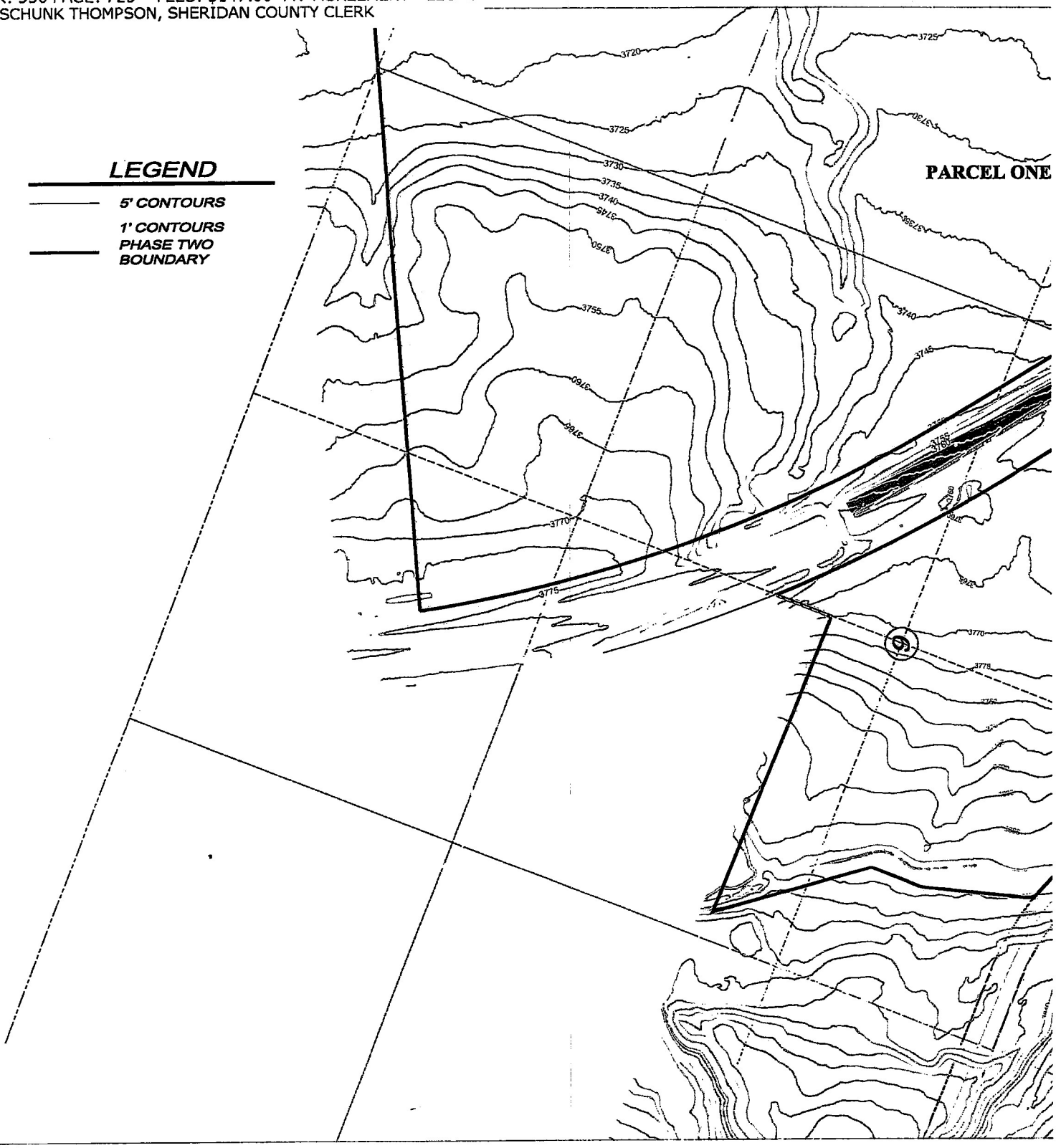
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2015-723597 11/30/2015 12:35 PM PAGE:6 OF 46
BOOK: 556 PAGE: 724 FEES: $147.00 PK AGREEMENT - LEGAL
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Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com			Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO EXISTING CONDITIONS SHERIDAN, WYOMING
			Drawn: DLH	Design: DLH	Checked: WEP / Survey: X
Client Contact: ---	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: EC-1 / Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:7 OF 46
BOOK: 556 PAGE: 725 FEES: $147.00 PK AGREEMENT - LEGAL
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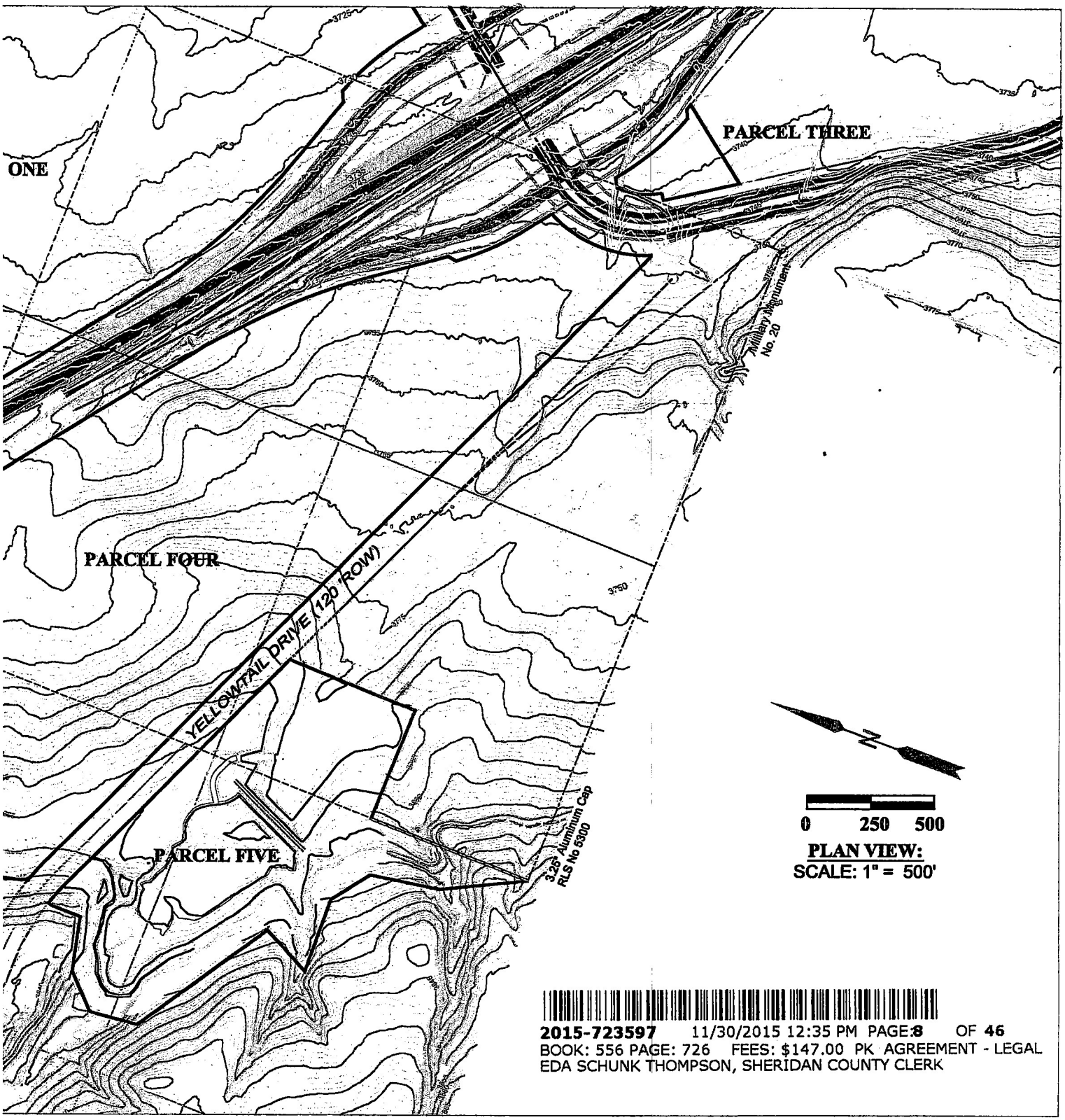


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PHASE TWO
WRENCH RANCH PROPERTIES

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Client
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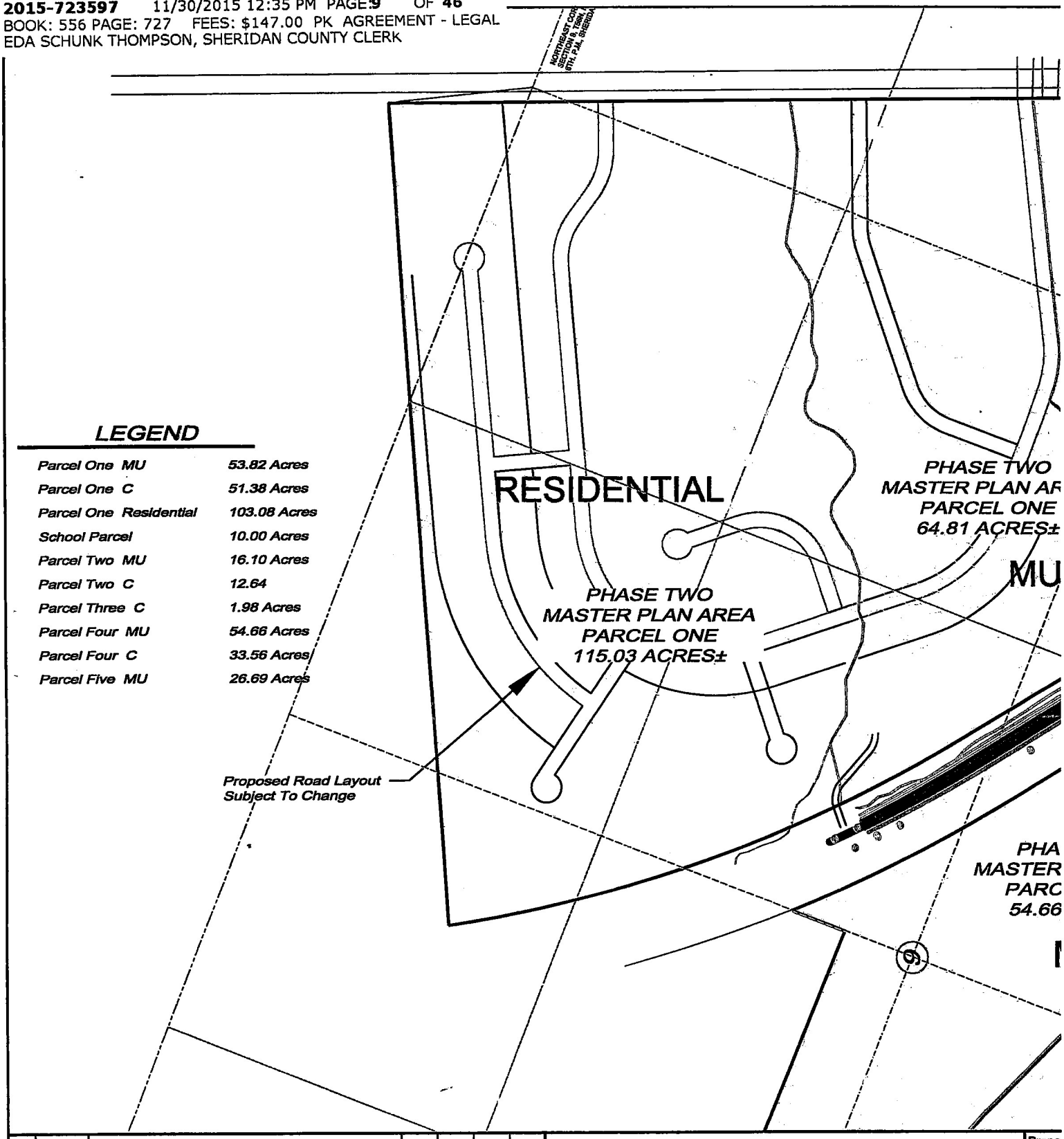


PLAN VIEW:
SCALE: 1" = 500'

2015-723597 11/30/2015 12:35 PM PAGE:8 OF 46
BOOK: 556 PAGE: 726 FEES: $147.00 PK AGREEMENT - LEGAL
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Prepared By: **WOOD GROUP PSN** Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com			Client: **JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801**			**WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO EXISTING CONDITIONS SHERIDAN, WYOMING**
			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: EC-2	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:9 OF 46
BOOK: 556 PAGE: 727 FEES: $147.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



LEGEND

Parcel One MU	53.82 Acres
Parcel One C	51.38 Acres
Parcel One Residential	103.08 Acres
School Parcel	10.00 Acres
Parcel Two MU	16.10 Acres
Parcel Two C	12.64
Parcel Three C	1.98 Acres
Parcel Four MU	54.66 Acres
Parcel Four C	33.56 Acres
Parcel Five MU	26.69 Acres

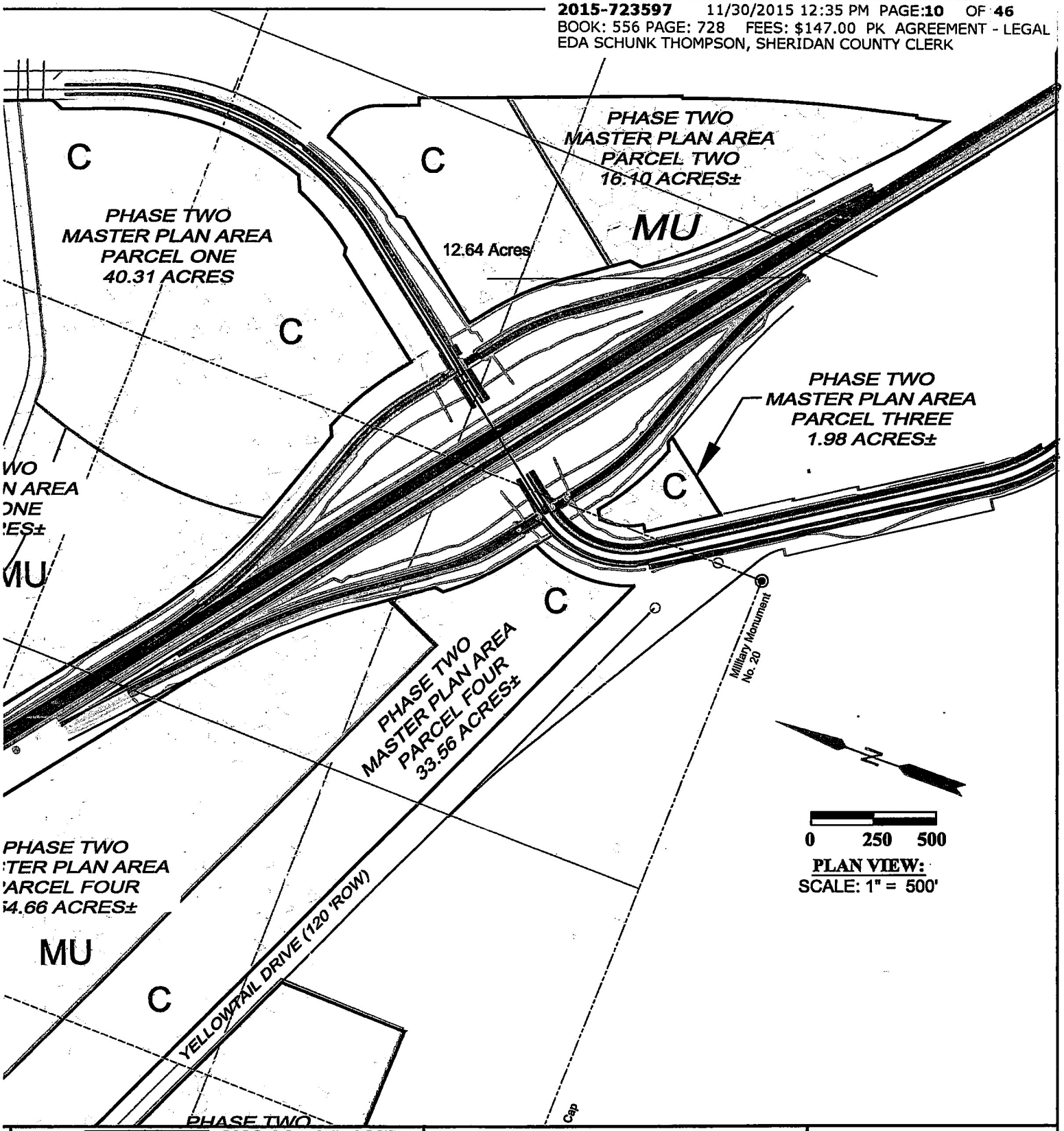
Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

Prepa

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2015-723597 11/30/2015 12:35 PM PAGE:10 OF 46
BOOK: 556 PAGE: 728 FEES: $147.00 PK AGREEMENT - LEGAL
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Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com	Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801				WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO PHASING PLAN SHERIDAN, WYOMING	
	Drawn: DLH	Design: DLH	Checked: WEP	Survey: X		
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: S-1	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:11 OF 46
BOOK: 556 PAGE: 729 FEES: $147.00 PK AGREEMENT - LEGAL
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LEGEND

Parcel One MU	53.82 Acres
Parcel One C	51.38 Acres
Parcel One Residential	103.08 Acres
School Parcel	10.00 Acres
Parcel Two MU	16.10 Acres
Parcel Two C	12.64
Parcel Three C	1.98 Acres
Parcel Four MU	54.66 Acres
Parcel Four C	33.56 Acres
Parcel Five MU	26.69 Acres

RESIDENTIAL

PHASE TWO
MASTER PLAN AREA
PARCEL ONE
115.03 ACRES±

PHASE TWO
MASTER PLAN A
PARCEL ONE
64.81 ACRES

MU

PH
MASTE
PAR
54.6

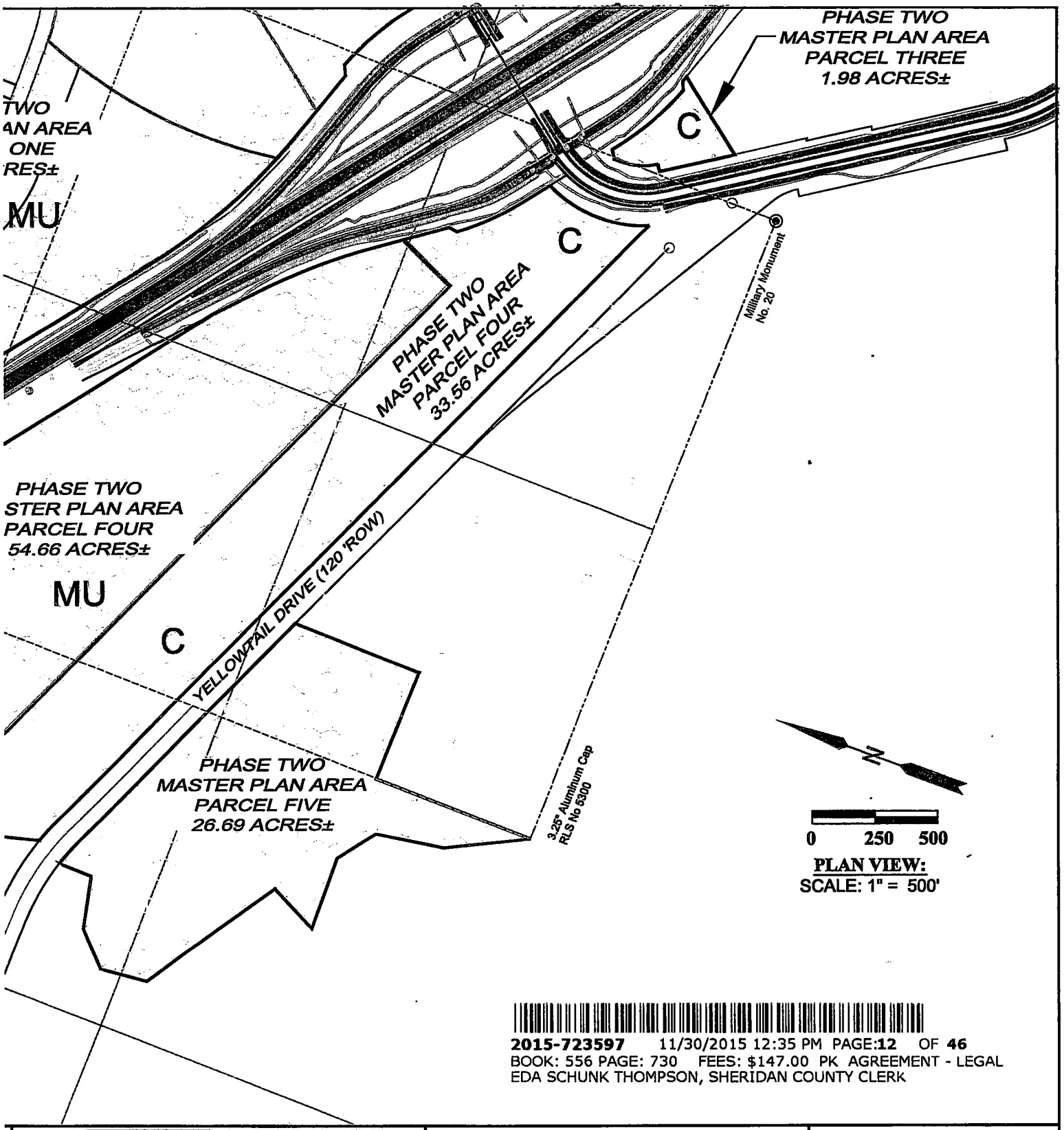
Proposed Road Layout
Subject To Change

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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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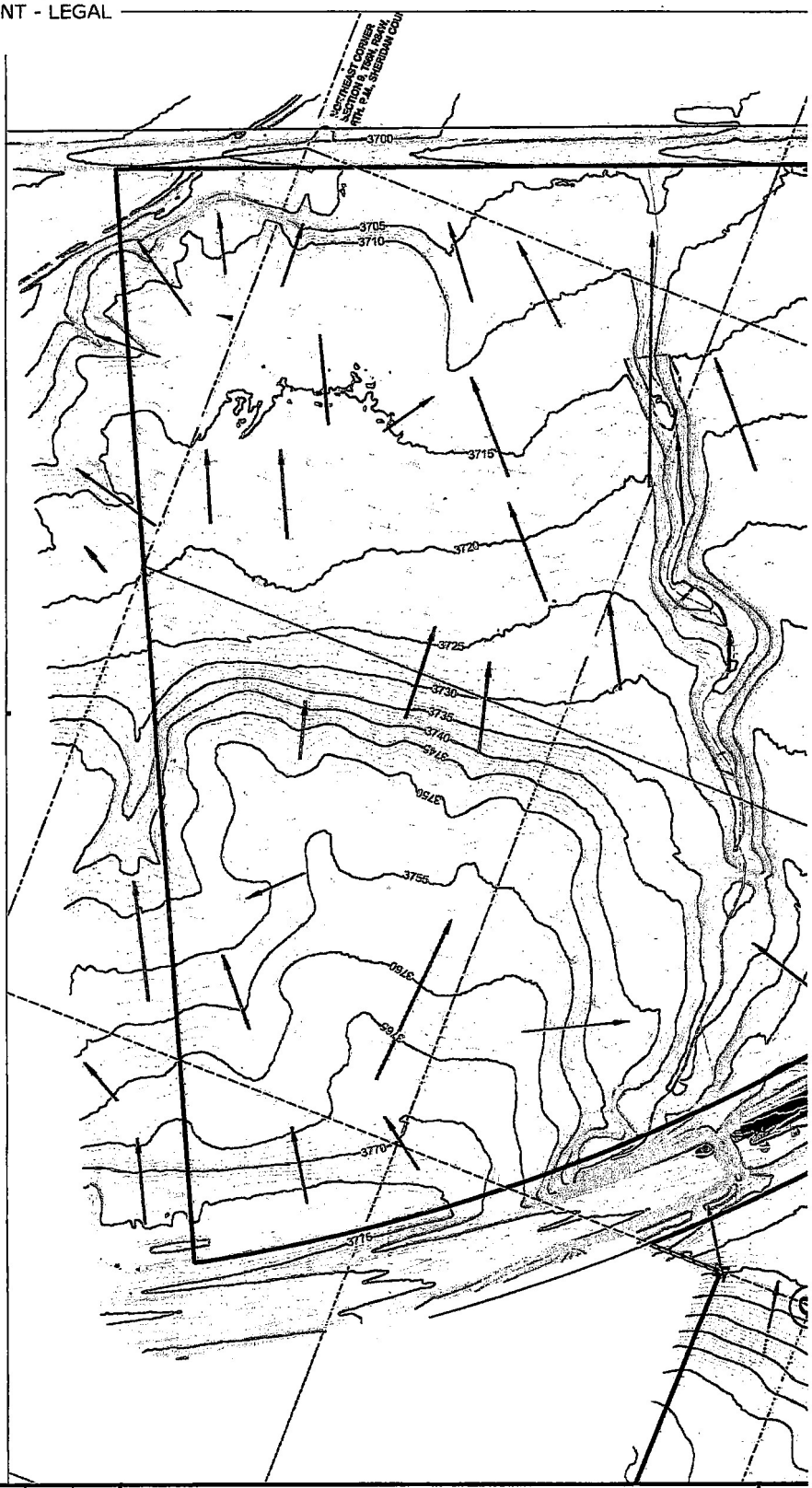
2015-723597 11/30/2015 12:35 PM PAGE:13 OF 46
BOOK: 556 PAGE: 731 FEES: $147.00 PK AGREEMENT - LEGAL
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LEGEND

5' CONTOURS

1' CONTOURS

PHASE TWO BOUNDARY



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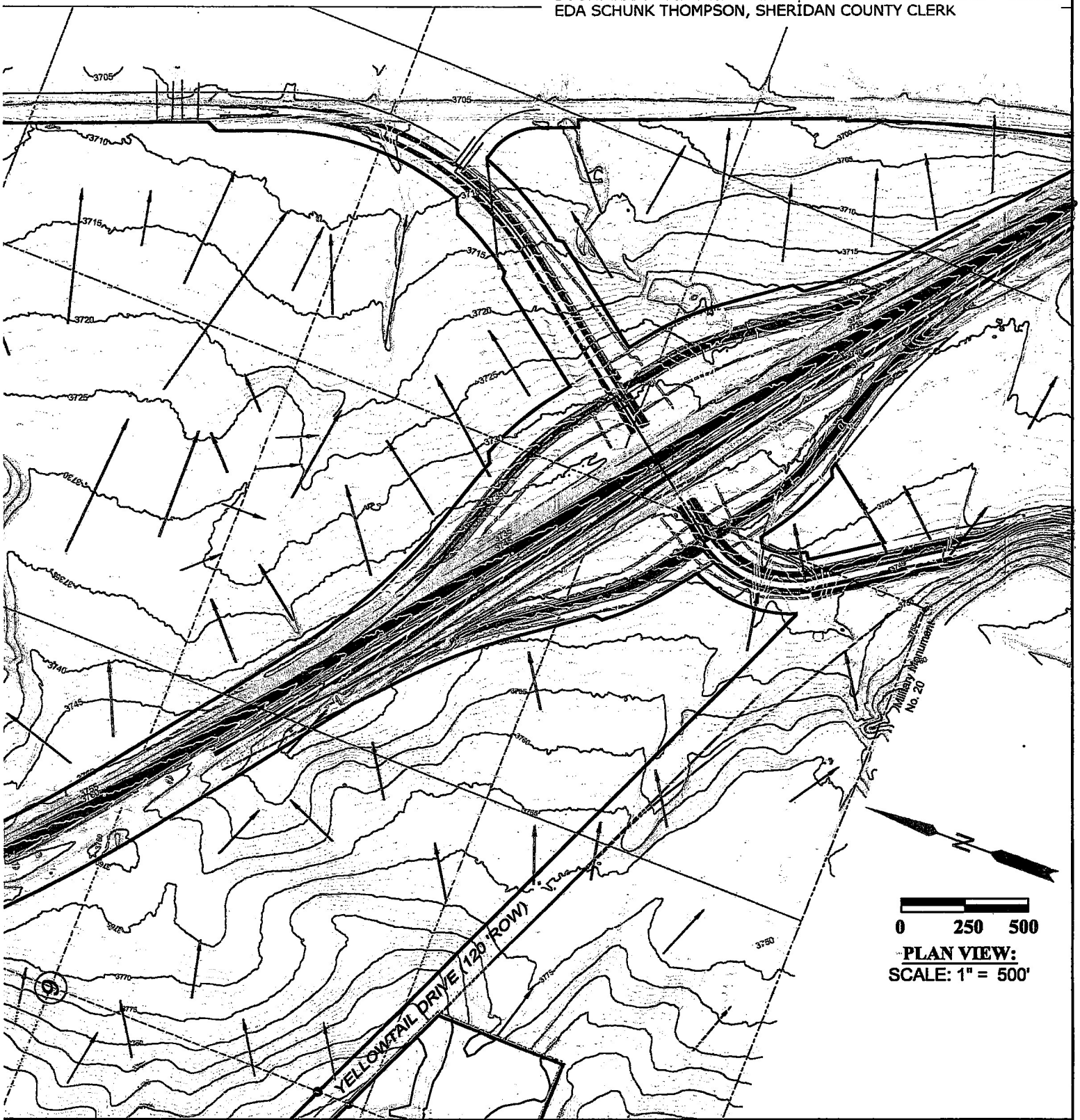
MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES

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2015-723597 11/30/2015 12:35 PM PAGE:14 OF 46
BOOK: 556 PAGE: 732 FEES: $147.00 PK AGREEMENT - LEGAL
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			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: DP-1	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:15 OF 46
BOOK: 556 PAGE: 733 FEES: $147.00 PK AGREEMENT - LEGAL
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LEGEND

5' CONTOURS

1' CONTOURS

PHASE TWO BOUNDARY

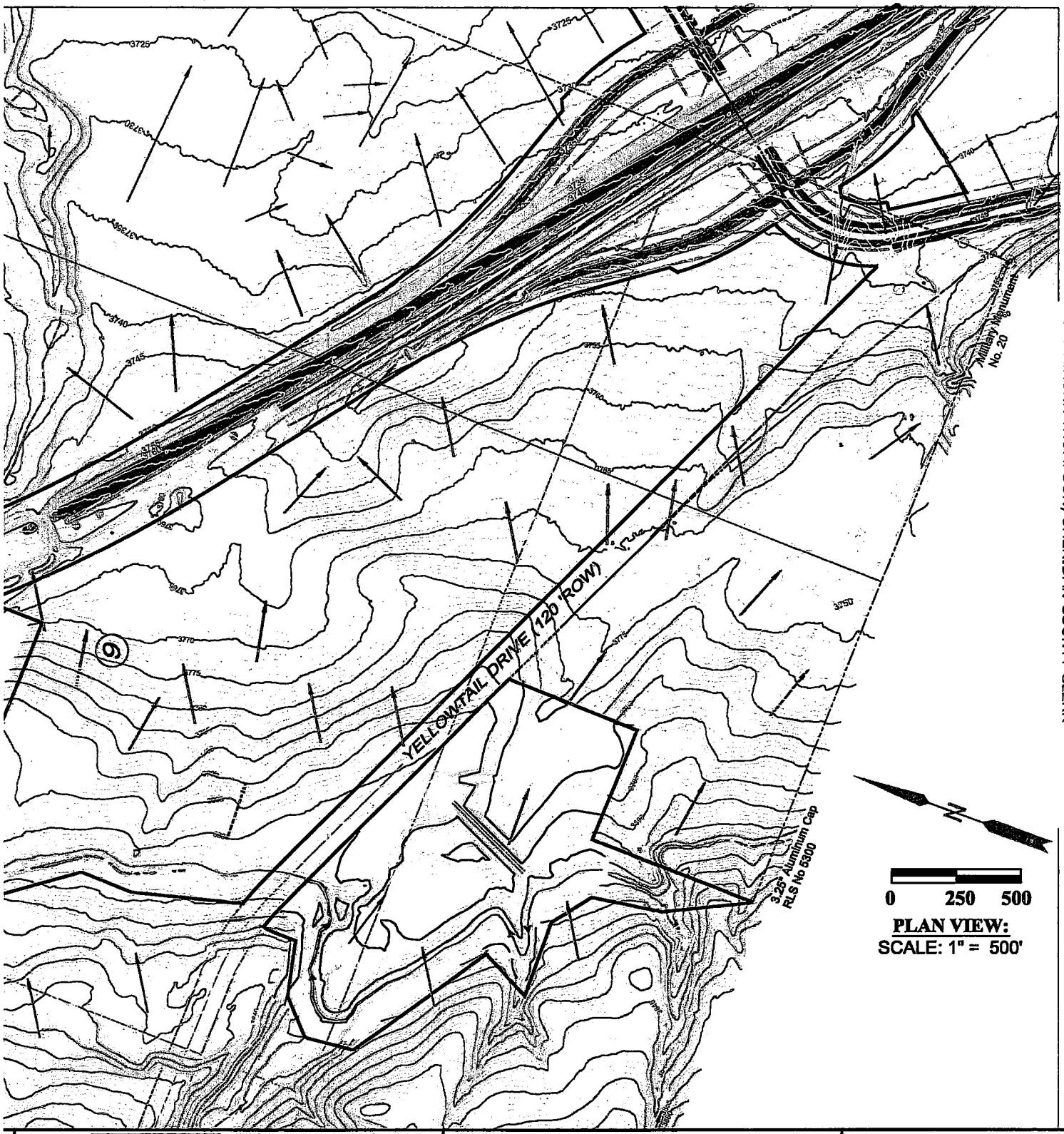


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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

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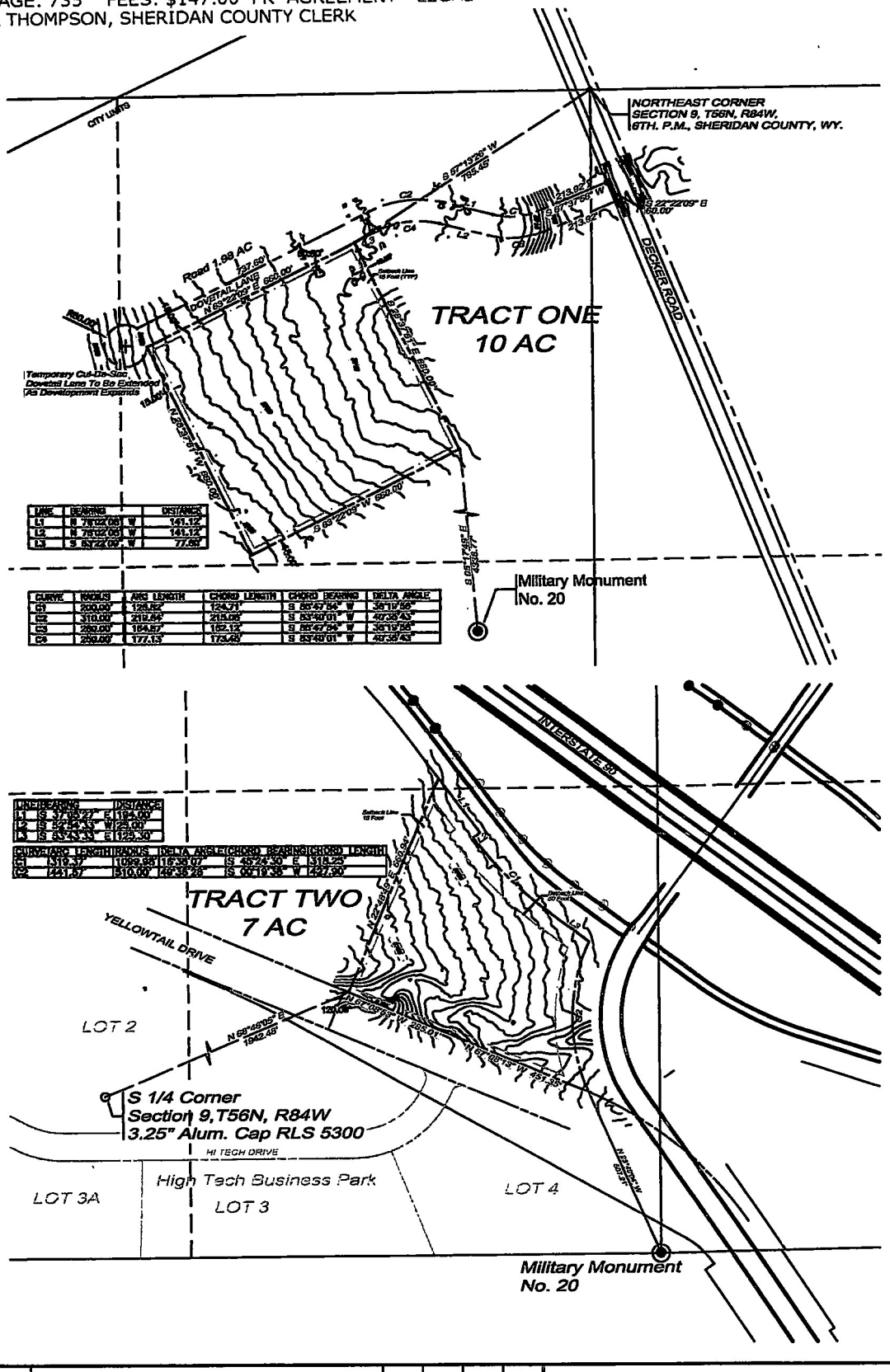


PLAN VIEW:
SCALE: 1" = 500'

2015-723597 11/30/2015 12:35 PM PAGE:16 OF 46
BOOK: 556 PAGE: 734 FEES: $147.00 PK AGREEMENT - LEGAL
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2015-723597 11/30/2015 12:35 PM PAGE:17 OF 46
BOOK: 556 PAGE: 735 FEES: $147.00 PK AGREEMENT - LEGAL
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LINE	BEARING	DISTANCE
L1	S 78°07'08" W	141.12'
L2	N 78°07'08" E	141.12'
L3	S 83°22'09" W	77.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	126.82'	124.71'	S 86°47'54" W	36°19'56"
C2	310.00'	219.44'	215.06'	S 83°40'01" W	40°33'43"
C3	200.00'	164.87'	162.12'	S 86°47'54" W	36°19'56"
C4	200.00'	177.13'	175.43'	S 83°40'01" W	40°33'43"

LINE	BEARING	DISTANCE
L1	S 37°05'27" E	194.00'
L2	S 52°54'33" W	25.00'
L3	S 52°54'33" E	125.30'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	319.37'	1099.86'	16°38'07"	S 45°24'30" E	318.25'
C2	441.57'	510.00'	49°36'28"	S 00°19'36" W	427.90'

SCALE 1" = 200'
0 200 400 600
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

Know all men
undersigned
Wrench Ranc
parties of inte
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That the
WRENCH RA
AND TRACT
Township 58
Principal Mer
County, Wyor
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TRACT ONE
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Thence North
660.00 Feet T
Thence North
660.00 Feet T
To The Point
Of 10.00 Acre

TRACT TWO
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Thence Conti
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Radius Of 10
South 45°24'3
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The Left With
Radius Of 51
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427.90 Feet T
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WRENCH RANCH PROPERTIES

2015-723597 11/30/2015 12:35 PM PAGE:18 OF 46
BOOK: 556 PAGE: 736 FEES: $147.00 PK AGREEMENT - LEGAL
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PRELIMINARY PLAT
WRENCH RANCH, PHASE TWO
TRACT ONE and TRACT TWO
LOCATED IN A PORTION OF
NE1/4NE1/4, and SE1/4SE1/4, SECTION 9,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN WYOMING

CERTIFICATE OF OWNER

ow all men by these presents that the dersigned John E. Rice and Sons, Inc, DBA anch Ranch, being the owner, proprietor or ties of interest in the land shown on this plat, hereby certify:

That the foregoing plat designated as ENCH RANCH PHASE TWO, TRACT ONE D TRACT TWO, is located in Section 9, wnship 56 North, Range 84 West, 6th ncipal Meridian, City of Sheridan, Sheridan nty, Wyoming, and more particularly cribed as follows:

ACT ONE
BINNING At A Point Which Is Located South 13'26" West, A Distance Of 795.45 Feet From Northeast Corner Of Section 9, Township 56 th, Range 84 West, Sixth Principal Meridian, ridan County, Wyoming;
nce South 26°37'51" East, A Distance Of .00 Feet To A Point;
nce South 63°22'09" West, A Distance Of .00 Feet To A Point;
nce North 26°37'51" West, A Distance Of .00 Feet To A Point;
nce North 63°22'09" East, A Distance Of .00 Feet To A Point;
The Point Of **BEGINNING**, Having An Area 10.00 Acres more or less.

ACT TWO
BINNING At A Point Which Is Located North 49'04" West, A Distance Of 507.21 Feet From Southeast Corner Of Section 9, Township North, Range 84 West, Sixth Principal idian, Sheridan County, Wyoming, Said Point ng On The North Right Of Way Of Yellowtail ve;
nce With Said Right Of Way North 67°08'13" st, A Distance Of 451.35 Feet To A Point;
nce Continuing With Said Right Of Way th 67°08'53" West, A Distance Of 286.01 t To A Point;
nce Leaving Said Right Of Way North 48'49" East, A Distance Of 660.94 Feet To A nt On The South Bound Exit Ramp Of nterstate 90;
nce Continuing With Said Right Of Way th 37°05'27" East, A Distance Of 194.00 t To A Point;
nce South 52°54'33" West, A Distance Of 10 Feet To A Point;
nce With A Non-tangent Curve Turning To Left With An Arc Length Of319.37 Feet, A dius Of 1099.58 Feet, A Chord Bearing Of th 45°24'30" East, A Chord Length Of 318.25 t;
nce Continuing With Said Right Of Way th 53°43'33" East, A Distance Of 125.30 t To A Point;
nce With A Non-tangent Curve Turning To Left With An Arc Length Of 441.57 Feet, A dius Of 510.00 Feet, A Chord Bearing Of th 00°19'38" West, A Chord Length Of .90 Feet To The Point Of **BEGINNING**, ing An Area Of 7.00 Acres more or less.

And that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s); and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of this plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewer, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rites under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this ____ day of _____, 2015 by,

_____
Owner.

STATE OF WYOMING)
) ss.
SHERIDAN COUNTY)

The Foregoing Instrument Was Acknowledged Before Me On This ____, Day Of _____, 2015. By

_____,
Witness My Hand And Official Seal

_____
Notary Public

NOTES:

1. *PRESENT ZONING - GATEWAY*
2. *DEVELOPMENT OF THESE TRACTS WILL BE REQUIRED TO COMPLY WITH ALL GATEWAY ZONING REQUIREMENTS.*
3. *PROPOSED USE FOR TRACT ONE IS A NEW SHERIDAN SCHOOL DISTRICT 2 SCHOOL.*
4. *PROPOSED USE FOR TRACT TWO IS COMMERCIAL.*
5. *PRESENT FLOOD CLASSIFICATION - ZONE X*
6. *ALL PUBLIC UTILITIES WILL BE EXTENDED TO TRACT ONE AND WILL BE MAINTAINED BY THE UTILITY OWNER.*
7. *ALL UTILITIES AND IMPROVEMENTS ARE EXISTING FOR TRACT TWO.*
8. *ALL ROADS AND STREETS ARE OR WILL BE DEDICATED TO PUBLIC USE.*

LOCATION MAP



CERTIFICATE OF SURVEY

I, William E. 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 PHASE TWO, TRACT ONE AND TRACT TWO, as laid out, platted, dedicated and shown hereon, that this 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 governing the subdivision of land.

_____ *Land Surveyor No. 5300*

Professional Land Surveyor WILLIAM E. PUGH 5300 Date: WYOMING

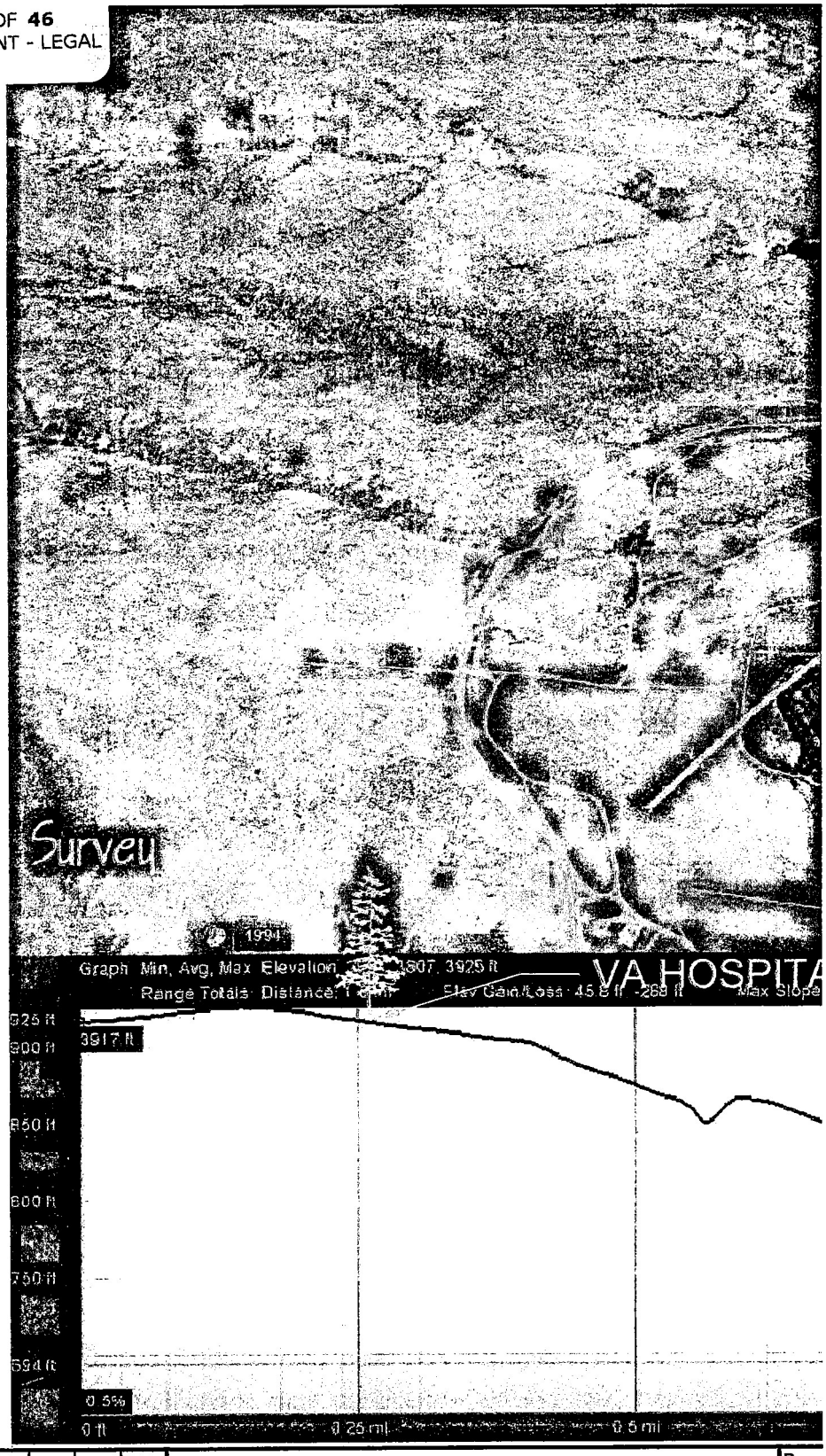
UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

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	Drawn: DLH	Design: DLH	Checked: WEP	Survey: X	
Client Contact: ---	Date: 11/26/2014	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: SP-1 / Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:19 OF 46
BOOK: 556 PAGE: 737 FEES: $147.00 PK AGREEMENT - LEGAL
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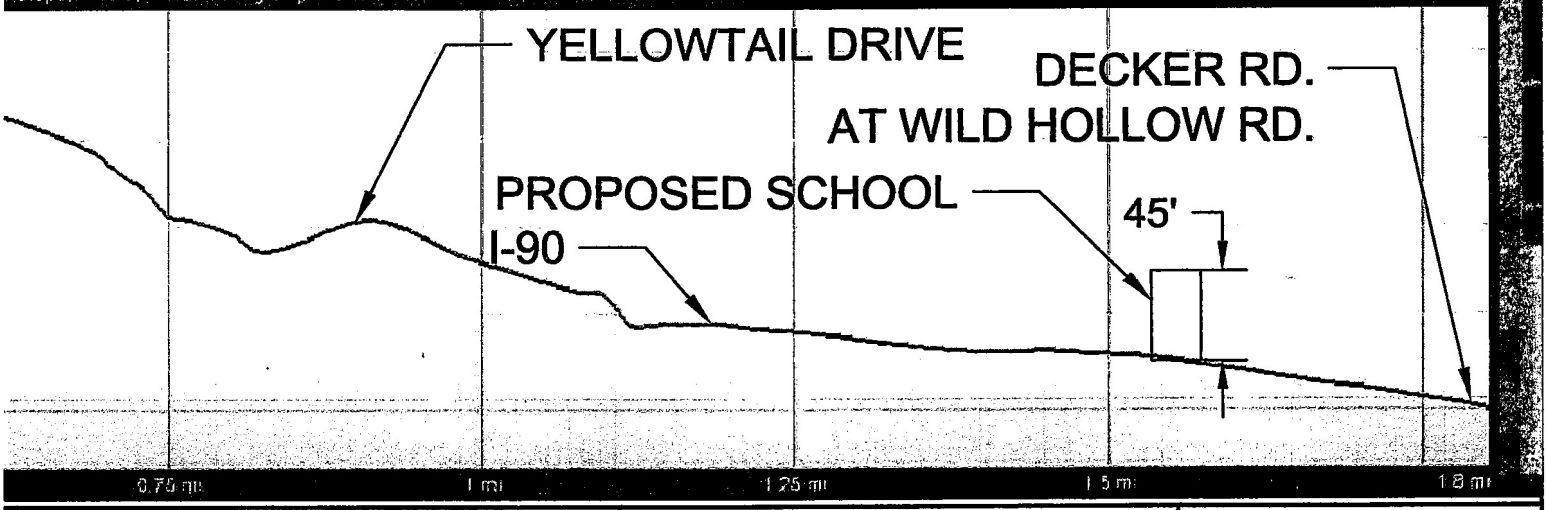
MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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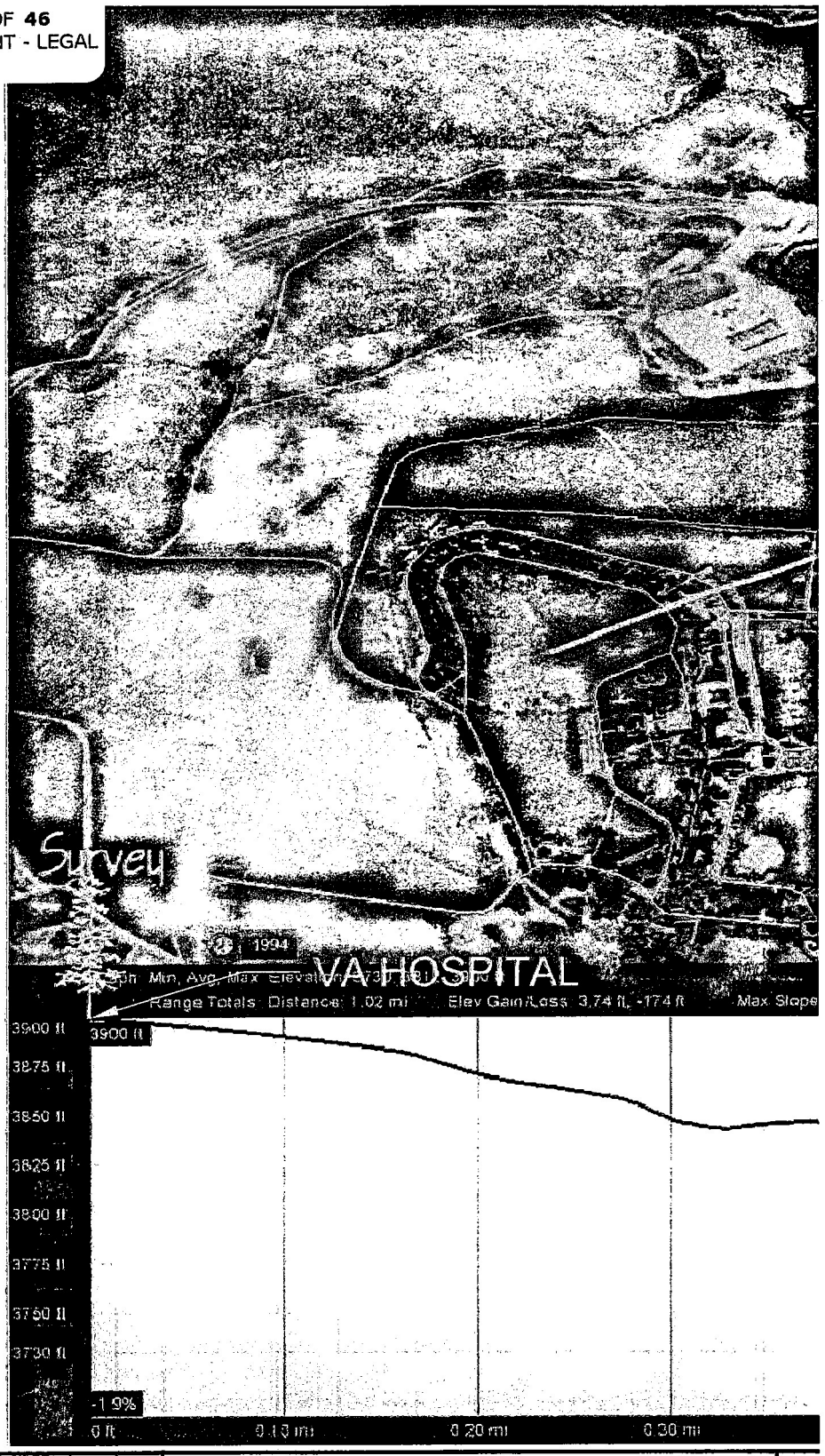
2015-723597 11/30/2015 12:35 PM PAGE:20 OF 46
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			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: VS-1	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:21 OF 46
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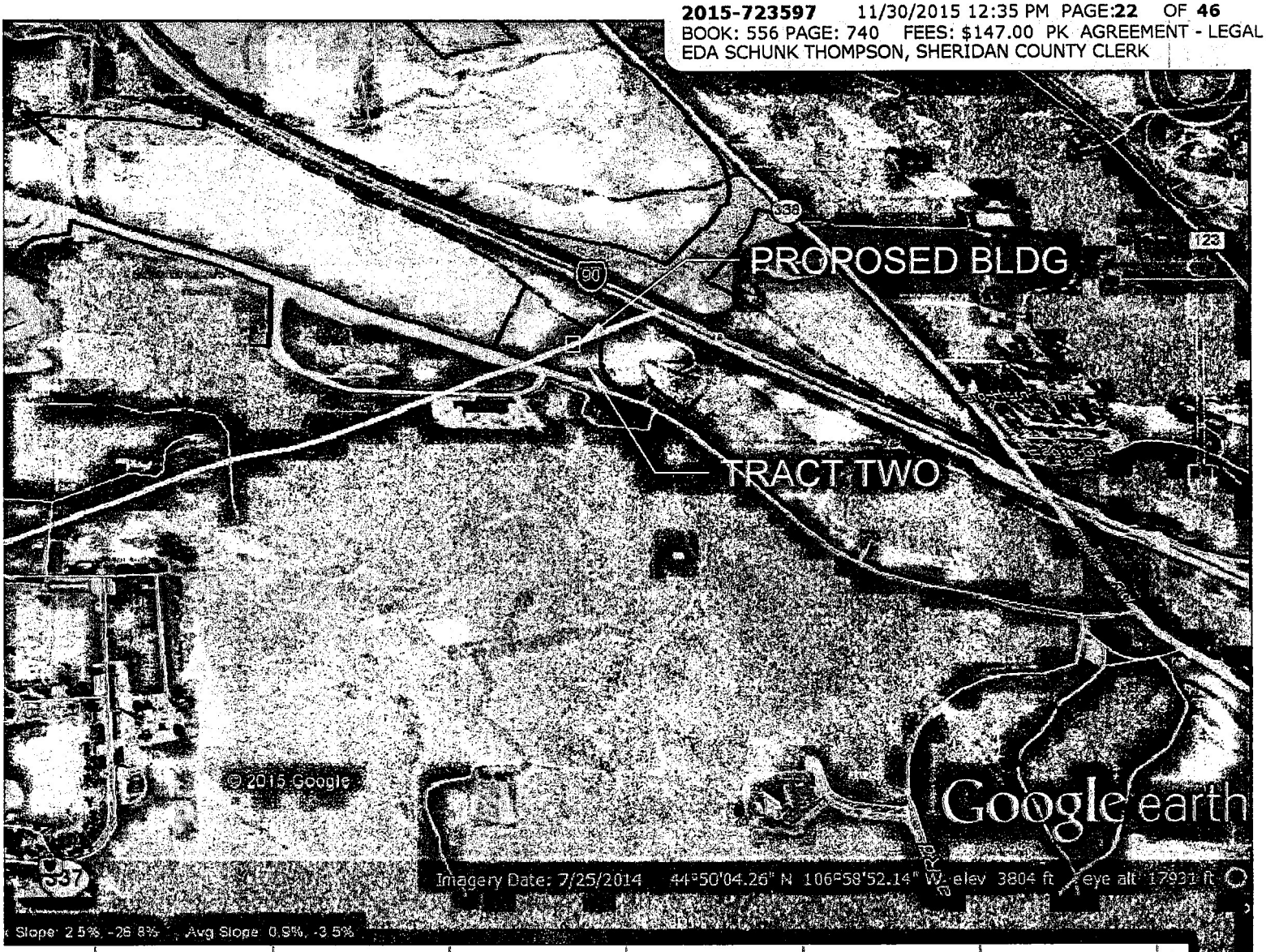
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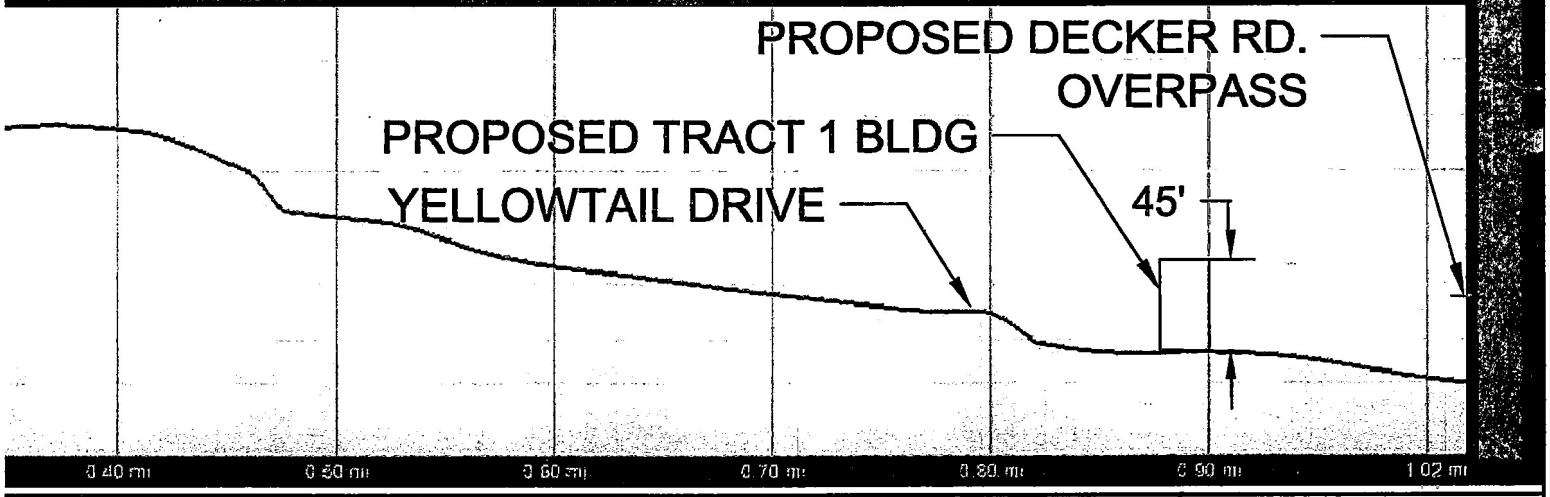
MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

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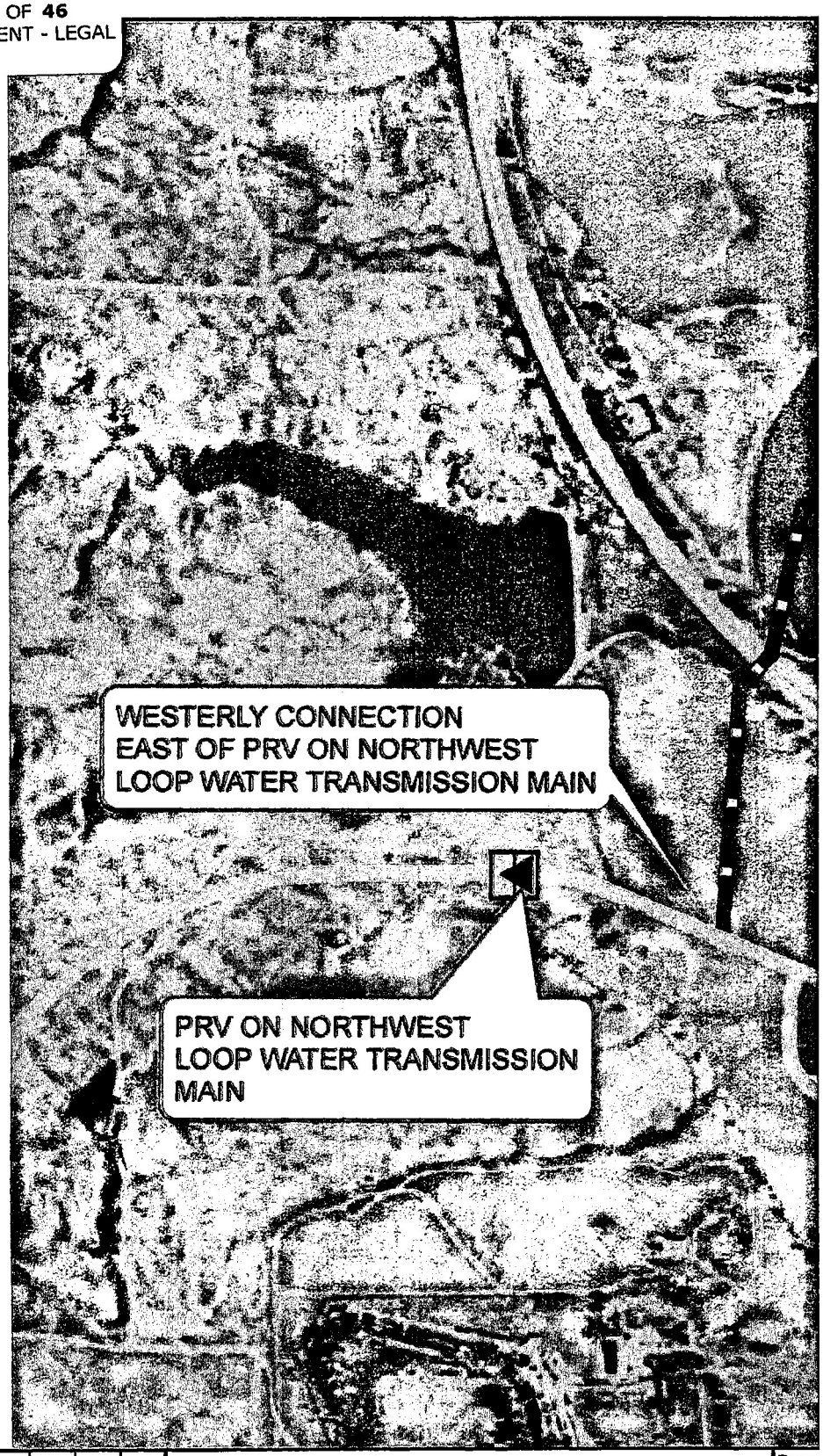
2015-723597 11/30/2015 12:35 PM PAGE:22 OF 46
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2015-723597 11/30/2015 12:35 PM PAGE:23 OF 46
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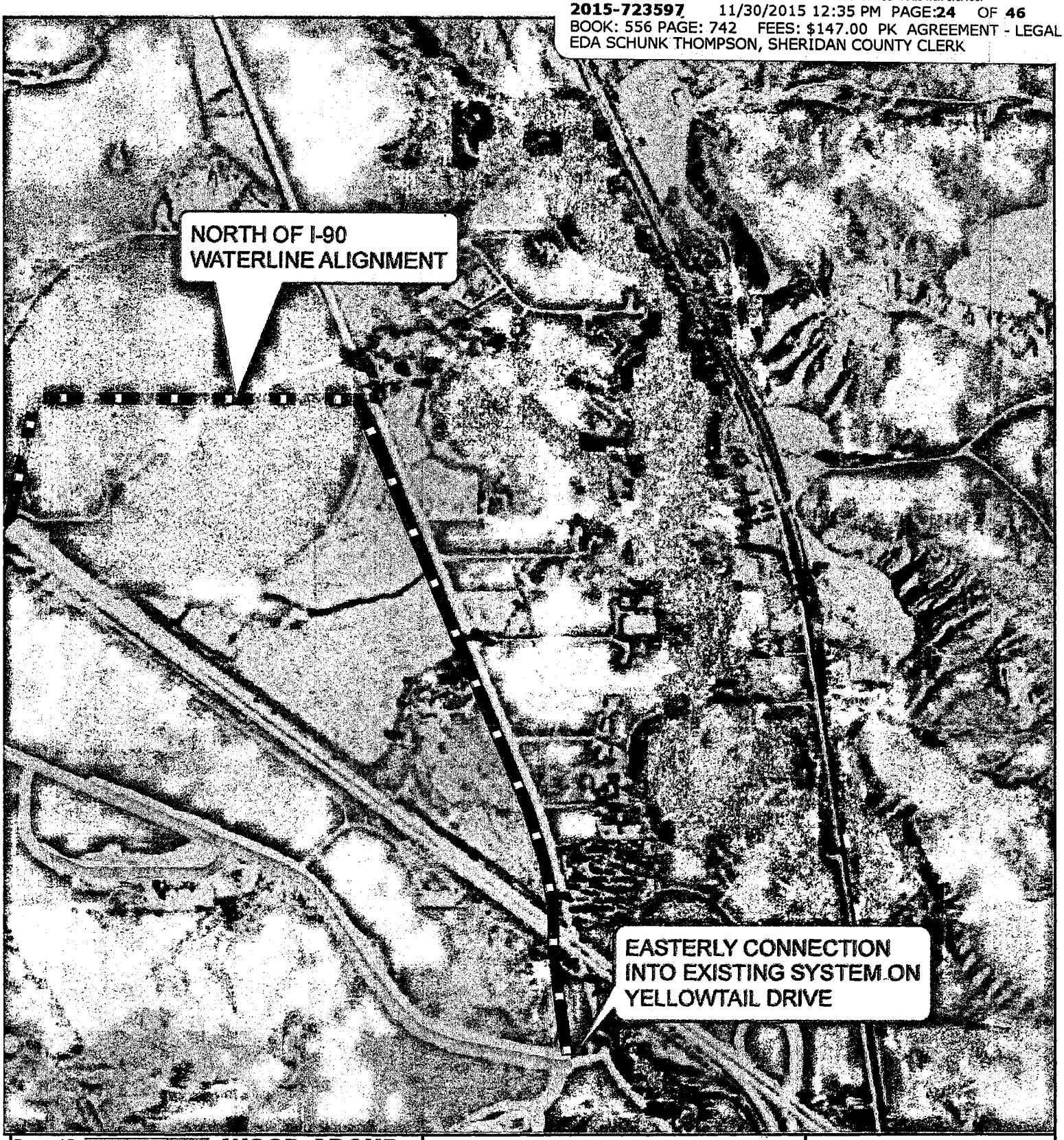
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MASTER PLAN
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Client
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2015-723597 11/30/2015 12:35 PM PAGE:24 OF 46
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Prepared By: WOOD GROUP PSN

Wood Group PSN - Northern Business Unit
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodgroup.com

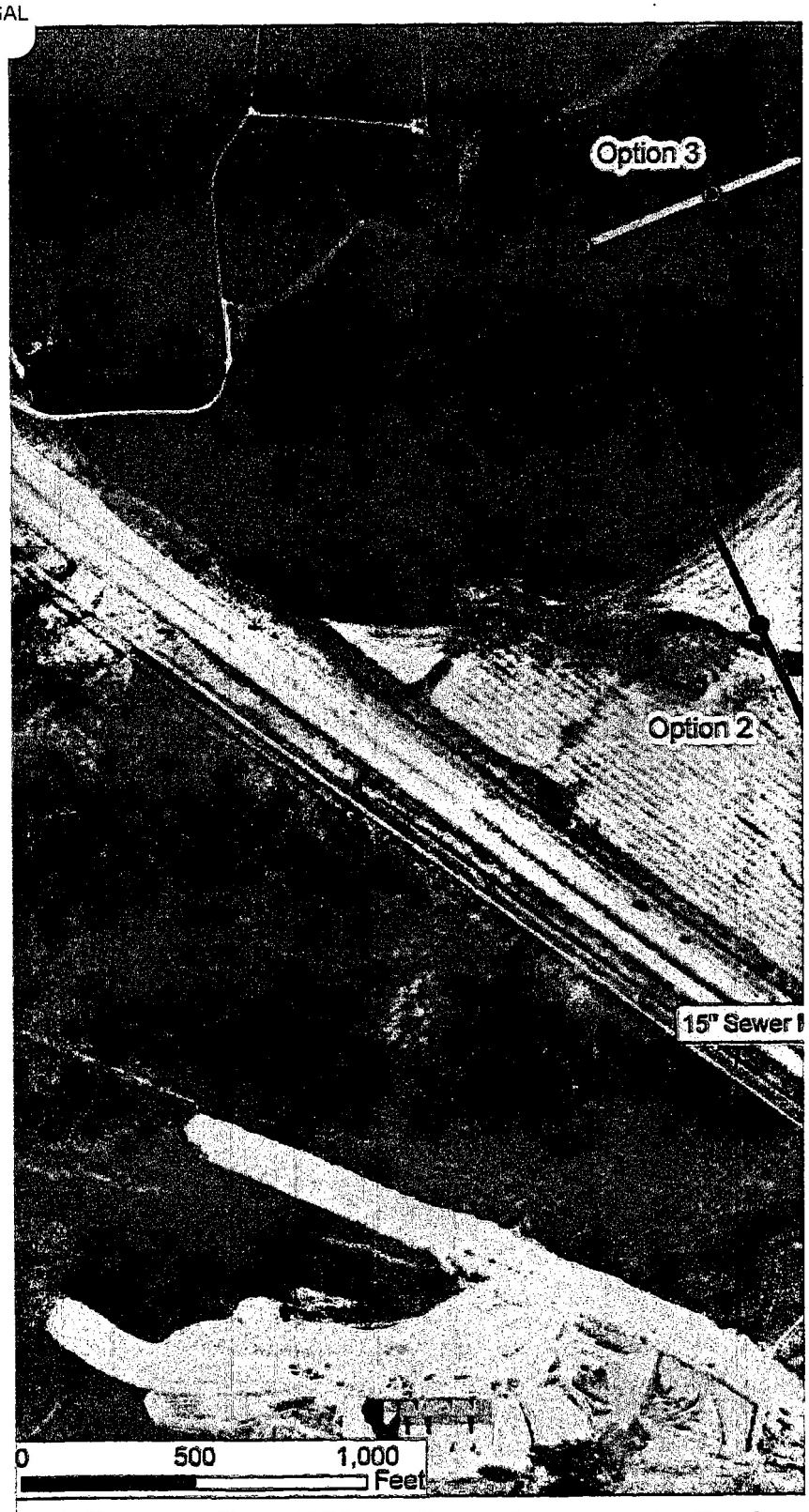
Client: JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
PROPOSED WATERLINE ALIGN.
SHERIDAN, WYOMING

Drawn:	Design:	Checked:	Survey:
DLH	DLH	WEP	X

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2015-723597 11/30/2015 12:35 PM PAGE:25 OF 46
BOOK: 556 PAGE: 743 FEES: $147.00 PK AGREEMENT - LEGAL
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MASTER PLAN
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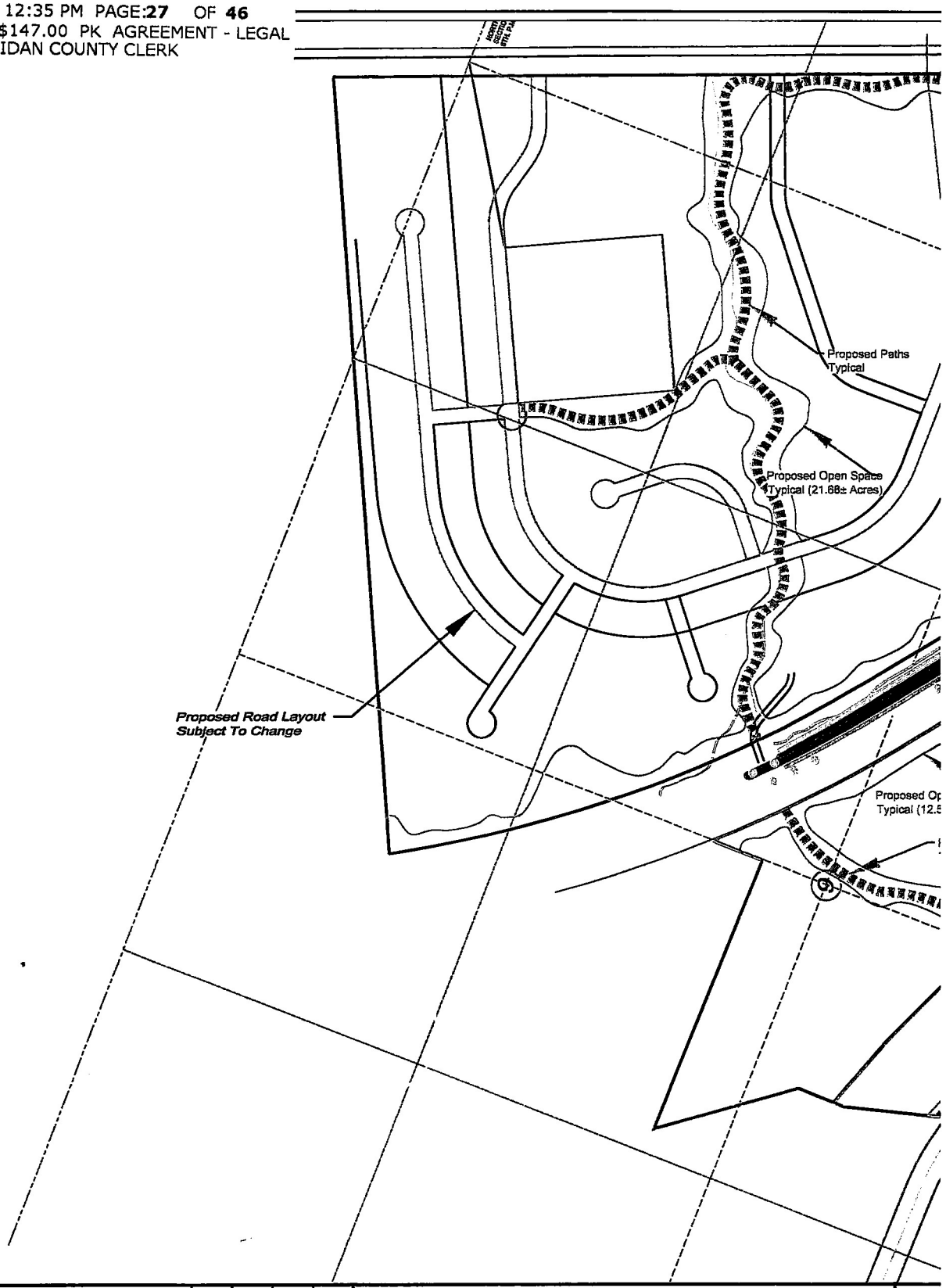
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2015-723597 11/30/2015 12:35 PM PAGE:26 OF 46
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			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: U-2	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:27 OF 46
BOOK: 556 PAGE: 745 FEES: $147.00 PK AGREEMENT - LEGAL
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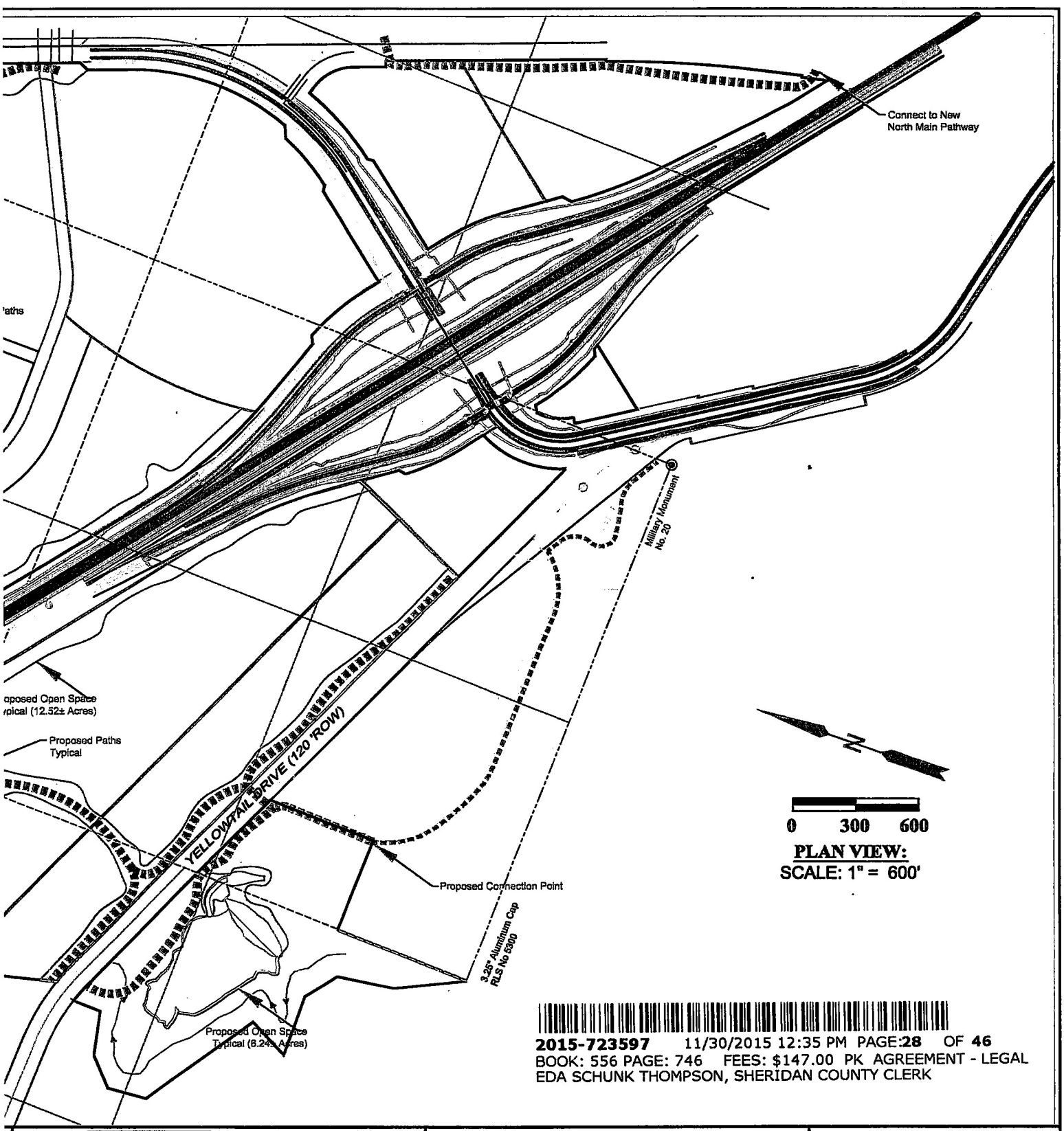


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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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PLAN VIEW:
SCALE: 1" = 600'

2015-723597 11/30/2015 12:35 PM PAGE:28 OF 46
BOOK: 556 PAGE: 746 FEES: $147.00 PK AGREEMENT - LEGAL
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A. INTRODUCTION

NOTE: INTENDED USES: Other uses that meet the general intent of this section may be considered if they meet all other requirements.

1. MASTER PLAN GOALS

a. 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.

b. 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.

c. 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.

d. Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed– use district within Sheridan.

e. Continuity. The Master Plan is to provide for continuous and uninterrupted extension to the North Main corridor, and Sheridan's parks, open space, 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 Two. 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 Two.

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 Two Master Plan the Guides, Standards and Regulations of this Master Plan comply specifically with the City of Sheridan Gateway Ordinance contained within the City of Sheridan Municipal Code. However, topic areas not specifically covered here are governed by the equivalent provisions contained within the City of Sheridan Municipal Code.

The provisions of this Document, when in conflict, shall take precedence over all other codes, ordinances, regulations, and standards except as specifically noted within this Document. The City of Sheridan Municipal Code continues to be applicable only to issues not contained herein.

3. Future Approvals
Future site or development plans will be governed by these Guidelines, Standards and Regulations, and the standards of the Sheridan Municipal Code in effect at the time of the approval of this Master Plan. This Master Plan will be exempt from future modifications to the Sheridan Municipal Code.

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

2. Defined Planning Areas
a. MU – Mixed Use
b. C –– Commercial
c. Residential

3. Density and Floor Area Rations (F.A.R.)
Each of the (3) 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 Two is up to 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

a. Configuration: 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.

b. 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.

c. Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.

d. 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.

5. Setbacks
Each of the (3) 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
Sign Standards for the Wrench Ranch Phase Two will be established as part of the Master Plan. All signs within the Wrench Ranch Phase Two 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.

8. Building Height
Building Height will be measured as follows:

a. 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.

b. 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.

2015-723597 11/30/2015 12:35 PM PAGE:29 OF 46
BOOK: 556 PAGE: 747 FEES: $147.00 PK AGREEMENT - LEGAL
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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

Prepa

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c. 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.

d. All open spaces are accessible to the general public.

9. Dimensional Standards
Each of the (3) defined planning areas shall include specific dimensional standards. The dimensional standards contained within this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the City of Sheridan Municipal Code.

10. Design Standards
Each of the (3) defined planning areas shall include Design Guidelines and Standards. These take precedence over all other codes, ordinances, regulations, and standards including the City of Sheridan Municipal Code.

D. NOTES AND PROVISIONS

11. Total acreage: 365.86 +/- acres

12. Existing Zoning: City of Sheridan Gateway District

13. Not Used

14. This Master Plan covers only Phase Two.

15. 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.

16. 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.

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

18. 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.

19. 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 plat.

20. Detention ponds shall be owned, maintained and operated by the City of Sheridan.

22. Parking Requirements

c. Residential garage parking spaces shall count towards meeting the parking requirement.

d. On-street parking that is directly adjacent to the lot frontage may be counted as part of the parking provision.

e. Bicycle racks shall be provided.
f. Not used.
g. 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.

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

24. Final street names will be provided at the time of final plat.

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

26. 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 façade 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.

a. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.

b. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

27. Specific Trumps 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.

28. 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.

Use	Spaces	Unit
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1	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 10 members
Office and institution	1	Per 350 SF
Restaurant or Bar	1	Per 2.5 seats
Banks, post office, business and professional and government offices	1	Per 300 SF
Light Industrial	1	Per 750 SF
Hotel	1	Per bedroom
Retail	3.5	Per 1000 SF

2015-723597 11/30/2015 12:35 PM PAGE:30 OF 46
BOOK: 556 PAGE: 748 FEES: $147.00 PK AGREEMENT - LEGAL
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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
GENERAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

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—	4/15/2015	As Shown	741376	OFFICE LABOR	LU-1	0

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 Two 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. PRINCIPLE USES

The following Table (MU Permitted Uses–Mixed Use Planning Area) 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	
Affordable 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
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	
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
Office uses including: Medical or dental offices and clinics, professional offices, & general business use	P
Personal service shops	P
Retail sales–General including Food sales	P
Retail sales–Ambulatory Vendor	P
Retail sales–Mobile Vendor Cart	P
Retail sales–Outdoor	P
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	P
Libraries, museums or art centers including accessory education facilities	P
Performing areas centers, auditoriums and other places of assembly	P
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
Restaurants	P
1. Restaurants with outside eating area	P
2. Restaurants with drive–in facilities	P
Social, fraternal clubs and lodges	P
F. Storage, Parking, & 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 principle building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principle building or use served and is located on the same lot as the principle 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
Domestic animals, provided such household pets and kennels are not maintained	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
Outdoor sales, display of merchandise or other activity that is part of or related to the principal use, but which is not specifically addressed this matrix, provided such area does not exceed 10% of the gross floor area of the principal structure	P
Outdoor sales with a youth vendors license	P
Outdoor storage	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	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 Planning Director to meet accessory criteria	P

D. MIXED–USE DISTRICT: SETBACK & HEIGHT STANDARDS

The standards contained in Table MU–2 are intended to provide minimum standards for development in this planning area. These Standards supersede applicable portions of the City of Sheridan Municipal Code. These Standards shall not be construed to supersede more restrictive development standards contained in the Conditions, Covenants and Restrictions of any property or structure. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard.

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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

Mixed–Use Setback & Height Standards

Location	Width/Height
Building Setback	
Yellowtail Drive	15'
Local–through Street	15'
Local Internal Streets	15'
Side	15'
Front	15'
Rear	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use (4 story Max.)	45'
Residential Principal Use	45'

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

E. SPECIAL STANDARDS

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

1. Encroachments/Projections into setbacks:
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 line.
b. Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.
c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
d. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

F. 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.

G. SITE PLANNING GUIDELINES

1. Building Siting and Orientation
a. Site buildings to face the main street frontage.
b. Provide clearly articulated pedestrian–oriented entries
c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
d. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
e. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
f. 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
a. Segment large parking lots into smaller courts 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.

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

H. ARCHITECTURE – MIXED USE PRINCIPLES (MU)

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

ARCHITECTURAL GUIDELINES – MIXED–USE (MU)

1. Building Massing and Form
a. Segment buildings into three major components: the ground floor base that anchors the building to the ground; the upper story façade, that provides transparency and the cap that terminates the top of the building
b. Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.
c. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
d. Design the building masses to provide continuity with adjacent structures.
e. Terminate the top of the building with a distinctive pitched roof or cornice.
f. 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
Terminate the top of the building with a distinctive roof cap. Design roof caps using the following techniques:
a. Terminate the top of the flat roof with a distinctive cornice and parapet wall.
b. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
c. Support pitched roof eave overhangs with corbels or brackets
d. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
e. Avoid radical roof pitches that create overly prominent or out–of–character buildings.
f. Avoid continuous roof planes. Pitched roof planes exceeding 60 linear feet should incorporate articulated roof elements that include the following:
Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers
g. Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

2015-723597 11/30/2015 12:35 PM PAGE:32 OF 46
BOOK: 556 PAGE: 750 FEES: $147.00 PK AGREEMENT - LEGAL
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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
MIXED USE PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

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5. Masonry Base
a. Define the base of storefront buildings with a masonry base designed to anchor structure to the ground plane, minimum height: 36"

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.
c. Avoid an excessive variety of façade materials.
d. The following building materials are permitted:

Building Base and Facades:
- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)
- Quality Metal Panels
- Masonry, Stone (ie. Ashlar–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)
- Tile

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

Windows:
- Glass, transparent or lightly tinted

Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (use with discretion)
- 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 Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)

2015-723597 11/30/2015 12:35 PM PAGE:**33** OF **46**
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A. INTRODUCTION – COMMERCIAL

1. GENERAL DESCRIPTION

The Commercial (C) Planning Area will serve the business and commercial needs of the Wrench Ranch Phase Two 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 Mater Plan Phase Two 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	50'
N. Main	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.

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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

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1. Site buildings to face the main street frontage.

   e. Provide clearly articulated pedestrian-oriented entries.

2. VEHICULAR CIRCULATION AND PARKING

1. 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.

2. Locate parking areas within internalized parking courts or to the sides or rear of buildings.

3. Provide bicycle parking.

4. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

5. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

1. Avoid placing service areas where they are visible from adjacent buildings or streets.

2. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.

3. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.

4. Locate accessory structures behind buildings.

5. 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.

. ARCHITECTURE – COMMERCIAL USE PRINCIPLES (C)

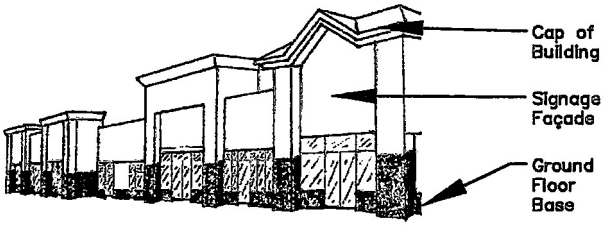
1. Design clearly articulated human scale buildings.

2. Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

1. ARCHITECTURAL GUIDELINES – COMMERCIAL (C)

1. BUILDING MASSING AND FORM

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



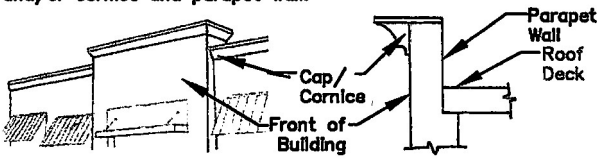
2. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.

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

2. ROOF CAP

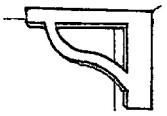
   a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

   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.

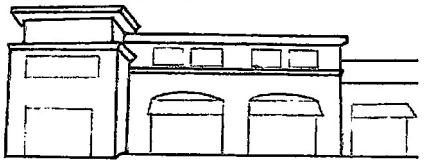
   V. Avoid radical roof pitches that create overly prominent or out-of-character buildings.

   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



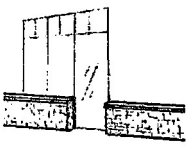
Vary Roof Lines/Heights



   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.



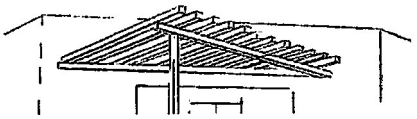
2015-723597 11/30/2015 12:35 PM PAGE:36 OF 46
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Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com	Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801				WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS SHERIDAN, WYOMING	
	Drawn: DLH	Design: DLH	Checked: WEP		Survey: X	
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2015-723597 11/30/2015 12:35 PM PAGE:37 OF 46
BOOK: 556 PAGE: 755 FEES: $147.00 PK AGREEMENT - LEGAL
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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 Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)

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MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

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2015-723597 11/30/2015 12:35 PM PAGE:38 OF 46
BOOK: 556 PAGE: 756 FEES: $147.00 PK AGREEMENT - LEGAL
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2015-723597 11/30/2015 12:35 PM PAGE:39 OF 46
BOOK: 556 PAGE: 757 FEES: $147.00 PK AGREEMENT - LEGAL
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INTRODUCTION – RESIDENTIAL

1. GENERAL DESCRIPTION

The Residential (R) Planning Area will serve the Residential needs of the Wrench Ranch Phase Two Master Plan and will serve as a Residential hub for the North end of Sheridan. The area will include a mixture of vehicular and pedestrian and educational facilities. 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.

A. PRINCIPAL USES

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

TABLE R–1 PERMITTED USES–RESIDENTIAL

	PERMITTED
Estate Single Family Homes	P
Single Family detached homes	P
Single Family attached homes	P
Affordable Housing	P
Multi Family	P
Education	P

B. RESIDENTIAL 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 Mater Plan Phase Two shall be fully compliant with the City of Sheridan Municipal Code.

TABLE R–2
RESIDENTIAL SETBACK & HEIGHT STANDARDS

Location	Width/Height
Building Setback	
I–90	50'
Decker Road	30'
Local Internal Streets	15'
Side Yard–Within Planning Area	5'
Rear	15'
Height Limitations	
Principal Use (4 story Max.)	45'

C. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks and openspace.

2. Provide safe and efficient vehicular parking while minimizing the negative visual impacts commonly associated with large paved areas. Developers are encouraged to provide pedestrian walkways and open space to convey pedestrians.

D. SITE PLANNING GUIDELINES

1. Estate Single Family Homes

a. To provide high quality housing opportunities for large single family residential lots for the development of custom and semi–custom homes in a planed housing development.
b. The architectural design of the Estate Single Family homes shall be high quality and shall compliment the architecture of surrounding homes.
c. Uses allowed by right:
1. Single family dwellings, with attached or detached garages.
2. Gross density shall be 1 unit per acre maximum.
3. Home occupations, as defined by City of Sheridan code.
2. Uses allowed by special review: Other uses may be allowed during the platting process.
3. Parking will occur on each lot, or on–street as allowed by City code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on–street as allowed by City code.

E. SITE PLANNING GUIDELINES

1. Single Family Detached Homes

a. To provide high quality housing opportunities for single family residential lots for the development of detached single family homes.
b. The architecture of the single family homes shall be high quality and shall compliment the architecture of surrounding homes.
c. Uses allowed by right:
1. Single family dwellings, with attached or detached garages.
2. Gross density shall be 5 units per acre maximum.
3. Home occupations, as defined by City of Sheridan code.
4. Uses allowed by special review: Other uses may be allowed during the platting process.
d. Parking will occur on each lot, or on–street as allowed by City code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on–street as allowed by City code.

F. SITE PLANNING GUIDELINES

1. Single Family Attached Homes

a. To provide high quality housing opportunities for single family residential lots for the development of attached single family homes.
b. The architecture of the single family homes shall be high quality and shall compliment the architecture of surrounding homes.
c. Uses allowed by right:
1. Single family attached dwellings, with attached or detached garages.
2. Gross density shall be 8 units per acre maximum.
3. Buildings may have up to 6 units per building.
d. Uses allowed by special review: Other uses may be allowed during the platting process.
e. Parking for residential units occur on each lot, within the boundaries of the parking lots, or on–street as allowed by City code. Guest parking will occur on–street as allowed by City code. Parking will be accommodated with attached or detached, one or two car garages for each unit,

G. SITE PLANNING GUIDELINES

1. Affordable Housing

a. To provide high quality housing opportunities for the development of affordable housing.
b. The architecture of affordable housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
c. Uses allowed by right:
1. Single family dwellings, with attached or detached garages.
2. Single family attached dwellings, with attached or detached garages.
3. Gross density shall be 8 units per acre gross, maximum
4. Buildings may have up to 6 units per building.
5. Factory built homes.
d. Uses allowed by special review: Other uses may be allowed during the platting process.
e. Parking for residential units occur on each lot, within the boundaries of the site in parking lots, or on–street as allowed by City code. Guest parking will occur on–street as allowed by City code. Parking will be accommodated with attached or detached, one or two car garages for each unit or parking may also be off–street within garages and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site as approved by the City.

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
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MASTER PLAN PHASE TWO
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H. SITE PLANNING GUIDELINES

1. Multi–Family Housing

a. To provide high quality housing opportunities for residential lots for the development of multi–family / apartment housing.
b. The architecture of multi–family housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
c. Uses allowed by right:
1. Single family dwellings, with attached or detached garages.
2. Gross density shall be 20 units per acre gross, maximum
3. Buildings may have up to 12 units per building.
4. Factory built homes on permanent foundations.
d. Uses allowed by special review: Other uses may be allowed during the platting process.
e. Parking for residential units occur on each lot, within the boundaries of the site in parking lots, or on–street as allowed by City code. Guest parking will occur on–street as allowed by City code. Parking will be accommodated with attached or detached, one or two car garages for each unit or parking may also be off–street within garages and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site as approved by the City.

H. SITE PLANNING GUIDELINES

1. Education

a. To provide a location for the establishment of a future School.
b. The architecture shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
c. Uses allowed by right:
1. To be determined by Sheridan School District Two.
2. Any use associated with a School.
d. Uses allowed by special review: Other uses may be allowed during the platting process.
e. Parking shall occur within the boundaries of the site in parking lots, or on–street as allowed by City code. Guest parking will occur in designated parking lots and on–street as allowed by City code.

2015-723597 11/30/2015 12:35 PM PAGE:**40** OF **46**
BOOK: 556 PAGE: 758 FEES: $147.00 PK AGREEMENT - LEGAL
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A. INTRODUCTION

1. Open Space

The parks and open space within the Wrench Ranch Phase Two Master Plan 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 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.

2015-723597 11/30/2015 12:35 PM PAGE:**41** OF **46**
BOOK: 556 PAGE: 759 FEES: $147.00 PK AGREEMENT - LEGAL
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PHASE TWO
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2015-723597 11/30/2015 12:35 PM PAGE:42 OF 46
BOOK: 556 PAGE: 760 FEES: $147.00 PK AGREEMENT - LEGAL
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			Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: —	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: L-1	Rev.: 0

A. INTRODUCTION

1. Landscape Guidelines

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

In any case where there is discrepancy between the landscaping guidelines contained within this master plan and Sheridan City Code, the stricter requirement shall govern, except in the case of a contradictory requirement, in which case Sheridan City Code shall govern.

2. Landscaping Goals

These design guidelines were prepared with several goals including:

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

B. GENERAL LANDSCAPE DEVELOPMENT GUIDELINES

1. Purpose and Intent

a. Signed, approved grading plans/permits and all erosion control measures in place are to be submitted for review, prior to earthwork.
b. Site visibility triangles shall be used at all access intersections for public safety and welfare per the City of Sheridan's Municipal Code.
c. A plant palette that includes native and/or hardy adapted species will be used. All species will grouped according to water requirements.
d. Drip irrigation will be used for all parking lot islands, planting beds and perimeter plant materials.
e. Irrigated turf shall be a drought-tolerant turf-type.
f. All native seed grasses will receive a temporary or permanent irrigation system.
g. 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 soil conditions exist, only Class I soil amendments shall be accepted.
h. 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.
i. 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

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 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.
Parking Lot Screening:	Per detail sheet and/or City of Sheridan Municipal Code
Notes:	Provide large deciduous trees with a minimum 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.
Internal Roads:	1 tree/100 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 1.5" 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.

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

Additional Landscape Requirements: 1 Tree/100'; 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 1.5" 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 isle or parking lot. In that case, side and rear setback to equal zero (0).)

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 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Mixed Use: 15'-25'* front, 15' rear and 5' side yard landscape buffer setback (*Match landscape buffer for to building setback - see architectural requirements.)

Street Tree Types: See recommended Planting List
Additional Landscape Requirements: 1 Tree/100'. (50% evergreen, except for commercial and retail uses). Tree requirements applicable for front and rear buffers (unless covered by roadway requirements for unless a property line falls with 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

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

a. Parking Lot Screening is required for all parking facing an adjacent roadway or property line.
b. Parking Lot Screening shall consist of 50% evergreen and/or other screening structure in the form of a screen wall or berm/planting combination.
c. Single parking lot islands to receive a minimum of 1 tree/8 shrubs per island and double parking lot islands to receive a minimum of 2 trees/12 shrubs per island.
d. 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 covers 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	
Ephraim Crested Wheatgrass	30%
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)	
Reed Canarygrass	45%
Meadow Brome	25%
Garrison Foxtail	20%
Climax Timothy	5%
Add - Tall Larkspur	5%

Rate: 30 Blk. Lbs/acre (PLS)

2015-723597 11/30/2015 12:35 PM PAGE:43 OF 46
BOOK: 556 PAGE: 761 FEES: $147.00 PK AGREEMENT - LEGAL
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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

Prepa

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2015-723597 11/30/2015 12:35 PM PAGE: 44 OF 46
BOOK: 556 PAGE: 762 FEES: $147.00 PK AGREEMENT - LEGAL
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H. RECOMMENDED PLANT MATERIALS

BOTANICAL NAME/ COMMON NAME	WATER REQUIREMENT
STREET TREES (1.5" min. planting size)	
Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	Adaptable
Sorbus sitchensis Western Mountain Ash	Dry/Adaptable
Populus balsamifera ssp. trichocarpa Black Cottonwood	Adaptable
Populus x deltoides spp. monilifera Plains Cottonwood	Adaptable
Populus x acuminata Lanceleaf Cottonwood	Adaptable
Celtis occidentalis* Western Hackberry	Dry
Fraxinus Americana Autumn Purple Ash	Dry/Adaptable
Populus Tremuloides Quaking Aspen	Adaptable
Gleditsia triacanthos Honey Locust	Dry/Adaptable
Fraxinus pennsylvanica spp. Ash species	Adaptable
Salix alba Golden Russian Willow (For detention and riparian use)	Moist
*Use in native areas only – 5% max	
ORNAMENTAL TREES (1.5" caliper min. planting size)	
Malus species Prairifire Crabapple / Louisa Crabapple	Adaptable
Crataegus spp. Hawthorn	Dry to Adaptable
Koelreuteria paniculata Golden Rain Tree	Adaptable
Pyrus calleryana 'Prairie Gem' Prairie Gem Pear	Adaptable
EVERGREEN TREES (6' height min. planting size)	
Picea pungens Blue Spruce*	Adaptable
*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' Pyramid Vanderwolf Pine	Dry to Adaptable
Pinus ponderosa Ponderosa Pine	Dry to Adaptable
Pinus nigra Austrian Pine	Dry to Adaptable
Pinus edulis Pinon Pine	Dry to Adaptable
Pseudotsuga menziesii Douglas Fir	Adaptable
SHRUBS (5 gallon minimum planting size) Partial Shrub List For full shrub list please reference: Natural Resource Conservation Service (www.plant-materials.nrcs.usda.gov/mtpmc).	
Buddleja davidii nanhoensis 'Petite Plum' Compact Purple Butterfly Bush	Dry to Adaptable
Cornus stolonifera spp. Redtwig Dogwood Species	Adaptable
Fallugia paradoxa Apache Plume	Dry to Adaptable
Juniperus horizontalis spp Horizontal Juniper species	Dry to Adaptable
Juniperus scopulorum 'Rocky Mtn.' Rocky Mtn. Juniper	Dry to Adaptable
Perovskia atriplicifolia Russian Sage	Dry to Adaptable
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 Rocky Mtn. Columbine	Adaptable
Clematis x jackmanii Purple Clematis	Adaptable
Leucanthemum x superbum 'Agicia' Double Shasta Daisy	Adaptable
Clematis terniflora Sweet Autumn Clematis	Adaptable
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 sod 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

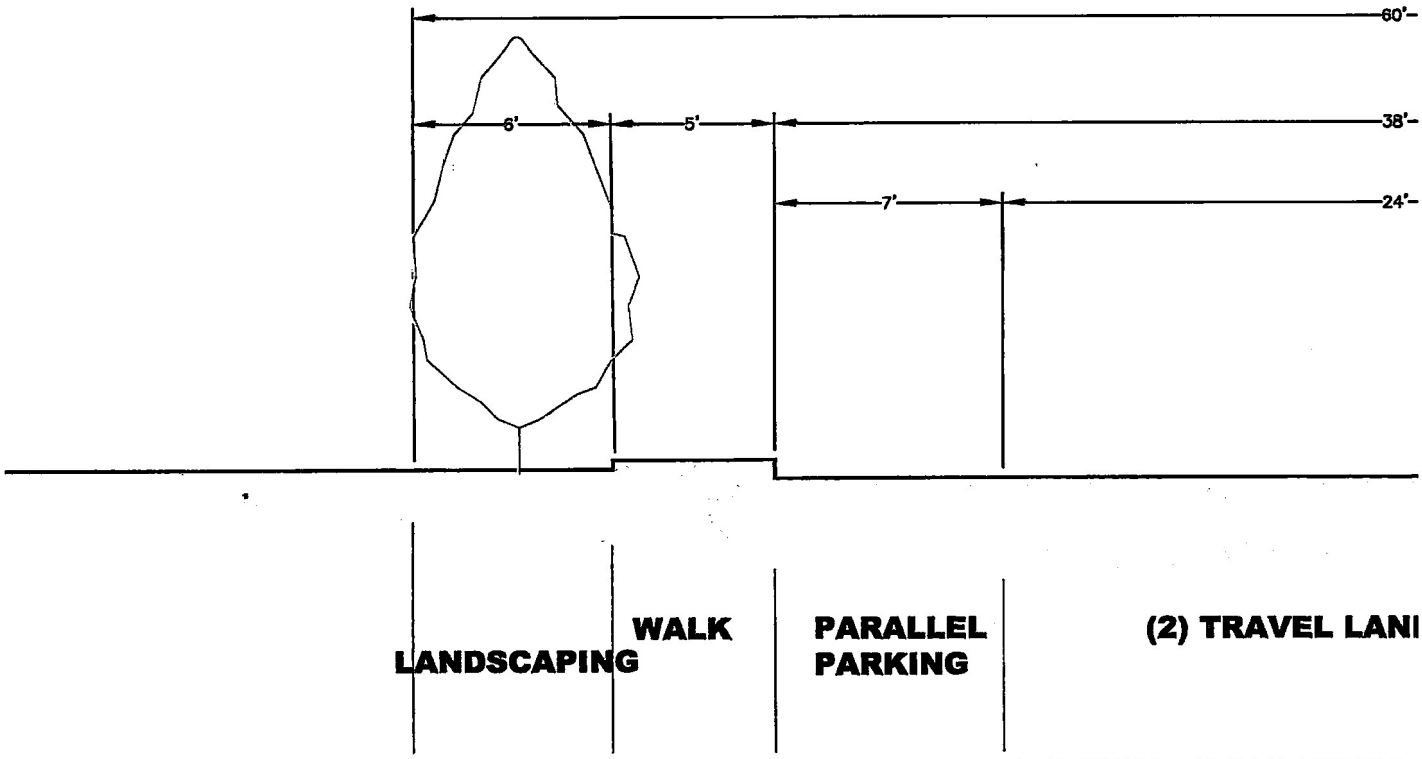
Public landscaping (including street medians, public right-of-way and other public dedicated tracts) shall be owned and maintained by the applicable public entity.

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).

Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com	Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801			WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS SHERIDAN, WYOMING
	Drawn: DLH	Design: DLH	Checked: WEP	Survey: X
Client Contact: ---	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: L-2	Rev.: 0

2015-723597 11/30/2015 12:35 PM PAGE:45 OF 46
BOOK: 556 PAGE: 763 FEES: $147.00 PK AGREEMENT - LEGAL
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NOTE: STREET SECTIONS SUBJECT TO
CITY OF SHERIDAI
STREE

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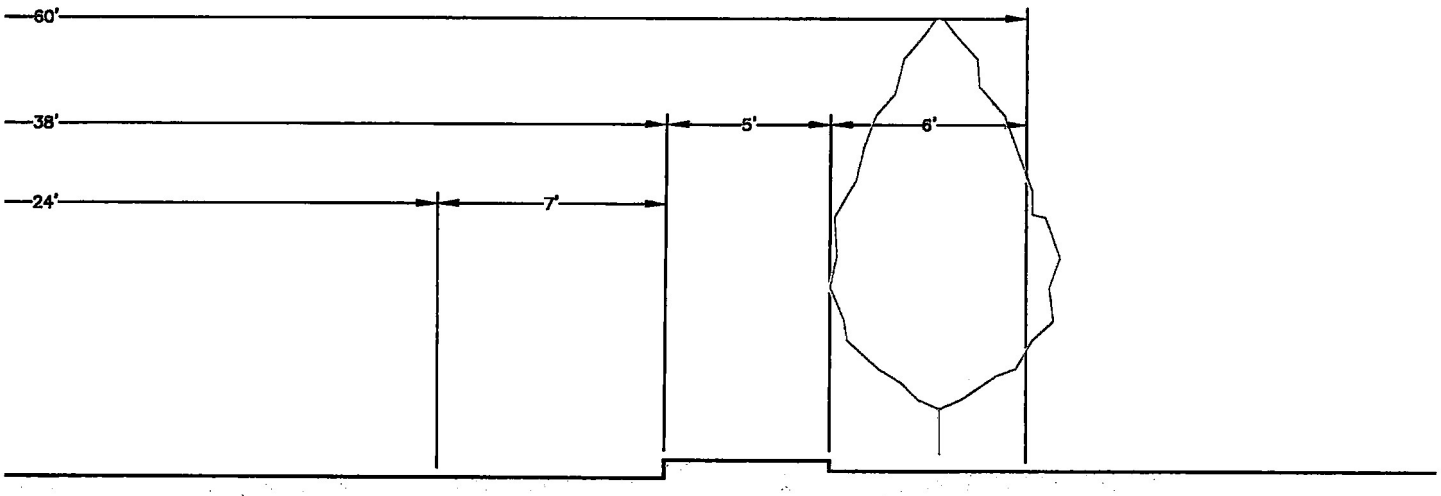
MASTER PLAN
PHASE TWO
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2015-723597 11/30/2015 12:35 PM PAGE:46 OF 46
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SHERIDAN WY 82801



.ANES - 12'-0" EACH | **PARALLEL PARKING** | **WALK** | **LANDSCAPING**

TO CHANGE TO MEET SPECIFIC WYDOT AND/OR IDAN STREET STANDARDS REET SECTION

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	Drawn: DLH	Design: DLH	Checked: WEP	Survey: X	
Client Contact: ---	Date: 4/15/2015	Scale: As Shown	Project No.: 741376	Task No.: OFFICE LABOR	Sheet: L-3 / Rev.: 0