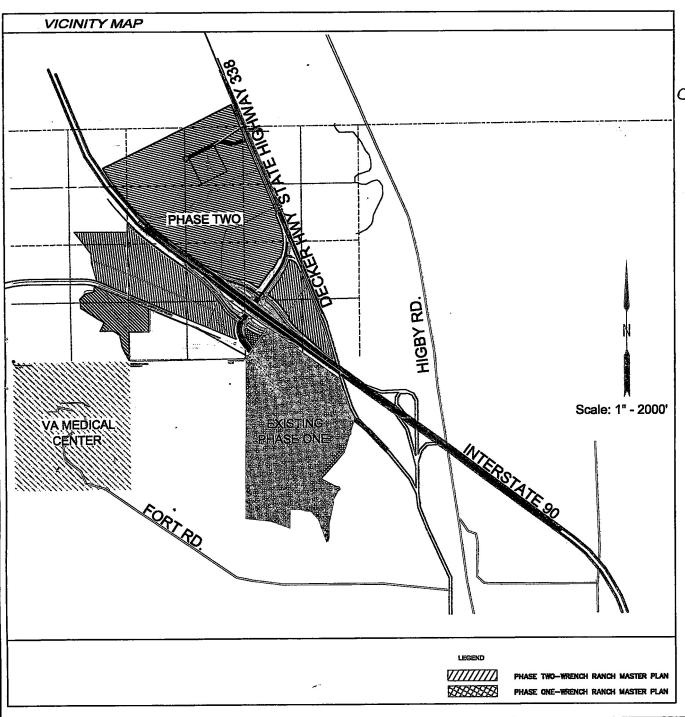
BOOK: 556 PAGE: 719 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# WRENCH RANC: MASTER PLAN



**PLANNING C** REVIEWED B COMMISSION

CITY COUNC

APPROVED L SHERIDAN, V

ATTEST: CIT

CITY CLERK

THIS MASTE OFFICE OF T BOOK

COUNTY CLE

4/15/2015 lasueri for client review, estimating, DLH WEP Ву Description

MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepa

## CH PROPERTIES √ ~ PHASE TWO

BOOK: 556 PAGE: 720 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### 'ING COMMISSION APPROVAL:

NED BY THE CITY OF SHERIDAN PLANNING ISSION THIS DAY OF CHAIRMAN

#### **OUNCIL APPROVAL:**

OVED BY THE CITY COUNCIL OF THE CITY OF DAN, WYOMING THIS DIDDAY OF POR 12015. CITY CLERK MAYOR

#### LERK CERTIFICATE:

IASTER PLAN WAS FILED FOR RECORD IN THE O'CLOCK **E OF THE CLERK AND RECORDER AT\_** \_, 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 LONG DAY OF JUN 2015. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

KKM 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 3 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 SURVE OR NO SOM

SHEET LIST:

COVER SHEET LEGAL DESCRIPTIONS OF AREAS T-2 EC-1 **EXISTING CONDITIONS** EC-2 **EXISTING CONDITIONS** S-1 OVERALL SITE PLAN OVERALL SITE PLAN S-2 PRELIMINARY DRAINAGE PLAN DP-1 DP-2 PRELIMINARY DRAINAGE PLAN

SP-1 SUBDIVISION PLAT VS-1 VIEWSHED SCHOOL VS-2 VIEWSHED TRACT TWO U-1 PROPOSED WATER LINE ALIGNMENT

PROPOSED SANITARY SEWER ALIGNMENT U-2 PROPOSED PATHS AND OPEN SPACE U-3 GENERAL PRINCIPLES, GUIDELINES & STANDARDS LU-1

LU-2 MIXED USE PRINCIPLES, GUIDELINES & STANDARDS LU-3 MIXED USE PRINCIPLES, GUIDELINES & STANDARDS COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS LU-4 COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS, LU-5

FUTURE OPEN SPACES/RIGHTS OF WAY GUIDELINES & STANDARDS LU-6 RESIDENTIAL PRINCIPLES GUIDELINES & STANDARDS

OPEN SPACE PRINCIPLES, GUIDELINES & STANDARDS L-1 LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS L-2

STREET SECTION, LANDSCAPE DETAILS L-3

Client



Date:

4/15/2015

Client Contact:

## **WOOD GROUP**

Scale:

As Shown

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

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

MYCS! %5

Drawn:	Design:	Checked:	Survey:	
DLH	DLH	WEP	х	
Project No.:	Task No.:	Si	heet	Rev.:
741376	OFFICE LAB	OR I	T-1	

11/30/2015 12:35 PM PAGE:3 OF 46

BOOK: 556 PAGE: 721 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WRENCH RANC MASTER PLA

PARCEL ONE

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHEAST 1/4 SOUTHEAST 1/4. SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING AND THE EAST 1/2 NORTHWEST 1/4, THE NORTHEAST 1/4, THE NORTH 1/2 SOUTHEAST 1/4, SECTION 9, AND THE WEST 1/2NORTHWEST 1/4 AND THE NORTHWEST 1/4 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 Chard 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°16'26" 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 SOUTHWEST 1/4, SECTION 10,AND THE NORTHEAST 1/4 NORTHWEST 1/4, 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 Chard 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, AND NORTH, RANGE & more particularly d

BEGINNING Feet From The So Northeast Right Of Right Of Way Of Y Thence With The I Distance Of 306.7: Thence Continuing A Distance Of 30.0 Thence Continuing Curve Turning To 270.00 Feet, A Ch 176.47 Feet;

Thence Continuing A Distance Of 39.4 338 And Interstate Thence With The ! East, A Distance C With An Arc Lengti Bearing Of South ( Thence Continuing A Distance Of 34.5 Thence Continuin East, A Distance C Thence Leaving \$ Distance Of 365.5 Area Of 1.98 Acre

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

#### BEGINNING

Distance Of 2668. Thence North 27°4 Thence North 10° Thence North 53°! Thence South 87% Thence North 25% Thence North 57°! Thence North 07% Thence North 45°t Thence North 76% Thence North 00° South Right Of Wa Thence With Said Turning To The Ri

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

			2000			
*						
0	4/15/2015	Issued for client review, estimating,	DLH		-	
Rev.	Date	Description	Ву	Proj. Ergi.	Client Repr.	Reque:

MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepar



OF 46

BOOK: 556 PAGE: 722 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## CH PROPERTIES √ PHASE TWO

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

:GINNING 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;

Vith 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 ming 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

Continuing With Said Highway 338 Right Of Way North 57°22'08" East, 2e Of 39.44 Feet To A Point Being The Intersection Of Said Highway Interstate 90:

Vith The Southwest Right Of Way Of Interstate 90 South 53°43'33" tistance 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, > Of 34.97 Feet To A Point;

Continuing With Said Interstate 90 Right Of Way South 72°23'12" listance 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

FOF LAND LOCATED IN A PART OF WEST 1/2 SOUTHEAST 1/4 E EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, 34 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more ty 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; vorth 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; Nouth 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; lorth 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; torth 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:

eaving Said Right Of Way SOUTH A Distance Of 532.03 Feet To A

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

(307) 675-6400

Date:

Client Contact:

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 427.90 Feet To The Point Of BEGINNING, Having An Area Of 88.22 Acres more or less.



4/15/2015

www.woodgroup.com

As Shown

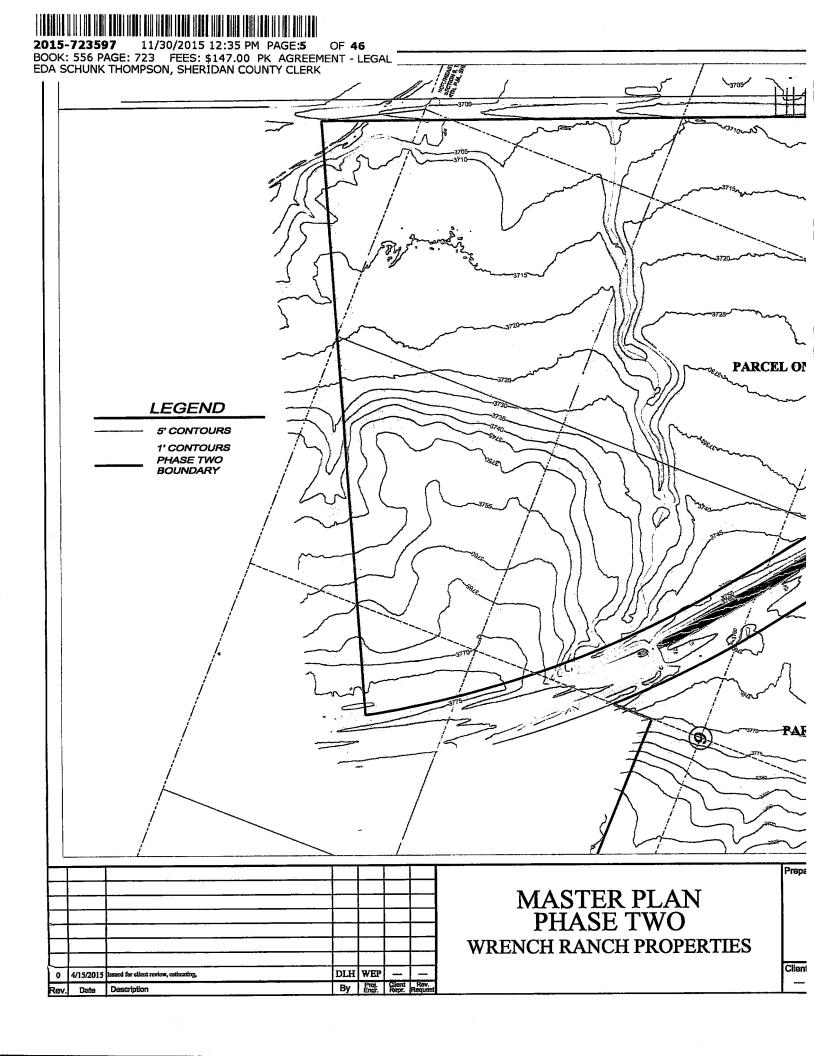
Scale:

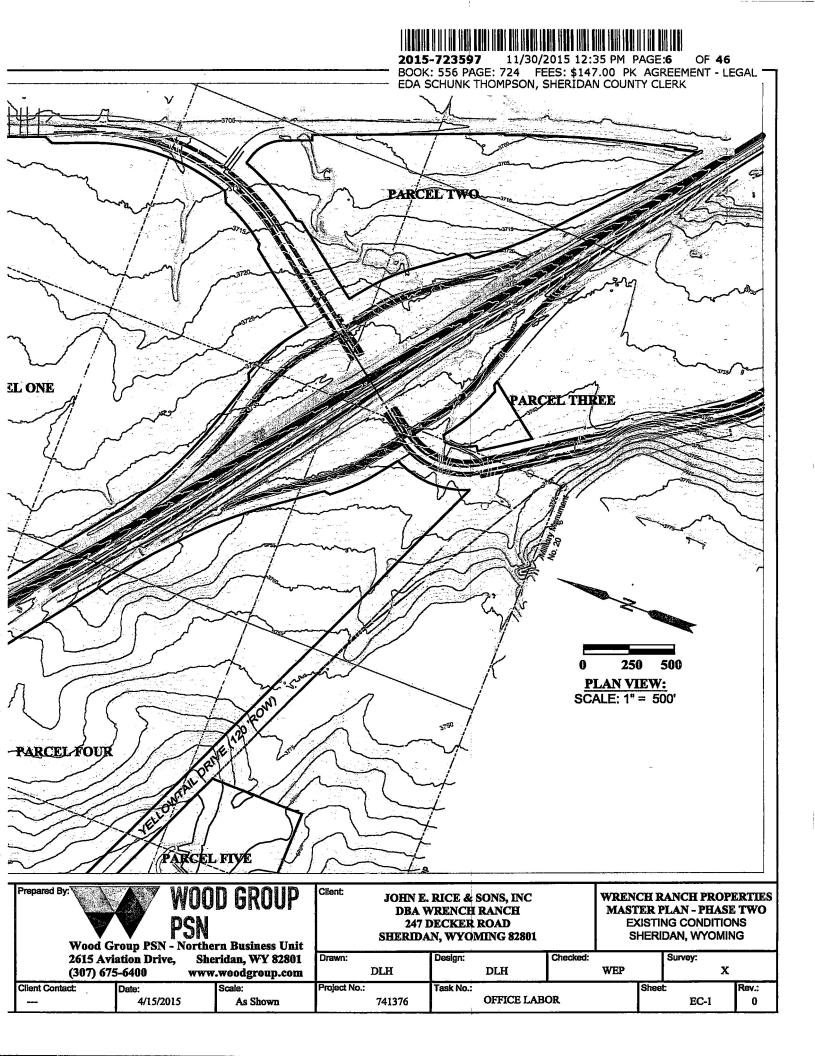
JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD **SHERIDAN, WYOMING 82801** 

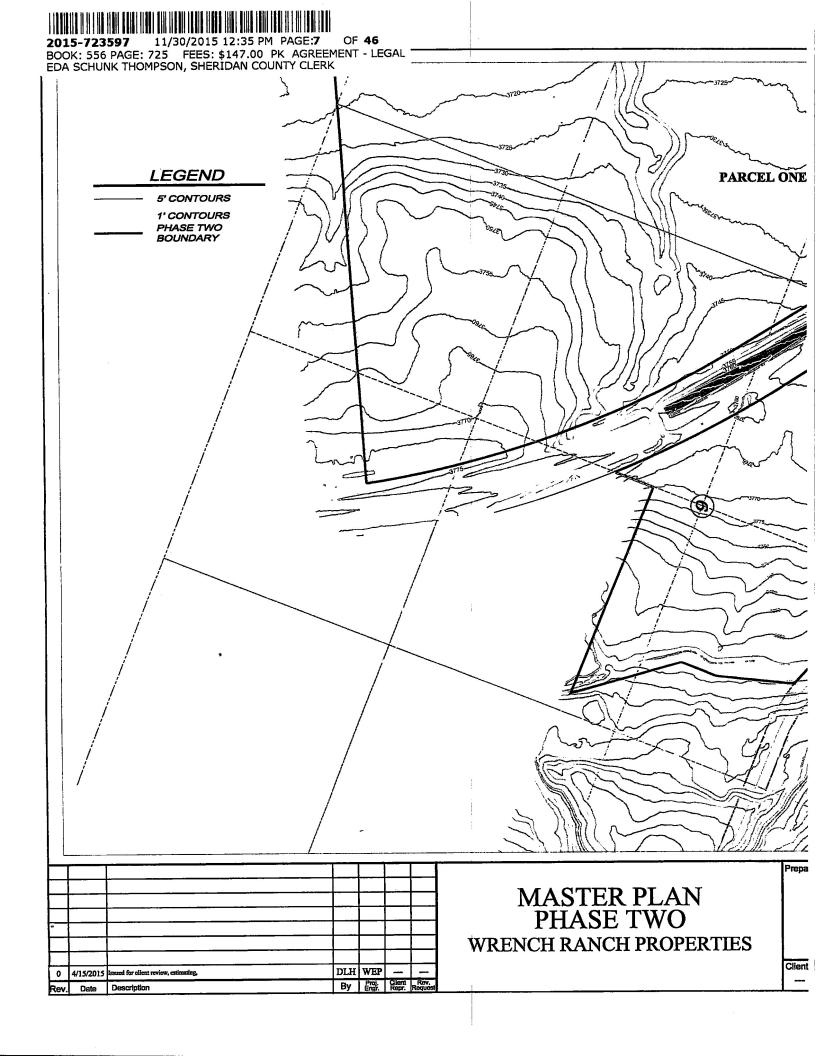
Client:

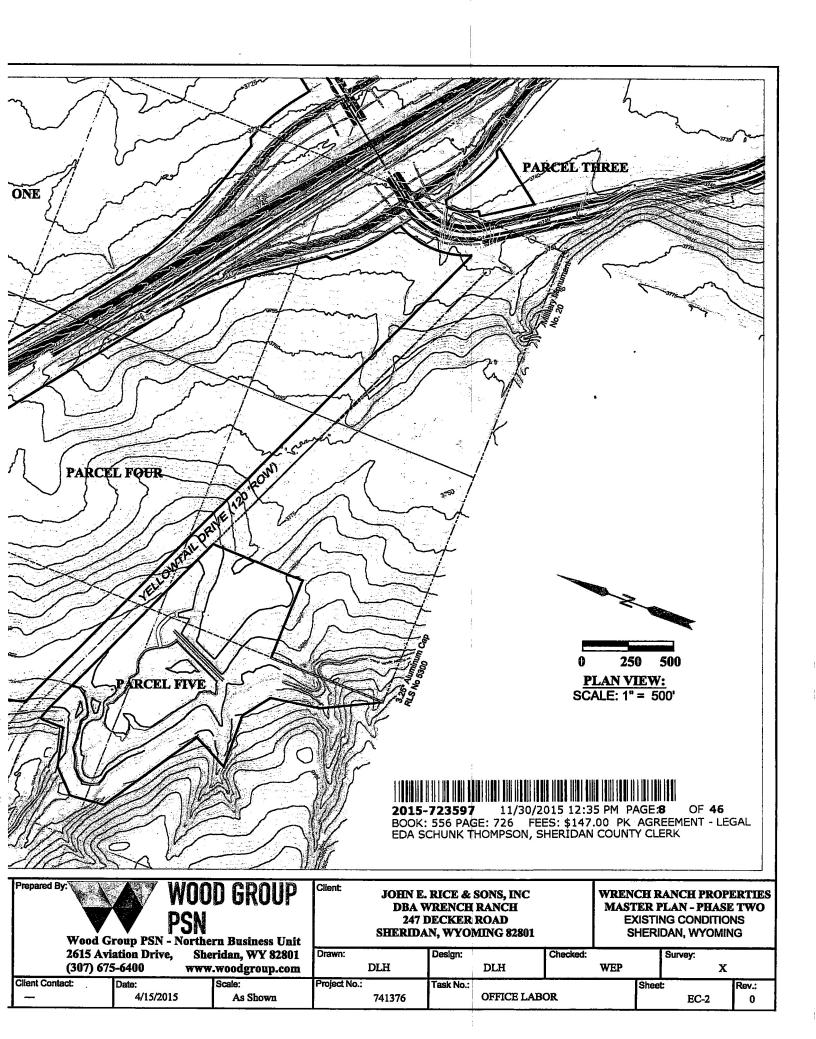
WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO LEGALS SHEET SHERIDAN, WYOMING

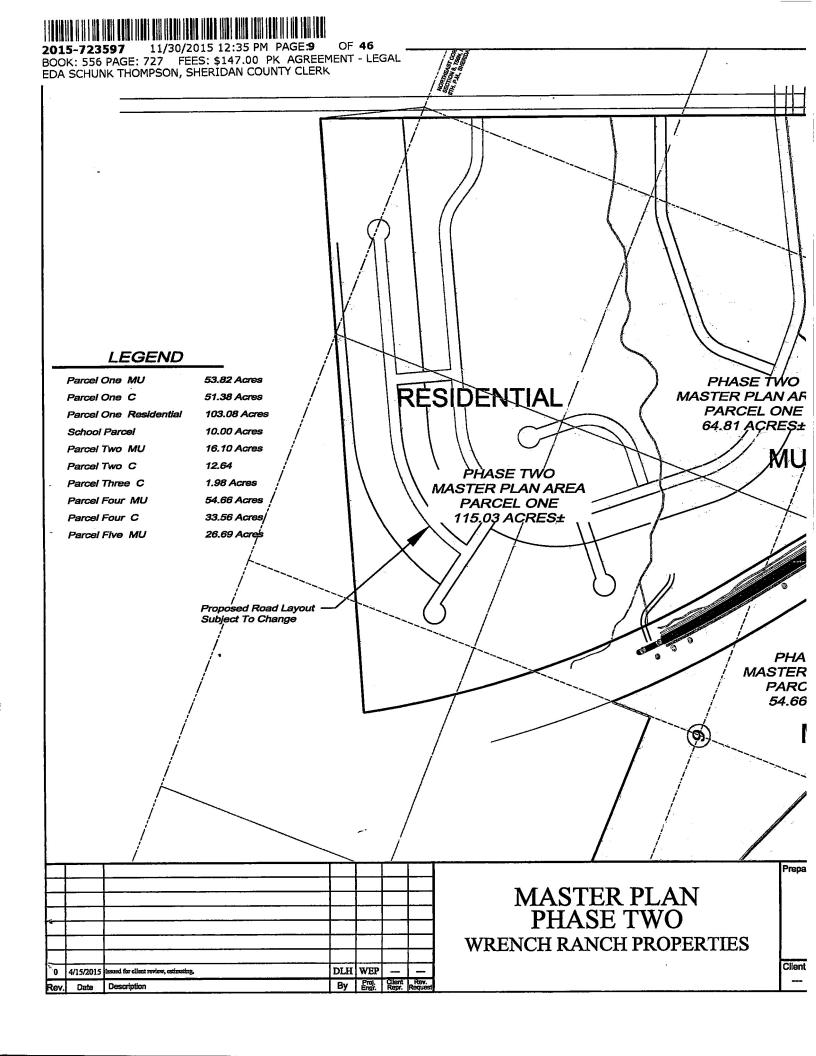
TITE.							
01	Drawn:	Design:	Checked:	Survey:			
m	DLH	DLH	WEP	х			
	Project No.:	Task No.:	5	Sheet:	Rev.:		
	741376	OFFICE LAB	OR	T-2	0		

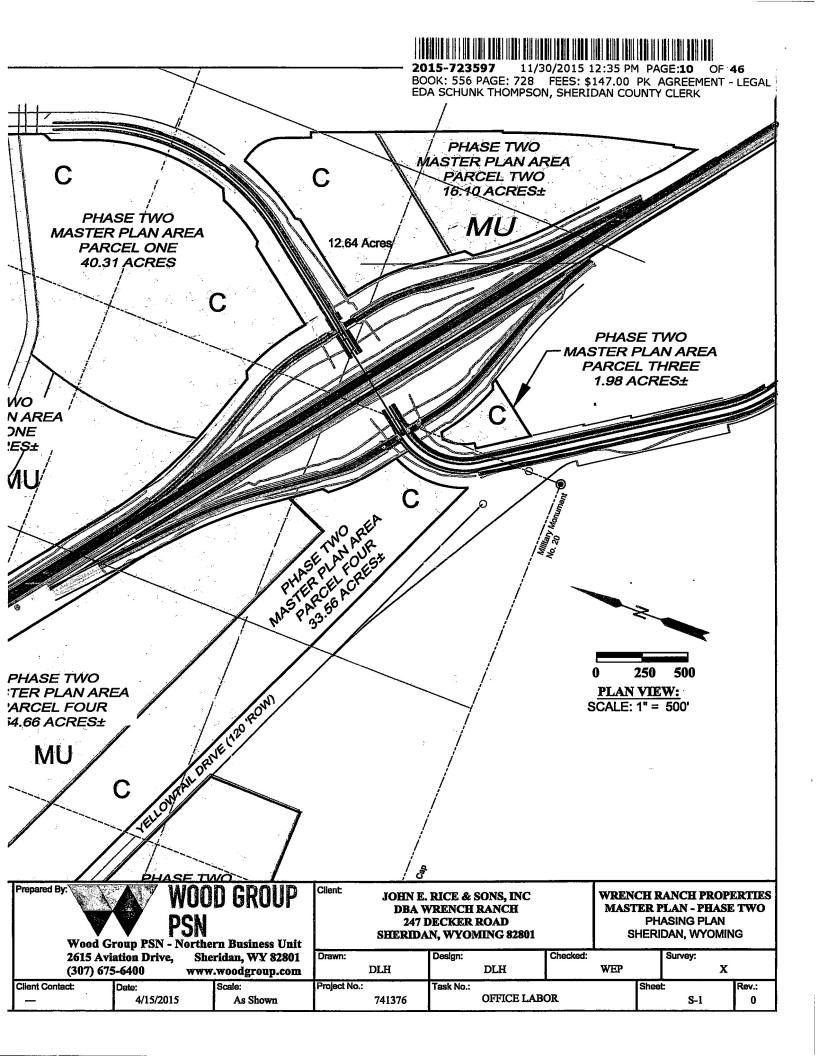


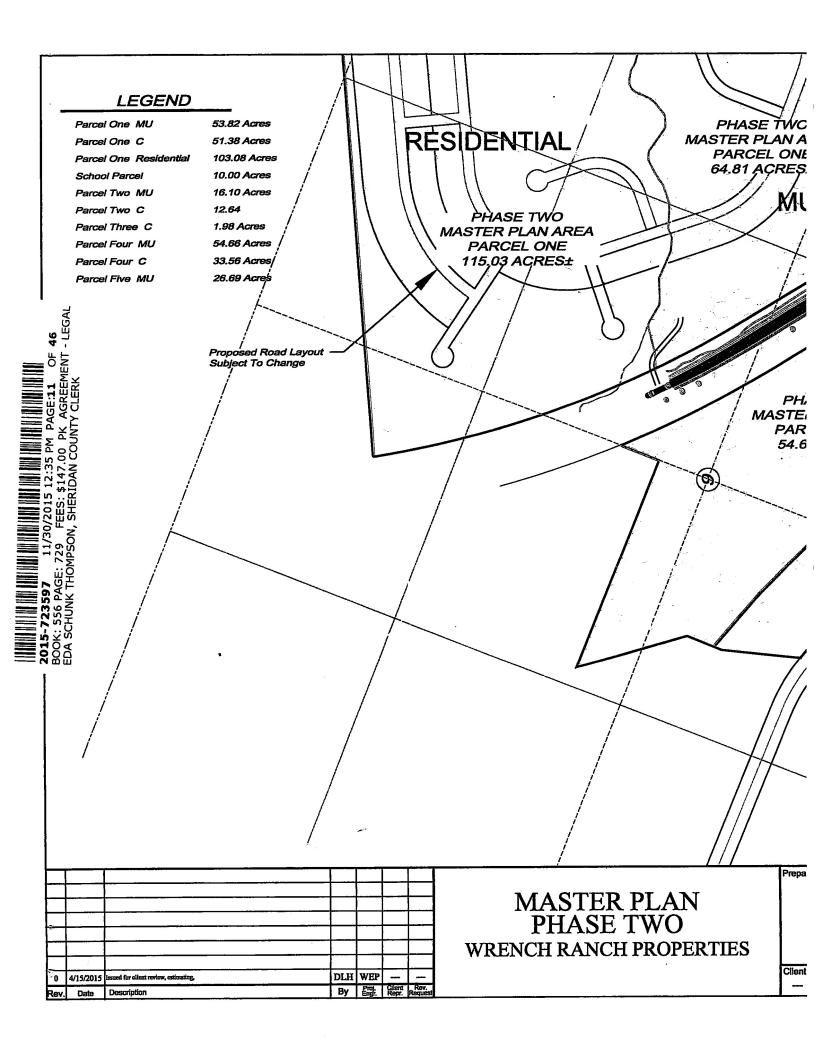


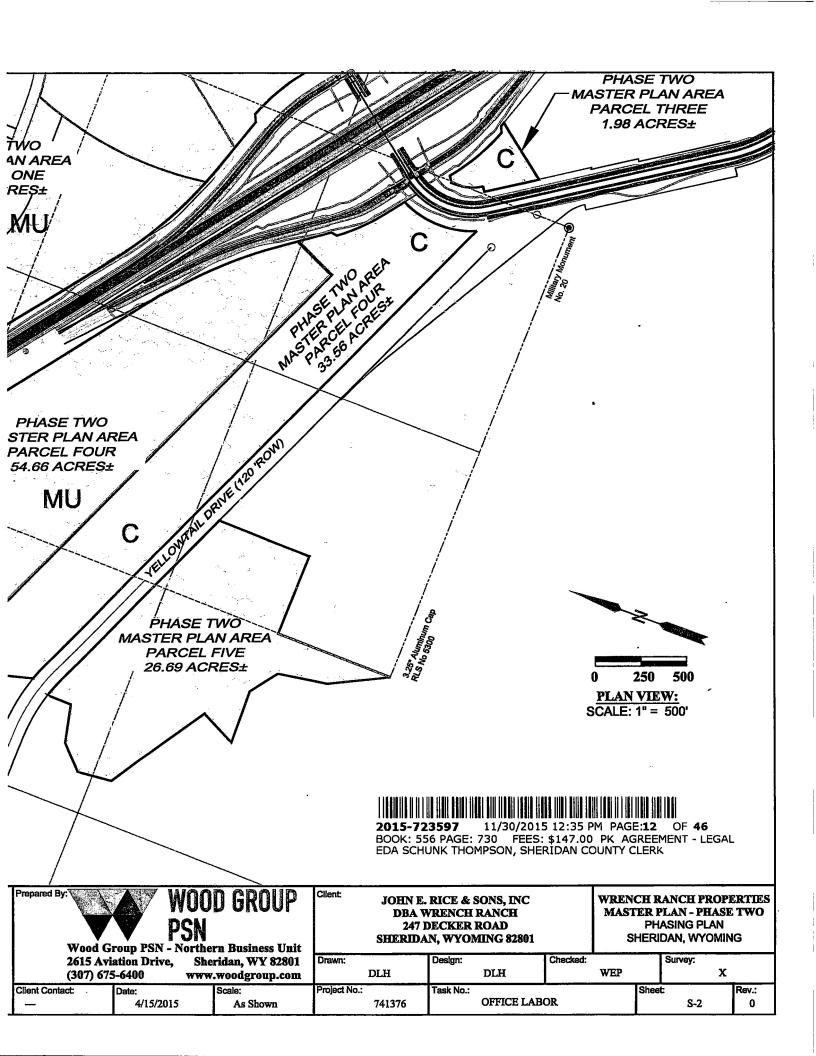




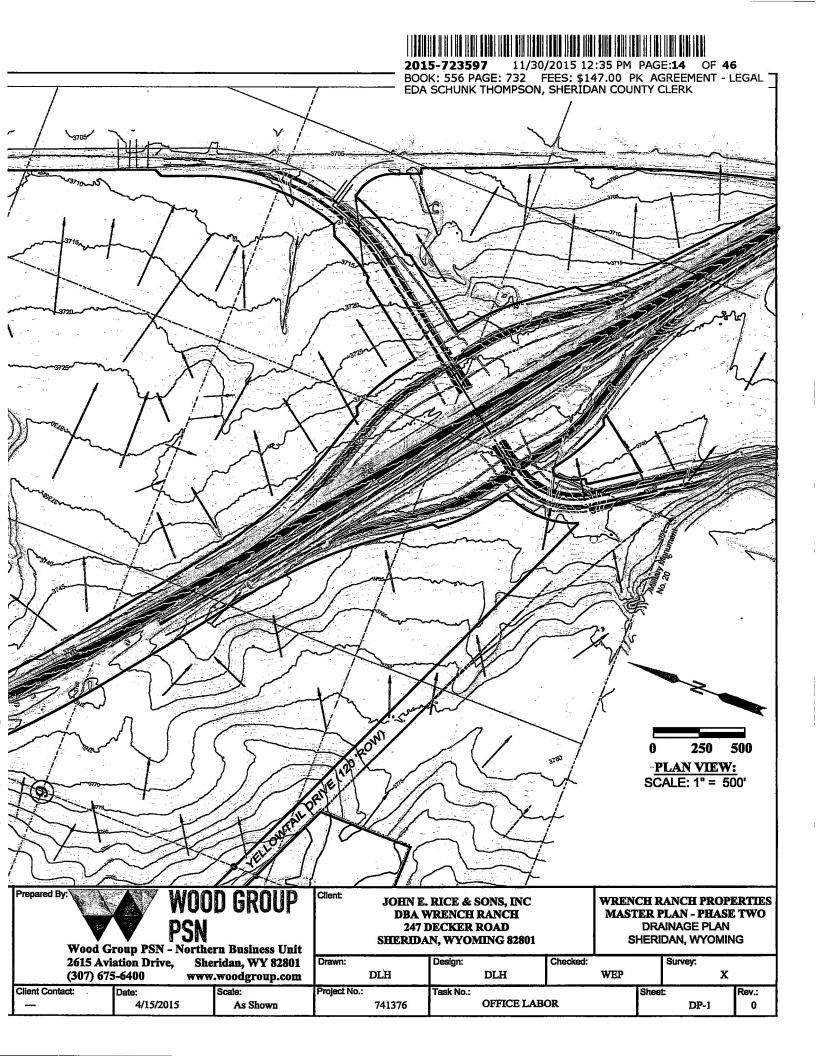




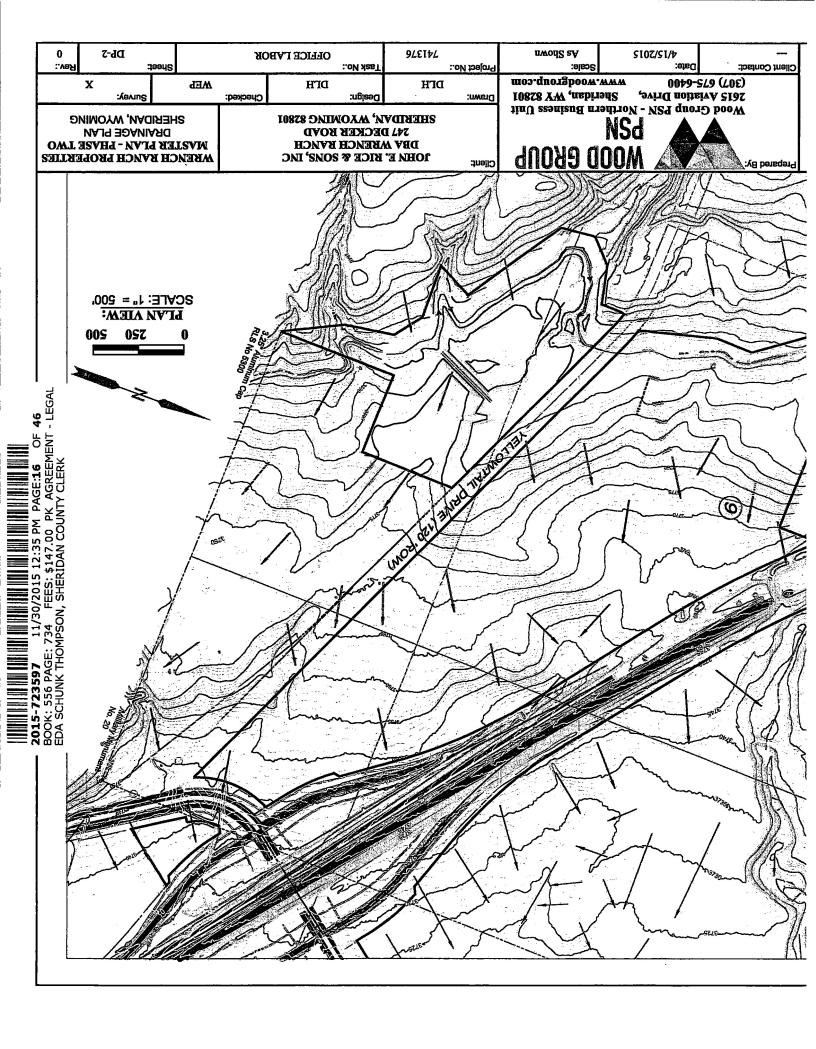


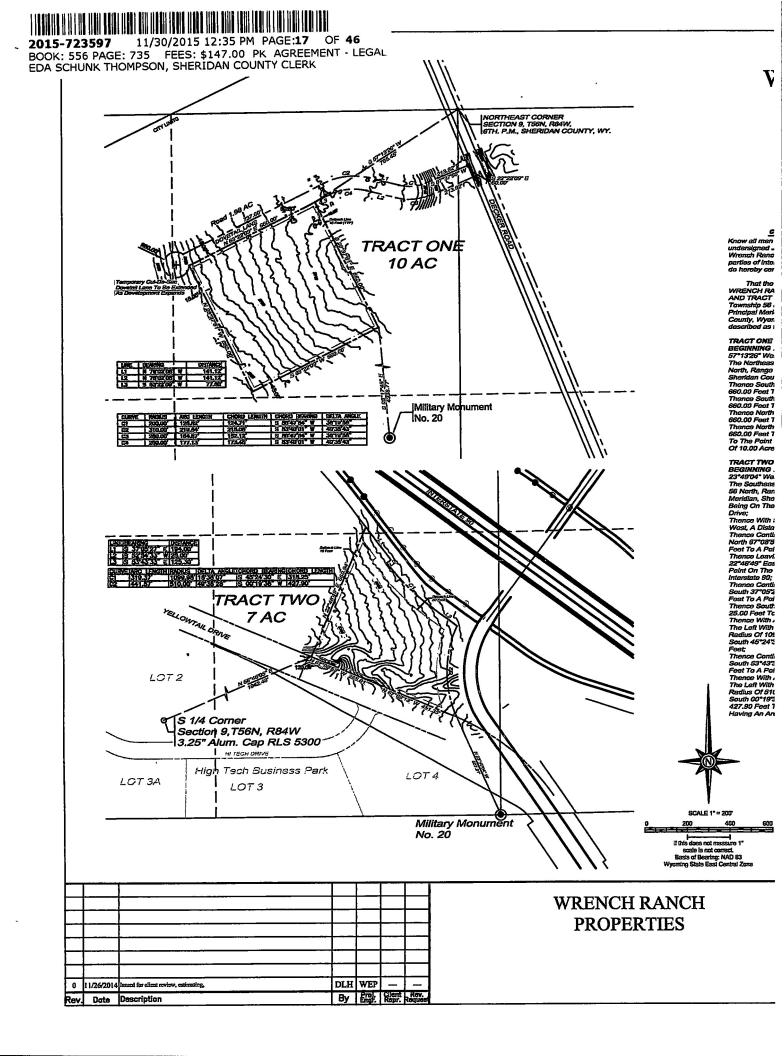


					. 45		
	BOOK EDA S	- <b>723597</b> 11/30/2015 12:35 PM PAGE : 556 PAGE: 731 FEES: \$147.00 PK AG CHUNK THOMPSON, SHERIDAN COUNTY C	REE!	MENT	- LE	GAL	
.1		LEGEND		_			1 3700 S f
-		5' CONTOURS		7	~	133 November 1	Man of the second of the secon
•		1' CONTOURS PHASE TWO BOUNDARY			3	5	The state of the s
					5		3715
						~ <del>/ / /</del>	Total
					\[ \frac{1}{2}		No see the second secon
						~~ }	HANDE STATES
		•				くてして	
				-			
							MASTER PLAN
-							PHASE TWO
							WRENCH RANCH PROPERTIES
0 Rev	4/15/2015 Date	Issued for client review, estimating,  Description	DLH By	WEP	Client Repr.	Rev. Request	Client



	23597 11/30/2015 12:35 PM PAGE: <b>15</b> OF <b>46</b>	
BOOK: 55 EDA SCH	56 PAGE: 733 FEES: \$147.00 PK AGREEMENT - LEGAL UNK THOMPSON, SHERIDAN COUNTY CLERK	
	LEGEND	3720-
	5' CONTOURS	13725
	1' CONTOURS PHASE TWO BOUNDARY	3730
		0000
		With the state of
	,	
	•	
		MASTER PLAN PHASE TWO
0 4/15/2015 is	ssued for allest review, estimating.  DLH WEP — —	WRENCH RANCH PROPERTIES  Client
Rev. Date	Description By Proj. Client Req. Req.	ry.





## 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

men by these presents that the ned John E. Rice and Sons, Inc, DBA Ranch, being the owner, proprietor or h Ranch, be

That the foregoing plat designated as 'ENCH RANCH PHASE TWO, TRACT ONE O TRACT TWO, is located in Section 9, wiship 56 North, Range 64 West, 6th Iclaal Meridian, City of Sheridan, Sheridan mty, Wyoming, and more particularly cribed as follows:

ACT ONE
SIMNING At A Point Which is Located South
13'25' West, A Distance Of 785.45 Feet From
1 Northeast Corner Of Sedion 9, Township 56
th, Range 64 West, Sibth Principal Meridian,
vidan County, Wyoming;
vice South 25''37'51' East, A Distance Of
1.00 Feet To A Point;
vice North 26''37'51' West, A Distance Of
1.00 Feet To A Point;
vice North 26''37'51' West, A Distance Of
1.00 Feet To A Point;
vice North 53''22'05' East, A Distance Of
1.00 Feet To A Point;
The Point Of BEGINNING, Having An Area
10.00 Acres more or less.

AGT TWO SINNING At A Point Which is Located North 49'04' West, A Distance Of 507.21 Fost From Southeast Comer Of Societin 9, Township Varth, Range 84 West, Sidth Principal villan, Shoridan County, Wyoming, Said Point 1g On The North Right Of Way Of Yellowtail

'e; nice With Said Right Of Way North 67°08'13" st, A Distance Of 451.35 Feet To A Paint; nice Continuing With Said Right Of Way th 67°08'53" West, A Distance Of 285.01

th 67"08"53" West, A Distance Of 289.01 t To A Paint, etc Leaving Sald Right Of Way North 48'49" East, A Distance Of 660.94 Feet To A st On The South Bound Edit Rump Of satate 90; nec Continuing With Sald Right Of Way sh 37"05"27" East, A Distance Of 194.00 t To A Paint nec South 82"54"33" West, A Distance Of Macant To A Paint:

nos South 82°54'33' West, A Distance Critic Florest Control Florest Curve Turning To Left With A Non-langent Curve Turning To Left With An Are Length 0/319.37 Feet, A Tus Of 1098.98 Feet, A Chard Bearing Of th 45°24'30" East, A Chard Length 0/318.25

t: nee Continuing With Said Right Of Way th 53°43'33' East, A Distance Of 125.30 t To A Peint; nee With A Non-tangent Curve Turning To Loft With An Ara Length Of 441.57 Feet, A fus Of 610.00 Feet, A Chard Bearing Of th 00"16'35' West, A Chard Length Of '39 Feet To The Peint Of BEGINNING, ing An Area Of 7.00 Acres more or less.

Prepared

Client Contact:

Ву:

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 erae as it is divided into lots, blocks, stroets 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, elleys, easements and other public lands within the boundary lines of this plat, as indicated, and not already otherwise dedicated for public lands.

Utility easements, as designated on this plate, are hereby dedicated to the City of Shortdan and its licensees for public use for the purpose of Installing, repatring, reinstalling, replating are replacing and maintaining sewer, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities naw or hereafter generally utilized by the public.

All rites under and by virtue of the home

	ited this day of	, 2010 by
Owne	r.	
STAT	E OF WYOMING )	
SHER	E OF WYOMING ) ) SS. UDAN COUNTY )	
	oregoing Instrument Was Ackr Me On This, Day Of By	
Witne	ss My Hand And Official Seal	

- 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
- 7. ALL UTILITIES AND IMPROVEMENTS ARE EXISTING FOR TRACT TWO.
- 8. ALL ROADS AND STREETS ARE OR WILL BE DEDICATED TO PUBLIC USE,



11/30/2015 12:35 PM PAGE:18 OF 46 BOOK: 556 PAGE: 736 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



### 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 Wyaming, that this plat is a true, correct and complete plat of WRENCH RANCH PHASE TWO, TRACT ONE AND TRACT TWO, as leld out, platted, dedicated and shown herean, that this plat was made from an except the property of the plat was made from an except the property of self-definition. accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easement and streets of said subdivision in compliance STUDIES OF THE STREET

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



**WOOD GROUP** 

Scale:

Wood Group PSN - Northern Business Unit 2615 Aviation Drive, (307) 675-6400

11/26/2014

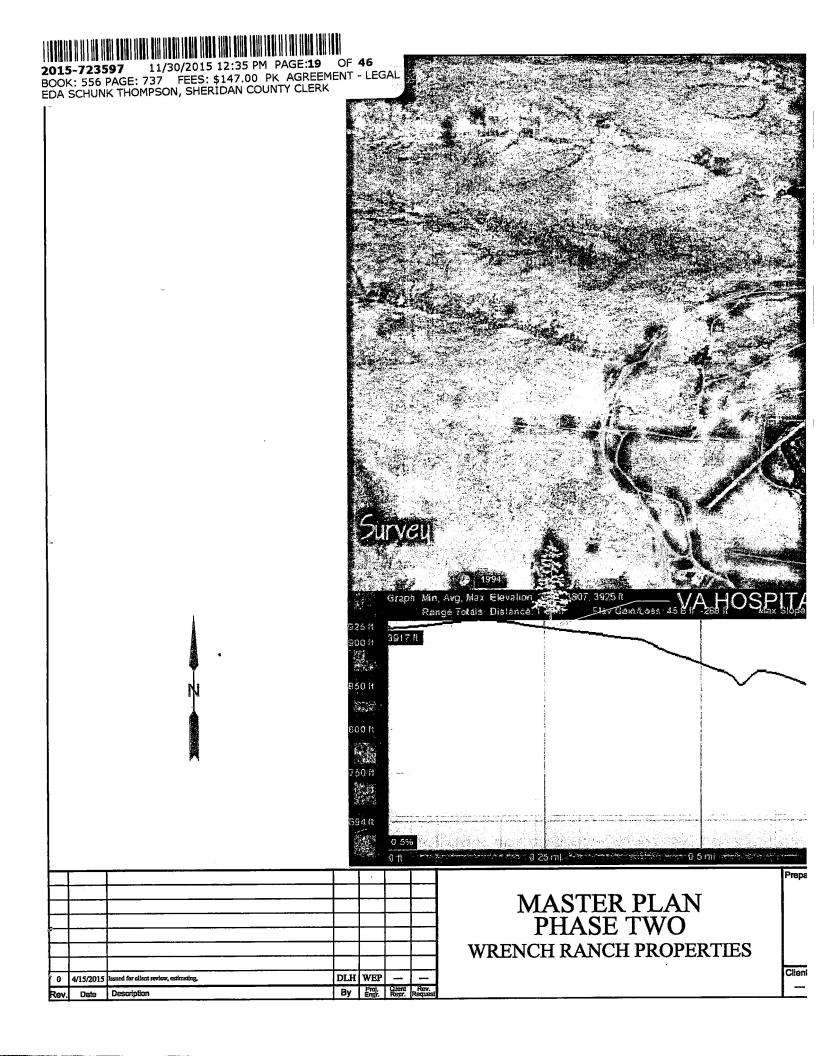
Sheridan, WY 82801 www.woodgroup.com

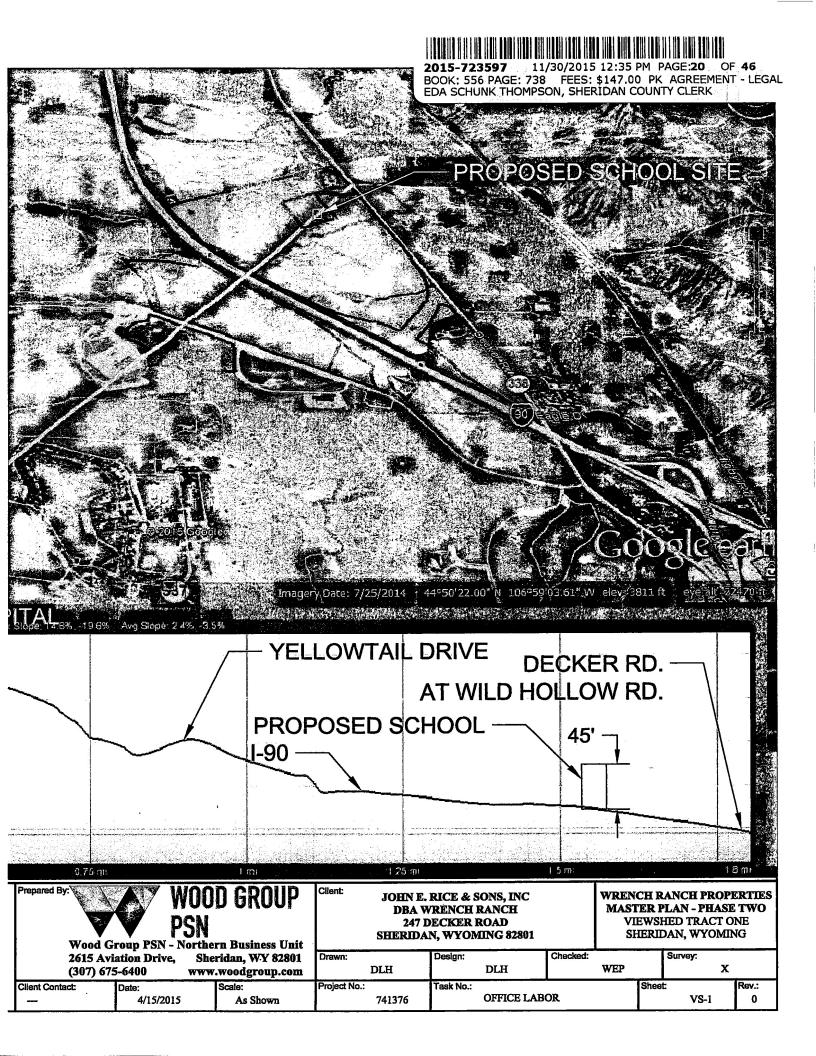
As Shown

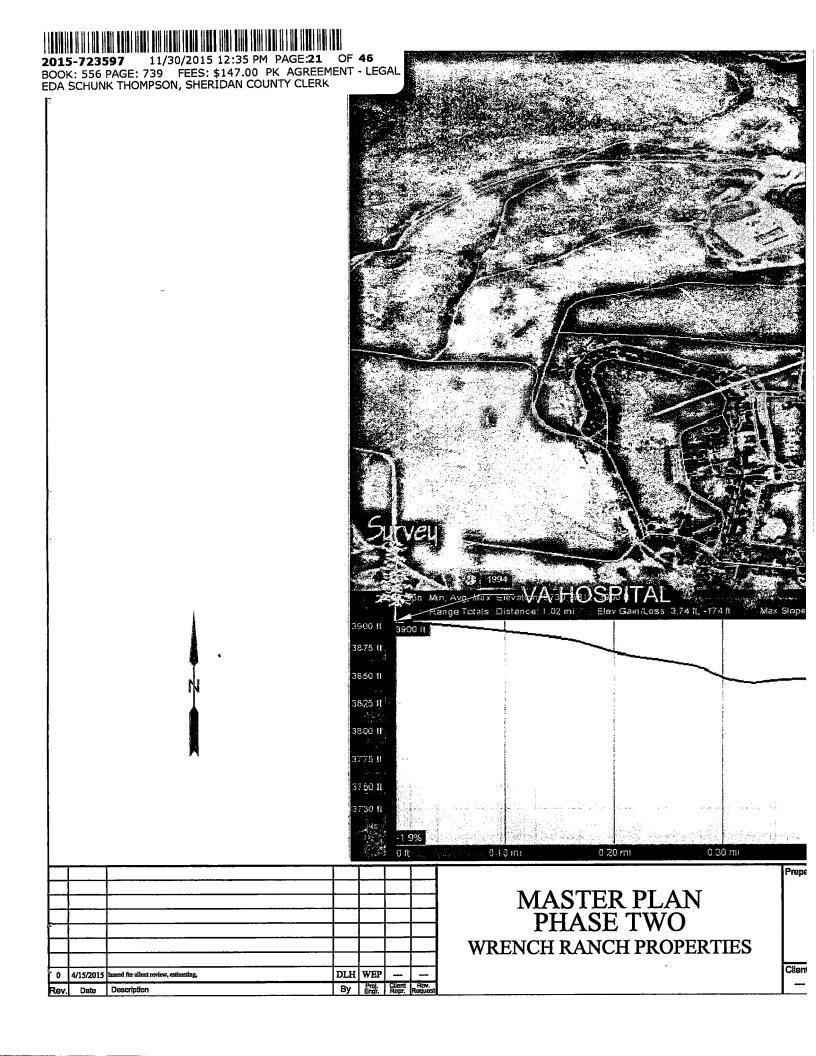
Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801

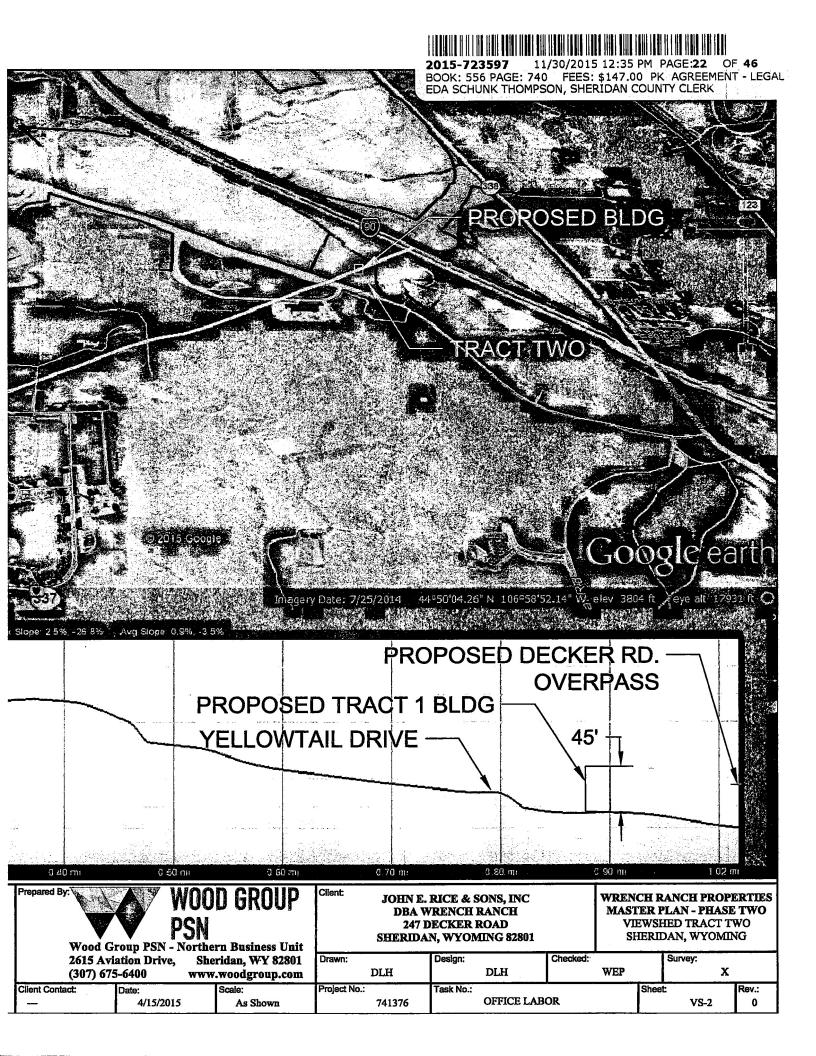
WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO SUBDIVISION PLAT SHERIDAN, WYOMING

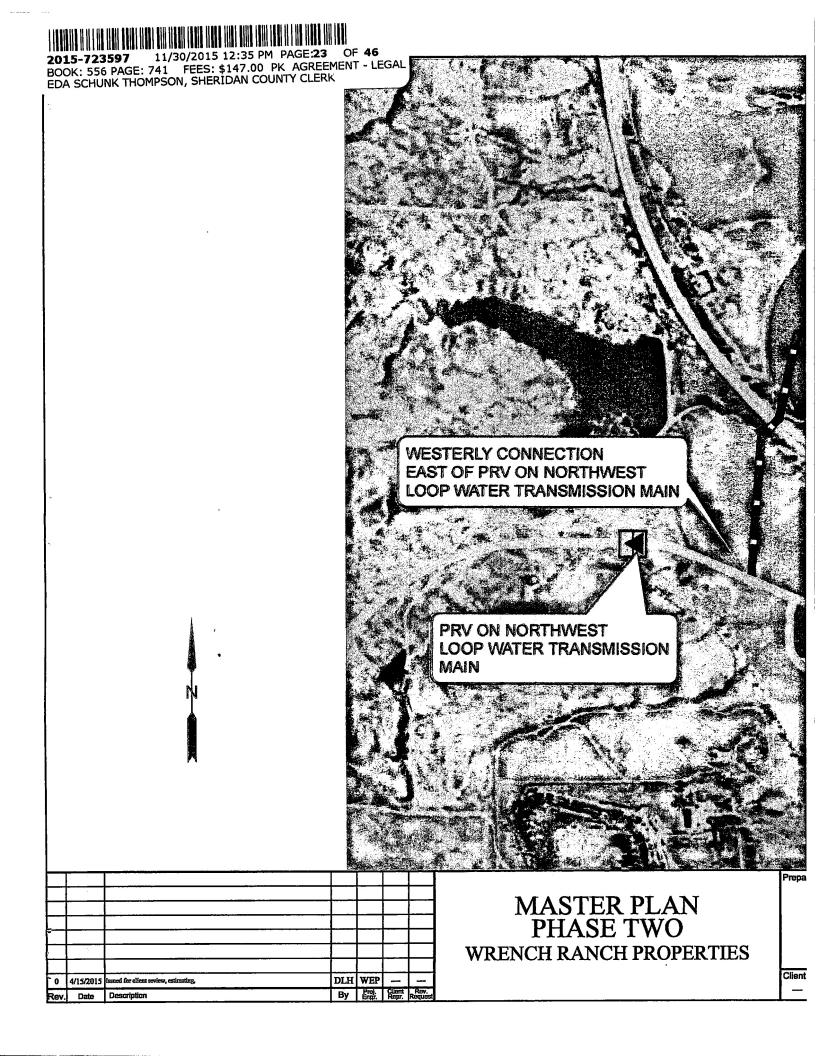
	.,		billiabilit, wromite			
Drawn:	Design:	Checked:	Survey:			
DLH	DLH	WEP	х			
Project No.: 741376	Task No.: OFFICE LAB	OR. She	SP-1 Rev.:			

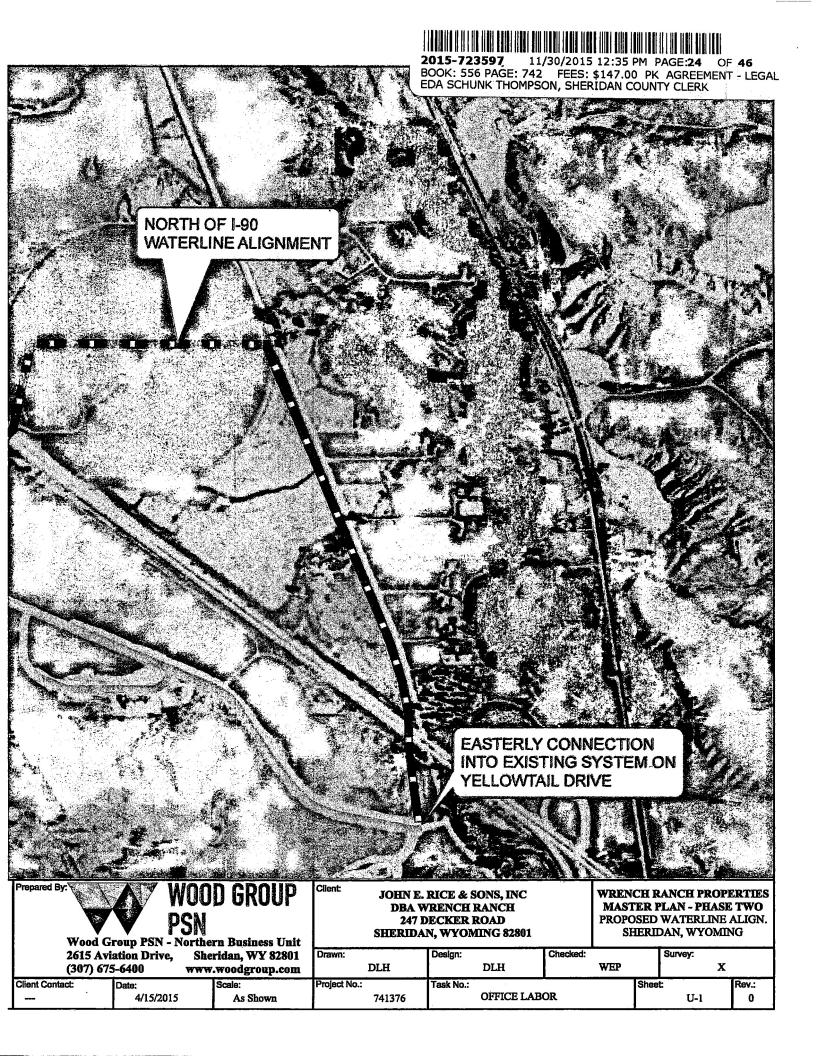












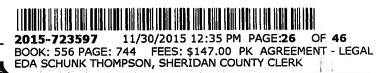
2015-723597 11/30/2015 12:35 PM PAGE:25 OF 46
BOOK: 556 PAGE: 743 FEES: \$147.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

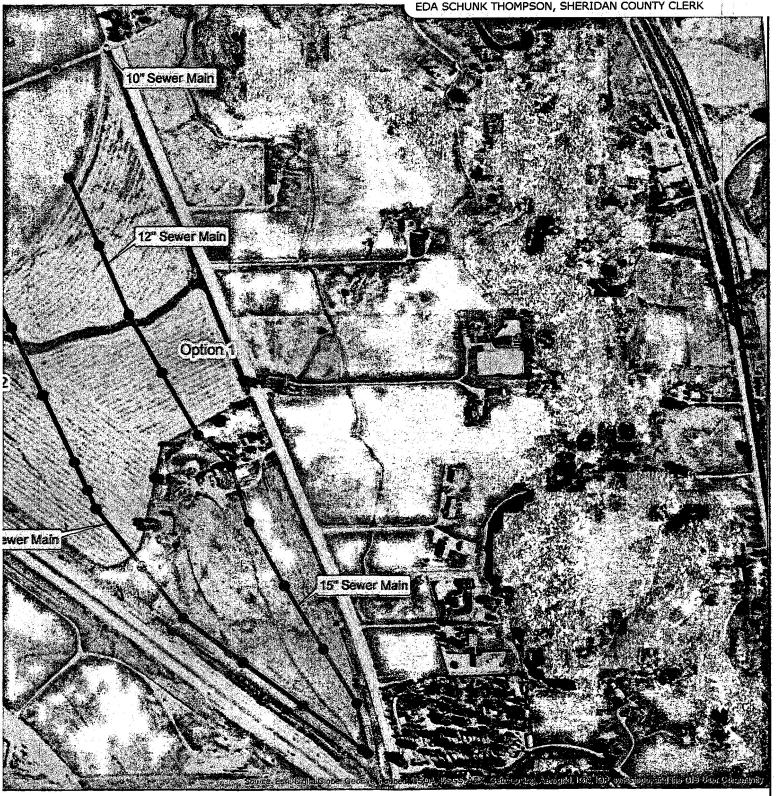


			1		
					L
4/15/2015	Issued for elicut review, estimating,	DLI		1	
Date	Description	Ву	Proj. Engr.	Client Repr.	Reque
֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜		4/15/2015 Issued for elicat review, estimating,  Date Description		Pmi	

MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

Client







Date:

4/15/2015

Client Contact:

**WOOD GROUP** 

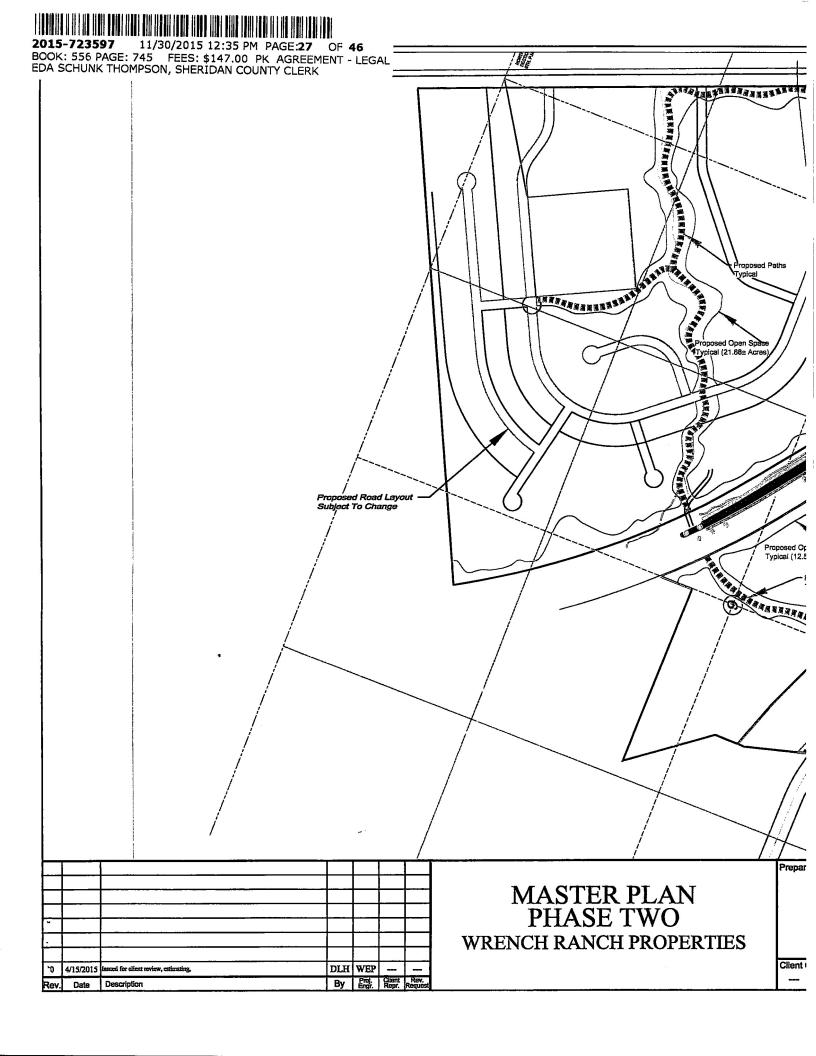
Scale:

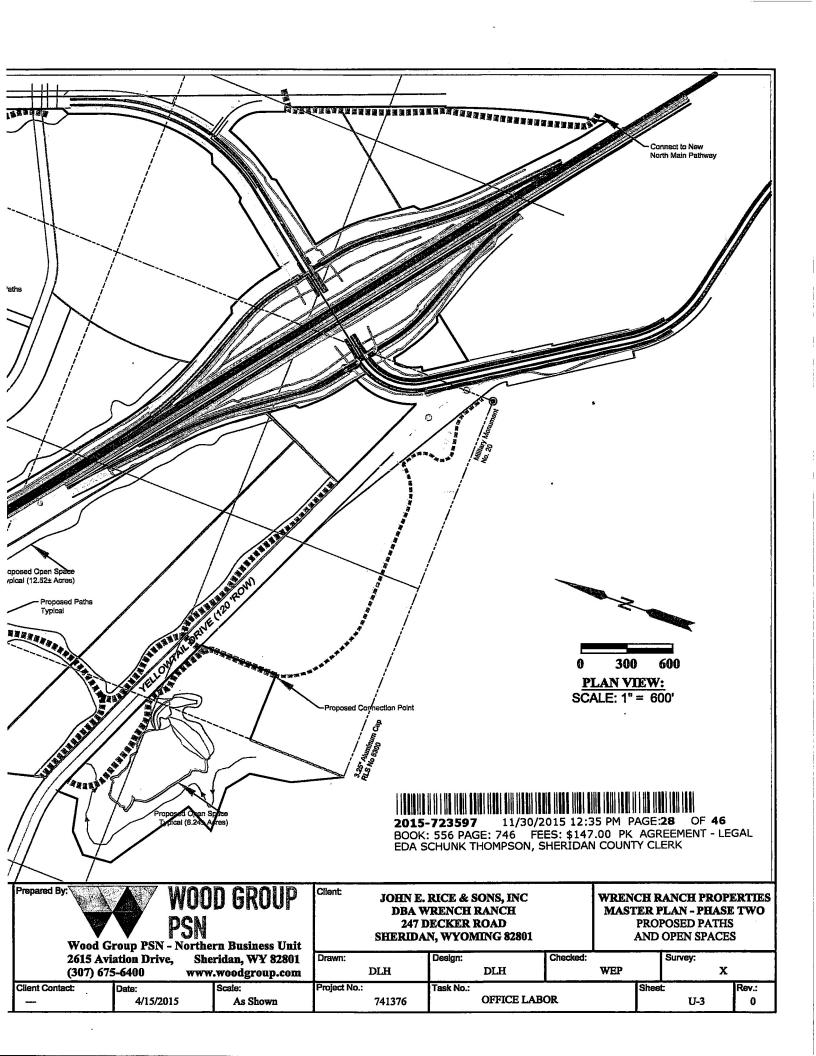
As Shown

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

JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801 WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO PROPOSED SEWER ALIGN. SHERIDAN, WYOMING

1	Drawn:	Design:	Checked:	Survey:	
n	DLH	DLH	WEP	х	
	Project No.:	Task No.:	Sh	eet	Rev.:
	741376	OFFICE LAB	OR	U-2	0





#### INTRODUCTION

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

#### MASTER PLAN GOALS

- a. Long Range Planning. The intent of the Master Plan is to provide long—range plan for the future that will encourage carefully planned and The intent of the Master Plan is to provide a orchestrated development of high quality.
- Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks.
- Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.
- Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed— use district
- 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.

#### GENERAL PROVISIONS

Purpose and Intent

This Master Plan contains information that is necessary for the planning of development within the Wirench 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.

Relationship to the City of Sheridan Municipal Code 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. 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.

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.

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.

ı

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.

11/30/2015 12:35 PM PAGE:29 OF 46

BOOK: 556 PAGE: 747 FEES: \$147.00 PK AGREEMENT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### GENERAL MASTER PLAN CRITERIA C.

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.

**Defined Planning Areas** 

a. MU - Mixed Use C -- Commercial

Ь.

Residential C.

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.

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.

- 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.
- Dedication & Easements: All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.
- Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped
- 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.

Setbacks

5. Setucks 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.

 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.

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.

**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 cave of a gable, hip or
- 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.

	_					
0	4/15/2015	Issued for client review, estimating,	 DLH	WEP		<u> </u>
₹ev.	Date	Description	 Ву	Proj. Engr.	Client Repr.	Rev. Reques

MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepa

c. dr

CO

d.

9.

Ea ste

tal

sto

10

Ea St re

D.

11.

12

13

14

15

La

ap

pr

16

Pic

de

17

de

18

th wil

19 **FOI** 

Sp Ċ 20

22

- 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.
- All open spaces are accessible to the general public. d.
- **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
- 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
- 16. Landscape buffers and setbacks will be provided throughout the Master Sheridan Ordinance, Appendix A 'Zoning', Section 15. Plan and will be subject to review at the time of Subdivision submitted or development approval process.

  b. Documents to be reviewed must include: Site p
- 17. Setbacks, screening, landscaping and berming will be used to buffer development.
- North Main/Decker Road is Wyorning 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.
- Detention ponds shall be owned, maintained and operated by the City of Sheridan.
- 22. Parking Requirements

- Residential garage parking spaces shall count towards meeting the parking requirement.
- On-street parking that is directly adjacent to the lot frontage may be counted as part of the parking provision.
- Bicycle racks shall be provided.
- 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

26. Procedures for Design Review All new development and redevelopment that meets the criteria for 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.

- Project review shall undergo the review process described in City of
- Documents to be reviewed must include: Site pian, 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

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

Use	Spaces	Unit
Churches	1	Per five seats
Single Family	2	Per dwalling unit
Two Family	12	Per dwelling unit
Multi-family	1	Per dwelling unit
Medical Facilities including but not limited to: urgent care, Cut—patient, medical and dental clinics	1	Per bed or 100 SF
Convolescent, 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
Red and Breakfast	1	Per unit
Veterinary Clinic		Per 200 SF
Commercial	TT	Per 100 SF
Colleges and Universities	1	Per 5 seats
Recreation Facilities	11	Per 250 SF
Private club	1	Per 10 members
Office and institution	11	Per 350 SF
Restaurant or Bar	11	Per 2.5 seats
Banks, post office, business and professional and government offices	1	Per 300 SF
Light Industrial	11	Per 750 SF
Hotel	1	Per bedroom
Retal	3.5	Per 1000 SF



11/30/2015 12:35 PM PAGE:30 OF 46 BOOK: 556 PAGE: 748 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Prepared By: **WOOD GROUP** WRENCH RANCH PROPERTIES Client: JOHN E. RICE & SONS, INC **MASTER PLAN - PHASE TWO** DBA WRENCH RANCH GENERAL PRINCIPLES, 247 DECKER ROAD **GUIDELINES & STANDARDS** SHERIDAN, WYOMING 82801 SHERIDAN, WYOMING Wood Group PSN - Northern Business Unit Drawn: Checked: Survey: 2615 Aviation Drive, Design: Sheridan, WY 82801 (307) 675-6400 WEP DLH DLH www.woodgroup.com Client Contact: Scale: Project No.: Task No.: Sheet Rev.: OFFICE LABOR 4/15/2015 As Shown 741376 LU-1 0

1 1 8 8 18 11 8 11 11 11 11 W ST 811	EBIR: 11981 BEIT 178811 18812	INDEA TIME BIRK INNE	18 W) It 1 IN W   FIRT   FM) 18 M)

**2015-723597** 11/30/2015 12:35 PM PAGE:**31** OF **46** BOOK: 556 PAGE: 749 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### 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—criented 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  A. Residences & Other Using Accommodation	Permitted
	P
Affordable Housing Boarding, rooming houses	P
Family-care homes	P
Group—care homes	P
Group—core 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 hame	P
Financial institutions	
1. Financial site, drive-up facility not located on some	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	Р
Retail sales-General Including Food sales Retail sales-Ambulatory Vendor	
Retail sales—Ambulatory Vendor	P
Retail sales-Mobile Vendor Cart	P P
Retail sales-Cutdoor Veterinary clinics & haspitals	P
Veterinary clinics & haspitals	Ρ
C. Business-to Business Goods and Services	P
Business service establishments	F
Catering establishment	5
Commercial laundries and linen services Data, radio, TV or other broadcasting facilities  1. Without outdoor transmission or receiving facilities	F
Data, radio, IV or other productstring facilities	P
With autdoor transmission or receiving facilities	×
General administrative offices	P
Madical dental and antical inherstories and research facilities	ġ q
Medical, dental and optical laboratories and research facilities  D. Educational, Religious and Cultural Uses	
Colleges, universities (Satellite Office)	Р
Convention and Conference Centers	Р
Libraries, museums or art centers including accessory	P
education facilities	
Performing areas centers, auditoriums and other places of	P
assembly Piaces of religious assembly including churches, synagogues	Р
or temples	P
Schools, daycare center facilities, offices other than the administration of the principal use of commercial activities	r
(eg. Retail stores)	
Public and private schools for kindergarten, elementary or secondary education	P
Special schools such as martial arts, dance or other	Ρ
similar personal skills instruction	
Trade or vocational schools	Р
E. Recreation, Social and Entertainment Uses	
Adult or Sexually oriented businesses are specifically	X
prohibited within all areas of the Master Plan	
Indeer commercial recreation facilities	Р
Live entertainment establishment with indoor and cutdoor seating or activity area	P
Private membership clubs for health, recreation and athletic facilities	Р
Public and private open space	Р
Public and private parks and playgrounds	P
Public and private play fields, courts, recreation centers	P
and other public recreation facilities with associated dining facilities	n
Reception/banquet hall	Р
130000 SOUTH POLITICAL TOUR	

Restaurants	P
1. Restaurants with autside 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	l P
Parking lots to serve other principal uses within the district	P
G. Public and Institutional Uses	
Emergency services, rescue squad/ambulance services	Р
Essential municipal, private and public utility uses, facilities.	P
services and structures	
Government administrative and service offices	P
Medical facilities including but not limited to urgent care.	P
cutoatient clinic and medical and dental clinics	
H. Agricultural Uses	
Continued agricultural production on undeveloped	P
portions of the Master Plan	

### 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.

Accessory dwelling unit P Automated Teiler Machine (ATM) P Cafeteria, Dining Halls and Similar Food Services P Car Wash Bay P	USE	Permitted
Automated Teiler Machine (ATM)  Cafeterie. Dining Heils and Similar Food Services  P  Cafeterie. Dining Heils and Similar Food Services  P  Corr Wash Bay  P  Corr Wash Bay  P  Corr Wash Bay  P  Corr Wash Bay  P  Correction mimule, provided such household pets and keeping are not mainteined  Dwolling unit for comer, corotoker or employee  P  Cences, hedges or wells  P  Cences hedges or help help help help help help help help		
Carleteria, Dinina Halls and Similar Food Services  Carl Wash Bay  Carl Wash Bay  Demestic animals, provided such household pets and  Remels are not maintained  P  Services, hodges or waits  Fences, hodges with a yearth wanders license  Fences, hodges with a yearth wanders license  Fences, hodges with a yearth wanders license  Fences, hodges or waits  Fences, hodges, hodges, hodges  Fences, hodges  Fence		P
Car Wash Bay Dementic militals, provided such household pets and kennels are not maintained Desclina unit for owner, corotaker or employee Fences, hodges or wais Home accupation P Ch-premise stans Charles per 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 stanschura Chatdoor stans Charles with a yeath vendors licensa Chatdoor storaga P Cutdoor st	Cofeteria, Dining Holls and Similar Food Services	
Domestic animals, provided such household pets and kennels are not maintained provided such household pets and provided such household pets and provided such maintained provided such area does not exceed 10% of the gross floor area of the principal such us with a yearth provided such area does not exceed 10% of the gross floor area of the principal structure.  Outdoor sales, display of merchandise or other activity provided such area does not exceed 10% of the gross floor area of the principal structure.  Outdoor miles with a yearth vendors licensa provided such area does not exceed 10% of the gross floor area of the principal structure.  Outdoor miles with a yearth vendors licensa provided such area principal structure.  Outdoor storage provided structure.  Production floor structure.  Production of formented maint beverages, maint, special provided such area of the principal structure in the structure provided such as a structure provided such as	Car Wash Ray	P
Describing unit for sensor, constaker or employees P. Frances, indiges or valid P. Hisman accusation P. P. Hisman accusation P. P. Offices to operate principal use that is not specifically addressed this matrix, provided such area does not exceed 10% of the grass ficor area of the principal structure.  Outdoor structure P. Outdoor S.	Domestic animals, provided such household pets and	P
Fences, hedges or walls  Henne excupation  Offices to operate principal use  On-site departs of or related to the principal use, but  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  Outdoor storage  Palayhouses, patice, asheno, perches and gazebos  Incidental household storage buildings  X.  Play lots, recreation facilities, on-site management office,  loundry facilities for use by residents only  Production of fermented malt beverages, malt, special  Palayhouses and spirituous liquors (brew pub)  Recycling collection point  Residential garages and carports  Residential garages and carports  Residential garages and loungse  Retail sales of goods as part of permitted  Industrial and various uses  Satellite dish antennas accessory to residential uses  Palayhouses uses  Industrial and marchouse uses  Satellite dish antennas accessory to nonresidential uses  Palayhouses uses  Industrial and ware accessory to nonresidential uses  Palayhouses uses  Industrial and marchouse uses  Satellite dish antennas accessory to nonresidential uses  Palayhouses uses as determined to boots, boot  trailers, camping trailers, motorized homes and house trailers  Swimming pools and hot tubs accessory to realidential uses  Palayhouses and between the sate of permitted  Colleges and colleges and between the sate of permitted  Colleges and between the sate of pe	Develle a unit for owner operatoises or employee	—   p
Hemne accumpation Offices to operate principal use Offices to the principal use, but which is not specifically addressed this matrix, provided such area does not exceed 10% of the gress floor area of the principal structure Outdoor storage Outdoor storage Outdoor storage Principal structure Principal to storage buildings  X Principal to storage Principal to storage sublidings X Production of fermented malt beverages, mait, special Production of fermented malt beverages Production of fermented malt beverages, mait, speci	Fennes hadres or walls	
Offices to operate principal use 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 Outdoor miles with a yeath vendors license Outdoor stronge Picylauses, patice, cobmo, perches and gazebos Picylause, recreation facilities, on—afte management office, laundry facilities for use by residents only Production of formented matt beverages, mait, special Picylauses and spirituous liquors (brew pub) Recycling collection point Residential coraces and corports Residential coraces and comparts Residential coraces and comparts Residential coraces and comparts Residential offices and laungs Retall sales of goods as part of permitted Industrial and varietouses uses Satellite dish antennas accessory to residential uses Picylauses Industrial and varietouses uses Into tinduding home accupations Starage or parking of trucks, care or major recreational equipment, including home accupations Starage or parking of trucks, care or major recreational equipment, including hum to timited to boots, boot trailers, camping trailers, motorized homes and house trailers Definition point Picker of Picker		
On-premise stores  On One of 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  Outdoor stores  Outdoor stores  Poutdoor stores  Residential serves  Poutdoor stores  Residential serves  One selection point  Poutdoor stores  Residential serves  Residential serves  Poutdoor stores  Residential serves  Poutdoor stores  Residential serves  Residential serves  Poutdoor stores  Pout		
Christe days are centerafter conjoyees children)  Datelor 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 Datelor mice with a yeath vendors license Playhouses, pation, coheron, perchas and gazabos Incidental household strange, buildings Play lots, recreation facilities, on-site management office, Play lots, recreation facilities, on-site management office, Production of formented mat beverages, mait, special Production of formented mat beverages, mait, special Production of formented mat beverages, mait, special Presidential garages and carports Residential garages and carports Residential garages and carports Residential garages and carports Residential agrages and company Retail sales of goods as part of parmitted industrial and warefacuse uses Satellite dish antennas accessory to residential uses Patellite dish antennas accessory to residential uses Satellite dish antennas accessory to residential uses Patellite dish antennas accessory acceptions		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 Outdoor miles with a yeath vendors license Playhouses, patice, cobenc, perches and gazebos Production of fermented matt beverages, mait, special Production of fermented matt beverages, mait, special Production of fermented matt beverages, mait, special Perchetilities for use by residents only Perchetilities for use and comports Residential corages and lounges Restaurants, bors, newstands, gift shops, clubs, Perchetilities and lounges Restaurants, bors, newstands, gift shops, clubs, Perchetilities for and comports Residential corages and lounges Restaurants, bors, newstands, gift shops, clubs, Perchetilities for and comports Residential corages and lounges Perchetilities for and and various uses Perchetilities for and and perchetilities Perchetilities for related to boats, boat trailers, camping trailers, motorized homes and house trailers Perchetilities for related to boats, boat trailers, camping trailers, motorized homes and house trailers Perchetilities for related title uses Perchetilities for related title uses Perchetilities for related to boats, boat trailers, camping trailers, motorized homes and house trailers Perchetilities for related title uses Perchetilit		
Outdoor rules with a youth vendors licenses  P Cuttoor storage  P Clithoruses, patios, cobano, perches and gazebos  P Clicyhouses, cobano, perches and gazebos  P Clicyhouses, perches and perches and perches  P Clicyhouses, perches and perches  Resculant collection point  Resculant collection point  Resculant garages and compats  Resculantial garages and compats  Resculantial garages and compats  Resculantial garages and compats  Resculantial garages and compats  P Commanderial offices and lounces  Retall sales of goods as part of permitted  Industrial and warehouse uses  Satellite dish antennas accessory to residential uses  P Continuiding home accessory to residential uses  P (not including home accessory to non-scientical uses)  Retall sales of parking of trucks, care or major recreational  equipment, including but not limited to boats, boat  trailers, camping trailers, matorized homes and house trailers  Selmming pools and hot tubs accessory to residential uses  P Chier accessory uses as determined by the Planning Director  P Chier accessory uses as determined by the Planning Director	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 gress floor area	P
Dutdoor storage P Playhouses paties, cobono parches and gazebos P Incidental household storage buildings X Play lots, recreation facilities, on—site management office, Incurry facilities for use by residents only Production of fermented mult beverages, mult, special P Incidental and septimized incurs (brow pub) Residential agrages and corports Residential agrages and part of permitted Industrial and warefocuse uses Satellite dish antennas accessory to residential uses P Intelligible dish antennas accessory to nonresidential uses P Intelligible dish antennas accessory to nonresidential uses P Intelligible dish antennas accessory to nonresidential uses P Intelligible dish antennas accessory to residential uses P Intelligible dish antennas accessory uses as determined by the Flaminian Director P	Periodore seign with a worth wanders Hospes	P
Playhouses paties ophone perchan and gazabos P. Incidental household storage buildings X. Play lots, recreation facilities, on—site management office, Production of fermented mait beverages, mait, special Production of fermented mait beverages, mait, special Production of fermented mait beverages, mait, special Production collection point Residential garages and carports Production point Residential garages and carports Production point Residential garages and carports Residential offices and lounces Restaurants, bars, newsstands, gift shops, clubs, Promover of permitted Production of permitted Industrial and warehouse uses Satellite dish antennes accessory to residential uses Production of trucks, care of major recreations Including home occupations Storage or parking of trucks, care of major recreations Evaluation including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers Velimining pools and hot tube accessory to residential uses Prother accessory uses as determined by the Planning Director Production of the production of the programment of the production of the p		
Incidental household storage buildings X Play lots, recreation facilities, on-site management office, aundry facilities for use by residents only Production of fermented mult beverages, mult, special P mait and vincus and spirituous liquors (brew pub)  Residential collection point P Residential corages and corports P Residential corages and corports P Residential scores of language Restaurants, bars, newsstands, gift shops, clubs, P managerial offices and launces Restaurants, bars, newsstands, gift shops, clubs, P managerial offices and launces Restaurants, bars, newsstands, gift shops, clubs, P managerial offices and launces Restaurants, bars, newsstands, gift shops, clubs, P Satellite dish antennes accessory to residential uses P Satellite dish antennes accessory to nonresidential uses P Into theluding home accupations) Storage or parking of trucks, care or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers Selmming poole and hot tubs accessory to residential uses P Other accessory uses as determined by the Flamming Director P		
Play lots, recreation facilities, on—site management office,  landry facilities for use by residents only  Production of fermented mult beverages, mait, special  Production of fermented products  Residential carages and carports  Production offices and lounges  Retail sales of goods as part of permitted production of warefaces uses  Satellite dish antennas accessory to residential uses  Satellite dish antennas accessory to nonresidential uses  Production of trucks, care or major recreational  Storage or parking of trucks, care or major recreational  A sequipment, including but not limited to boots, boot trailers, camping trailers, motorized homes and house trailers  Prother accessory uses as determined by the Riaming Director  Production of fermented products and house trailers  Prother accessory uses as determined by the Riaming Director  Production of fermented products and house trailers		X
Production of fermented mult beverages, mult, special P  Recycling collection point P  Residential serges and corports  Retail sales of goods as part of permitted  Industrial and warehouse uses  Satellite dish antennes accessory to residential uses  P  Satellite dish antennes accessory to nonresidential uses  P  Into Induding home acceptions  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  Selmming pools and hot tubs accessory to residential uses  P  Other accessory uses as determined by the Riaming Director  P	Play lots, recreation facilities, on—site management office,	P
Residential collection point  Residential correges and corports  Residential correges and corports  Restaurants, bars, newsstands, gift shops, clubs,  P Restaurants, bars, newsstands, gift shops, clubs,  P Restaurants of files and lounces  Retaurants of sport of permitted  P Industrial and warehouse uses  Satellite dish antennes accessory to residential uses  P Satellite dish antennes accessory to residential uses  P (not including home accessory to nonresidential uses  P (not including home accessory to nonresidential uses  P Storage or parking of trucks, care or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, matorized homes and house trailers  Selmming pools and hot tubs accessory to residential uses  P Other accessory uses as determined by the Planning Director  P	Production of fermented mait beverages, mait, special	Р
Residential garages and corports P Residential garages and corports P Residential garages P Residential sales and issuages Retail sales of goods as part of permitted p Retail sales of goods as part of permitted P Residential and worehouse uses Satellite dish antennas accessory to residential uses P Satellite dish antennas accessory to residential uses P Inot including home accepations) Storage or parking of trucks, care or major recreational squipment, including but not limited to boots, boot trailers, camping trailers, motorized homes and house trailers Selmming poole and hot tubs accessory to residential uses P Other accessory uses as determined by the Riaming Director P	Security collection point	P
Restaurants, bars, newsstands, gift shops, clubs,    P		P
Retail sales of goods as part of permitted  P Industrial and warehouse uses  Satellite dish antennas accessory to residential uses  P Satellite dish antennas accessory to nonresidential uses  P Inot including home occupations)  Storage or parking of trucks, care or major recreational  squipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers  Swimming peals and hot tubs accessory to residential uses  P Other accessory uses as determined by the Planning Director  P	Restaurants, bars, newsstands, gift shops, clubs,	P
Satellite dish entennes accessory to residential uses P Satellite dish entennes accessory to nenresidential uses P Inot including home accepations) Storage or purking of trucks, care or major recreational squipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers Selmming poole and hot tubs accessory to residential uses P Dither accessory uses as determined by the Ramning Director P	Retall sales of goods as part of parmitted	P
Setellite dish antennas accessory to nonresidential uses  not including home occupations)  Storage or parking of trucks, care or major recreational squipment, including but not limited to boots, boot trailers, camping trailers, motorized homes and house trailers  Swimming pools and hot tubs accessory to residential uses  P  Other accessory uses as determined by the Planning Director  P	Satellite dish antennas accessory to residential usas	Р
(not including home occupations) Starage or parking of trucks, care or major recreational squipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers Sejmming pools and hot tubs accessory to residential uses  P  Other accessory uses as determined by the Planning Director  P	Satellite dish antennos accessory to nonresidential uses	
Storage or purking of trucks, care or major recreational x squipment, including but not limited to boats, boat virulenes, camping trailers, motorized to mees and house trailers belinming pools and hot tubs accessory to realdential uses P  Ther accessory uses as determined by the Planning Director P		
Swimming peals and hot tubs accessory to residential uses P Other accessory uses as determined by the Planning Director P	Storage or parking of trucks, care or major recreational sculpment, including but not limited to boats, boat trailers, motorized homes and house trailers	
Other accessory uses as determined by the Planning Director P	Swimming pecis and hot tubs accessory to residential uses	P
	Other accessory uses as determined by the Planning Director	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.

						_
0	4/15/2015	Issued for elient review, estimating,	DLH	WEP		
Rev.	Date	Description	Ву	Proj. Engr.	Client Repr.	Rev Reque
Rev.	Date	Description	□¤y	Engr.	Repr.	ĺ

MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

Client

b.

a.

f. Prepa

Mix

Bulld

Helgi

Spe

folic

1.

a.

Ь.

F. 1. acti

neg Dev mer enti G. 1. a. b. c.

Mixed-Use Setback & Height Standards	
Location	Width/Height
Building Setback	
Yellowtall Drive	15'
Local—through Street	15'
Local Internal Streets	15"
Side	15'
Front	15'
Regr	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use (4 stary Max.)	45'
Residential Principal Use	45'

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

#### SPECIAL STANDARDS

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

Encroachments/Projections into setbacks:

Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of α. three (3) feet, provided such appendages are supported at or behind the building setback line.

Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.

- Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
- Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

#### SITE PLANNING PRINCIPLES F.

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

#### G. SITE PLANNING GUIDELINES

Building Siting and Orientation Site buildings to face the main street frontage.

- Provide clearly articulated pedestrian—oriented entries it is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.

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

Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.

- Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.
- Vehicular Circulation and Parking
- Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area. n a.
  - Locate parking areas within internalized parking courts or to the sides or rear of buildings.
  - Service Delivery and Outdoor Equipment Storage
  - Avoid placing service areas where they are visible from adjacent buildings or streets.
  - Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
  - Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking
  - Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
  - Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared. f.
    - Locate accessory structures behind buildings.

#### ARCHITECTURE - MIXED USE PRINCIPLES (MU)

Design clearly articulated human scale buildings.

Use tower elements at corners designed to punctuate street intersections.

Orchestrate building structural bays to create repetitive building rhythms.

#### ARCHITECTURAL GUIDELINES - MIXED-USE (MU)

Building Massing and Form
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 Divide large buildings into a series of individual storefronts,

commonly occupying single or multiple structural bays of

similar design and proportion.

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

Design the building masses to provide continuity with adjacent structures. d.

Terminate the top of the building with a distinctive pitched e. roof or cornice.

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

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

**Ground Floor Storefront Base** 

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

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

Roof Cap

Terminate the top of the building with a distinctive roof cap.

Design roof caps using the following techniques:

Terminate the top of the flat roof with a distinctive cornice and parapet wall.

Align cornice lines with neighboring buildings to avoid clashes in

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

Support pitched roof eave overhangs with corbels or brackets

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

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

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

Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be completely screened within a penthouse or All rooftop mechanical hidden behind a roof parapet.



11/30/2015 12:35 PM PAGE:32 OF 46 BOOK: 556 PAGE: 750 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Prepared By: WOOD GROUP PSN Wood Group PSN - Northern Business Unit			JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801				WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO MIXED USE PRINCIPLES, GUIDELINES & STANDARDS SHERIDAN, WYOMING				
	2615 Avi (307) 675	AND THE RESERVE OF THE PROPERTY OF THE PARTY	ridan, WY 82801 woodgroup.com	Drawn:	DLH	Design:	DLH	Checked:	WEP	Survey:	
	Client Contact:	Date: 4/15/2015	Scale: As Shown	Project No.:	741376	Task No.:	OFFICE LAB	OR	Shee	LU-2	Rev.: 0

- 5.
- Masonry Base
  Define the base of storefront buildings with a masonry base a. designed to anchor structure to the ground plane, minimum height: 36"
- Awnings/Sunshades
- Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays. Do not obstruct transom windows with awnings.
- b.
- Internally illuminated awnings are prohibited. Awnings shall C. not be back lighted.
- Construct awnings of durable material. d.
- **Building Materials**
- Use building materials such as brick, stone and wood that
- help interpret the size of the building.
- Avoid large, featureless building surfaces such as large all glass curtain walls.

  Avoid an excessive variety of façade materials.

  The following building materials are permitted:

## Building Base and Facades: Concrete, Precast Masonry, Brick

Masonry, CMU (Integrally colored) Quality Metal Panels

Masonry, Stone (ie. Ashler-laid, broken rangework,

pitched faced, quarry faced)

Masonry, Stone Veneer ( le. Brownstone, sandstone,

slate) Metal, Structural

Stucco

Metal wall panels, Corrugated, standing seam, etc. (Use

with discretion)

Tile

Composite Roofing (Architectural grade dimensional

fibergiass 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)



11/30/2015 12:35 PM PAGE:33 OF 46

BOOK: 556 PAGE: 751 FEES: \$147.00 PK AGREEMENT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WEP DLH 4/15/2015 sued for client review, estimating Date Description Ву

## MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepa

11/30/2015 12:35 PM PAGE:34 OF 46 BOOK: 556 PAGE: 752 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WRENCH RANCH PROPERTIES

**WOOD GROUP** MASTER PLAN - PHASE TWO **DBA WRENCH RANCH** MIXED USE PRINCIPLES, 247 DECKER ROAD **GUIDELINES & STANDARDS SHERIDAN, WYOMING 82801** SHERIDAN, WYOMING Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Checked: Survey: Sheridan, WY 82801 Drawn: Design: WEP DLH (307) 675-6400 www.woodgroup.com DLH X Client Contact: Scale: Project No.: Task No.: Sheet: Rev.: Date: 4/15/2015 As Shown 741376 OFFICE LABOR LU-3 0

JOHN E. RICE & SONS, INC

Client:

Prepared By:

## C CONSIDER AND A CAME AND A CONTROL OF SHEET AND A CONTROL OF SHEET AND A SAME AND A CONTROL OF SHEET AND A SAME AND A CONTROL OF SHEET AND A SAME AND A S

2015-723597 11/30/2015 12:35 PM PAGE:35 OF 46 BOOK: 556 PAGE: 753 FEES: \$147.00 PK AGREEMENT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### INTRODUCTION - COMMERCIAL

#### 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.

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

#### 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	TP
Offices to operate principal use	P .
On-premise signs	P
Recycling collection point	T 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 creas containing sock, native grasses, strubs, bushes and trees	P
Satallite 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 gress 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	×
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

#### PROHIBITED USES

Prohibited Uses shall be as described in Sheridan Zoning Code Zone

#### 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 later 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° 0° 15°
Side "Common Wall"	0.
Rear	15'
Height Limitations	
Commercial Principal Use (4 stary Max.)	45'

#### SPECIAL STANDARDS

Special development standard related to Commercial include the

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

### SITE PLANNING PRINCIPLES

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

#### SITE PLANNING GUIDELINES

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

ev.	Date	Description	Ву	Proj. Engr.	Client Repr.	Reque
0	4/15/2015	Issued for client review, estimating,	DLH			<u> </u>
						<u> </u>
						┕
						<u> </u>

## **MASTER PLAN** PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepar

ď. SH

2. VΕ

ь.

3. SE

۵. Av ad

æ

Se a.

bu

pe

th

Pr

ΑII d.

Sh

be CO

Cn

of Lo

Pn

trc

f.

AR

Or

no

AR

BU 1.

> Dh un

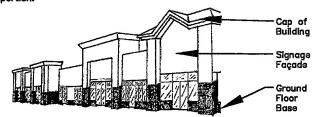
> ргι

1. De

- Site buildings to face the main street frontage.
  - Provide clearly articulated pedestrian-oriented entries.
- VEHICULAR CIRCULATION AND PARKING
- Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
- Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- Provide bicycle parking.
- 1. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.
- SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE 5.
- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking
- Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
- Locate accessory structures behind buildings.
  - Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
  - Provide separate parking areas for delivery trucks and service vehicles located behind buildings. f.
- ARCHITECTURE COMMERCIAL USE PRINCIPLES (C)
- Design clearly articulated human scale buildings.
- Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.
- ARCHITECTURAL GUIDELINES COMMERCIAL (C)
- BUILDING MASSING AND FORM

Prepared By:

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



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

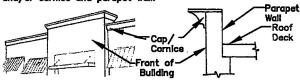


11/30/2015 12:35 PM PAGE:36 OF 46 BOOK: 556 PAGE: 754 FEES: \$147.00 PK AGREEMENT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2. ROOF CAP

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



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



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

Cross Gables **Roof Monitors** Vertical Tower Elements Roof Dormers



Vary Roof Lines/Heights

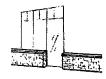


- Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.
- MASONRY OR STONE BASE

JOHN E. RICE & SONS, INC

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

WRENCH RANCH PROPERTIES

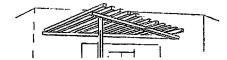


PSN Wood Group PSN - Northern Business Unit		JOHN E. RICE & SUNS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801				MASTER PLAN - PHASE TWO COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS SHERIDAN, WYOMING			LES, RDS		
	ation Drive, She	ridan, WY 82801 .woodgroup.com	Drawn:	DLH	Design:	DLH	Checked:	WEP	1	Survey: X	-
Client Contact:	Date: 4/15/2015	Scale: As Shown	Project No.:	741376	Task No.:	OFFICE LAB	OR	S	Sheet:	LU-4	Rev.: 0

BOOK: 556 PAGE: 755 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### AWNINGS/SUNSHADES 4.

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



- Do not obstruct transom windows with awnings.
- internally illuminated awnings are prohibited. Awnings shall not be back lighted. C.
- Construct awnings of durable material.
- **BUILDING MATERIALS** 5.
- Use building materials such as brick, stone and wood that a. help interpret the size of the building.
- Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete. b.
- Avoid an excessive variety of façade materials.
- The following building materials are permitted: d.
  - 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 (le. 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)

		5520			
4/15/2015	Issued for client review, estimating,	DLH	WEP		_
Date	Description	Ву	Proj. Engr.	Client Repr.	Rev. Request
		4/15/2015 Issued for elicat review, estimating,  Date Description			

## **MASTER PLAN** PHASE TWO WRENCH RANCH PROPERTIES

Prepa

Client

11/30/2015 12:35 PM PAGE:38 OF 46 2015-723597 BOOK: 556 PAGE: 756 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WRENCH RANCH PROPERTIES

**WOOD GROUP** JOHN E. RICE & SONS, INC MASTER PLAN - PHASE TWO **DBA WRENCH RANCH** COMMERCIAL PRINCIPLES, FUTURE 247 DECKER ROAD **OPEN SPACES/RIGHT OF WAY SHERIDAN, WYOMING 82801 GUIDELINES & STANDARDS** Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 Drawn: Design: Checked: Survey: (307) 675-6400 DLH WEP DLH www.woodgroup.com X Project No.: Client Contact: Date: Scale: Sheet: Rev.: OFFICE LABOR 4/15/2015 As Shown 741376 LU-5

Client

Prepared By:



11/30/2015 12:35 PM PAGE:39

BOOK: 556 PAGE: 757 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## INTRODUCTION - RESIDENTIAL 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.

#### 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	þ
Affordable Housing	15
Multi Family	P
ducation	IP

#### 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 Pian shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Pian 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	50° 15°
Local internal Streets	15'
Side Yard—Within Planning Area	5° 15°
Rear	15'
Height Limitations	
Principal Use (4 story Max.)	45°

### SITE PLANNING PRINCIPLES

- 1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks and openspace.
- 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.
- SITE PLANNING GUIDELIÑES
- 1. Estate Single Family Homes
- 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. The architectural design of the Estate Single Family homes
- shall be high quality and shall compliment the architecture of
- surrounding homes. Uses allowed by right: Single family dwellings, with attached or detached 1. garages.
- Gross density shall be 1 unit per acre maximum.
- Home occupations, as defined by City of Sheridan code.
  Uses allowed by special review: Other uses may be allowed during
- the platting process.

  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
- To provide high quality housing opportunities for single family residential lots for the development of detached single family homes.
- The architecture of the single family homes shall be high quality and shall compliment the architecture of surrounding homes.
- Uses allowed by right: Single family dwellings, with attached or detached garages.
- 2.
- Gross density shall be 5 units per acre maximum. Home occupations, as defined by City of Sheridan code. Uses allowed by special review: Other uses may be
- allowed during the platting process.
- 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.

#### SITE PLANNING GUIDELINES

- 1. Single Family Attached Homes
- To provide high quality housing opportunities for single family residential lots for the development of attached single family homes.
- The architecture of the single family homes shall be high quality and shall compliment the architecture of surrounding homes.
- Uses allowed by right:
- Single family attached dwellings, with attached or

- Single family attached dwellings, with attached or detached garages.

  Gross density shall be 8 units per acre maximum.

  Buildings may have up to 6 units per building.

  Uses allowed by special review: Other uses may be allowed during the platting process.

  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.

#### SITE PLANNING GUIDELINES

- Affordable Housing
- To provide high quality housing opportunities for the development of affordable housing.
- The architecture of affordable housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
- Uses allowed by right: Single family dwellings, with attached or detached 1. garages.
- Single family attached dwellings, with attached or detached garages.
- Gross density shall be 8 units per acre gross, maximum Buildings may have up to 6 units per building. Factory built homes.

Factory built homes.

Uses allowed by special review: Other uses may be allowed during the platting process.

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 landscaping, setbacks or by other means per the individual site as approved by the City.

4/15/2015 sued for elient review, estimating, DLH WEP Description Date

**MASTER PLAN** PHASE TWO WRENCH RANCH PROPERTIES

Client

Prepai

#### SITE PLANNING GUIDELINES

- 1. Multi-Family Housing
- To provide high quality housing opportunities for residential lots for the development of multi-family / apartment housing. The architecture of multi-family housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.

  Uses allowed by right:
  Single family dwellings, with attached or detached
- garages
- Gross density shall be 20 units per acre gross, maximum

- maximum
  Buildings may have up to 12 units per building.
  Factory built homes on permanent foundations.
  Uses allowed by special review: Other uses may be allowed during the platting process.
  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.

#### SITE PLANNING GUIDELINES

#### 1. Education

1

d or

Prepared By: 

¬

- To provide a location for the establishment of a future a.
- b. The crchitecture shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
- Uses allowed by right:
- Uses allowed by right:

  1. To be determined by Sheridan School District Two.

  2. Any use associated with a School.

  Uses allowed by special review: Other uses may be allowed during the platting process.

  Parking shall occur within the boundaries of the site in parking lots, or on-street as allowed by City code. Guest parking will convey to designated associated as a street of the site of parking will occur in designated parking lots and on-street as allowed by City code.

11/30/2015 12:35 PM PAGE:40 OF 46 BOOK: 556 PAGE: 758 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Wood Group PSN - Northern Business Uni 2615 Aviation Drive, Sheridan, WY 8280 (307) 675-6400 www.woodgroup.com Client Contact: Scale: Date:

4/15/2015

**WOOD GROUP** 

As Shown

Client

JOHN E. RICE & SONS, INC **DBA WRENCH RANCH** 247 DECKER ROAD

WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO RESIDENTIAL PRINCIPLES

it	SHERIDA	IN, WYOMING 828UI		GUIDI	=LINI	KDS -	
)1	Drawn:	Design:	Checke			Survey:	
m	DLH	DLH	7	WEP		Х	
	Project No.:	Task No.:	*		Shee	t i	Rev.:
	741376	OFFICE LAB	OR			1.11.6	0

#### 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:

Traffs

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

<u>Irail Access to Public Parks/Open Space Areas</u>

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

**2015-723597** 11/30/2015 12:35 PM PAGE:**41** OF **46**BOOK: 556 PAGE: 759 FEES: \$147.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

23							
c 0	4/15/2015	lasued for client review, estimating,	1	DLH			
Rev.	Date	Description		Ву	Proj. Engr.	Client Repr.	Rev. Reques

MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES

Client

Prepa

2015-723597 11/30/2015 12:35 PM PAGE:42 OF 46 BOOK: 556 PAGE: 760 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WRENCH RANCH PROPERTIES

**WOOD GROUP** JOHN E. RICE & SONS, INC MASTER PLAN - PHASE TWO DBA WRENCH RANCH OPEN SPACE PRINCIPLES. 247 DECKER ROAD **GUIDELINES & STANDARDS SHERIDAN, WYOMING 82801** SHER!DAN, WYOMING Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Checked: Sheridan, WY 82801 Drawn: Design: Survey: (307) 675-6400 www.woodgroup.com DLH DLH WEP X Client Contact: Scale: Project No.: Task No.: Sheet: Date: Rev.: 4/15/2015 As Shown OFFICE LABOR 741376 L-1 0

Client:

Prepared By:

#### A. INTRODUCTION

#### Landscape Guidelines

The following is a summary of the Landscape Design Guidelines for the Wrench Ranch Phase Teo Master Pian. 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 Sharidan City Code, the stricter requirement shall govern, except in the case of a contradictory requirement, in which case Sharidan City Code shall govern.

#### 2. Landscaping Gools

ose design guidelines were propered with several goals including:

- Provide landscape Guidelines for the Wrench Ranch Annexations: Phase one and to
- evelopment. apo setbacios and standards for Light Industrial, Mixed Use and
- mercial land uses.

  Minimize water use and promote the use of native and adapted plant materials.

  Provide year-round color and interest.

  Provide a consistent landscape treatment for adjacent streetscapes

  ughout the campus.

  Minimize long-term maintenance.

- Minimize long—term maintenance.

  Provide conformance with the visual character and design guidelines of the
- B. GENERAL LANDSCAPE DEVELOPMENT GUIDELINES
- 1.
- Signed, approved grading plans/permits and all erasion control measures in place are to be submitted for review, prior to earthwork.

  Site visibility triangles shall be used at all access intersections for public safety and weifure per the City of Shartdan's Municipal Code.

  A plant points that includes native and/or hardy adapted species will be used. All species will grouped according to water requirements.

  Only infraction will be used for all parking lot islands, planting beds and perimeter plant materials.

  \*\*Proposed type shall be a discussible before the planting to the latest terms of terms of the latest t

- plant materials.

  In figured turf shall be a drought-tolerant turf-type.

  All native seed grasses will reactive a temporary or permanent irrigation system.

  Soil preparation for all landscape areas shall include 3 inches of organic soil amendments spread over the top of topsoil and then rotatilled in to a depth of 6—8 inches. Soil amendments to be rated Gass II or greater. If sait conditions exist, only Gass I soil amendments shall be accepted.

  All shrub and personal beds will also receive shreaded ender bork mulch, 4" deep.

  All shrub and personal beds will also receive shreaded ender bork mulch.
- L. A rolled top steel edge shall be placed between all pirub/pers areas, as well as between native grasses and irrigated grasses. nnial beds and turf

#### 2. Plan Requirements

Format future landscape plans to a 24x36 or greater page size, unless local codes dictate otherwise. Provide a north arrow and bur 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 autilized in Section L.

#### C. LANDSCAPE REQUIREMENTS

#### 1. Street Tree Requirements

Street Tree Types:
Evergreen Requirement:
Parking Lot Screening:
Notes:
Note:
See recommended Planting List
Not required clong commercial/retail frontage
Per detail sheet and/or City of Sheridan Municipal Code
Provide large decisious brees with a minimum 1.5° caliper, branched
to a minimum of 6° height adjacent to all public sidewalks.

Notes

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code Provide large deciduous trees with a minimum 1.3" callper, branched to a minimum of 6" height edjacent to all public sidewalks.

internal Roads:

1 tree/100 Lf.

Street Tree Types:

Types: See recommended Planting List
quirement: 75% evergreen required along industrial parcels and 50% along mixed
use parcels. No evergreen use/parcentage is required clang
commercial or retail frontage

Parking Lot Screening:

Per detail sheet and/or City of Sheridan Municipal Code
Provide large deciduous trees with a minimum 1.5° calipor, branched
to a minimum of 6° height adjacent to all public sidewalks.

#### D. LANDSCAPE RUFFERS SETRACKS

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.

#### Datalla: 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—sec 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

Provide large deciduous trees with a minimum 1.5° caliper, branched to a minimum of Notes: Provide large deciduous trees w 6' height adjacent to all public sidewalks.

<u>Commercial:</u> 15° front, side<sup>s</sup> and rear<sup>s</sup> yerd landscape buffer setback (\*Side and rear setbacks not required when adjacent to a shared drive isle or parking lat. 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.

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

Provide large deciduous trees with a minimum 1.5" caliper, branched to a minimum of 6' height adjacent to all public side

Mixed Use: 15'-25'° front, 15' rear and 5' side yard landscape buffer sotback (\*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 8° height adjacent to all public eldewales.

#### E. INTERNAL LANDSCAPING

Commercial: 5% | Details: 5% internal landscape area square feetage required, excluding the area calculated for the buffer square feetage (see seation D above)

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

- F. PARKING LOT LANDSCAPING & SCREENING
- Parking Lot Screening is required for all parking facing an adjacent roadway or property a. lina.
- 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 reactive a minimum of 1 tree/8 shrubs per island and double parking ist islands to reactive a minimum of 2 trees/12 shrubs per island.

  Storage yards in industrial perceis are exampt from parking lot island tree and shrub requirements.

#### G. GROUND PLAIN TREATMENTS

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

When argunic 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 Blands: Pure Live Seed Only

Low Grow Prairie Grass Mix Ephraim Crested Wheatgreass Perannial Ryegrass 30% 25% 20%

Rate: 30 Bik. Lbs/acre (PLS) - Irrigated

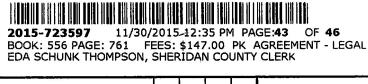
Tallgrass Prairie Big blustern Little bluestern Switchgrass Sidocats grama

Rate: 30 Bik. Lbs/acre (PLS) - Irrigated

Wetland Mix (For use in detention and riparian areas)

Reed Canarygrass Meadow Brome Garrison Foxtall

Rate: 30 Bik. Lbs/acre (PLS)



		<del></del>					
<u>.</u> ا							
		_					
,							
0	4/15/2015	Issued for client review, estimating,		DLH			_
Rev.	Date	Description	"	Ву	Proj. Engr.	Cllent Repr.	Rev. Request

MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES

25%

Client

Prepa

	Pervoskie atripilatioila Russian Sage	Dry to Adaptable
	Rocky Win. Juniper Juniperus scopulorum 'Rocky Win.'	Dry to Adaptable
	Juniperas honizontalis spp Horizontal Juniper species	eldotqubA of VtG
	embara eigulla? Smult erbadA	Div to Adaptable
	Comus stolonifers esp. Redtwig Dogwood Species	eidniqubA
	Buddleja davidii nanhoenisis "Petite Pium" Compact Purple Bu <i>tta</i> rily Bush	Dry to Adeptable
	9 (exte antimola muminim noles 8) 2803082 For the second stall during lind to 1 complementation of the second seco	rital Shrub List Resource Conservation Service
	Pseudotauga menzissä Douglas Fir	eldniqubA
	ellube cuniq eniq noniq	eldaptabA of VIG
	orgin suniq eniq mirteuA	Ory to Adaptable
	enderose euriq enderose erid escaband	eldotqubA of VIG
match	binneys tiemebroy' elibelt suniq eniq tiemebroy binneys	eldurqubA of ViG
bn endom	*At main Entry Locations Only — Preferably and currido and currido and currido	cocated in higher water use created a. Dwarf varieties are acceptal
	gine Sprices Fices pungens Fices pungens Fices pungens	eldatqabA
	Pyus calleryana Prairie Cem' Prairie Cem Peur	eldnåqnbA
eldu: durife	Kosireuteria paniculata Galden Rain Tree	eldnjqnbA
uj e	Cratasgus spp. Hawinom	Dry to Adaptable
ф	ORNAMENTAL TREES (1.5° coliper min. plantii Maina species Prairifire Crabappie / Louisa Crabappie	(exis e elde/qubA
d for	xom \$3 - yino coero eviton ni ecU+	
	Geden Aussian Willow (For detention and riporian use)	2002
act to	Fandinus penneykvanica epp. Sailx alba Sailx alba	taloM
	Gaditate parameters Honey Locust	Adaptable
ţţe	Cucidng Aspen	Dry/Adaptable
	Propules Ash	eldertqubA
Pi Pi	Western Hackberry Traxinus Americana	Dry/Adaptable
	Populus x couminate Lanceleaf Cottonwood Gelits occidentalis	puA heren.e
	Plains Cottonwood	eldetqubA
To mu	Populus balsamilera sep. trichocarpa Black Cottonwood Populus x deitoides app. monilifera	eldertqubA
eų	Sorbus sitohensis Western Mountain Ash Somilye beferentiers are, trichcontra	eldastaphA\vec{vc}
ų	Acer x freemanii Autumn Blaze Acer x freemanii Autumn Blaze	eldafqabA eldafaabA\v=ff
	SHEET THEES (1.5" min. planting size).	

WATER REQUIREMENT

H. RECOMMENDED PLANT MATERIALS

to mur

To active a uniform appearance and to reduce conflict, it is encouraged that one landscope confracts maintenance for all common fundacepe areas that which is the primary source of confract and eliminating finger politing it problems occur. The landscape confractor and eliminating finger politing its primary source of confract and liminating the find of the integration of

innecessaries of the proposed Private lendesceping (including all lendesceping on opinyete bot soldesceping fortunates or service or soldesceping (including the private private or soldesceping distribution by the private or sold in construction by the private or soldesceping of lendesceping or conditions or service. This shall include pruning, should plant a transmit or soldesceping or soldesc

Public ignoscoping (including excet medians, public right—of—way and other public entity, dedicated tracts) shall be owned and maintained by the applicable public entity.

#### L MAINTENANCE

of an applicant needs to deviate from the adopted landscape design standards, the applicant for the company of eitherhead on advanced compliance applicant and previous the deviated and standard, the deviated and proposed standard, the deviated and proposed standard and justification of the deviation request. The reviewing porty proposed standard and justification of the deviation request.

and requirements from building foundations. Provide an intigation plan and install infigution components per City of Sharidan Municipal Code requirements. Refer to aits specific geotherand report of infigution

Provide subsurface drip intigation extending to all hanging baskets, omemental pots and all trees located in native see areas.

to maximum efficiency and reduction of intiguition solar use, it is recommonded to a more force of the control for

nee of local aggregates and landacope mulcines are encounaged. Plant materials were selected to provide vertical interest and empirals, texture and second actor, in addition, designers shall consider low mathematics, the world plants of the plants estabilished, all take a minimum or acros and mathematics when yet the plants estabilished will be adopted to Wyaming. Plants shall be grouped according to that six and water requirements for madelium hereaft. The treatment set madelium according to their six and water requirements of manufactured in the set in the plants are secondared.

#### PLANT MATERIALS & GROUND PLANE MATERIALS

Note: Additional Flant Materials may be approved per local agency documentation and from the Matural Resource Conservation Service (www.plant-materials.may.e.g.).

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

Wildflowers (Many variatios)

Camatia tamillora Sweet Autumn Camatia Adaptable Ceuchi Shesta Daisy Ceuchi Shesta Daisy Adoptable Cematis x jeckmaniii Purpie Cematis Adaptoble Rocky Mtr. Columbins yanijedja cas EEBENNVI Z empadeev

pigosdopy os Airi

רונמס מותפפנפונו Dry to Adaptable

Adepteble

ORNAMENTAL GRASSES (1 gallon min. planting size).
Calamagrastis acu. Karl Foorster'. Adaptable
Footbar Reed Grass

Dry to Adaptable

Prunus tenello Dwarf Russian Flowering Almond Dry to Adaptable

Potentilla fruticosa app. Potentilla species bid to Adaptable

2015-723597 11/30/2015 12 BOOK: 556 PAGE: 762 FEES: \$14 EDA SCHUNK THOMPSON, SHERID

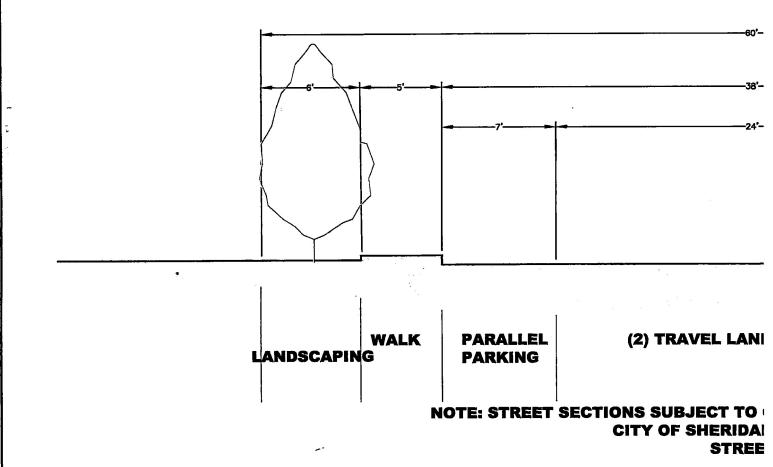
- LEGAL

46



11/30/2015 12:35 PM PAGE:45 OF 46 BOOK: 556 PAGE: 763 FEES: \$147.00 PK AGREEMENT - LEGAL





DLH WEP

By Proj. Client Rev. Repr. Reques

4/15/2015

Date

ssued for client review, estimating

Description

Prepa

Client

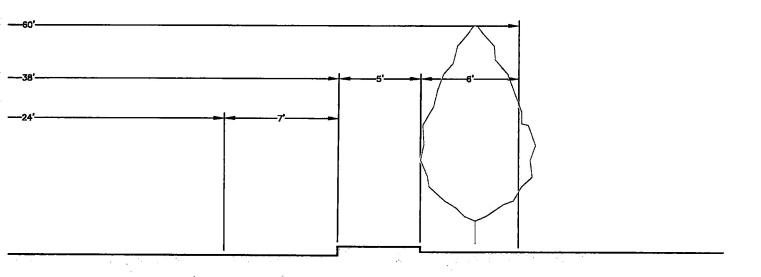
MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES

**2015-723597** 11/30/2015 12:35 PM PAGE:**46** OF **46** BOOK: 556 PAGE: 764 FEES: \$147.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### NO. 2015-723597 AGREEMENT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK CITY OF SHERIDAN - PLANNING P O BOX 848 SHERIDAN WY 82801



ANES - 12'-0" EACH

PARALLEL PARKING

WALK LANDSCAPING

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

