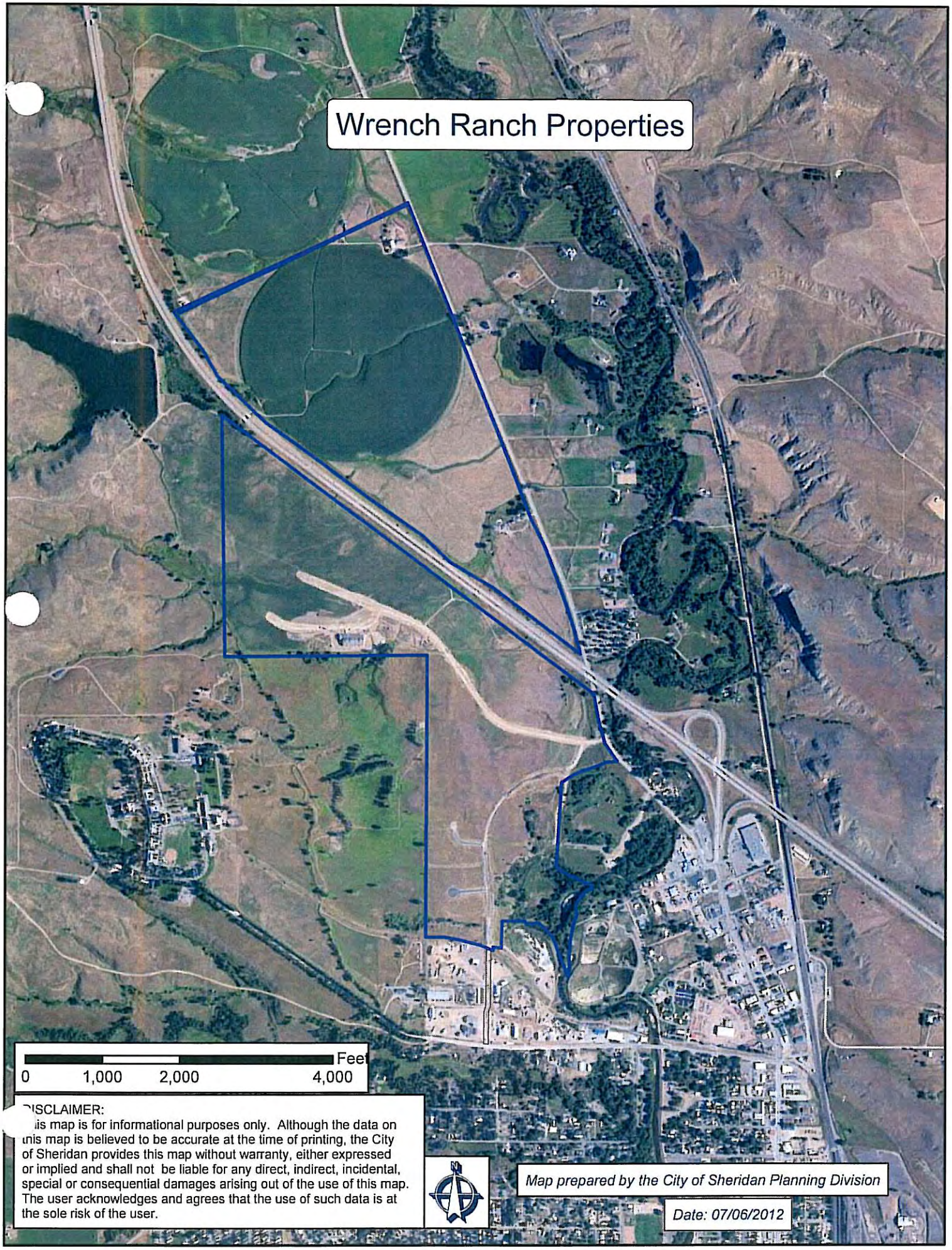
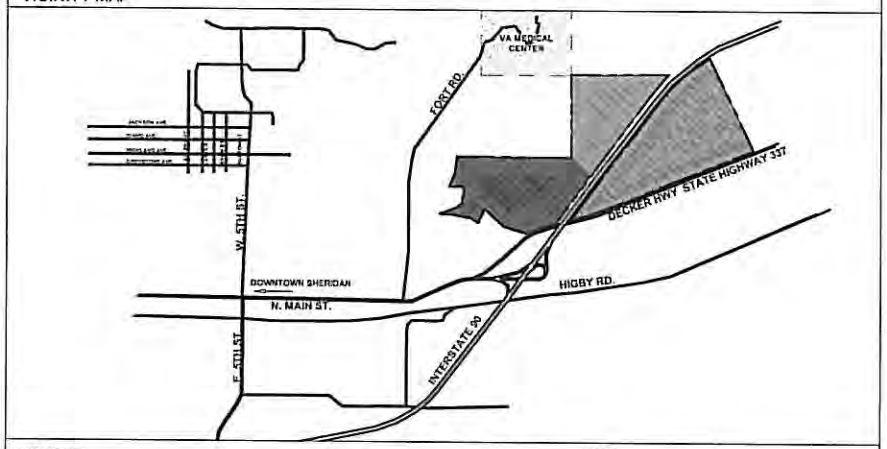

Wrench Ranch Properties
Feet
0
1,000
2,000
4,000
DISCLAIMER:
This map is for informational purposes only. Although the data on this map is believed to be accurate at the time of printing, the City of Sheridan provides this map without warranty, either expressed or implied and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of this map. The user acknowledges and agrees that the use of such data is at the sole risk of the user.
Map prepared by the City of Sheridan Planning Division
Date: 07/06/2012

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1

VICINITY MAP



NOT TO SCALE

LEGEND

WRENCH RANCH ANNEXATION

PHASE ONE-WRENCH RANCH MASTER PLAN

LEGAL

EXISTING ZONING:

GATEWAY DISTRICT

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of Section 15, Township 56 North, Range 84 West, 6th. P.M., Sheridan County, Wyoming;
Thence North 36°16'33" East, 871.29 feet to a point on the Southwest Right of Way of Interstate 90; Thence continuing with said Right of Way South 53°43'27" East, 2012.65 feet to the intersection of said Right of Way and the West Right of Way of Sheridan-Decker Highway; Thence with said West Right of Way South 14°56'04" East, 592.90 feet; Thence continuing with said West Right of Way with a curve to the left with an arc length of 373.01 feet, a radius of 761.61 feet, a chord bearing of South 29°04'04" East, a chord length of 369.30 feet, a delta angle of 28°03'42"; Thence leaving said Right of Way South 72°24'01" West, 109.06 feet; Thence South 03°39'08" East, 323.67 feet; Thence South 39°14'29" West, 1100.62 feet; Thence South 04°12'01" West, 183.91 feet; Thence South 64°27'22" East, 217.23 feet; Thence South 58°44'18" East, 153.78 feet; Thence South 78°04'17" East, 86.48 feet; Thence South 22°29'12" East, 61.36 feet; Thence South 67°30'48" West, 40.00 feet; Thence South 30°31'53" West, 282.13 feet; Thence South 20°02'04" East, 55.00 feet; Thence South 14°57'56" West, 160.00 feet; Thence South 10°57'56" West, 360.00 feet; Thence South 00°02'04" East, 290.00 feet; Thence South 13°52'17" West, 93.52 feet; Thence North 19°26'21" West, 559.82 feet; Thence North 42°09'56" West, 252.66 feet; Thence North 87°02'04" West, 165.64 feet; Thence North 57°15'04" West, 69.12 feet; Thence South 89°29'31" West, 286.90 feet; Thence South 00°45'50" West, 394.13 feet; Thence with a curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a chord bearing of North 59°55'06" West, a chord length of 126.74 feet, a delta angle of 07°06'01"; Thence South 00°20'07" West, 49.31 feet; Thence with a curve to the left with an arc length of 368.06 feet, a radius of 979.40 feet, a chord bearing of North 72°57'39" West, a chord length of 365.90 feet, a delta angle of 21°31'55"; Thence North 83°12'24" West, 513.04 feet to a point on the West line of Section 15; Thence with said West line North 00°20'09" East, 1115.21 feet to the West 1/4 corner of said Section 15; Thence continuing with said West line North 00°20'09" East, 2560.94 feet to the point of BEGINNING,
having an area of 186.73 Acres.

PROJECT ACKNOWLEDGEMENTS

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

LAND PLANNER:
CENTENNIAL COLLABORATIVE, INC.
237 N. MAIN, SUITE 200
SHERIDAN, WY 82801
PHONE: 307-672-1711
FAX: 307-674-5314

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

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

TRANSPORTATION ENGINEER:
MARVIN & ASSOCIATES
ROBERT MARVIN, PE
1308 N. TRANSTECH WAY
BILLINGS, MT 59102

DRAINAGE CONSULTANT:
WESTWORKS ENGINEERING
CHAD KUZBEK, PE
1023 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904

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

LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS, INC.
1470 MILLBROOK COURT
CASLE ROCK, CO 80109
PHONE: 303-663-1634
FAX: 720-733-0488

GEOTECHNICAL CONSULTANT:
LANDMARK ENGINEERING, LLC
3321 WEST EISENHOWER BLVD
LOVELAND, CO 80537
PHONE: 970-667-4288
FAX: 970-667-4298

SHEET LIST:

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

PLANNING AND ZONING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ___ DAY OF _____

ATTEST: VICE-CHAIRMAN CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS ___ DAY OF _____

ATTEST: CITY CLERK MAYOR

CITY CLERK CERTIFICATE:

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

COUNTY CLERK

DIRECTOR OF PUBLIC WORKS APPROVAL:

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

DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

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

DIRECTOR OF PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE:

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

_____ LAND SURVEYOR NO. _____

REV.	DESCRIPTION	BY	DATE

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

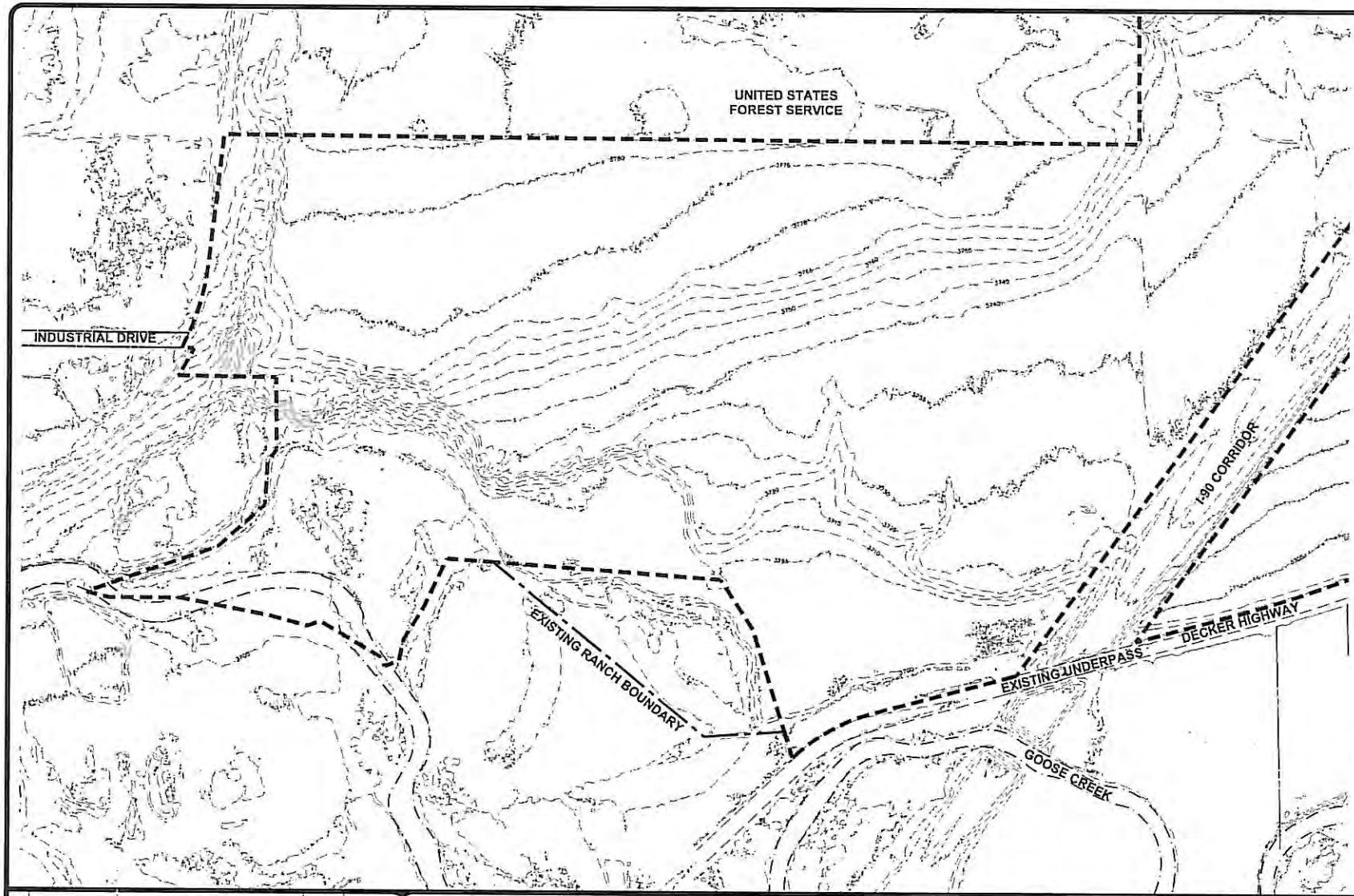
PREPARED FOR:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

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

PROJECT NO. 509003

SHEET NO. T-1



LEGEND

- 5' CONTOURS
- ANNEX BOUNDARY
- EXISTING RANCH BOUNDARY

SITE DATA:

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

NOTES:

1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.

0 200 400 800
HORIZONTAL SCALE: 1"=200'

THIS BAR MEASURES 1" ON ORIGINAL SCALE

REV.	DESCRIPTION	BY	DATE

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

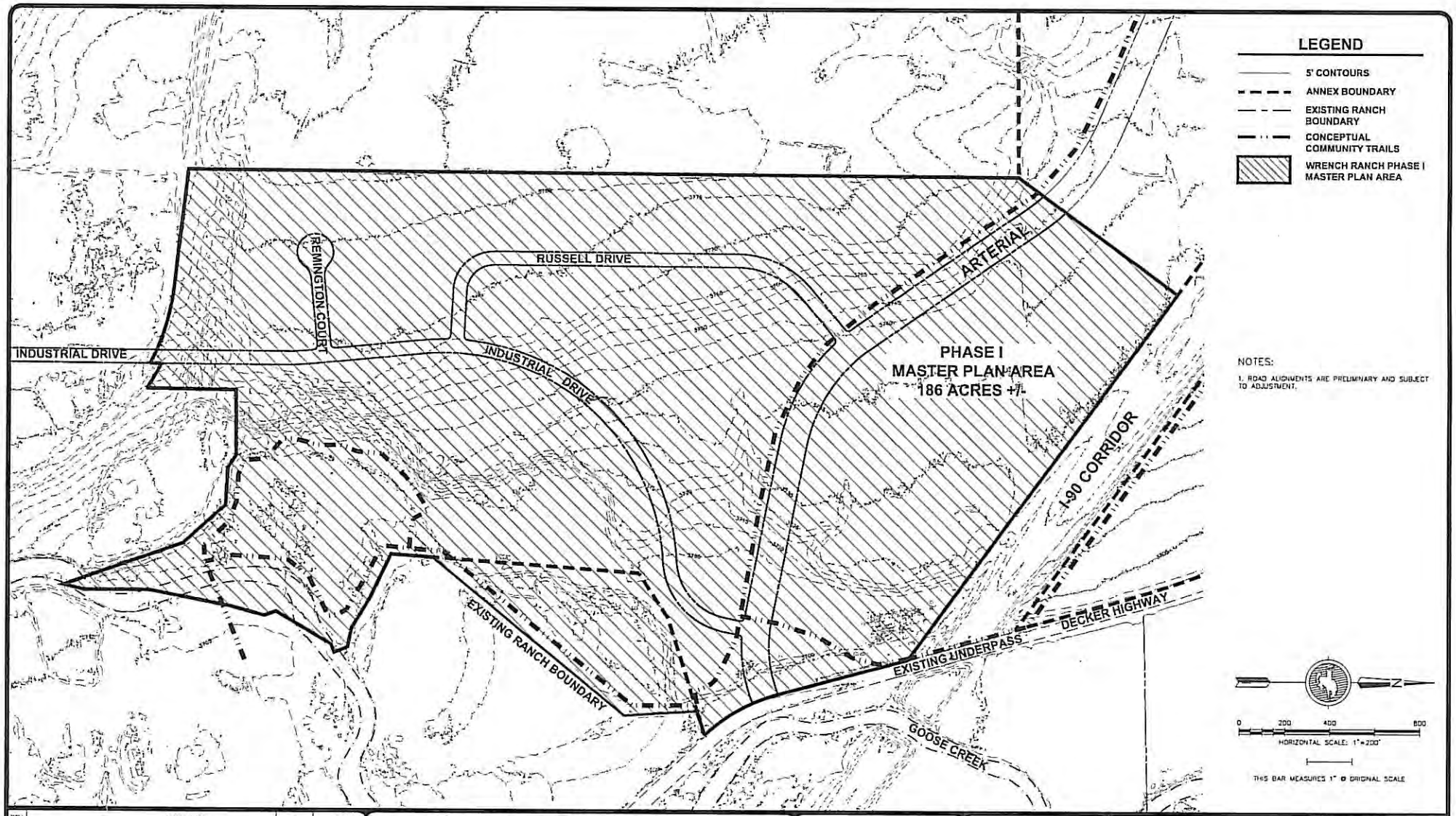
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
490 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	EC-1
VERT: N.A.	



REV.	DESCRIPTION	BY	DATE

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

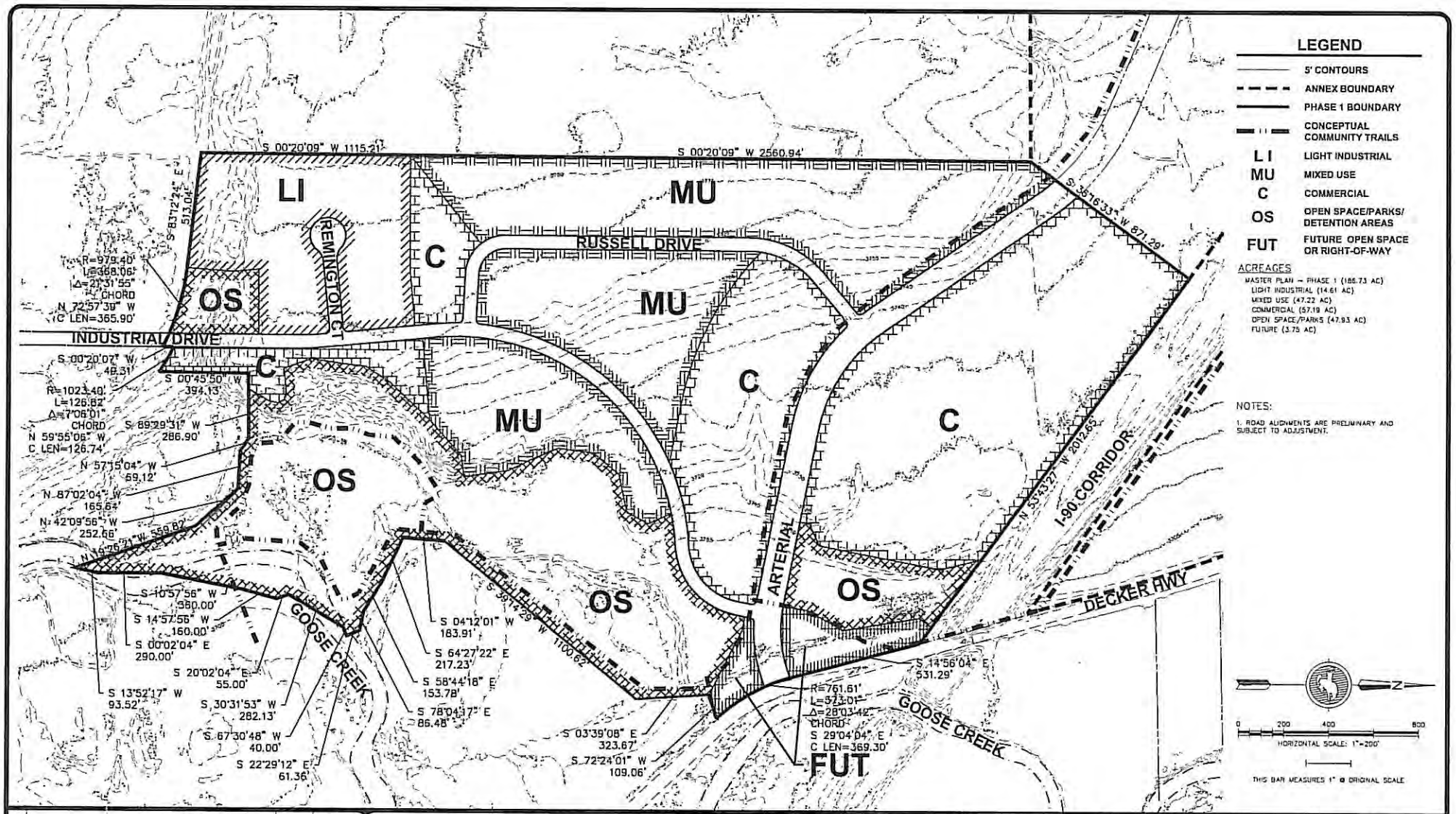
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	P-1
VERT: NA	



REV.	DESCRIPTION	BY	DATE

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

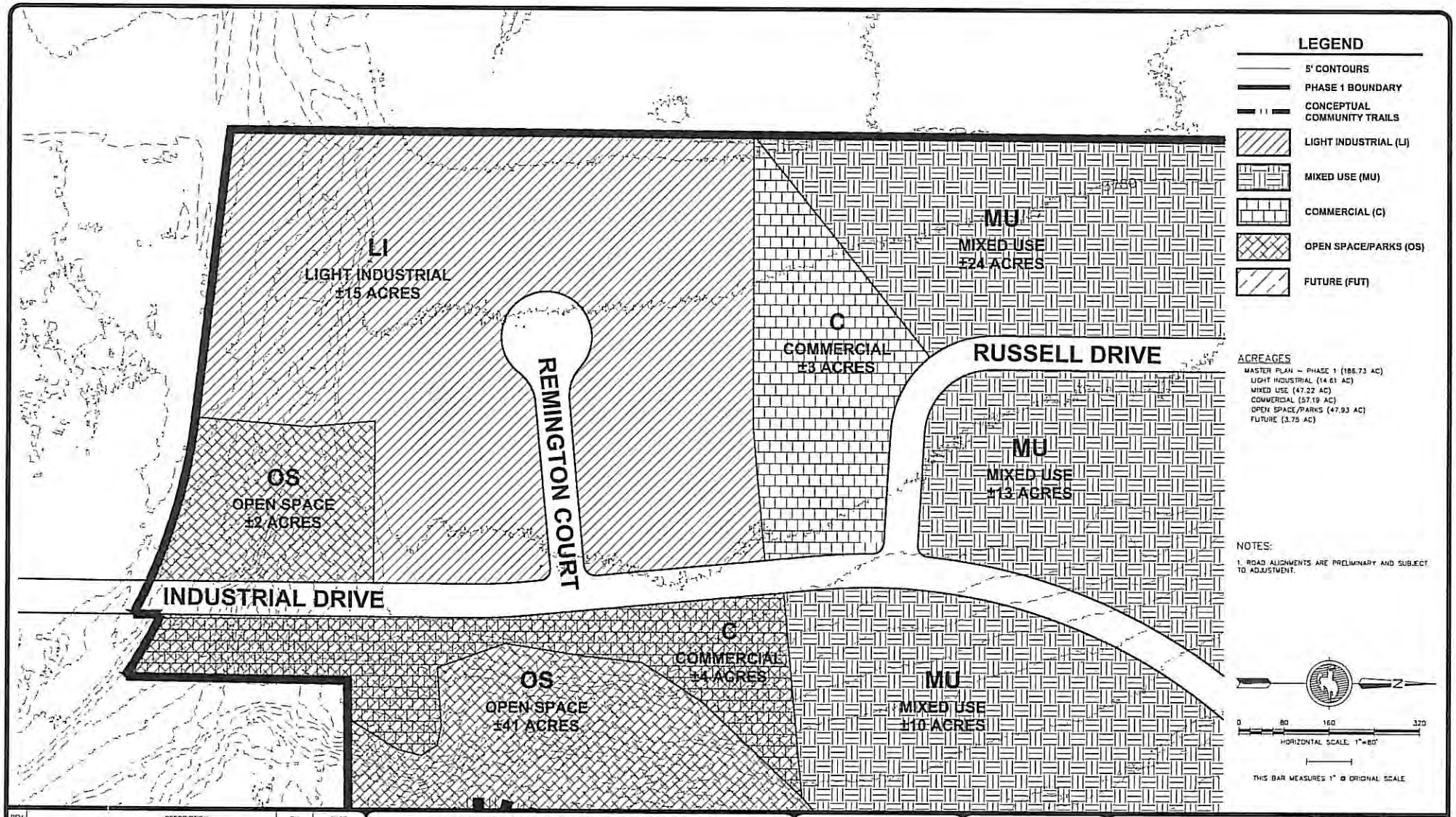
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	S-1
VERT: NA	



REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

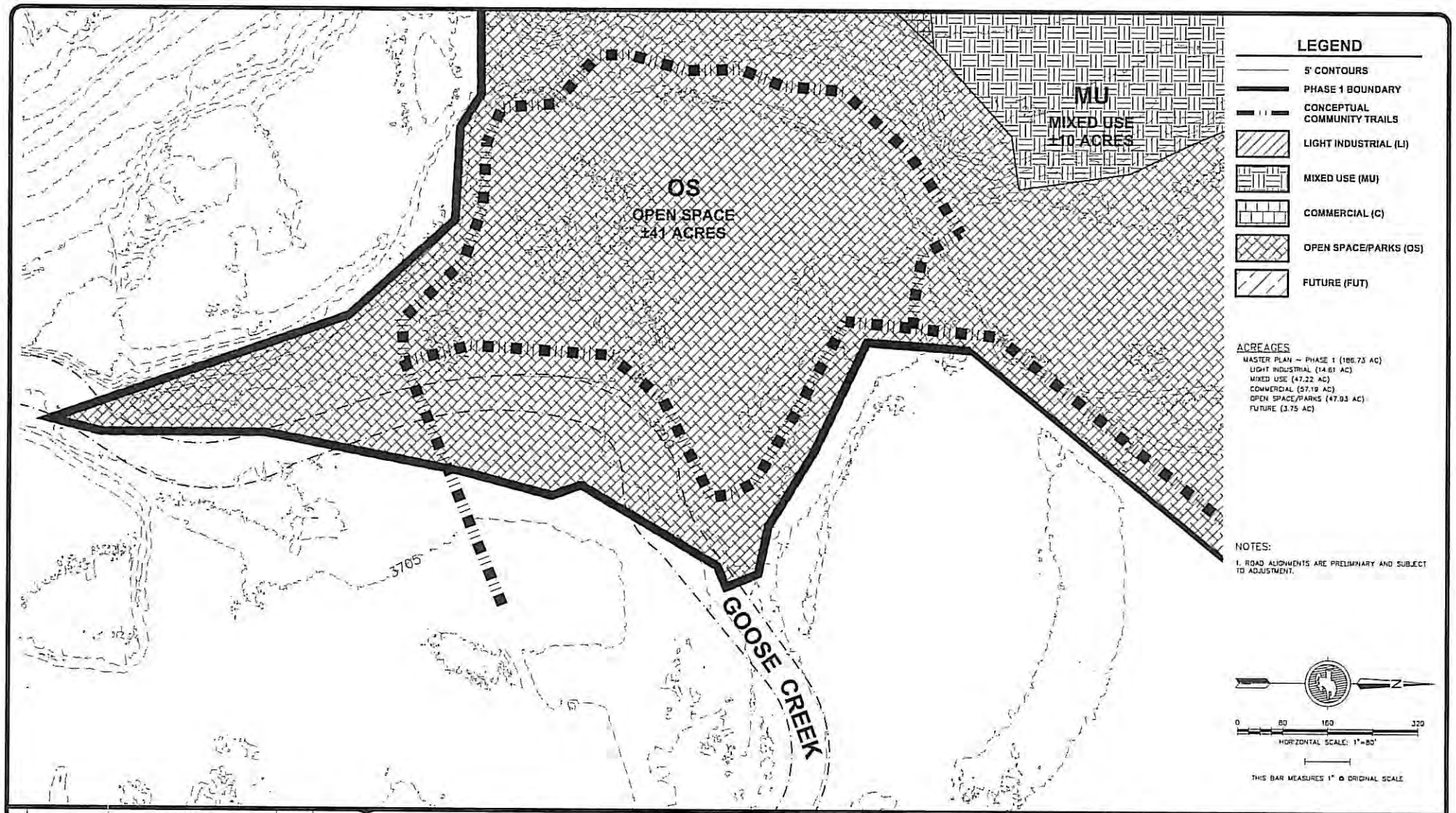
247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

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

PROJECT NO. 509003

SHEET NO. SP-1



REV.	DESCRIPTION	BY	DATE

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

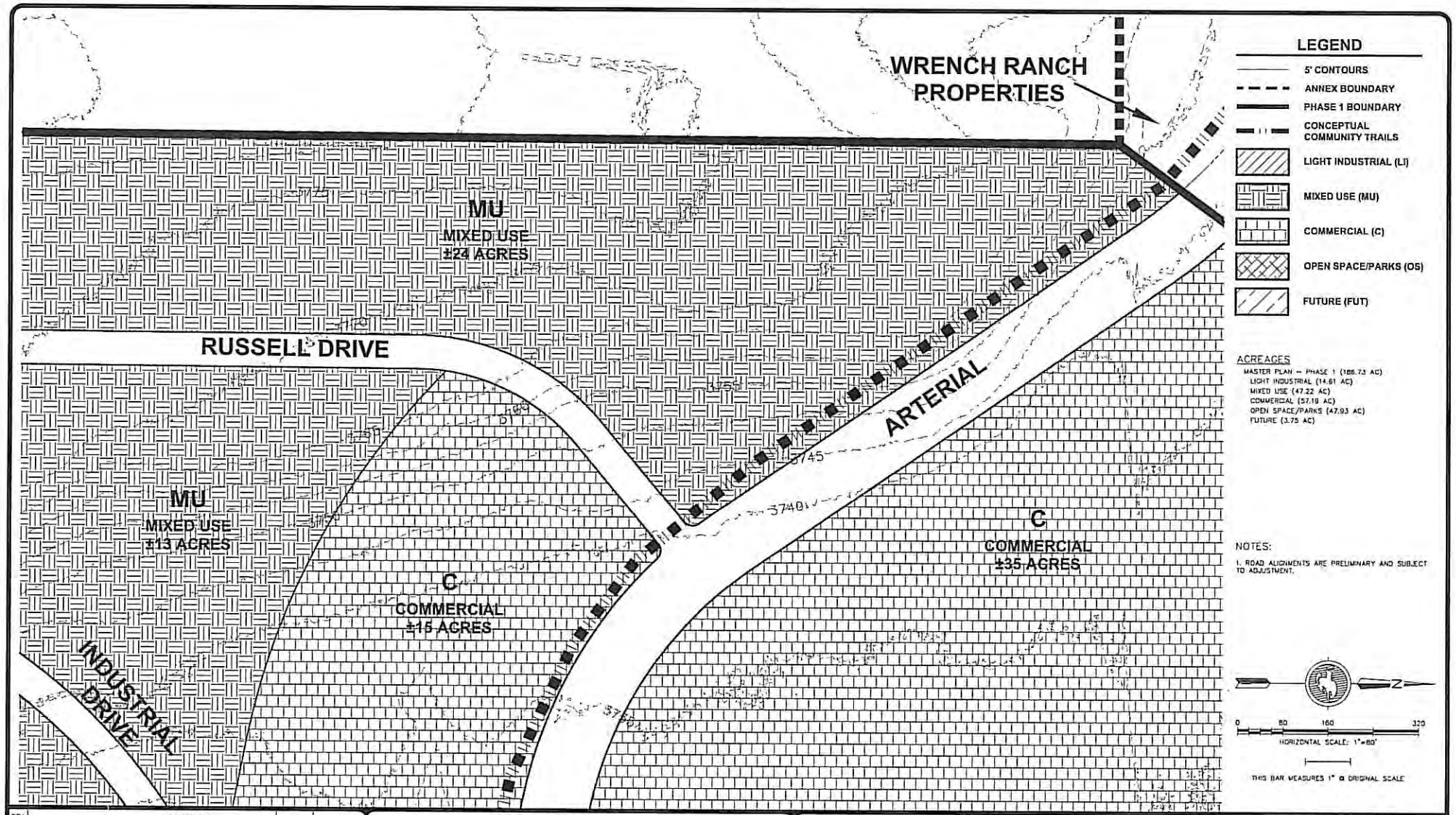
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=80'	SP-2
VERT: NA	



REV.	DESCRIPTION	BY	DATE

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

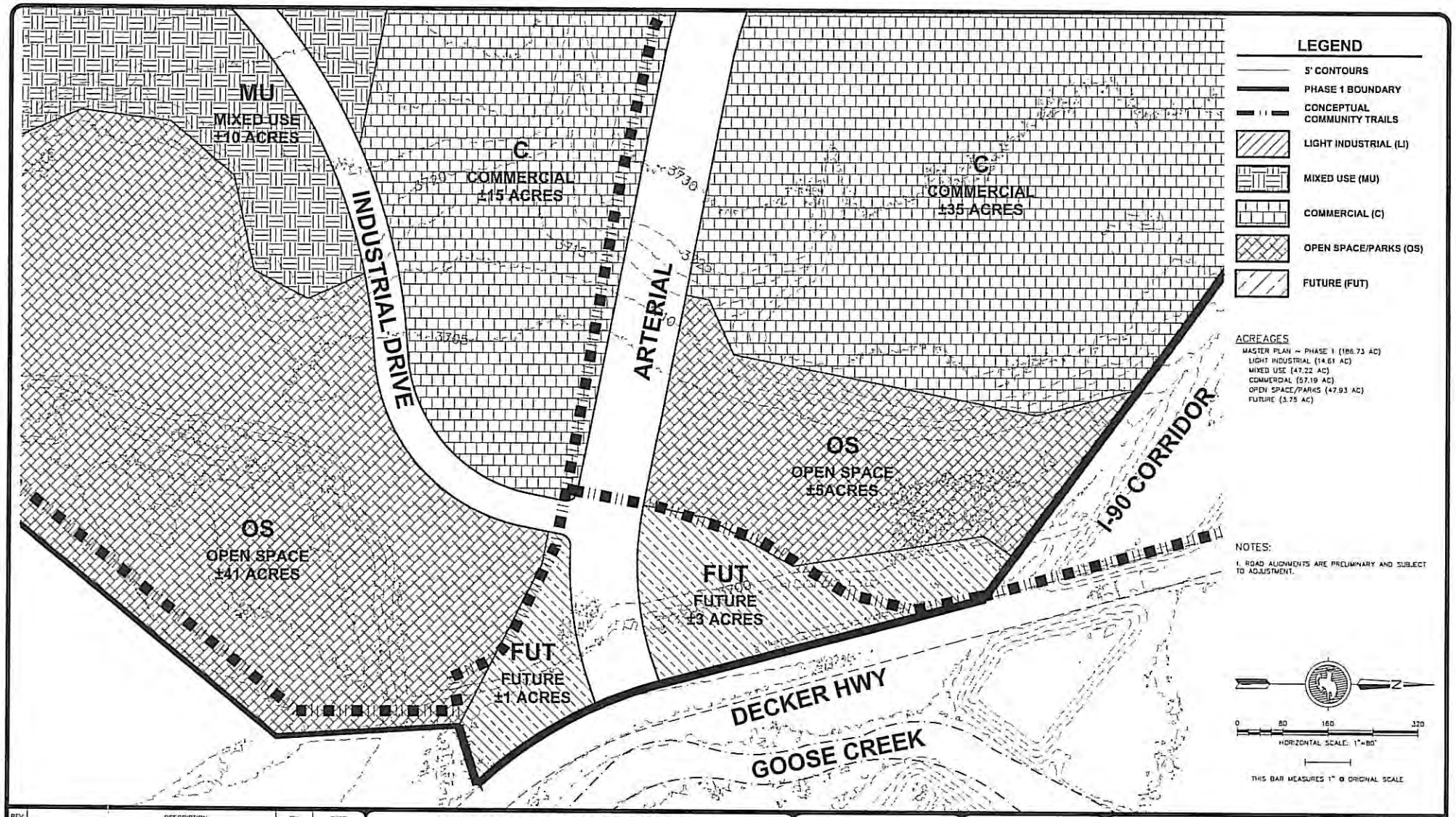
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=80'	SP-3
VERT: NA	



REV.	DESCRIPTION	BY	DATE

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

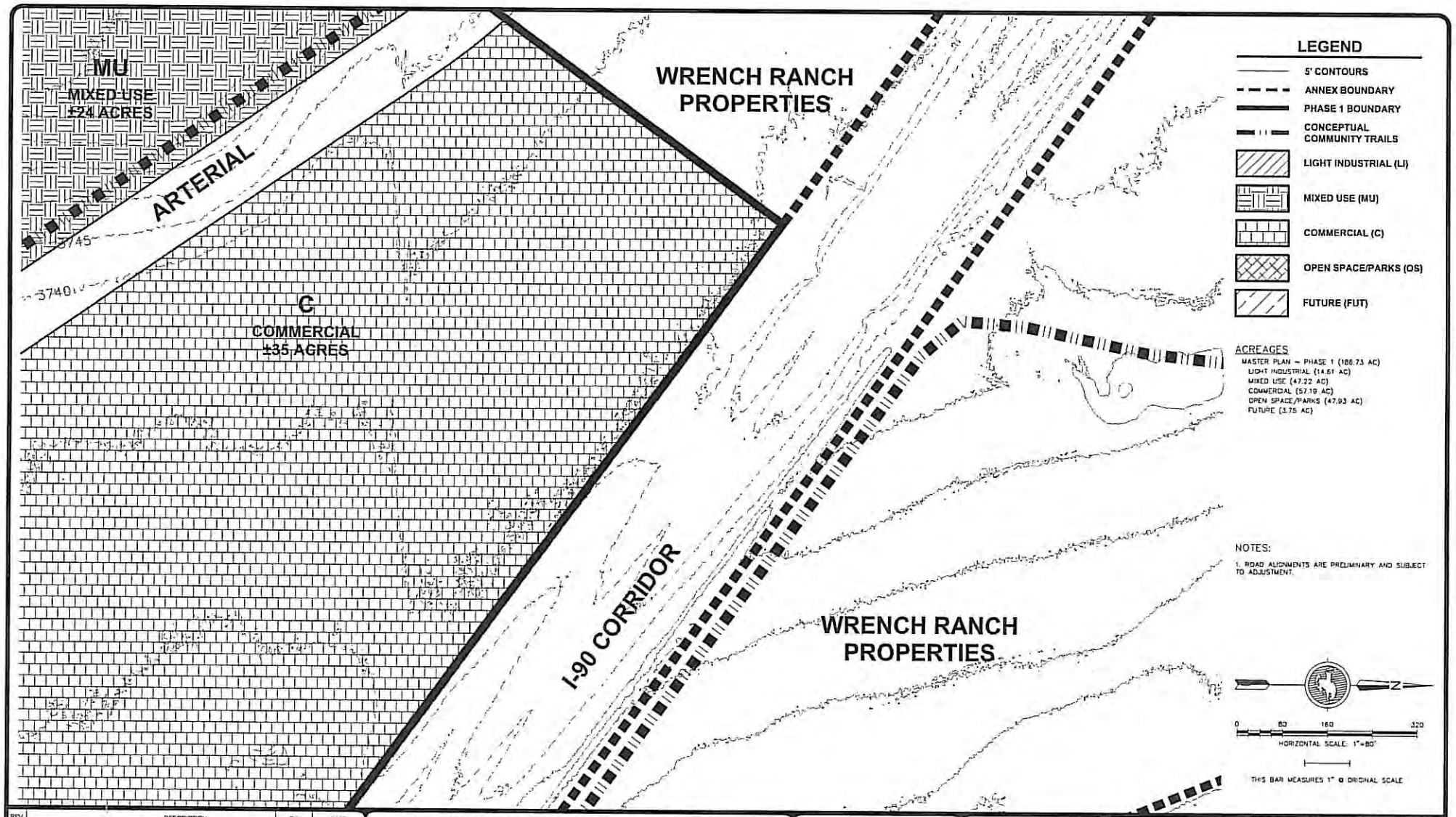
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO. SP-4
HORIZ: 1"=80'	
VERT: N/A	



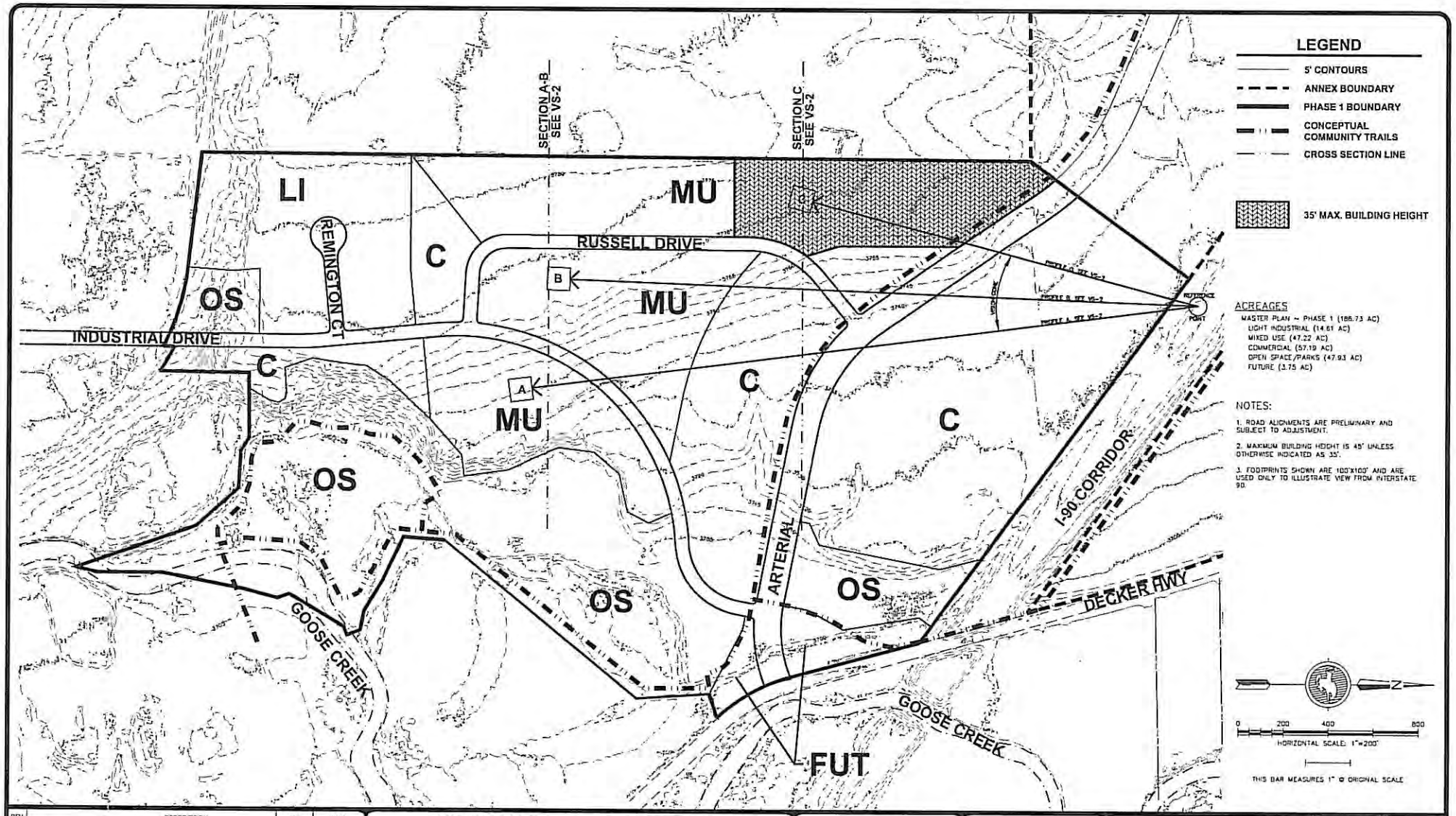
REV.	DESCRIPTION	BY	DATE

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

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

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/15/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=80'	SP-5
VERT: NA	



REV	DESCRIPTION	BY	DATE

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

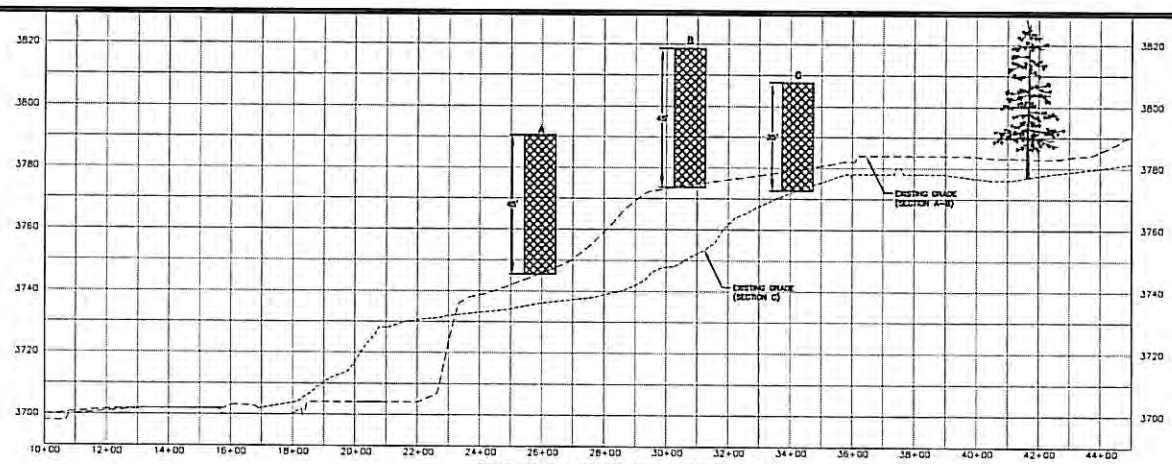
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

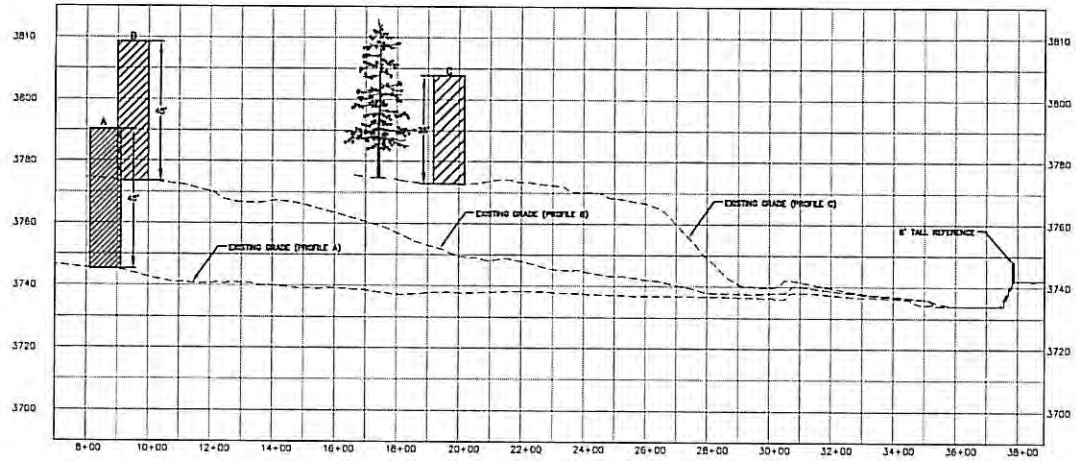
CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO. VS-1
HORIZ: 1"=200'	
VERT: NA	



SECTION VIEWS OF VISION CONE

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



PROFILE VIEWS OF VISION CONE

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

LEGEND

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

NOTES:

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

THIS BAR MEASURES 1" @ ORIGINAL SCALE

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

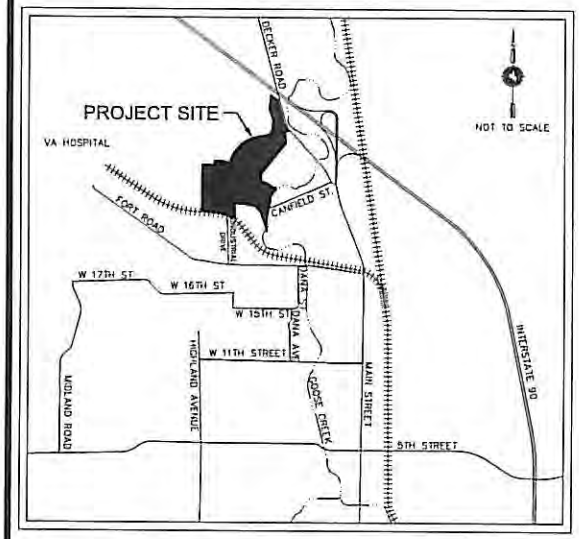
DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: CLG	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	VS-2
VERT: 1"=20'	

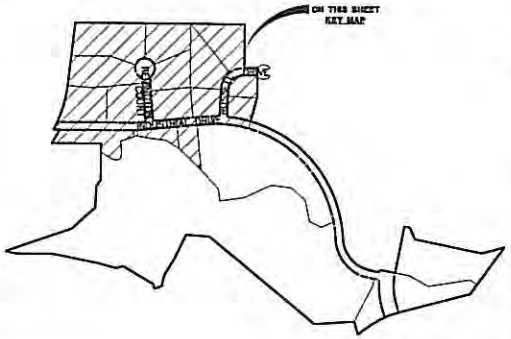
OWNER: JOHN E. RICE & SONS
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

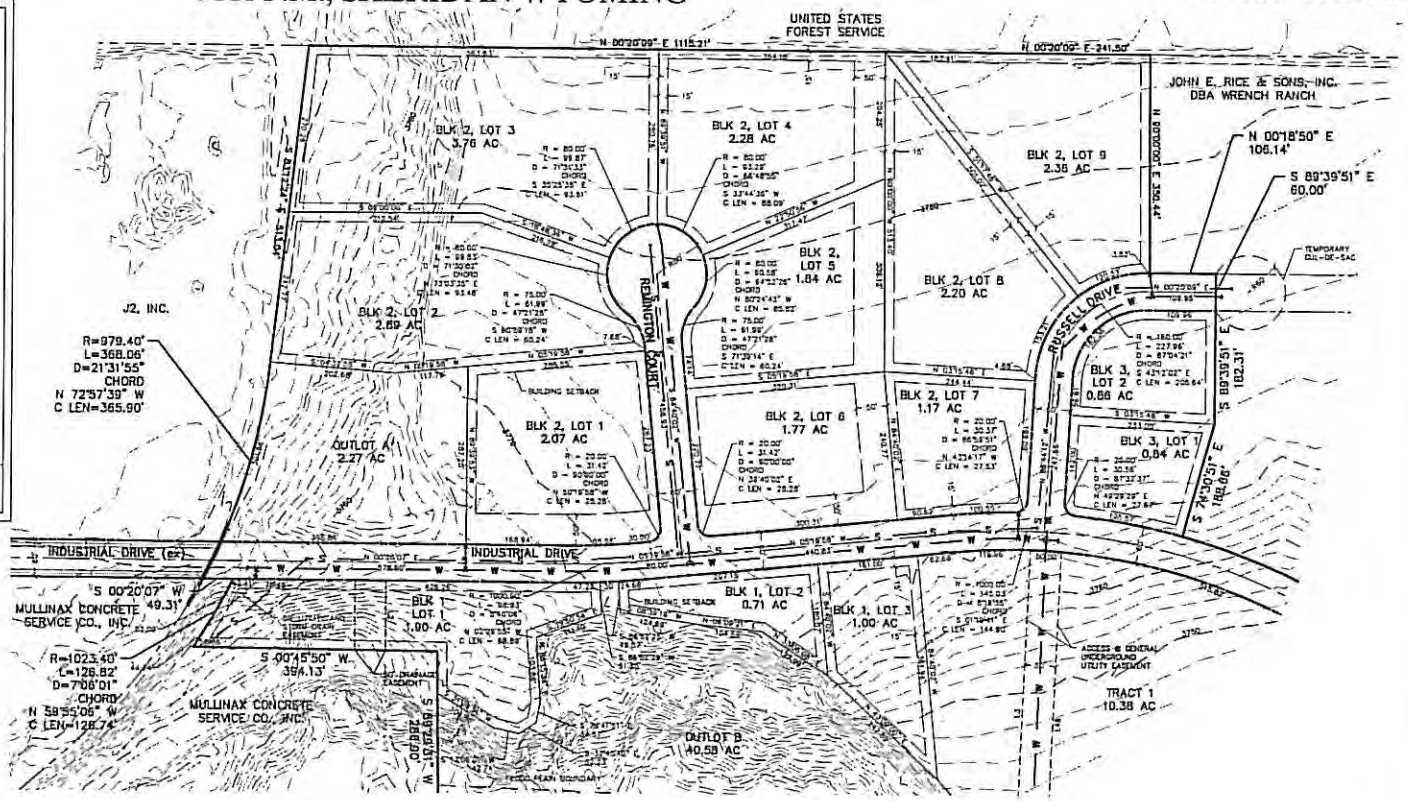
TOTAL ACRES: 94.72 ACRES
EXISTING ZONING: B-1 AND GATEWAY DISTRICT
PROPOSED ZONING: GATEWAY DISTRICT
FLOOD ZONE: X AND A
BASIS OF BEARING: WYOMING STATE PLANE
EAST CENTRAL ZONE
NAD 83

PRELIMINARY PLAT
WRENCH RANCH HILLS - PHASE I
LOCATED IN A PORTION OF THE W1/2, SECTION 15, T55N, R84W, 6TH P.M., SHERIDAN WYOMING

0 100 200 400
HORIZONTAL SCALE: 1"=100'
THIS BAR MEASURES 1" @ ORIGINAL SCALE







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

REV.	DESCRIPTION	BY	DATE

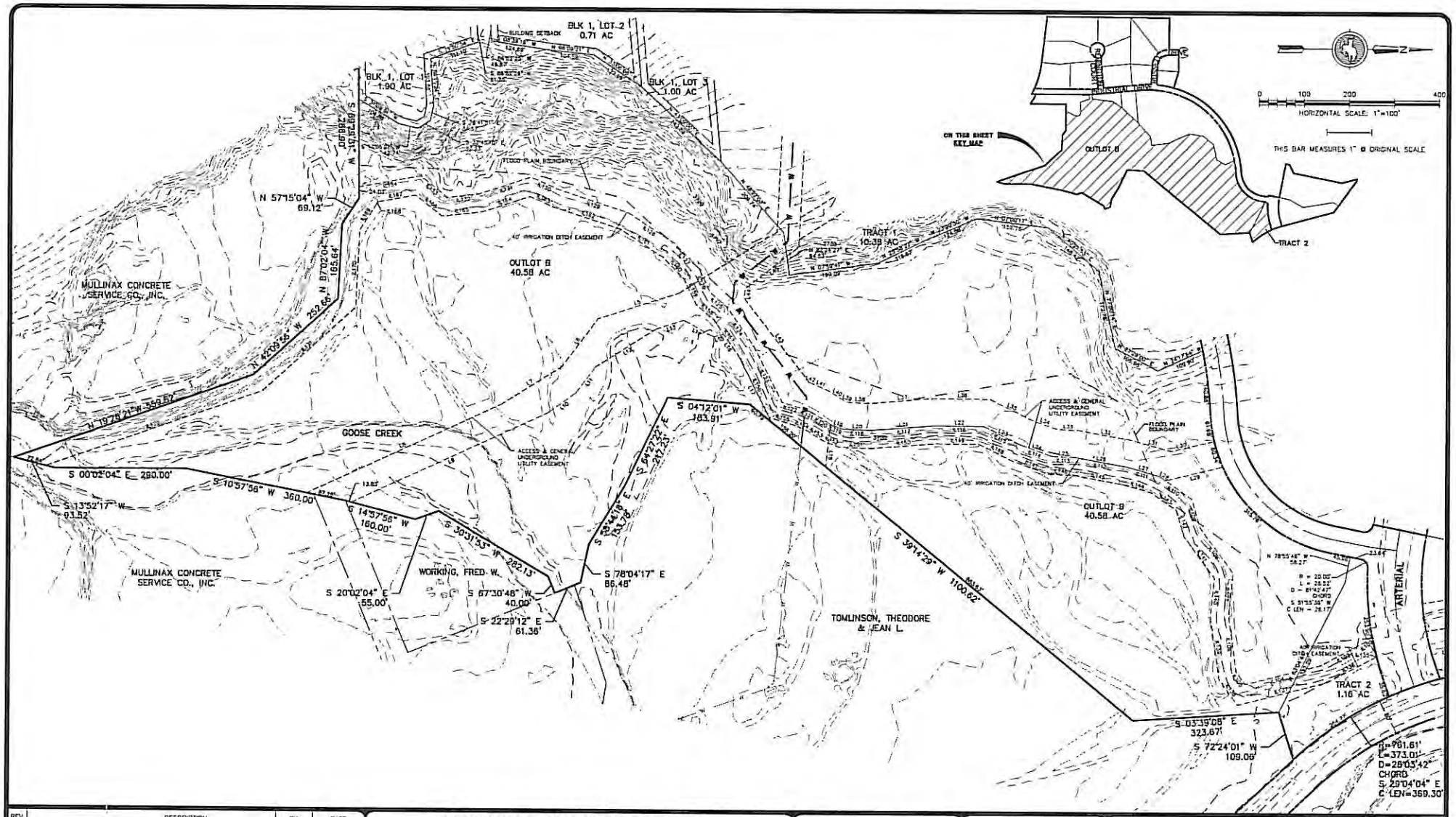
WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
PRELIMINARY PLAT
SHERIDAN, WYOMING

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

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

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

PROJECT NO. S09003
SHEET NO. PP-1



REV.	DESCRIPTION	BY	DATE

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

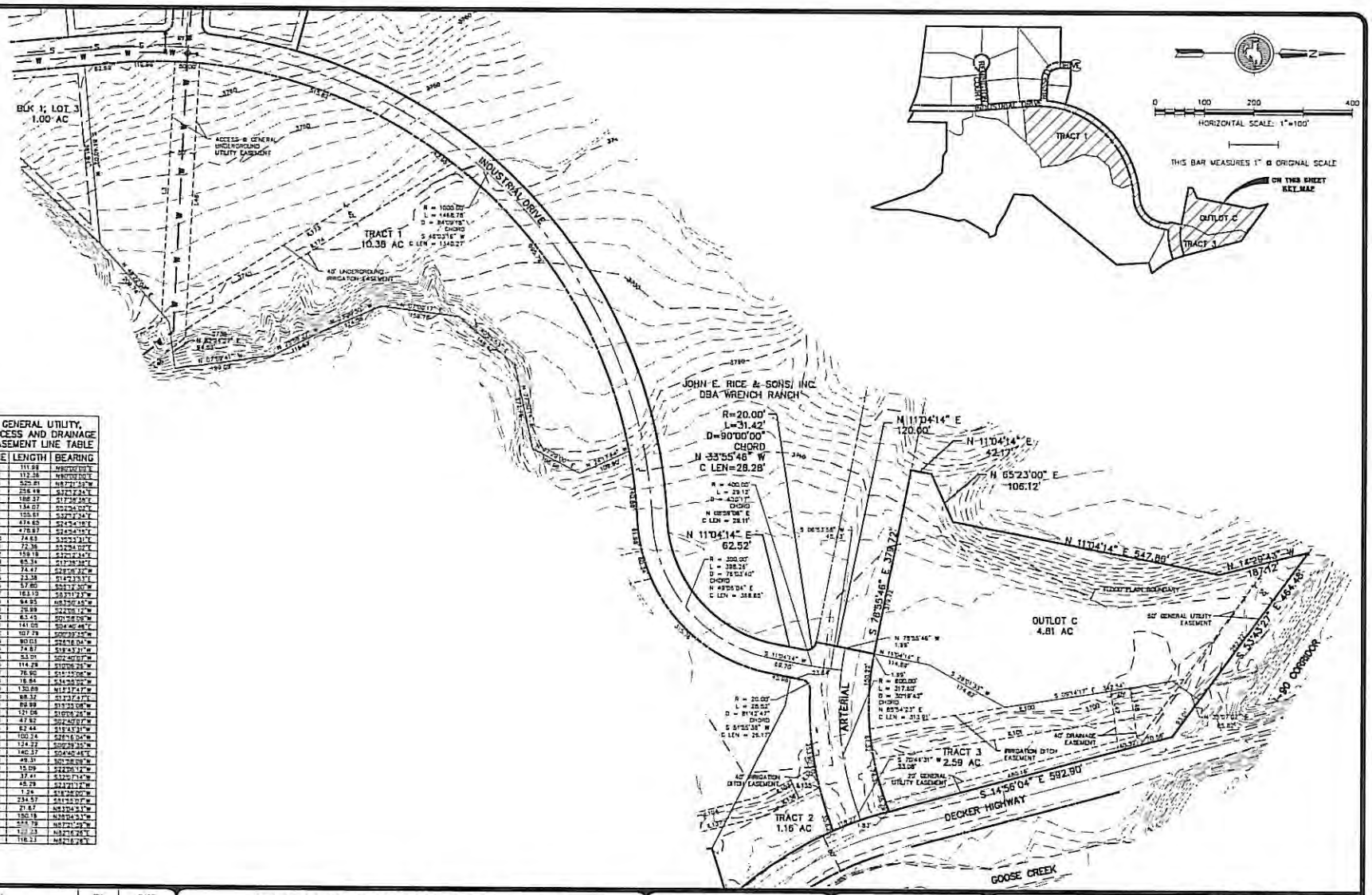
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: NLM	
DRAWN BY: NLM	
CHECKED BY: WEP	
SCALE	SHEET NO.
HORIZ: 1"=100'	PP-2
VERT: NA	



IRRIGATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L100	642.79	S20°41'17"E
L101	581.61	S20°41'17"E
L102	23.64	S40°09'08"E
L103	108.14	S27°47'51"E
L104	171.83	S14°13'00"E
L105	33.08	S33°52'28"W
L106	126.25	N82°01'33"W
L107	94.37	N84°00'30"W
L108	124.51	S53°35'32"W
L109	68.73	S73°47'15"W
L110	88.54	S34°55'52"W
L111	76.90	S11°31'06"W
L112	114.29	S10°06'26"W
L113	53.01	S02°40'01"W
L114	74.87	S18°43'31"W
L115	90.03	S28°16'04"W
L116	107.78	S00°39'35"W
L117	141.05	S04°40'46"E
L118	63.45	S01°58'09"W
L119	31.00	S22°05'14"W
L120	36.07	S32°07'14"W
L121	37.17	S32°21'13"W
L122	42.62	S18°38'00"W
L123	137.76	S61°17'23"W
L124	152.90	S25°12'30"W
L125	46.37	S40°46'35"W
L126	58.76	S84°24'40"W
L127	78.26	S45°34'08"W
L128	134.02	S33°13'04"W
L129	158.38	S17°51'35"W
L130	71.51	S23°34'18"W
L131	121.73	S15°25'28"E
L132	89.28	S05°20'35"E
L133	76.32	S36°17'16"W
L134	138.45	S10°33'48"E
L135	5.87	S42°06'08"E
L136	118.19	S27°47'51"E
L137	203.38	S14°13'00"E
L138	75.12	S53°52'28"W
L139	141.18	S82°01'33"W
L140	83.75	N84°00'30"W
L141	116.12	S53°35'32"W
L142	59.74	S73°47'15"W
L143	87.81	S34°55'52"W
L144	68.18	S15°35'08"W
L145	106.78	S10°06'26"W
L146	56.41	S02°40'01"W
L147	83.15	S18°43'31"W
L148	85.23	S28°16'04"W
L149	96.84	S00°39'35"W
L150	141.51	S04°40'46"E
L151	72.68	S01°58'09"W
L152	41.81	S22°05'12"W
L153	35.51	S32°07'14"W
L154	31.75	S32°21'13"W
L155	57.46	S16°38'00"W
L156	152.18	S61°17'23"W
L157	98.04	S05°31'30"W
L158	52.88	S40°46'35"W
L159	60.48	S84°24'40"W
L160	87.31	S45°34'08"W
L161	114.31	S33°13'04"W
L162	154.99	S17°51'35"W
L163	58.18	S23°34'18"W
L164	110.61	S18°21'25"E
L165	89.91	S05°20'35"E
L166	74.57	S36°17'16"W
L167	86.75	S10°33'48"E
L168	2.72	N85°26'31"E
L169	70.43	S17°13'04"E
L170	171.52	S87°02'04"E
L171	277.21	S42°06'56"E
L172	305.99	S18°26'21"E
L173	583.05	S32°27'34"E
L174	636.53	S32°27'34"E

GENERAL UTILITY, ACCESS AND DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	111.98	N80°00'00"E
L2	112.38	N80°00'00"E
L3	525.81	N87°27'55"W
L4	256.49	S72°53'41"E
L5	188.37	S17°56'36"E
L6	134.07	S02°24'00"E
L7	155.61	S32°27'34"E
L8	474.65	S24°54'18"E
L9	476.97	S24°54'18"E
L10	74.63	S35°33'31"E
L11	72.36	S52°54'02"E
L12	159.18	S32°27'34"E
L13	65.34	S17°56'36"E
L14	74.47	S28°16'35"W
L15	23.38	S14°23'33"E
L16	57.80	S61°17'30"W
L17	163.15	S82°17'23"W
L18	94.95	N83°56'55"W
L19	26.99	S22°55'12"W
L20	63.45	S01°58'09"W
L21	141.05	S04°40'46"E
L22	107.78	S00°39'35"W
L23	90.03	S28°16'04"W
L24	74.87	S18°43'31"W
L25	53.01	S02°40'01"W
L26	114.28	S10°06'26"W
L27	76.90	S11°31'06"W
L28	16.84	S34°55'52"W
L29	130.69	N13°13'47"W
L30	88.32	S13°13'47"E
L31	99.99	S13°33'08"W
L32	121.06	S10°06'26"W
L33	47.92	S02°40'01"W
L34	82.44	S18°43'31"W
L35	100.24	S28°16'04"W
L36	124.22	S00°39'35"W
L37	140.37	S04°40'46"E
L38	49.31	S01°58'09"W
L39	15.09	S22°55'12"W
L40	37.41	S32°07'14"W
L41	45.29	S32°21'13"W
L42	1.24	S16°38'00"W
L43	234.57	S41°55'17"W
L44	21.67	N83°04'31"W
L45	150.18	N38°04'31"W
L46	511.79	N87°27'55"W
L47	121.33	N87°56'26"E
L48	116.23	N87°56'26"E

REV.	DESCRIPTION	BY	DATE

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

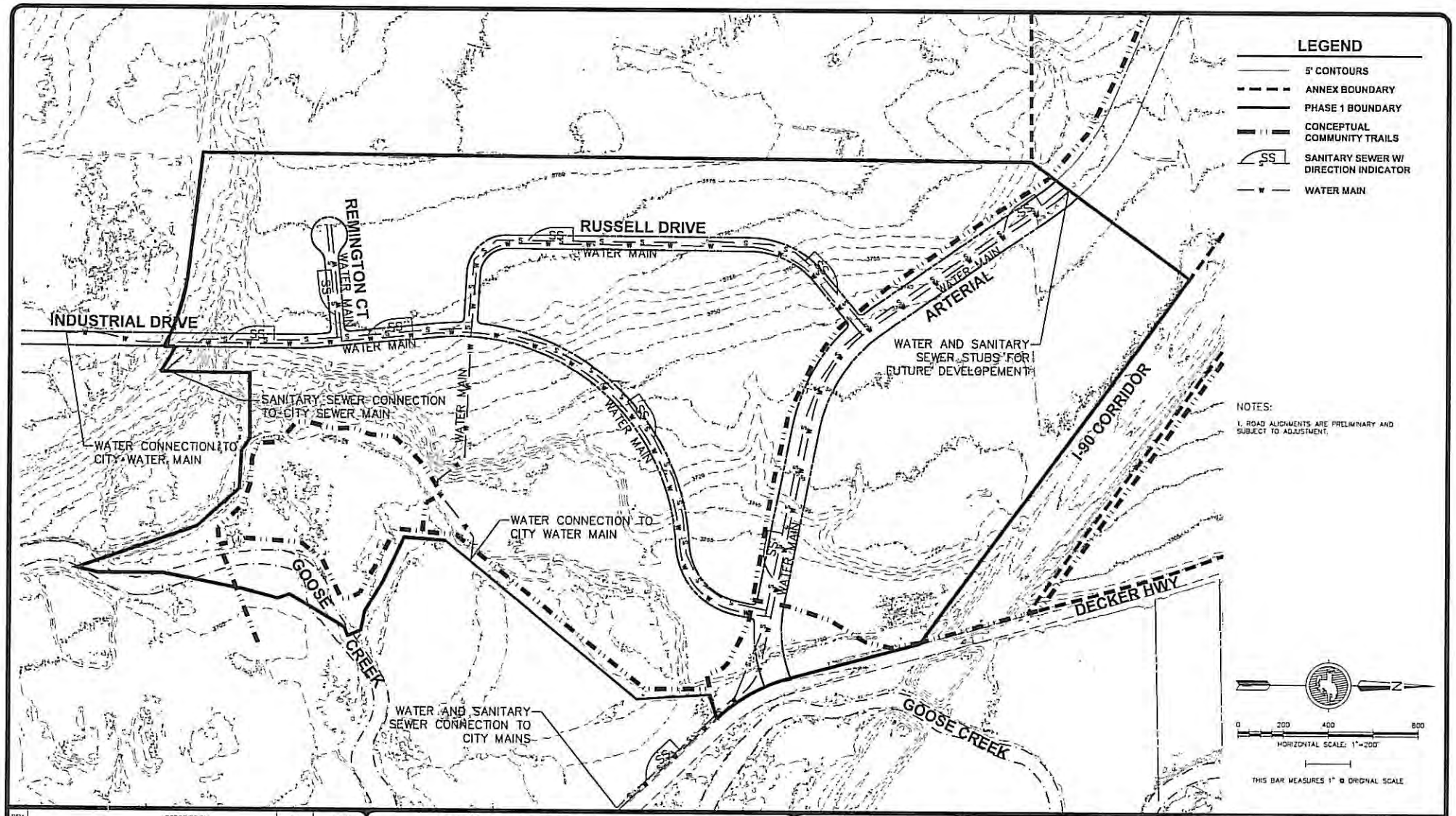
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WYOMING 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: NLM	
DRAWN BY: NLM	
CHECKED BY: WEP	
SCALE	SHEET NO.
HORIZ: 1"=100'	PP-3
VERT: NA	



REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	UP-1
VERT: NA	

0 200 400 800

HORIZONTAL SCALE: 1"=200'

THIS BAR MEASURES 1" @ ORIGINAL SCALE

NOTES:

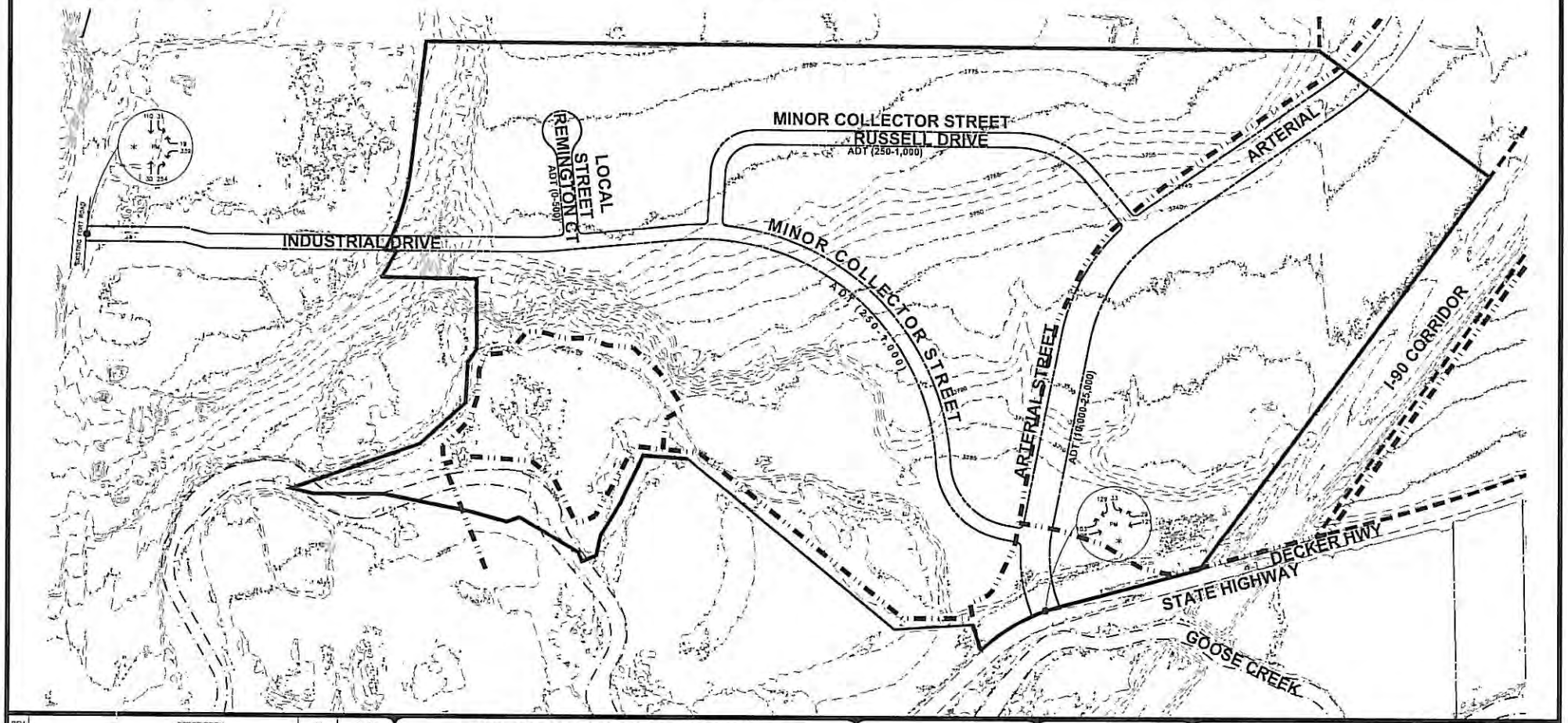
1. ROAD ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT.

2. PHASED IMPROVEMENTS WILL BE MADE TO THE EXISTING INDUSTRIAL DRIVE.

* SEE FIGURE 6 (EXISTING PLUS SITE TRAFFIC VOLUMES) OF THE WRENCH RANCH COMMERCIAL SUBDIVISION TRAFFIC ACCESSIBILITY STUDY.

LEGEND

- 5' CONTOURS
- ANNEX BOUNDARY
- PHASE 1 BOUNDARY



REV.	DESCRIPTION	BY	DATE

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

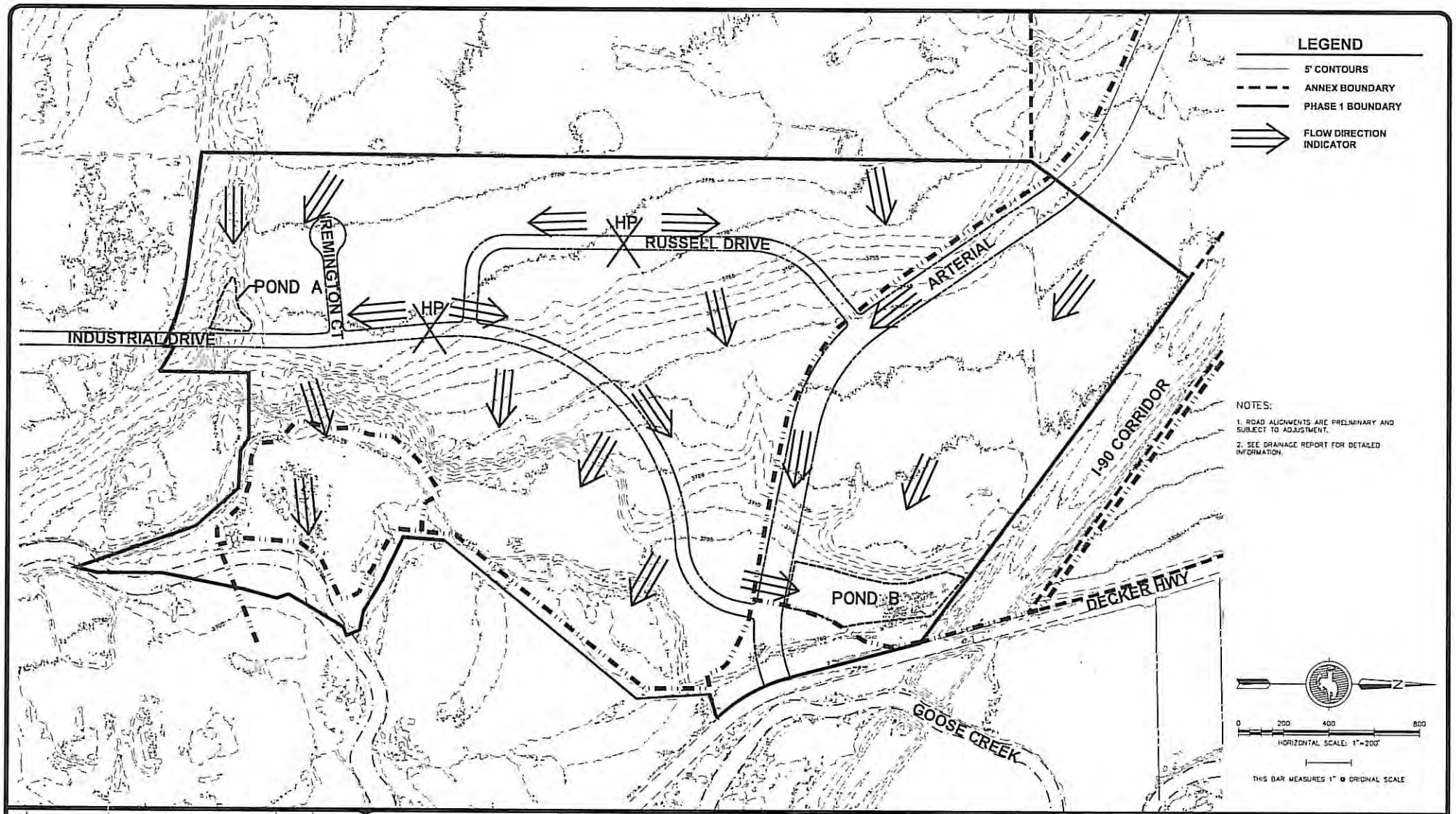
PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	TP-1
VERT: N.A.	



REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
257 North Main St. - Sheridan, WY 82801 - (307) 672-1711
400 South Miller Ave. - Cheyenne, WY 82716 - (307) 682-1161

DATE: 9/15/09	
DESIGNED BY: JES	PROJECT NO. 509003
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: 1"=200'	DP-1
VERT: NA	

A. INTRODUCTION

1. COMMUNITY VISION

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

2. MASTER PLAN GOALS

a. Long Range Planning. The intent of the Master Plan is to provide a long-range plan for the future that will encourage carefully planned and orchestrated development of high quality.

b. Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks. Incompatable uses will generally separated and/or buffered with landscaping.

c. Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.

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

e. Continuity. The Master Plan is to provide for a logical extension of North Sheridan, including Industrial Drive and Sheridan's parks, open spaces, and trails systems.

B. GENERAL PROVISIONS

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

2. RELATIONSHIP TO THE CITY OF SHERIDAN MUNICIPAL CODE
The Guidelines, Standards and Regulations of this Master Plan contain most of the information needed for Development within the Wrench Ranch Phase I Master Plan area. The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code.

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

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

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

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

C. GENERAL MASTER PLAN CRITERIA

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

2. DEFINED PLANNING AREAS
a. MU – Mixed Use
b. LI – Light Industrial
c. OS – Parks & Open Space
d. C – Commercial

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

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

a. Configuration: The open space areas and landscaping shall be configured in such a way as to protect viewsheds frompublic roads and recreational areas. Open space shall buffer existing uses to help ensure compatibility with future development.

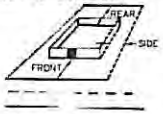
b. Dedication & Easements: All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.

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

d. Area Restrictions: Areas occupied by drainage channels, draws, cliffs, easements and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.

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

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



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

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

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

a. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.

b. Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.

c. Finished grade shall be consistent with an approved grading and drainage plan, as applicable, and best management practices and shall be consistent and compatible with surrounding properties.

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

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

D. NOTES AND PROVISIONS

1. TOTAL ACREAGE: 180 +/– acres

2. EXISTING ZONING: City of Sheridan Gateway District

3. The Wrench Ranch will be developed in phases. This Master Plan covers only Phase I. See Phasing Diagram (Sheet P–1).

4. PARKING REQUIREMENTS

USE	SPACES	UNIT
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1.5	Per dwelling unit
Medical facilities including but not limited to: urgent care, Out-patient, medical and dental clinics	1	Per bed or 100 SF
Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions	1	Per three beds, plus one additional space per employee
Bed and Breakfast	1	Per unit
Veterinary Clinic	1	Per 200 SF
Commercial	1	Per 100 SF
Colleges and Universities	1	Per 5 seats
Recreation facilities	1	Per 350 SF
Private club	1	Per 200 SF
Office and institution	1	Per 350 SF
Restaurant or bar	1	Per 2.5 seats
Banks, post office, business and professional and government offices	1	Per 300 SF
Hotel	1	Per bedroom
Retail	1	Per 200 SF

a. Parking shall be accessed by alleys or rear lanes, when such are available.

b. Open parking areas shall be masked from the street frontage by a building or plantings. See Landscape Standards (Sheet L–2).

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

d. All uses not covered in the above parking table shall follow the standards established by the City of Sheridan's zoning ordinance.

e. Bicycle racks shall be provided for 5% of all building users.

f. Mixed-Use Shared Parking: The standard calculations for a Mixed-Use development may be reduced by up to 15% with a Shared-Parking agreement approved by the City of Sheridan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: NA	LU-1
VERT: NA	

A. INTRODUCTION – MIXED USE

1. GENERAL DESCRIPTION

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

B. PRINCIPAL USES

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

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

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

C. ACCESSORY USES

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

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

D. MIXED-USE DISTRICT: SETBACK & HEIGHT STANDARDS

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

TABLE MU-2
MIXED-USE SETBACK & HEIGHT STANDARDS

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

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

E. SPECIAL STANDARDS

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

1. ENCROACHMENTS/PROJECTIONS INTO SETBACKS:

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

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

c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.

d. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

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

2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are required to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.

G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

a. Site buildings to face the primary street frontage.

b. Provide clearly articulated pedestrian-oriented entries.

c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.

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

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

f. Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.

2. VEHICULAR CIRCULATION AND PARKING

a. Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.

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

c. Provide bicycle parking.

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

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

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

b. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

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

d. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.

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

f. Locate accessory structures behind buildings.

H. ARCHITECTURE – MIXED USE PRINCIPLES (MU)

1. Design clearly articulated human scale buildings.

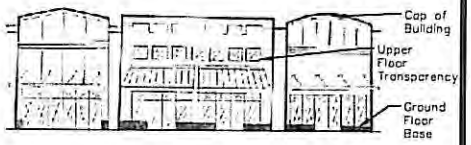
2. Use tower elements at corners designed to punctuate street intersections.

3. Orchestrate building structural bays to create repetitive building rhythms.

I. ARCHITECTURAL GUIDELINES – MIXED-USE (MU)

1. BUILDING MASSING AND FORM

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



b. Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.

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

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

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

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

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

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

PROJECT NO. 509003

SHEET NO. LU-2

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

2. GROUND FLOOR STOREFRONT BASE

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

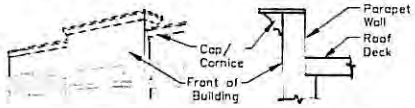
3. UPPER STORY FACADES

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

4. ROOF CAP

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

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



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

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

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

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

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

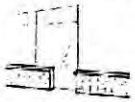
Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers

Vary Roof Lines/Heights

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

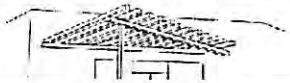
5. MASONRY OR STONE BASE

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



6. AWNINGS/SUNSHADES

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



b. Do not obstruct transom windows with awnings.

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

d. Construct awnings of durable material.

7. BUILDING MATERIALS

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

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

c. Avoid an excessive variety of façade materials.

d. The following building materials are permitted:

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

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

III. Windows:
- Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

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

PROJECT NO. 509003

SHEET NO. LU-3

A. INTRODUCTION – LIGHT INDUSTRIAL

1. GENERAL DESCRIPTION

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

B. PRINCIPAL USES

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

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

C. ACCESSORY USES

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

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

D. LIGHT INDUSTRIAL DISTRICT: SETBACK & HEIGHT STANDARDS

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

TABLE LI–2
LIGHT INDUSTRIAL SETBACK & HEIGHT STANDARDS

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

E. SPECIAL STANDARDS

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

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

F. SITE PLANNING PRINCIPLES

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

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

G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION
   a. Site buildings to face the main street frontage.
   b. Provide clearly articulated pedestrian-oriented entries.

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

   d. Site buildings to concentrate continuous pedestrian activity along the street.
   e. Avoid placing service areas where they are visible from adjacent buildings or streets.
   f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
   g. Locate accessory structures behind buildings.
   h. Orient primary building storefront openings towards the street.
2. VEHICULAR CIRCULATION AND PARKING
   a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.
3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Locate loading docks, trash enclosures and service areas away from the street frontage.
   c. Locate accessory structures behind buildings.
   d. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

H. ARCHITECTURE – LIGHT INDUSTRIAL USE PRINCIPLES (LI)

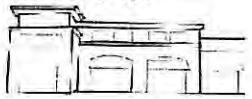
1. Design clearly articulated human scale buildings.
2. Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

I. ARCHITECTURAL GUIDELINES – LIGHT INDUSTRIAL (LI)

1. BUILDING MASSING AND FORM
   a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.
   b. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   c. Avoid large, monumental, undifferentiated and scale-less building masses.
2. ROOF CAP
   a. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
   b. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

      Cross Gables
      Roof Monitors
      Vertical Tower Elements
      Roof Dormers

      Vary Roof Lines/Heights



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

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

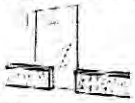
247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: NA	LU-4
VERT: NA	

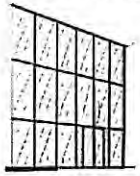
3. MASONRY OR STONE BASE

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



4. BUILDING MATERIALS

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



b. Avoid an excessive variety of façade materials.

c. The following building materials are permitted:

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

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

III. Windows:
- Glass, transparent, mirrored or tinted
- Polycarbonate

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Block
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

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

PROJECT NO. 509003

SHEET NO. LU-5

A. INTRODUCTION – COMMERCIAL

1. GENERAL DESCRIPTION

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

B. PRINCIPAL USES

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

TABLE C PERMITTED USES-COMMERCIAL

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

C. ACCESSORY USES

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

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

D. PROHIBITED USES

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

E. COMMERCIAL DISTRICT: SETBACK & HEIGHT STANDARDS

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

TABLE C-2
COMMERCIAL SETBACK & HEIGHT STANDARDS

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

F. SPECIAL STANDARDS

Special development standard related to Commercial include the following:

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

G. SITE PLANNING PRINCIPLES

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

H. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION
   a. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
   b. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
   c. Orient primary building storefront openings towards the street or formal open space areas as opposed to rear parking areas.
   d. Site buildings to face the main street frontage.
   e. Provide clearly articulated pedestrian-oriented entries.
2. VEHICULAR CIRCULATION AND PARKING
   a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.
3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
   c. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
   d. Locate accessory structures behind buildings.
   e. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
   f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.

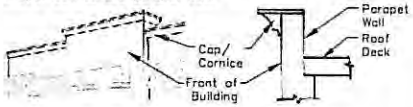
I. ARCHITECTURE – COMMERCIAL USE PRINCIPLES (C)

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

J. ARCHITECTURAL GUIDELINES – COMMERCIAL (C)

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

   b. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   c. Avoid large, monumental, undifferentiated and scale-less building masses.
2. ROOF CAP
   a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:
   I. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.

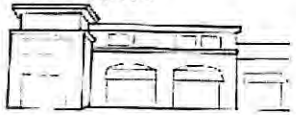


   II. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
   III. Support pitched roof eave overhangs with corbels or brackets.

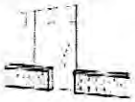
   IV. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
   V. Avoid radical roof pitches that create overly prominent or out-of-character buildings.
   VI. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should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

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers

Vary Roof Lines/Heights



   VII. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.
3. MASONRY OR STONE BASE
   a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS · ENGINEERS · SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JES	
DRAWN BY: NLM	
CHECKED BY: JES	
SCALE	SHEET NO.
HORIZ: NA	LU-6
VERT: NA	

4. AWNINGS/SUNSHADES

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

b. Do not obstruct transom windows with awnings.

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

d. Construct awnings of durable material.

5. BUILDING MATERIALS

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

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

c. Avoid an excessive variety of façade materials.

d. The following building materials are permitted:

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

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

III. Windows:
- Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

A. INTRODUCTION – FUTURE OPEN SPACE/RIGHT OF WAY

1. GENERAL DESCRIPTION

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

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

REV.	DESCRIPTION	BY	DATE

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

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

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

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

PROJECT NO. 509003

SHEET NO. LU-7

A. INTRODUCTION – OPEN SPACE

1. GENERAL DESCRIPTION

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

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

2. SPECIAL USES

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

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

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

3. PRINCIPAL USES

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

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

Permitted:

a. Food and beverage service, 560 to 1,000 square feet gross floor area (eg. Snack Bars). Any structures must be approved by Wrench Ranch.

b. Public Open Space

c. Public Playgrounds

d. Public Play Fields and Courts.

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

Permitted:

a. Retail Sales – Mobile Vendor Cart

b. Retail Sales – Outdoor (i.e., Farmers Market)

c. Parking lots

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

Permitted:

a. Water Storage Sheds

b. Public Utility Facilities

c. Essential municipal, private and public utility uses, facilities, services and structures

d. Drainage swales, structures, berms, detention areas, and appurtenances

e. Irrigation channels, ditches, and appurtenances.

Agriculture Uses

Permitted:

Continued Agriculture production on undeveloped portions of the Master Plan.

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

REV.	DESCRIPTION	BY	DATE

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

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

Natural Design Solutions

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 8/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. 509003

SHEET NO. L-1

A. INTRODUCTION – LANDSCAPE

1. GENERAL DESCRIPTION

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

2. LANDSCAPING GOALS

These design guidelines were prepared with several goals including:

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

B. GENERAL LANDSCAPE DEVELOPMENT GUIDELINES

1. PURPOSE AND INTENT

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

2. PLAN REQUIREMENTS

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

C. LANDSCAPE REQUIREMENTS

1. STREET TREE REQUIREMENTS

Main Street:
Street Tree Types: See recommended Planting List
Evergreen Requirement: Not required along commercial/retail frontage
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Industrial Drive: 1 tree/30 l.f.
Street Tree Types: See recommended Planting List
Evergreen Requirement: 75% evergreen required along industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Internal Roads: 1 tree/30 l.f.
Street Tree Types: See recommended Planting List
Evergreen Requirement: 75% evergreen required along industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

D. LANDSCAPE BUFFERS SETBACKS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. INTERNAL LANDSCAPING

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

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

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

F. PARKING LOT LANDSCAPING & SCREENING

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

G. GROUND PLAIN TREATMENTS

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

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

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

Seed Blends: Pure Live Seed Only

Low Grow Prairie Grass Mix

Ephraim Crested Wheatgrass	30%
Perennial Ryegrass	25%
Blue Fescue	20%
Canada Bluegrass	15%
Chewings Fescue	10%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

Tallgrass Prairie

Big bluestem	30%
Little bluestem	25%
Switchgrass	20%
Sideoats grama	25%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

Wetland Mix (For use in detention and riparian areas)

Reed Canarygrass	45%
Meadow Brome	25%
Garrison Foxtail	20%
Climax Timothy	5%
Add – Tall Larkspur	5%

Rate: 30 Blk. Lbs/acre (PLS)

H. RECOMMENDED PLANT MATERIALS

BOTANICAL NAME/ COMMON NAME	WATER REQUIREMENT
STREET TREES (1.5" min. planting size)	
Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	Adaptable
Sorbus sitchensis Western Mountain Ash	Dry/Adaptable
Populus balsamifera ssp. trichocarpa Black Cottonwood	Adaptable
Populus x deltoides ssp. monilifera Plains Cottonwood	Adaptable
Populus x acuminate Lanceleaf Cottonwood	Adaptable
Celtis occidentalis* Western Hackberry	Dry
Fraxinus Americana Autumn Purple Ash	Dry/Adaptable
Populus Tremuloides Quaking Aspen	Adaptable
Gleditsia triacanthos Honey Locust	Dry/Adaptable
Fraxinus pennsylvanica ssp. Ash species	Adaptable
Salix alba Golden Russian Willow (For detention and riparian use)	Moist

*Use in native areas only – 5% max

ORNAMENTAL TREES (1.5" caliper min. planting size)	
Malus species Prairifire Crabapple / Louisa Crabapple	Adaptable
Crataegus ssp. Hawthorn	Dry to Adaptable
Koelreuteria paniculata Golden Rain Tree	Adaptable
Pyrus calleryana 'Prairie Gem' Prairie Gem Pear	Adaptable
EVERGREEN TREES (6' heigh min. planting size)	
Picea pungens Blue Spruce*	Adaptable

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

Pinus flexilis 'Vanderwolf Pyramid' Pyramid Vanderwolf Pine	Dry to Adaptable
Pinus ponderosa Ponderosa Pine	Dry to Adaptable
Pinus nigra Austrian Pine	Dry to Adaptable
Pinus edulis Pinon Pine	Dry to Adaptable
Pseudotsuga menziesii Douglas Fir	Adaptable
SHRUBS (5 gallon minumum planting size) Partial Shrub List For full shrub list please reference: Natural Resource Conservation Service (www.plant-materials.nrcs.usda.gov/mtpmc).	
Buddleja davidii nanhoensis 'Petite Plum' Compact Purple Butterfly Bush	Dry to Adaptable
Cornus stolonifera ssp. Redtwig Dogwood Species	Adaptable
Fallugia paradoxa Apache Plume	Dry to Adaptable
Juniperus horizontalis ssp Horizontal Juniper species	Dry to Adaptable
Juniperus scopulorum 'Rocky Mtn.' Rocky Mtn. Juniper	Dry to Adaptable
Perovskia atriplicifolia Russian Sage	Dry to Adaptable
Potentilla fruticosa ssp. Potentilla species	Dry to Adaptable
Prunus tenella Dwarf Russian Flowering Almond	Dry to Adaptable
Rosa x ssp. Rose species	Dry to Adaptable
ORNAMENTAL GRASSES (1 gallon min. planting size)	
Calamagrostis acu. 'Karl Foerster' Feather Reed Grass	Adaptable
Saccharum ravennae Silver Plume Grass	Adaptable
Schizachyrium scoparium Little Bluestem	Dry to Adaptable
Festuca glauca Blue Fescue	Dry to Adaptable
PERENNIALS	
Aquilegia caerulea Rocky Mtn. Columbine	Adaptable
Clematis x jackmanii Purple Clematis	Adaptable
Leucanthemum x superbum 'Aglaia' Double Shasta Daisy	Adaptable
Clematis ternifora Sweet Autumn Clematis	Adaptable

Wildflowers (Many varieties)

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

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

I. PLANT MATERIALS & GROUND PLANE MATERIALS

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

J. IRRIGATION

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

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

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

K. ALTERNATIVE COMPLIANCE

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

L. MAINTENANCE

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

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

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

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

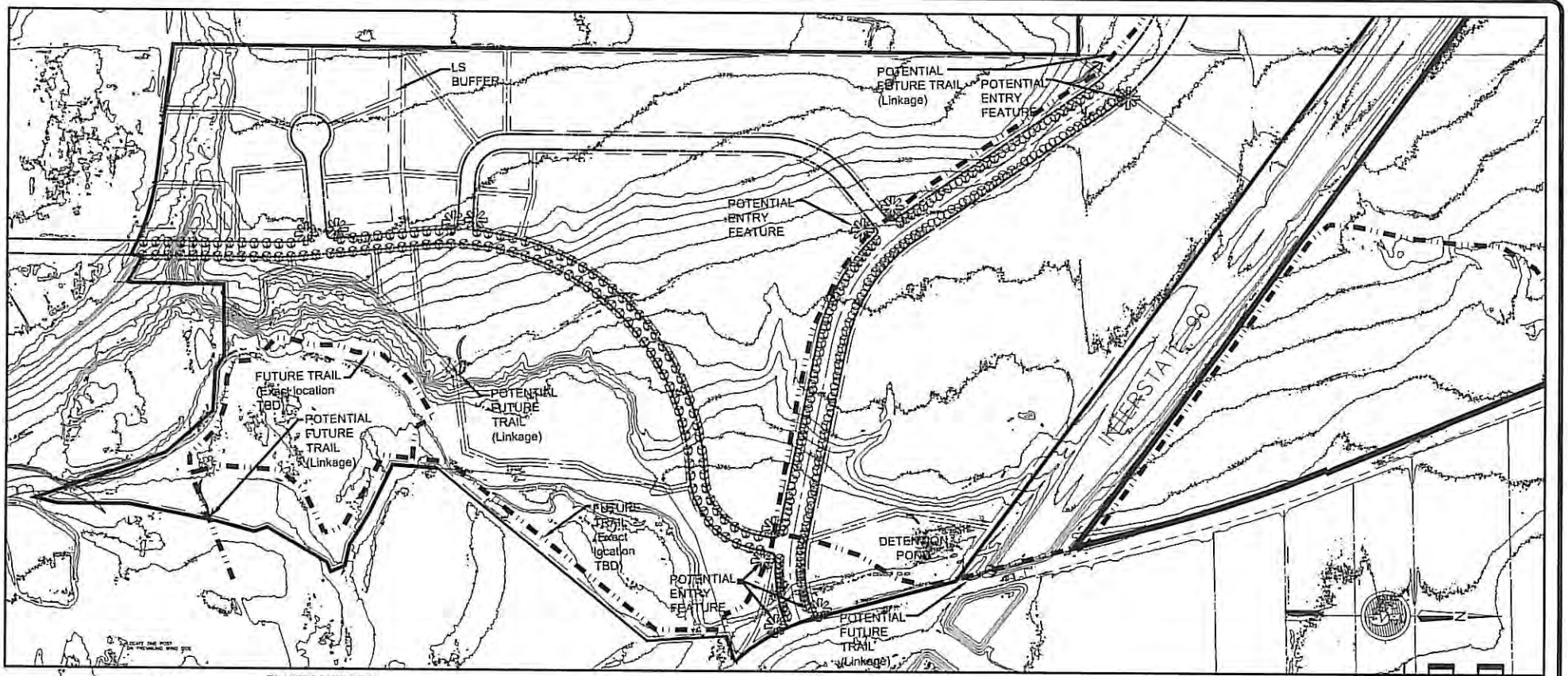
Landscape Architecture
Land Planning
Irrigation System Design
Natural Design Solutions

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/15/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. S09003

SHEET NO. L-2



A DECIDUOUS STAKING AND PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL/COMMON	CONT	QTY
	AF	Deciduous Street Tree / Concept Ornamental Tree	B & B	100
	AS	Street Tree / Concept Street Tree	B & B	221

Final tree locations to be determined per subsequent development applications.

Location for potential entry monument/signage. Final locations to be determined.

Future trail connection to adjacent properties. Exact locations and timing to be determined.

Total Site: 180 +/- acres
Open space - Less than 6% grade: 19.56 (10.8%)
Total Open Space: 34.98 (19.4%)

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

REV.	DESCRIPTION	BY	DATE

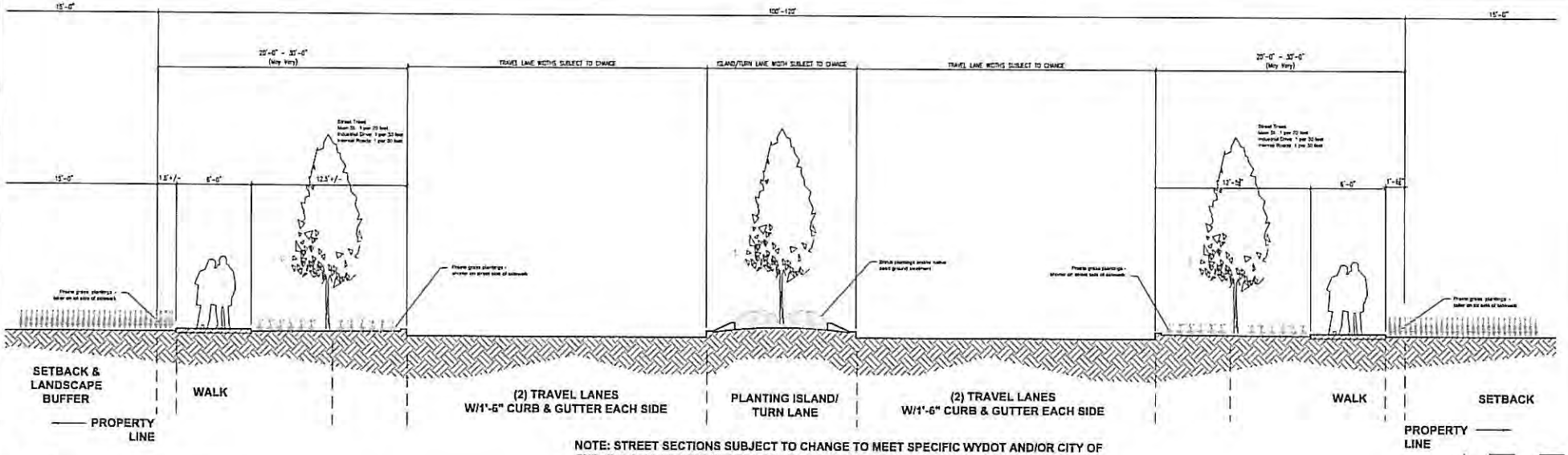
WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LANDSCAPE MASTER PLAN
SHERIDAN, WYOMING

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

Natural Design Solutions

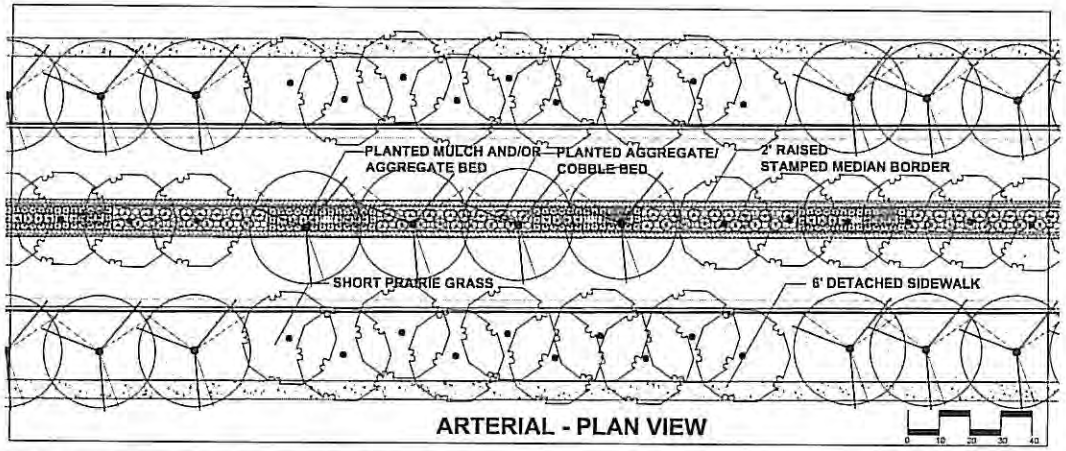
CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JMS	
DRAWN BY: MS	
CHECKED BY: JMS	
SCALE	SHEET NO.
HORIZ: 1"=200'	L-3
VERT: NA	



NOTE: STREET SECTIONS SUBJECT TO CHANGE TO MEET SPECIFIC WYDOT AND/OR CITY OF SHERIDAN STREET STANDARDS AS THOSE REQUIREMENTS ARE NOT KNOWN AT THIS TIME.

ARTERIAL ROAD SECTION



ARTERIAL - PLAN VIEW

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

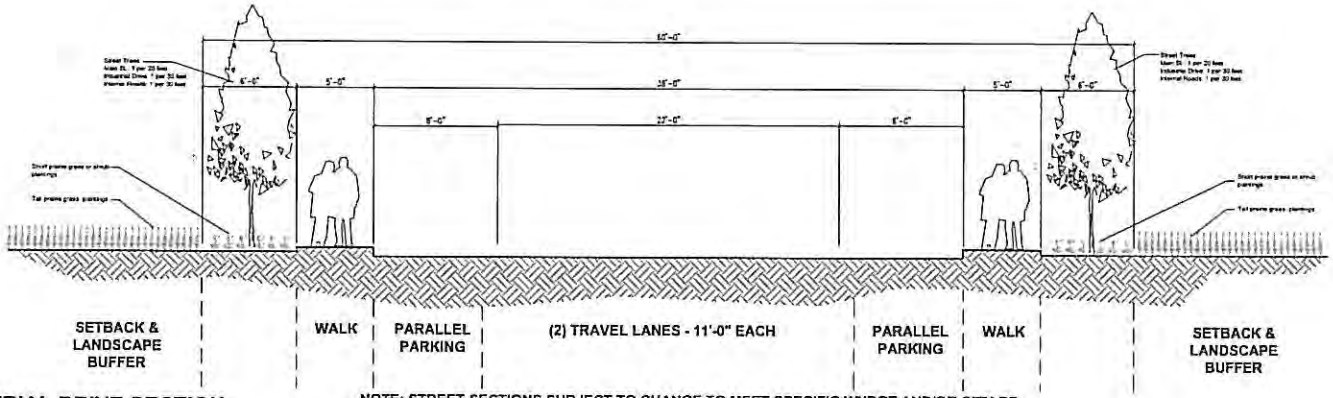
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

Landscape Architecture
Land Planning
Irrigation System Design
Natural Design Solutions

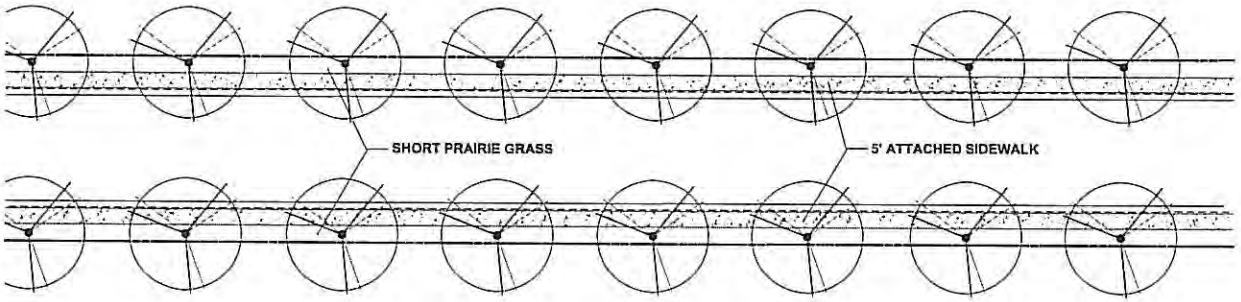
CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE 9/16/09	PROJECT NO. 509003
DESIGNED BY JMS	
DRAWN BY MS	
CHECKED BY JMS	
SCALE	SHEET NO. L-4
HORIZ: NA	
VERT: NA	

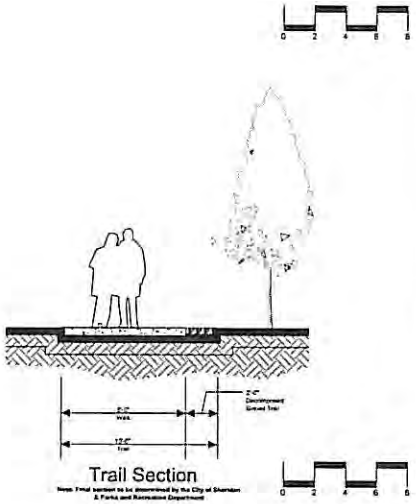


INDUSTRIAL DRIVE SECTION

NOTE: STREET SECTIONS SUBJECT TO CHANGE TO MEET SPECIFIC WYDOT AND/OR CITY OF SHERIDAN STREET STANDARDS AS THOSE REQUIREMENTS ARE NOT KNOWN AT THIS TIME.



INDUSTRIAL ROAD - PLAN VIEW



Trail Section

REV.	DESCRIPTION	BY	DATE

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
STREET SECTION, LANDSCAPE DETAIL #2 & TRAIL DETAIL
SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

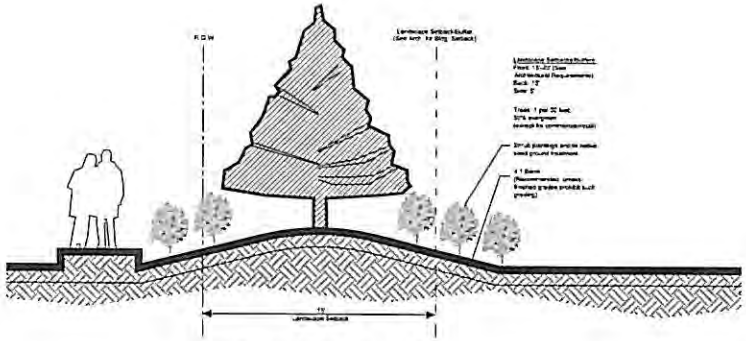
Natural Design Solutions

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

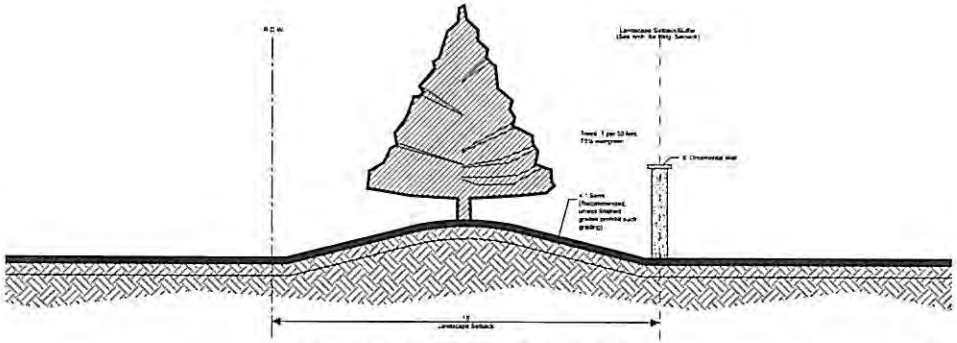
DATE: 9/16/09
DESIGNED BY: JMS
DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. 509003

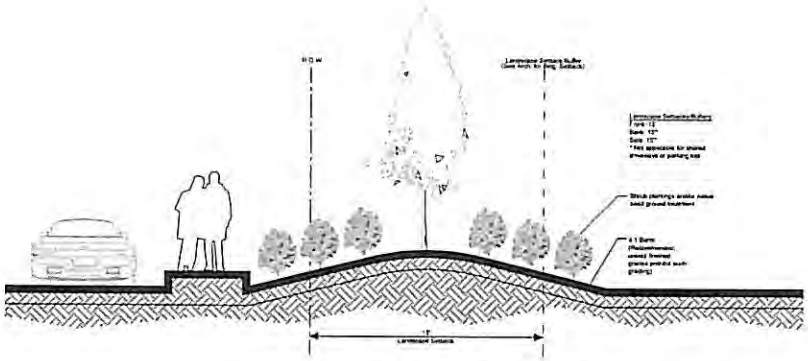
SHEET NO. L-5



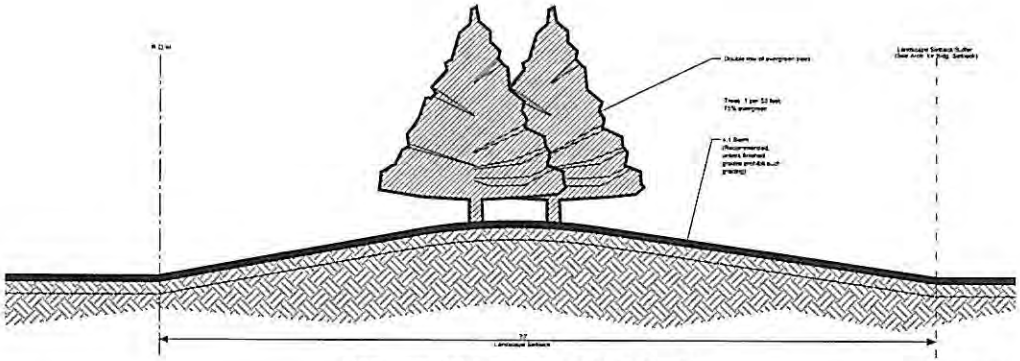
Mixed Use Landscape Setback/Buffer



Light Industrial Landscape Setback/Buffer Option #1



Commercial Landscape Setback/Buffer



Light Industrial Landscape Setback/Buffer Option #2

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

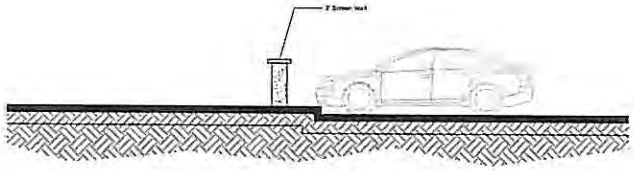
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

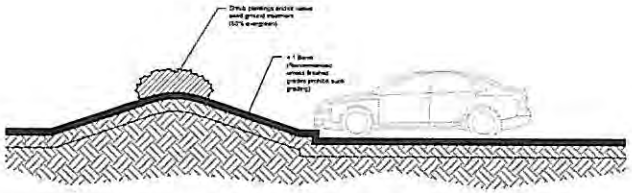
Natural Design Solutions

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

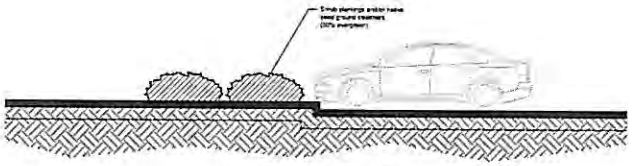
DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JMS	
DRAWN BY: MS	
CHECKED BY: JMS	
SCALE	SHEET NO. L-6
HORIZ: NA	
VERT: NA	



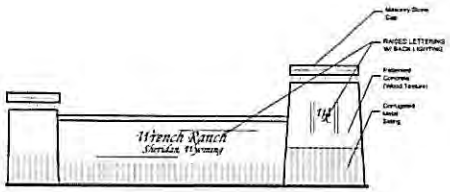
Parking Lot Design
Concept #1



Parking Lot Design
Concept #2



Parking Lot Design
Concept #3



Monument Sign
Concept

REV.	DESCRIPTION	BY	DATE

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

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

Landscape Architecture
Land Planning
Irrigation System Design
Natural Design Solutions

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS

DATE: 9/16/09	PROJECT NO. 509003
DESIGNED BY: JMS	
DRAWN BY: MS	
CHECKED BY: JMS	
SCALE	SHEET NO. L-7
HORIZ: NA	
VERT: NA	

9C GD Gateway District.

A. Purpose. To create a mixed use district that constitutes a natural social and economic part of the community and encourages development that preserves community character, natural space, and scenic vistas of gateway areas by requiring adequate open space, context sensitive design, and appropriate land use. The Gateway District may be applied to any land located along or near a major entrance into the City of Sheridan, primarily I-90, Main Street, 5th Street, Brundage Lane, Big Horn or Coffeen Avenue.

B. Master Plan Required.

1. Prior to the subdivision and development of land or issuance of any building permits for an area zoned as part of a Gateway District, a master plan must be submitted to the Planning Division for review.

2. The required master plan shall be consistent with relevant planning documents adopted by the City, and shall be no less protective of community character, natural spaces and vistas than planning documents adopted by the City for adjacent areas.

3. The minimum area described by a master plan shall be fifty (50) acres, except in cases where the total size of the Gateway District exceeds one hundred (100) acres. If the district size is in excess of one hundred (100) acres the minimum area described in the initial master plan shall be one hundred (100) acres, or 50% of the district area, whichever is less.

4. The master plan shall have at a minimum sections addressing the following areas:

i. Proposed land uses;

ii. Proposed building envelopes and setback;

iii. Proposed landscaping, including buffer areas and provisions for long term maintenance;

iv. Proposed location of public and private utilities;

v. Proposed multi-modal transportation network;

vi. Proposed open space, parkland, areas of protected natural habitat;

vii. A conceptual transportation plan;

viii. A conceptual drainage plan;

ix. Architectural design standards, including proposed building heights, that meet or exceed Junction Corridor standards and incorporate design principles found in relevant planning documents adopted by the City.

5. The master plan must demonstrate the compatibility of both internal land uses, and compatibility with land uses on adjacent properties. Potential impacts may be reduced via setbacks, open space placement, landscaping, or other acceptable method.

6. 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 also be used to buffer existing uses to help ensure compatibility with future development.

7. No open space or recreational area shall be acceptable unless dedicated to the City of Sheridan, or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses. As a general rule, 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 beyond those required in subsection D. Open space areas may include drainage areas, if the outcome is to preserve historic drainage, or provide water for landscaped areas. Areas under surface utility easements (e.g., transmission line), existing conservation easements,

or road easements shall not be acceptable as open space. Areas with underground utility easements (e.g., fiber optic and water and sewer lines) are acceptable as open space. 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 required open space area.

8. 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.

9. The total amount of open space set aside in any master plan must be sufficient to protect the character of primary viewsheds but in no event shall be less than 17% of the total area described in the master plan. This area shall not include landscape buffers between uses required in subsection D below.

10. Wherever practical, the master plan shall allow for the extension of existing pathways, recreational areas, and open space, particularly when the open space protects a natural or scenic amenity.

11. Upon completion of review by City staff, the master plan shall be scheduled for the next available Planning Commission meeting. The Planning Commission may recommend approval, approval with conditions, or denial for any master plan applying to a Gateway District. Upon receiving recommendation from the Planning Commission, the City Council, shall consider the plan at their next available Council meeting. The Council shall approve, approve with conditions, or deny the master plan.

12. The Planning Commission may consider a preliminary plat submittal for the area contained in the master plan at the same time the master plan is considered, as long as no final plat submittal is considered prior to the acceptance of a Gateway District master plan by the City Council. The applicant for a gateway district shall also demonstrate compliance with any conditions of the master plan approval prior to bringing forward a final plat submittal.

13. Once approved by the City Council, the master plan becomes the governing document for land use considerations except where restricted in subsection C, or in any other applicable section of City Code. In any matter not addressed by the master plan, the applicable rules and regulations of this appendix shall apply.

14. The City Council and the Planning Commission encourage submission of proposed master plans and elements of a master plans for Gateway Districts and adjacent areas that set standards more protective of community character, natural spaces and vistas than the standards set forth herein.

15. Procedures for Design Review in Gateway Districts. Prior to approval and issuance of a building permit, all new development and redevelopment of multi-family, commercial and industrial projects that meet the criteria for Substantial Improvement under the Zoning Ordinance shall be required to receive design approval as established in Appendix A Section 15, and as guided by the design review guidelines established for Junction Corridors of the Entryway and applicable master plans and planning documents adopted by the City.

i. Project review shall undergo the collaborative process as described in Section 15 of the Zoning Ordinance, with the goal of ensuring compatibility of design with community character and applicable master plans, protecting land values of adjacent development and ensuring business viability during the collaborative process.

ii. Design Review Guidelines for Gateway Districts. In reviewing new multi-family, commercial and industrial projects and multi-family, commercial, and industrial projects for which redevelopment meets the criteria

for Substantial Improvement, the Design Review Board shall be guided by the Design Review Guidelines established for Junction Corridors, the architectural design, landscaping, and other standards contained

in applicable master plans and planning documents adopted by the City, and the standards contained in this appendix.

C. Prohibited Uses.

1. The following uses shall be prohibited in a Gateway District:

i. Heavy manufacturing or manufacturing processes that generate significant dust, odor, or noise. These prohibited uses shall include, but not be limited to:

a. Mining or quarrying of materials.

b. Extraction or refining of petroleum or natural gas or any byproducts. This prohibition includes pipe yards and well drilling outfits.

c. Salvage, scrap, or used material storage, sorting, or recycling.

d. Manufacture or mass storage of caustic or toxic materials or substances.

e. Feedlots, animal butchery and rendering operations.

f. Ore mills.

g. Crematoriums.

h. Adult businesses as defined in Section 2 of this appendix.

ii. Outdoor storage or sale of vehicles, trailers, equipment, materials, products or other items except:

a. Screened outdoor storage or sale of construction materials, plants, and gardening materials located adjacent to a retail establishment and not exceeding five percent of the gross indoor floor area of the retail establishment.

b. Nurseries and greenhouses.

c. Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes, and trees.

2. All other uses may be considered as long as their location is detailed in the required master plan, and the master plan has been accepted by the City Council.

D. District Standards.

1. Building setbacks, lot dimensions, height and area restrictions shall be as set forth below. Limited exceptions to these rules may be made if necessary to further the purposes of this section, and only if approved as part of the master plan and if the City Council finds that any proposed exception does not adversely impact a significant viewshed, and is not contradictory to any planning document adopted by the City.

i. Residential Uses.

a. Maximum height – 45 feet or four stories.

b. Front yard – 15 feet.

c. Rear Yard – 15 feet.

d. Side Yard – 5 feet, unless part of an attached duplex or town home in which case a zero lot line may be used.

e. Lot area – 4,000 square feet per family for a single family dwelling, 3,000 square feet per family for a two family dwelling, and 800 square feet per family for dwellings serving more than two families.

ii. Commercial Uses.

a. Maximum height – No building shall exceed forty-five (45) feet or four (4) stories. Final building envelopes and heights are subject to master plan approval.

b. Front yard – 15 feet.

c. Rear Yard – 15 feet.

d. Side Yard – 15 feet except in the case of buildings sharing a common wall in which case no side yard shall be required between such buildings.

e. Required front, rear and side yards shall include an area at least fifteen feet in width adjacent to the lot line that shall be appropriately landscaped with any of the following sufficient to buffer adjacent uses:

(A) Sod, native grasses, shrubs, bushes, and trees.

(B) Pedestrian amenities such as benches, tables, plazas, patios, pathways, or artwork.

f. Lot area – No minimum for commercial use.

iii. Industrial Uses.

a. Maximum height – No building shall exceed seventy-five (75) feet; provided that any building over forty-five (45) feet will be permitted only if approved as part of the master plan and if the City Council finds that any proposed height does not adversely impact a significant viewshed and is not contradictory to any planning document adopted by the City. Final building envelopes and heights are subject to master plan approval.

b. Front yard – 50 feet.

c. Rear Yard – 50 feet.

d. Side Yard – 50 feet.

e. Required front, rear and side yards shall include an area at least fifteen feet in width adjacent to the lot line that shall be appropriately landscaped with any of the following sufficient to buffer adjacent uses:

(A) Sod, native grasses, shrubs, bushes, and trees.

(B) Pedestrian amenities such as benches, tables, plazas, patios, pathways, or artwork.

f. Lot area – No minimum for industrial use.

E. General Provisions.

1. All uses must meet the parking requirements established in Section 10 of this Appendix A.

2. Property zoned Gateway District shall comply in all other respects to applicable portions of City Code. (Ord. No. 2066, § 1, 3-16-09; Ord. No. 2114, § 1, 9-6-11.)

15 Design requirements for properties within Entryway Corridors or Gateway Districts.

15.1. Procedure. For all development or redevelopment within an Entryway Corridor or Gateway District of multi-family, commercial, or industrial projects meeting the definition of substantial improvement under Appendix A Section 2, the following procedure shall apply for necessary building and site design approval prior to issuance of a building permit.

15.1.1. The applicant shall submit the following to the Planning Division office:

A. Description of proposed uses.

B. Site Plan (24"x36") Showing:

1. Location of buildings with the entries noted.

2. Dimensions of all setbacks, property lines, building footprints.

3. Location and dimensions of all driveways, parking areas, loading/service areas and walkways.

4. Site and building entry areas.

5. Location and type of outdoor storage or trash facilities.

6. Location and size of utilities and utility easements.

7. Any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, trash enclosures, etc.

8. Gross floor area of the development by use.

C. Grading Plan (24"x36") Showing:

1. Existing and proposed contours at 1' interval.

2. Finished floor elevations at all building entries.

3. Flow arrows indicating drainage directions along all swales and paved areas.

D. Landscape Plan (24"x36") showing:

1. Proposed planting including a tabular breakdown of planting beds, lawn area and other proposed ground covers.

2. Existing and proposed utilities and utility easements.

3. Irrigation strategy narrative describing system.

E. Building Floor Plans.

F. Color Rendered Building Elevations.

G. Notations on the types of materials to be used, mechanical systems, electrical systems, structural type and exterior colors.

15.1.2. Upon verifying that the design review submittal materials are complete, Planning Division Staff shall review the project for compliance with the building and site design requirements found in Section 15.2 below. Upon determining that the project meets building and site design requirements, Planning Division Staff shall schedule the project for the next available meeting of the Planning Commission. If Planning Division staff finds that an applicant's design review submittal materials are incomplete or not compliant with building and site design requirements, staff shall notify the applicant of any deficiencies, which the applicant must correct prior to Planning Commission consideration. In considering the project design review submittal materials, the Planning Commission shall approve, approve with conditions, or

deny the project. Upon approval, or approval with conditions, the Building Official may issue a building permit once all other necessary requirements, including Planning Commission conditions, have been met.

15.2. Building and Site Design Requirements.

15.2.1. Entryway Corridors and Gateway Districts Generally. The following design requirements shall apply to all new construction, or substantial improvement of, multi-family, commercial, or industrial projects within Entryway Corridors as defined in Appendix A Section 2 or Gateway Districts as approved by the City Council and shown on the official zoning map.

15.2.1.1. Cell towers and other kinds of tall communication towers shall not be allowed within Entryway Corridors and Gateway Districts.

15.2.1.2. Landscaping should use native, drought tolerant species whenever possible and be properly maintained.

15.2.2. Interstate Corridors. The following design requirements shall apply to Interstate Corridors as defined in Appendix A Section 2:

15.2.2.1. Be designed so that any loading docks, mechanical systems and waste disposal and storage areas, including dumpsters, shall be screened from view. Screening may consist of landscaping which is designed to be at least 90% opaque at maturity, decorative walls and landscaping, opaque fencing or other means that meets the intent of the Entryway ordinance codified in this section.

15.2.2.2. Rear and side façades that face the Interstate or adjacent roadways and façades that are visible to passing motorists and/or pedestrians shall include design features that are similar to the front façade of the building.

15.2.2.3. Commercial or industrial storage areas shall be screened along the side facing I-90. Such screening shall include landscaping designed to screen at least 80% of such storage. Landscaping may be supplemented by opaque fencing and/or decorative walls to screen such storage areas which may count for up to 50% of this screening requirement.

15.2.3. Junction Corridors. The following design requirements shall apply to Junction Corridors as defined in Appendix A Section 2:

15.2.3.1. All solid areas of façades, except those that are entirely invisible to passing motorists and pedestrians, shall include 85% natural wood, stone, brick or other natural or natural-looking building materials that are indistinguishable from natural materials and shall be of natural shades and colors.

15.2.3.2. Roofs shall be gabled, clipped-gabled, hipped, sheds, flat roofs with façades that implement parapets for variety, cross-gabled or other design. Flat roofs and unbroken hipped or pyramid or other non-traditional roof shapes shall not generally be allowed. Visible roof pitch shall be no less than 4:12.

15.2.3.3. Rooflines over 50 feet long shall be broken with gables, cupolas or other modulation, to avoid long, unbroken expanses of roof lines.

15.2.3.4. Roof soffits, when present, shall be no less than 12 inches deep.

15.2.3.5. Signage should be constructed of natural or natural-looking materials similar or complimentary to those materials used on the building façades.

15.2.3.6. Any concrete retaining walls constructed on a site shall be covered with natural-looking materials or stamped to look like natural material and may be screened with plantings.

15.2.3.7. Buildings over two stories in height are encouraged to stagger stories, vary the width of stories, and/or provide modulation to avoid large, unbroken expanses of flat planes.

15.2.3.8. Appurtenances such as porches, balconies, or other features are encouraged and should be of wood or wrought iron or painted to appear to be made of natural materials when possible and appropriate.

15.2.3.9. Support pillars or columns should be made of, or appear to be made of, natural materials.

15.2.3.10. Landscaping shall be provided on site to screen and/or break up long expanses of façade that are visible to passing motorists. Large buildings may require a berm and groups of trees to break up the appearance of bulk and size. Decorative walls or fencing may be used in conjunction with landscaping in appropriate areas.

15.2.3.11. Landscape buffer(s) shall be required along any roadway. Whenever possible, one (1) tree per every thirty (30) linear feet of road frontage, or portion thereof, shall be planted in the buffer area. New trees shall have a caliper of no less than 2" at planting. A credit of two trees shall be given for every one healthy, mature, tree preserved within the buffer area onsite.

15.2.3.12. Whenever possible, onsite mature trees shall be preserved and native, drought-resistant landscape materials shall be used for all landscaping.

15.2.3.13. In parking over 25 spaces, landscape islands will be required between every 15 spaces to break up the appearance of a large expanse of asphalt.

15.2.3.14. Rear and side façades that face the Interstate or adjacent roadways shall include design features similar to the front façade of the building. Façades that are visible to passing motorists and/or pedestrians shall not be blank walls.

15.2.3.15. Parking lot lighting shall meet the requirements of this Code.

15.2.3.16. Lighting in entrances to sites and in areas along the front façade of buildings shall be similar in appearance to City installed district lighting for either the Historic Downtown or the North Main Street areas and be designed with safety and security measures in mind for guests using the parking lot.

15.2.3.17. Pedestrian walkways and entrance areas, when included in site design, shall be consistent with the concrete design and color used in historic downtown Sheridan.

15.2.4. Roadway Corridors.

15.2.4.1. A ten feet landscape buffer shall be installed along the street frontage of any new construction and, whenever possible, in conjunction with any substantial improvement project. Landscaping shall consist of no less than one tree per thirty linear feet of road frontage, or portion thereof, and shall include grass and shrubs or hedges to fill in the buffer. Healthy, mature, trees preserved within the landscape buffer onsite shall be credited as two trees. Native, drought-tolerant species are recommended to provide shelter for native species and to conserve water. Trees shall be no less than two inches caliper at planting.

15.2.4.2. Access to the Roadway Corridor shall be limited. New construction shall be limited to one access per 100 feet of road frontage. In the case of a commercial subdivision, indirect access shall be provided through construction of a new street. Cross access easements with adjacent commercial businesses are required whenever possible.

15.2.4.2. Signage shall be located within the landscape buffer area.

15.2.5. Gateway Districts. Gateway Districts shall be subject to the design standards contained within the approved master plan for the property. Projects within Gateway Districts shall at least meet the

requirements of Junction Corridors, although the master plan may require a higher standard. In any case where the master plan is silent on a requirement, the requirement of a Junction Corridor shall apply.

15.3. Appeal. Any person aggrieved by city staff in the enforcement of the design requirements contained in this Section 15 may appeal to the Planning Commission by providing a written request to the Planning Division office within 30 days of receiving written notice of staff determination. The written appeal shall contain the staff determination, and indicate what relief is sought by the applicant. The Planning Commission shall hear the appeal at a regularly scheduled meeting. The Planning Commission may affirm, affirm in part, reverse, or reverse in part any staff determination pertaining to the design requirements. Any person aggrieved of a determination of the Planning Commission may appeal to the City Council by providing written notice to the City Clerk within 30 days of the final determination by the Planning Commission. (Ord. No. 1916, 5-5-03; Ord. No. 2114, § 1, 9-6-11.)

Design Review
Submittal Checklist*

Description: Design Review is an architectural and site plan review that is required for any industrial, commercial, or multi-family project located within any of the community's Entryway Corridors or Gateway zoning districts. .

Submittal Items:

- ☐ A completed Design Review application.
- ☐ A completed Design Review submittal checklist.
- ☐ A Design Review fee.

For Initial Staff Review

- ☐ A 24"x36" Site Plan showing:
  - Location of buildings with the entries noted.
  - Dimensions of all setbacks, property lines, building footprints.
  - Location and dimensions of all driveways, parking areas, loading/service areas and walkways.
  - Site approaches and building entry areas.
  - Location and type of outdoor storage or trash facilities.
  - Location and type of site lighting
  - Location and size of utilities and utility easements.
  - Any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, trash enclosures, etc.
  - Gross floor area of the development by use.
- ☐ A 24"x36" Landscape Plan showing:
  - Proposed planting including a tabular breakdown of planting beds, lawn area and other proposed ground covers.
  - Existing and proposed utilities and utility easements.
  - Irrigation strategy narrative describing system.
- ☐ Color rendered, scaled, and dimensioned building elevations that include notations on the types of materials to be used, mechanical systems, electrical systems, structural type and exterior colors:

For Planning Commission Meeting

- ☐ An additional 12 copies of the site plan, landscape plan, and building elevations for Planning Commission packets. These copies may be of any standard architectural sheet size for which all notes and markings remain legible. The applicant shall also submit a CD or DVD containing the exhibit and other application materials in a suitable electronic format (Adobe pdf).

* Applicants are encouraged to attend a pre-application meeting prior to submitting an application.
Last Revised: 3/28/2012

Major Subdivision – Final Plat
Submittal Checklist*

Description: A minor subdivision is any division of land that affects five or fewer lots, extends no new public infrastructure, nor plats any new right-of-way.

Submittal Items:

- ☐ A completed Major Subdivision final plat submittal checklist.
- ☐ A final plat review fee.
- ☐ 2 copies of each of the following engineering documents (stamped and signed by a Wyoming licensed engineer):
  - Final water and sewer plans
  - Final drainage plan
  - Final traffic plan
  - Construction drawings for public improvements
  - Cost estimates for public improvements
- ☐ A minimum of 10 copies of the final plat prepared in accordance with Sheridan City Code Appendix B §403.
- ☐ An additional 12 copies of the final plat for Planning Commission packets, and 15 copies of the final plat for City Council. These copies should be submitted independently of each other to allow the applicant to make revisions if necessary in between public meetings. The applicant shall also submit a CD or DVD containing the exhibit and other application materials in a suitable electronic format (Adobe pdf).
- ☐ Evidence by deed, contract for sale, or other staff approved documentation, that the applicant is or will be the record owner of the property at the time of final plat approval and recording.
- ☐ Other documents that may be determined as part of the pre-application meeting, staff review, or preliminary plat approval.

Applications Modifying Existing Public Easements or Right-of-Way:

- ☐ Evidence that all impacted parties (including public and private utilities) have been notified twice in writing via certified mail, with the first notice being at least 30 days prior to any proposed hearing or administrative action.

---

* All applicants must attend a pre-application meeting prior to submitting a major subdivision application.
Last Revised: 4/01/2010

Post Approval/Plat Filing Items:

- ☐ Mylar of Final Plat
- ☐ Filing Fee
- ☐ Certificate of Title
- ☐ Declaration of Partial Vacation
- ☐ Executed Development Agreement.
- ☐ Financial Assurances for Public Improvements

* All applicants must attend a pre-application meeting prior to submitting a major subdivision application.
Last Revised: 4/01/2010

Minor Subdivision – Final Plat
Submittal Checklist*

Description: A minor subdivision is any division of land that affects five or fewer lots, extends no new public infrastructure, nor plats any new right-of-way.

Submittal Items:

- ☐ A completed Minor Subdivision application.
- ☐ A completed Minor Subdivision submittal checklist.
- ☐ A list of names and addresses of all property owners within three hundred feet from the boundary of the proposed subdivision (List must be obtained from the County Assessor's Office and be no more than 14 days old at the time of submittal).
- ☐ A final plat review fee.
- ☐ A minimum of 10 copies of the final plat prepared in accordance with Sheridan City Code Appendix B §403.
- ☐ An additional 12 copies of the final plat for Planning Commission packets, and 15 copies of the final plat for City Council. These copies should be submitted independently of each other to allow the applicant to make revisions if necessary in between public meetings. The applicant shall also submit a CD or DVD containing the exhibit and other application materials in a suitable electronic format (Adobe pdf).
- ☐ Evidence by deed, contract for sale, or other staff approved documentation, that the applicant is or will be the record owner of the property at the time of final plat approval and recording.
- ☐ Other documents that may be determined as part of the pre-application meeting, or staff review, that may include but not be limited to: site survey showing existing improvements, drainage plan, geotechnical investigation, access permits from county or state, traffic study, or estimates for sidewalk improvements.

Applications Modifying Existing Public Easements or Right-of-Way:

- ☐ Evidence that all impacted parties (including public and private utilities) have been notified twice in writing via certified mail, with the first notice being at least 30 days prior to any proposed hearing or administrative action.

Post Approval/Plat Filing Items:

- ☐ Mylar of Final Plat
- ☐ Filing Fee
- ☐ Certificate of Title
- ☐ Declaration of Partial Vacation
- ☐ Executed development agreement (if required).

---

* All applicants must attend a pre-application meeting prior to submitting a minor subdivision application.
Last Revised: 4/01/2010

Replat Submittal Checklist*

Description: A replat is an amendment to a previously recorded plat, which results in an equal number or fewer lots.

Submittal Items:

- ☐ A completed Replat application.
- ☐ A completed Replat submittal checklist.
- ☐ A list of names and addresses of all property owners within three hundred feet from the boundary of the proposed replat (List must be obtained from the County Assessor's Office and be no more than 14 days old at the time of submittal).
- ☐ A final plat review fee.
- ☐ A minimum of 10 copies of the final plat prepared in accordance with Sheridan City Code Appendix B §403. For Replats involving more than 3 lots being scheduled for a City Council meeting, the applicant shall provide an additional 15 copies of the final plat for Council packets. The applicant shall also submit a CD or DVD containing the plat and other application materials in a suitable electronic format (Adobe pdf).
- ☐ Evidence by deed, contract for sale, or other staff approved documentation, that the applicant is or will be the record owner of the property at the time of final plat approval and recording.
- ☐ Other documents that may be determined as part of the pre-application meeting, or staff review, that may include but not be limited to: site survey showing existing improvements, drainage plan, geotechnical investigation, access permits from county or state, traffic study, or estimates for sidewalk improvements.

Applications Modifying Existing Public Easements or Right-of-Way:

- ☐ Evidence that all impacted parties (including public and private utilities) have been notified twice in writing via certified mail, with the first notice being at least 30 days prior to any proposed hearing or administrative action.

Post Approval/Plat Filing Items:

- ☐ Mylar of Final Plat
- ☐ Filing Fee
- ☐ Certificate of Title
- ☐ Declaration of Partial Vacation
- ☐ Executed development agreement (if required).

---

* All applicants must attend a pre-application meeting prior to submitting a replat application.
Last Revised: 10/28/2009