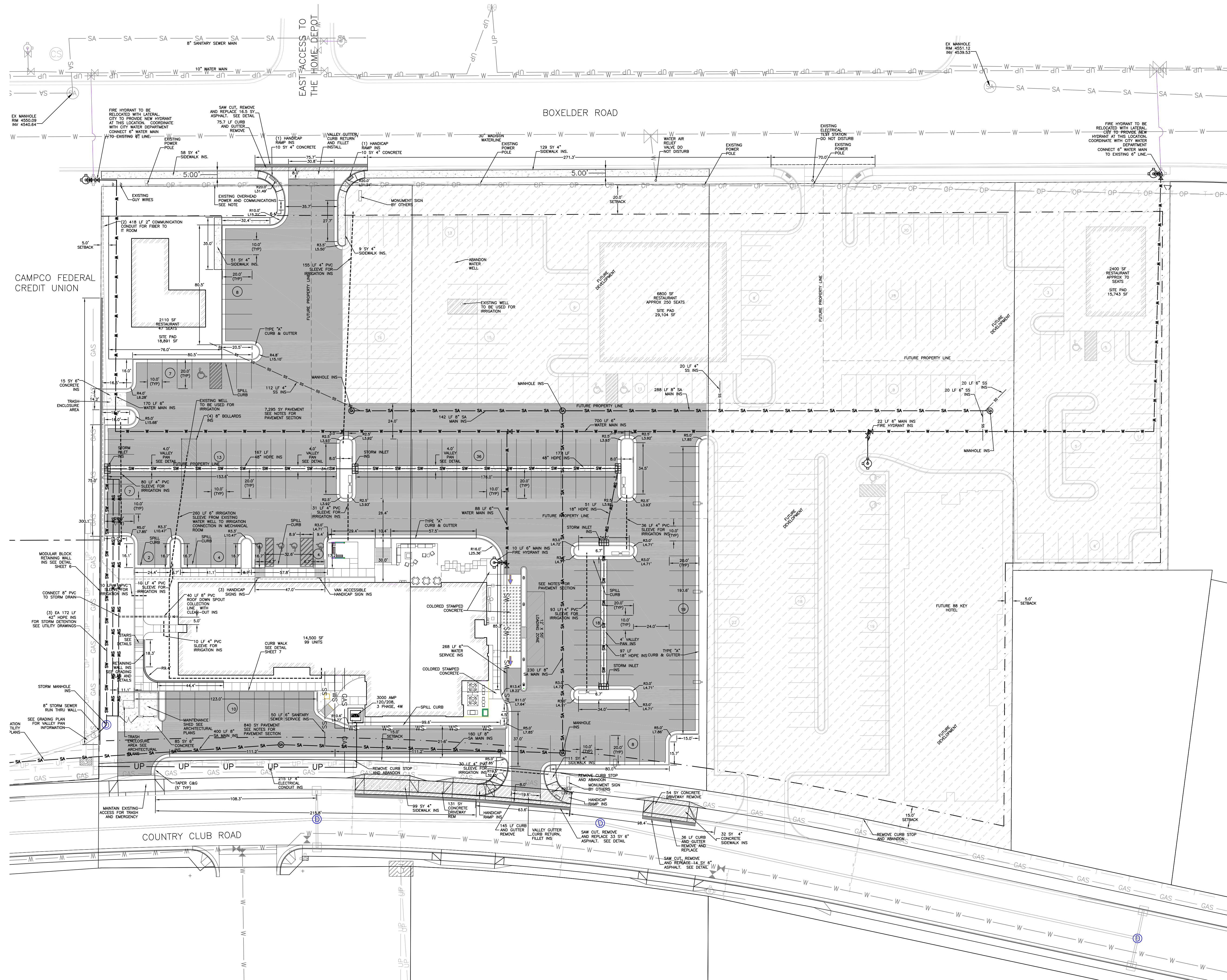


VISTA GRANDE' DEVELOPMENT PLAN



SITE PLAN SUMMARY

LOT: HILTON SUBDIVISION
TOTAL AREA: 3.67 ACRES 159,865 S.F.
PARKING AND DRIVEWAYS: 72,130 S.F.
FUTURE PARKING AND DRIVEWAY: 20,388
OPEN SPACE/LANDSCAPE: 26,225 S.F.

IBC USE GROUP: R-2
ZONING: C-1
BUILDING SETBACKS:
FRONT YARD: 20'
SIDE YARD: 5'
REAR YARD: 15'

FLOOD PLAIN DESIGNATION ZONE X
TOTAL GROSS SQUARE FOOTAGE: 43,500

OVERALL DEVELOPMENT PARKING CALCULATION

PARKING CALCULATION: 1 SPACE / OCCUPIED UNIT
HOTEL PARKING REQUIRED: 187 SPACES
PARKING PROVIDED: 191 SPACES
RESTAURANT SITES: 1 SPACE / 3 SEATS
RESTAURANT PARKING REQUIRED: 122 SPACES
PARKING PROVIDED: 133 SPACES PROVIDED
HANDICAP PARKING: 8 SPACES REQUIRED, 10 PROVIDED

CONSTRUCTION NOTES:

ALL PUBLIC UTILITIES REQUIRE A PERMIT TO CONSTRUCT.
UTILITY PERMIT DRAWINGS ARE SUBMITTED SEPARATELY AS
PART OF THE REVIEW PROCESS. UTILITY PERMIT
DRAWINGS ARE INCORPORATED AS PART OF THE
CONSTRUCTION DOCUMENTS.

ALL PUBLIC UTILITIES WILL REQUIRE
FULL TIME INSPECTION ON INSTALLATION.

PARKING LOT PAVING SHALL BE 4" ASPHALT PAVING OVER
8" CRUSHED AGGREGATE BASE WYDOT (COG) GRADING W
OVER CONTROLLED FILL BELOW PAVING SURFACE AS PER
STRATA GEOTECHNICAL REPORT.

AN ALTERNATE OF 6" PCC PAVEMENT OVER 4"
CONTROLLED FILL BELOW PAVEMENT SURFACING IS ALSO
ALLOWED AS PER STRATA GEOTECHNICAL REPORT.

SITE LIGHTING IS SHOWN FOR REPRESENTATIVE PURPOSES
ONLY. SEE ELECTRICAL PLANS FOR SITE LIGHTING
INSTALLATION.

EXISTING WELLS SHALL BE UTILIZED FOR LANDSCAPE
IRRIGATION SYSTEM. CONNECTION TO BUILDING &
LANDSCAPE AREAS SHALL BE DESIGNED BY LANDSCAPE
INSTALLER

Prepared for:
KAJ HOSPITALITY
BRUCE HORN
P.O. BOX 962
GILLETTE, WY 82717
307-670-1895

PCA CIVIL ENGINEERING
SURVEYING MATERIAL TESTING
ENGINEERING INC.
4506 Wisconsin Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-697-0600

Copyright © ALL RIGHTS RESERVED BY PCA ENGINEERING, INC.
Drawn by: CS Design by: RPS Reviewed by: RPS
Revision Date Revision Description

PCA Project Number: 143693.00
Plot Date: Aug 21, 2014 - 3:28pm
G:\PROJECTS\14369300 Hilton Home 2\DesDwgs\Main\Layout Development Plan Site
X-Ref: ...

VISTA GRANDE'
DEVELOPMENT
PLAN

SITE PLAN

SHEET 2 OF 4