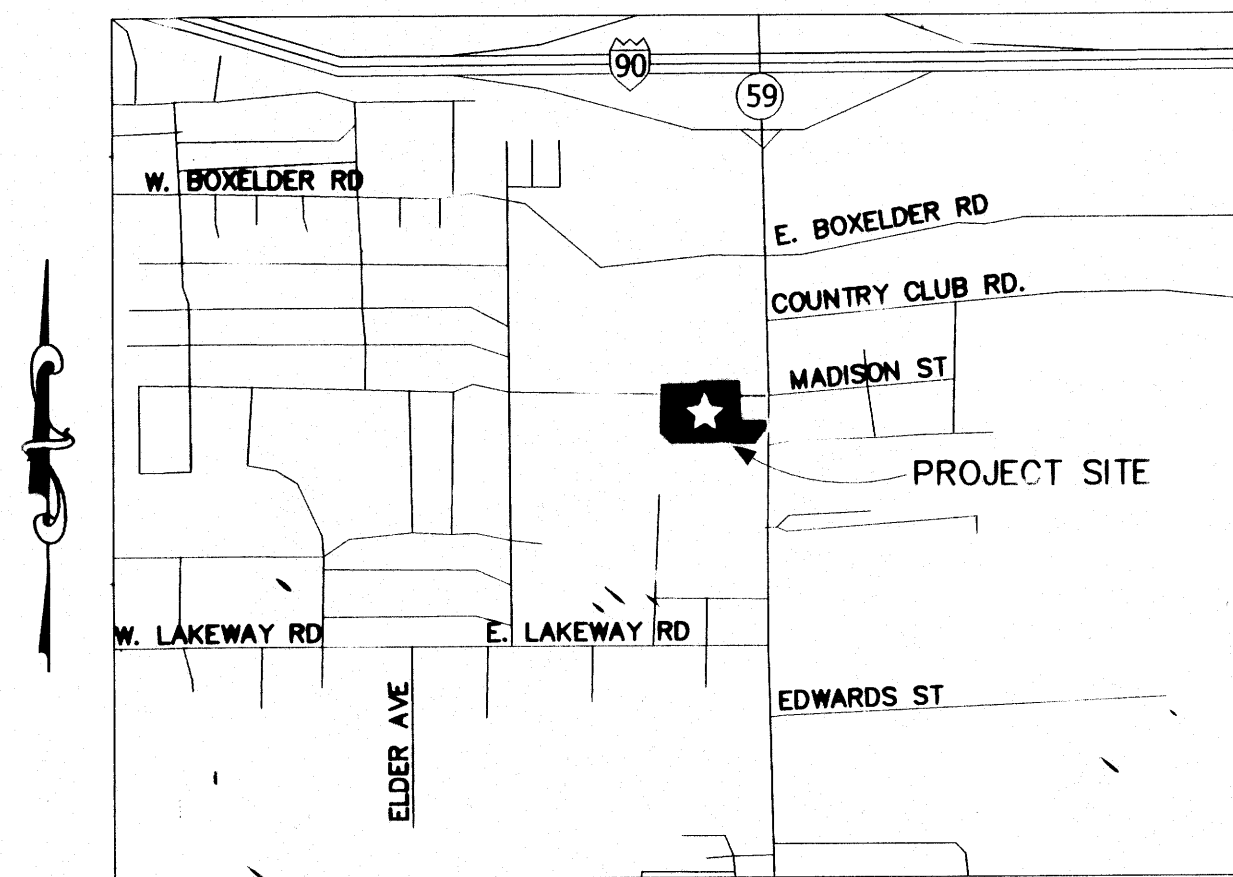


DEVELOPMENT PLAN FOR
WAL★MART
STORE #1485-01 EXPANSION
2300 SOUTH DOUGLAS HWY
GILLETTE, WY 82718



N 1/4 SEC. 34, T.50N, R.72W

VICINITY MAP
N.T.S.

CONSULTANTS

CIVIL:

PACLAND
1144 EASTLAKE AVE. E., SUITE 601
SEATTLE, WA 98109
(206) 522-9510
CONTACT: MICHAEL CROWSON, P.E.
SEAN MALLON, P.E.

SURVEYOR:

STEIL SURVEYING SERVICES, LLC.
1102 WEST 19TH STREET
CHYENNE, WY 82001
(307) 634-7273
CONTACT: JOHN STEIL, P.L.S.

GEOTECHNICAL/ENVIRONMENTAL:

ZIPPER ZEMAN ASSOCIATE, INC.
18905 33RD AVE. W. SUITE 117
LYNWOOD, WA 98036
(425) 771-3549
CONTACT: TOM JONES
SEAN DONNAN

TRAFFIC:

THE TRANSPO GROUP, INC
11730 118TH AVE. N.E. SUITE #600
KIRKLAND, WA 98034-7120
(425) 821-3665
CONTACT: MIKE SWENSON
BRUCE HALDORS

LANDSCAPING:

PACLAND
1144 EASTLAKE AVE. E., SUITE 601
SEATTLE, WA 98109
(206) 522-9510
CONTACT: SHAWN PARSONS, R.L.A.

GOVERNING AGENCIES

CITY OF GILLETTE, PLANNING DEPT.
201 E. 5TH ST.
P.O. BOX 3003
GILLETTE, WY 82717
(307) 686-5261
CONTACT: MICHAEL SURFACE

CITY OF GILLETTE, PUBLIC WORKS
201 E. 5TH ST.
P.O. BOX 3003
GILLETTE, WY 82717
(307) 686-5265
CONTACT: DANIEL ROBERTS

WYDOT
WYO 334, S. OF SHERIDAN
P.O. BOX 668
SHERIDAN, WY 82801
CONTACT: DONALD PHILLIPS

UTILITIES

WATER/STORM:

CITY OF GILLETTE
201 E. 5TH ST. PO BOX 3003
GILLETTE, WY 82717
(307) 686-5262
CONTACT: SCOTT SORENSON
JACK REID

SEWER/WASTEWATER:

CITY OF GILLETTE
201 E. 5TH ST. PO BOX 3003
GILLETTE, WY 82717
(307) 686-5262
CONTACT: TARA SCHULTZ

POWER:

CITY OF GILLETTE
201 E. 5TH ST. PO BOX 3003
GILLETTE, WY 82717
(307) 686-5262
CONTACT: DON SMITH

GAS:

KN ENERGY
2201 MITCHELL AVE.
GILLETTE, WY 82718
(307) 682-5881 EXT. 222
CONTACT: EDGAR THOMPSON

CABLE:

BRESNAN COMMUNICATIONS
410 BOXELDER RD.
GILLETTE WY, 82718
(307)-682-4303
CONTACT: RICH KUHN

TELECOMMUNICATIONS:

QWEST
3401 S. DOUGLAS HWY.
GILLETTE WY, 82718
(307)-682-7241
CONTACT: NYLE WRIGHT

SITE DATA

SITE AREA = 19.026
EXISTING ZONING = COMMERCIAL
EXISTING USE = COMMERCIAL (RETAIL)
PROPOSED USE = COMMERCIAL (RETAIL)

PARKING DATA

EXISTING PARKING = 558 STALLS
EXISTING PARKING RATIO = 6.1 PER 1000 SF

PROPOSED PARKING PROVIDED:

STANDARD STALLS = 988 STALLS
ACCESSIBLE STALLS = 22 STALLS
TOTAL PARKING = 1010 STALLS
CART CORRALS = 20 STALLS

PROPOSED PARKING RATIO:

PARKING RATIO = 4.8 PER 1,000 SF

CONTRACT OWNER/APPLICANT

WAL-MART STORES, INC
2001 S.E. 10TH STREET
BENTONVILLE, AR 72716-0550
(479) 273-4000

BENCHMARK DATA

CITY CONTROL MONUMENT:
FISGAH GPS ELEV=4667.56 (NGVD 1929)
STATE PLANE = N-1377893.67 E-568899.82 (NAD 1983-86)

CITY CONTROL MONUMENT:
VCM #78 ELEV=4534.99 (NGVD 1929)
STATE PLANE = N-1375325.1 E-568042.2 (NAD 1983-86)

LEGAL DESCRIPTION

LOT 1E AND LOT 2D OF THE RESUBDIVISION OF LOT 1C OF BLOCK 1 OF THE RESUBDIVISION OF LOT 1A OF BLOCK 1 OF THE RESUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 1 OF THE HOMESTEAD ADDITION TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED FOR RECORD 26 MARCH 1992 IN BOOK 5 OF PLATS, PAGE 164 OF THE RECORDS OF CAMPBELL COUNTY, WYOMING, TOGETHER WITH LOT 1B, BLOCK 1, HOMESTEAD ADDITION, A RESUBDIVISION OF LOT 1A OF BLOCK 1 OF THE RESUBDIVISION OF LOTS 1, 2, 3 AND 4 OF BLOCK 1 OF THE HOMESTEAD ADDITION TO THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 5 OF PLATS, PAGE 164 OF THE RECORDS OF CAMPBELL COUNTY, WYOMING, ALL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 4 OF PLATS, PAGE 254 OF THE RECORDS OF CAMPBELL COUNTY, WYOMING, ALL MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1E; THENCE N.89°42'09"E., ALONG THE NORTH LINE OF SAID LOT 1E, A DISTANCE OF 445.78 FEET; THENCE N.00°17'51"W., A DISTANCE OF 33.66 FEET; THENCE N.89°42'09"E., A DISTANCE OF 511.62 FEET; THENCE S. 01°06'33"E., A DISTANCE OF 167.24 FEET; THENCE N.89°42'09"E., A DISTANCE OF 300.12 FEET; THENCE S.01°07'03"E., A DISTANCE OF 60.00 FEET; THENCE S.89°42'09"W., A DISTANCE OF 300.12 FEET; THENCE S.01°07'41"E., A DISTANCE OF 240.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 2D; THENCE N.89°42'09"E., ALONG THE NORTH LINE OF SAID LOT 2D, A DISTANCE OF 300.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 2D; THENCE S.01°07'03"E., ALONG THE EAST LINE OF SAID LOT 2D, A DISTANCE OF 141.68 FEET; THENCE S.39°32'04"W., A DISTANCE OF 212.41 FEET; THENCE S.89°42'09"W., A DISTANCE OF 161.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2D ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1B; THENCE S.89°42'09"W., ALONG THE SOUTH LINE OF SAID LOT 1B, A DISTANCE OF 857.23 FEET; THENCE N.46°08'08"W., A DISTANCE OF 191.77 FEET TO THE WEST LINE OF SAID LOT 1B; THENCE N.02°11'38"E., ALONG THE WEST LINE OF SAID LOT 1B, A DISTANCE OF 404.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1B ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1E; THENCE N.02°11'38"E., ALONG THE WEST LINE OF SAID LOT 1E, A DISTANCE OF 200.53 FEET TO THE POINT OF BEGINNING, CONTAINING 19.026 ACRES MORE OR LESS.

DRAWING INDEX

SHEET NO. DRAWING TITLE

COVER SHEET
C-1.0 SITE PLAN
C-2.0 GRADING AND DRAINAGE PLAN
C-3.0 UTILITY PLAN
L-1.0 LANDSCAPE PLAN

IT IS AGREED THAT THE CONDITIONS OF THIS DEVELOPMENT PLAN SHALL BE BINDING UPON THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL ZONING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, CONSTRUCTION AND USE OF ALL LAND AND STRUCTURES INCLUDED WITHIN THE PLAN TO ALL OF THE CONDITIONS SET FORTH UPON THE PLAN; AND THAT THE DEVELOPMENT PLAN MAY BE AMENDED ONLY UPON APPLICATION TO AND APPROVAL BY THE PLANNING COMMISSION.

11-106

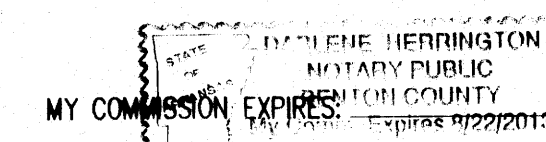
EXECUTED THIS 21st DAY OF June, 2005, BY:

BY: Barry Shannahan
FOR WAL-MART STORES INC. Barry Shannahan, Assistant Vice President

STATE OF ARKANSAS
COUNTY OF BENTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF June, A.D. 2005, BY Barry Shannahan A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.



Darlene Harrington
NOTARY PUBLIC

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS 25th DAY OF April, A.D., 2005.

James R. Niel
CHAIRMAN
Christy V. Hob
ATTTEST: SECRETARY

I HEREBY CERTIFY THAT THE ABOVE DEVELOPMENT PLAN WAS FILED FOR

RECORD IN MY OFFICE AT 116 O'CLOCK, P.M.,

June 28, 2005
In Book 10 at Page 164-168
Development Plan Plans

COUNTY CLERK: [Signature]

PAGE 1 OF 5

REQUIRED PERMITS

PERMIT REQUIRED	ISSUING JURISDICTION	SUBMITTAL DATE	PROJECTED PERMIT DATE	ACTUAL PERMIT DATE
DEVELOPMENT PLAN APPROVAL	CITY OF GILLETTE	9/17/04		10/18/04
REVISED DEVELOPMENT PLAN APPROVAL	CITY OF GILLETTE	5/25/05		
BUILDING PERMIT*	CITY OF GILLETTE			
OFF-SITE CONSTRUCTION PERMIT*	CITY OF GILLETTE			
NPDES	WYOMING DEQ			
* CONTRACTOR TO OBTAIN PERMIT				

REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN	5/26/05
2	DEVELOPMENT PLAN	5/6/05
3	DEVELOPMENT PLAN	4/6/05
4	DEVELOPMENT PLAN	10/18/04
5	DEVELOPMENT PLAN	10/5/04
NO.	DESCRIPTION	DATE

NOTES:

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE CURRENT CITY OF GILLETTE STANDARD SPECIFICATIONS, AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY STEIL SURVEYING SERVICES, LLC., DATED AUGUST 25, 2004. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BEGINNING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

EXISTING LEGEND

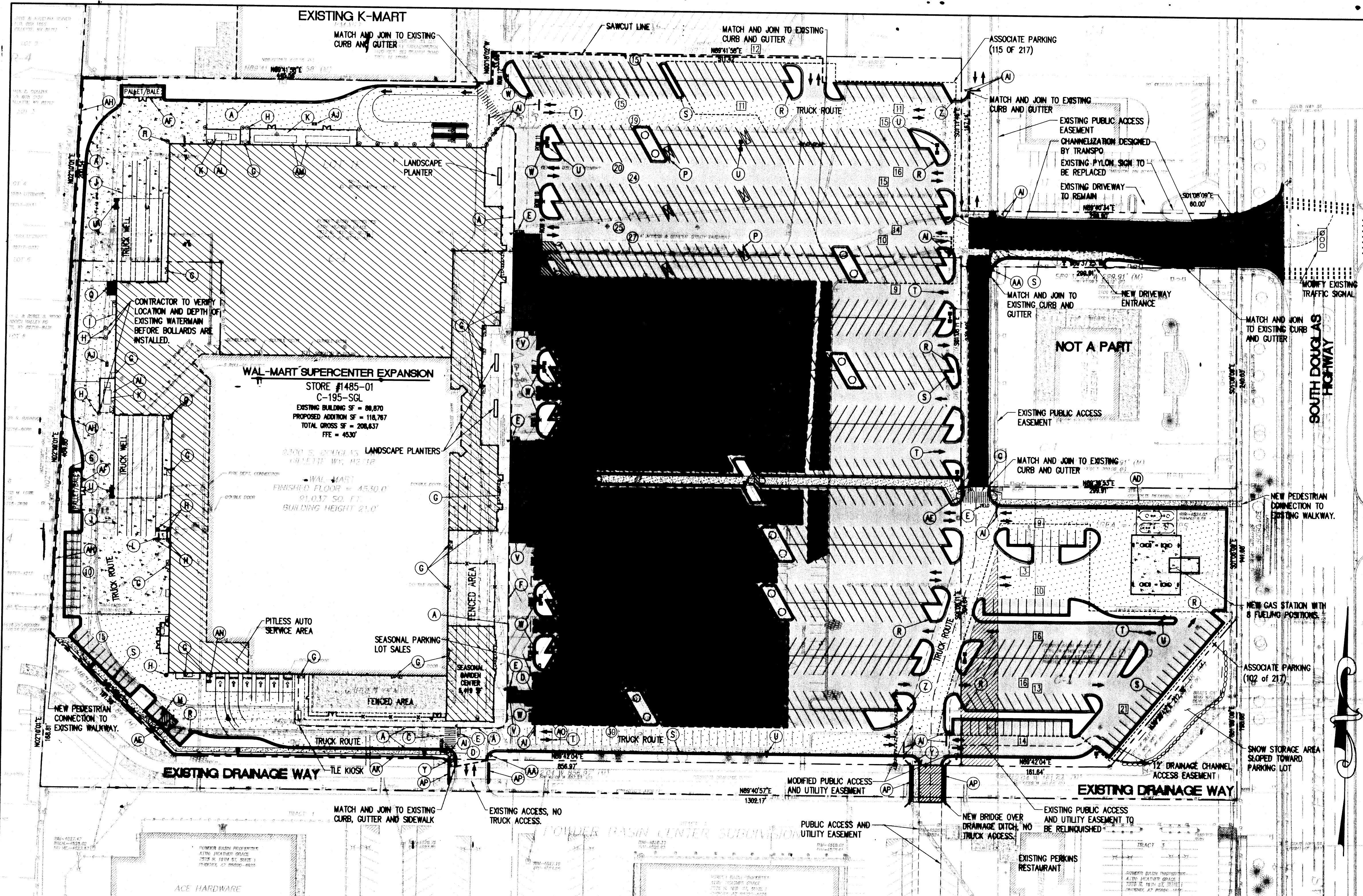
SET 3" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500" FOUND 1 1/2" ALUMINUM CAP "PLS 5910 IMPS" FOUND 1 1/2" ALUMINUM CAP "PLS 3864" FOUND 2" ALUMINUM CAP "PLS 2333" FOUND 3" REBAR SET IN 2" PIPE FILLED WITH CONCRETE FOUND 3" REBAR FOUND CHISELED "X" FOUND PLASTIC CAP SET CHISELED "X" CONTING. POINT DENOTES MEASURED DATA DENOTES DATA PER PLAT OF RECORD SPOT ELEVATION EXISTING GUARD POST EXISTING FIRE HYDRANT EXISTING WATER VALVE

EXISTING WATER MANHOLE EXISTING WATER METER EXISTING ELECTRIC BOX EXISTING LIGHT POLE EXISTING 2 HEAD LIGHT POLE EXISTING 4 HEAD LIGHT POLE EXISTING SINGLE HEAD LIGHT POLE EXISTING UTILITY POLE EXISTING GUY WIRE EXISTING STORM SEWER MANHOLE EXISTING SANITARY SEWER MANHOLE HANDICAP PARKING SPOT EXISTING CONIFEROUS TREE EXISTING DECIDUOUS TREE EXISTING OVERHEAD ELECTRIC LINES

EXISTING CHAIN LINK FENCE EXISTING BARBED WIRE FENCE EXISTING SPLIT RAIL FENCE EXISTING GAS LINE EXISTING BURIED ELECTRIC LINE EXISTING WATER LINE EXISTING SANITARY SEWER LINE EXISTING STORM SEWER LINE EXISTING BURIED TELEPHONE LINE EXISTING ELECTRIC TRANSFORMER EXISTING TELEPHONE MANHOLE EXISTING LIGHT POLE EXISTING MAIL BOX EXISTING CATCH BASIN EXISTING CLEAN OUT EXISTING SINGLE POST SIGN EXISTING ELECTRIC METER

EXISTING TELEPHONE PEDSTAL EXISTING GAS METER BORE HOLE EXISTING RIPRAP TRAFFIC SIGNAL TYPE - CONCRETE CURB BITUMINOUS CURBING SPRINKLER CONTROL VALVE EXISTING CONCRETE SURFACE EXISTING CONCRETE SURFACE EXISTING BITUMINOUS SURFACE EXISTING BRICK SURFACE

W142 3/5



- ### NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY STEEL SURVEYING SERVICES, LLC, DATED AUGUST 25, 2004. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BEGINNING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
 - ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
 - REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION. (SEE SHEET 2 OF 2 ALTA/ACSM LAND TITLE SURVEY)
 - SEE SHEET C-1.1 FOR SITE DIMENSIONS.
 - ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
 - PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDE, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - PLYON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL CONDUIT AND ELECTRICAL CIRCUIT BETWEEN THE PLYON SIGN(S) AND THE LIGHTING PANEL.
 - THE SITEWORK CONTRACTOR SHALL CONNECT ALL LIGHTS WITHIN THE RETAIL STORE'S DEMISED AREA TO THE SECURITY CIRCUIT AS SHOWN ON THE ELECTRICAL PLAN.
 - CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.

- ### LEGEND
- | | | | |
|--|---|--|---|
| | NEW BUILDING AREA | | GUIDE RAIL (C-8.0) |
| | STD. DUTY PAVEMENT (C-8.0) | | NUMBER OF PARKING STALLS PER ROW |
| | HEAVY DUTY PAVEMENT (C-8.0) | | NUMBER OF ASSOCIATE PARKING STALLS PER ROW |
| | OVERLAY (C-8.0/C-8.0) | | ROCKERY RETAINING WALL |
| | CONCRETE PAVEMENT (C-8.0) | | KEYSTONE RETAINING WALL |
| | CONCRETE SIDEWALK PAVEMENT (C-8.0) | | 7" VINYL FENCE WITH BLACK VINYL SLATS (C-8.0) |
| | PAVEMENT PER ARCH. PLANS (C-8.0) | | CHAIN LINK FENCE (C-8.0) |
| | STAMPED CONCRETE FINISH (C-8.0) | | MASONRY SCREEN WALL |
| | CONCRETE CURB & GUTTER (C-8.0) | | SPLIT RAIL WOOD FENCE (C-8.0) |
| | ASSOCIATE PARKING STALLS, WHITE STRIPING (217 STALLS) | | CART CORRAL (C-8.0) |
| | 6" FIRE LANE STRIPING (C-8.0) | | AISSLE MARKER SIGN (C-8.0/C-8.0) |
| | | | PIPE BOLLARD (C-8.0) |

- ### SITE LEGEND
- | | | | | |
|--|--|---|---|--|
| (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET. | (J) 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES, SPACED 10'-0" O.C. CENTERED ON DOOR | (R) 2'-0" LOADING ZONE AT ALL SPACES ADJACENT TO CURB AND GUTTER - (TYP). 4" PAINTED YELLOW STRIPING @ 2'-0" O.C. PERPENDICULAR TO PARKING SPACE. | (AA) "TRUCK EXIT" SIGN. SEE DETAIL SHEET. | (AL) COMPACTOR |
| (B) NOT USED | (K) CONCRETE COMPACTOR PAD (TYP). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE. | (S) 18" CONCRETE CURB AND GUTTER (TYP). | (AB) "TRUCK ENTRANCE" SIGN. SEE DETAIL SHEET. | (AM) COMPRESSOR |
| (C) 2'-0" WIDE PAINTED WHITE CROSSWALK WITH 4" PAINTED WHITE STRIPING 2'-0" O.C. PARALLEL TO THE DIRECTION OF TRAFFIC AND (1) 8" PAINTED WHITE STRIPE PERPENDICULAR ON BOTH SIDES. | (L) CONCRETE TRANSFORMER VAULT AND PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. | (T) PAINTED DIRECTIONAL ARROW (TYP) - SEE DETAIL SHEET | (AC) CONCRETE SIDEWALK (TYP) (C-8.0) | (AN) SAND AND OIL SEPARATOR |
| (D) PEDESTRIAN CROSSING SIGN W11A-2 AND W11A-2P (TYP) AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. | (M) ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE) | (U) LIGHT POLE BASE (TYP) (C-8.1) | (AE) CURB RAMP (TYP) (C-8.0) | (AO) TILE SIGN |
| (E) "YIELD" PAINTED WHITE ON PAVEMENT (TYP). | (N) PAINTED ISLAND (TYP) UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. SEE DETAIL SHEET | (V) PATTERNED CONCRETE | (AF) CHAIN LINK FENCE (C-8.0) | (AP) GUIDE RAIL (C-8.0) |
| (F) RAMPED PAVEMENT AT FRONT OF STORE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAXIMUM. REFER TO ARCHITECTURAL PLANS. | (O) NOT USED | (W) AISLE INDICATOR SIGNS (TYP) - SEE DETAIL SHEET. | (AG) NOT USED | (AQ) CART CROSSING (C-8.0) |
| (G) EXIT PORCH (TYP). SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STAIR. | (P) CART CORRAL (TYP)-SEE DETAIL SHEET FOR CART CORRAL DETAIL. | (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET. | (AH) 7' HIGH VINYL FENCE W/ 6"x6" POST @ 8' OC AND 1X6 SIDING (C-8.0) | (AR) STANDARD DUTY ASPHALT OVERLAY (C-8.0) |
| (H) 6" PIPE BOLLARD (TYP). UNLESS NOTED OTHERWISE. SEE DETAIL SHEET. | (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS. | (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET. | (A) "STOP" SIGN 12" STOP BAR (C-8.1) | (AS) HEAVY DUTY ASPHALT OVERLAY (C-8.0) |
| (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS. | | | (AJ) GREASE INTERCEPTOR | |
| | | | (AK) SPLIT RAIL WOOD FENCE (C-8.0) | |

PARKING DATA

EXISTING PARKING	= 558 STALLS
EXISTING PARKING RATIO	= 6.1 / 1000 SF
PROPOSED PARKING AFTER EXPANSION	
STANDARD STALLS	= 988 STALLS
ACCESSIBLE STALLS	= 22 STALLS
TOTAL STALLS	= 1010 STALLS
CART CORALS	= 20 STALLS
PROPOSED PARKING RATIO	= 4.8 / 1000 SF

SITE DATA

EXISTING RETAIL PARCEL (LOT 1B)	= PLATTED/MEASURED
VACANT PARCEL (LOT 2D)	= 11,570 AC / 11,563 AC
PROPOSED EXPANSION PARCEL (LOT 1E)	= 1,840 AC / 1,839 AC
	= 5,616 AC / 5,616 AC
	= 19,026 AC / 19,018 AC
PROPOSED RETAIL	= 19,026 AC
	= 19,026 AC

BUILDING DATA

EXISTING BUILDING AREA	= 89,870 SF
PROPOSED EXPANSION AREA	= 119,250 SF
TOTAL	= 209,120± SF
BUILDING HEIGHT: MAXIMUM BY CODE = 45'	
PROPOSED RETAIL = 30'±	

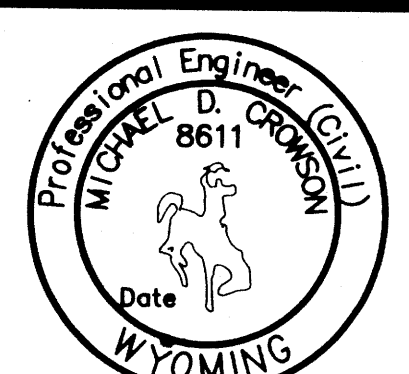
SETBACKS

BUILDING SETBACK REQUIREMENTS:	20' FRONT
	10' REAR
	10' SIDE

S: WYOMING/GILLETTE, GRIMES SOUTH DOUGLAS HIGHWAY 2 DRAWINGS DEVELOPMENT PLAN 08/10/05

No.	Date	By	Revision Description
1	5/26/05	PACLAND	DEVELOPMENT PLAN REVISION
2	5/6/05	PACLAND	DEVELOPMENT PLAN REVISION
3	4/6/05	PACLAND	DEVELOPMENT PLAN REVISION
4	10/18/04	PACLAND	DEVELOPMENT PLAN REVISION
5	10/5/04	PACLAND	DEVELOPMENT PLAN REVISION

Designed By:	SMM	Issue Date:	5/26/05
Drawn By:	JKG		DEVELOPMENT PLAN
Checked By:	SMM	Project No:	2004010.008



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GRADING NOTES

- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY STEEL SURVEYING SERVICES, LLC, DATED AUGUST 25, 2004. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED AT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE UBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- FOR LAYOUT INFORMATION REFER TO THE SITE PLAN AND HORIZONTAL CONTROL PLAN.

STORM DRAINAGE NOTES

- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- STORM DRAINAGE PIPE WITH LESS THAN 2'-0" COVER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76 CLASS III OR HIGHER WITH GASKETED JOINTS CONFORMING TO ASTM C-443, OR APPROVED EQUAL TO SUSTAIN H-20 LOADING.
- ALL ON-SITE STORM DRAINAGE PIPE SHALL BE SMOOTH WALLED INTERIOR, MANUFACTURER'S VERIFICATION OF MANNING'S ROUGHNESS COEFFICIENT $n=0.012$ OR LESS.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- ALL CATCH BASINS AND AREA DRAINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOWLINE OF GUTTER (WHERE APPLICABLE).
- CATCH BASIN INLET PROTECTION / EROSION CONTROL TO BE USED FOR ALL NEW INLETS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, UNLESS OTHERWISE SHOWN IN THE CATCH BASIN DETAIL.
- CONTRACTOR SHALL CONNECT ROOF DRAIN LEADERS TO PROPOSED STORM DRAINS AS SHOWN.

LEGEND

EX. CONTOUR	KEYSTONE RETAINING WALL
PROPOSED CONTOUR	ROCKERY RETAINING WALL
PROPOSED OVERLAY CONTOUR	CLEANOUT TO GRADE (C.O.T.G.)
SPOT ELEVATION	STORM DRAIN PIPE
TYPE I CATCH BASIN	FINISHED FLOOR ELEVATION (FFE)
TYPE II CATCH BASIN	TOP OF WALL (TW)
FLOW CONTROL STRUCTURE	BOTTOM OF WALL (BW)

SEE C-2.1 FOR BUILDING FOUNDATION
SUBSURFACE PREPARATION NOTES

CALL 48 HOURS
BEFORE YOU DIG
1-800-849-2476

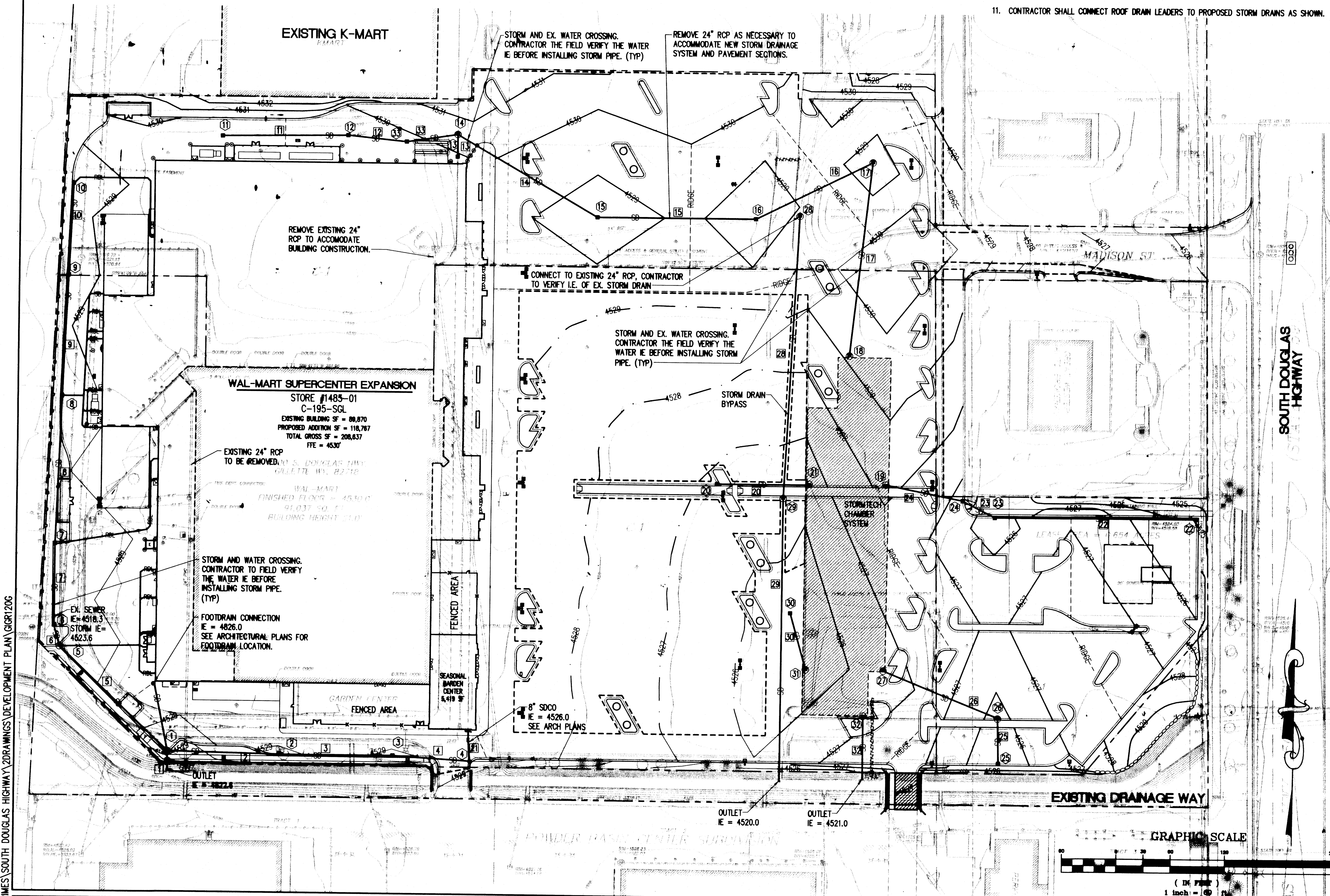
STRUCTURE SCHEDULE

NO.	TYPE	IN (IN)	OUT (OUT)
1	TYPE II CB	4528.3	4522.7
2	TYPE I CB	4528.8	4523.8
3	TYPE I CB	4528.8	4524.9
4	TYPE I CB	4528.0	4525.8
5	TYPE II CB	4528.0	4523.4
6	TYPE I CB	4528.0	4523.5
7	TYPE I CB	4528.0	4523.9
8	TYPE I CB	4528.3	4524.6
9	TYPE I CB	4528.4	4525.1
10	TYPE I CB	4528.4	4525.5
11	TYPE I CB	4529.2	4526.7
12	TYPE I CB	4529.3	4526.1
13	TYPE I CB	4529.8	4526.0
14	TYPE II CB	4530.5	4525.6
15	TYPE I A CB	4528.3	4524.9
16	TYPE I A CB	4528.4	4524.1
17	TYPE II CB	4528.6	4522.9
18	TYPE II CB	4529.1	4521.4 N.S.
19	TYPE II CB	4528.1	4521.4 SE
20	TYPE I A CB	4526.9	4523.9
21	TYPE II CB	4526.7	4522.9 W
22	TYPE I CB	4524.9	4522.7
23	TYPE I CB	4525.5	4522.0
24	TYPE I CB	4526.8	4521.8
25	TYPE I CB	4525.1	4522.4
26	TYPE II CB	4525.7	4522.2
27	TYPE II CB	4526.6	4521.4 E.N.
28	TYPE II CB	4529.1	**
29	TYPE II CB	4526.3	4521.2
30	TYPE I A CB	4525.5	4522.5
31	TYPE II CB	4525.7	4521.9 NW
32	FCS	4528.8	4521.4 N
33	TYPE I CB	4529.6	4525.9

PIPE SCHEDULE

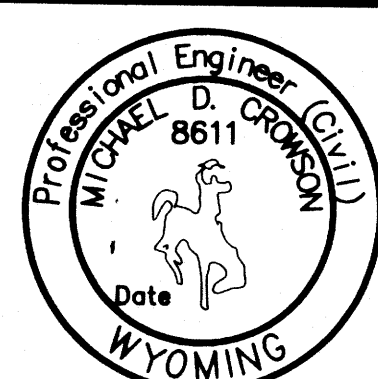
PIPE #	DIAMETER	LENGTH (FT.)	SLOPE (FT./FT.)
1	30" PVC	19	.005
2	12" PVC	122	.009
3	12" PVC	124	.009
4	12" PVC	86	.010
5	30" PVC	166	.004
6	24" PVC	23	.004
7	24" PVC	90	.004
8	24" RCP	164	.004
9	15" PVC	133	.004
10	15" RCP	102	.004
11	12" RCP	139	.004
12	12" PVC	64	.004
13	12" PVC	21	.019
14	12" PVC	179	.004
15	18" PVC	175	.005
16	18" PVC	144	.008
17	24" PVC	215	.007
18	NOT USED	-	-
19	NOT USED	-	-
20	12" RCP	103	.010
21	8" PVC	22	.009
22	12" RCP	226	.003
23	15" PVC	41	.004
24	18" PVC	86	.005
25	12" PVC	50	.004
26	12" RCP	137	.006
27	NOT USED	-	-
28	24" PVC	313	**
29	24" PVC	309	.004
30	15" RCP	64	.010
31	NOT USED	-	-
32	24" PVC	69	.006
33	12" PVC	57	.004

- * SOLID LID
- ** FIELD VERIFY
CONTRACTOR TO NOTIFY ENGINEER
IMMEDIATELY IF THE INVERT ELEVATION
IS LOWER THAN 4525.0
- *** WITH POLLUTION CONTROL ELBOW



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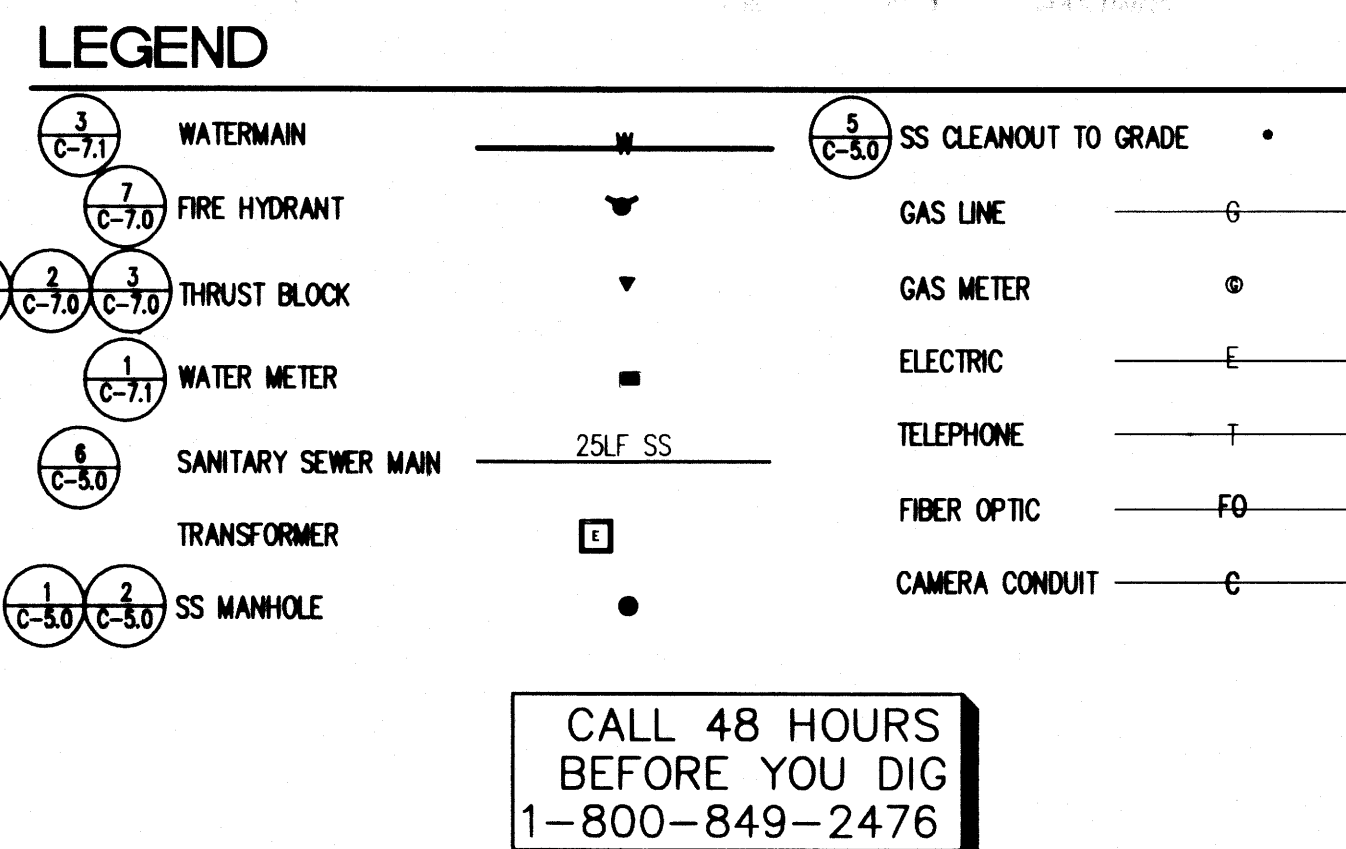
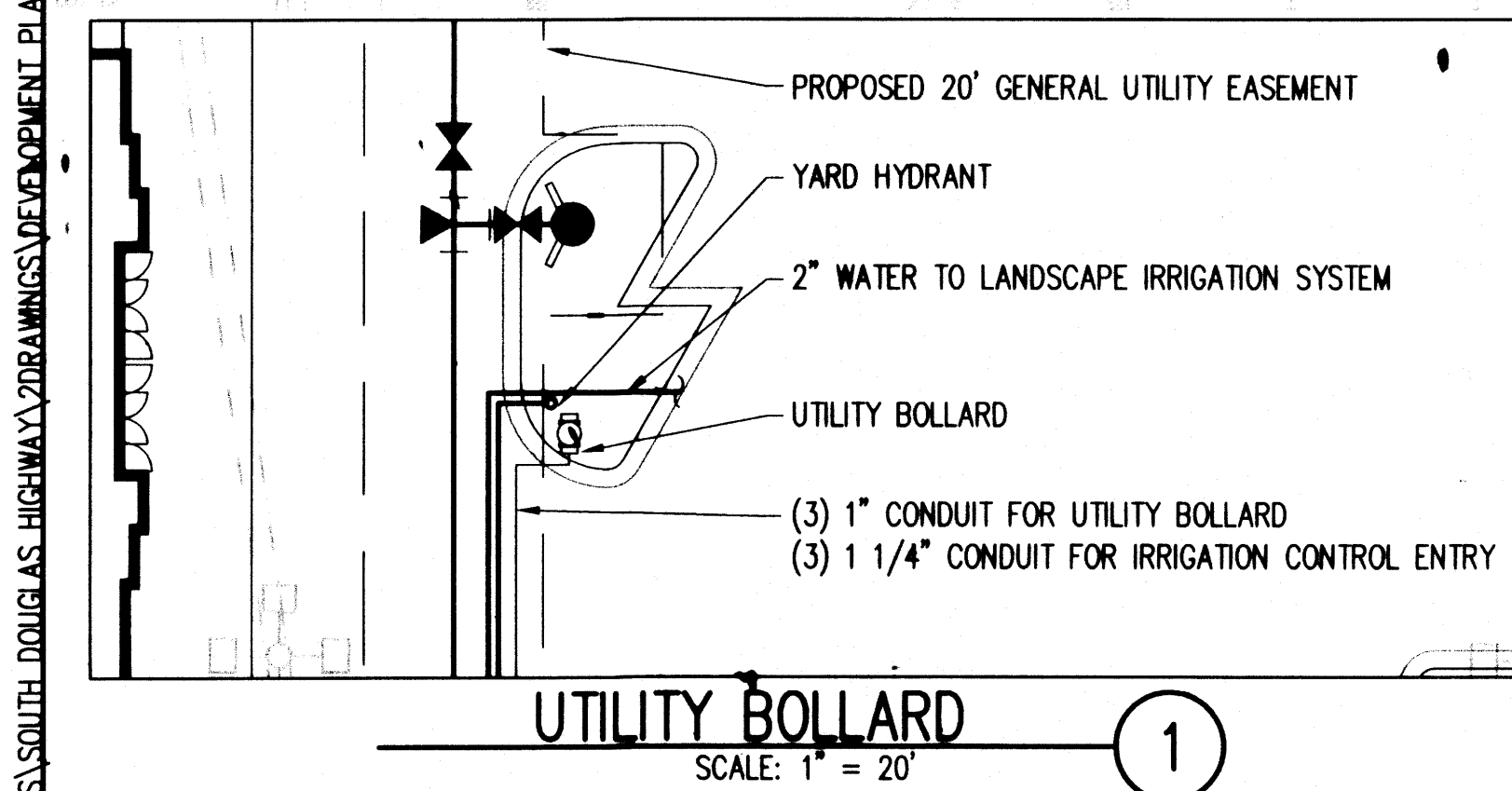
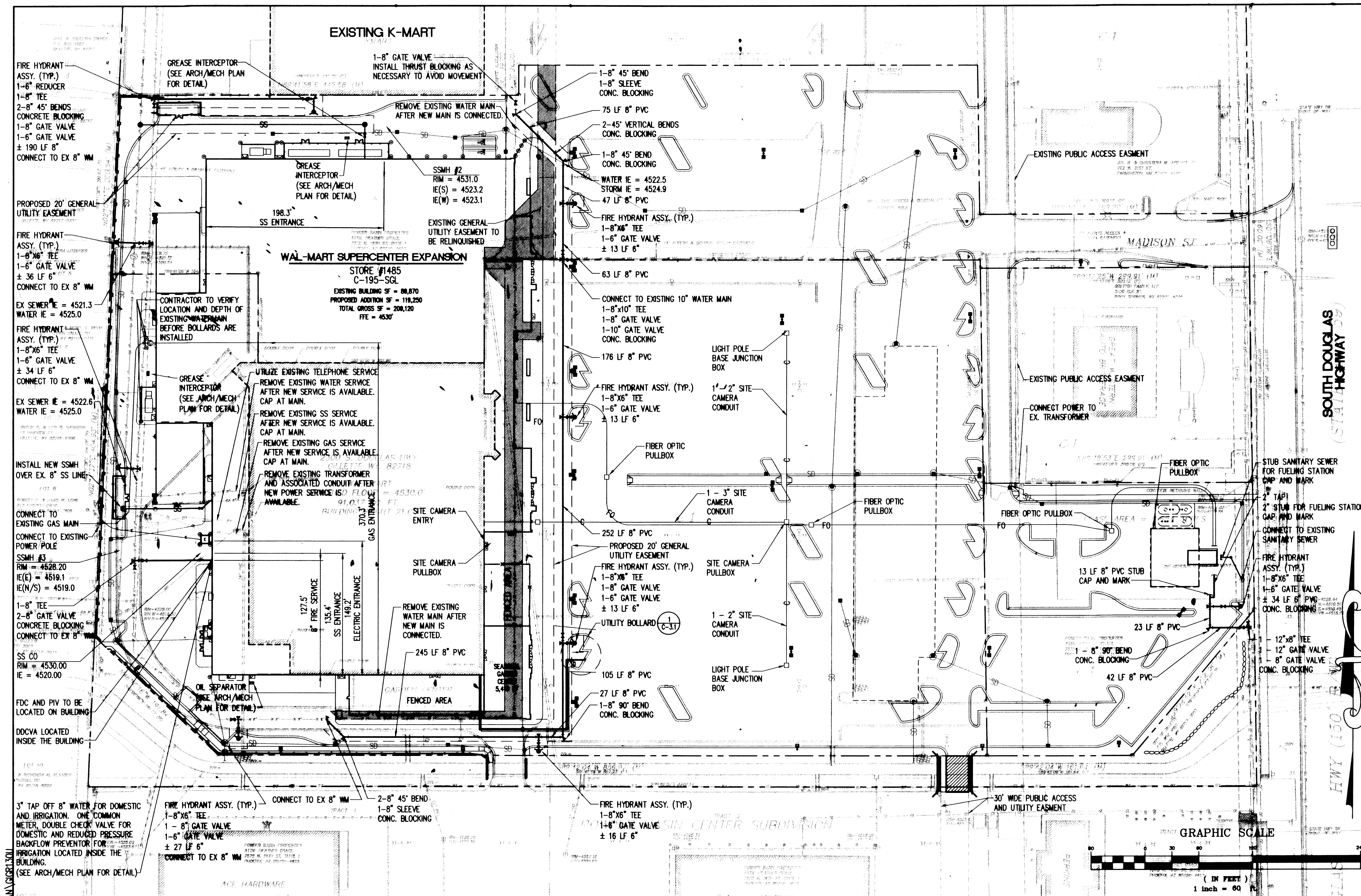


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GRADING AND DRAINAGE PLAN
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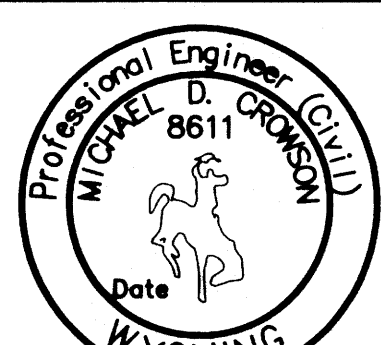
- ### GENERAL UTILITY NOTES
1. ALL IMPROVEMENTS SHALL MEET LOCAL, STATE DOT AND A.P.W.A. STANDARD SPECIFICATIONS.
 2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY STEEL SURVEYING SERVICES, LLC, DATED AUGUST 25, 2004. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY, AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 3. **CAUTION - NOTICE TO CONTRACTOR**
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 4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 5. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 6. ALL FILL MATERIAL SHALL BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 8. MINIMUM WATER AND SANITARY SEWER TRENCH WIDTH SHALL BE 2 FEET.
 9. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18\"/>
 10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINE (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) ASTM F-894 AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL BE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18\"/>
 11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 15. CONTRACTOR TO PROVIDE TRENCHING, BACKFILL, 2 - 4\"/>
 16. CONTRACTOR IS TO PROVIDE TRENCHING, CONDUIT, AND BACKFILL FOR ALL UNDERGROUND POWER LINE AND VAULTS AS REQUIRED BY UTILITY PROVIDER. POWER LINES AND POLES TO BE INSTALLED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING AND FOR PRIMARY ELECTRIC SERVICE LOCATIONS.
 17. GAS PIPING SHOWN FOR COORDINATION ONLY. INSTALLATION OF THE GAS MAIN AND METER TO BE ACCOMPLISHED BY UTILITY PROVIDER.

- ### SANITARY SEWER NOTES
1. ALL CONSTRUCTION/INSTALLATION OF SANITARY SEWER MAINS SHALL BE DONE IN A SAFE, NEAT AND PROFESSIONAL MANNER, AND UNDER SUPERVISION OF CITY FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATORY AGENCIES MUST BE MET.
 2. THE MINIMUM SIZE FOR PUBLIC SEWER MAINS SHALL BE 8\"/>
 3. CONNECTIONS INTO THE EXISTING SANITARY SEWER MAINS REQUIRE ISSUANCE OF PUBLIC WORKS PERMIT AND INSPECTION BY THE LOCAL JURISDICTION PRIOR TO BACKFILLING. CONNECTION TO EXISTING SEWER SHALL ALSO BE MADE WITH A SADDLE CONNECTION PER CITY OF GILLETTE DESIGN STANDARD, SECTION 9.
 4. ALL NEW SANITARY SEWER PIPES AND MANHOLES MUST BE THOROUGHLY CLEANED, INSPECTED AND PRESSURE/VACUUM TESTED AS REQUIRED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION. ALL TESTS MUST BE PERFORMED BY THE CONTRACTOR AND COORDINATED WITH THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO PLACING INTO OPERATION.
 5. THE CONTRACTOR SHALL PROVIDE TO THE UTILITY PROVIDER ANY GUARANTEE OR WARRANTY NORMALLY FURNISHED WITH THE PURCHASE OF ANY MATERIALS USED IN CONNECTION WITH THE PROJECT AT HAND.

- ### WATER NOTES
1. ALL CONSTRUCTION/INSTALLATION OF WATER MAINS SHALL BE DONE IN A SAFE, NEAT AND WORKMANLIKE MANNER, AND UNDER SUPERVISION BY UTILITY PROVIDER FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATING AGENCIES MUST BE MET.
 2. WATER MAIN PIPE MATERIAL SHALL BE SCHEDULE C-900 OR C-909 PVC PIPE MEETING LOCAL REQUIREMENTS. PVC FITTINGS MAY ALSO BE USED. TRACER WIRE SHALL BE INSTALLED PER CITY SPECIFICATIONS AND CATHODIC PROTECTION INSTALLED FOR ALL DUCTILE IRON OR CAST IRON FITTINGS.
 3. AN 18-INCH MINIMUM SEPARATION IS REQUIRED ON SERVICE TAPS ON A MAIN LINE.
 4. SADDLES SHALL BE USED ON ALL TAPS 1-1/4\"/>
 5. ALL ELBOWS/BENDS ON WATER MAINS SHALL HAVE THRUST BLOCKS.
 6. WATER MAINS SHALL A MINIMUM COVER OF 5-1/2\"/>
 7. ALL NEW PIPES MUST BE PROPERLY CHLORINATED, FLUSHED, AND PRESSURE TESTED BY THE CONTRACTOR, AND INSPECTED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION. ALL TESTING TO BE PROVIDED BY THE CONTRACTOR.
 8. ALL BACKFLOW PREVENTION DEVICES (DOUBLE CHECK BACKFLOW PREVENTORS, REDUCED PRESSURE BACKFLOW PREVENTORS, PRESSURE AND ATMOSPHERIC VACUUM BREAKERS, ETC.) MUST BE APPROVED BY THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION.
 9. ALL NEW CONNECTIONS TO EXISTING WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OR GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO BACKFILLING.
 10. BACKFLOW PREVENTION DEVICES SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
 11. GATE VALVE LOCATIONS SHOWN ON THIS PLAN ARE PLACED FOR GRAPHIC PURPOSES ONLY. CONSTRUCT GATE VALVES OUTSIDE THE CURB LINE.

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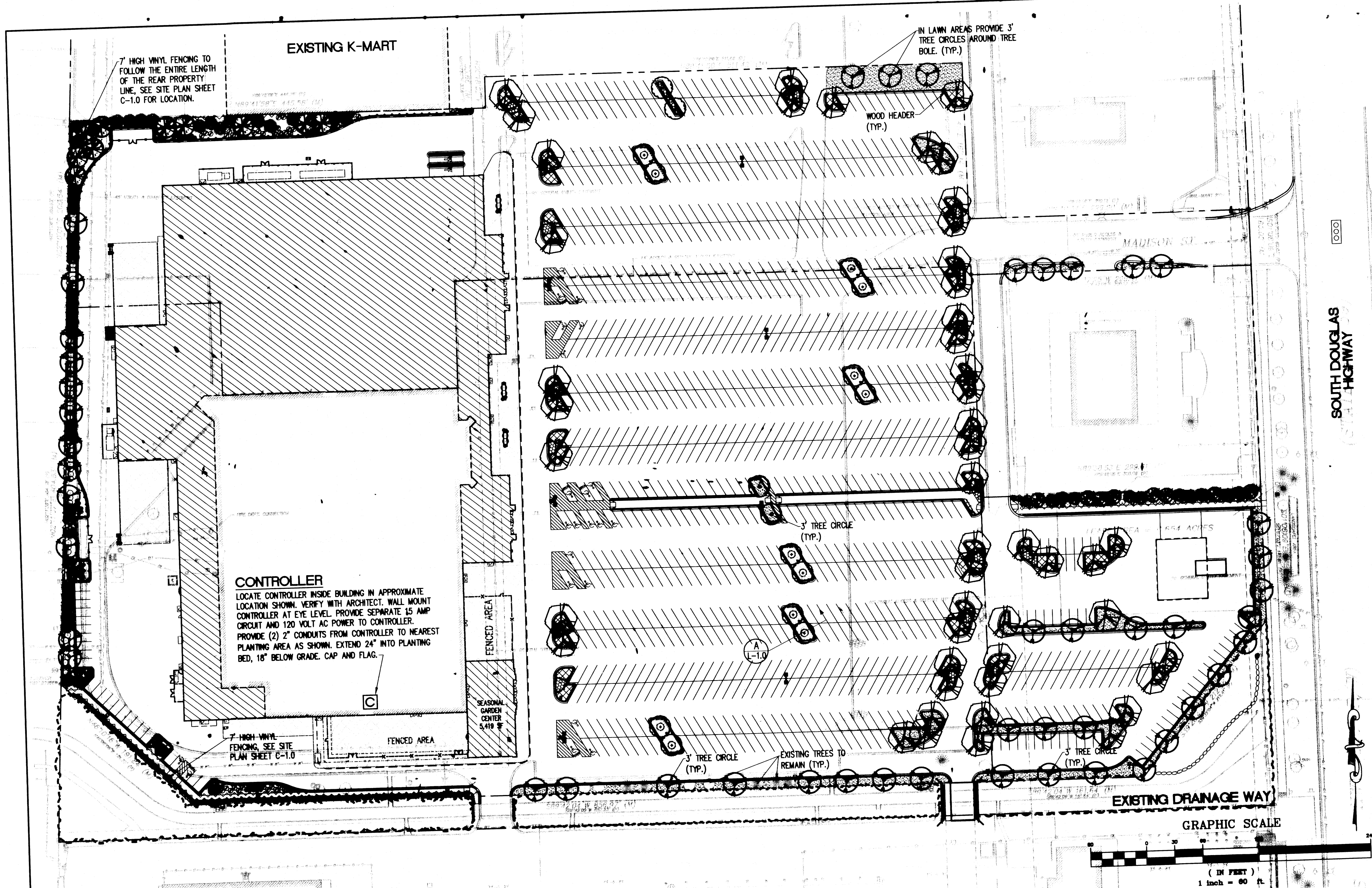
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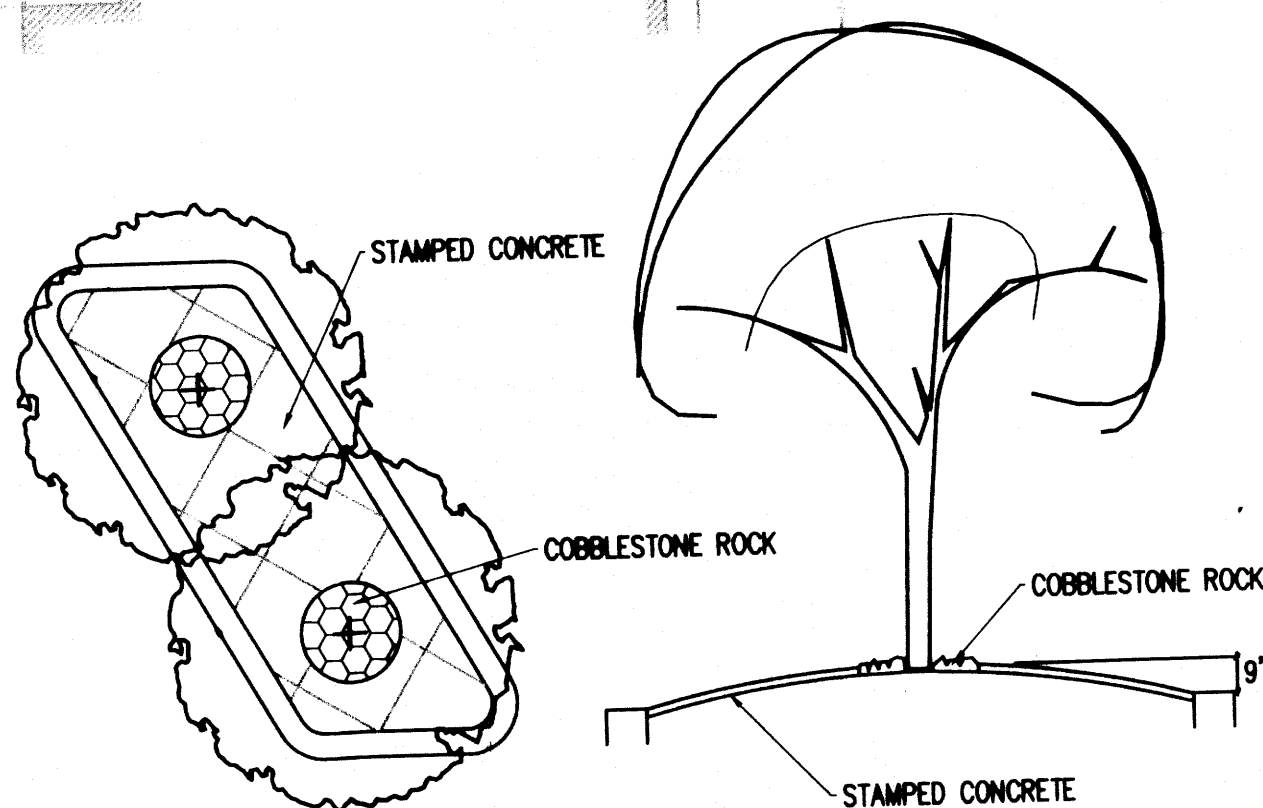
UTILITY PLAN

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PLANT SCHEDULE		
SYMBOL	DESCRIPTION/COMMON NAME	SIZE/COMMENTS
TREES		
	GLEITSIA TRIACANTHOS 'SHADEMASTER' / 'SHADEMASTER' HONEY LOCUST	2" CAL., MATCHED SET, BAB, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	5' MIN. HT., WELL FORMED, BAB
	MALUS 'RADIANT' / 'RADIANT' CRABAPPLE	2" CAL., MATCHED SET, BAB, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PNUS ARISTATA / BRISTLEcone PINE	5' MIN. HT., WELL FORMED, BAB
	TILIA CORDATA 'CHANCELLOR' / 'CHANCELLOR' LINDEN	2" CAL., MATCHED SET, BAB, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
SHRUBS		
	JUNIPER CHINENSIS 'MINT JULEP' / 'MINT JULEP' JUNIPER	5 GAL. CONT., 24" MIN. HEIGHT, FULL & BUSHY
	SPRAEA X BUNALDA 'FROEBELI' / 'FROEBEL' SPRAEA	5 GAL. CONT., 18" MIN. HEIGHT, FULL & BUSHY
	POTENTILLA FRUTICOSA 'JACKMAN'S VARIETY' / 'JACKMAN'S VARIETY' CINQUEFOIL	2 GAL. CONT., 15" MIN. HEIGHT, FULL & BUSHY
GROUND COVER		
	ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK	1 GAL., PLANT AT 24" O.C.
	SOD LAWN AREA	RYE/FESCUE/BUEGRASS BLEND
	COTONEASTER DAMMERI 'EICHHOLZ' / 'EICHHOLZ' COTONEASTER	2 GAL. CONT., 15" SPREAD, FULL & BUSHY, PLANT AT 3' O.C.
	COBBLESTONE ROCK	3" - 6" SIZE ROUNDED STONE



A PLANTER ENLARGEMENT
N.T.S.

SITE DATA

EXISTING RETAIL PARCEL (LOT 1B)	= PLATTED/MEASURED
VACANT PARCEL (LOT 2D)	= 11.570 AC / 11.563 AC
PROPOSED EXPANSION PARCEL (LOT 1E)	= 1.840 AC / 1.839 AC
	= 5.616 AC / 5.616 AC
	= 19.026 AC / 19.018 AC

PROPOSED RETAIL	= 19,026 AC
	= 19,026 AC
LAND USE CLASSIFICATION:	COMMERCIAL
ZONING CLASSIFICATION:	COMMERCIAL
LOCAL JURISDICTIONAL:	GILLETTE, WYOMING
FLOOD ZONE CLASSIFICATION:	AE (500 YEAR STORM)

BUILDING DATA

EXISTING BUILDING AREA	= 89,870 SF
PROPOSED EXPANSION AREA	= 119,250 SF
TOTAL	= 209,120± SF
BUILDING HEIGHT: MAXIMUM BY CODE = 45'	
PROPOSED RETAIL = 30'±	

PARKING DATA

EXISTING PARKING	= 558 STALLS
EXISTING PARKING RATIO = 6.1 / 1000 SF	
PROPOSED PARKING AFTER EXPANSION	
STANDARD STALLS	= 981 STALLS
ACCESSIBLE STALLS	= 22 STALLS
TOTAL STALLS	= 1003 STALLS
CART CORALS	= 20 STALLS
PROPOSED PARKING RATIO = 4.8 / 1000 SF	

NOTES:

- ALL CALCULATIONS BASED ON TOTAL SQUARE FOOTAGE OF BUILDING
- PREFERRED PARKING (5.0 STALLS/1,000 SF). CODE REQUIRED PARKING (5.0 STALLS/1,000 SF).
- PARKING SHOWN CONTAINS BOTH 60' AND 90' SPACES. TYPICAL STALL DIMENSIONS: 60' = 9' x 20' 90' = 9' x 18' TWO WAY AISLES: 24' ONE WAY AISLES: 18'

* VARIANCE TO BE PROCESSED

SETBACKS

BUILDING SETBACK REQUIREMENTS:	20' FRONT
	10' REAR
	10' SIDE

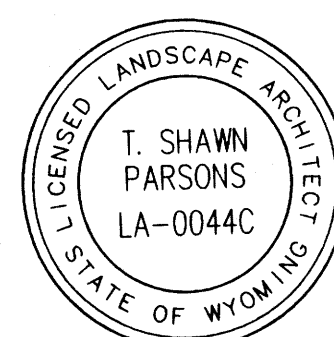
LANDSCAPE PLAN

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WYOMING GILLETTE CRIMES (SOUTH DOUGLAS HIGHWAY) 20 DRAWINGS DEVELOPMENT PLANS 3194

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