

GILLETTE COLLEGE STUDENT HOUSING PHASE 1

TRACT B GILLETTE TECH CENTER, PHASE II

CERTIFICATE OF DEVELOPMENT 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.

EXECUTED THIS 19th DAY OF November, A.D., 2008, BY:
Duane Evenson Mayor
CITY OF GILLETTE TITLE

STATE OF WYOMING)
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
19th DAY OF November, A.D., 2008 BY Duane Evenson, Mayor
AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2011

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS ____ DAY OF

JANUARY 14th, A.D., 2008.

CHAIRMAN

SECRETARY

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT
3:38 O'CLOCK P.M., THIS 19th DAY OF November, A.D., 2008 AND IS
DULY RECORDED IN BOOK NUMBER #2 PAGE NUMBER #19

COUNTY CLERK

DEVELOPMENT PLAN NOTES

LEGAL DESCRIPTION: TRACT B GILLETTE TECH CENTER
PHASE II
ZONE LOT AREA: 17.32 ACRES (754,459 SF)
ZONING: C-0
ZONING OF ADJACENT LOTS: R-2 ON THE EAST
C-0 ON SOUTH, WEST, AND NORTH

TOTAL PAVED AREA: 46,673 SF
TOTAL OPEN SPACE: 118,250 SF
TOTAL SIDEWALK AREA: 8,100 SF
TOTAL LANDSCAPE AREA: 110,150 SF

TOTAL BUILDING AREA: 14,885 SF

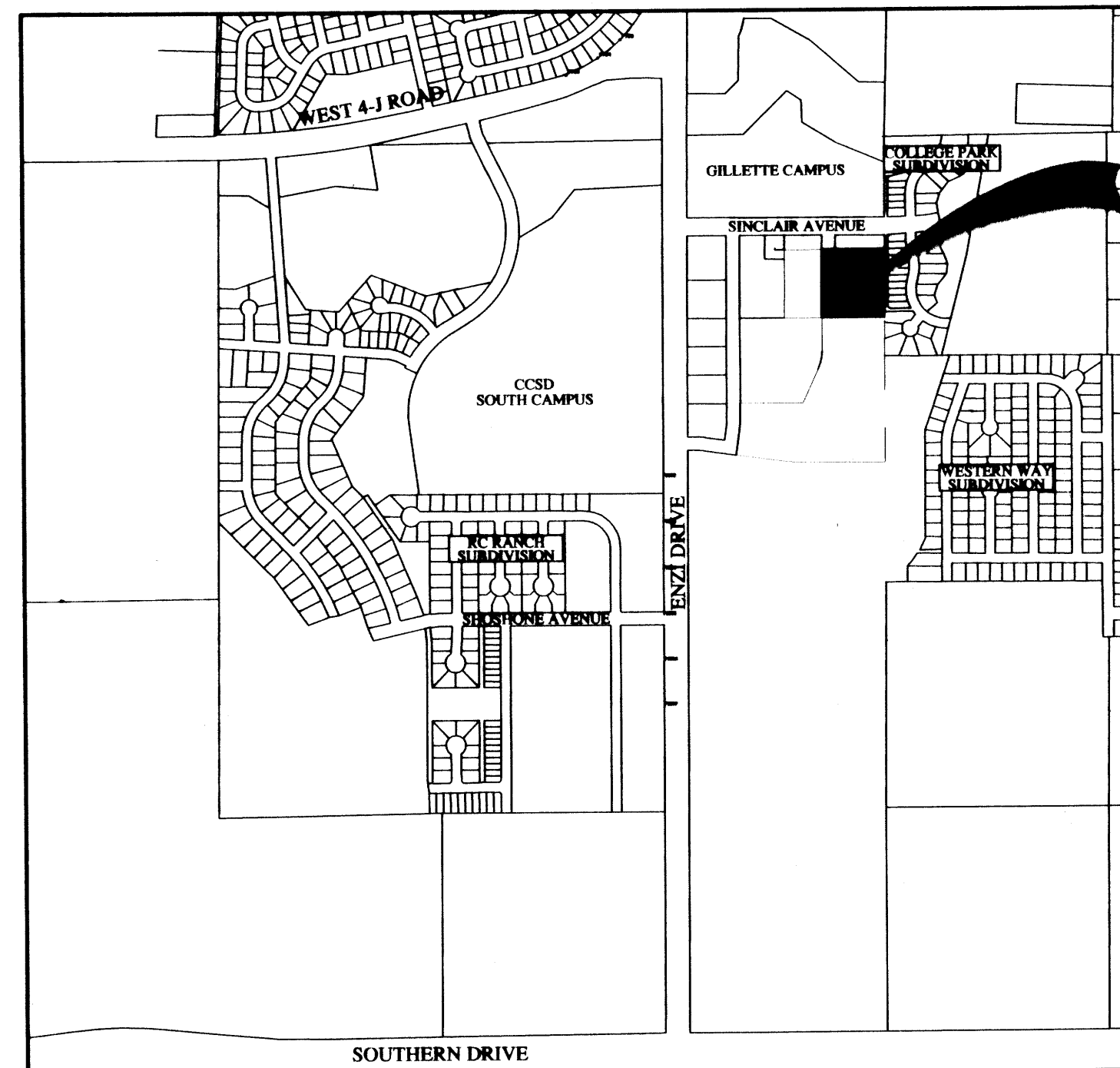
DRAINAGE: DRAINAGE DETENTION PROVIDED IN TRACTS C AND D NORTH OF PROPERTY
NEXT TO SINCLAIR AVENUE.

PROJECT SUMMARY			
BUILDING	AREA OF FLOOR	AREA OF BLDG.	HEIGHT OF BLDG.
1 (UNIT A AND B)	4,545 SQ.FT	9,793 SQ.FT	27'-2"
2	3,555 SQ.FT	8,879 SQ.FT	26'-2"
3	2,240 SQ.FT	4,116 SQ.FT	26'-2"

PARKING:

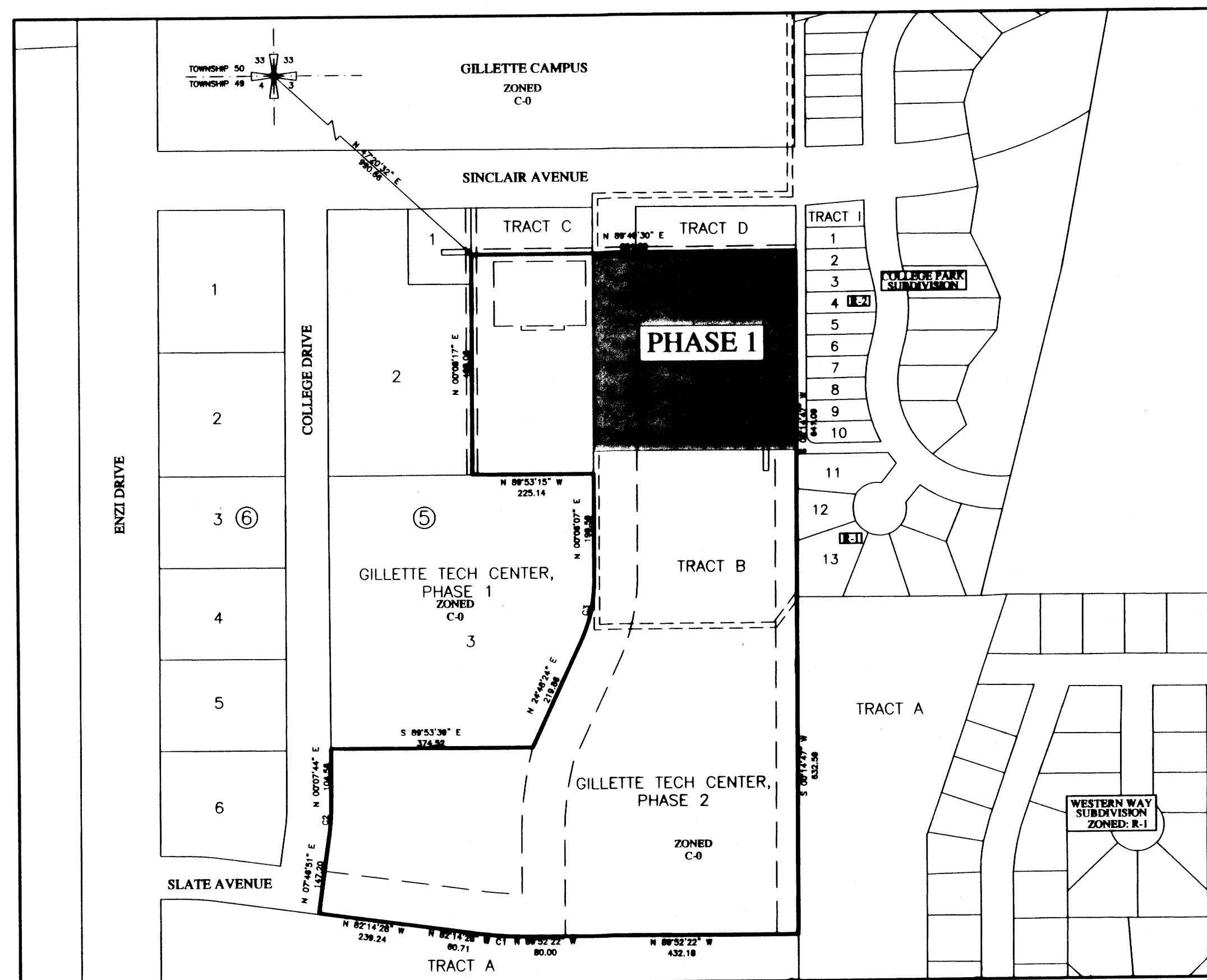
PARKING REQUIRED: 98 SPACES
PARKING PROVIDED: 121 SPACES

HANDICAP SPACES REQUIRED: 5 SPACES
HANDICAP SPACES PROVIDED: 5 SPACES



VICINITY MAP

Scanned &
Saved to
Y drive
GIS work
GCSH 1,2,3



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	07°38'23"	600.42	80.06	80.00	N 86°03'11" W
C2	07°39'18"	441.51	58.99	58.94	N 03°58'30" E
C3	24°42'00"	259.80	112.00	111.13	N 12°27'37" E

SITE MAP

ABBREVIATION LEGEND			
EA	EACH	VG	VALLEY GUTTER
FT	FOOT	FIL	FILLET
LF	LINEAL FOOT	C&G	CURB & GUTTER
SF	SQUARE FOOT	LT	LEFT
CF	CUBIC FOOT	RT	RIGHT
VF	VERTICAL FOOT	GRVL	GRAVEL
SY	SQUARE YARD	PCC	PORTLAND CEMENT CONCRETE
CY	CUBIC YARD	AC	ASPHALTIC CONCRETE
CFS	CUBIC FEET PER SECOND	TAC	TOP OF AC PAVEMENT
TN	TON	TC	TOP OF PCC PAVEMENT
AC	ACRE	TG	TOP OF GROUND
LS	LUMP SUM	TOC	TOP OF CURB
INS	INSTALL(ED)	TSP	TOP OF SLOPED PAVING
REM	REMOVE(D)	TSW	TOP OF PCC SIDEWALK
R&R	REMOVE & REPLACE/REINSTALL	TW	TOP OF WALL
ADJ	ADJUST	FL	FLOW LINE
TAN	TANGENT	E.O.L.	END OF LINE
RAD	RADIUS	ROW	RIGHT-OF-WAY
FES	FLARED END SECTION	GV	GATE VALVE
PR	PROPOSED	WS	WATER SERVICE
EX	EXISTING	SS	SANITARY SERVICE
STA	STATION	CO	CLEANOUT
SW	SIDEWALK	SD	SUB DRAIN
DW	DRIVEWAY	S	STORAGE
T	TRASH	F	FENCE
F&W	FIRE LANE AND DOMESTIC WATER		

EXISTING		PROPOSED		DESCRIPTION	
				DECIDUOUS TREE	
				BUSH	
				EVERGREEN TREE	
				DECIDUOUS TREE	
				ROCK WALL	
				CONCRETE RETAINING WALL	
				BLOCK WALL	
				FIRE HYDRANT	
				WATER VALVE	
				WATER METER PIT/MANHOLE	
				WATER LINE	
				WATER SERVICE	
				SANITARY SEWER MANHOLE	
				SANITARY SEWER CLEANOUT	
				SANITARY SEWER DBL. CLEANOUT	
				SANITARY SEWER MAIN	
				SANITARY SEWER SERVICE	
				STORM DRAIN INLET	
				STORM DRAIN MANHOLE	
				STORM DRAIN	
				ELECTRICAL TRANSFORMER	
				POWER LINE (underground)	
				LIGHT POLE WITH PEDESTAL	
				UTILITY POLE	
				OVERHEAD UTILITIES	
				TELEPHONE J-BOX	
				TELEPHONE LINE (underground)	
				POWER & TELECOM (underground)	
				(Common branch)	
				PROPOSED 1 PH. TRANSFORMER	

EXISTING	PROPOSED	DESCRIPTION
		CABLE TV J-BOX
		CABLE TV LINE (underground)
		GAS RISER
		GAS LINE (underground)
		CHAIN LINK FENCE
		WOOD PICKET FENCE
		WOOD RAIL FENCE
		SEMI-PRIVATE VINYL FENCE
		TWO RAIL VINYL FENCE
		SIGN
		RIGHT OF WAY
		ROADWAYS
		TEMPORARY CONSTRUCTION EASEMENT
		UTILITY/SANITARY SEWER EASEMENT
		SILT FENCE
		ROTMILL END TAPERS
		AC PAVEMENT REMOVAL
		AC PAVEMENT
		PCC PAVEMENT
		BORE HOLE (W/ NUMBER)

SURVEY LEGEND



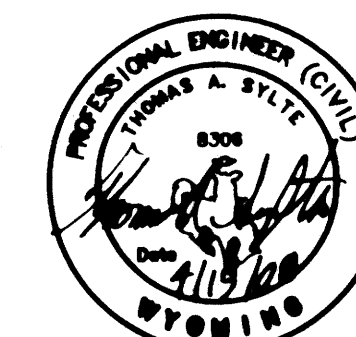
FOUND SECTION CORNER



BOUNDARY



EASEMENT



I THOMAS A. SYLTE HEREBY DECLARE THAT THESE PLANS
WERE PREPARED UNDER MY DIRECT SUPERVISION AS A
DULY REGISTERED PROFESSIONAL ENGINEER IN THE
STATE OF WYOMING.

Prepared for:
CITY OF GILLETTE
P.O. BOX 3003
GILLETTE, WYOMING 82717

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

P.C.A. ENGINEERING, INC.

Drawn by: CS Date: 12/2007

Design by: TAS Date: 12/2007

Reviewed by: Date:

Revised:

P.C.A. Project Number: 073200.00

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main.dwg

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GCSH-SITE PLAN.dwg

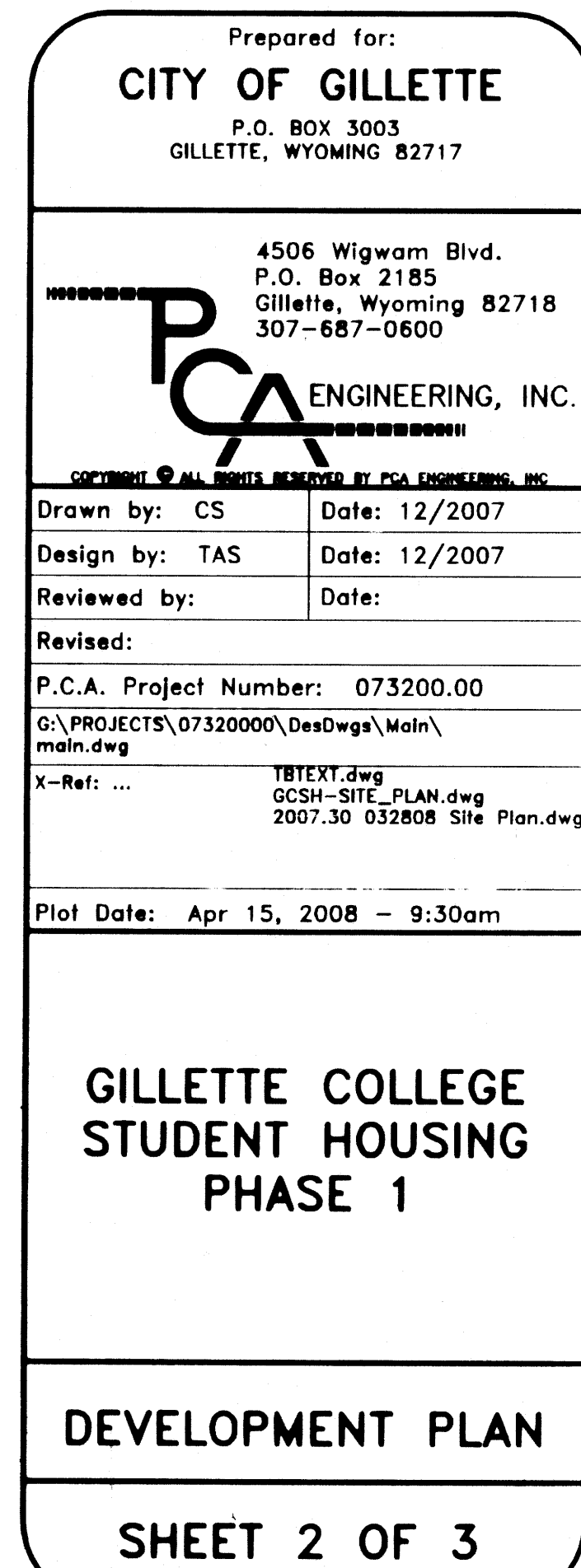
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Plot Date: Apr 15, 2008 - 9:29am

**GILLETTE COLLEGE
STUDENT HOUSING
PHASE 1**

DEVELOPMENT PLAN

SHEET 1 OF 3

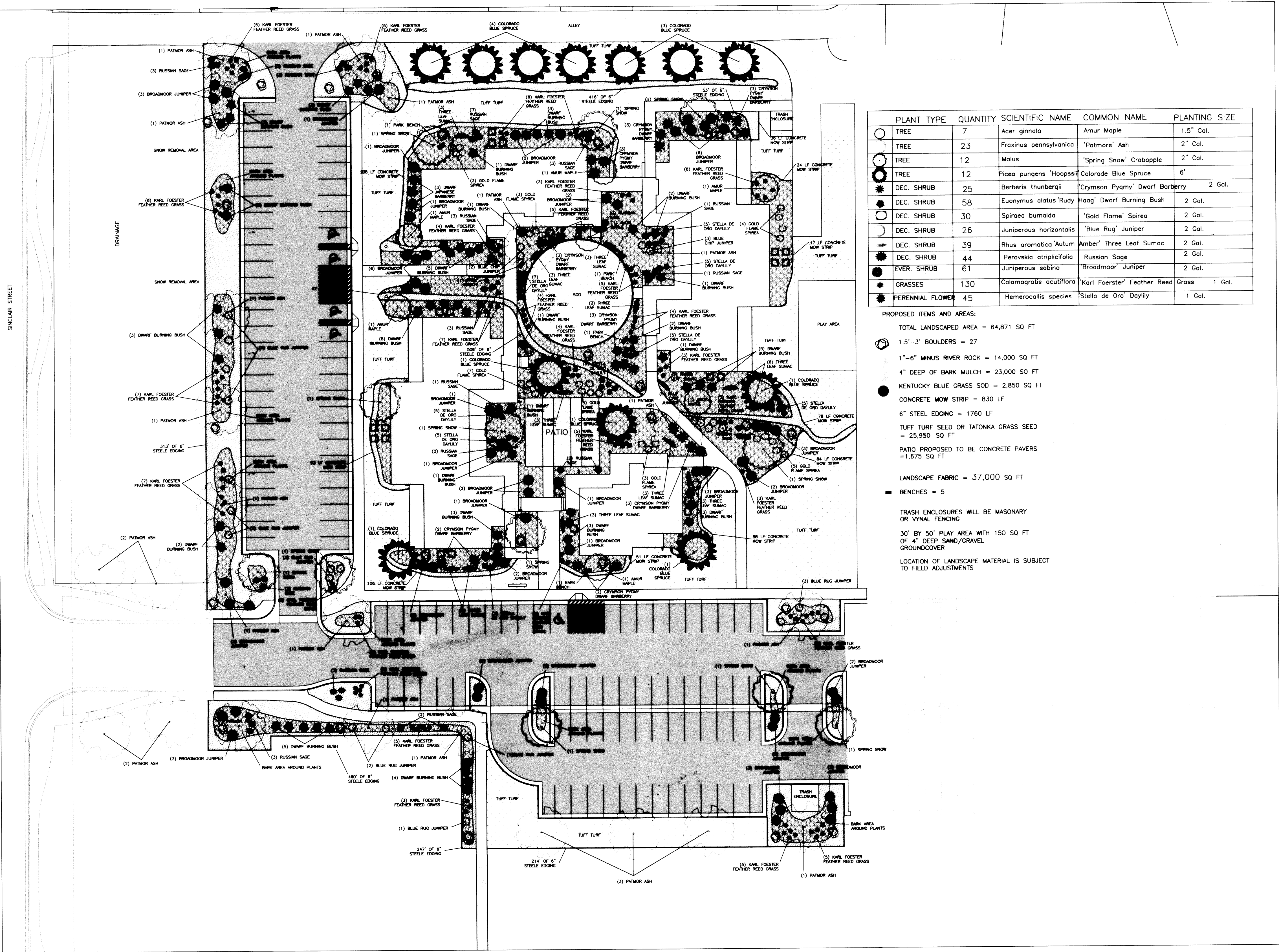


GILLETTE COLLEGE STUDENT HOUSING PHASE 1

TRACT B GILLETTE TECH CENTER, PHASE II



SCALE 1" = 30'



PLANT TYPE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
TREE	7	Acer ginnala	Amur Maple	1.5" Cal.
TREE	23	Fraxinus pennsylvanica	'Patmore' Ash	2" Cal.
TREE	12	Morus	'Spring Snow' Crabapple	2" Cal.
TREE	12	Picea pungens 'Hoopsii'	Colorado Blue Spruce	6"
DEC. SHRUB	25	Berberis thunbergii	'Crymson Pygmy' Dwarf Barberry	2 Gal.
DEC. SHRUB	58	Euonymus alatus 'Rudy'	Hoag' Dwarf Burning Bush	2 Gal.
DEC. SHRUB	30	Spiraea bumalda	'Gold Flame' Spirea	2 Gal.
DEC. SHRUB	26	Juniperus horizontalis	'Blue Rug' Juniper	2 Gal.
DEC. SHRUB	39	Rhus aromatica 'Autum	Amber' Three Leaf Sumac	2 Gal.
DEC. SHRUB	44	Perovskia atriplicifolia	Russian Sage	2 Gal.
EVER. SHRUB	61	Juniperus sabina	'Broadmoor' Juniper	2 Gal.
GRASSES	130	Calamagrostis acutiflora	'Karl Foerster' Feather Reed Grass	1 Gal.
PERENNIAL FLOWER	45	Hemerocallis species	Stella de Oro' Daylily	1 Gal.

PROPOSED ITEMS AND AREAS:

TOTAL LANDSCAPED AREA = 64,871 SQ FT

1.5'-3' BOULDERS = 27

1"-6" MINUS RIVER ROCK = 14,000 SQ FT

4" DEEP OF BARK MULCH = 23,000 SQ FT

KENTUCKY BLUE GRASS SOD = 2,850 SQ FT

CONCRETE MOW STRIP = 830 LF

6" STEEL EDGING = 1760 LF

TUFF TURF SEED OR TATONKA GRASS SEED

= 25,950 SQ FT

PATIO PROPOSED TO BE CONCRETE PAVERS

= 1,675 SQ FT

LANDSCAPE FABRIC = 37,000 SQ FT

BENCHES = 5

TRASH ENCLOSURES WILL BE MASONARY

OR VYNAL FENCING

30' BY 50' PLAY AREA WITH 150 SQ FT

OF 4" DEEP SAND/GRAVEL

GROUND COVER

LOCATION OF LANDSCAPE MATERIAL IS SUBJECT

TO FIELD ADJUSTMENTS

Prepared for:
CITY OF GILLETTE

P.O. BOX 3003
GILLETTE, WYOMING 82717

4506 Wigwam Blvd.

P.O. Box 2185

Gillette, Wyoming 82718

307-687-0600

ENGINEERING, INC.

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Drawn by: CS Date: 12/2007

Design by: TAS Date: 12/2007

Reviewed by: Date:

Revised:

P.C.A. Project Number: 073200.00

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changes in landscape to cut costs.dwg

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2007.30 032808 Site Plan.dwg

Plot Date: Apr 15, 2008 - 9:17am

**GILLETTE COLLEGE
STUDENT HOUSING
PHASE 1**

DEVELOPMENT PLAN

SHEET 3 OF 3