RELOCATED FIRE HYDRANT
270' TO NW CORNER OF BUILDING

STOP SIGN &
NO PARKING
BETWEEN SIGNS

7.5' WIDE CONCRETE RUNDOWN
6.5' WIDE BOTTOM WIDTH
(6" WIDE X 6" HIGH CURB ON BOTH SIDES)

10' WIDE CROSSPAN
NORTH LIP FL=4603.32
SOUTH LIP FL=4603.57

SIDE SETBACK LINE

12'X50' LOADING ZONE

4:1 SIDE SLOPES

SCALE BAR
1" = 40'
0' 10' 20' 30' 40'

TIE ONTO EXISTING 8"
SANITARY SEWER STUB
WITH NEW 4" SERVICE LINE.
(CUT 4" WYE INTO SOUTH
SIDE OF 8" STUB AND LEAVE
2' OF 8" LINE TO THE EAST
OF THE NEW TAP)

20' RADIUS FOR ALL RADII (TYP.)

EXISTING 5' WIDE SIDEWALK

5' WIDE
SIDEWALK

8'X2'
MONUMENT
SIGN #1
(4' TALL)

FIBER
VAULT

EXISTING FIBER
OPTIC LINE

EXISTING 20'
GENERAL UTILITY
EASEMENT &
FRONT SETBACK
LINE

PROPOSED
365 LF ~ 4"
SANITARY
SEWER
SERVICE LINE
(CLEANOUTS
EVERY 100')

TRASH

REFUSE CONTAINER TO BE
SURROUNDED BY 6' TALL PRIVACY
FENCE W/ GATES (OR EQUAL)

FDC

4' WIDE CURB CUT
(TO ALLOW REAR
SWALE TO DRAIN)

OVERSIZED HANDICAP RAMP
9' LONG X 8' WIDE BOTTOM LANDING
12:1 RAMPS
8' WIDE SIDEWALK (WEST)(FRONT)
5' WIDE SIDEWALK (NORTH)(SIDE)

EMERGENCY EXTERIOR EGRESS
STAIRWAY FOR UPPER LEVEL

FFE = 4609.25
BUILDING:
125'X200'
25,000 SF

REAR SETBACK LINE

PROPOSED 478 LF ~ 4" WATER COMBO LINE
FIRE (4") / DOMESTIC LINE (1.50")
(SPLIT SERVICES INSIDE BUILDING)

PROPOSED 3-PHASE
TRANSFORMER

EXISTING QWEST
TELECOMMUNICATIONS
PEDESTAL
(TO BE RELOCATED
OR ABANDONED, IF
POSSIBLE)

8'X2'
MONUMENT
SIGN #2
(4' TALL)

STOP SIGN &
NO PARKING
BETWEEN SIGNS

SIDE SETBACK LINE

INSTALL TEE AT END
OF 8" STUB & 4"
GATE VALVES ON
EACH SERVICE LINE

EXTEND 3-PHASE ELECTRICAL FROM SOUTH
(IN 4" CONDUIT) & INSTALL J-BOX

PLUG 4" STUB

325' TO EXISTING J-BOX

2' WIDE CURB CUT
(TO ALLOW SIDE SWALE
TO DRAIN)

PROPOSED ELECTRICAL SERVICE LINE
(208 VOLT/800 AMP/3 PHASE)
LOCATED IN 15' DRY UTILITY E/M

PROPOSED NATURAL GAS TAP ON
EXISTING MAIN LINE
(FOR 2 LB HIGH-PRESSURE GAS LINE)

EXISTING 15' WIDE RIGHT OF
WAY EASEMENT (GAS MAIN)
BOOK 1881/PG 99

TANNER DRIVE ((60' R.O.W.))

NOTES:

1) ALL SITE DRAINAGE (WITH THE EXCEPTION OF THE ACCESS DRIVES AND THE LANDSCAPED AREA ALONG THE WEST PROPERTY LINE) IS CONVEYED TO THE LARGE CROSSPAN AND CONCRETE RUNDOWN ON THE NORTH SIDE OF THE PARKING LOT WHERE IT FLOWS INTO THE EXISTING REGIONAL DETENTION POND (DIRECTLY TO THE NORTH) THAT HAS PREVIOUSLY BEEN SIZED TO ACCOUNT FOR COMMERCIAL DEVELOPMENT ON THIS LOT.

2) CITY OF GILLETTE SPEC 30" CURB & GUTTER (HIGHBACK) SHALL BE INSTALLED WITHIN THE R.O.W. TRANSITION TO 24" CURB & GUTTER (HIGHBACK) ON SITE.

3) ALONG THE NORTH AND WEST SIDES OF THE BUILDING, THE SIDEWALK (WHERE ADJACENT TO THE PARKING LOT) SHALL BE THICKENED EDGE TO SERVE AS THE 6" HIGHBACK CURB.

4) STANDARD PARKING SPACES ARE 18' LONG X 9' WIDE. (119 PROVIDED)

5) ADA PARKING SPACES ARE 18' LONG X 9' WIDE WITH 5' WIDE CLEAR ZONE. (6 PROVIDED)

LEGEND:

- SANITARY SEWER (EXISTING)
- SANITARY SEWER SERVICE
- WATER LINE (EXISTING)
- WATER SERVICE
- UNDERGROUND POWER (3ø) (EX)
- UNDERGROUND POWER (3ø)
- STREET LIGHT (EXISTING)
- STREET LIGHT PEDISTAL (EXISTING)
- JUNCTION BOX THREE PHASE (EXISTING)
- TRANSFORMER SINGLE PHASE
- GATE VALVE (EXISTING)
- 45° BEND
- FIRE HYDRANT (EXISTING)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE (EXISTING)
- MAJOR (10') CONTOUR LINE (EX)
- MINOR (2') CONTOUR LINE (EX)
- MAJOR (10') CONTOUR LINE
- MINOR (2') CONTOUR LINE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE

REV. #	REVISION DESCRIPTION	DATE	BY

FLIGHT ZONE
DEVELOPMENT PLAN
SITE PLAN & GRADING

SLOAN Engineering Services

DATE:	06/14/2017
JOB NO:	XXXXX
DRAWN BY:	CJS
APPROVED BY:	CJS

DEVELOPMENT PLAN
DP-2