AGENDA
CITY OF SHERIDAN
JULY 27, 2020
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion on the HUB Upward Building Expansion and Site Improvement Project - City Engineer Hanns Mercer

2. Discussion on Resolution No. 30-20 for the Adoption of the Capital Facilities Tax Project List

3. Discussion of Award for the 2020 Chip Seal Project to Hard Drives Construction, Inc - Public Works Director Lane Thompson

4. Discussion of Snow Removal Plans - Public Works Director Lane Thompson

5. Discussion of Cottonwood Subdivision, a Request to replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots, variance for a depth to front ratio, and vacate a portion of College Avenue between Carrington Street and Frank Street - Community Development Director Wade Sanner

6. Discussion of Ordinance #2225: David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth Street from an R-1 Residence District to B-1 Business District - Community Development Director Wade Sanner.

7. Discussion of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner

8. Update of Miss Indian America Sculpture Gift to the City of Sheridan - Judy Slack, Miss Indian America Committee and Bev Leichtnam, Mayor's Office

9. One Cent Committee Discussion - Mayor Miller

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name:	Discussion on the HUB Upward Building Expansion and Site Improvement Project - City Engineer Hanns Mercer
From:	Hanns Mercer, City Engineer
To:	Mayor and Council
CC:	
Date:	07/14/2020

Recommendation:

Staff recommends approval the Construction Manager at Risk Contract for the Upward project at the HUB.

Discussion:

Building Addition

Increase space for the "Help at Home" program at the Hub on Smith.

- Minimize the costs associated with short term leases
- Increase efficiencies and collaboration organizationally to serve increased demand
- Provide excellence in customer service – providing needed services under one roof

Create additional space for Support Center Services

- Provide user friendly and quiet, private and comfortable space for people in need of care coordination, information and referral and crisis intervention
- Dementia Friendly and capable space

Expand Loan Closet Space and Storage

Expand and increase safety for Home Delivered Meals Volunteer Entrance

Site Improvements

Parking - Increase and reconfigure parking lot to:

- Increase safety and pedestrian access
- Provide green space to connect to Whitney Commons
- Provide more visible access from Brooks street
- Increase spaces for the Hub, Whitney Commons and downtown Sheridan, YMCA, Kendrick Park

Existing Building Upgrades

Add fire suppression system - Improve acoustics - Improve HVAC System in the lobby

Estimated Costs

The total budget estimate for all the identified work is: $4,578,869.
Building Addition = $2,529,653
Site work = $1,849,465
Existing Building Upgrades:$199,751
(Land gift of approximately $500,000 not included in the above figure)

See attached Master Plan for renditions

Attachments

HUB Master Plan

Hub Council Presentation

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the hub...on Smith

Upward



CONCEPT DESIGN - VIEW OF ENTRY FROM SMITH STREET

(DRAFT)

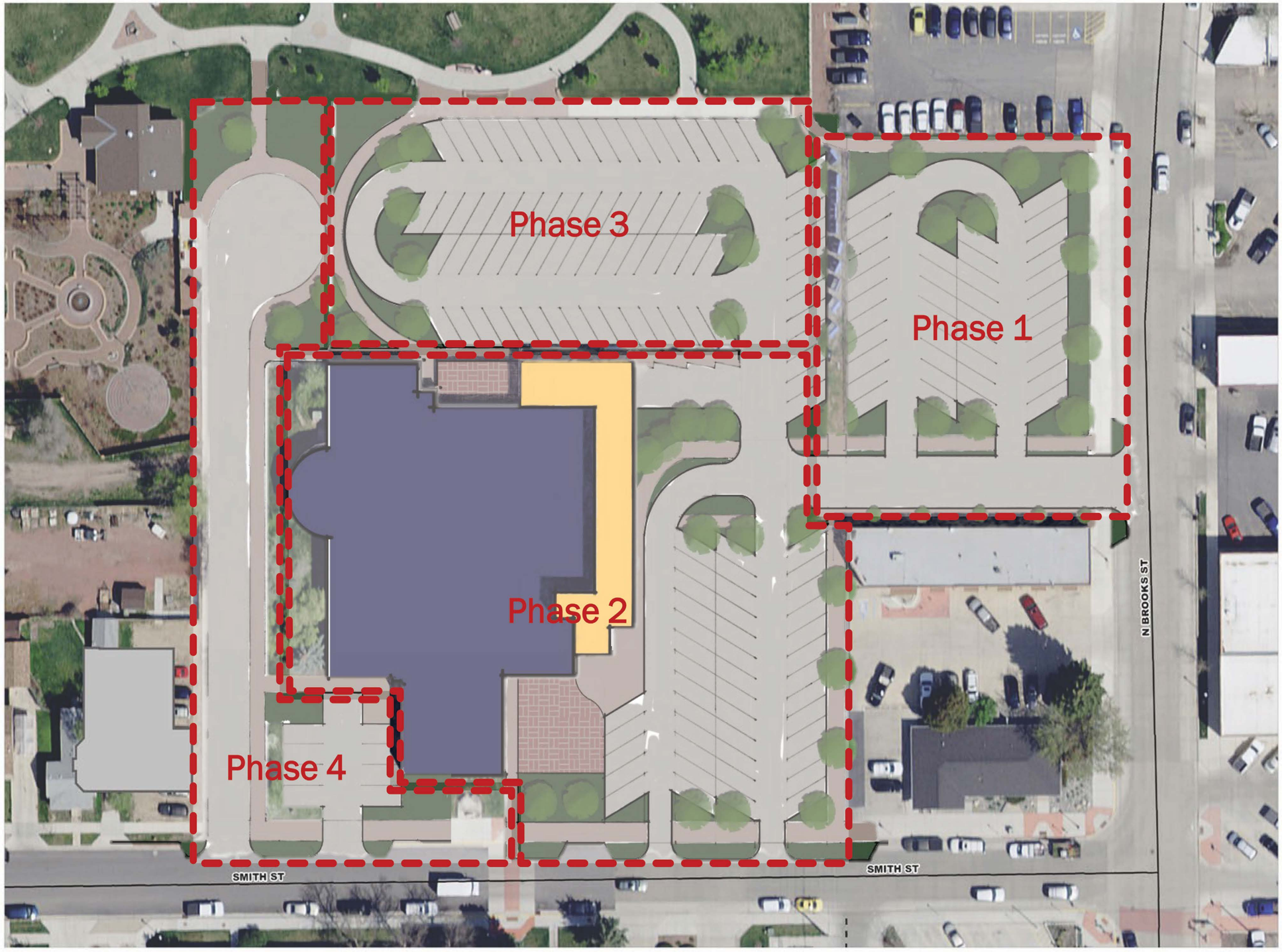
QC10 ARCHITECTS LLC

DECEMBER 12, 2019

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the hub ...on Smith

Upward



QC 10 ARCHITECTS LLC

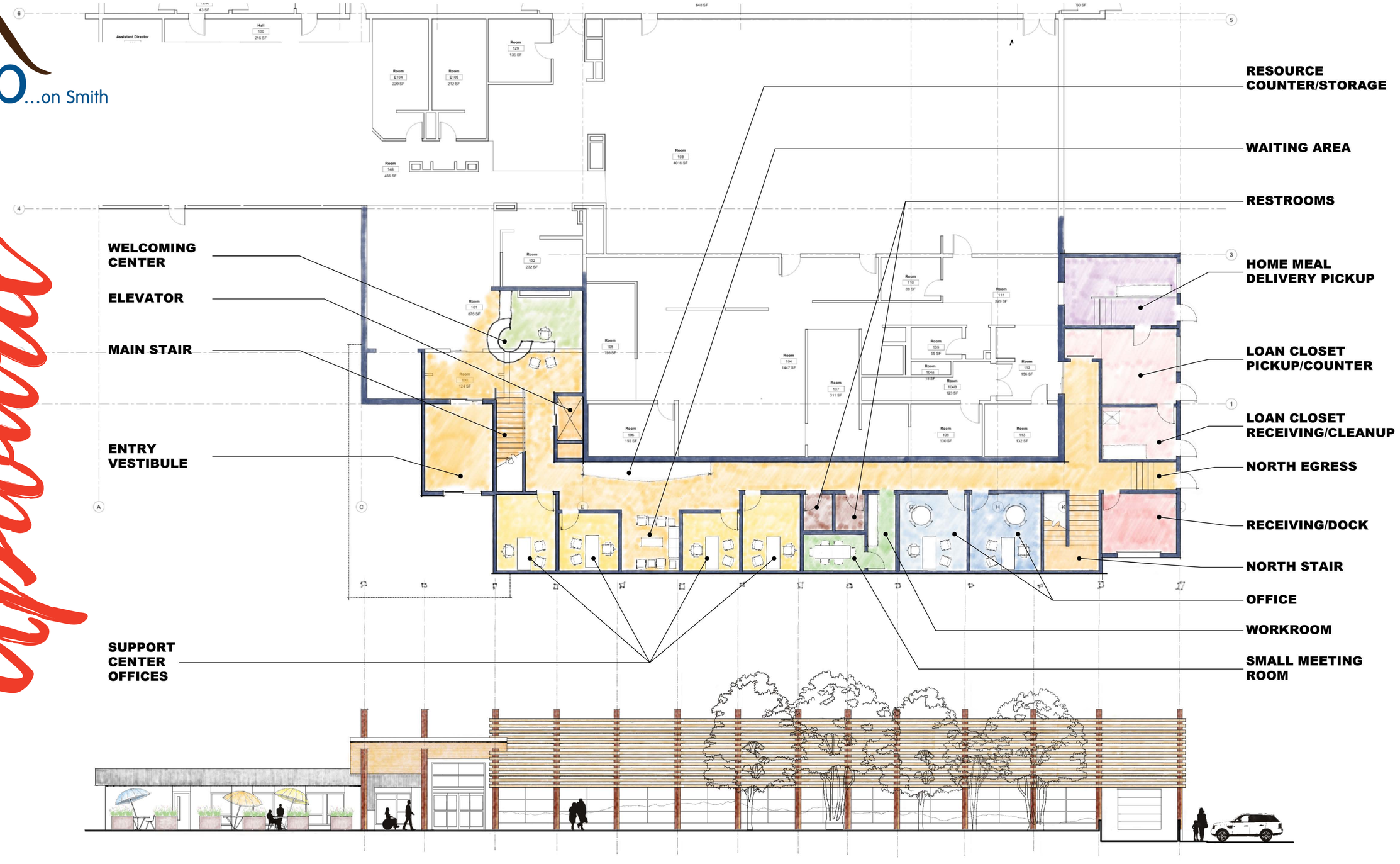
CONCEPT DESIGN - POTENTIAL PROJECT PHASES

(DRAFT)

DECEMBER 12, 2019

the hub ...on Smith

Upward



QC 10 ARCHITECTS LLC

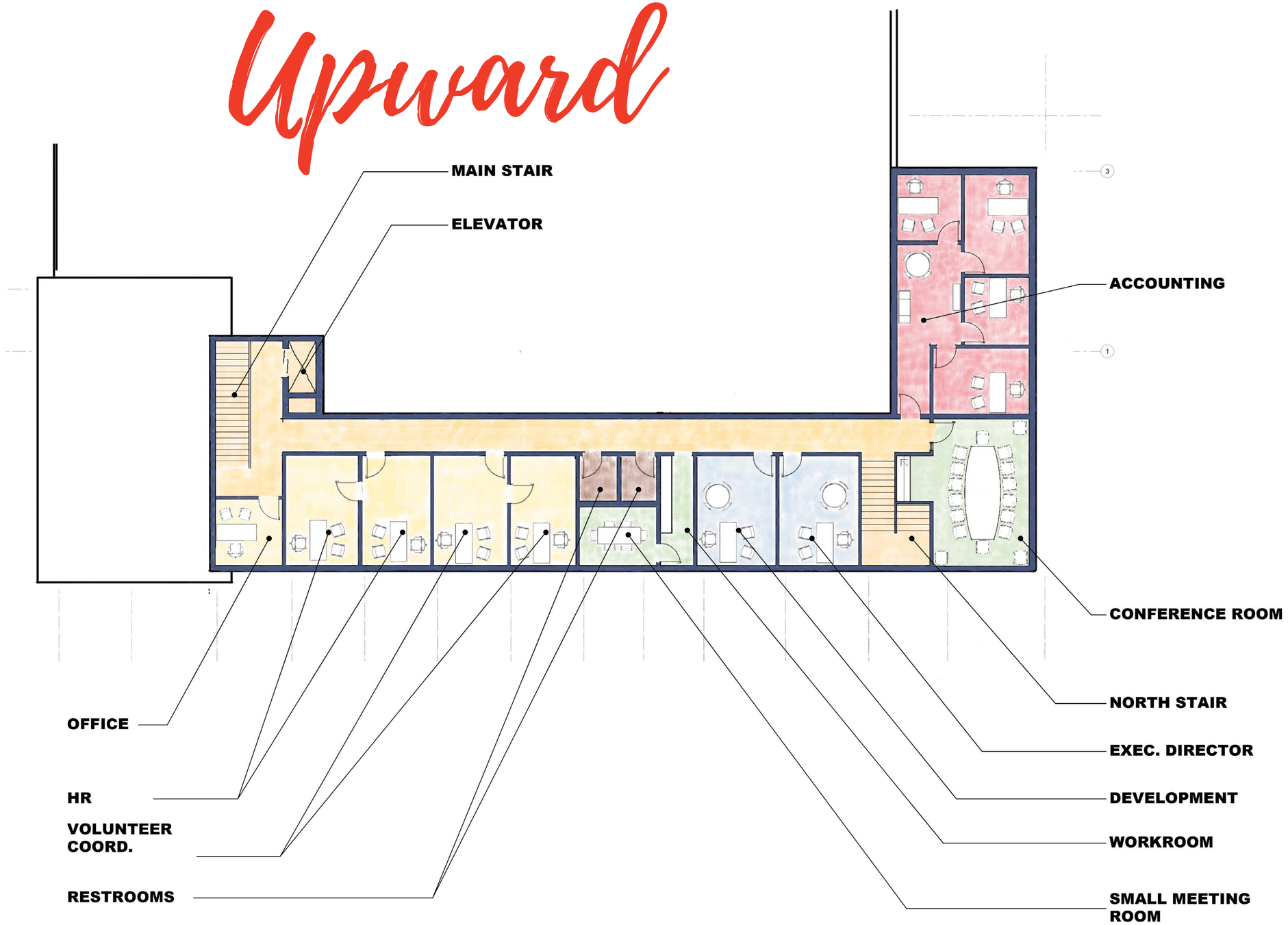
CONCEPT DESIGN - 1ST FLOOR PLAN & EAST ELEVATION

(DRAFT)

DECEMBER 12, 2019

the hub ...on Smith

Upward



QC 10 ARCHITECTS LLC

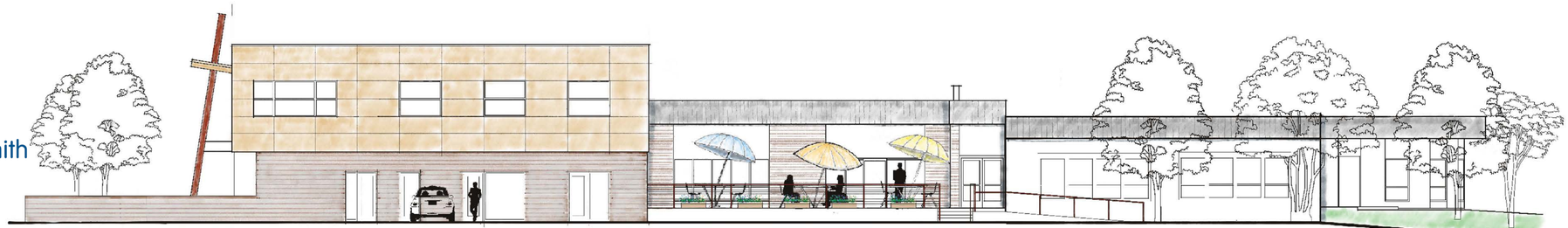
CONCEPT DESIGN - 2ND FLOOR PLAN

(DRAFT)

DECEMBER 12, 2019

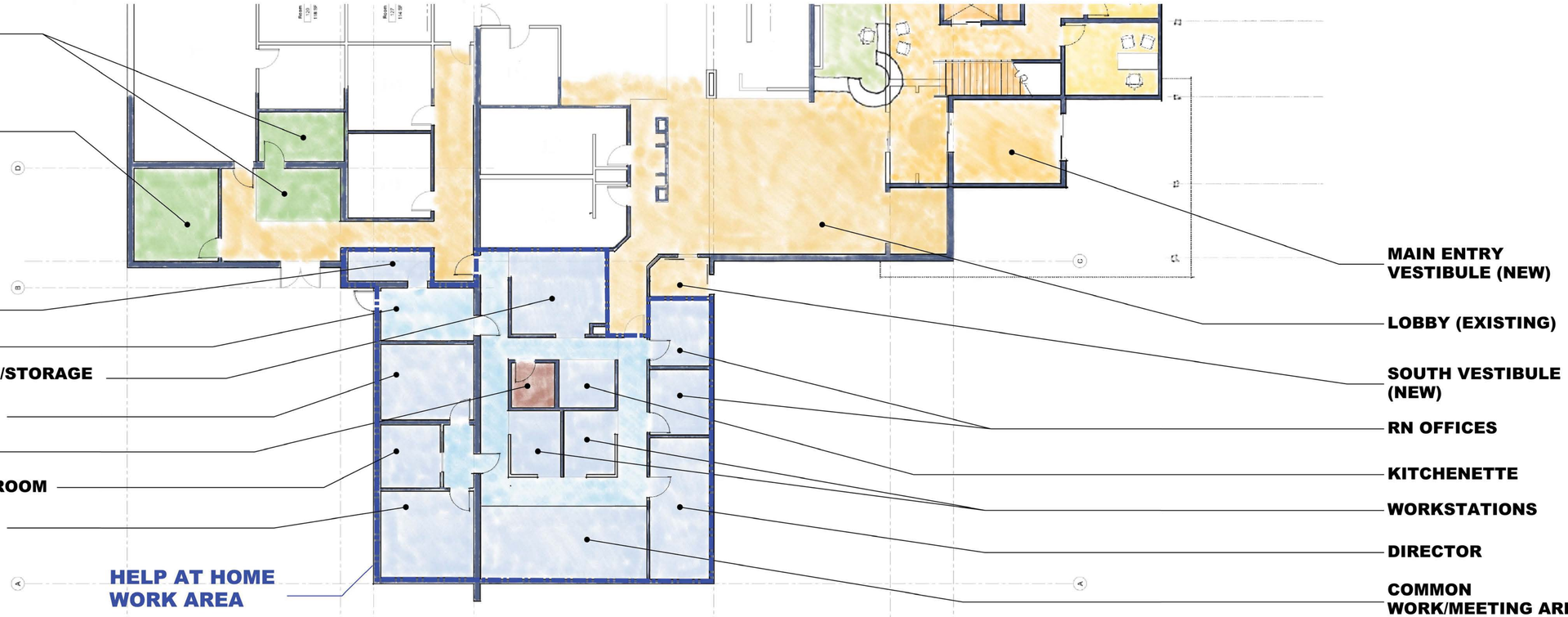
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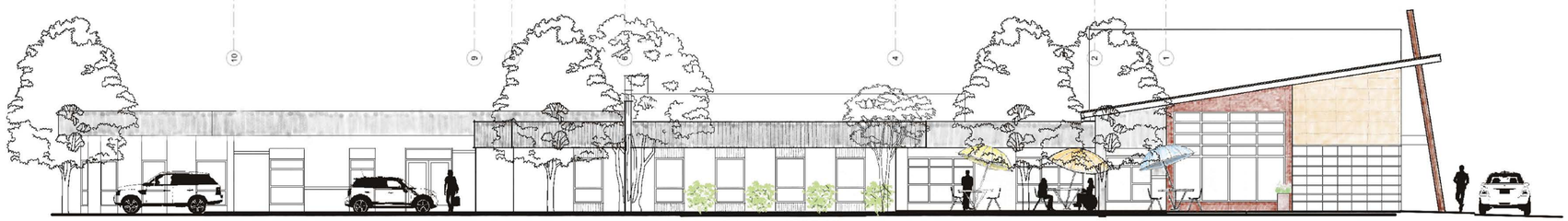
the hub ...on Smith



NORTH ELEVATION (VIEW FROM WHITNEY COMMONS)

Upward





SOUTH ELEVATION (VIEW FROM SMITH STREET)

QC 10 ARCHITECTS LLC

CONCEPT DESIGN - NORTH ELEVATION, 1ST FLOOR AT HELP AT HOME, SOUTH ELEVATION

(DRAFT)

DECEMBER 12, 2019

N

Upward

Why is a master plan needed?

- Demand for Help at Home continues to grow as our services allow seniors to live independently for longer
- Final phase of 2014 renovations called for Help at Home program to be relocated outside the existing Hub facility due to lack of space
- While considering options for the renovation and relocation, The Hub was gifted nearly 1/2 acre in additional land adjacent to the existing Hub facility
- Gift presented the opportunity to evaluate ways in which the gifted property and the existing Hub facilities could be reconfigured to better deliver integrated services to our growing senior population

What happens next?

1. During the month of March, we will host a series of listening sessions at the Hub and Heritage Towers to:
   - Share our ideas with the community
   - Test our assumptions
   - Listen to input from Hub customers and the broader community
2. After the listening sessions, we will incorporate input and finalize the master plan and projected costs
3. We will explore funding options for each of the master plan phases
4. We will finalize building plans and schedule for construction
5. We will carefully plan construction to minimize impacts to Hub users

Proposed Site Improvements

- Remove structures on Brooks Street to create main access to The Hub from Brooks
- Use gifted property to create additional parking for The Hub
- Add pedestrian paths to facilitate traffic to and from The Hub and parking, Whitney Commons, Main Street, and Smith Street
- Reconfigure north parking lot to diagonal parking and eliminate “race track” around building
- Install landscaping throughout the site to create cohesive look and feel and connect The Hub with Whitney Commons
- Develop patio on SE corner near entrance to The Hub to create a gathering space
- Create outdoor dining on north side of dining room facing Whitney Commons
- Make building facade attractive and visible to Brooks Street

What are we missing?

Proposed New Space

- Add approximately 5,000 square feet of space in a 2-story addition to the east side of the existing facility
- Locate new Support Center in the lower level of the addition
- Integrate Dementia Care into Support Center
- Move Administration from current location to upper story of addition
- Move Help at Home into south offices in the existing facility where Admin offices currently located
- Develop additional space at northeast corner of the Hub to incorporate food delivery, Home-Delivered Meals volunteer pickup, and a drop-off room for the Loan Closet

What are we missing?

Proposed Changes to Existing Space

- Address acoustic issues in dining room that make it difficult to hear
- Modify main reception counter to comply with ADA
- Address temperature control and heating in the lobby area
- Review use of “tech center” and consider ways to better use the space - consider moving public computers here
- Explore options for relocating items stored in the Community Room to minimize disturbance during scheduled activities in this room

What are we missing?

Upward - Building Expansion and Site Improvement Project

April 20, 2020

I. Background

History

Incorporated in 1973, offices in City Hall
Purpose – Help people live at home throughout their life time and prevent institutionalization
City purchased property at 211 Smith Street in 1980
Expansion projects have occurred about every 10 years due to growing needs

2015 Project - "Celebrating Generations and Building Community"

Raised just over $10M to add and renovate and expand space across the organization

Wyoming Business Council	$1,500,000
City of Sheridan	$125,000
Federal Grants -WYDOT	$600,000
Community Foundations	$5,220,000
Private Donors	$2,555,000

April of 2019 – Ready to begin last piece of the project – construction of Help at Home Building ceased when organization received gift of ½ acre on Brooks Street from Sheridan College

Current Status

Master Plan – June - November 2019
"Upward" Public Information Campaign – March 2020
Hired Design Team – April 2020

II. Objectives

Building Addition

Increase space for the "Help at Home" program at the Hub on Smith.
- Minimize the costs associated with short term leases
- Increase efficiencies and collaboration organizationally to serve increased demand
- Provide excellence in customer service – providing needed services under one roof

Create additional space for Support Center Services
- Provide user friendly and quiet, private and comfortable space for people in need of care coordination, information and referral and crisis intervention
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Expand Loan Closet Space and Storage

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Site Improvements

Parking - Increase and reconfigure parking lot to:

Increase safety and pedestrian access
Provide green space to connect to Whitney Commons
Provide more visible access from Brooks street
Increase spaces for the Hub, Whitney Commons and downtown Sheridan, YMCA, Kendrick Park

Existing Building Upgrades

Add fire suppression system - Improve acoustics - Improve HVAC System in the lobby

III. Value to the Community

- Hub provides essential services to the older people of our community and their families
- Saves millions of dollars in long term care costs to individuals, families and the State of Wyoming
- This investment will increase the organization's sustainability and efficiency for years to come
- Important amenity for community and the community's economic development
- Makes Sheridan a community people want to live in for the long term

IV. Estimated Costs

The total budget estimate for all the identified work is: $4,578,869.

Building Addition: $2,529,653
Sitework: $1,849,465
Existing Building Upgrades: $199,751
(Land gift of approximately $500,000 not included in the above figure)

V. Plan to Raise Funds

Funds for Help at Home Building "in hand"	$1,200,000	26%
Capital Facilities Tax	$1,000,000	22%
Wyoming Business Council	$ 500,000	11%
Community Foundations	$1,500,000	32%
Private Donors	$ 375,000	8%

VI. Questions and Answers

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name:	Discussion on Resolution No. 30-20 for the Adoption of the Capital Facilities Tax Project List
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	
Date:	07/14/2020

Recommendation:

Staff recommends that Mayor and Council approve Resolution No. 30-20 for the adoption of the Capital Facilities Tax Project list.

Background:

The Sheridan County One Percent Specific Purpose Capital Facilities Tax (CAP Tax) was first approved in 1989 and has been continuously approved by the voters of Sheridan County. This is a specific purpose tax, meaning that the funds can only be spent on Capital Improvement Projects. The CAP Tax is also a specific amount tax, which means the CAP Tax expires when the amount of funds in the resolution are collected.
Staff has worked with Mayor and City Council to create a capital project list based on the 2019 Capital Improvement Program (CIP) and other community infrastructure needs.

Attachments

Project List
Resolution 30-20

City of Sheridan

Capital Facilities Tax Project List

	Project Name	Capital Facilities Tax Amount	Other Funds	Total Estimated Cost
	Joint Resolution No. 29-20 Capital Facilites Tax Amount	**22,947,200**		
1	North Sheridan Interchange	1,400,000	-	1,400,000
2	Street Maintenance & Preservation Project	700,000	13,300,000	14,000,000
3	Main Street Reconstruction	1,500,000	2,000,000	3,500,000
4	Bridge Repair	1,700,000	-	1,700,000
5	North Heights Waterline	1,000,000	5,205,000	6,205,000
6	East Downtown	1,500,000	2,500,000	4,000,000
7	Lewis Street Reconstruction	4,400,000	2,800,000	7,200,000
8	South Downtown Improvements	3,540,000	2,500,000	6,040,000
9	South Thurmond Street Reconstruction	1,270,000	2,000,000	3,270,000
10	Kendrick Outdoor Pool (3.3M to 5.4M)	3,055,000	2,345,000	5,400,000
11	The HUB	500,000	4,100,000	4,600,000
12	5th Street and Long Drive Roundabout	600,000	900,000	1,500,000
13	Coffeen Avenue Widening Pathway	400,000	1,300,000	1,700,000
14	Gould Street Parking & Public Restrooms	250,000	585,000	835,000
15	Little Goose Concrete Chutes	200,000		20,000,000
	Subtotal =	**$ 22,015,000**	**$ 39,535,000**	**$ 81,350,000**
	Contingency =	**$ 932,200**		
	Total Capital Facilites Tax =	**$ 22,947,200**		

DRAFT

RESOLUTION
30-20

RESOLUTION APPROVING THE PROPOSED CAPITAL FACILITIES TAX PROJECT LIST FOR THE CITY OF SHERIDAN, WY (CITY) FOR THE NOVEMBER 3, 2020 GENERAL ELECTION

WITNESSTH

WHEREAS, Wyo. Stat. § 39-15-204(a)(iii) authorizes a county to collect an excise tax not to exceed one percent upon retail sales of tangible personal property, admissions and services made within the county; the revenue from the tax shall be used in a specified amount for specific purposes authorized by the qualified electors (commonly known as the capital facilities tax); and

WHEREAS, the City Council approved Joint Resolution No. 29-20 to continue the Capital Facilities Tax for a specified amount and shall be submitted to the qualified electors of Sheridan County at the next General Election in November, 2020; and

WHEREAS, the City Council of the City of Sheridan has determined the most important needs and benefits to the City of Sheridan and its residents and have prioritized the use of the City's share of revenues collected from the Capital Facilities Tax; and

WHEREAS, the City Council of the City of Sheridan wishes that these priorities, and other necessary projects, be made a part of the adopted proceedings;

	Project Name	Capital Facilities Tax Amount	Other Funds	Total Estimated Cost
1	North Sheridan Interchange	1,400,000		
2	Street Maintenance & Preservation	700,00	13,300,000	14,000,000
3	Main Street Reconstruction	1,500,000	2,000,000	3,500,000
4	Bridge Repair	1,700,000		1,700,000
5	North Heights Waterline	1,000,000	5,205,000	6,205,000

6	East Downtown	1,500,000	2,500,000	4,000,000
7	Lewis Street Reconstruction	4,400,000	2,800,000	7,200,000
8	South Downtown Improvements	3,540,000	2,500,000	6,040,000
9	South Thurmond Street Reconstruction	1,270,000	2,000,000	3,270,000
10	Kendrick Outdoor Pool (3.3M to 5.4M)	3,055,000	2,345,000	5,400,000
11	The HUB	500,000	4,100,000	4,600,000
12	5th St and Long Dr Roundabout	600,000	900,000	1,500,000
13	Coffeen Ave Widening Pathway	400,000	1,300,000	1,700,000
14	Gould St Parking & Public Restrooms	250,000	585,000	835,000
15	Little Goose Creek Concrete Chutes	200,000		20,000,000
	Subtotal =	**$22,015,000**	**$39,535,000**	**$81,350,000**
	Contingency =	**$932,200**		
	Total Capital Facilities Tax =	**$22,947,200**		

City of Sheridan, WY (City) **Attest:**

Roger Miller, Mayor, City of Sheridan **Cecilia Good, Clerk, City of Sheridan**

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name:	Discussion of Award for the 2020 Chip Seal Project to Hard Drives Construction, Inc - Public Works Director Lane Thompson
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	
Date:	07/14/2020

Recommendation:

Staff recommends that Mayor and Council award the 2020 Chip Seal Project (Highland Hill) to Hard Drives Construction, Inc, the lowest qualified bidder, in the amount of one hundred seventy-four thousand, one hundred ninety-eight dollars ($174,198.00).

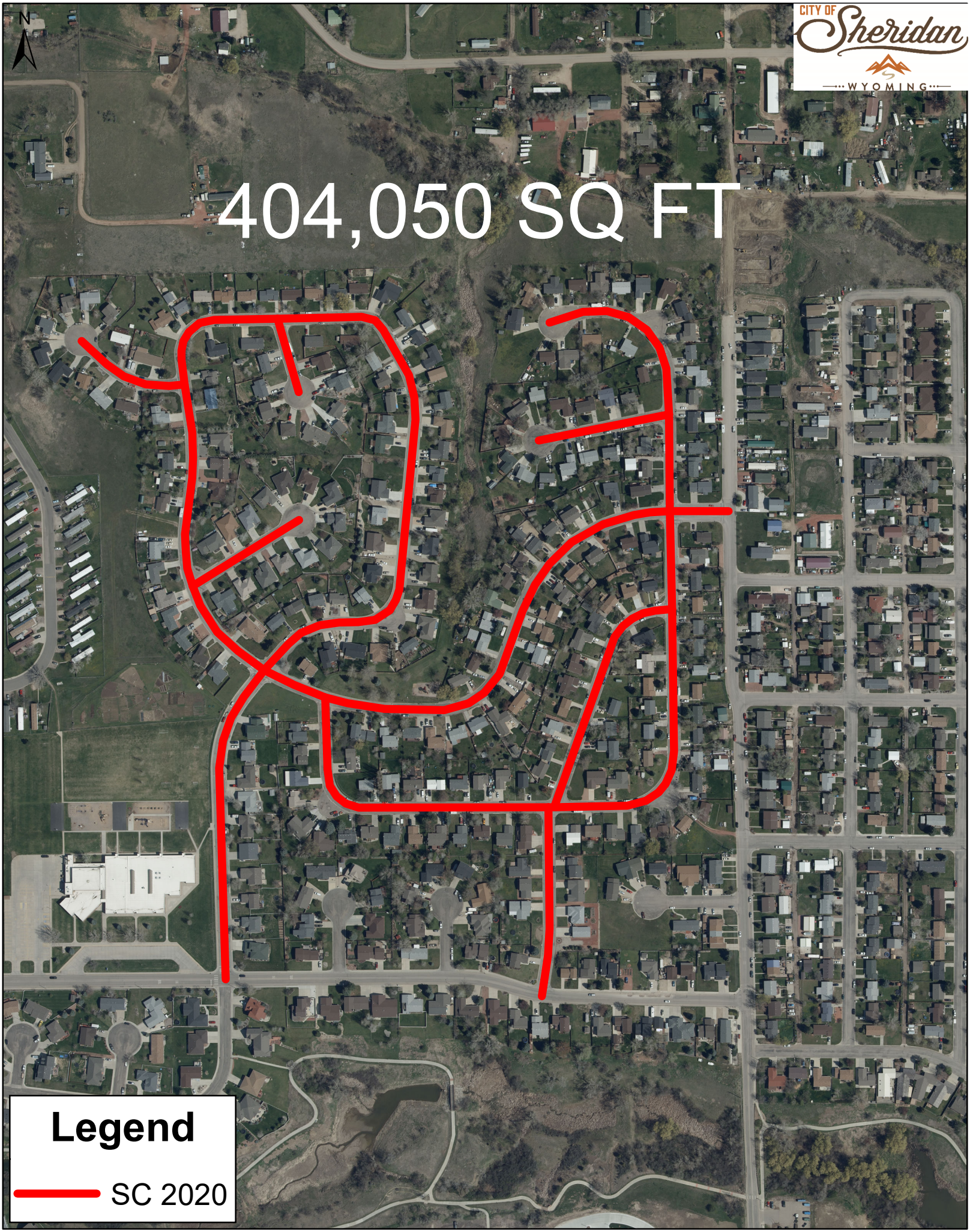
Background:

The City of Sheridan Streets Department advertised for and received bids for the 2020 Chip Seal Project until 10:00 A.M. on July 6, 2020. A total of one (1) proposal was received:

- Hardrives Construction, Inc - $174,198.00

Attachments

Chip Seal Location Maps



Chip Seal 2020

Name: tbryant

Date: 6/5/2020



Chip Seal 2020

Name: tbryant

Date: 6/5/2020



Chip Seal 2020

Name: tbryant

Date: 6/5/2020



Chip Seal 2020

Name: tbryant

Date: 6/5/2020

CITY OF SHERIDAN, WYOMING

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Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name:	Discussion of Snow Removal Plans - Public Works Director Lane Thompson
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	
Date:	07/14/2020

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
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Planning

MEMORANDUM

Project Name:	Discussion of Cottonwood Subdivision, a Request to replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots, variance for a depth to front ratio, and vacate a portion of College Avenue between Carrington Street and Frank Street - Community Development Director Wade Sanner
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	07/21/2020

Recommendation:

Discussion of Cottonwood Subdivision, a request to:
1. Replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots
2. Variance for a depth to front ratio, and
3. Vacate a portion of College Avenue between Carrington Street and Frank Street

Discussion:

The applicant, Brett Sayer, is requesting of a replat of the 10.45 acres from 40 lots with 2 outlots into 58 lots with 4 outlots, and to vacate a portion of College Avenue between Carrington Street and Frank Street.

Subdivision

The average lot size for the subdivision is 0.12 acres (5,265 square feet) the largest lot is 0.18 (7,841 square foot) and smallest lot is 0.08 acres (3,485 square feet). The smaller lots are confined along Carrington Street to the west.

Open Space

The 4 outlots (Tracts A, B, C, and D), totaling 0.99 acres, (43,124 square feet) is being reserved as open space. The largest open space tract (Tract A) is 0.72 acres on the east side of the subdivision with the other three open space tracts interspersed through the development. All open space will be maintained by a future Home Owners Association (HOA). The open space constitutes 14% of the over all development. Per Appendix B, Sec. 507 of the Sheridan City Municipal Code, the R-3 zone district requires 17% for park land and open space dedication, and R-4 requires 10% park land and open space dedication.

Rezone

The applicant has proposed a rezone of the property from R-2 to R-3 Residence District to allow for multi-family dwellings on the lots between Carrington Street and Frank Street (Lots 25 - 58). As part of the rezone application, the applicant is proposing for the lots to the east of Frank Street to be rezoned from R-2 to R-4 Residence District to allow for mobile/manufactured homes.

Street Vacation

The applicant is proposing to vacate a portion of College Avenue between Carrington Street and Frank Street. This street was platted as part of the initial subdivision plat. This street was never constructed due to the steep slope

and a 90-foot grade change. The applicant is proposing two lots (Lots 58 and 25) in the vacated right-of-way.

Carrington Street
In order to connect Carrington Street from north to south the applicant is proposing a 33-foot right-of-way. The narrow right-of-way is due to the adjoining properties to the west. Associated with the narrow future street connection, the applicant is proposing a 6-foot sidewalk on one side of the street. The City is also restricting parking to one side of the street.

Depth-to-Front Ratio
Per Appendix B, Section 505 of the Sheridan Municipal Code, requires that lots shall not exceed a 2.5 to 1. Multiple lots exceed this ratio.

Grade Change
The property has a significant grade change. There is an approximately 100-foot grade change from the Carrington Street to Frank Street. This steep grade change affects the Lots 42-58.

Background:

The 10.45 acres was platted in 2007 under the R-2 Residential District. The property sat vacant and was never developed, it was later sold to the current property owner. As stated earlier, the applicant has also requested a rezone of the property from the R-2 Residential District to the R-3 and R-4 Residential District in conjunction with this subdivision application. Properties to the west and south are zoned R-3 and are single-family homes, while properties to the southeast are zoned R-4 part of the Mountain View Estates Mobile Home Park. Properties to the north and east are in Sheridan County.

As part of the request to rezone and subdivide this property, staff sent notices to the 66 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry via phone regarding the reason for the rezoning and subdivision, but was not opposed to the proposal. Staff also received correspondence from an adjacent property owner opposed to the development. The email was included with this staff report.

Potential Findings of Fact:

While the matter before the City Council is a preliminary plat, the following findings will ultimately need to be made as found in Appendix B§202 of the Sheridan City Municipal Code:

A. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

B. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

C. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

D. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

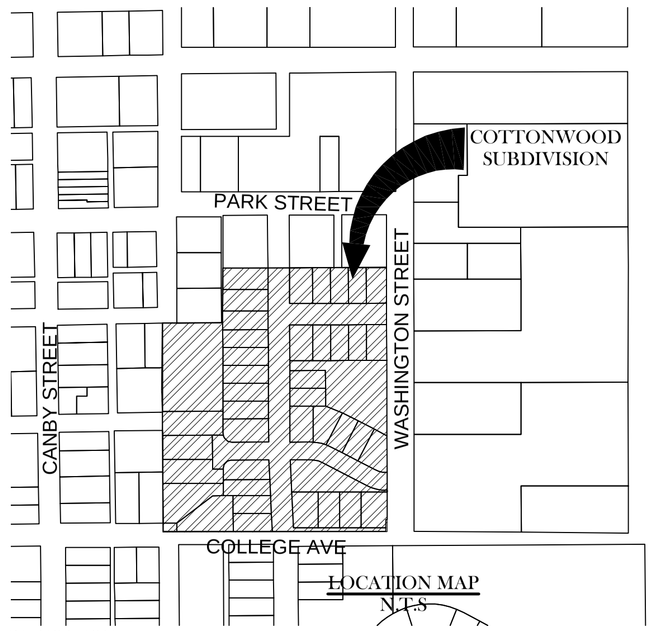
E. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Attachments

Cottonwood Plat
Rezone Map
Variance Letter
Drainage Report
Water and Sewer Report
Street Construction Plans

COTTONWOOD SUBDIVISION

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'
NOTE: ALL ROAD ROW IS ALSO RESERVED FOR UTILITY EASEMENTS.
ALL FRONT LOTS ALSO HAVE A 15' UTILITY EASEMENT ADJACENT TO THE ROAD ROW.



INTERSTATE 90

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SSR CONSTRUCTION, INC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COTTONWOOD SUBDIVISION, IS A REPLAT OF COTTONWOOD POINT SUBDIVISION EXCEPTING LOT 22 AND STREET RIGHT OF WAY ADJACENT TO SAID LOT 22 AS SHOWN ON SAID COTTONWOOD POINT SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼SE¼) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, MONUMENTED WITH A 3.25" ALUMINUM CAP PER PLS 6812; THENCE S 27°42'49" W, 15.33 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT THENCE N 00°13'53" W, 597.20 FEET TO A POINT LYING ON THE SOUTH LINE OF OLIVE STREET; THENCE N 89°37'26" E, 169.18 FEET TO A POINT LYING ON THE EAST LINE OF THE ALLEY IN BLOCK 4 OF WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION PLAT; THENCE N 00°09'12" E 152.80 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK 4; THENCE N 89°48'00" E, 454.2 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 3, WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION; THENCE N 89°15'23" E, 4.01 FEET TO THE NORTHEAST CORNER OF COTTONWOOD POINT SBC DEVELOPMENT, LLC; THENCE S 00°12'39" E, 705.78 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°46'33"W, 4.00 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 00°12'39" E, 32.57 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°55'38" W, 190.01 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE N 00°03'09" E, 110.14 FEET ALONG THE EAST LINE OF LOT 22 OF SAID COTTONWOOD POINT; THENCE S 89°45'47" E, 74.01 FEET ALONG THE NORTH LINE OF SAID LOT 22 ;THENCE S 02°53'48" E, 110.06 FEET ALONG THE WEST LINE OF SAID LOT 22 TO A POINT ON THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 89°55'38" W, 63.71 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT ;THENCE S 00°15'20" E, 39.61 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MOUNTAIN VIEW ADDITION; THENCE S 89°39'24" W, 264.90 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, MOUNTAIN VIEW ADDITION; THENCE N 00°15'20" W, 27.30 FEET; THENCE S 89°55'38" W, 37.31 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 10.12 ACRES MORE OR LESS.

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS DAY OF , 2020

OWNER NAME

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF _____, 2020.
ATTEST:

CHAIRMAN CLERK

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS ____ DAY OF _____, 2020.

ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL – DIRECTOR OF PUBLIC WORKS

THIS 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 _____, 2020. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC–PLS 6812
- FOUND 2" AC–PE&LS 5300
- FOUND 1.5" AC–PE&LS 3684
- TO BE SET 1.5" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE

SCALE: 1"=40'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE–SUBDIVISION OF LOTS 1–21 AND 23–40 OF COTTONWOOD POINT SUBDIVISION, AS RECORDED IN PLAT BOOK C PAGE 73 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____, THIS _____ DAY OF _____, 2020
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____. (OR AS PLAT NO._____)

COUNTY CLERK STAMP RECEIVING NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF COTTONWOOD SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO._____14250_____.

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

OWNER:
SSR CONSTRUCTION, INC – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

PREPARED FOR:

SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE–CALL
811
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
	1			
	2			
	3			
	4			
	5			
	6			
	7			

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME:BNDY

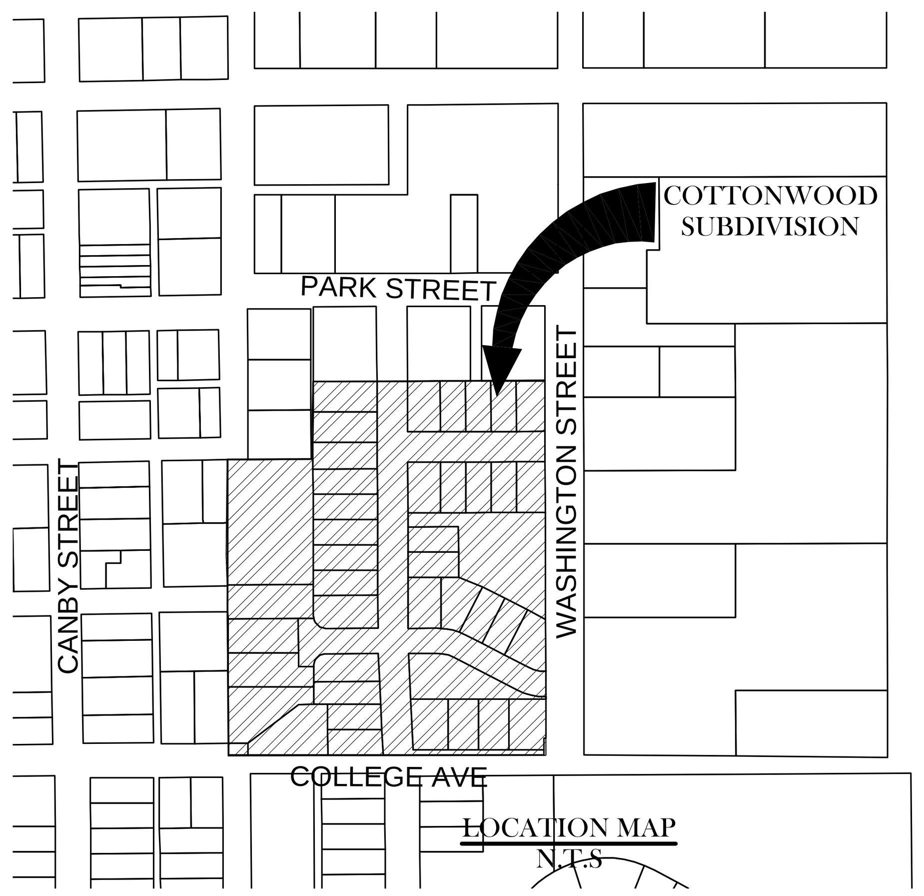
MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

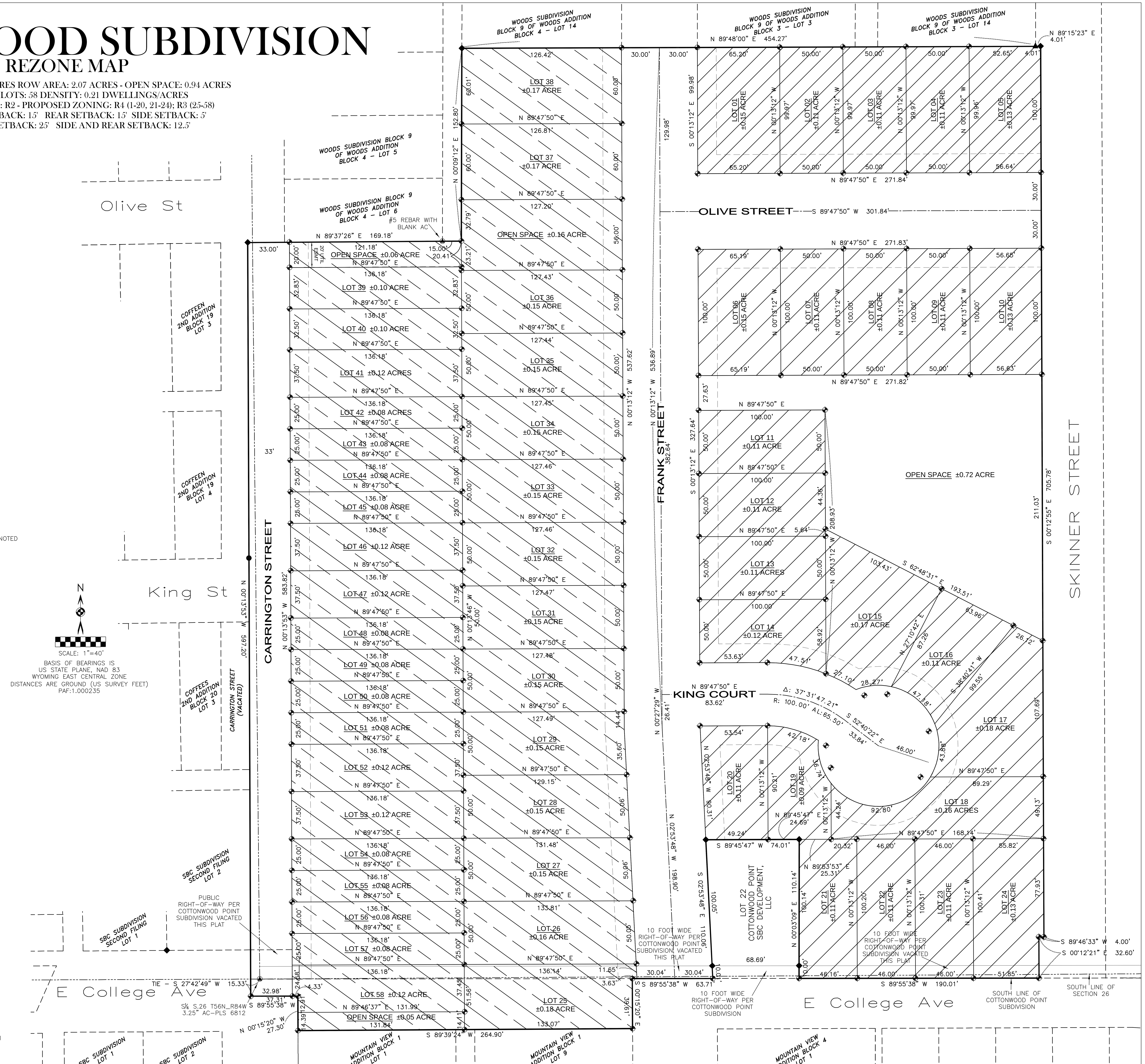
COTTONWOOD SUBDIVISION PRELIMINARY PLAT

SHEET T-1

COTTONWOOD SUBDIVISION
REZONE MAP

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'





LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC-PLS 6812
- FOUND 2" AC-PE&LS 5300
- FOUND 1.5" AC-PE&LS 3684
- TO BE SET 1.5" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE
- R-3 PROPOSED ZONING
- R-4 PROPOSED ZONING

N

SCALE: 1"=40'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000235

OWNER:
SSR CONSTRUCTION, INC - BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

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Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

PREPARED FOR:

SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
8 1 1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
	△			
	△			
	△			
	△			
	△			
	△			
	△			

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME:BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION
REZONE MAP

SHEET
T-1

902 North Main Street ■ Sheridan, WY 82801

City of Sheridan
55 Grinnell Plaza
Sheridan WY 82801

This letter is in regard to the Cottonwood Subdivision near the intersection of College Avenue and Frank Street in Sheridan, WY.

We are requesting a variance for the depth to front ratio for the lots in the Cottonwood Subdivision, the dimensions of the lots were established to work with an already determined building plan. The size of lots provide ample building area.

If you have any other questions or comments, feel free to contact me.

Thank you for your consideration in this matter,

Megan Crow, P.E.

Drainage Report Amendment

For

Cottonwood Point Subdivision



Prepared For:

SSR Construction, Inc.
12 Big Horn Meadows Drive
Sheridan, WY 82801

Prepared By:

MC2 Engineering and Construction, PC
811 North Main Street
Sheridan, WY 82801

June 27, 2018

Background:

The Cottonwood Point Subdivision is located between Park Street and East College Avenue, east of Carrington, in the SW1/4SE1/4 of Section 26, Township 56 North, Range 84 West, Sheridan County, Wyoming. The original developer of the property, SBD Development, LLC received approval from the City of Sheridan in April of 2009. In 2013, SSR Construction, Inc. took over ownership of the property.

Since the initial approval, and under both ownerships, some of the proposed infrastructure improvements have taken place. Of note, some of these improvements has been drainage features that have been placed either as a temporary measure or in some cases, a final measure. This drainage amendment addresses the retaining wall that was placed on the west side of the property between the Cottonwood Subdivision and the Carrington Street alleyway.

Amendment:

In the original drainage report dated June 28, 2007 prepared by James S. Willey, the developed drainage was to be collected in three single inlets located in the intersection of Frank Street and the proposed Olive Street. These inlets were to then convey the storm water west to the existing drainage swale and historic drainage path along the south property line of 337 Carrington Street. These inlets have been installed as part of the improvements that have taken place since approval, and the pipe to convey this runoff currently outfalls to the existing drainage swale along the south side of 337 Carrington Street per the approved drainage report. The improvements that were completed follow the intentions of the drainage report but were constructed differently that what was shown in the approved grading plan. The conveyance pipe from the inlet in Frank Street was proposed to daylight on Cottonwood Point property in a swale in Tract Two and tying into the existing drainage swale located offsite. Rather than grading a deep swale with side slopes susceptible to erosion, the developer chose to install a retaining wall and have a point release from the pipe directly into the offsite drainage swale.

This wall has now been removed, a swale has been graded to collect the runoff from the western side slopes and convey to the open drainage swale located south of 337 Carrington. The pipe conveying the runoff collected in Frank Street now daylights on Tract Two of the Cottonwood Point Subdivision and is conveyed to the offsite drainage swale.

Conclusion:

The drainage improvements that have recently been completed for the Cottonwood Point Subdivision revert to the original grading plan and continue to meet the intentions of the original drainage plan as approved in 2009.

SANITARY SEWER & WATER REPORT

ADDENDUM TO THE ORIGINAL COTTONWOOD POINT SUBDIVISION

PREPARED FOR:

THE CITY OF SHERIDAN

PREPARED BY:

MC2 ENGINEERING AND CONSTRUCTION, PC
902 N MAIN
SHERIDAN, WY 82801
307.673.7350
CONTACT: MEGAN CROW



DATE:

NOVEMBER 5, 2019

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SEWER 3

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1.0 SCOPE AND PURPOSE

The proposed Cottonwood Point is a subdivision situated in the $SW^1/_4SE^1/_4$ and $SW^1/_4SW^1/_4$ of Section 26, Township 56 North, Range 84 West of the 6th Principal Meridian. The property will connect into the existing municipal system.

WATER

The existing water mainline proposed to be tied into the mainline at 2 locations;

- NE corner of S Carrington St. and E College Ave.
- S Central side Frank and King Street Extension.

SEWER

The proposed sewerage will connect into the existing City of Sheridan municipal system. The existing mainline proposed to be tied into the MH3 on the North end of the proposed Carrington and MH10 on Frank Street at the West end of the Proposed King St. Extension from Cottonwood Point Phase I.

Receiving water from the City of Sheridan and distributing sewerage to the City of Sheridan Waste Water Treatment Plant, this report will provide detailed site descriptions, design considerations, calculations and justification for the proposed municipal systems. This study is to determine if the proposed water and sewer distribution systems can be accommodated by the City of Sheridan without adverse impacts.

2.0 WATER DISTRIBUTION SYSTEM

2.1 SITE DESCRIPTION

KING STREET – From Phase I, a tee was installed on Frank St., an 8" mainline continues east for 5 LF before an 8" gate valve and the mainline continued on for 25 LF and capped. Phase II begins at the capped end where a 11 1/4˚ bend will be places. From there, the 8" main will extend through King Street for 159.4 LF to a 8" gate valve. After the gate valve, the 8" main continues for 5 LF to a 45˚ bend then a 8"x6" reducer. The 6" fire line extends 12.1 LF to near the property corner of Lots 16 and 17.

CARRINGTON STREET – Beginning at the corner of Carrington and Olive street, the proposed main will tie into the existing 90˚ bend and replace it with a 8"x8"x8" tee which the contractor must verify the location of. From here, the mainline will be laid south for 36.2 LF, the existing fire hydrant lies in the middle of this path as well as the road and will be relocated. At the end of this section is a 45˚ to the SE for 12.2 LF and the fire hydrant relocation will be set and continue 10.1 LF to a 45 degree bend and the

main continues south for 249.7 LF. Coming to the intersection of Carrington and King St. there is a 8" gate valve, 5 LF of Main, an 8'x8'x8' Tee and a branch that continues South. The westward extension ties into the existing mainline that is capped at the existing dead end of King Street. From the tee, 8" main is to be laid 5' to a 8" gate valve and then approximately 24.4 LF to tie into the existing mainline. On the south end of the tee, the 8" main extends 5 LF to the a 8" gate valve and continues on 304.3 LF to a 90° bend. The mainline then runs west 10.4 to an 8" gate valve and then tie into the existing mainline on the intersection of College Ave and Carrington St.

2.2 FLOW DESIGN

Demands for the Cottonwood Point Subdivision were chosen in accordance with the City of Sheridan Design Standards.

The system was modeled using EPANET 2.0. and was modeled to ensure that during a fire flow event, the system maintained a residual pressure of at least 20 psi at all locations. The scenarios were analyzed with the model: Fire Flow conditions (1500 gpm).

During each design scenario, the residual pressure remained above 20 psi.

Table 1: Water Demands

	Total Demand (GPM)	High Pressure (PSI)	Low Pressure (PSI)	Highest Velocity (FPS)
KING STREET ADDITION				
Average Day	12.40	83.08	65.98	8.17
Peak Day	32.85	82.94	65.73	8.24
Peak Hour	137.97	82.52	62.35	8.56
Peak Day + Fire Flow	1532.85	81.52	53.33	9.86
Peak Hour + Fire Flow	1637.97	81.16	54.54	10.06
CARRINGTONS STREET ADDITION				
Average Day	7.29	84.15	81.26	7.80
Peak Day	19.32	83.32	78.56	7.79
Peak Hour	81.16	80.12	74.34	7.77
Peak Day + Fire Flow	1519.32	80.95	78.04	8.60
Peak Hour + Fire Flow	1581.16	80.91	73.82	8.56

3.0 SEWERAGE SYSTEM

3.1 PROPOSED MAINLINE EXTENSION

SEE PLANS FOR scaled vicinity plan map(s) of the project with regard to adjacent and proposed development.

SANITARY SEWER MAINLINE CONNECTION

The City of Sheridan sanitary sewer main will be extended from MH 6726 SW that lies midway on Olive St. between S Canby St. and S. Carrington St. The existing mainline currently gravity feeds leading north and south on an easement then leads throughout the town before being collected and treated at the City of Sheridan, Wastewater Treatment Plant.

EXTENTION DESCRIPTION

CARRINGTON STREET – From the manhole (MH3) the 8" PVC gravity mainline leads 253.6 LF at 2.46% to a manhole (MH4), then 316 LF at 1.23% to the manhole (MH5) that is the top of the gravity line for the Carrington St. mainline. This extension will serve 20 lots in total.

KING STREET – Phase I added a stub from the manhole (MH10). The 8" PVC mainline extended 30 LF and was capped for future development. In this phase the mainline will be extended 169.1 LF at 1.04 % slope. A total of 6 lots is served with this development.

SANITARY SEWER SERVICE LINE

A total of 20 service lines will lead into the proposed 8" mainline extension for Carrington Street. For King Street development 6 lot services are added. For Carrington street the 20 were assessed but for King St., 34 lots were assessed in phases 1 and can be viewed in APPENDIX B. For location, see Construction Drawings Sheet SS-1 – SS-2.

3.2 FLOW DESIGN

KING STREET - The minimum daily waste water design flow for the site is estimated at 11,934 gpd (8.29 gpm) using 100 gal/day/person for 2.21 persons per lot for 54 lots. These values were derived from Table 1 of Chapter 25 of the Wyoming Department of Environmental Quality Rules and Regulations. A peaking factor of 2.43 was used to determine a peak daily design flow of 31,625.10 gpd (21.96 gpm), and a peaking factor of 2.74 of the daily design flow would equate to a peak hour design flow of 50,122.80 gpd (34.18 gpm).

The proposed sewer main is to be tied into the MH 6726 SW on Olive St. This is proposed to be achieved by installing an 8" PVC sewer main extending through Cottonwood Subdivision that will gravity feed into MH 6726 SW.

The proposed 8" gravity collection mainline will be installed at a 0.40% minimum grade. Using a Manning's n=0.009, the capacity of these lines at full flow can be seen in the table below for each design slope.

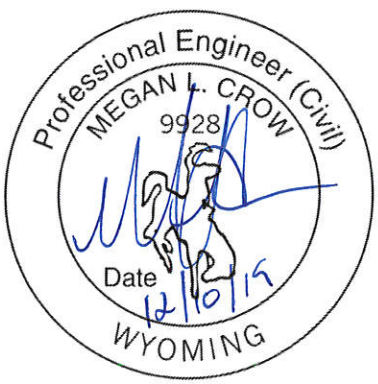
SLOPE (%)	FLOW (GAL/MIN)	VELOCITY (v, fps)
1.04	851	5.73
1.23	926	6.23
2.46	1310	8.82

4.0 CONCLUSION

The addition of the Cottonwood Point municipal utilities will not have any adverse impacts on the City of Sheridan's water or sewage system. The system designed can adequately handle the flows to be generated to and from the site.

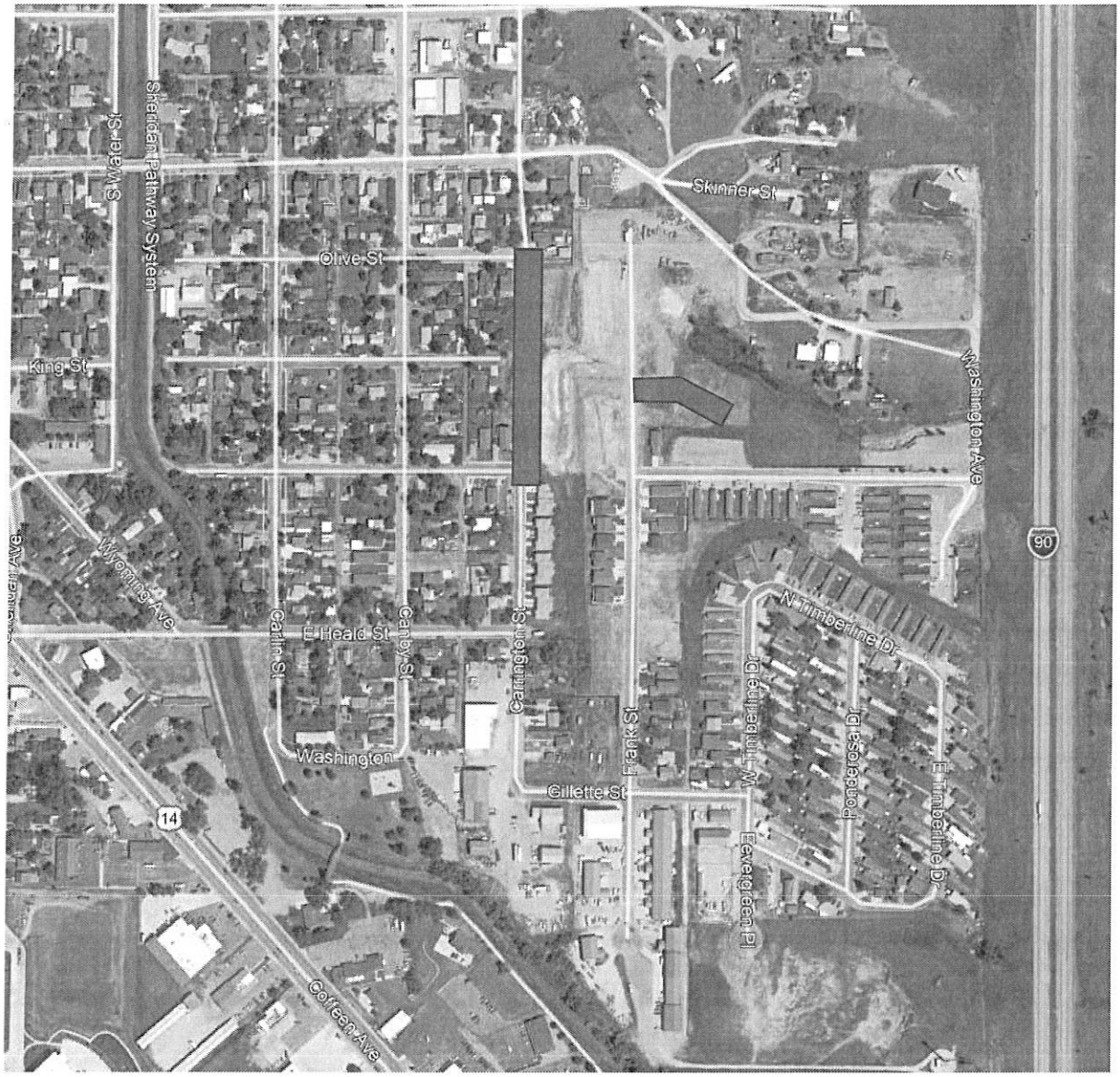
5.0 CERTIFICATION

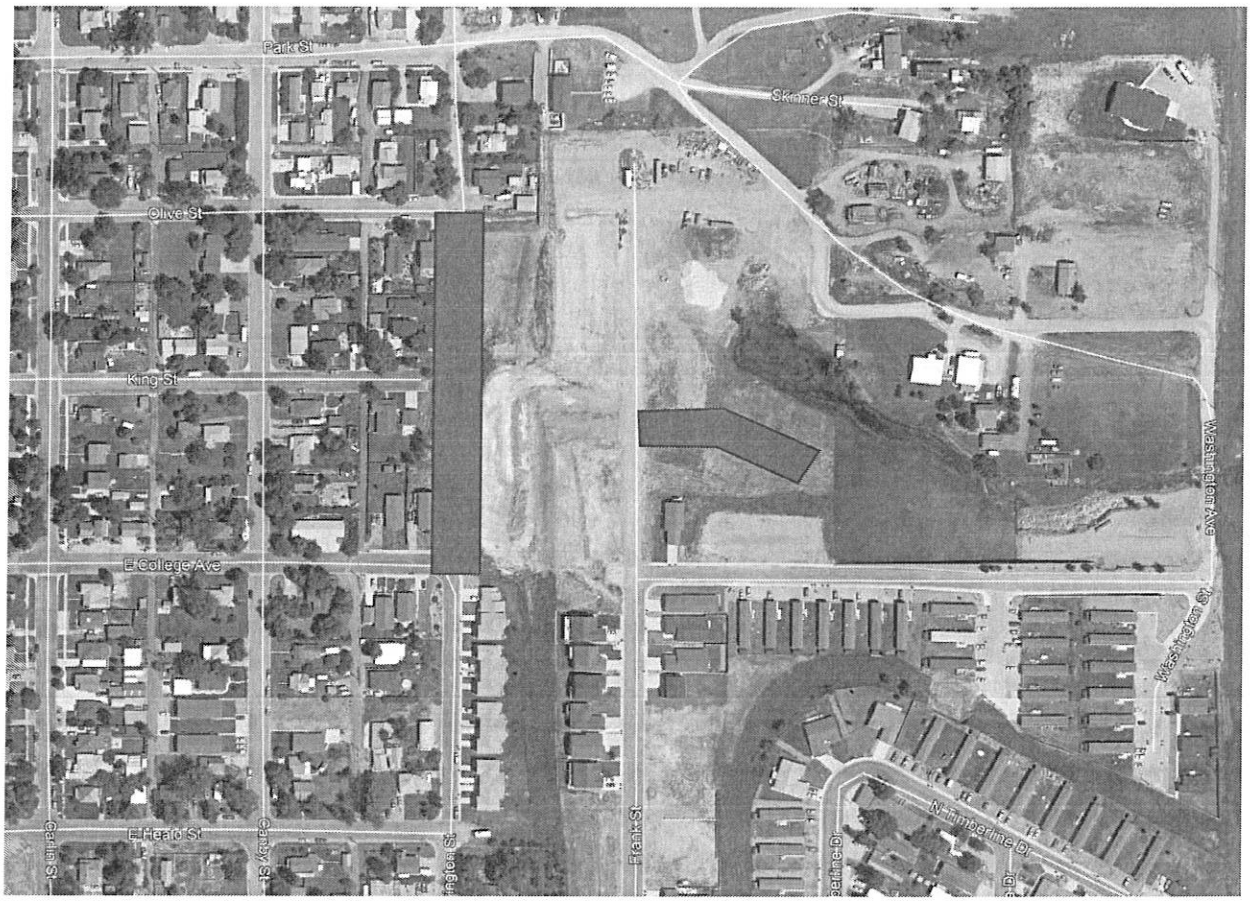
I, Megan L. Crow, a duly registered engineer in the State of Wyoming, do hereby certify that this report was prepared by me.



Megan L. Crow
P.E. 9928

APPENDIX A LOCATION MAP




Park St
Skinner St
Olive St
King St
E College Ave
E Heard St
Frank St
Washington Ave
N Timberline Dr

APPENDIX B WATER SYSTEM DEMANDS

LOT DEMANDS

COTTONWOOD POINT SUBDIVISION				
WATER DEMANDS - WEST SEGMENT				
UNIT TYPE	**PERSONS PER LOT**	**GPD/CAPITA**	**LOTS**	**TOTAL (GPD)**
Residential Lot	2.5	210	20	10500
			Total	**10500**

COTTONWOOD POINT SUBDIVISION		
WATER DEMANDS - WEST SEGMENT		
Water Velocity:		
	(GPD)	**(GPM)**
Flow Rate:	10500.00	7.29
Peak Flows Adjusted:		
Daily (2.65)	27825.00	19.32
Daily Hour (4.2)	44100.00	30.63

COTTONWOOD POINT SUBDIVISION				
WATER DEMANDS - EAST SEGMENT				
UNIT TYPE	**PERSONS PER LOT**	**GPD/CAPITA**	**LOTS**	**TOTAL (GPD)**
Residential Lot	2.5	210	7	3675
			Total	**3675**

COTTONWOOD POINT SUBDIVISION		
WATER DEMANDS - EAST SEGMENT		
Water Velocity:		
	(GPD)	**(GPM)**
Flow Rate:	3675.00	2.55
Peak Flows Adjusted:		
Daily (2.65)	9738.75	6.76
Daily Hour (4.2)	15435.00	10.72

SERVICE DEMANDS PER MODEL

WATER MODEL DEMANDS							
MODEL JUNCTION	PERSONS PER LOT	GPD/CAPITA	LOTS	TOTAL (GPD)	TOTAL (GPM)	DAILY (2.65) (GPM)	DAILY (4.2) (GPM)
S1	2.5	210	4	2100	1.46	3.86	16.23
S2	2.5	210	10	5250	3.65	9.66	40.58
S3	2.5	210	8	4200	2.92	7.73	32.46
S4	2.5	210	6	3150	2.19	5.80	24.35
S5	2.5	210	6	3150	2.19	5.80	24.35
S6	2.5	210	6	3150	2.19	5.80	24.35
S7	2.5	210	7	3675	2.55	6.76	28.40
S8	2.5	210	7	3675	2.55	6.76	28.40
			Total	**28350.00**	**19.69**	**52.17**	**219.12**

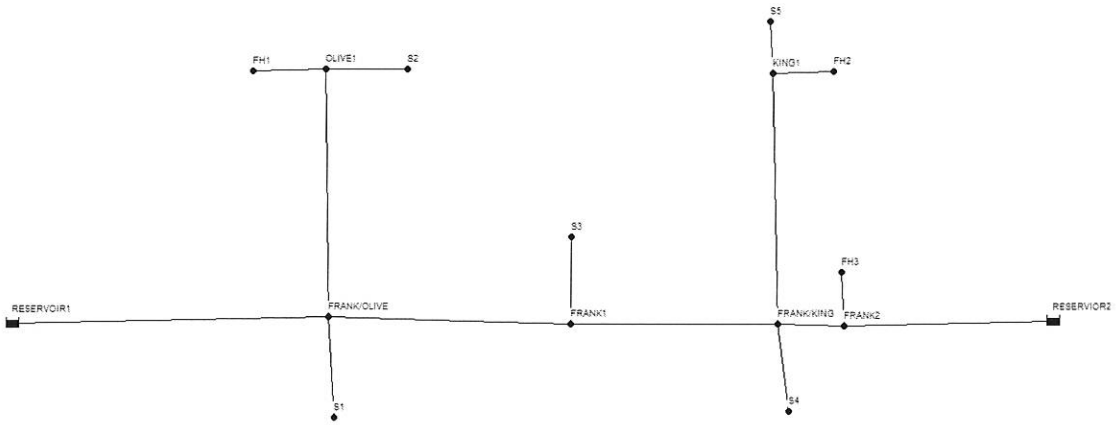
WATER MODEL DEMANDS							
MODEL JUNCTION	PERSONS PER LOT	GPD/CAPITA	LOTS	TOTAL (GPD)	TOTAL (GPM)	DAILY (2.65) (GPM)	DAILY (4.2) (GPM)
S1	2.5	210	4	2100	1.46	3.86	16.23
S2	2.5	210	10	5250	3.65	9.66	40.58
S3	2.5	210	8	4200	2.92	7.73	32.46
S4	2.5	210	6	3150	2.19	5.80	24.35
S5	2.5	210	7	3675	2.55	6.76	28.40
			Total	**18375.00**	**12.76**	**33.82**	**142.02**

WATER MODEL DEMANDS							
MODEL JUNCTION	PERSONS PER LOT	GPD/CAPITA	LOTS	TOTAL (GPD)	TOTAL (GPM)	DAILY (2.65) (GPM)	DAILY (4.2) (GPM)
S6	2.5	210	6	3150	2.19	5.80	24.35
S7	2.5	210	7	3675	2.55	6.76	28.40
S8	2.5	210	7	3675	2.55	6.76	28.40
			Total	**10500.00**	**7.29**	**19.32**	**81.16**

APPENDIX C KING STREET MODEL

This portion of the model was designed during Cottonwood – Phase I. The results from Phase I are as follows;

DIAGRAM



AVERAGE DAY

Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc S4	3797	2.19	3949.28	65.98
Junc S5	3792.5	2.19	3949.28	67.93
Junc S3	3785	2.92	3958.49	75.17
Junc S2	3786	3.65	3966.56	78.24
Junc S1	3775	1.46	3966.75	83.08

PEAK DAILY

Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc S4	3797	5.80	3948.69	65.73
Junc S5	3792.5	5.80	3948.69	67.68
Junc S3	3785	7.73	3957.56	74.77
Junc S2	3786	9.66	3965.28	77.68
Junc S1	3775	3.86	3966.40	82.94

PEAK DAILY HOUR

Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc S4	3797	24.35	3940.90	62.35
Junc S5	3792.5	24.35	3940.90	64.30
Junc S3	3785	32.46	3944.66	69.18
Junc S2	3786	40.58	3946.34	69.48
Junc S1	3775	6.23	3965.44	82.52

FIRE FLOW (KING) + PEAK DAILY

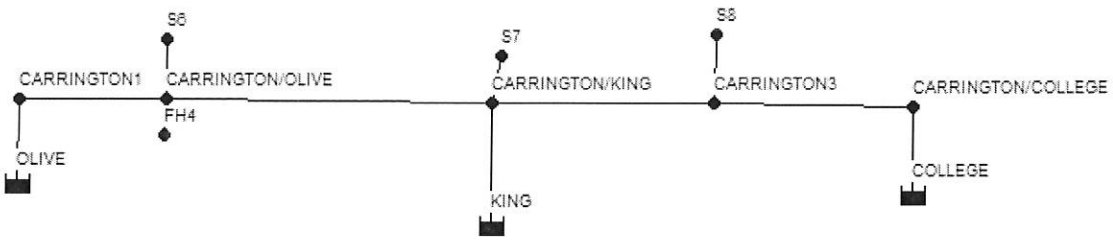
Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc FH2	3792.5	1500.00	3922.50	56.33
Junc S5	3792.5	5.80	3925.79	57.75
Junc S4	3797	5.80	3938.47	61.30
Junc S3	3785	7.73	3951.03	71.94
Junc S2	3786	9.66	3962.00	76.26
Junc S1	3775	3.86	3963.13	81.52

FIRE FLOW (KING) + PEAK DAILY HOUR

Node ID	Elevation ft	Demand GPM	Head ft	Pressure psi
Junc S5	3792.5	24.35	3918.36	54.54
Junc FH2	3792.5	1500.00	3922.18	56.19
Junc S4	3797	24.35	3931.33	58.20
Junc S3	3785	32.46	3938.49	66.51
Junc S2	3786	40.58	3943.22	68.12
Junc S1	3775	6.23	3962.32	81.16

APPENDIX D CARRINGTON MODEL

DIAGRAM



AVERAGE DAY

Node ID	Demand GPM	Head ft	Pressure psi
Junc S6	2.19	3947.81	84.15
Junc S7	2.55	3958.97	81.88
Junc S8	2.55	3957.53	81.26

PEAK DAILY

Node ID	Demand GPM	Head ft	Pressure psi
Junc S6	5.80	3945.90	83.32
Junc S7	6.76	3951.32	78.56
Junc S8	6.76	3954.52	79.95

PEAK DAILY HOUR

Node ID	Demand GPM	Head ft	Pressure psi
Junc S6	24.65	3938.51	80.12
Junc S7	28.40	3941.58	74.34
Junc S8	28.40	3944.83	75.75

FIRE FLOW (CARRINGTON) + PEAK DAILY

Node ID	Demand GPM	Head ft	Pressure psi
Junc FH4	1500.00	3940.42	80.95
Junc S6	5.80	3943.71	82.38
Junc S7	6.76	3950.11	78.04
Junc S8	6.76	3953.87	79.67

FIRE FLOW (CARRINGTON) + PEAK DAILY HOUR

Node ID	Demand GPM	Head ft	Pressure psi
Junc FH4	1500.00	3940.33	80.91
Junc S6	24.65	3936.34	79.18
Junc S7	28.40	3940.37	73.82
Junc S8	28.40	3944.17	75.47

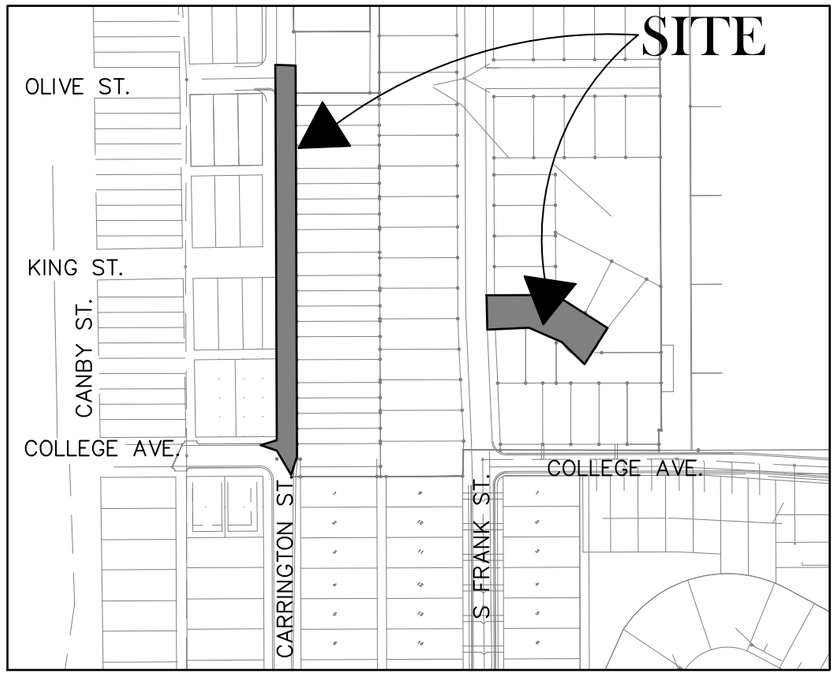
APPENDIX E SANITARY SEWER GRAVITY FLOW CALCULATIONS

COTTONWOOD POINT SUBDIVISION		
GENERAL DATA FOR MANNING EQUATION		
Inputs:		
Pipe Diameter, d_o	8.0000	in
Manning Roughness, n	0.0090	
Percent of (or ratio to) full depth (100% or 1 if flowing full)	90.0000	%
Flow Area, A	47.6495	in^2
Wetted Perimeter, P	19.9847	in
Hydralic Radius, r	2.3843	in
Top Width	4.8000	in
Pressure slope (possibly equal to pipe slope), S_0	7.3500	% slope

SLOPE (%)	FLOW (GAL/MIN)	VELOCITY (v, fps)	VELOCITY HEAD (hv)	FROUDE NUMBER (F)	SHEAR STRESS (τ, psf)	SHEAR STRESS (τ, psi)
1.04	851	5.73	1.6759	1.11	0.3895	0.0027
1.23	926	6.23	1.9821	1.21	0.4607	0.0032
2.46	1310	8.82	3.9642	1.71	0.9214	0.0064

COTTONWOOD POINT SUBDIVISION		
WATER DEMANDS		
Water Velocity:		
	(GPD)	**(GPM)**
Flow Rate:	11934.00	8.29
Peak Flows Adjusted:		
Daily (2.65)	31625.10	21.96
Daily Hour (4.2)	50122.80	34.81

COTTONWOOD SUBDIVISION - PHASE 2
WATER AND SANITARY
IMPROVEMENT PLANS



LOCATION MAP
1"=250'

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING.

INDEX OF SHEETS:

(C1) COVER
(N1) NOTES
(W1-W2) WATER PLAN & PROFILE
(SS1-SS2) SANITARY SEWER PLAN & PROFILE
(S1-S2) STREET PLAN & PROFILE
(UT1) UTILITY PLAN & PROFILE
(D1-D11) DETAILS

THIS PROJECT LOCATED:
44.793' N
106.941' W
DATUM NAD 83

OWNER:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME:

MC2 ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD PHASE 2
COVER

SHEET
C1

COTTONWOOD PHASE 2

2016 CITY OF SHERIDAN STANDARDS AND SPECIFICATIONS SUPERCEDES ANY CONFLICTS IN NOTES.

THIS PROJECT LOCATED:
N: 44.793' N
E: 106.941' W
DATUM NAD 83

GENERAL NOTES

1. CAUTION: LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: 1-800-849-2476. THE CONTRACTOR SHALL FIELD VERIFY SIZE, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER AND/OR THE CITY OF SHERIDAN OF ANY DISCREPANCIES.

2. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING OR SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS.

3. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND/OR CITY OF SHERIDAN PRIOR TO FINAL ACCEPTANCE.

4. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS APPROVED BY THE CITY OF SHERIDAN ENGINEERING DEPARTMENT, AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

5. CONTRACTOR SHALL NOTIFY THE ENGINEER 7 DAYS PRIOR TO START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE ENGINEER AND THE DESIGNATED CITY REPRESENTITIVE 7 DAYS PRIOR TO START OF WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS FROM THE ENGINEER AS FIELD CONDITIONS WARRANT.

7. BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

8. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

9. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF WYOMING PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."

10. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT MAY BE REQUIRED FOR THE DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.

11. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN ABOVE GROUND AND UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNKNOWN UNDERGROUND UTILITIES.

12. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS AND/OR BUSINESSES IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS.

14. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY OF SHERIDAN REPRESENTATIVE AND/ORTHE ENGINEER OF RECORD WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

15. THE APPLICANT/OWNER SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE-YEAR FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS SHOWN ON THESE CONSTRUCTION DOCUMENTS.

16. CONTRACTOR SHALL REGULARLY PATROL THE LANDS ADJACENT TO THE DEVELOPMENT, REMOVE CONSTRUCTION DEBRIS AND KEEP CLEAN AND SAFE.

17. THE ENGINEER SHALL FURNISH CITY OF SHERIDAN WITH A SET OF "RECORD" PLANS PRIOR TO ENTERING INTO THE ONE-YEAR WARRANTY PERIOD. THE PLANS SHALL BE ACCOMPANIED BY A LETTER SEALED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER AS TO THE COMPLETENESS OF THE RECORD PLANS. THESEPLANS SHALL SHOW LOCATION OF FITTINGS, FIRE HYDRANTS, VALVES, PIPE SIZE, PIPE LENGTH, PIPE MATERIAL, CULVERT LOCATIONS, PIPE SLOPE AND GRADES.

18. ALL CITY UTILITY CONSTRUCTION AND ALL WORK PERFORMED IN CITY RIGHT-OF-WAY SHALL MEET THE CITY OF SHERIDAN STANDARD SPECIFICATIONS.

19. ALL WORK ON CITY UTILITIES SHALL BE PERFORMED BY A CONTRACTOR LICENSED WITH THE CITY OF SHERIDAN.

GRADING NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF SHERIDAN'S "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS,"(LATEST EDITION).

2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.

4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX.

5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (H:V). PERMANENT SLOPES SHALL NOT EXCEED 3:1 (H:V) IN AREAS TO BE SEEDED.

7. THE APPLICANT SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE ENGINEER AND/OR CITY OF SHERIDAN.

8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE APPLICANT. IN ADDITION, THE ENGINEER AND/OR CITY OF SHERIDAN MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.

9. CONTRACTOR SHALL REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR MEASURES REQUIRED TO PREVENT TRACKING MUD/DEBRIS ONTO CITY STREETS DURING CONSTRUCTION. IF THE CONTRACTOR TRACKS MUD/DEBRIS ONTO CITY STREETS IT SHALL BE CLEANED PROMPTLY AT THE EXPENSE OF THE CONTRACTOR.

ROADWAY NOTES

1. ALL ROADWAY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF SHERIDAN STANDARDS AND SPECIFICATIONS (LATEST EDITION).

2. WATER SHALL BE USED AS A DUST PALLIATIVE.

3. CONTRACTOR SHALL STRAIGHT SAWCUT EXISTING ASPHALT PAVEMENT IN THE ROAD WHEN JOINING WITH NEW ASPHALT PAVEMENT. APPLY SS-1 TACK COAT.

WATER LINE PLAN NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN OR APPROVED BY THE CITY OF SHERIDAN. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.

2. ALL WATERLINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE CITY OF SHERIDAN STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.

3. MINIMUM COVER OVER WATER MAINS SHALL BE SIX FEET ABOVE THE TOP OF PIPE.

4. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, CLASS 200 (DR 18, 235 PSI). ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL BE AT A PRESSURE RATING OF 250 PSI IN ACCORDANCE WITH AWWA STANDARDS C105.

5. CHLORINATION AGENT AND METHOD OF APPLICATION SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR. TESTING, FLUSHING AND DISINFECTING OF WATER LINES SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERIDAN STANDARDS AND SPECIFICATIONS (LATEST EDITION), AND UNDER THE OBSERVATION OF THE ENGINEER. 48-HOUR NOTICE OF THE TESTING MUST BE GIVEN TO THE CITY OF SHERIDAN UTILITY DEPARTMENT AND THE ENGINEER.

6. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, VALVE, TEE, AND SIX INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF SHERIDAN STANDARD DETAILS.

7. INSTALL THRUST BLOCKS AT ALL BENDS, STUBS AND TEES IN WATER LINES.

8. ALL VALVES MUST BE OPEN LEFT VALVES.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ALL WATER VALVE BOXES TO THE REQUIRED FINAL GRADE. IN ADDITION, VALVE EXTENSIONS SHALL BE INSTALLED SUCH THAT A SIX-FOOT VALVE KEY CAN OPERATE THE VALVE.

WATER LINE PLAN NOTES – CONT

10. WHEN IT IS NECESSARY TO LOWER WATER MAINS AT STORM CULVERTS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE PIPES.

11. NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE CITY OF SHERIDAN AND/OR ENGINEER.

12. STANDARD PIPE LENGTHS SHALL BE 20 FEET (20') ALL SIZES. RANDOM LENGTHS SHALL NOT BE ACCEPTED. SOLVENT CEMENT JOINTS ARE STRICTLY PROHIBITED.

13. ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH A RUBBER RING. THE BELL SHALL CONSIST OF INTEGRAL WALL SECTION WITH A SOLID CROSS-SECTION RUBBER RING WHICH MEETS THE REQUIREMENTS OF AWWA SPECIFICATION C900 OR C905.

14. EACH LENGTH OF PIPE SHALL BEAR THE DATE OF MANUFACTURE, TYPE, GRADE, LENGTH, MANUFACTURE'S NAME AND AN NSF SEAL OF APPROVAL ALONG WITH INSTALLATION OF A TRACER WIRE ON ALL PVC PIPE.

15. PIPE JOINTS SHALL BE MADE USING AN INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH-ON TYPE JOINT OR USING MACHINED COUPLING OF A SLEEVE TYPE WITH RUBBER RING GASKETS AND MACHINED PIPE ENDS TO FORM A PUSH-ON TYPE JOINT.

16. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TESTS AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENT OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE CITY UPON REQUEST.

17. CONTRACTOR SHALL PLACE WATERLINE WARNING TAPE PER THE REQUIREMENTS OF THE CITY SPECIFICATIONS.

18. ALL GATE VALVES SHALL BE AWWA SPECIFICATIONS C509 RESILIENT SEATED GATE VALVES. ALL VALVES SHALL BE MOUNTED DIRECTLY TO A TEE OR OTHER FITTING.

SANITARY SEWER LINE NOTES

1. ALL POLYVINYL CHLORIDE SEWER PIPE SHALL BE MANUFACTURED OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12354-B AS DETERMINED BY ASTM D1784. ALL PVC PIPE SHALL HAVE A MINIMUM SDR OF 35 AND BE MANUFACTURED IN ACCORDANCE TO ASTM D3034. PIPE SHALL BE BELL AND SPIGOT TYPE WITH RUBBER GASKET TYPE JOINTS CONFORMING TO ASTM F477. THE PIPE SHALL COMPLY WITH ASTM STANDARDS F794 AND D2412.

2. THE PIPE AND FITTINGS USED FOR SEWER MAINS SHALL BE SDR 35. ALL SERVICE PIPES SHALL BE 4" DIAMETER UNLESS 6" IS REQUIRED BY THE DRAWINGS. ALL SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC. APPROPRIATE CONNECTIONS/GASKETS MUST BE USED TO BOTH ENDS OF THE SERVICE LINE SO ALL CONNECTIONS ARE WATER TIGHT AND FIT PROPERLY.

3. A CLEANOUT SHALL BE INSTALLED ON ALL SERVICE LINES AT THE PROPERTY LINE. CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.

4. A TRACER WIRE, MEETING CITY OF SHERIDAN SPECIFICATIONS, SHALL BE INSTALLED ALONG ALL SERVICE LINES. THE TRACER WIRE SHALL BE BROUGHT UP AT THE CLEANOUT. THE WIRE SHALL BE WRAPPED AROUND THE CLEANOUT AT, OR JUST BELOW, GROUND SURFACE.

5. ALL PIPE SHALL BE LAID AND MAINTAINED TO THE REQUIRED LINES AND GRADES WITH FITTINGS AND TEES INSTALLED AT THE REQUIRED LOCATIONS. PIPE RUNS SHALL BE INSTALLED WHERE INDICATED IF THE PIPING IS DIMENSIONED. WHERE PIPING IS NOT DIMENSIONED, THE CONTRACTOR SHALL INSTALL THE PIPE AS CLOSE AS POSSIBLE TO THE LOCATIONS INDICATED, AS APPROVED BY THE ENGINEER.

6. THE SEWER SHALL BE LAID AT LEAST 10-FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THIS DISTANCE SHALL BE MEASURED FROM EDGE-OF-SEPARATION OF 18-INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHEN THE SEWER IS EITHER ABOVE OR BELOW THE WATER MAIN. AT THE CROSSING, SEWER JOITS ARE TO BE ARRANGED SO THAT THEY ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

7. AT ALL CROSSINGS, PIPE AND BACKFILL SHALL BE PROPERLY INSTALLED TO SUPPORT THE PIPES. LEAN CONCRETE OR FLOWABLE FILL (CLASS E) IS TO BE USED AT THE CROSSING TO FULLY SUPPORT BOTH PIPES. THE MATERIAL IS TO BE TAMPED AND RODDED TO FILL ALL VOIDS ADJACENT TO AND BELOW BOTH PIPES AND TO COMPACT THE FILL MATERIAL.

STORM SEWER PLAN NOTES

1. PVC PIPE SHALL MEET THE REQUREMENTS OF ASTM F794 AND ASTM F949 FOR CORRUGATED PIPE. THE PIPE SHALL HAVE A SMOOTH INTERIOR AND RIBBED OR CORRUGATED EXTERIOR. THE PIPE STIFFNES SHALL BE A MINIMUM OF 46 PSI WHEN TESTED AT 5% DEFELECTION IN ACCORDANCE WITH ASTM D2412. PIPE SHALL BE GREEN IN COLOR. THE PIPE SHALL BE ETI ULTRA-CORR OR ETI ULTRA-RIB, OR APPROVED EQUAL. ANY WYES OR CONNECTIONS SHALL BE PROVIDED BY THE PIPE MANUFACTURER, AND SHALL BE FULLY COMPATABLE WITH THE PIPE RIBS. MANHOLE CONNECTIONS SHALL INCLUDE AN ENTRY PIECE PROVIDED BY THE MANUFACTURER. INSTALLATION OF THE PVC PIPE SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.

2. INLETS/CATCH BASINS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE USING TYPE II OR I-IISR CEMENT.

3. REINFORCED CONTRETE INLET/CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR PRECAST CONCRETE BOX SECTIONS, ASTM C850.

4. THE INLET/CATCH BASIN SHALL BE MONOLITHIC WITH THE BASE AND SHALL BE CAST WITH PROVISIONS TO ALLOW KNOCKOUTS.

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

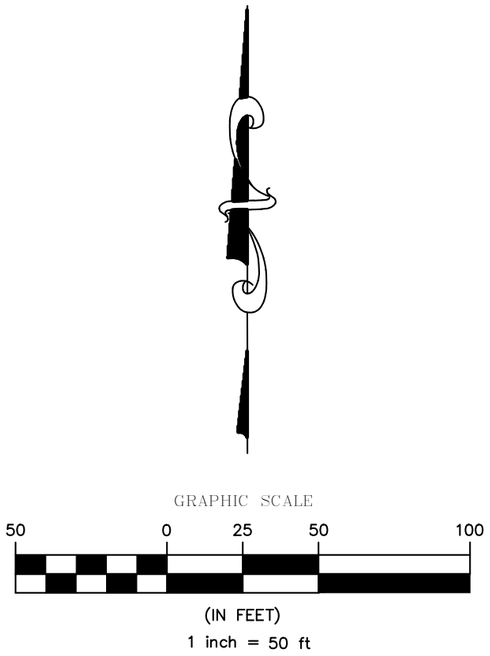
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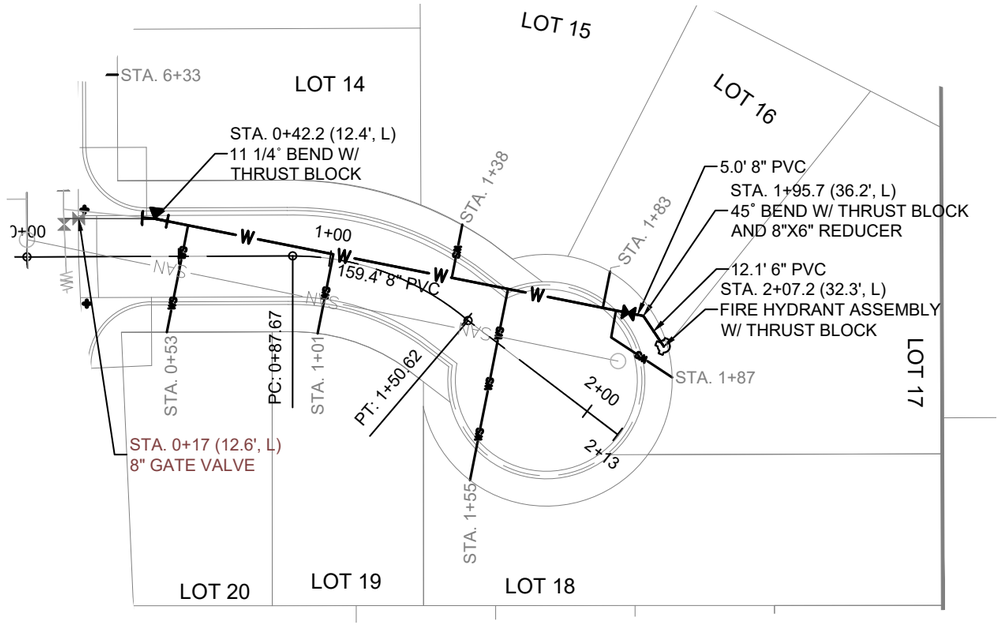
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SCALE HORIZ: N/A
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Office: 307.673.7350
www.mc2engineering.com

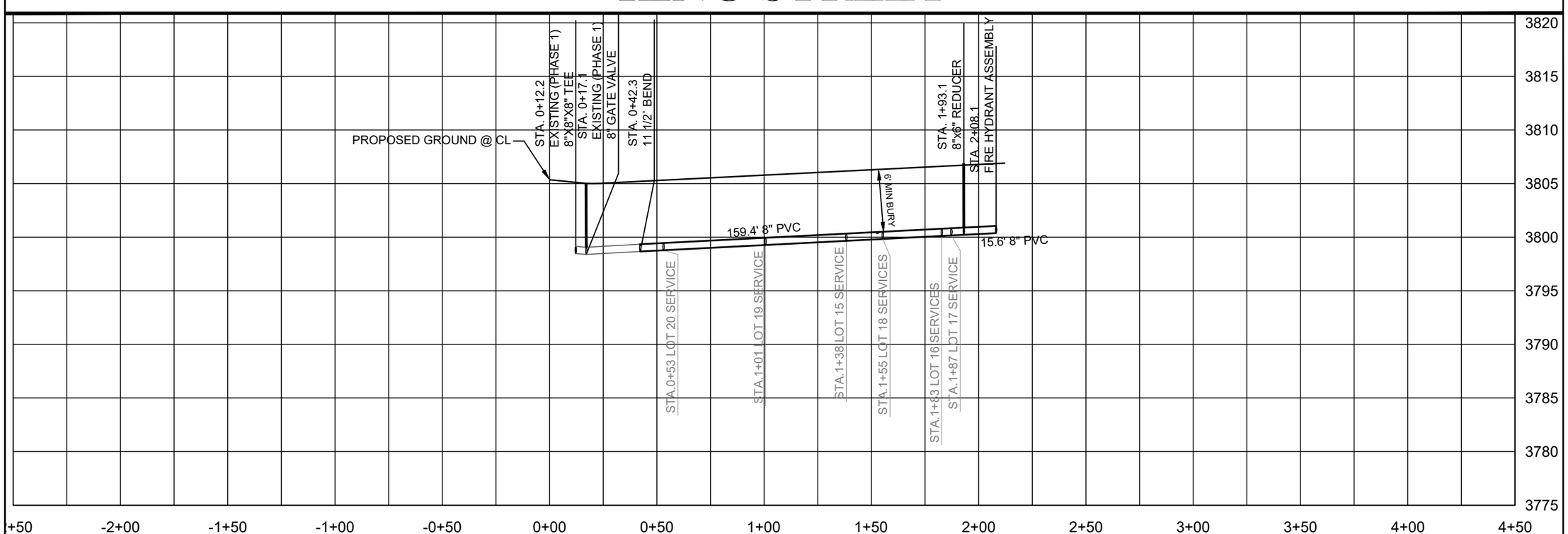
COTTONWOOD PHASE 2
NOTES

SHEET
N1



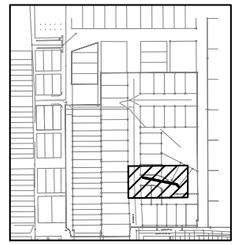


KING STREET



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL MEET THE CITY OD SHERIDAN STANDARD SPECIFICATIONS



PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

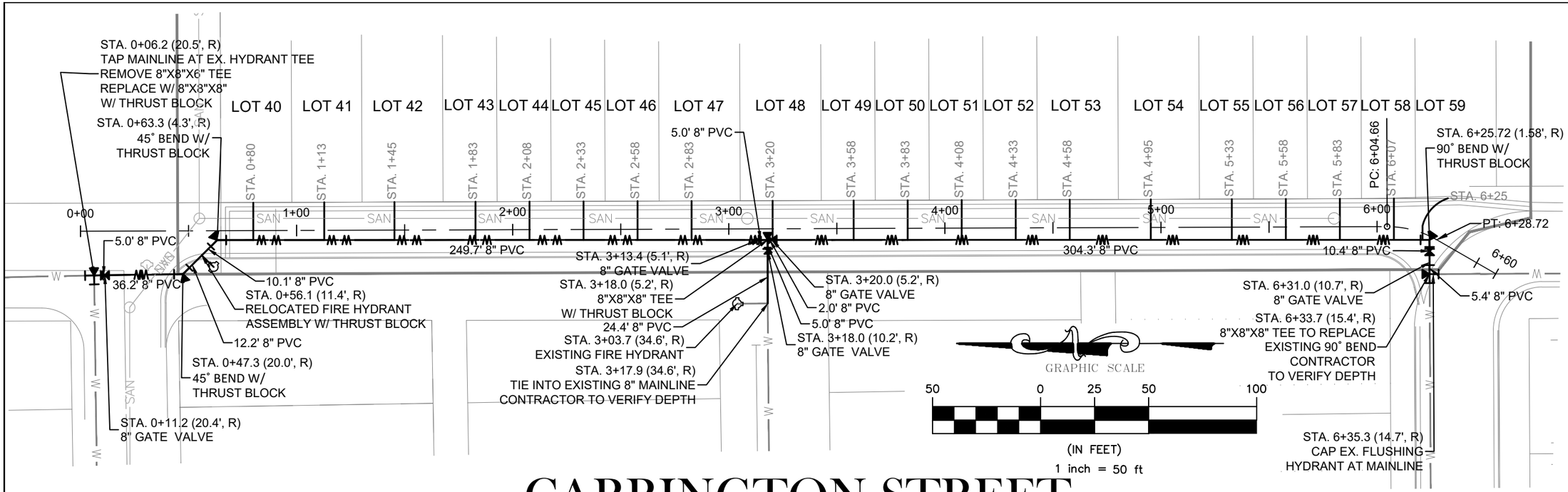
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	7			

ISSUE DATE:
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME: 356_DESIGN

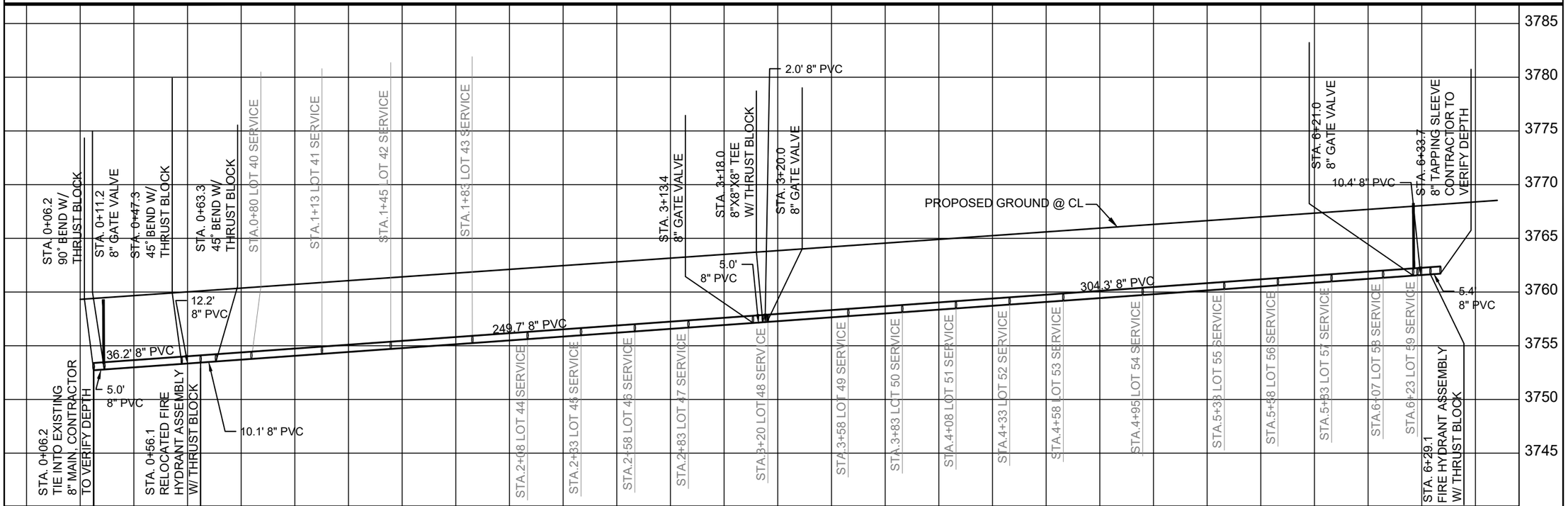
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COTTONWOOD PHASE 2
WATER PLAN & PROFILE

SHEET
W1

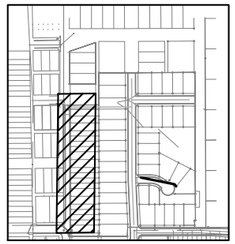


CARRINGTON STREET



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL MEET THE CITY OF SHERIDAN STANDARD SPECIFICATIONS



PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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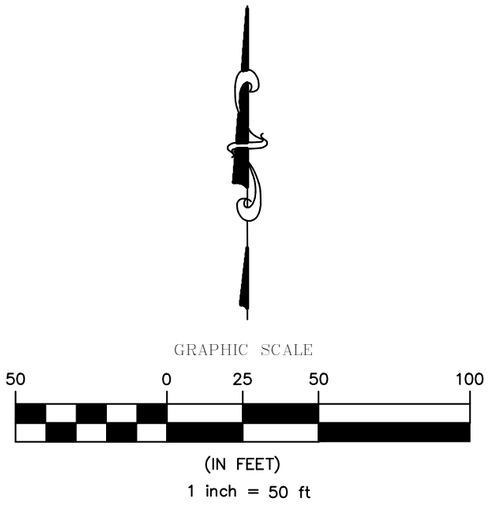
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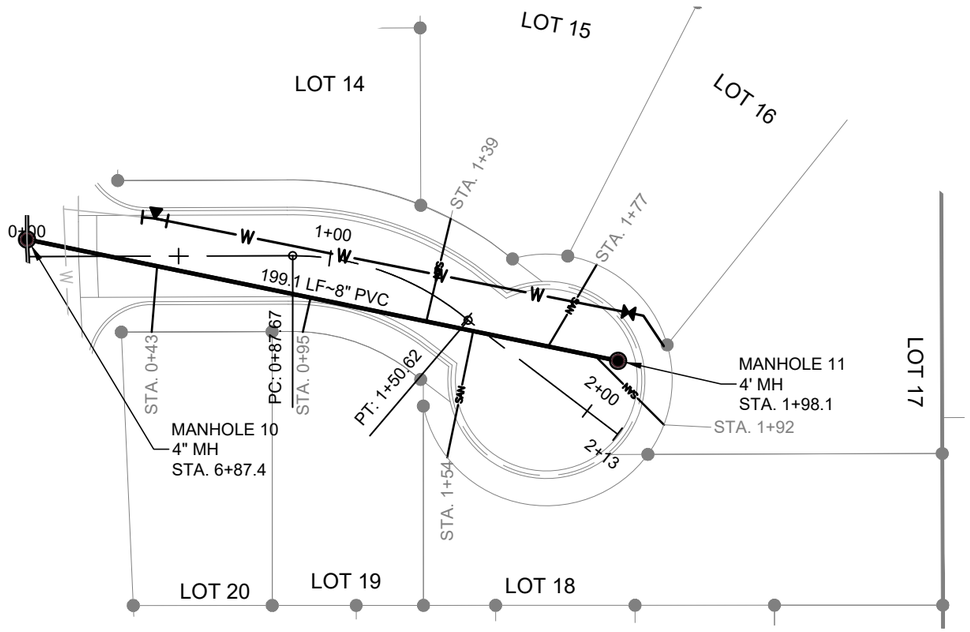
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
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FILE NAME: 356_DESIGN

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COTTONWOOD PHASE 2
WATER PLAN & PROFILE

SHEET
W2

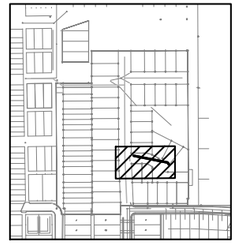


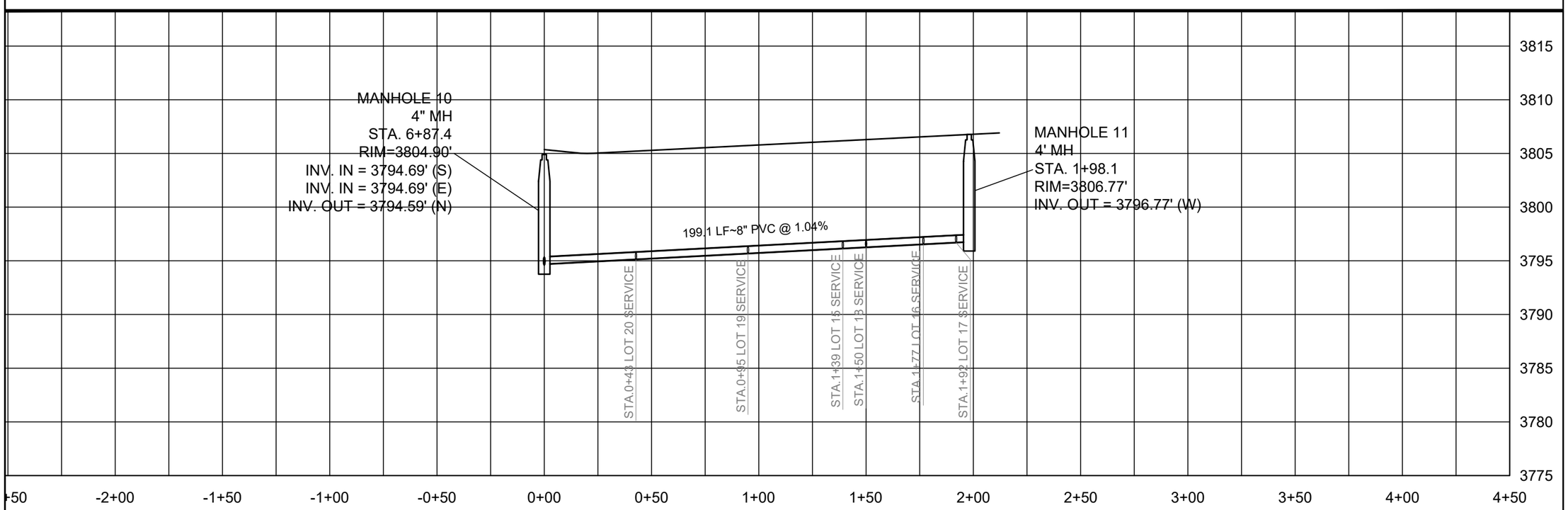


KING STREET

CONSTRUCTION NOTES

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SSR CONSTRUCTION
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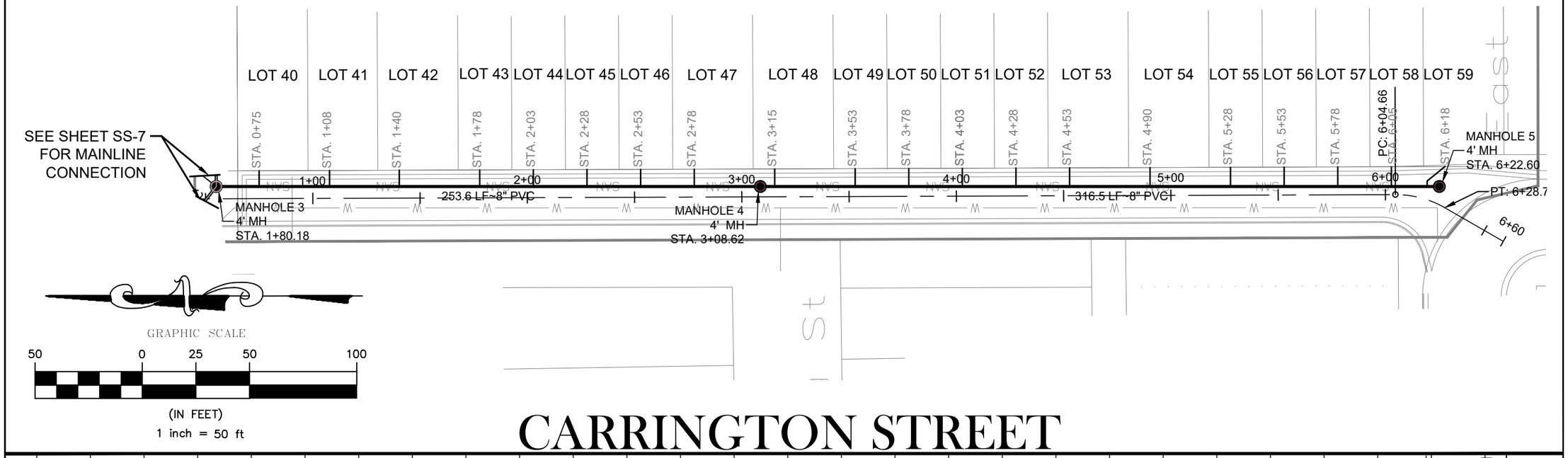
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SCALE VERT: N/A
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CHECKED BY: MLC
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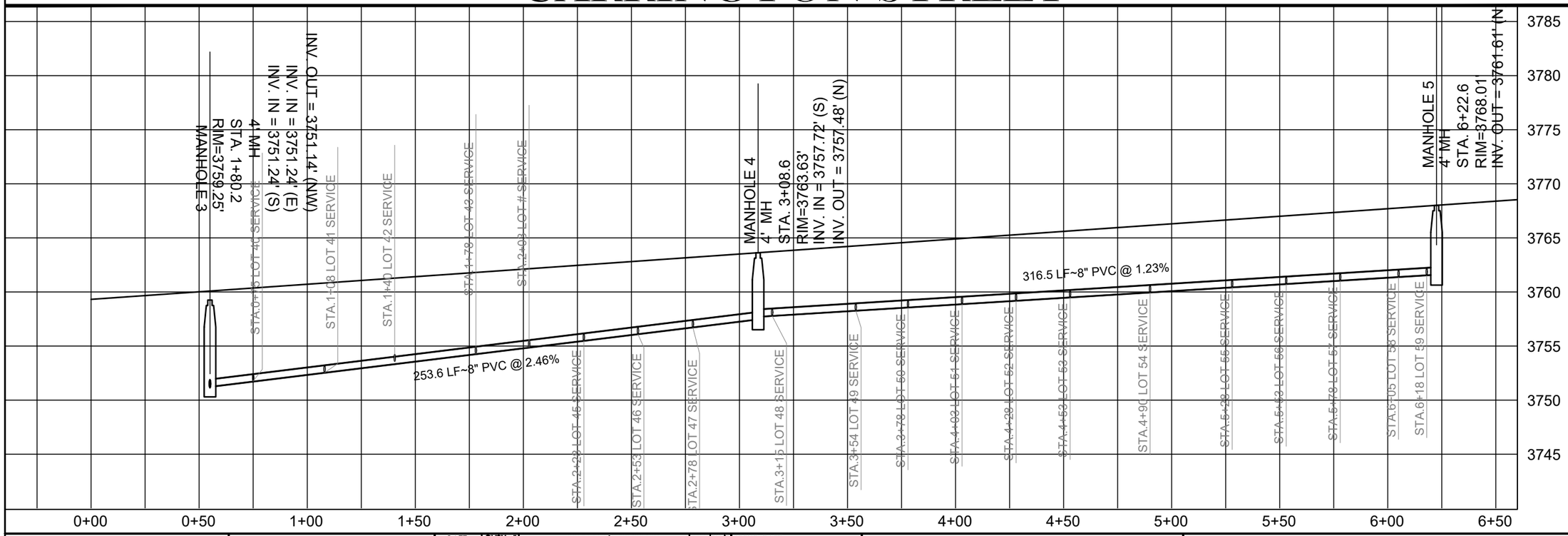
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COTTONWOOD PHASE 2
SANITARY PLAN & PROFILE

SHEET
SS1

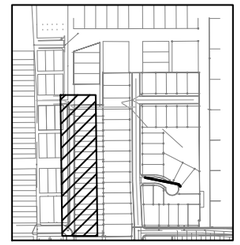


CARRINGTON STREET



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL MEET THE CITY OD SHERIDAN STANDARD SPECIFICATIONS



PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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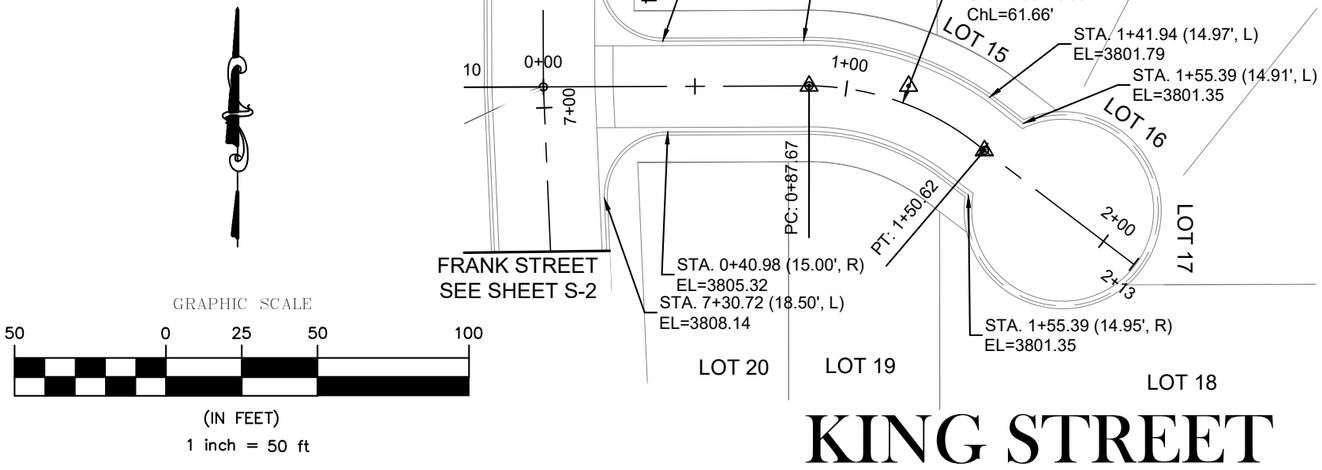
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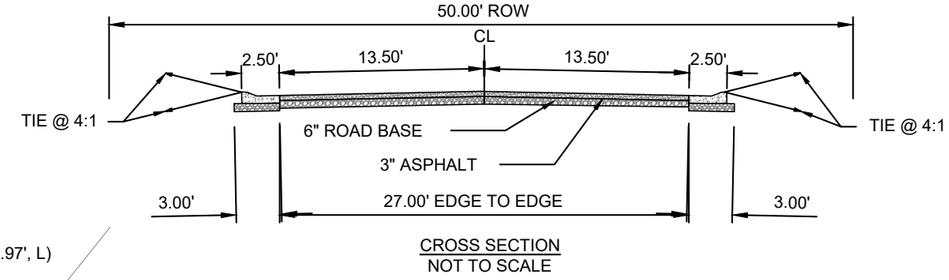
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COTTONWOOD PHASE 2
SANITARY PLAN & PROFILE

SHEET
SS2



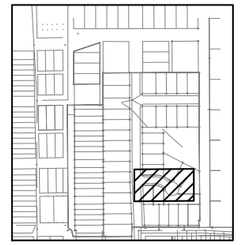
KING STREET

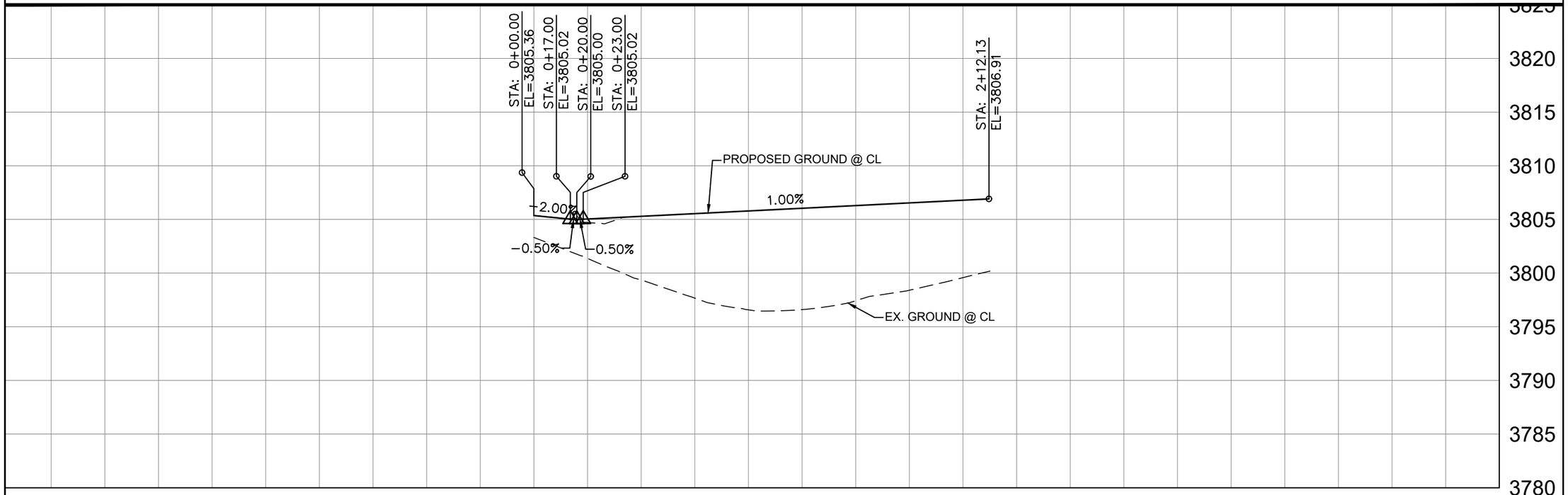


CROSS SECTION
NOT TO SCALE

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL MEET THE CITY OD SHERIDAN STANDARD SPECIFICATIONS





PREPARED FOR:
~~SHORECREST LLC~~
SGR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

CALL UTILITY NOTIFICATION
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811
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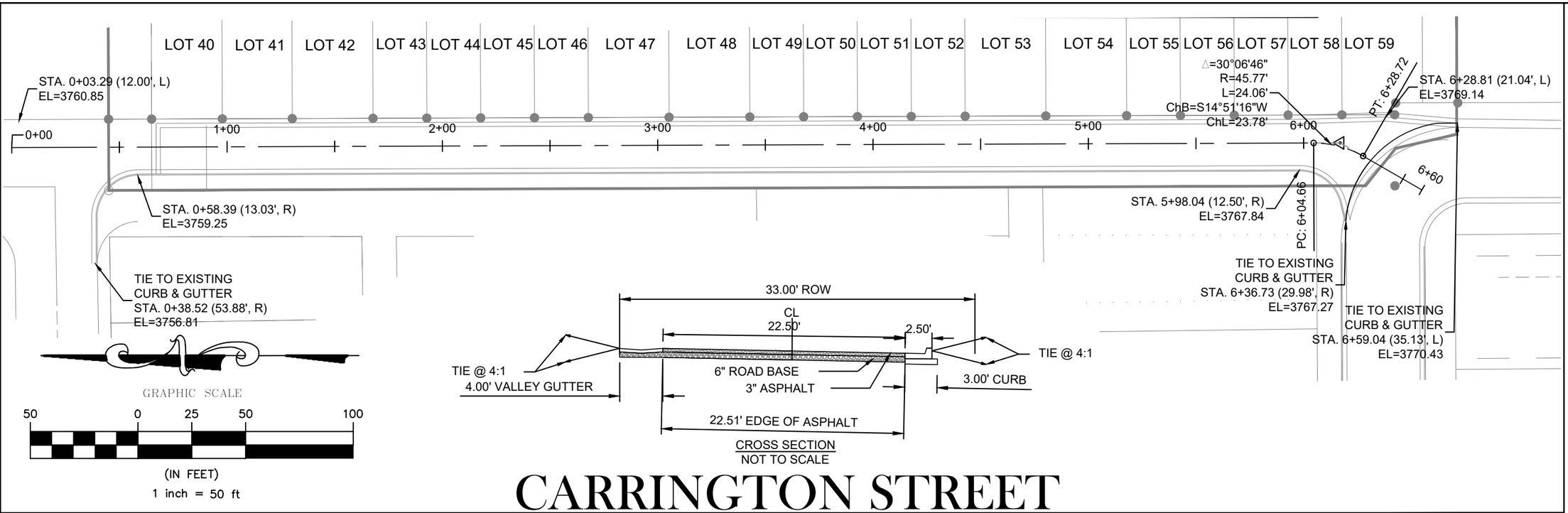
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			MLC	MLC

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME: 356_GRADING.DWG

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COTTONWOOD PHASE 2
STREET PLAN & PROFILE

SHEET
S1



GRAPHIC SCALE

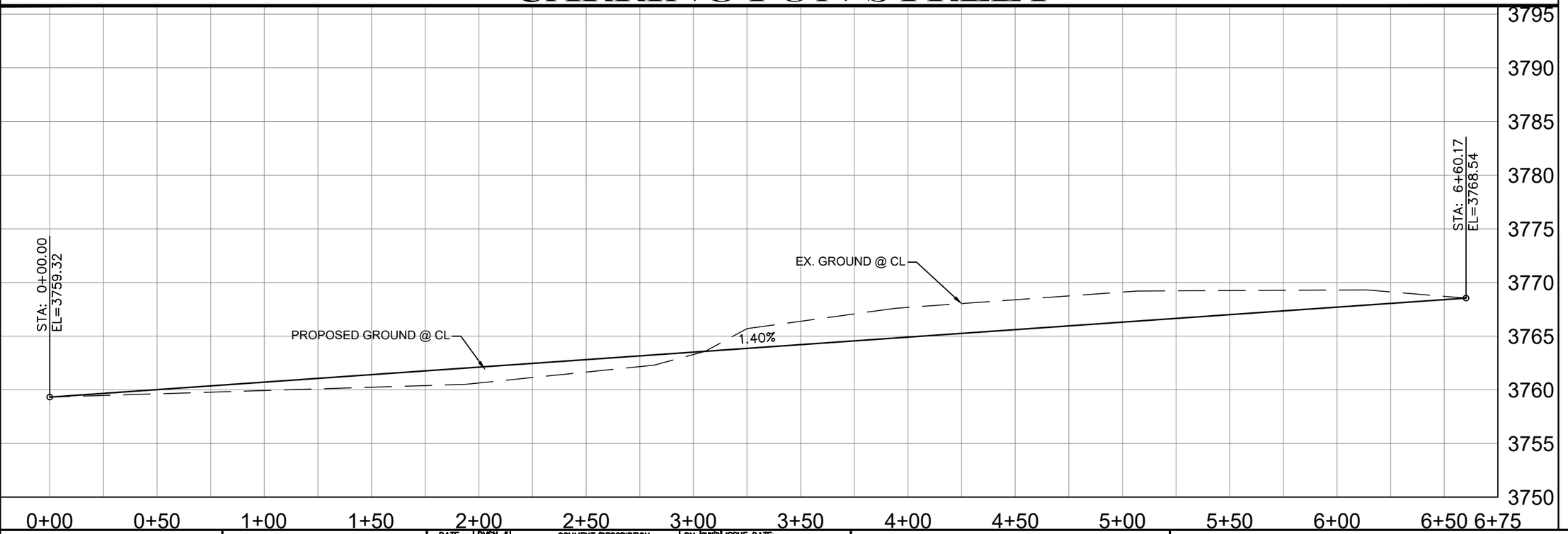
50 0 25 50 100

(IN FEET)

1 inch = 50 ft

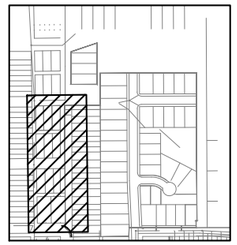
CROSS SECTION
NOT TO SCALE

CARRINGTON STREET



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL MEET THE CITY OD SHERIDAN STANDARD SPECIFICATIONS



PREPARED FOR:
~~SUNRISE~~ CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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WYOMING ONE-CALL
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DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
			MLC	MLC

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SCALE VERT: N/A
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CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME: 356_GRADING.DWG

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COTTONWOOD PHASE 2
STREET PLAN & PROFILE

SHEET
S2



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
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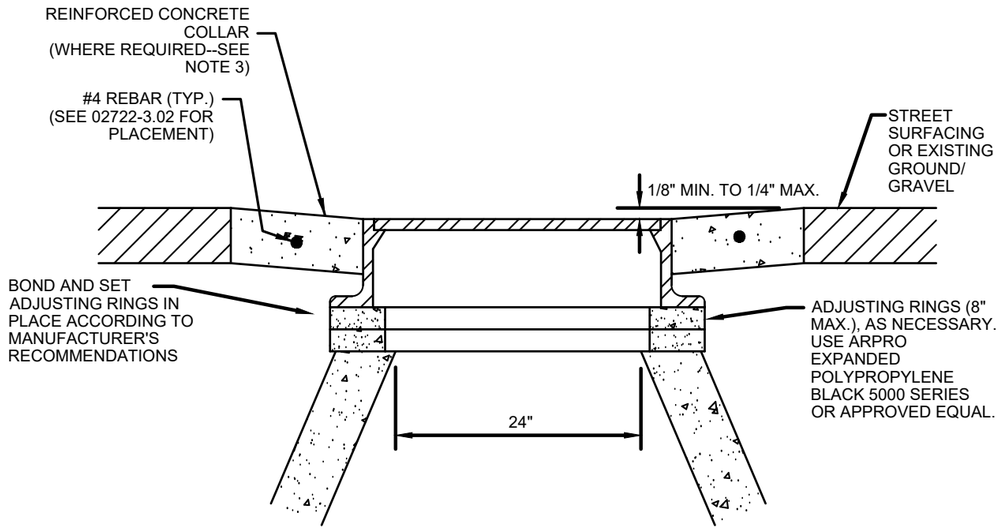
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME: 356_DESIGN

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COTTONWOOD PHASE 2

UTILITY LAYOUT

SHEET
UT1



NOTES:

1. ADJUST MANHOLES UPWARD WITH ADJUSTING RINGS UNDER FRAMES. CONCRETE ADJUSTING RINGS SHALL NOT BE USED.
2. ADJUST MANHOLES DOWNWARD BY REMOVING CONE AND BARREL SECTIONS, AS NECESSARY, AND REPLACING WITH SECTIONS OF HEIGHT REQUIRED TO MATCH GRADE.
3. CONCRETE COLLAR TO BE PLACED AS SHOWN AND AS PER DWG. NO. 02722-3.02 WHERE REQUIRED. SEE STANDARD SPECIFICATION SECTIONS 02570 AND 02722 FOR GUIDANCE ON CONCRETE COLLAR REQUIREMENTS.
4. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ADJUSTMENT OF NEW MANHOLES TO FINAL GRADE.
5. SLOPE MANHOLE FRAMES AS REQUIRED TO MATCH SLOPE OF STREET.
6. DO NOT GROUT SMOOTH INTERNALLY.

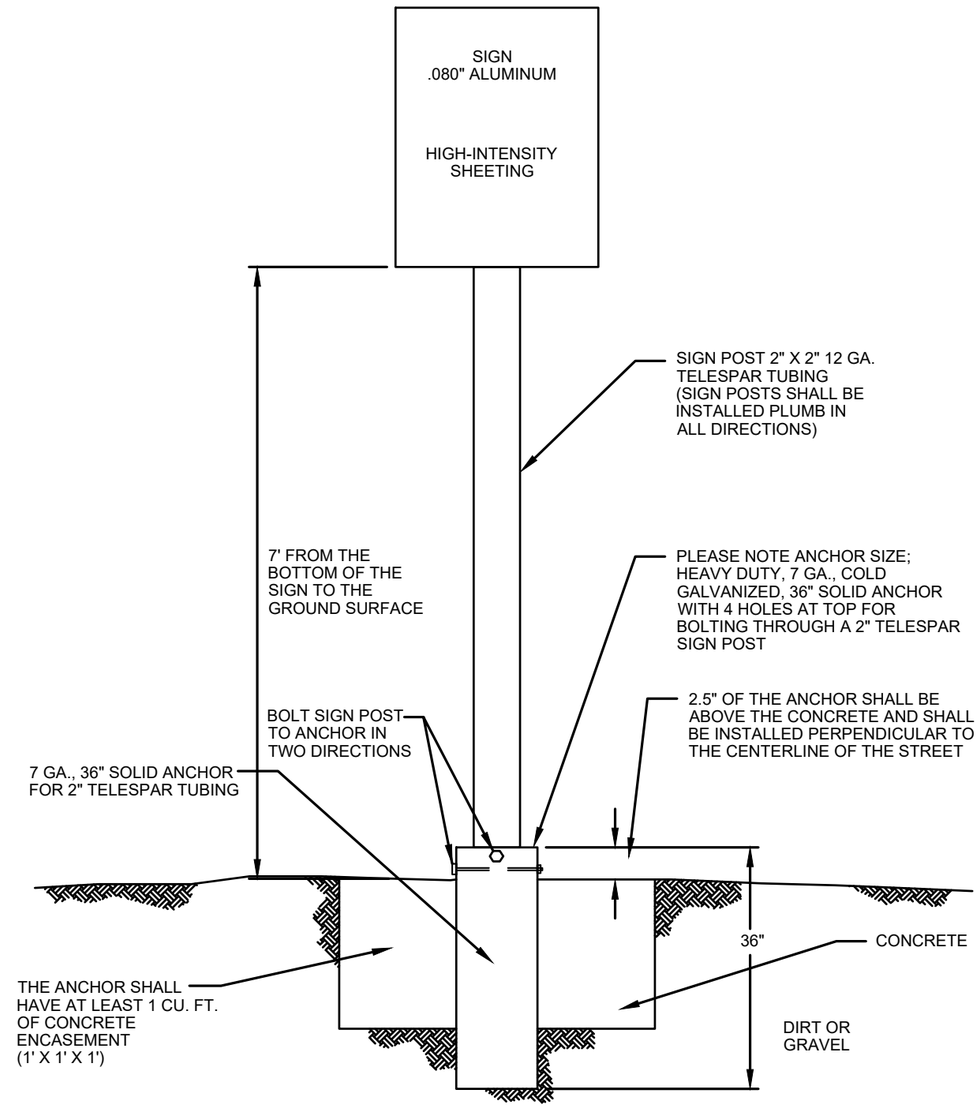
NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL

DWG. NO. 02570-3.01b

CITY of SHERIDAN

NOVEMBER 2015



NOT TO SCALE

SIGN INSTALLATION DETAIL

DWG. NO. 02605-3.01c

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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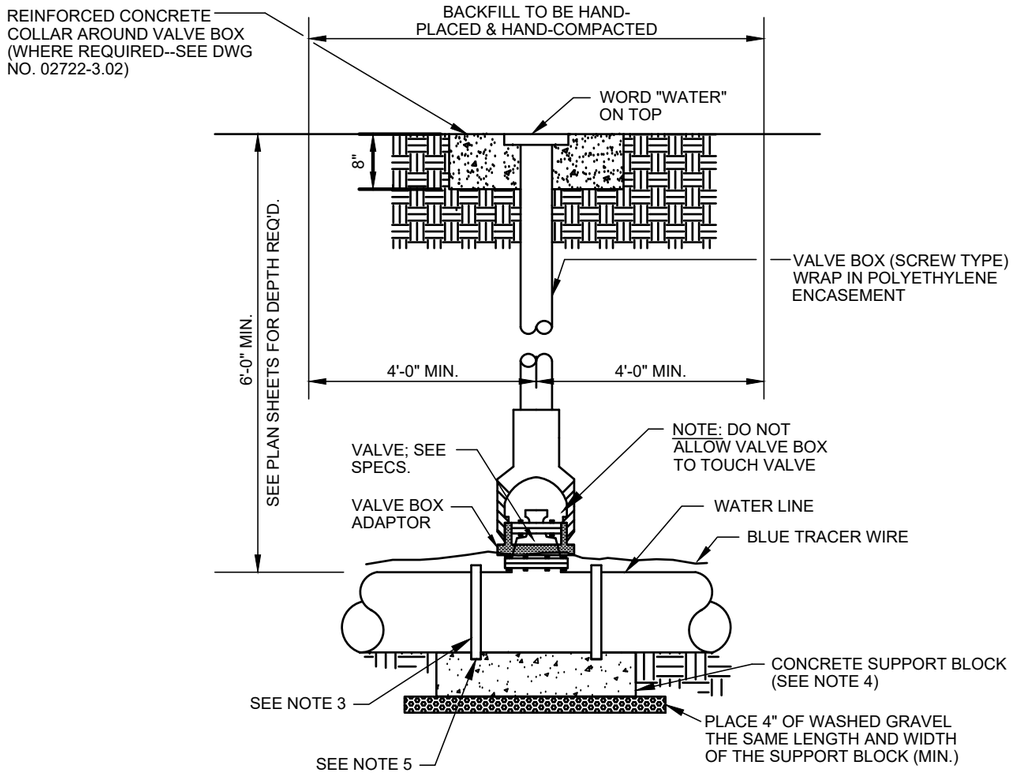
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COTTONWOOD PHASE 2 DETAILS

SHEET D1



NOTES:

1. ALL BOLTS, NUTS & WASHERS ARE TO BE SERIES 300 STAINLESS STEEL.
2. ON GRAVELLED OR DIRT ROADS, OR WHERE REQUIRED AS A CORRECTIVE MEASURE, TOP OF VALVE BOX SHALL BE PLACED IN REINFORCED CONCRETE COLLAR. SEE DRAWINGS NO. 02570-3.01a AND 02722-3.02 FOR DETAILS.
3. ALL VALVES ARE TO BE RESTRAINED TO PIPE.
4. CONCRETE SUPPORT BLOCKS MAY BE PRE-CAST OR POURED IN PLACE; SUPPORT BLOCKS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE (MIN.); FOR VALVES 12" AND SMALLER, SUPPORT BLOCKS SHALL BE 18" X 18" X 6" IN SIZE; FOR VALVES LARGER THAN 12", SUPPORT BLOCK DIMENSIONS SHALL BE DETERMINED BY THE ENGINEER.
5. IF CONCRETE SUPPORT BLOCKS ARE POURED IN PLACE, THEY SHALL BE FORMED; USE POLYETHYLENE TO SEPARATE FITTING FROM THE CONCRETE.

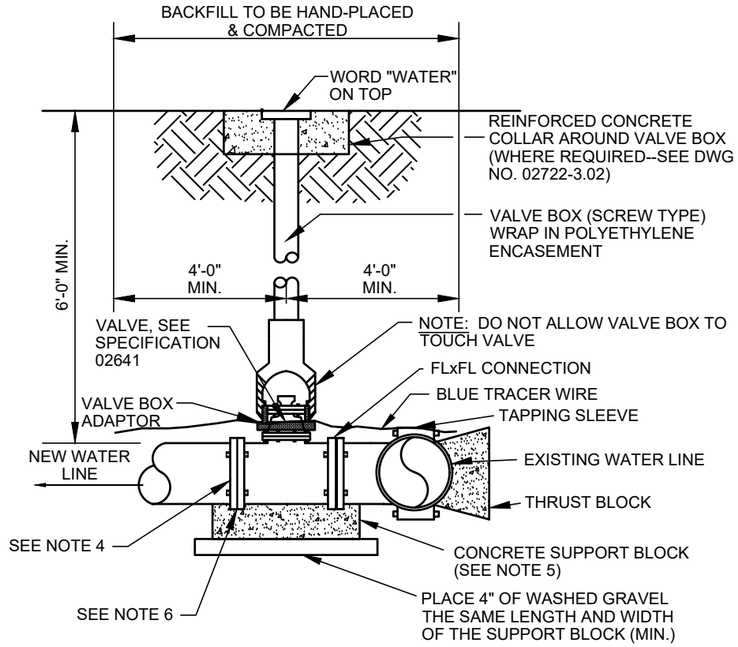
NOT TO SCALE

WATER LINE VALVE AND BOX DETAIL

DWG. NO. 02641-2.01B

CITY of SHERIDAN

NOVEMBER 2015



NOTES:

1. ALL BOLTS, NUTS & WASHERS ARE TO BE SERIES 300 STAINLESS STEEL.
2. BEGIN TRACER WIRE BY WRAPPING AROUND EXISTING WATER LINE.
3. ON GRAVELLED OR DIRT ROADS, OR WHERE REQUIRED AS A CORRECTIVE MEASURE, TOP OF VALVE BOX SHALL BE PLACED IN REINFORCED CONCRETE COLLAR. SEE DRAWINGS NO. 02570-3.01a AND 02722-3.02 FOR DETAILS.
4. ALL VALVES ARE TO BE RESTRAINED TO PIPE.
5. CONCRETE SUPPORT BLOCKS MAY BE PRE-CAST OR POURED IN PLACE; SUPPORT BLOCKS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE (MIN.); FOR VALVES 12" AND SMALLER, SUPPORT BLOCKS SHALL BE 18" X 18" X 6" IN SIZE; FOR VALVES LARGER THAN 12", SUPPORT BLOCK DIMENSIONS SHALL BE DETERMINED BY THE ENGINEER.
6. IF CONCRETE SUPPORT BLOCKS ARE POURED IN PLACE, THEY SHALL BE FORMED; USE POLYETHYLENE TO SEPARATE FITTING FROM THE CONCRETE.

NOT TO SCALE

TAPPING SLEEVE AND VALVE CONNECTION TO EXISTING WATER LINE DETAIL

DWG. NO. 02641-2.01D

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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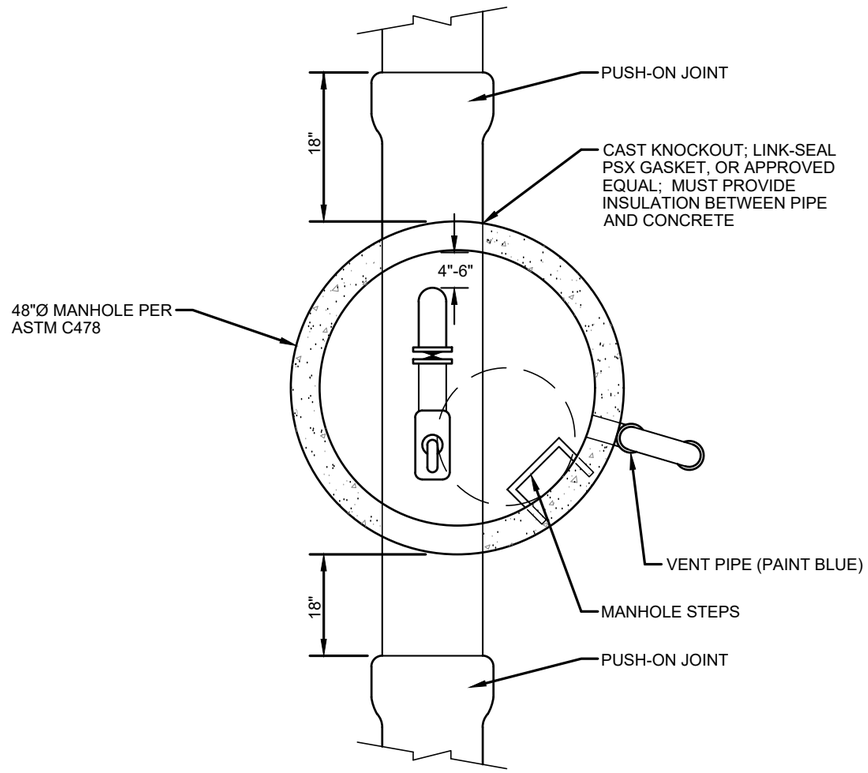
DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
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ISSUE DATE:
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
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FILE NAME:

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COTTONWOOD PHASE 2
DETAILS

SHEET
D2



NOTES:

1. PROVIDE A 6' x 6' (3/4" THICK) INSULATION BLANKET FOR EACH AIR RELEASE / VACUUM RELIEF VALVE.
2. GUARD POSTS REQUIRED ON AIR RELEASE / VACUUM RELIEF VALVES AS SHOWN IN PLAN DRAWINGS.
3. FOR IDENTIFICATION OF INTERNAL PIPING AND VALVES, SEE DETAILS 02641-2.02B, C, D AND E.

NOT TO SCALE

AIR RELEASE / VACUUM RELIEF VALVE AND MANHOLE DETAIL - PLAN

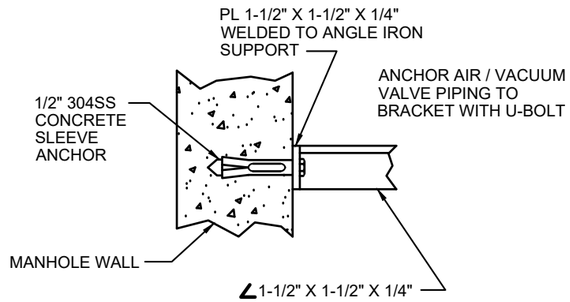
DWG. NO. 02641-2.02a

CITY of SHERIDAN

NOVEMBER 2015

SCHEDULE FOR AIR VALVE, VENTING AND TAPPING PIPE SIZE

DIAMETER OF WATER LINE (IN)	DIAMETER OF AIR VALVE (IN)	DIAMETER OF VENT PIPE (IN)	BRONZE GATE VALVE OR CURB STOP (IN)	DIAMETER OF TAPPING PIPE (IN)
6	1	2	1	1
8 & 10	2	3	2	2
12 & 16	3	3	3	3



HORIZONTAL SUPPORT BRACKET

NOT TO SCALE

AIR RELEASE / VACUUM RELIEF VALVE VENT SCHEDULE AND SUPPORT BRACKET DETAIL

DWG. NO. 02641-2.02e

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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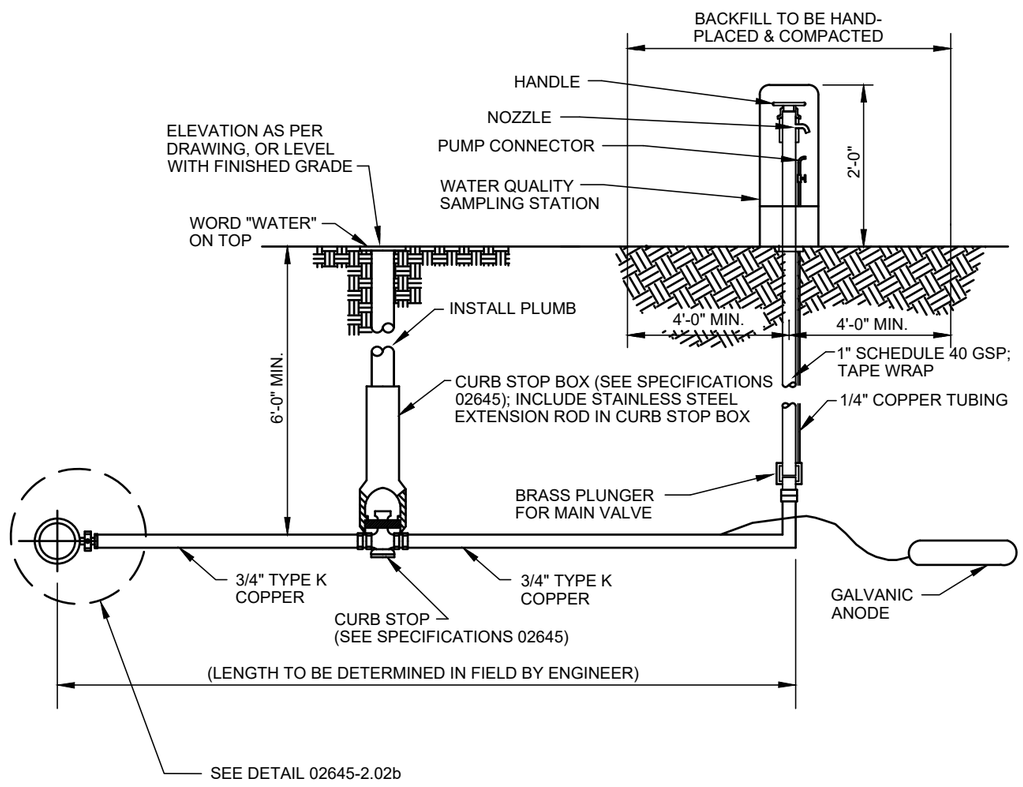
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME:

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Sheridan, Wyoming 82801
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www.mc2engineering.com

COTTONWOOD PHASE 2
DETAILS

SHEET D3



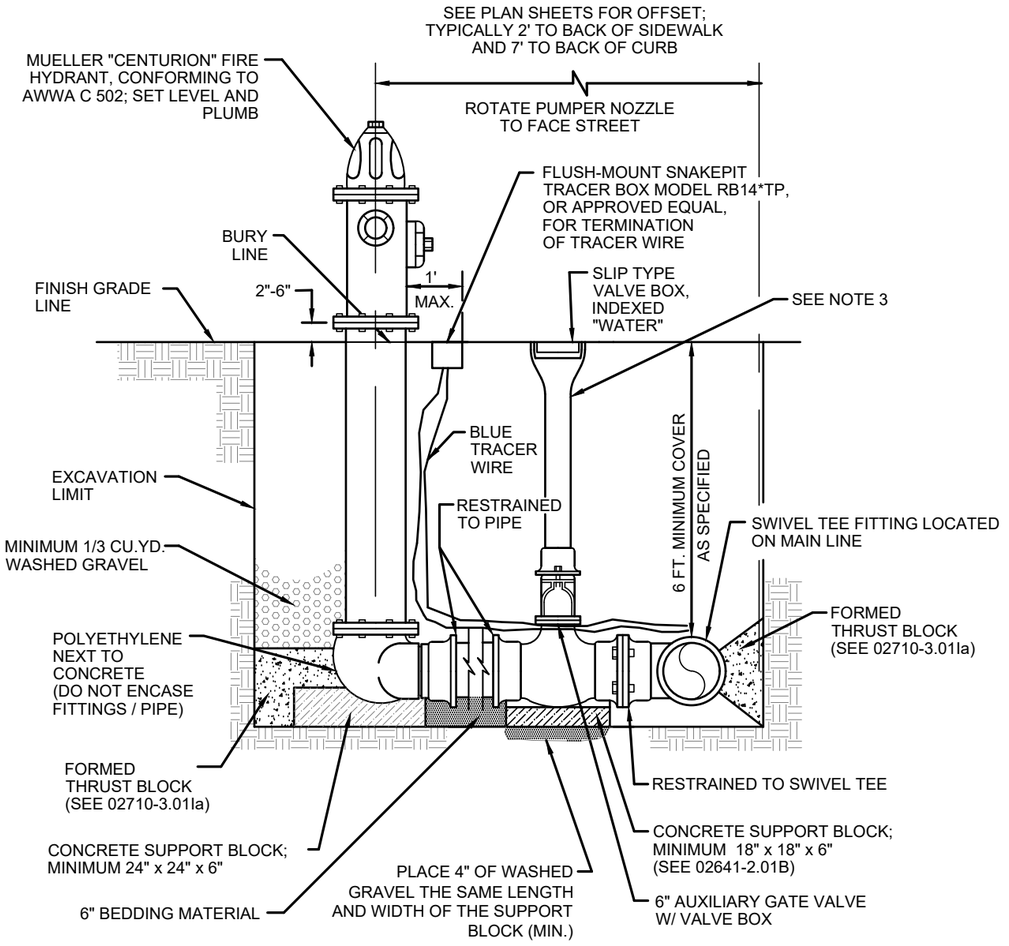
NOT TO SCALE

WATER QUALITY SAMPLING STATION DETAIL

DWG. NO. 02645-2.05

CITY of SHERIDAN

NOVEMBER 2015



NOTES:

1. 6 FT. COVER IS A MINIMUM. THIS MAY BE GREATER IN SOME AREAS. SEE PLANS.
2. PIPE USED ON HYDRANT ASSEMBLY PER 02710. THRUST BLOCKING SHALL BE PER SPECIFICATIONS AND DETAILS. HYDRANT WEEP HOLES SHALL REMAIN UNOBSTRUCTED.
3. WRAP VALVE BOX IN POLYETHYLENE ENCASEMENT PER DETAIL 13944D.

NOT TO SCALE

FIRE HYDRANT INSTALLATION DETAIL

DWG. NO. 02644-2.01

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

CALL UTILITY NOTIFICATION
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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D

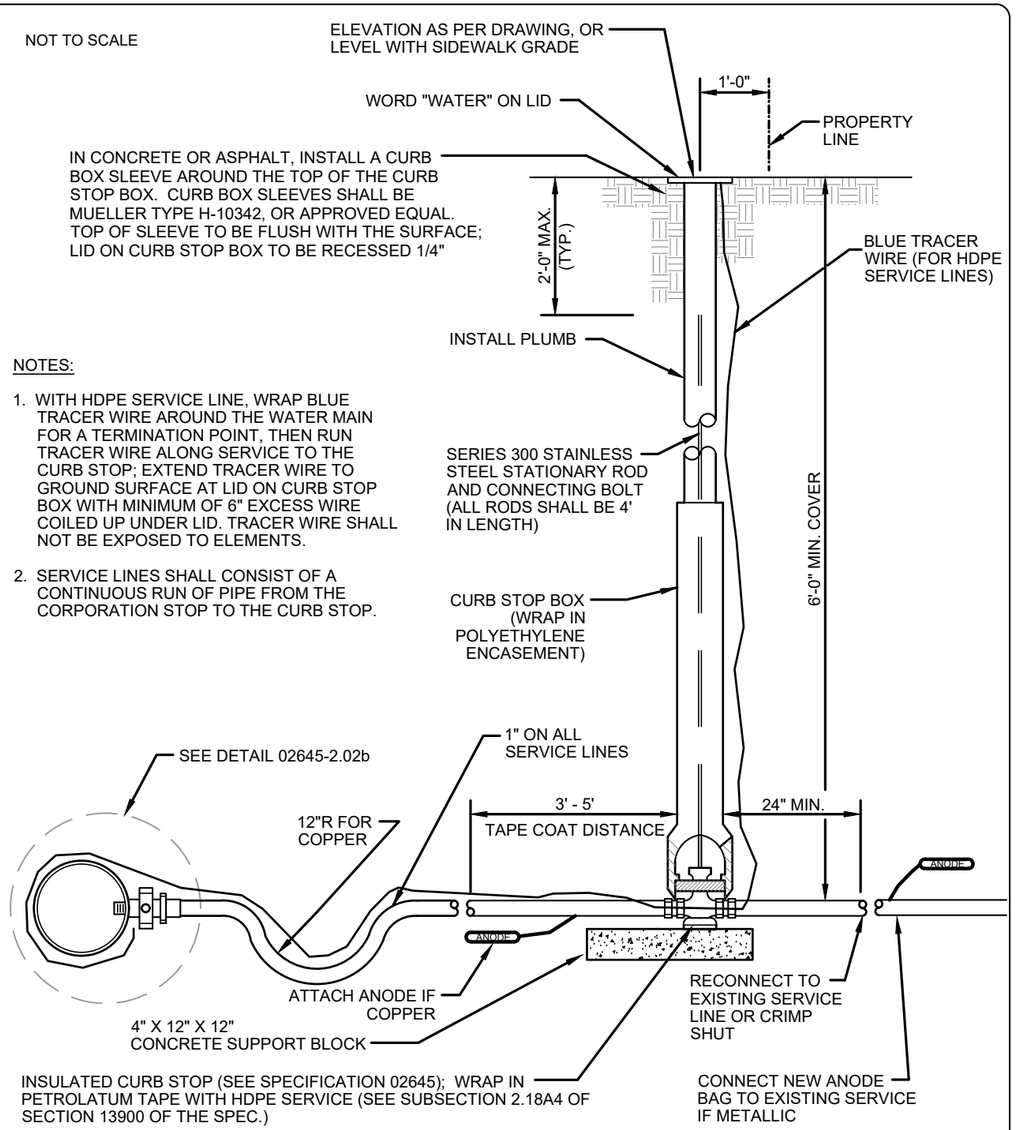
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 356
FILE NAME:

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COTTONWOOD PHASE 2
DETAILS

SHEET D4

NOT TO SCALE



NOTES:

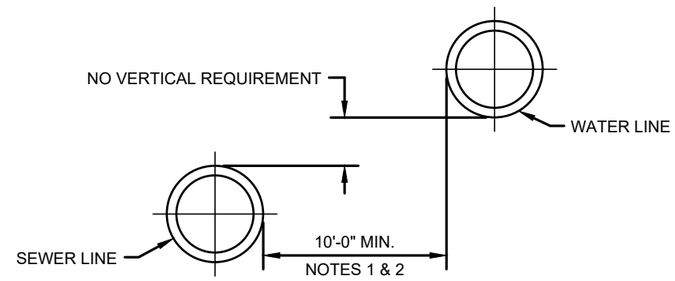
1. WITH HDPE SERVICE LINE, WRAP BLUE TRACER WIRE AROUND THE WATER MAIN FOR A TERMINATION POINT, THEN RUN TRACER WIRE ALONG SERVICE TO THE CURB STOP; EXTEND TRACER WIRE TO GROUND SURFACE AT LID ON CURB STOP BOX WITH MINIMUM OF 6" EXCESS WIRE COILED UP UNDER LID. TRACER WIRE SHALL NOT BE EXPOSED TO ELEMENTS.
2. SERVICE LINES SHALL CONSIST OF A CONTINUOUS RUN OF PIPE FROM THE CORPORATION STOP TO THE CURB STOP.

WATER LINE SERVICE CONNECTION DETAIL

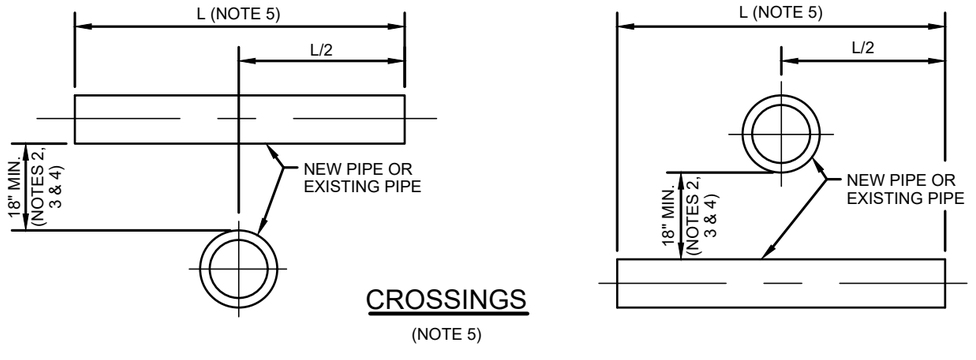
DWG. NO. 02645-2.02c

CITY of SHERIDAN

NOVEMBER 2015



PARALLEL ARRANGEMENT



CROSSINGS

(NOTE 5)

NOTES:

1. WHERE THE 10 FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THIS SEPARATION MAY BE REDUCED TO 5 FEET, PROVIDED THE BOTTOM OF THE WATER LINE IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER LINE. WHERE THE REQUIREMENTS FOR THE BOTTOM OF THE WATER LINE TO BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER LINE CANNOT BE MET, SEE THE SPECIFICATIONS.
2. NO EXCEPTION TO THE MINIMUM HORIZONTAL OR VERTICAL SEPARATION REQUIREMENTS ARE PERMITTED WHEN THE SEWAGE-CARRYING PIPE IS A FORCE MAIN.
3. AT CROSSINGS, ONE FULL LENGTH OF WATER LINE PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE.
4. LESS THAN 18 INCHES OF SEPARATION IS PERMITTED WHEN THE GRAVITY SEWER LINE AT THE CROSSING IS MADE FROM A SINGLE 20-FOOT LENGTH OF PIPE, THE CROSSING ANGLE IS 90 DEGREES, AND THE SEWER PIPE PASSES A PRESSURE TEST (SEE SPECIFICATIONS).
5. "L" IS A STANDARD LENGTH OF PIPE AS SUPPLIED BY A PIPE MANUFACTURER.
6. ADEQUATE STRUCTURAL SUPPORT (FLOWABLE FILL) FOR PIPES AT CROSSINGS SHALL BE PROVIDED.
7. WHEN THE REQUIRED HORIZONTAL AND / OR VERTICAL SEPARATIONS BETWEEN WATER LINES AND SEWER LINES CANNOT BE MET, THE SEWER MAY BE ENCASED IN ONE FOOT OF FLOWABLE FILL (SEE SPECIFICATIONS).

NOT TO SCALE

WATER AND SEWER LINE SEPARATION DETAIL

DWG. NO. 02710-3.01H

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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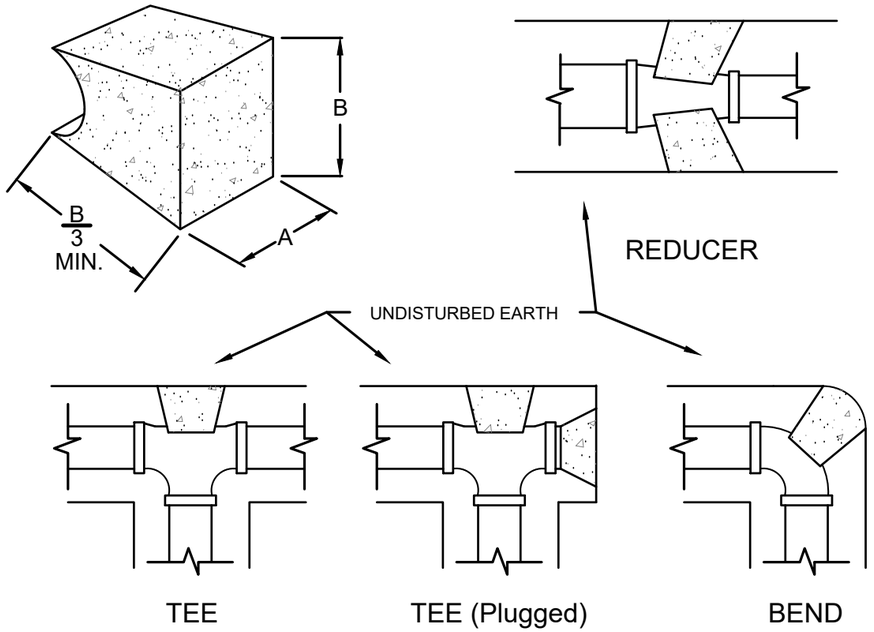
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ISSUE DATE:
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SCALE VERT: N/A
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CHECKED BY: MLC
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COTTONWOOD PHASE 2
DETAILS

SHEET D5



DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"
16"	6'-0"	5'-0"	6'-0"	5'-0"	6'-0"	4'-0"	4'-6"	3'-0"

NOTES:

1. THIS TABLE IS BASED ON 150 PSI WATER MAIN PRESSURE AND 2000 PSF SOIL BEARING PRESSURE.
2. USE POLYETHYLENE TO SEPARATE FITTINGS FROM THE CONCRETE.
3. FOR PLUGS, PLACE A HEAVY, METAL RING ON TOP OF PLUG FOR FUTURE REMOVAL OF THE THRUST BLOCK.
4. ALL THRUST BLOCKS SHALL BE FORMED AND POURED AGAINST UNDISTURBED SOIL; CONCRETE SHALL BE CLASS "B".

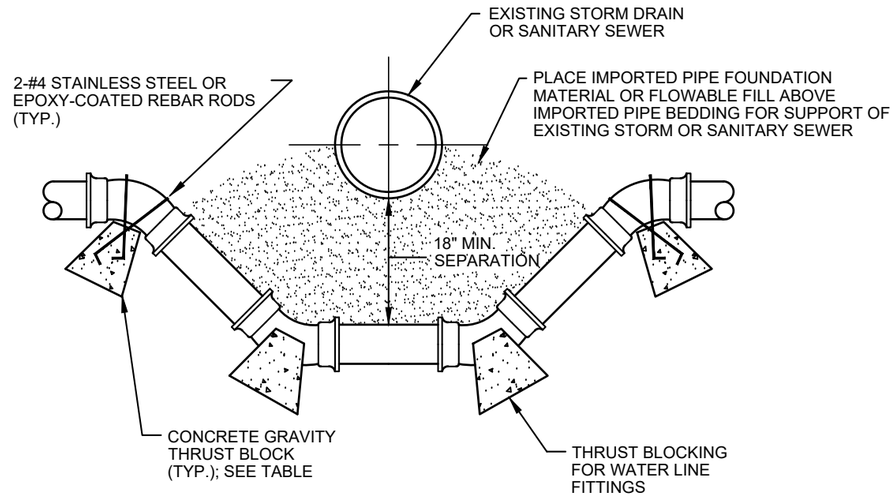
NOT TO SCALE

THRUST BLOCKING
FOR WATER LINE FITTINGS DETAIL

DWG. NO. 02710-3.01la

CITY of SHERIDAN

NOVEMBER 2015



GRAVITY THRUST BLOCK - CY
BASED ON 150 PSI MAIN PRESSURE

PIPE SIZE	45° BEND	22 1/2° BEND
6"	1.0	0.5
8"	1.5	0.6
10"	2.0	0.8
12"	3.0	1.0

NOTE: USE POLYETHYLENE TO SEPARATE FITTINGS FROM THE CONCRETE.

NOT TO SCALE

THRUST BLOCKING
FOR WATER LINE FITTINGS DETAIL

DWG. NO. 02710-3.01lb

CITY of SHERIDAN

NOVEMBER 2015

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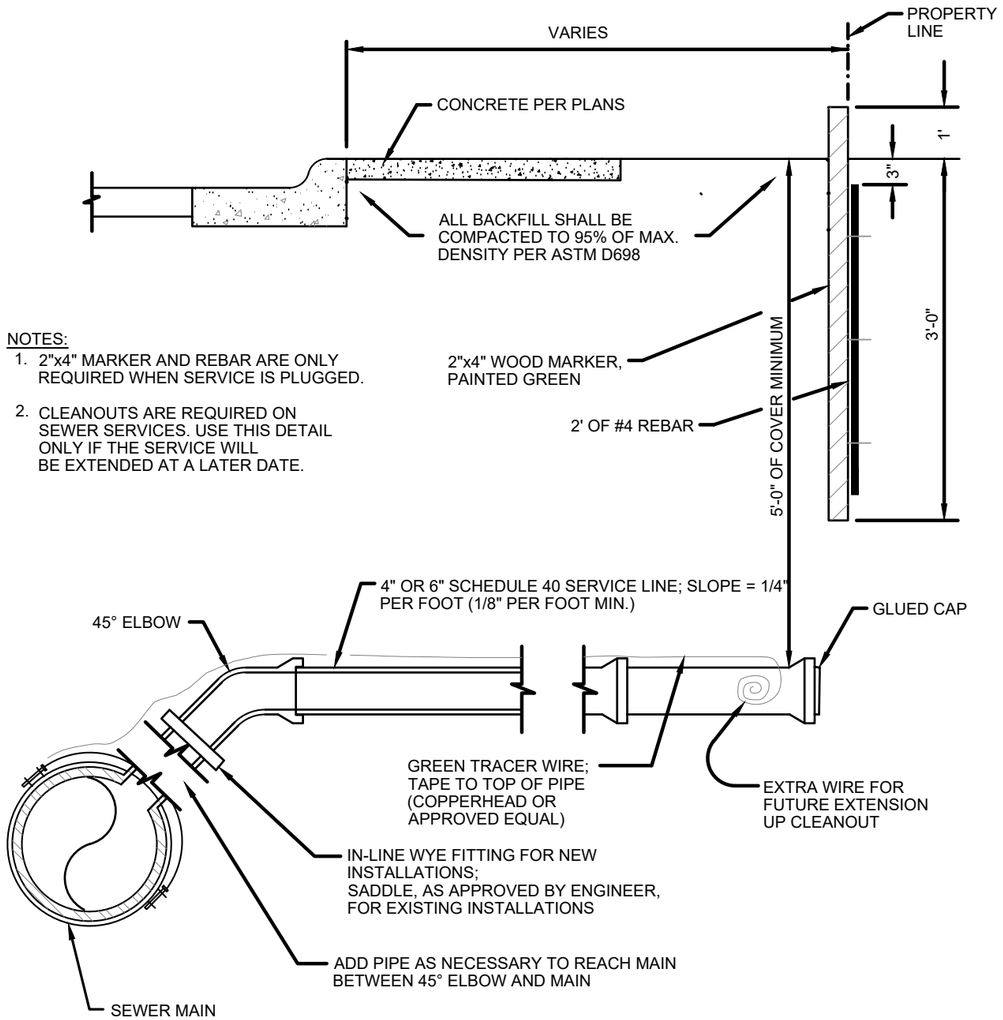
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	7			

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COTTONWOOD PHASE 2
DETAILS

SHEET
D6



NOTES:

1. 2"x4" MARKER AND REBAR ARE ONLY REQUIRED WHEN SERVICE IS PLUGGED.
2. CLEANOUTS ARE REQUIRED ON SEWER SERVICES. USE THIS DETAIL ONLY IF THE SERVICE WILL BE EXTENDED AT A LATER DATE.

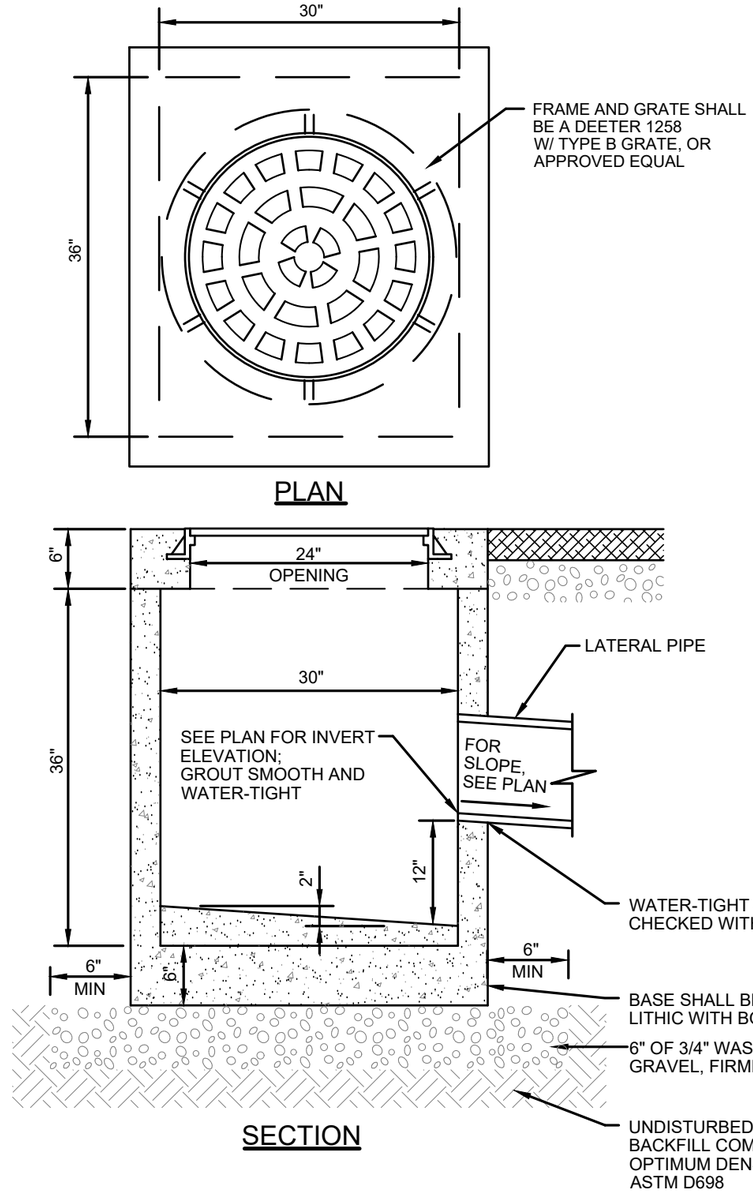
NOT TO SCALE

SANITARY SEWER SERVICE LINE DETAIL (NEW CONSTRUCTION ONLY)

DWG. NO. 02712-2.01Da

CITY of SHERIDAN

NOVEMBER 2015



NOT TO SCALE

TYPE B STORM DRAIN INLET / CATCH BASIN DETAIL

DWG. NO. 02720-2.01b

CITY of SHERIDAN

NOVEMBER 2015

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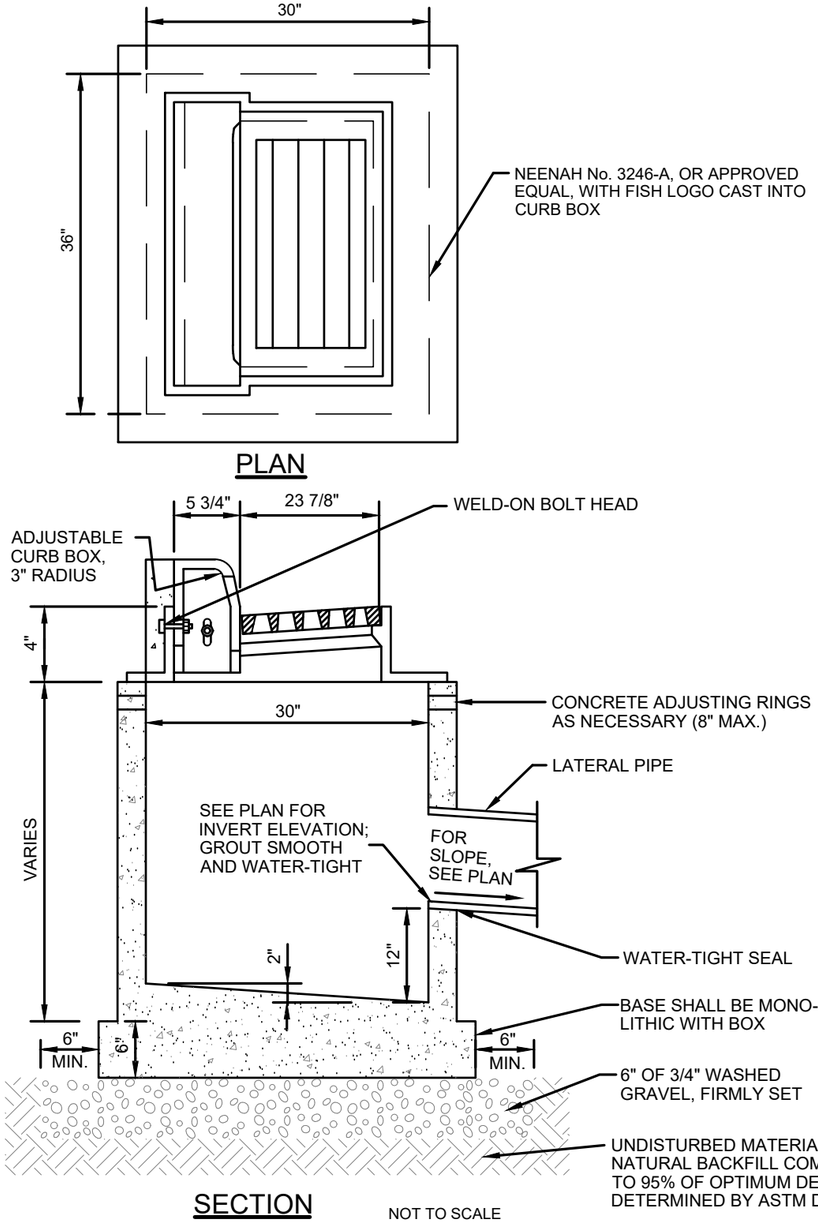
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SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
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COTTONWOOD PHASE 2
DETAILS

SHEET D7

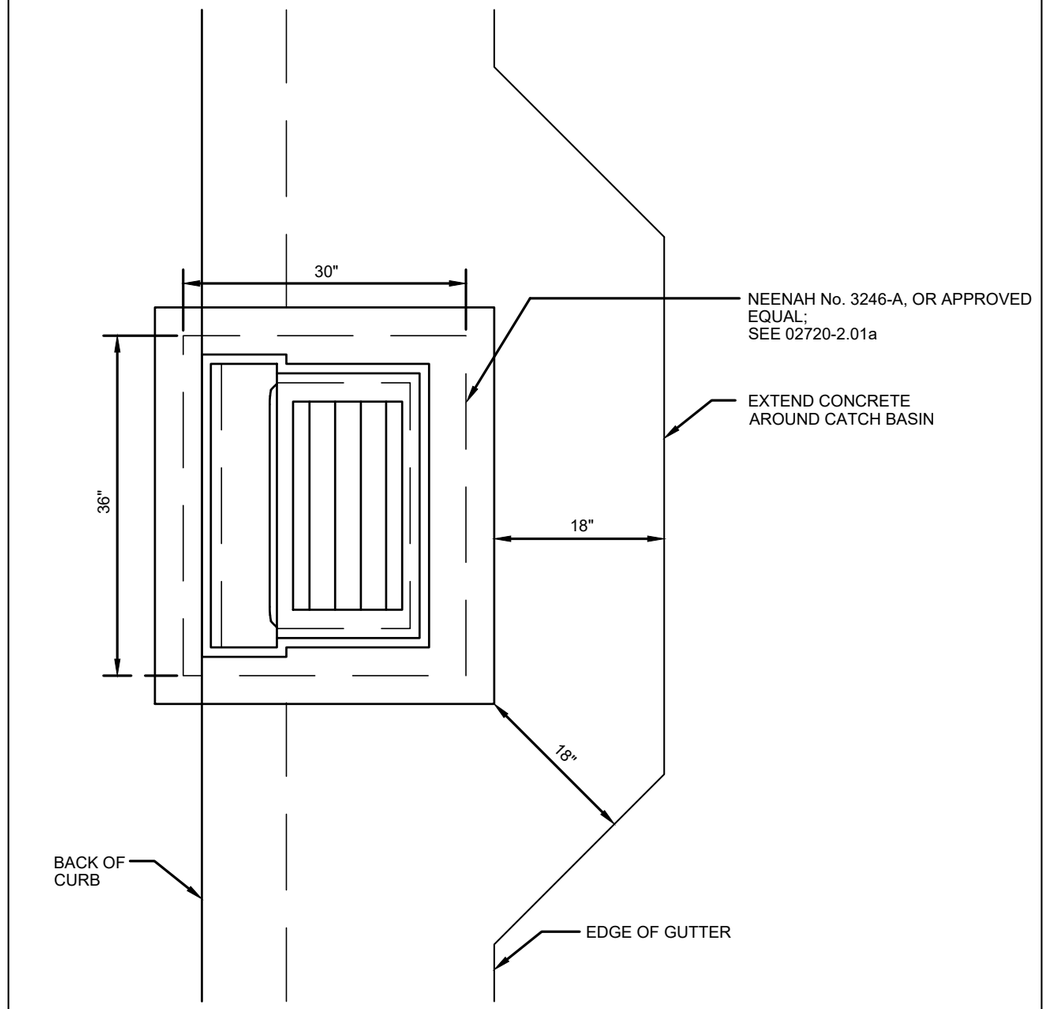


TYPE A STORM DRAIN INLET / CATCH BASIN DETAIL

DWG. NO. 02720-2.01a

CITY of SHERIDAN

NOVEMBER 2015



CURB & GUTTER BOX-OUT FOR TYPE A STORM DRAIN INLET / CATCH BASIN DETAIL

DWG. NO. 02720-2.01e

CITY of SHERIDAN

NOVEMBER 2015

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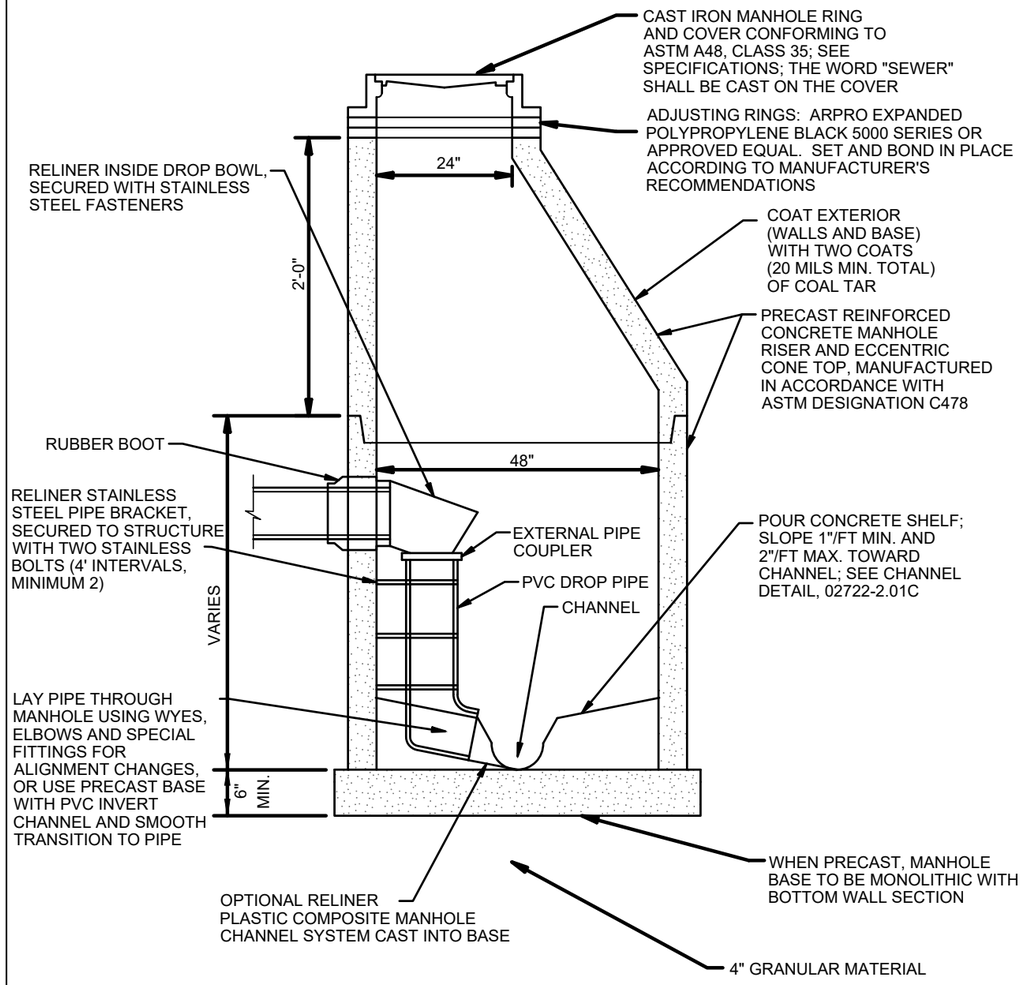
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SCALE VERT: N/A
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COTTONWOOD PHASE 2
DETAILS

SHEET
D8



NOTES:

1. PROVIDE AND INSTALL NOT MORE THAN 8" OF ADJUSTING RINGS FOR EACH MANHOLE. ADJUST RINGS AND COVER TO GRADE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. ALL JOINTS BETWEEN MANHOLE SECTIONS SHALL BE RUBBER-NEK OR EQUAL.
3. HAND-COMPACT AROUND MANHOLE FOR FULL DEPTH OF BACKFILL. COMPACTION TESTING SHALL BE IN COMPLIANCE WITH SECTION 02221 - 1.03.
4. ALL PENETRATIONS TO BE WATER-TIGHT.
5. SUPPLY DESIGN AND REINFORCING STEEL FOR HS-20 LOADING.

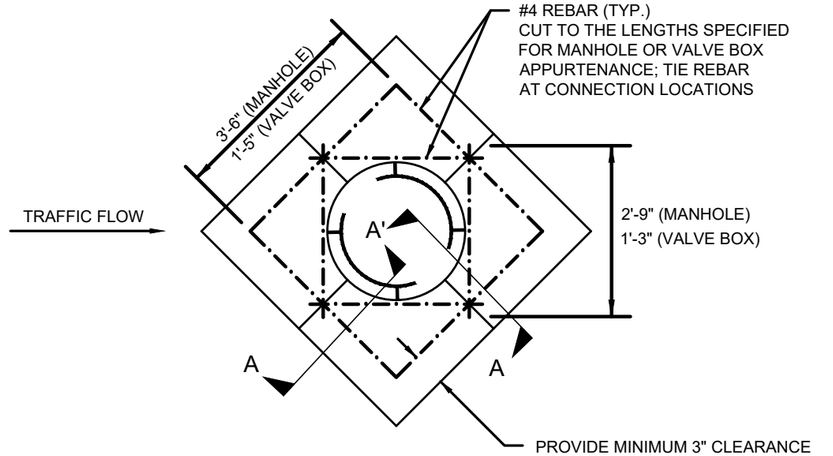
NOT TO SCALE

TYPICAL DROP MANHOLE DETAIL

DWG. NO. 02722-2.01b

CITY of SHERIDAN

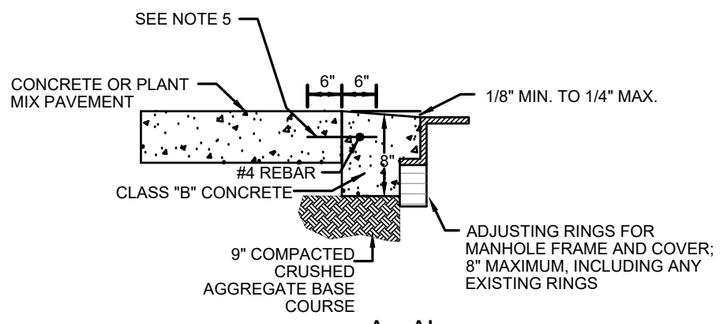
NOVEMBER 2015



NOTES:

1. SEE SPECIFICATION SECTIONS 02570 AND 02722 FOR GUIDANCE ON WHERE CONCRETE COLLARS ARE REQUIRED
2. LOCATE CONCRETE COLLAR AS SHOWN IN RELATION TO TRAFFIC FLOW (IF POSSIBLE).
3. CONCRETE COLLAR FOR MANHOLES SHALL BE 4' X 4'.
4. CONCRETE COLLAR FOR VALVE BOXES SHALL BE SIZED TO ALLOW A MINIMUM 1' FROM THE EDGE OF VALVE BOX TO THE EDGE OF COLLAR. E.G. A COLLAR FOR A 6" DIAMETER VALVE BOX SHALL BE 2.5' X 2.5'.
5. IF PLACED IN CONCRETE PAVEMENT (AS A CORRECTIVE MEASURE), COLLARS SHALL BE TIED TO THE PAVEMENT USING 1' LENGTH #4 REBAR SPACED AT 1' CENTERS; REBAR SHALL BE CENTERED WITHIN THE ADJACENT PAVEMENT SLAB AND EMBEDDED TO A DEPTH OF 6"; ANCHOR REBAR WITHIN ADJACENT PAVEMENT USING EPOXY ADHESIVE, AS APPROVED BY THE ENGINEER.

MANHOLE / VALVE BOX COLLAR



A - A'

NOT TO SCALE

MANHOLE / VALVE BOX CONCRETE COLLAR DETAIL

DWG. NO. 02722-3.02

CITY of SHERIDAN

NOVEMBER 2015

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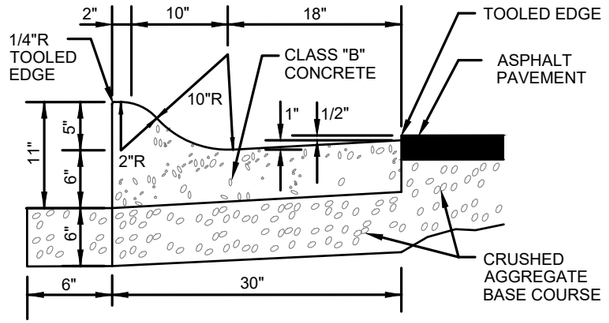
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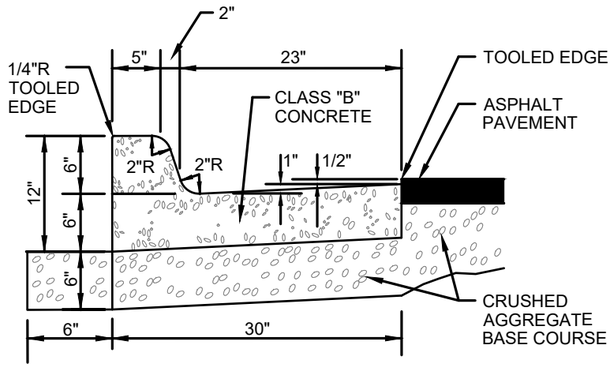
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COTTONWOOD PHASE 2
DETAILS

SHEET
D9



TYPE "A"



TYPE "B"

NOTES:

1. PREFORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT ALL JOINTS BETWEEN EXISTING CONCRETE, INLETS, MANHOLES AND OPPOSITE TO EXISTING EXPANSION JOINTS, AND AT NOT MORE THAN 150 FOOT INTERVALS.
2. PROVIDE 1" DIA. X 14" SMOOTH DOWEL BAR IN EXPANSION JOINT LOCATIONS; SMOOTH DOWEL BARS ACROSS EXPANSION JOINTS SHALL BE PROVIDED WITH EXPANSION CAPS AND COATED WITH GREASE.
3. SEE DWG. NO. 03020-2.01b FOR CURB & GUTTER WITH CONCRETE PAVEMENT DETAIL.

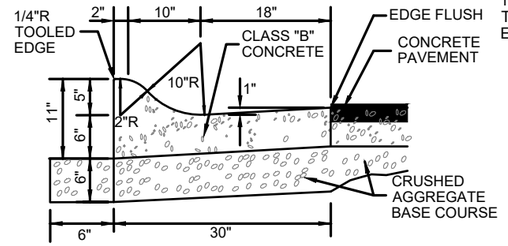
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CURB & GUTTER DETAIL

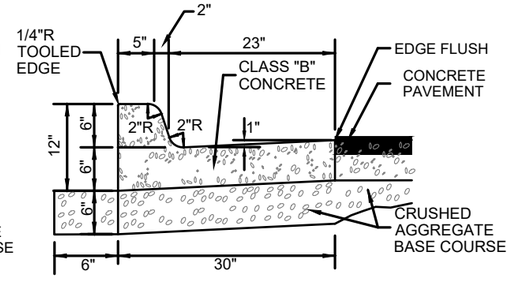
DWG. NO. 03020-2.01a

CITY of SHERIDAN

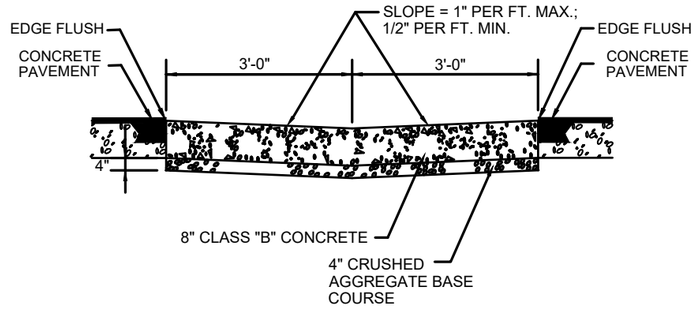
NOVEMBER 2015



TYPE "A"



TYPE "B"



DOUBLE GUTTER

NOTES:

1. PREFORMED EXPANSION JOINT FILLER, CONFORMING TO THE CROSS SECTION OF THE CURB AND GUTTER, SHALL BE INSTALLED AT ALL JOINTS BETWEEN EXISTING CONCRETE, INLETS, MANHOLES AND OPPOSITE TO EXISTING EXPANSION JOINTS, AND AT NOT MORE THAN 150 FOOT INTERVALS.
2. PROVIDE 1" DIA. X 14" SMOOTH DOWEL BAR IN EXPANSION JOINT LOCATIONS; SMOOTH DOWEL BARS ACROSS EXPANSION JOINTS SHALL BE PROVIDED WITH EXPANSION CAPS AND COATED WITH GREASE.
3. SEE DWG. NO. 03030-3.01i FOR PLAN VIEW OF DOUBLE GUTTER.

NOT TO SCALE

CURB & GUTTER, DOUBLE GUTTER WITH CONCRETE PAVEMENT DETAIL

DWG. NO. 03020-2.01b

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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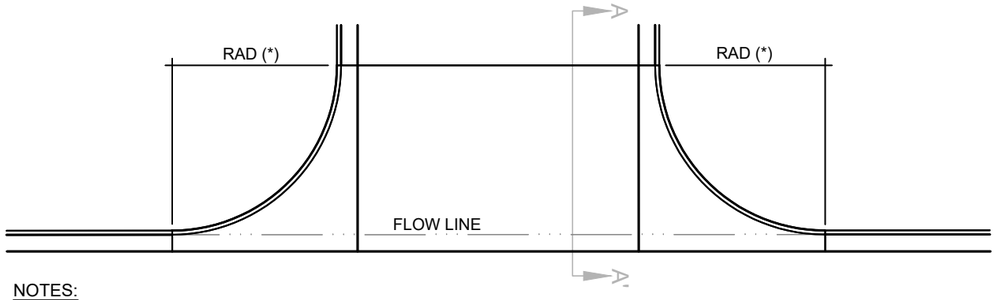
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ISSUE DATE:
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SCALE VERT: N/A
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COTTONWOOD PHASE 2
DETAILS

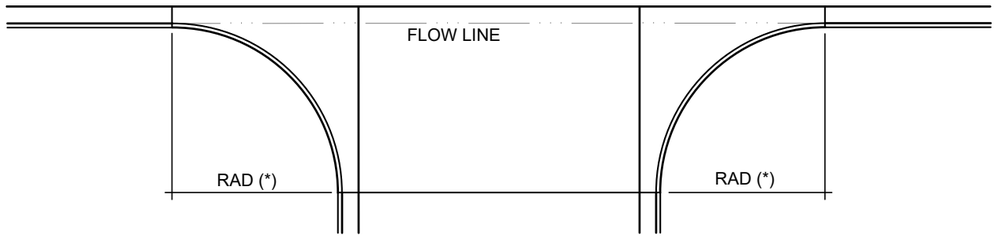
SHEET
D10



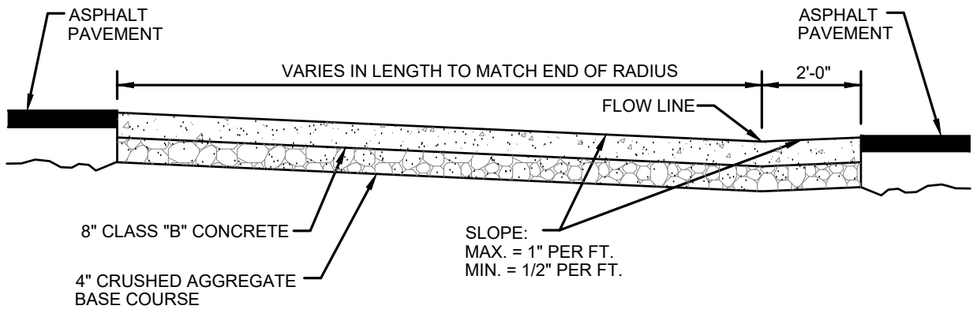
NOTES:

(*) RADIUS SHALL BE 15 FEET FOR RESIDENTIAL STREETS AND 25 FEET FOR COLLECTOR STREETS - MEASURED TO BACK OF CURB.

FLOW LINES OF CURB & GUTTER, DOUBLE GUTTER, AND FILLETS SHALL BE WARPED TO MEET FLOW LINES OF GUTTERS.



PLAN



A - A'

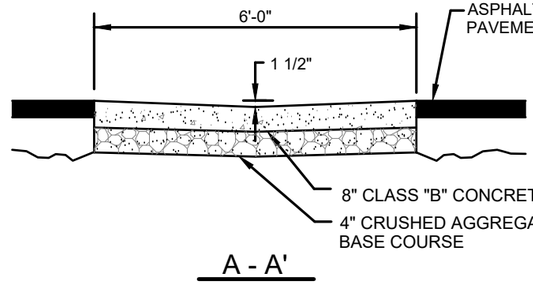
NOT TO SCALE

STREET INTERSECTION DETAIL

DWG. NO. 03030-3.01c

CITY of SHERIDAN

NOVEMBER 2015



A - A'

NOTES:

1. FILLET TO BE PLACED ON 6" COMPACTED CRUSHED AGGREGATE BASE COURSE.
2. CONCRETE TO BE CLASS "B" AND 8" DEPTH FROM FACE OF CURB TO STREET.

NOT TO SCALE

STANDARD FILLET DETAIL

DWG. NO. 03030-3.01e

CITY of SHERIDAN

NOVEMBER 2015

PREPARED FOR:
SSR CONSTRUCTION
12 BIGHORN MEADOWS DR.
SHERIDAN WY, 82801

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COTTONWOOD PHASE 2
DETAILS

SHEET D11

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Clerk

MEMORANDUM

Project Name:	Discussion of Ordinance #2225: David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth Street from an R-1 Residence District to B-1 Business District - Community Development Director Wade Sanner.
From:	
To:	Mayor and Council
CC:	
Date:	

Recommendation:

Staff recommends the City Council approve the 600 East 5th Street rezone, a request to rezone 15,006 square feet at 600 East 5th Street from R-1 Residence District to B-1 Business District.

Background:

The existing 1,040 square foot home was built in 1954. The adjacent properties to the west, south and east are zoned B-1 and are used as commercial uses along 5th Street. The properties across 5th Street are commercial uses zoned B-2. The applicant wishes to change the zoning in order to make it more compatible with adjacent properties, and for the future sale of the property.

As part of the request to rezone this property, staff sent notice to the 26 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry regarding the reason for the rezoning, but was not opposed to the proposal.

Potential Findings of Fact:

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State stature does provide some requirements for zoning regulations in general, which the Planning Commission should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;
B. Secure safety from fire, panic and other dangers;
C. Promote health and general welfare;
D. Provide adequate light and air;
E. Prevent the overcrowding of land;
F. Avoid undue concentration of population; and
G. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public

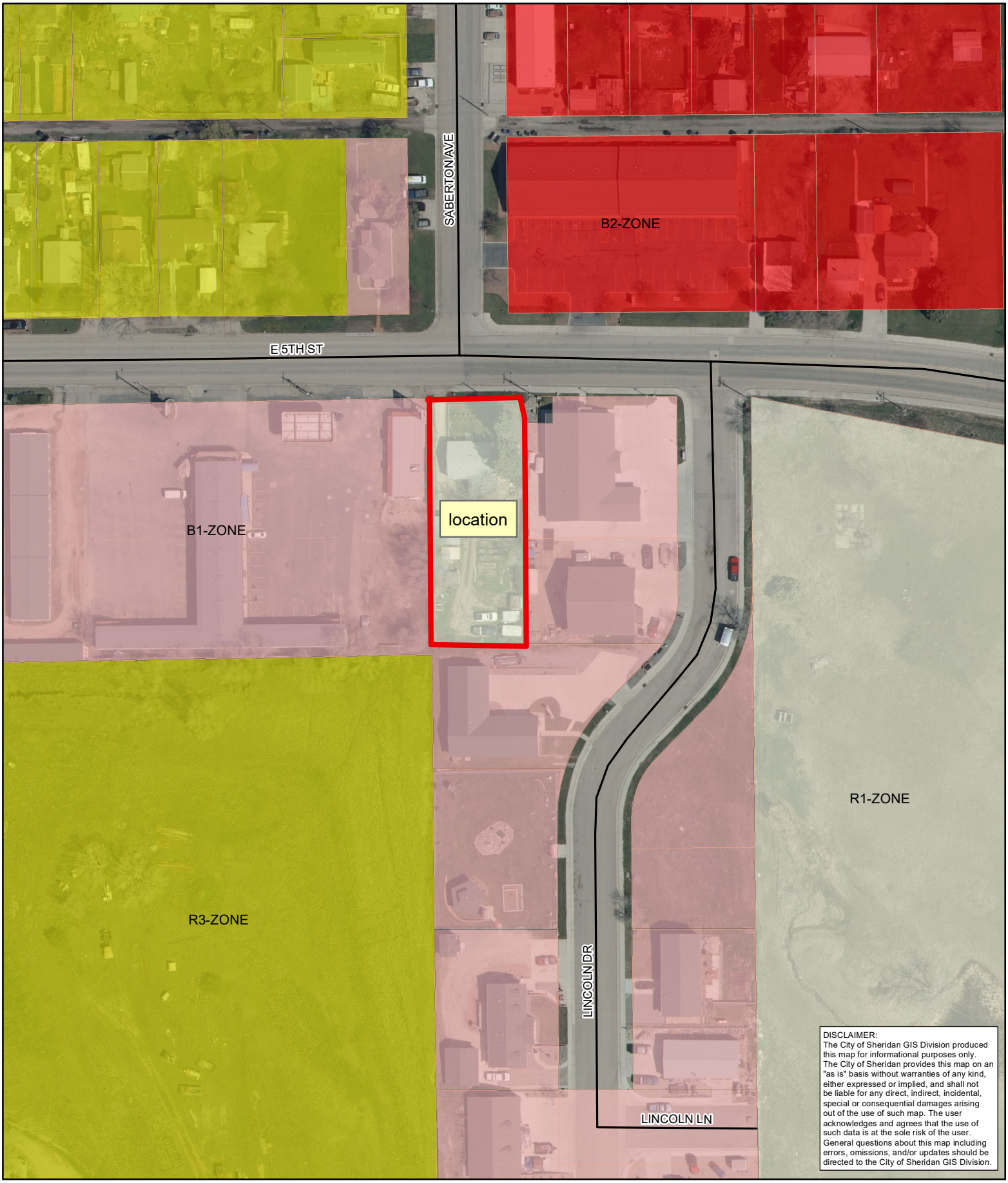
requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, *"promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."*

Attachments

Aerial
Rezone Petition
Rezone Exhibit
Ordinance



CITY OF Sheridan WYOMING

600 E 5th Rezone

N

0 25 50 100 Feet

Name: sgoodman Date: 06/29/2020

PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 15 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

A tract of land situated in the SE¼SW¼ of Section 23 and in the NE¼NW¼ of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 79°28'05" W a distance of 756.81 feet from the South ¼ Corner of said Section 23, also being the North ¼ Corner of said Section 26, Township 56 North, Range 84 West, this point of beginning being on the South Right of Way line of Fifth Street; thence leaving said South Right of Way on a bearing of S 0°26'32" E for a distance of 200.01 feet; thence S 89°57'40" W for a distance of 75.18 feet; thence N 0°20'40" W for a distance of 200.07 feet to a point on the South Right of Way of said Fifth Street; thence along said South Right of Way on a bearing of S 89°59'33" E for a distance of 74.84 feet to the point of beginning.

Said tract of land contains 15,006 Square Feet, more or less.

2. David M. and Honye R. Miller are the owners of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned B-1.

Therefore, Petitioners pray said parcel(s) be rezoned B-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 26th day of June, 2020

Signed by the Petitioners:

David M. Miller

Honye R. Miller

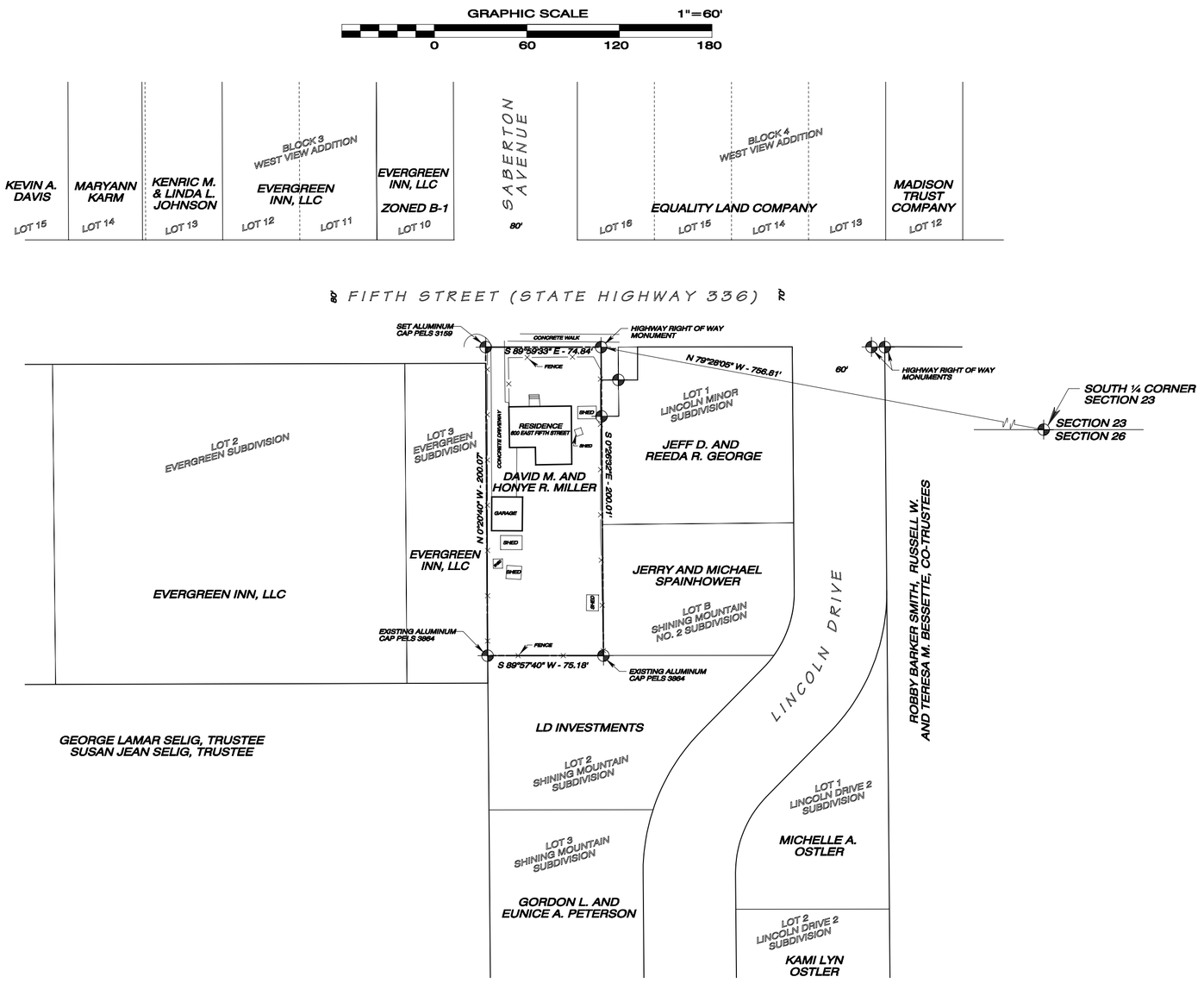
Subscribed and Sworn before me this 26th day of June, 2020

Notary Public

JAMES G. VOLK - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES APRIL 9, 2022

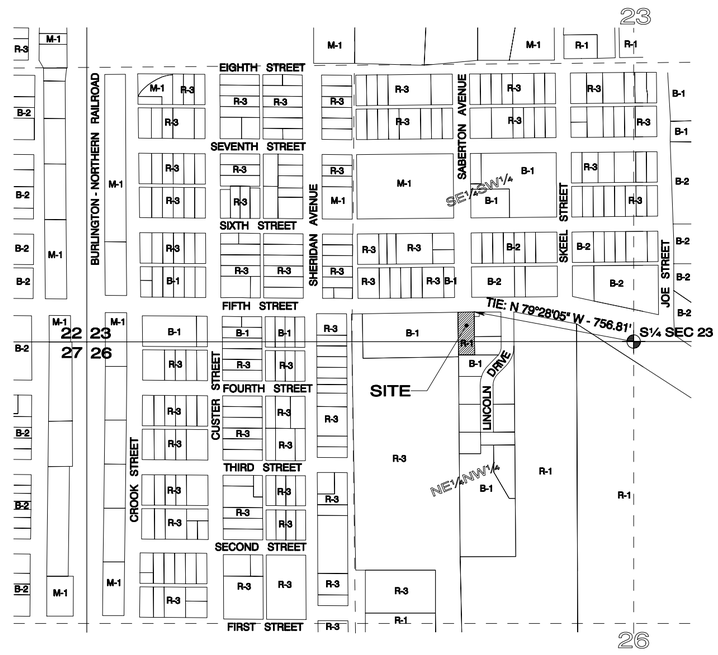
My commission expires: April 9, 2022

DETAIL



LOCATION

SCALE : 1" = 500'



TOWNSHIP 56 NORTH, RANGE 84 WEST



CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this map was made from field notes of a survey performed by me in April and June of 2020, and from records in the Sheridan County Clerk's Office, Sheridan County, Wyoming and from information and records in the City Engineering Office, Sheridan, Wyoming.
This map correctly represents all of the information shown hereon.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

M A P

to accompany

PETITION to REZONE PROPERTY

being a

TRACT of LAND

SITUATED in the

SE¼SW¼ of SECTION 23
and NE¼NW¼ of SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

addressed as

600 EAST FIFTH STREET

for

DAVID M. MILLER and HONYE R. MILLER

600 EAST FIFTH STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JUNE 26, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

ORDINANCE NO 2225

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an R-1 Residence District to a B-1 Business District; for the property located at 600 East 5th Street.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 Residence District to B-1 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1.
The following described land is hereby rezoned from an R-1 Residence District to a B-1 Business District, to wit:

A tract of land situated in the SE1/4SW1/4 of Section 23 and in the NE1/4NW1/4 of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming. Thereto, City of Sheridan, Wyoming.

Section 2.
That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3.
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.
That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2020

_____
Roger Miller, Mayor

ATTEST:

_____
Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2020 by _____.

_____
Notary Public
My commission expires _____.

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Planning

MEMORANDUM

Project Name:	Discussion of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	07/21/2020

Recommendation:

Staff recommends approval of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner

Background:

The applicant, Brett Sayer, is requesting rezone of 10.45 acres on the northeast corner of College Avenue and Carrington Street. The applicant is proposing a rezone from the R-2 Residential District to the R-3 and R-4 Residential District. The west of the property, west of Frank Street, is proposed to be the R-3 Residential District, while the east of the property, east of Frank Street, is proposed to be R-4 Residential District (See attached exhibit). The proposed rezone is in character with surrounding properties. Properties to the west and south are zoned R-3, while properties to the southeast are zoned R-4. Properties to the north and east are in Sheridan County.

The 10.45 acres was platted in 2007 under the R-2 Residential District. The property sat vacant and was never developed until it was sold to the current property owner. The rezone application is being filed in conjunction with a new subdivision plat in order to allow for the future development of the property with multiple row houses and mobile/manufactured homes.

As part of the request to rezone this property, staff sent notices to the 66 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry via phone regarding the reason for the rezoning and subdivision, but was not opposed to the proposal. Staff also received correspondence from an adjacent property owner opposed to the development. The email was included with this staff report.

Potential Findings of Fact:

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State stature does provide some requirements for zoning regulations in general, which the Planning Commission should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

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C. Promote health and general welfare;
D. Provide adequate light and air;
E. Prevent the overcrowding of land;
F. Avoid undue concentration of population; and
G. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, *"promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements."*

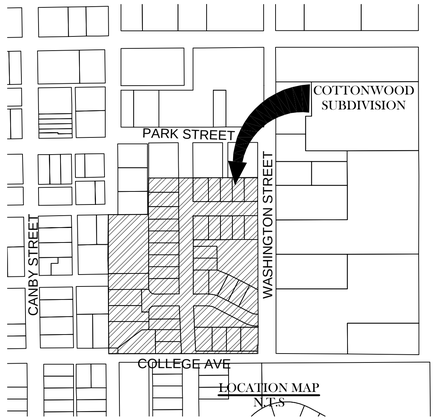
Attachments

Rezone Map
Neighbor Letter

COTTONWOOD SUBDIVISION

REZONE MAP

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'



INTERSTATE 90

Olive St

King St

E College Ave

OLIVE STREET

KING COURT

FRANK STREET

CARRINGTON STREET

SKINNER STREET

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 3

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 5

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 6

COFFEEN 2ND ADDITION BLOCK 19 LOT 3

COFFEEN 2ND ADDITION BLOCK 19 LOT 4

COFFEES 2ND ADDITION BLOCK 20 LOT 3

CARRINGTON STREET (VACATED)

SBC SUBDIVISION SECOND FILING LOT 2

SBC SUBDIVISION SECOND FILING LOT 1

SBC SUBDIVISION LOT 1

SBC SUBDIVISION LOT 2

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 1

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 9

MOUNTAIN VIEW ADDITION BLOCK 4 LOT 1

LOT 38 ±0.17 ACRE
LOT 37 ±0.17 ACRE
OPEN SPACE ±0.16 ACRE
LOT 39 ±0.10 ACRE
LOT 40 ±0.10 ACRE
LOT 41 ±0.12 ACRES
LOT 42 ±0.08 ACRES
LOT 43 ±0.08 ACRE
LOT 44 ±0.08 ACRE
LOT 45 ±0.08 ACRE
LOT 46 ±0.12 ACRE
LOT 47 ±0.12 ACRE
LOT 48 ±0.08 ACRE
LOT 49 ±0.08 ACRE
LOT 50 ±0.08 ACRE
LOT 51 ±0.08 ACRE
LOT 52 ±0.12 ACRE
LOT 53 ±0.12 ACRE
LOT 54 ±0.08 ACRE
LOT 55 ±0.08 ACRE
LOT 56 ±0.08 ACRE
LOT 57 ±0.08 ACRE
LOT 58 ±0.12 ACRE
OPEN SPACE ±0.05 ACRE
LOT 36 ±0.15 ACRE
LOT 35 ±0.15 ACRE
LOT 34 ±0.15 ACRE
LOT 33 ±0.15 ACRE
LOT 32 ±0.15 ACRE
LOT 31 ±0.15 ACRE
LOT 30 ±0.15 ACRE
LOT 29 ±0.15 ACRE
LOT 28 ±0.15 ACRE
LOT 27 ±0.15 ACRE
LOT 26 ±0.16 ACRE
LOT 25 ±0.18 ACRE
LOT 01 ±0.10 ACRE
LOT 02 ±0.11 ACRE
LOT 03 ±0.12 ACRE
LOT 04 ±0.11 ACRE
LOT 05 ±0.13 ACRE
LOT 06 ±0.15 ACRE
LOT 07 ±0.11 ACRE
LOT 08 ±0.11 ACRE
LOT 09 ±0.11 ACRE
LOT 10 ±0.13 ACRE
LOT 11 ±0.11 ACRE
LOT 12 ±0.11 ACRE
LOT 13 ±0.11 ACRES
LOT 14 ±0.12 ACRE
LOT 15 ±0.17 ACRE
LOT 16 ±0.11 ACRE
LOT 17 ±0.18 ACRE
LOT 18 ±0.16 ACRES
LOT 19 ±0.09 ACRE
LOT 20 ±0.11 ACRE
LOT 21 ±0.11 ACRE
LOT 22 ±0.11 ACRE
LOT 23 ±0.11 ACRE
LOT 24 ±0.13 ACRE
OPEN SPACE ±0.72 ACRE

LOT 22 COTTONWOOD POINT SBC DEVELOPMENT, LLC

#5 REBAR WITH BLANK AC

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION

PUBLIC RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

SOUTH LINE OF COTTONWOOD POINT SUBDIVISION

SOUTH LINE OF SECTION 26

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC–PLS 6812
- FOUND 2" AC–PE&LS 5300
- FOUND 1.5" AC–PE&LS 3684
- TO BE SET 1.5" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE
- R-3 PROPOSED ZONING
- R-4 PROPOSED ZONING

SCALE: 1"=40'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE. DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000235

OWNER:
SSR CONSTRUCTION, INC – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

PREPARED FOR:

SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
8 1 1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME:BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION
REZONE MAP

SHEET
T-1

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Our comments about rezone request

1 message

Wade Sanner <wsanner@sheridanwy.net> Mon, Jul 20, 2020 at 9:20 AM
To: Sue Goodman <sgoodman@sheridanwy.net>

Sue,
Could you add this to the comments for Cottonwood Rezone to the public comments?

Thanks,

Wade

---------- Forwarded message ---------
From: <foodgoodness@charter.net>
Date: Sun, Jul 19, 2020 at 3:57 PM
Subject: Our comments about rezone request
To: wsanner@sheridanwy.net <wsanner@sheridanwy.net>

Sheridan July 19th 2020

City of Sheridan

Gentleman:

We don't approve the request of the housing development for multiple row housing and mobile homes in this area, the main reason is because the last time they construct multi familiar housing for renting the crime rate in this area has increased and it isn't longer a quiet zone, it is over populated and loud.

When we purchased our house we didn't know about all this new constructions and projects coming and how it was going to affect us in the near future. If our opinion in any way will prevent for this to happen we disagree with this request and we feel very concern about it.

Thanks in advance for the attention to our opinion.

Herb and Karen

867 East College Av

--
Wade Sanner, AICP
Community Development Director

55 Grinnell Plaza
P.O. Box 848
Sheridan, WY 82801
(307) 675-4248

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Executive

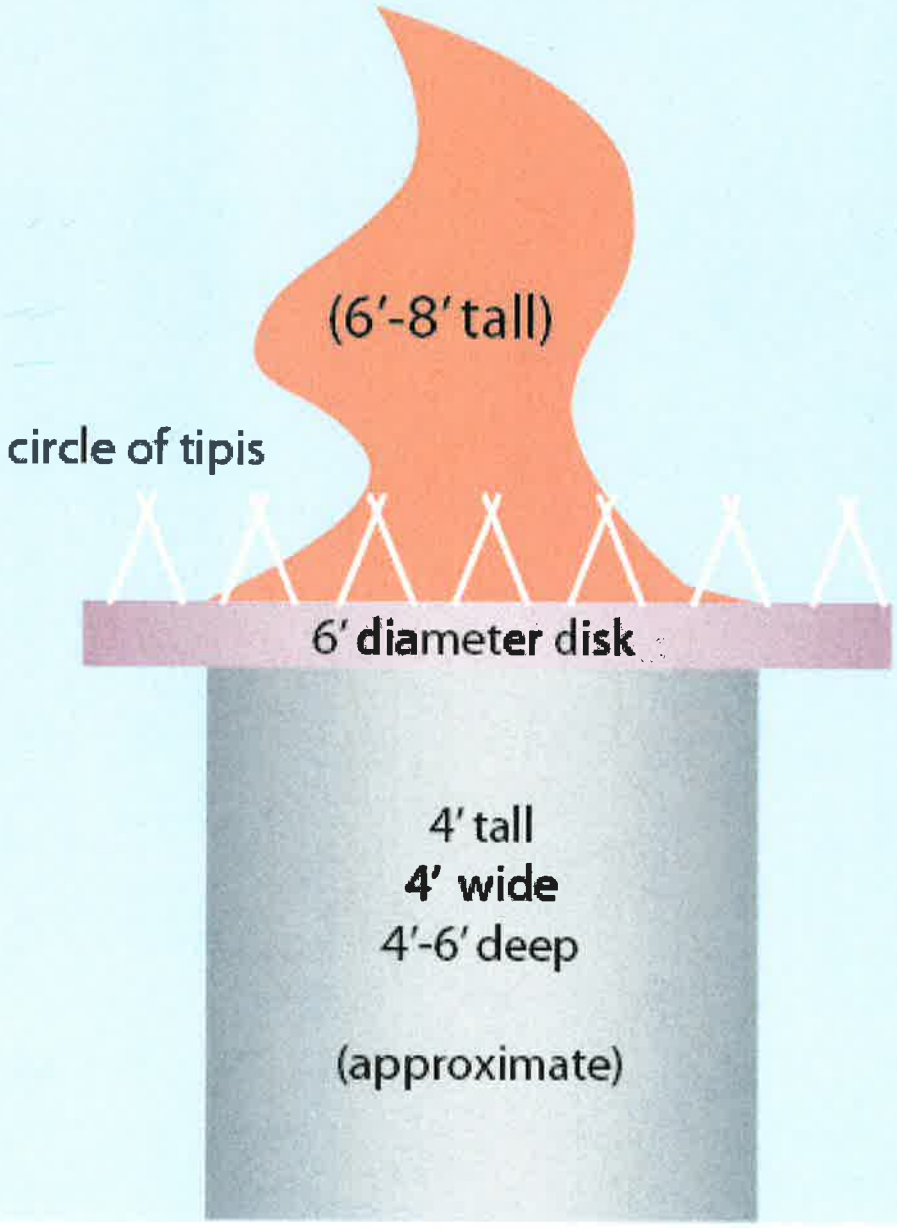
MEMORANDUM

Project Name:	Update of Miss Indian America Sculpture Gift to the City of Sheridan - Judy Slack, Miss Indian America Committee and Bev Leichtnam, Mayor's Office
From:	Bev Leichtnam, Governmental Relations Admin. Specialist
To:	Mayor and Council
CC:	
Date:	

Attachments

Symbol of Inter-racial Harmony

Side View - Sculpture



Parking Lot
Historic Train Depot
Broadway Street
Sheridan Inn
East 5th Street


40'x40' AREA
Trees, tall shrubbery, flowers & grass in all corners
Sidewalk
5' Bench
5' Bench
Sculpture
4'x6'
Base with
6' diameter
disk
Sidewalk
Sidewalk
Sidewalk
Pavers
5' Bench
5' Bench
Sidewalk
Sidewalk
HISTORIC TRAIN DEPOT
Parking Lot

Miss Indian America (MIA) Honoring Project
Projected Timeline Activities
Draft – July 27, 2020

Projected Timeline Activities

Fundraising Period (Grant Submissions, Donations, Sale of Pavers, etc.)	July 2020 – July 2021
Call for Native American Artist Resumes	July 2021
Selection of 5 Native American Artist Semi-Finalists	September 2021
Selection of Native American Artist	November 2021
Contract Artist Period	November 2021- May 2022
Installation of Sculpture	June 2022
Unveiling Celebration during WYO Rodeo	July 2022