



500 South Gillette Avenue  
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## PUBLIC WORKS DEPARTMENT

CAMPBELL COUNTY PLANNING COMMISSION MEETING AGENDA

April 16, 2020

7:00 P.M.

Due to the COVID-19 pandemic crisis, the Planning Commission meeting will be conducted telephonically. You can watch the meeting on GPA Cable Channel 192, streaming online at [www.gillettewy.gov/gpa](http://www.gillettewy.gov/gpa) or visit the Agenda Center on the County website and click on the Media icon next to the April 16, 2020 agenda.

### A. APPROVAL OF MINUTES

#### I. November 2019 Minutes

Documents:

[NOVEMBER 2019 MINUTES.PDF](#)

### B. COMMUNICATION

### C. PUBLIC HEARINGS

#### I. Piper Acres Zoning Request

Documents:

[PIPER ACRES ZONING.PDF](#)



500 South Gillette Avenue  
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**DEPARTMENT OF PUBLIC WORKS  
NOVEMBER 21, 2019  
PRE-MEETING WORKSHOP  
CAMPBELL COUNTY PLANNING COMMISSION**

The November 21, 2019 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Public Works Conference Room. Members present were: Bob Jordan, Kurt Siebenaler, Todd Hildebrand and Marc Matlick. Staff present were: Megan Nelms, Planner and Zoning Administrator, Kevin King, Public Works Director, Clark Melinkovich, Staff Engineer and Melissia Kershner, County Recorder.

No official action was taken.

The meeting adjourned at 7:00 P.M.

Megan Nelms, AICP  
Planner and Zoning Administrator

MEMBERS PRESENT

Todd Hildebrand, Chairman  
Bob Jordan, Vice Chair  
Marc Matlick, Member  
Kurt Siebenaler, Member

MEMBERS ABSENT

Miles Williams, Member

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator  
Kevin King, Public Works Director  
Clark Melinkovich, Staff Engineer  
Melissia Kershner, County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

**Approval of Minutes**

Chairman Hildebrand called for a motion for the approval of the minutes from the October 17, 2019 County Planning Commission meeting. Marc Matlick motioned; Kurt Siebenaler seconded. All voted Aye. Motion carried.

**Case No. 19.01 VAR– Chilvers Deviation  
Peg Chilvers/Stacy Taylor, 307 Realty**

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended denial of the deviation request from Section 45.65 of the Zoning Regulations.

Chairman Hildebrand asked for comments or discussion on the case. Peg Chilvers, applicant, approached the Board. She stated the reason for the deviation is her desire to be able to ride her horses all year long and a large indoor riding arena is the way she can do that. She followed the Stone Gate Estates Homeowners Association's rules of retaining 51% approval of the surrounding property owners to build the riding arena. After purchasing the property, she went to the County for a permit, only to find there are rules governing the size of accessory buildings. She spoke to Megan about the size of arena she wanted, which was over 11,000 square feet, but was approved for a smaller size of 5,760. She then spoke to neighbors, who she said told her they had gone through the process, were denied, then asked for a variance and received what they wanted so she should as well. That is why she is here.

Stacy Taylor, applicant's agent and realtor, approached the Board. She explained Stone Gate Estates Homeowners Association was given a site plan including information on the building materials, arena size, approval letters from neighbors and acknowledgement that it wouldn't be used for commercial purposes. With that, the HOA gave their approval.

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Stacy then stated the materials from the HOA said all their requirements had to be completed prior to going to the County for permits. Stacy believed they were following all the necessary steps to gain approval for the arena.

Peg stated that the topography of the land where she wants to build allows the arena to sit in a valley, so it doesn't obstruct anyone's view or visually impact the surrounding area. Peg demonstrated the placement of the planned arena on an aerial view, showing it to be built just north and east of the existing home and shop.

Bob Jordan asked Stacy Taylor if she'd ever sold property like the one in question before. Stacy responded she hadn't sold a property this large. She stated she has purchased her own rural property, but it was not zoned. She then went on to say they did follow the HOA requirements and were under the impression from the HOA that they were the first step in approval of the arena. Stacy then said Summer Robertson, the seller's realtor and a resident of Stone Gate Estates, had also spoken to the surrounding property owners regarding their approval. According to Stacy, Summer was also under the impression that the HOA was the approving body for the arena.

Bob then asked for information regarding the building, asking if it was a timber framed or metal structure. Peg responded it will be a metal building that is steel framed. Peg then recanted after someone from the audience said it will be timber framed and built by Cleary Buildings. There was discussion regarding the size originally asked for and denied. Peg said she was told by neighbors that they had asked for a variance and were then approved for what they wanted, so she should as well.

Chairman Hildebrand discussed the reason he has an issue with approving a deviation on this case. He stated the neighbor to the north, on the other side of Force Road, was recently denied approval of an accessory building larger than the zoning regulations allowed. He said it's hard to say to Peg that it's ok for her to build one, but these other property owners can't. We must maintain consistency within the zoning districts.

Bob Jordan stated Campbell County doesn't have a lot of rules compared to other places, so we need to adhere to the ones we have.

Kurt Siebenaler asked Peg if she had known about the zoning regulation, what would she have done. She responded that she wouldn't have bought the property. If she's not allowed to build the size arena she needs, then she may have to sell this property and buy something else in the county.

Chairman Hildebrand responded to general discussion regarding the HOA requirements by reminding everyone the HOA requirements do not supersede County Zoning Regulations. Megan noted that the stricter regulations would trump in any case, whether it be covenants or County regulations.

James, a rancher from Montana and a friend of Peg's, approached the Board wondering why realtors aren't informed of the zoning rule changes. They were told by multiple

realtors that by purchasing 20 plus acres they could do what they wanted. Chairman Hildebrand asked James if he was asking about the zoning regulation change in 2019. James responded he was. Chairman Hildebrand then clarified that rule change actually increased the allowable size of accessory structures, not decreased. It was also stated by staff that when rules are to be amended there are public advertisements and multiple public meetings regarding those changes, so anyone can become educated on the changes. Chairman Hildebrand also stated he's pretty sure the MLS listings have the zoning stated. A phone call to the County zoning office would clarify any questions regarding the permitted uses. Megan also informed the Board and audience that she sent a letter to the Stone Gate HOA regarding these events and is working with them, so they understand how the zoning regulations work as well as modify their process. Stacy Taylor then explained that knowledge of zoning isn't common practice for them; they follow the HOA rules as a governing body. She said they now know better.

Marc Matlick communicated that he was not on the Board when the property owner north of Force Road was denied a variance for a larger structure than the zoning regulations allowed. Megan conveyed that she is not aware of any formal deviation request from a property owner in Stone Gate Estates or other residential zoning district in the last 10 years. Marc then voiced that he has been in the horse business for many years and he says if they are built too small it is a complete waste of money and he understands why they want one the size they requested. He went on to say that the quality of materials, the area, the neighbor's approval and knowing it's not going to be a commercial entity is not a big deal to him.

Megan then stated that the case is not about the quality of construction or what type of building Ms. Chilvers wants to construct. She reminded everyone that most of Campbell County is not zoned. On unzoned property, there are no restrictions on use, setbacks, size of buildings, etc. There are plenty of properties out there that will lend to what Peg wants to do. Because Stone Gate Estates is zoned, the rules must be adhered to equally for all property owners.

Summer Robertson, homeowner at Stone Gate Estates and listing realtor, approached the Board. She reported they were wrong not coming to the County to inquire about the zoning regulations as well as the HOA, however, if you live in the county with 20 to 40 acres the reason for that is your own enjoyment. She said they lease a 40-acre piece for people to board their horses. She also expressed the reason she lives in Stone Gate is because it's a desirable subdivision with 20 to 40 acres, stick built homes versus other subdivisions that have manufactured homes or other homes that won't keep their value and are not desirable.

She also stated rules are in place for a reason, but variances are in place for a reason as well and this is one of them. Properties that are not zoned, in her opinion, are not as nice because there is no enforcement. She doesn't think anyone wants to put up a \$500,000 structure in an unzoned property if the value isn't going to hold up. She knows if they put the money in a structure in Stone Gate Estates, Peg will get her money back on it.

Bob Jordan asked Summer if she is a realtor. She responded she has been a realtor for 10 years. He then asked if she has ever dealt with zoning. She responded she had, but not in this context. She has dealt more with HOA rules. She then said the Stone Gate HOA instructed them not to contact the County until they had the HOA approval, which isn't given to the applicant until after the property is purchased. Bob then asked what this Board is supposed to do when another party comes before them asking for a 10,000 sq. ft. structure, or larger, if they approve this one. It's setting a precedent we don't want. Summer responded that Peg isn't asking for one that big, and thinks she is willing to compromise for something larger so she can do what she wants to do.

Megan responded to the Ms. Robertson's comments that Stone Gate Estates is a desirable place to live. Megan stated that Stone Gate only has stick-built homes and has maintained large, open lots because of enforcement of the zoning regulations, not covenant enforcement. She stated Stone Gate Estates HOA is not truly enforcing the covenants by asking the neighbors for approval on items. Megan gave an example that, if the covenants require specific colors of homes, but someone wants to paint their house purple. With Stone Gate's process, if they get most of the neighbor's approval, the house can be purple, even if the covenants say it can't be. That is not enforcing covenants.

Chairman Hildebrand stated there are very strict standards for when deviations should be approved. Not having knowledge of the zoning regulations is not one of those reasons. There needs to be a hardship created by the topography, layout, size or some other peculiar aspect of the parcel that makes enforcement of the regulations on that parcel unreasonable, and that is not the case here.

Stacy Taylor asked the Board if there was any way they could get approved for a larger size than what was already granted. Megan responded that there are some shops in Stone Gate Estates that are close to 6,000 square feet and she would be willing to work with that, but not go over the 6,000 square feet. Bob Jordan doesn't want to set a precedent to keep going bigger. He feels like it needs to end and have the regulations followed.

Chairman Hildebrand asked if there were any other comments or discussion. There were none. With that, he asked for a motion. Commissioner Siebenaler moved to approve case number 19.01 VAR, Chilvers Deviation. Commissioner Jordan seconded.

Voting was as follows:

Bob Jordan	No
Todd Hildebrand	No
Kurt Siebenaler	No
Marc Matlick	Yes
Motion Failed	3/1.

**Case No. 19.06 COZ – Hoy Re-Zoning**

**Philip Hoy**

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of re-zoning the entire parcel to C-3 (Business Service District).

Chairman Hildebrand asked for comments or discussion on the case. Philip Hoy, applicant, approached the Board. He stated the land was previously used as an RV park that helped facilitate the methane boom. He disclosed that the trucks will not be running all the time; they will be parked in the evenings and weekends when the drivers are not working. The hot starts ensure they won't have to be running when not being used. He believes there will be 15 trucks at the business. He reported there is some concern about children playing in the area. He's not concerned about that issue as his CDL drivers are highly trained and safety conscious. He's had to police the children in the area before and he's ok with doing it again.

Bob Jordan asked Mr. Hoy if he was going to fence the area being re-zoned. Mr. Hoy responded that he is not, as it creates problems with snow and weed control. Bob then asked about the fuel storage. Phillip commented that the fuel storage is a 10,000-gallon tank and built a secondary containment tank out of steel that the trucks can pull up to and fuel. Bob asked about placing a berm around the tank. Phillip said he didn't think he was going to do that, but he was going to look up regulations on what all had to be done. If he gets busy south of here, he'd like to put it on skids so he can load it up and take it where the trucks will be.

Kurt Siebenaler asked Mr. Hoy if he was ok with staff recommending C-3 (Business Service District) when he asked for I-2 (Heavy Industrial District). Phillip admitted he wasn't sure what the difference was, but Megan told him he could follow through with his plans within the Commercial Zoning District, and it fits better next to the mobile home park.

Roxanne Andersen, 5720 Hannum Road, asked what the difference in the Commercial zonings are. Megan responded there are three types of commercial districts; office, general commercial and business service district. The C-3 is meant to be a mix of office, light industrial, business services, retail for adjoining industry and retail uses not dependent on visual exposure to passing motorists. She said staff compared the use and proposed zoning to the zoning of the Flying-J truck stop in the city which is C-1. When she received more information from Mr. Hoy about his business plans, it became clear the C-3 was the best fit.

Roxanne asked what the property across the road is zoned. Megan responded that it is I-1 (Light Industrial), which allows more intense industrial uses than commercial. Megan stated she likes the commercial zoning over the industrial next to the mobile home park. Roxanne then asked if the lights are going to be on all night and if they are going to be high intensity lights. Phillip said he may put in motion sensor lights, so they are only on

when the trucks come in. She also questioned the safety of the local children. Phillip reiterated it is something they will have to police. Ms. Andersen and Mr. Hoy had some discussion on working together on any future issues that may come up from the trucking operation. Ms. Andersen then stated she thinks she will be okay with the business and the commercial zoning if Mr. Hoy works with her and keeps his word on his stipulations about lighting and noise. She also noted her concerns about water and drainage in the area. She hopes with Road & Bridge moving out there, maybe they can look at Hannum Road and the ditches. Megan stated that the County Staff Engineer will be reviewing Mr. Hoy's site plan at the upcoming commercial pre-application meeting and they can discuss any drainage issues at that time. Mr. Hoy gave some general comments about the water table and general drainage in the area.

Chairman Hildebrand asked if there were any more questions or comments. There were none. With that, he asked for a motion. Commissioner Matlick moved to approve case number 19.06 COZ, Hoy Rezoning, to rezone the entire two-acre parcel, owned by the Philip Hoy Living Trust, to C-3 Business Service District as presented. Commissioner Siebenaler seconded.

Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	4/0.

**Case No. 19.03 CRSD – U.S. Chemical Solutions Simple Subdivision  
U.S. Chemical Solutions, LLC, Bret Van Rensselaer/Doyle Land Surveying**

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of the proposed Simple Subdivision, pending completion of all planning considerations. She noted that the case was coming back before the Commission as proper notice had not been published for the original hearing in front of the Planning Commission.

Chairman Hildebrand asked if there were any comments or discussion. Jason Walker, applicant's realtor, approached the Board to answer any questions. Kurt Siebenaler asked Jason why proposed Tract 1 was laid out in a flag shape. Jason explained that there is an industrial water well on the parcel northwest of proposed Tract 1, which is utilized by the business/buildings on the parcels east of this land, abutting Little Powder River Road. The applicant would like to retain the strip on the north side for use of water lines and other infrastructure. Mr. Walker stated Bret has had issues with easements in the past and people encroaching on them, and he doesn't want to deal with that again. He wants to keep the flag configuration, so he doesn't have to worry about anyone parking equipment

or anything over the water lines if they need to be serviced. Kurt asked if the water was potable. Megan responded she doesn't think so, as the information she's received indicates that it is a producing water well used for industrial services. Megan responded to Commissioner Siebenaler's questions about the flag-lot configuration. She stated that while the regulations prohibit flag lots, they may be allowed in instances where unusual topography, emergency access or infrastructure needs warrant one. She stated Mr. Van Rensselaer's use of the flag lot probably warrants an exception. She also noted that this lot is flipped opposite what normal flag lots are, which usually have the "flag-pole" or access adjacent to the right-of-way or street in order to avoid building roads.

Commissioner Siebenaler pointed out a reservoir on the proposed border of Tract 1 and Tract 2. He asked if the dam and reservoir are permitted and if there's water in it most of the time. Mr. Walker stated he was there in April and there was some water, but he isn't sure how deep it was. He's sure it's just a stock reservoir from long ago when the property was ranched. Kurt noticed the lot line is dissecting the dam and reservoir, which should be addressed. There was discussion regarding the need, or not, for permits on reservoirs. Kurt said he's not so much concerned about whether it's permitted, but if something happens and it's on both parcels, which parcel owner is responsible? Jason believes the label on the site plan is misplaced and the dam and reservoir lie in proposed Tract 2. Megan then stated that the reservoir and dam were not addressed previously by staff because a few years ago, staff was directed by the County Commission not to require reservoir permits, only to note to applicants that they should be permitted and addressed in future plans. Also, the Simple Subdivision requirements do not require drainage review. Chairman Hildebrand stated he agrees with Kurt that the dam and reservoir are an issue; they both need to be on one tract. There was discussion regarding moving the lot line or breaching the dam.

With that, Chairman Hildebrand asked for a motion. Commissioner Siebenaler moved to approve case number 19.03 CRSD, U.S. Chemical Solutions Simple Subdivision, pending completion of all planning considerations, and adding an additional consideration that the applicant revise the lot line to include the dam and reservoir all on one tract or breaching and removal of the dam. Commissioner Matlick seconded.

Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	4/0.

**Adjournment**

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 8:45 p.m.

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Chairman Hildebrand, Planning Commission Chairman  
mk

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.

# **ENCLOSURE 1**

**20.01 COZ**

**ZONING -  
PIPER ACRES  
SUBDIVISION**

500 South Gillette Avenue  
Suite 1400  
Gillette, Wyoming 82716



Public Works Department  
(307) 685-8061  
(307) 687-6349 Fax

**Piper Acres  
Subdivision**

Preliminary Plat

March 12, 2020

**Planning Commission Meeting**

Preliminary Plat: May 16, 2019  
March 19, 2020

**Board of Commissioners Meeting**

Preliminary Plat:

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**Applicant:** Tom Civin – TLC Developments

**Case Number:** 19.02 COSP

**Agent:** Anthony MacDonald, P.E., KLJ Engineering

**Summary:** The applicant is proposing to subdivide approximately 364 acres into 100 residential lots. This submittal is the Preliminary Plat, to allow review of the entire development concept prior to final platting. The applicant has indicated that development and final platting will occur in phases of approximately 30 lots per phase.

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**Legal Description:** The W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>, Section 13, the E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>, the SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>, and SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>, Section 14, the N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, Section 23 and a portion of the NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, Section 24, T49N, R73W

**Location:** The property is located south of Gillette, on the west side of Highway 50. It is adjacent to and connects to Red Hills Subdivision and Fox Ridge Subdivision.

**Current Zoning:** Unzoned

**Proposed Zoning:** R-S (Residential Suburban)

**Existing Land Use:** Undeveloped

**Adjacent Land Use:** North: Red Hills Subdivision (R-S)

South: Residences on large acreage (unzoned)

East: Residences on large acreage (unzoned)

West: Fox Ridge Subdivision & vacant lands (R-R & unzoned)

**Zoning Considerations:**

The request is in conformance with the Comprehensive Plan. The 2013 County Future Land Use Map designates this area as Residential and Rural General.

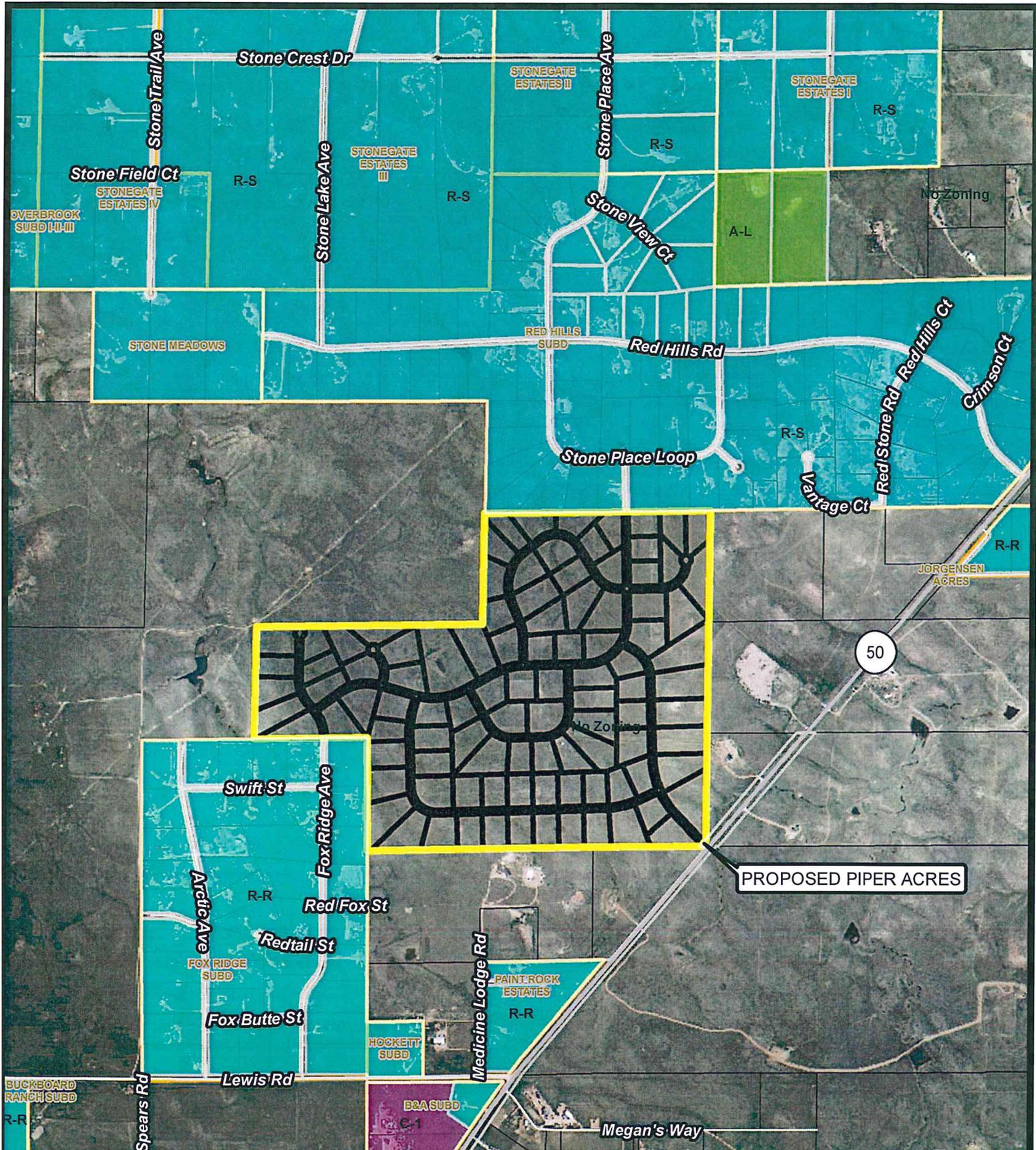
The property shall be developed in conformance with the R-S (Residential Suburban) zoning district regulations. The R-S district does not allow manufactured homes, only stick-built or factory built modular homes, constructed to the IRC (International Residential Building Code).

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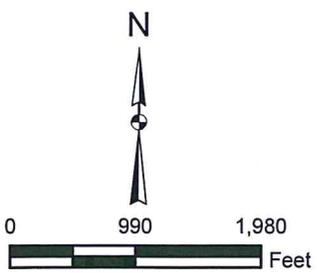
**Staff Recommendation:**

Staff recommends APPROVAL of the zoning request.

**Planning Commission Recommendation:****Board of Commissioners' Decision:**



PROPOSED PIPER ACRES



CAMPBELL COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 500 S. Gillette Ave. Gillette, Wyoming 82716  
 Phone # 307 685-8061  
 Fax # 307 687-6349

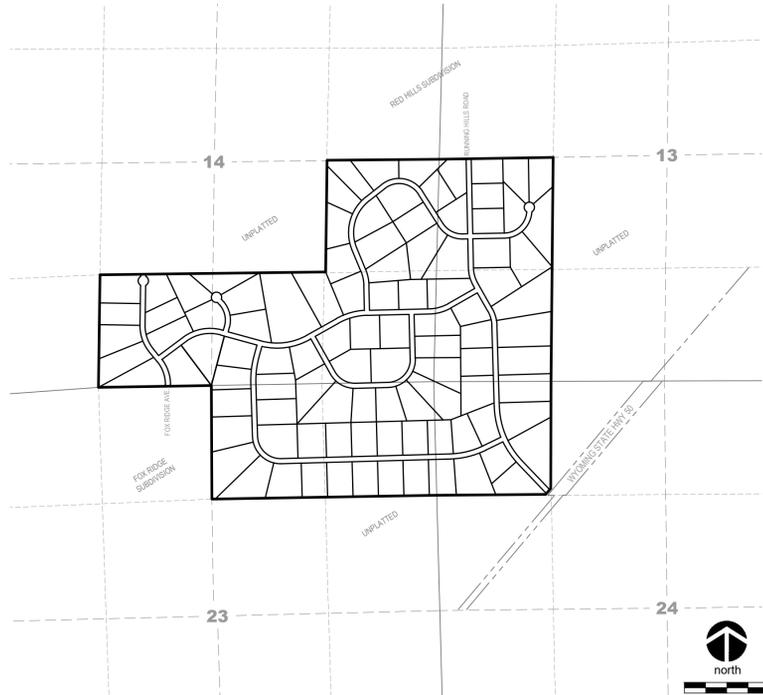
PROPOSED PIPER ACRES

DATE: 2/14/2020 DRAWN BY: cm08

# PRELIMINARY PLAT OF PIPER ACRES

A TRACT OF LAND BEING THE W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13,  
THE SE $\frac{1}{4}$  SW $\frac{1}{4}$ , THE S $\frac{1}{2}$  SE $\frac{1}{4}$ , AND NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14,  
THE N $\frac{1}{2}$  NE $\frac{1}{4}$ , SECTION 23, AND A PORTION OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24,  
T.49N., R.73W. OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

SHEET 1 of 2



1 VICINITY MAP - T.49N., R.73W., 6th P.M.  
SCALE: 1" = 1000'

### LEGAL DESCRIPTION

A TRACT OF LAND BEING THE W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13, THE SE $\frac{1}{4}$  SW $\frac{1}{4}$ , THE S $\frac{1}{2}$  SE $\frac{1}{4}$ , AND NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14, THE N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 23, AND A PORTION OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 49 NORTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING. SAID TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A THE COMMON ONE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 13 AND 14;  
THENCE N89°01'05"E ALONG THE NORTH BOUNDARY OF THE SAID W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13 A DISTANCE OF 1335.60 FEET TO THE NORTHEAST CORNER OF THE SAID W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13;  
THENCE S00°33'22"W ALONG THE EAST BOUNDARY OF THE SAID W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13 A DISTANCE OF 2625.13 FEET TO THE SOUTHEAST CORNER OF THE SAID W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13;  
THENCE S00°08'54"W ALONG THE EAST BOUNDARY OF THE SAID NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24 A DISTANCE OF 1261.85 FEET TO THE NORTHERLY RIGHT OF WAY OF WYOMING STATE HIGHWAY NUMBER 50;  
THENCE S40°37'19"W ALONG THE SAID NORTHERLY RIGHT OF WAY OF WYOMING STATE HIGHWAY NUMBER 50 A DISTANCE OF 92.27 FEET TO THE SOUTH BOUNDARY OF THE SAID NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24;  
THENCE S89°34'53"W ALONG THE SAID SOUTH BOUNDARY OF THE SAID NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24 A DISTANCE OF 1277.30 FEET TO THE SOUTHWEST CORNER OF THE SAID NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24;  
THENCE S89°01'02"W ALONG THE SOUTH BOUNDARY OF THE SAID N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 23 A DISTANCE OF 2659.54 FEET TO THE SOUTHWEST CORNER OF THE SAID N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 23;  
THENCE N00°14'48"W ALONG THE WEST BOUNDARY OF THE SAID N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 23 A DISTANCE OF 1332.57 FEET TO THE NORTHWEST CORNER OF THE SAID N $\frac{1}{2}$  NE $\frac{1}{4}$  OF SECTION 23;  
THENCE S89°08'07"W ALONG THE SOUTH BOUNDARY OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 1331.82 FEET TO THE SOUTHWEST CORNER OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14;  
THENCE N00°46'23"E ALONG THE WEST BOUNDARY OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 1201.94 FEET TO THE NORTHWEST CORNER OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14;  
THENCE N89°17'42"E ALONG THE NORTH BOUNDARY OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 2662.16 FEET TO THE NORTHEAST CORNER OF THE SAID SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14;  
THENCE N00°42'56"E ALONG THE WEST BOUNDARY OF THE SAID NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 1311.71 FEET TO THE NORTHWEST CORNER OF THE SAID NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14;  
THENCE N89°30'05"E ALONG THE NORTH BOUNDARY OF THE SAID NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 1331.09 FEET TO THE EAST ONE QUARTER SECTION CORNER OF SAID SECTION 14 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 363.186 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF SIGHT AND RECORD.

### SUBDIVISION SUMMARY

TOTAL AREA: 363.186 ACRES  
TOTAL BLOCKS: 7  
TOTAL LOTS: 100  
AVERAGE LOT SIZE: 145907.907 S.F. (3.350 ACRES)  
ZONING: R-S (RURAL SUBURBAN)  
FLOOD PLAIN DESIGNATION: ZONE X  
RIGHT-OF-WAY: 28.227 ACRES

### GAS WELL INFORMATION

API NUMBER	COMPANY	WELL NAME	SECTION	18th SECTION	LOCATION	STATUS
49-05-3819	LORAL OPERATING LLC	SWANSONG 12-13-49-73 A	13	NW SW	1940 FSL AND 649 FWL	PERMANENTLY ABANDONED
49-05-3823	LORAL OPERATING LLC	SWANSONG 13-13-49-73 A	13	SW SW	637 FSL AND 676 FWL	PERMANENTLY ABANDONED
49-05-3826	LORAL OPERATING LLC	SWANSONG 14-14-49-73 A	14	SE SW	840 FSL AND 2007 FWL	PERMANENTLY ABANDONED
49-05-3827	LORAL OPERATING LLC	SWANSONG 15-14-49-73 A	14	SW SE	657 FSL AND 2063 FWL	PERMANENTLY ABANDONED
49-05-3828	LORAL OPERATING LLC	SWANSONG 16-14-49-73 A	14	SE SE	674 FSL AND 665 FWL	PERMANENTLY ABANDONED
49-05-3829	LORAL OPERATING LLC	SWANSONG 9-14-49-73 A	14	NE SE	1979 FSL AND 691 FWL	PERMANENTLY ABANDONED
49-05-32315	LORAL OPERATING LLC	SWANSONG 1-23-49-73 A	23	NE NE	666 FSL AND 665 FWL	PERMANENTLY ABANDONED
49-05-32317	LORAL OPERATING LLC	SWANSONG 2-23-49-73 A	23	NW NE	666 FSL AND 1997 FWL	PERMANENTLY ABANDONED
49-05-3832	LORAL OPERATING LLC	SWANSONG 4-24-49-73 A	24	NW NW	666 FSL AND 674 FWL	PERMANENTLY ABANDONED

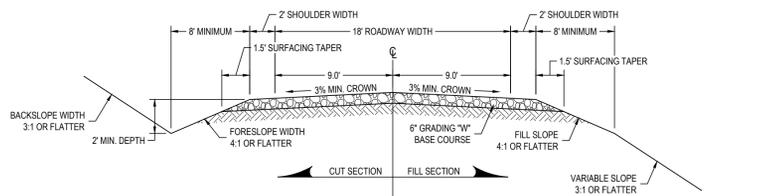
\*NOTE - FOR INFORMATIONAL PURPOSES ONLY. INFORMATION PRESENTED HERE WAS SOURCED FROM THE WYOMING OIL AND GAS COMMISSION WEBSITE.

### STOCK DAM INFORMATION

WYOMING SEQ PERMIT NUMBER	NAME OF FACILITY	BOOK & PAGE	SECTION	18th SECTION	STATUS
137816	GALLIES	BOOK 83 OF STOCK DAMS, PAGE 14 WATER DIVISION 2, DISTRICT 10	14	SW SE (LOT 15)	ACTIVE, TO BE ABANDONED
137820	MKE	BOOK 83 OF STOCK DAMS, PAGE 15 WATER DIVISION 2, DISTRICT 10	14	SE SW (LOT 14)	ACTIVE, TO BE ABANDONED

### PLAT NOTES

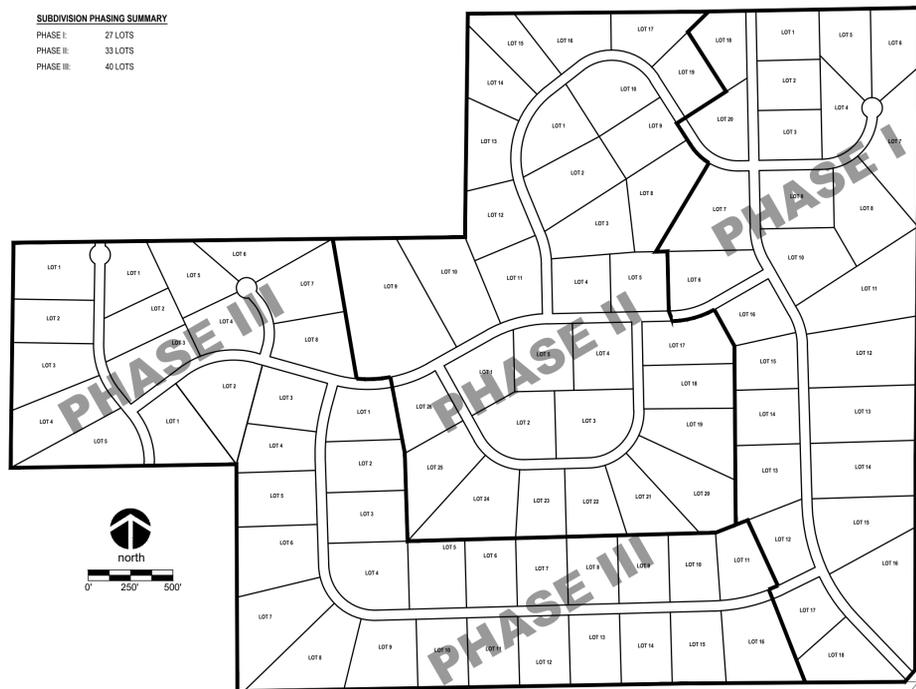
- NO PUBLIC CENTRALIZED SEWAGE SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- FIRE HYDRANT, VALVES, SERVICES, AND BEND LOCATIONS TO BE SHOWN ON FINAL CONSTRUCTION PLANS.
- UNLESS OTHERWISE NOTED, WATERLINES SHALL BE TEMPORARILY DEAD-ENDED WITH A VALVE, TEMPORARY FLUG, BLOW-OFF, AND THRUST BLOCK AT FUTURE ADJACENT PHASE LINES. SEPTIC SYSTEM SHALL BE INDIVIDUALLY DESIGNED PER LOT DEVELOPMENT.
- FINAL STORM SEWER MATERIALS AND SIZED WILL BE DETERMINED AT FINAL DESIGN.
- EXISTING STOCK DAMS TO BE VACATED. EXISTING CULVERTS REMOVED, AND DAMS BREACHED. DAMS AND PONDED AREA TO BE INCORPORATED INTO IMPROVEMENTS AS NECESSARY ON SITE.
- ALL SIGNAGE AND STRIPING FOR PUBLIC AND/OR PRIVATE ROADWAY, WALKWAYS OR BICYCLE TRAILS OPEN TO PUBLIC TRAVEL SHALL CONFORM TO THE MOST RECENT ALL SIGNAGE AND STRIPING FOR PUBLIC AND/OR PRIVATE ROADWAY. WALKWAYS OR BICYCLE TRAILS OPEN TO PUBLIC TRAVEL SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MARKINGS MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MARKINGS MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKINGS MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.
- ALL STREET NAMES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. FOR ACCEPTED STREET NAMES, REFER TO THE RECORDED FINAL PLAT FOR THIS SUBDIVISION.
- NO FORMAL TRAFFIC CONTROL PLAN IS PROPOSED AS TEMPORARY FENCING AT PROJECT EXTENTS WILL SUFFICE FOR CONSTRUCTION. FENCING TO REMAIN UNTIL NO FORMAL TRAFFIC CONTROL PLAN IS PROPOSED AS TEMPORARY FENCING AT PROJECT EXTENTS WILL SUFFICE FOR CONSTRUCTION. FENCING TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.



2 TYPICAL SUBDIVISION ROADWAY SECTION  
NOT TO SCALE

### SUBDIVISION PHASING SUMMARY

PHASE I: 27 LOTS  
PHASE II: 33 LOTS  
PHASE III: 40 LOTS



3 PIPER ACRES PHASING EXHIBIT  
SCALE: 1" = 500'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	106.10	60.00	101.32	N09°29'57"E	92.81
C2	52.22	60.00	49.87	N66°05'40"W	50.59
C3	46.02	60.00	43.95	S66°59'43"W	44.90
C4	109.66	60.00	104.72	S07°20'22"E	95.02
C5	263.92	330.00	45.82	N36°33'04"E	256.94
C6	398.40	270.00	84.54	S46°40'15"W	363.23
C7	163.40	330.00	28.37	N63°38'53"E	161.74
C8	63.99	330.00	11.11	N83°23'17"E	63.89
C9	184.96	330.00	32.11	S15°00'03"E	182.55
C10	275.14	270.00	58.39	S61°51'49"E	263.39
C11	151.33	330.00	26.27	S45°48'26"E	150.00
C12	66.59	330.00	11.56	S38°27'04"E	66.48
C13	448.85	270.00	95.25	S80°17'41"E	398.92
C14	266.07	330.00	46.20	S67°19'49"E	258.92
C15	215.93	330.00	37.49	N07°49'34"E	212.10
C16	65.51	530.00	7.08	N48°32'24"E	65.47
C17	540.17	470.00	65.85	N19°09'22"E	510.93
C18	189.85	530.00	20.52	N04°44'14"E	188.84
C19	353.77	530.00	38.24	N05°21'11"E	347.24
C20	81.56	530.00	8.82	N18°10'40"W	81.48
C21	72.33	470.00	8.82	N18°10'40"W	72.26
C22	174.42	470.00	21.26	N11°57'19"W	173.42
C23	165.91	530.00	17.94	N13°37'08"W	165.23
C24	30.78	530.00	3.33	N02°59'16"W	30.77
C25	232.88	470.00	28.39	S14°28'53"W	230.50
C26	90.67	430.00	12.08	N23°41'11"W	90.50
C27	123.73	430.00	16.49	N09°24'09"W	123.30
C28	184.48	370.00	28.57	S15°26'36"E	182.58
C29	149.81	430.00	19.96	N19°44'47"W	149.05
C30	108.37	370.00	16.78	N21°20'11"W	107.98

4 PARCEL CURVE TABLE  
SCALE: NONE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	60.37	430.00	8.04	N05°44'39"W	60.32
C32	72.48	370.00	11.22	N07°20'02"W	72.36
C33	419.38	970.00	24.77	N14°06'29"W	416.12
C34	371.94	1030.00	20.69	N12°04'01"W	369.92
C35	294.99	970.00	17.42	N35°12'23"W	293.85
C36	283.17	1030.00	15.75	N33°37'41"W	282.28
C37	43.40	1030.00	2.41	N42°42'40"W	43.40
C38	20.07	970.00	1.19	N64°32'17"E	20.07
C39	82.59	1030.00	4.59	S66°14'32"W	82.56
C40	352.15	970.00	20.80	N75°31'52"E	350.22
C41	312.66	1030.00	17.39	S77°14'07"W	311.46
C42	42.31	970.00	2.50	N87°10'53"E	42.31
C43	44.93	1030.00	2.50	S87°10'53"W	44.93
C44	422.74	270.00	89.71	S46°42'55"E	380.86
C45	88.35	330.00	15.34	N83°53'58"W	88.09
C46	185.15	330.00	32.15	N60°09'21"W	182.74
C47	176.30	330.00	30.61	N28°46'38"W	174.21
C48	66.87	330.00	11.61	N07°40'00"W	66.76
C49	96.31	970.00	5.69	S00°58'59"W	96.27
C50	157.67	1030.00	8.77	N02°31'26"E	157.52
C51	152.66	1030.00	8.49	N11°09'18"E	152.51
C52	195.93	970.00	11.57	S09°36'51"W	195.60
C53	150.52	330.00	26.13	S11°44'34"W	149.22
C54	422.96	270.00	89.75	N43°33'12"E	381.02
C55	128.90	330.00	22.38	S35°59'58"W	128.08
C56	144.44	330.00	25.08	S59°43'40"W	143.29
C57	93.10	330.00	16.16	S80°20'55"W	92.79
C58	28.98	330.00	5.03	N89°03'11"W	28.97
C59	293.95	270.00	62.38	S60°22'47"E	279.65
C60	223.66	330.00	38.83	N67°07'15"W	219.40

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	106.63	330.00	18.51	N38°26'51"W	106.17
C62	262.60	530.00	28.39	S14°28'55"W	259.92
C63	206.92	720.00	16.47	S80°26'34"W	206.21
C64	253.70	780.00	18.64	N77°09'14"E	252.58
C65	95.65	780.00	7.03	N64°19'22"E	95.59
C66	143.26	720.00	11.40	S66°30'35"W	143.02
C67	431.85	720.00	34.37	N77°59'32"E	425.41
C68	250.81	780.00	18.42	S70°01'16"W	249.73
C69	326.23	780.00	23.96	N88°47'07"W	323.86
C70	128.50	720.00	10.23	S79°42'43"E	128.33
C71	144.74	330.00	25.13	S02°50'09"W	143.58
C72	179.73	330.00	31.21	S25°19'57"E	177.52
C73	52.44	60.00	50.08	S05°58'34"E	50.79
C74	113.55	60.00	108.43	S85°13'56"E	97.35
C75	69.03	60.00	65.92	N07°35'30"E	65.29
C76	79.13	60.00	75.57	N63°09'07"W	73.52
C77	265.48	270.00	56.34	N12°46'03"W	254.91
C78	341.14	530.00	36.88	N86°57'42"E	335.28
C79	425.41	470.00	51.86	S79°28'14"W	411.04
C80	138.59	530.00	14.98	N61°01'52"E	138.19
C81	314.24	480.00	37.51	S18°57'22"E	308.66
C82	284.41	420.00	38.80	N19°36'04"W	279.01
C83	185.08	420.00	25.25	S26°22'36"E	183.58
C84	144.35	480.00	17.23	N30°23'07"W	143.81
C86	107.48	420.00	14.66	S06°25'18"E	107.18
C87	125.66	60.00	120.00	S00°54'33"W	103.92
C88	125.66	60.00	120.00	N00°54'33"E	103.92

### LEGEND

- ◇ RECOVERED BRASS CAP
- ⊙ RECOVERED ALUMINUM CAP
- RECOVERED REBAR
- SET ALUMINUM CAP (DURING FINAL PLAT EFFORTS)
- SUBDIVISION BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJACENT PROPERTY LINES

### Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C89	49.72	720.00	3.96	N62°47'17"E	49.71
C90	20.03	780.00	1.47	N61°32'43"E	20.03
C91	89.50	270.00	18.99	N61°34'39"E	89.09
C92	47.21	1030.00	2.63	N03°02'07"W	47.21
C93	100.40	970.00	5.93	N04°41'15"W	100.36

5 DRAINAGE EASEMENT CURVE TABLE  
SCALE: NONE

ENGINEER:  
**KLJ**  
1900 West Warlow Drive, Suite B  
Gillette, WY 82716

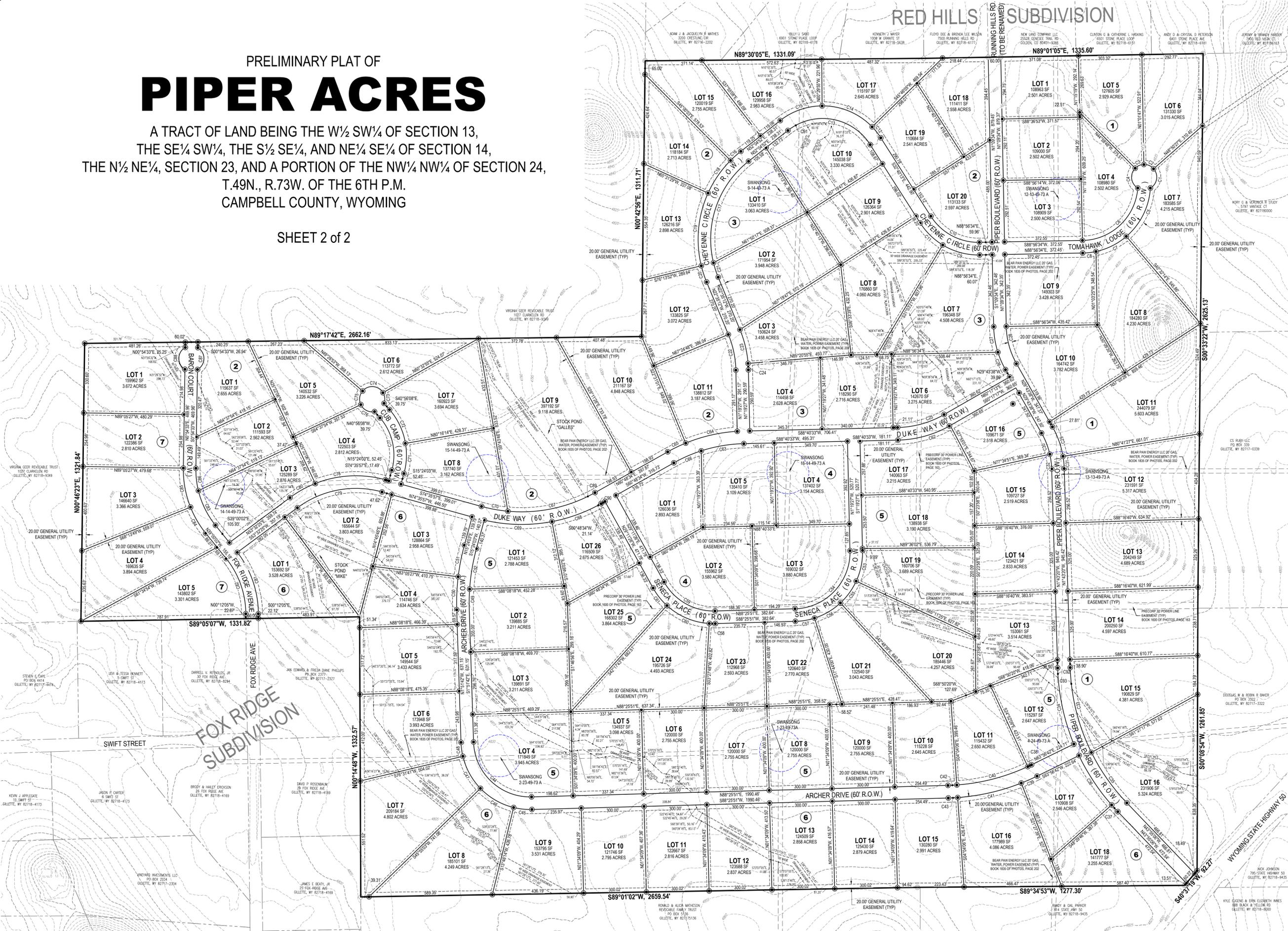
OWNER:  
**TLC Developments**  
1461 Thomas Drive  
Sheridan, WY 82801



# PRELIMINARY PLAT OF PIPER ACRES

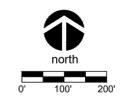
A TRACT OF LAND BEING THE W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13,  
THE SE $\frac{1}{4}$  SW $\frac{1}{4}$ , THE S $\frac{1}{2}$  SE $\frac{1}{4}$ , AND NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14,  
THE N $\frac{1}{2}$  NE $\frac{1}{4}$ , SECTION 23, AND A PORTION OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24,  
T.49N., R.73W. OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

SHEET 2 of 2



RED HILLS SUBDIVISION

FOX RIDGE SUBDIVISION



SCALE: 1" = 200'  
MINOR CONTOUR INTERVAL: 5'  
MAJOR CONTOUR INTERVAL: 25'

ENGINEER:  
**KLJ**  
1900 West Warlow Drive, Suite B  
Gillette, WY 82716

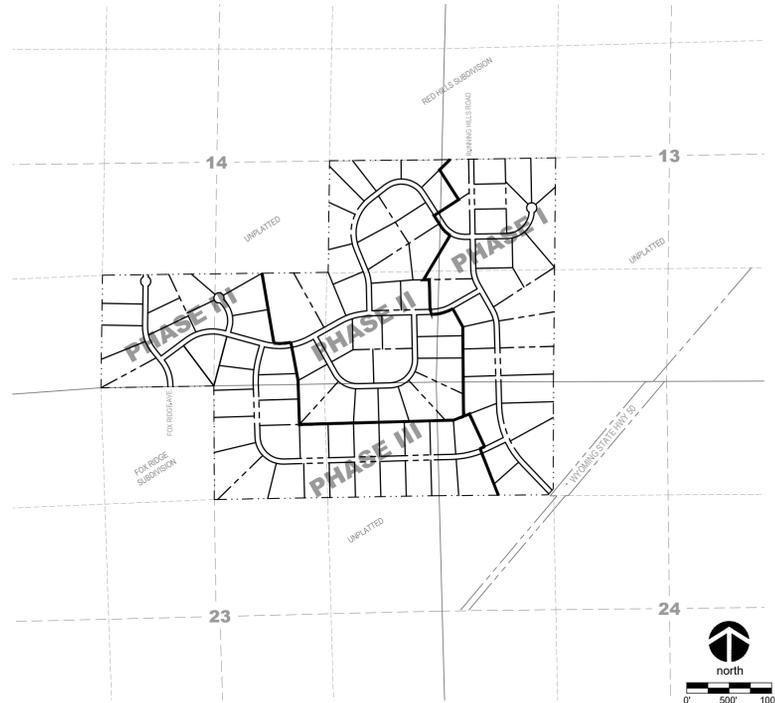
OWNER:  
**TLC Developments**  
1461 Thomas Drive  
Sheridan, WY 82801



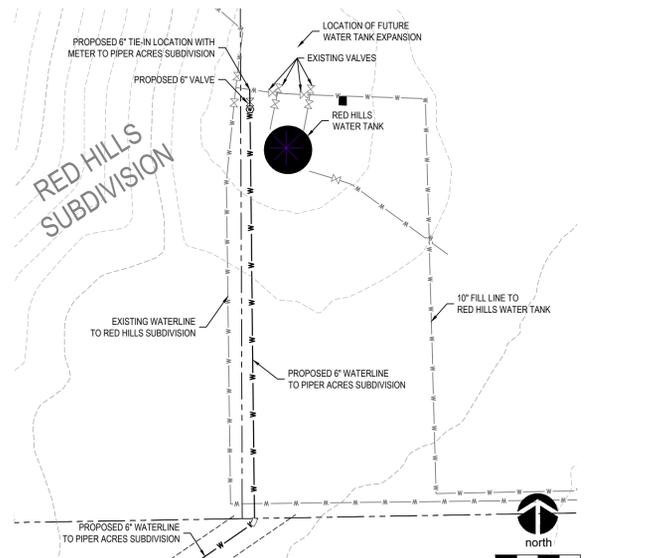
# SITE PLAN FOR PIPER ACRES

BEING A SUBDIVISION OF LANDS LOCATED IN THE W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13, T.49N., R.73W.,  
THE E $\frac{1}{2}$  SE $\frac{1}{4}$ , THE SW $\frac{1}{4}$  SE $\frac{1}{4}$ , THE SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 14, T.49N., R.73W.,  
THE N $\frac{1}{2}$  NE $\frac{1}{4}$ , SECTION 23, T.49N., R.73W.,  
THE NW $\frac{1}{4}$  NW $\frac{1}{4}$ , SECTION 24, T.49N., R.73W. OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

SHEET 1 OF 2



**1 VICINITY MAP - T.49N., R.73W., 6th P.M.**  
SCALE: 1" = 1000'



**2 WATER SYSTEM TIE-IN (PLAN)**  
SCALE: 1" = 50'

**GENERAL:**

- ALL QUANTITIES, LOCATIONS, AND LIMITS OF EXISTING AND PROPOSED CONSTRUCTION SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE FOR PRELIMINARY DESIGN PURPOSES, AND BIDDING PURPOSES. FINAL LOCATIONS AND LIMITS ARE TO BE DETERMINED DURING FINAL DESIGN, AND IN THE FIELD BY THE ENGINEER. OWNER RESERVES THE RIGHT TO MAKE CHANGES IN ALIGNMENT, CONNECTIONS, ETC., AS IS FELT TO BE IN THE BEST INTEREST OF THE PROJECT AT NO CHANGE IN THE CONTRACT PRICE.
- ALL CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS PER THE LATEST REVISION OF THE CITY OF GILLETTE DESIGN AND CONSTRUCTION SPECIFICATIONS, THE CAMPBELL COUNTY SUBDIVISION REGULATIONS AND RULES REGARDING CONSTRUCTION, AND THE WYDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL INCLUDE ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND APPURTENANT ITEMS TO COMPLETE THE WORK WITHIN THE BID PRICE.
- CONTRACTOR SHALL PROTECT ALL LANDSCAPING, EXISTING UTILITIES, PAVEMENT, ETC., EXCEPT WHERE REMOVAL OF SUCH ITEMS IS SPECIFICALLY CALLED FOR IN DRAWINGS. ANY DAMAGES BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE PRIOR TO CONSTRUCTION. THE PROJECT EXTENTS ARE LOCATED ADJACENT TO, AND WILL DIRECTLY TO, ACTIVE RESIDENTIAL SUBDIVISIONS (HOA AND ISD), WATER DISTRIBUTION SYSTEM PROVIDED BY THE CITY OF GILLETTE THROUGH RED HILLS SUBDIVISION, AND THE HIGHWAY 50 ROAD AND RIGHT OF WAY. EXTENSIVE COORDINATION WITH THE VARIOUS OWNERS, CAMPBELL COUNTY, WYDOT, CITY OF GILLETTE WILL BE REQUIRED.
- CONTRACTOR AND ALL SUB-CONTRACTORS ARE REQUIRED TO HAVE A CITY OF GILLETTE CONTRACTORS LICENSE AND REQUIRED DOCUMENTATION TO PERFORM WORK WITHIN CAMPBELL COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE VARIOUS OWNERS, CAMPBELL COUNTY ROAD AND BRIDGE, WYDOT, CITY OF GILLETTE, EMERGENCY MEDICAL SERVICES, THE FIRE DEPARTMENT, LAW ENFORCEMENT, LOCAL MEDIA, SCHOOLS, RESIDENTS, POSTMASTER, AND SOLID WASTE COLLECTION AGENCIES TO ALL ROAD CLOSURES AND ALTERNATE ROUTES. IN ADDITION, THE CONTRACTOR SHALL ADVISE PUBLIC ROAD CLOSURES AT LEAST 48 HOURS IN THE LOCAL NEWSPAPER PRIOR TO ANY STREET CLOSURE. ANY PRIVATE ROAD CLOSURES WITHIN THE ADJACENT ROAD SUBDIVISIONS SHALL REQUIRE AT LEAST 48 HOURS NOTICE TO THE OWNERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW THE REQUIREMENTS FOR TREATMENT AND PREPARATION OF ALL NATIVE AND/OR BORROW MATERIAL, AND GEOSYNTHETIC MATERIALS IF APPLICABLE, WHICH SHALL ADHERE TO THE RECOMMENDATIONS SET FORTH BY THE PROJECT MANUAL FOR THE PROJECT, BUT WHERE CONFLICT OCCURS THE REFERENCED STANDARDS AND SPECIFICATIONS REFERENCED ABOVE SHALL SUPERCEDE, WHERE APPLICABLE.
- LEGAL LOAD LIMIT REQUIREMENTS SHALL BE ENFORCED ON ALL STATE HIGHWAYS, CITY STREETS AND COUNTY ROADS.
- CONTRACTOR SHALL PROVIDE THEIR OWN WATER FOR DUST CONTROL AND COMPACTING. THE CONTRACTOR SHALL NOT USE WATER FROM FIRE HYDRANTS OR THE DISTRIBUTION SYSTEM FOR ANY PURPOSES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE OWNER AND/OR CITY OF GILLETTE AND THE CONTRACTOR PROVIDES BACKFLOW PREVENTION DEVICE WITH WATER METER.
- UNDERGROUND AND OVERHEAD UTILITIES, BUILDINGS, SURFACING, WATER DISTRIBUTION COMPONENTS, OIL AND GAS WELLS AND PIPELINES, AND OTHER SURFACE IMPROVEMENTS OUTSIDE OF THE IMMEDIATE PROJECT EXTENTS ARE SHOWN FOR REFERENCE ONLY.

**TRAFFIC CONTROL**

- PROJECT EXTENTS ARE LOCATED ADJACENT TO, AND WILL DIRECTLY TO, ACTIVE RESIDENTIAL SUBDIVISIONS (HOA AND ISD), WATER DISTRIBUTION SYSTEM PROVIDED BY THE CITY OF GILLETTE THROUGH RED HILLS SUBDIVISION, AND THE HIGHWAY 50 ROAD AND RIGHT OF WAY, AND THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO REQUESTS FOR TRAFFIC CONTROL AND POSSIBLE ACCESS RESTRICTIONS THROUGH THE ADJACENT PROPERTIES TO AVOID IMPACT TO DAILY OPERATIONS. PLAN IS TO BE PREPARED, APPROVED, AND IMPLEMENTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION SHALL NOT COMMENCE ON THE PROJECT UNTIL NECESSARY CONSTRUCTION WARNING SIGNS AND TRAFFIC CONTROL ARE IN PLACE AND APPROVED BY THE ENGINEER, AND WYDOT, AS NECESSARY. TEMPORARY ACCESS THROUGH THE CONSTRUCTION AREA SHALL BE PROVIDED AS REQUIRED.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR EACH ROAD CLOSURE TO BE APPROVED BY THE ENGINEER, AND WYDOT AS NECESSARY. ALL TRAFFIC CONTROL SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**RIGHT-OF-WAY AND SURVEY**

- PROPERTY LINES ARE SHOWN BASED ON INFORMATION PROVIDED BY SURVEY. THEIR TRUE LOCATION MAY NOT BE EXACTLY AS SHOWN ON THE PLANS. MINOR ALIGNMENT ADJUSTMENTS MAY BE NEEDED IN THE FIELD.
- A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING SHALL RESET ANY DISTURBED PROPERTY OR SECTION CORNERS AT THE CONTRACTOR'S EXPENSE.
- PERMITS TO WORK IN PUBLIC RIGHT-OF-WAY AND STREAMS SHALL BE OBTAINED BY THE OWNER. CONTRACTOR IS TO COMPLY WITH ALL PERMIT CONDITIONS AND RESTRICTIONS.
- THIS SITE PLAN WAS PREPARED BASED ON ACTUAL FIELD SURVEY DATA PROVIDED BY FIELD SURVEY CONDUCTED IN 2018 BY DOYLE LAND SURVEYING.
- HORIZONTAL COORDINATES UTILIZE THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.
- BASIS OF BEARING ELEVATION IS TO BE DETERMINED.
- BENCHMARK: TO BE DETERMINED.

**EXISTING UTILITIES**

- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES WITH A 48 HOUR ADVANCE NOTICE AND DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND PROPERLY REPAIRING ANY DAMAGED UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES PRIOR TO TRENCHING WITHIN 10 FEET OF ALL OVERHEAD POLES TO ALLOW FOR THE UTILITY COMPANY TO SECURE POLES.
- UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE BASED ON RECORDS OF UTILITY COMPANIES, AND FIELD VERIFICATION BY THE UTILITY COMPANIES. FIELD VERIFICATION OF BURIED GAS, ELECTRIC, WATER, TELEPHONE, SEWER, AND CABLE TV LINES ARE BY ELECTRONIC OR MAGNETIC DETECTION METHODS. ALL UTILITY LOCATIONS ARE SUBJECT TO ACCURACY OF THE LOCATION METHOD AND SUBJECT TO RELOCATIONS FROM THE TIME THAT THE PLANS WERE PREPARED. NO EXCAVATION WAS PERFORMED.
- NOT ALL UTILITIES ARE SHOWN ON THE PROPERTY, IN THE STREET OR UTILITY PROFILE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL NOT BACKFILL UNTIL THE CONTRACTOR HAS MADE A RECORD OF ITS TYPE, SIZE AND LOCATION.

**SITE PLAN NOTES:**

- STORM SEWER - TO BE DETERMINED UPON FINAL STORM DESIGN.
- FINAL DRAINAGE EASEMENT SIZES AND WIDTHS TO BE DETERMINED UPON FINAL DESIGN.
- FINAL ROADSIDE DITCH, STORM SEWER/CULVERT TYPE, SLOPE, SIZE, FLARED END TREATMENT, RIPRAP, AND OVERALL LAYOUT TO BE DETERMINED UPON FINAL DESIGN.
- DRIVEWAYS AND APPROACHES ARE TO BE CONSTRUCTED PER COUNTY SUBDIVISION REGULATIONS.
- NO EXISTING ZONING EXISTS ON THE SUBJECT PROPERTY; PROPOSED ZONING TO BE R-S (RURAL SUBURBAN)
- PROPOSED LAND USE OF THE SUBDIVISION WILL BE SINGLE FAMILY HOMES.
- ESTIMATED MILEAGE TO THE NEAREST PUBLIC WATER SYSTEM: 0 MILES - ADJACENT WATER SUPPLY THROUGH ADJACENT RED HILLS SUBDIVISION IS ANTICIPATED.
- ESTIMATED MILEAGE TO THE NEAREST PUBLIC SEWER SYSTEM: APPROXIMATELY 2.38 MILES (GENERALLY NORTHEAST).
- NO PUBLIC CENTRALIZED SEWAGE SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- FIRE HYDRANT, VALVES, SERVICES, AND BEND LOCATIONS TO BE SHOWN ON FINAL CONSTRUCTION PLANS.
- UNLESS OTHERWISE NOTED, WATERLINES SHALL BE TEMPORARILY DEAD-ENDED WITH A VALVE, TEMPORARY PLUG, BLOW-OFF, AND THRUST BLOCK AT FUTURE ADJACENT PHASE LINES. SEPTIC SYSTEM SHALL BE INDIVIDUALLY DESIGNED PER LOT DEVELOPMENT.
- FINAL STORM SEWER MATERIALS AND SIZED WILL BE DETERMINED AT FINAL DESIGN.
- EXISTING STOCK DAMS TO BE VACATED, EXISTING CULVERTS REMOVED, AND DAMS BREACHED. DAMS AND PONDED AREA TO BE INCORPORATED INTO IMPROVEMENTS AS NECESSARY ON SITE.
- ALL SIGNAGE AND STRIPING FOR PUBLIC AND/OR PRIVATE ROADWAY, WALKWAYS OR BICYCLE TRAILS OPEN TO PUBLIC TRAVEL SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MARKINGS MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKINGS MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.
- ALL STREET NAMES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. FOR ACCEPTED STREET NAMES, REFER TO THE RECORDED FINAL PLAT FOR THIS SUBDIVISION.
- NO FORMAL TRAFFIC CONTROL PLAN IS PROPOSED AS TEMPORARY FENCING AT PROJECT EXTENTS WILL SUFFICE FOR CONSTRUCTION. FENCING TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.

**PROPOSED UTILITIES**

- CONTRACTOR SHALL RESPECT ALL RIGHT-OF-WAY AND EASEMENT BOUNDARIES SHOWN. ALL WORK SHALL BE DONE WITHIN THESE BOUNDARIES. ANY WORK OUTSIDE OF THE RIGHT-OF-WAY OR EASEMENT SHALL ONLY BE DONE AFTER RECEIVING WRITTEN PERMISSION OF THE LAND OWNER. THIS PERMISSION SHALL BE OBTAINED BY THE CONTRACTOR.
- DEFLECTIONS OF PIPE OF THE JOINT ARE NOT TO EXCEED MANUFACTURER'S REQUIREMENTS.
- ADDITIONAL HORIZONTAL DEFLECTIONS AT PIPE JOINTS AND FITTINGS BEYOND THOSE SHOWN ON THE PLANS MAY BE NEEDED DURING CONSTRUCTION. THESE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S REQUIREMENTS. THE PIPE CANNOT BE ALLOWED TO SHIFT IN LOCATION SIGNIFICANTLY THAT THE LOCATION IN THE EASEMENT WILL BE AFFECTED. SUCH DEFLECTIONS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO BACKFILLING.
- A MINIMUM COVER OF BETWEEN 5.5 AND 6.0 FEET IS TO BE MAINTAINED OVER ALL WATER AND SEWER LINES UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE THE ENGINEER AUTHORIZES A REDUCTION IN THE COVER, INSULATION OF THE PIPE IS TO BE PROVIDED.
- ADDITIONAL EXCAVATION IS TO BE USED TO KEEP THE PIPE ON GRADE PREVENTING HIGH POINTS IN THE LINE THAT ARE NOT SHOWN ON THE PLANS AND TO AVOID JOINT DEFLECTION DUE TO LOCALIZED CHANGES OF LESS THAN 4 FEET IN THE GROUND SURFACES. JOINT DEFLECTIONS USED TO ACCOMMODATE SIGNIFICANT CHANGES IN TERRAIN OR TO AVOID BURIED OBSTACLES ARE TO BE MADE GRADUALLY OVER SEVERAL JOINTS, OR THROUGH MECHANICAL MEANS AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.
- WHENEVER BURIED OBSTACLES ARE EXPECTED TO BE ENCOUNTERED NEAR A NEW WATER LINE INSTALLATION, THE CONTRACTOR SHALL EXCAVATE AHEAD TO DETERMINE THE DEPTH AND LOCATION OF SAID OBSTACLE.
- LOCATIONS OF VALVES, HYDRANTS, MANHOLES, FITTINGS AND OTHER APPURTENANCES SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE FOR PRELIMINARY DESIGN, AND BIDDING PURPOSES. FINAL LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN, AND IN THE FIELD BY THE ENGINEER.

**SURFACING/STREETS**

- CONTRACTOR SHALL NOT DISTURB EXISTING PAVEMENT OR SURFACING UNLESS DIRECTED BY THE ENGINEER OR AS SHOWN ON THE PLANS. ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED OF EXISTING ASPHALT AND SEDIMENT PRIOR TO PAVING.
- SAWCUTTING AND REMOVAL OF EXISTING SURFACING IS CONSIDERED INCIDENTAL TO THE PROJECT PAY ITEM FOR DEMOLITION OF SURFACING.
- FOR AGGREGATE BASE BID ITEMS, THE GRADATION REQUIREMENT SHALL BE GRADING "W" FOR CRUSHED CONCRETE OR RECYCLED ASPHALTIC CONCRETE. FOR LIMESTONE BASE MATERIAL, THE GRADATION SHALL BE GRADING "W" OR GRADING "L".

**EROSION CONTROL**

- THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE AND COUNTY REGULATIONS THAT PROHIBIT UN-PERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS THAT ARE A RESULT OF EROSION OR OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND SUBMITTING AND EROSION CONTROL PLAN (STORM WATER POLLUTION PREVENTION PLAN) PER CITY OF GILLETTE, CAMPBELL COUNTY, AND WDEQ LARGE (OR SMALL) CONSTRUCTION GENERAL PERMIT REQUIREMENTS INCLUDING THE NOTICE OF INTENT (NOI), NOTICE OF TRANSFER AND ACCEPTANCE (NOTA) AND NOTICE OF TERMINATION (NOT) AS REQUIRED. THE CONTRACTOR SHALL HAVE AN APPROVED PLAN AND SUBSEQUENT PERMITS PRIOR TO START OF CONSTRUCTION.
- METHODS AND ITEMS UTILIZED SHOULD BE APPLIED TO THE SPECIFIC CONDITIONS ENCOUNTERED THROUGHOUT CONSTRUCTION DISTURBANCE EXTENTS AND FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) PER THE CITY OF GILLETTE DESIGN STANDARDS, CITY OF GILLETTE STORM DRAINAGE DESIGN MANUAL AND THE CITY OF GILLETTE STORM WATER MASTER PLAN.
- VEHICLE TRACKING PADS AND ANY NECESSARY EROSION & SEDIMENT CONTROLS ARE TO BE IN-PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL CONDUCT WORK SO THAT SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PAVED SURFACES WHEN TRACKING OCCURS TO MINIMIZE THE WASH OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.

**SAFETY**

- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED BE INTERPRETED TO MEAN THAT THE ENGINEER IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHALL NOT BE INFERRED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS AND SHOULD SHORE, SLOPE OR BENCH THE SIDES OF THE EXCAVATIONS AS REQUIRED TO MAINTAIN STABILITY OF BOTH THE EXCAVATION SIDES AND BOTTOM.
- IN NO CASE SHOULD MINIMUM PROXIMITY DISTANCES TO OVERHEAD POWER LINES BE BREACHED BY ANY EQUIPMENT, PERSONNEL, OR TOOLS, NOR SHOULD SLOPE HEIGHT, SLOPE INCLINATION OR EXCAVATION DEPTH, INCLUDING UTILITY TRENCH EXCAVATION DEPTH, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. SPECIFICALLY, THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS SHOULD BE FOLLOWED. IT IS THE ENGINEER'S UNDERSTANDING THAT THESE REGULATIONS ARE BEING STRICTLY ENFORCED AND IF THEY ARE NOT CLOSELY FOLLOWED, THE CONTRACTOR COULD BE LIABLE FOR SUBSTANTIAL PENALTIES.

**RESTORATION**

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RECLAIMED TO A CONDITION THAT IS EQUAL OR BETTER THAN THE ORIGINAL, EXCEPT IN AREAS SPECIFICALLY CALLED OUT ON CIVIL AND LANDSCAPING PLANS.
- THE ENGINEER RESERVES THE RIGHT TO DIRECT THE CONTRACTOR ON A CASE BY CASE BASIS OF RESTORATION IN MARGINAL AREAS.
- APPROXIMATE THICKNESS OF TOPSOIL TO BE STRIPPED IS 6". THICKNESS OF TOPSOIL TO BE PLACED IN ALL DISTURBED AREAS THAT ARE TO BE RECLAIMED IS 6".

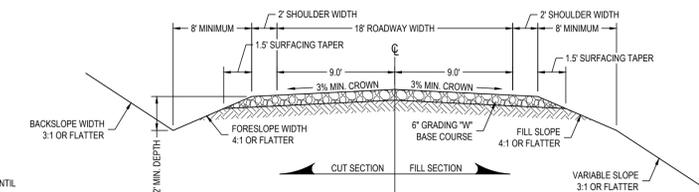
**GAS WELL INFORMATION**

API NUMBER	COMPANY	WELL NAME	SECTION	18th SECTION	LOCATION	STATUS
49-005-38819	LORAL OPERATING LLC	SWANSONS 12-13-49-73 A	13	NW SW	1940 FSL AND 649 FWL	PERMANENTLY ABANDONED
49-005-38823	LORAL OPERATING LLC	SWANSONS 13-13-49-73 A	13	SW SW	637 FSL AND 676 FWL	PERMANENTLY ABANDONED
49-005-38826	LORAL OPERATING LLC	SWANSONS 13-14-49-73 A	14	SE SW	640 FSL AND 2007 FWL	PERMANENTLY ABANDONED
49-005-38827	LORAL OPERATING LLC	SWANSONS 15-14-49-73 A	14	SW SE	657 FSL AND 2053 FSL	PERMANENTLY ABANDONED
49-005-38828	LORAL OPERATING LLC	SWANSONS 15-14-49-73 A	14	SE SE	674 FSL AND 685 FSL	PERMANENTLY ABANDONED
49-005-38829	LORAL OPERATING LLC	SWANSONS 9-14-49-73 A	14	NE SE	1979 FSL AND 691 FSL	PERMANENTLY ABANDONED
49-005-32315	LORAL OPERATING LLC	SWANSONS 1-23-49-73A	23	NE NE	666 FSL AND 665 FSL	PERMANENTLY ABANDONED
49-005-32317	LORAL OPERATING LLC	SWANSONS 2-23-49-73 A	23	NW NE	666 FSL AND 1997 FSL	PERMANENTLY ABANDONED
49-005-38832	LORAL OPERATING LLC	SWANSONS 4-24-49-73 A	24	NW NW	686 FSL AND 674 FWL	PERMANENTLY ABANDONED

\*NOTE - FOR INFORMATIONAL PURPOSES ONLY. INFORMATION PRESENTED HERE WAS SOURCED FROM THE WYOMING OIL AND GAS COMMISSION WEBSITE.

**STOCK DAM INFORMATION**

WYOMING SEO PERMIT NUMBER	NAME OF FACILITY	BOOK & PAGE	SECTION	18th SECTION	STATUS
137819	GALLIES	BOOK 83 OF STOCK DAMS, PAGE 14	14	SW SE (LOT 15)	ACTIVE, TO BE ABANDONED
137820	MKE	BOOK 83 OF STOCK DAMS, PAGE 15	14	SE SW (LOT 14)	ACTIVE, TO BE ABANDONED



**3 TYPICAL SUBDIVISION ROADWAY SECTION**  
NOT TO SCALE

ENGINEER:  
**KLJ**  
1900 West Warlow Drive, Suite B  
Gillette, WY 82716

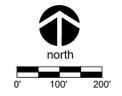
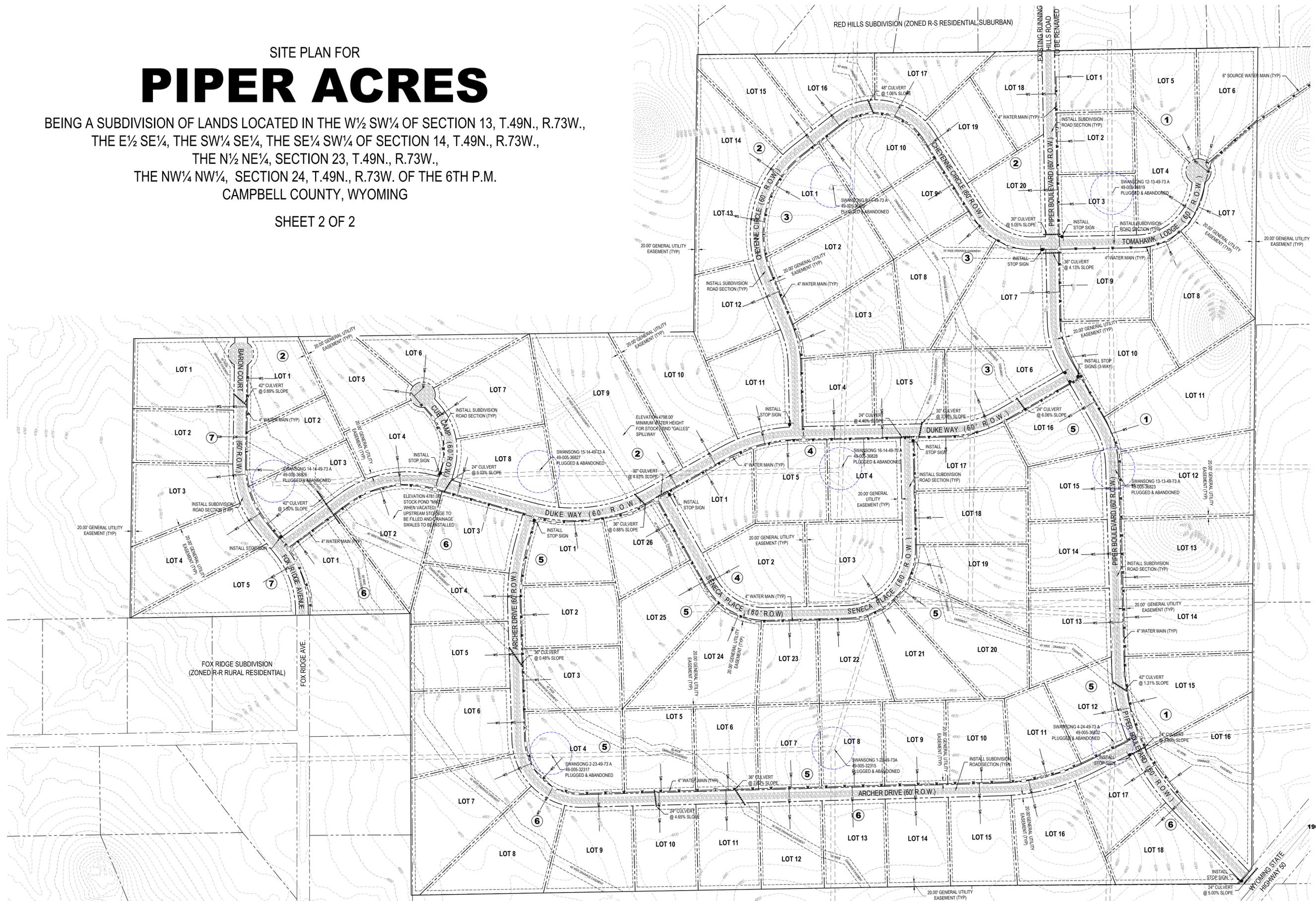
OWNER:  
**TLC Developments**  
1461 Thomas Drive  
Sheridan, WY 82801



# SITE PLAN FOR PIPER ACRES

BEING A SUBDIVISION OF LANDS LOCATED IN THE W½ SW¼ OF SECTION 13, T.49N., R.73W.,  
THE E½ SE¼, THE SW¼ SE¼, THE SE¼ SW¼ OF SECTION 14, T.49N., R.73W.,  
THE N½ NE¼, SECTION 23, T.49N., R.73W.,  
THE NW¼ NW¼, SECTION 24, T.49N., R.73W. OF THE 6TH P.M.  
CAMPBELL COUNTY, WYOMING

SHEET 2 OF 2



SCALE: 1" = 200'  
MINOR CONTOUR INTERVAL: 5'  
MAJOR CONTOUR INTERVAL: 25'

ENGINEER:  
**KLJ**  
1900 West Warlow Drive, Suite B  
Gillette, WY 82716

OWNER:  
**TLC Developments**  
1461 Thomas Drive  
Sheridan, WY 82801





## Application for Zoning Amendment

Permit Cost: \$200.00

Primary Code Reference: Chapter 7, Sections 10.60 and 10.5

### Applicant Information

Name of Applicant: Thomas Civin dba TLC Developments, LLC	
Applicant Phone Number: (307) 752-3200	Applicant Fax Number:
Applicant Mailing Address: 1461 Thomas Drive, Sheridan, WY 82801	
Applicant Email Address: tomcivin@gmail.com	
Relationship of Applicant to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other
Name of Authorized Agent (if applicable): n/a	
Agent Phone Number:	Agent Fax Number:
Agent Mailing Address:	
Agent Email:	

### Property and Use Information

Property Address (if different from applicant): Piper Acres Subdivision off Hwy 50 south of Red Hills	
Current Zoning: None	Current Use: Vacant land
Proposed Zoning: R-S Residential Suburban	Proposed Use: Single Family Dwellings
Legal Description(s): Lengthy, see below	

### Project Information

Description of Amendment: *Please describe your project/use in as much detail as you feel necessary. Use extra sheets if required.*

363 acres of vacant land being subdivided into 100 lots of 3.36 acres average size with single family dwellings to be constructed

Legal description:

A TRACT OF LAND BEING THE W $\frac{1}{2}$  SW $\frac{1}{4}$  OF SECTION 13, THE SE $\frac{1}{4}$  SW $\frac{1}{4}$ , THE S $\frac{1}{2}$  SE $\frac{1}{4}$ , AND NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 14, THE N $\frac{1}{2}$  NE $\frac{1}{4}$ , SECTION 23, AND A PORTION OF THE NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 24, T.49N., R.73W. OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING

### FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received: 2-13-20
Fee/Amount Paid: 20.01 COZ	
Planning Comm. Date: 3-19-20	PC Recommendation: <input type="checkbox"/> Approve <input type="checkbox"/> Modify <input type="checkbox"/> Deny
County Comm. Date:	CC Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny
Chairman:	Date Signed:



The following items shall be submitted along with this application. Please review Chapter 7, Section 10.60 and/or Section 10.5 for the procedures and approvals required for a Zoning Amendment.

**Required Materials:**

- a) A written narrative indicating the requested change in designation and/or the modification of any zoning language, pursuant to the requirements of Section 10.60 or 10.5 and adequate to allow the County Commission to make the findings required by Section 10.60 or 10.5.
- b) A depiction of the subject property, showing all structures, landscaping, signage, fencing, road access, and other pertinent features, as well as all access points and adjacent roadways.
- c) The names, addresses, and phone numbers of all property owners within 1,000 feet of the subject property.

**Acknowledgement of Right to Appeal**

The Applicant herein, or his/her authorized Agent, hereby acknowledges that he/she has been advised of the fact that decisions by the County Commission cannot be administratively appealed and that any appeal must be brought before the District Court, according to the requirements of Section 10.70 of the Zoning Regulations.

Applicant Signature: Thomas [Signature] Authorized Agent: \_\_\_\_\_

**Agent Authorization and Request for Notification of Changes**

The applicant, if signed below, grants the above noted authorized agent the authority to act on the property owners behalf regarding all matters of this application. Please also check YES if the Applicant requests to receive correspondence from the Planning Division regarding any submittals received or changes made during this application.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Yes, I request to receive notification of submittal changes made during the application review process.

500 South Gillette Avenue  
Suite 1400  
Gillette, Wyoming 82716



Public Works Department  
(307) 685-8061  
(307) 687-6349 Fax

**Piper Acres  
Subdivision**

Preliminary Plat

March 11, 2020

**Planning Commission Meeting**

Preliminary Plat: May 16, 2019  
March 19, 2020

**Board of Commissioners Meeting**

Preliminary Plat:

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**Applicant:** Tom Civin – TLC Developments

**Case Number:** 19.02 COSP

**Agent:** Anthony MacDonald, P.E., KLJ Engineering

**Summary:** The applicant is proposing to subdivide approximately 364 acres into 100 residential lots. This submittal is the Preliminary Plat, to allow review of the entire development concept prior to final platting. The applicant has indicated that development and final platting will occur in phases of approximately 30 lots per phase.

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**Legal Description:** The W $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 13, the E $\frac{1}{2}$ SE $\frac{1}{4}$ , the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 14, the N $\frac{1}{2}$ NE $\frac{1}{4}$ , Section 23 and a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 24, T49N, R73W

**Location:** The property is located south of Gillette, on the west side of Highway 50. It is adjacent to and connecting into Red Hills Subdivision and Fox Ridge Subdivision.

**Current Zoning:** Unzoned

**Proposed Zoning:** R-S (Residential Suburban)

**Existing Land Use:** Undeveloped

**Adjacent Land Use:** North: Red Hills Subdivision (R-S)

South: Residences on large acreage (unzoned)

East: Residences on large acreage (unzoned)

West: Fox Ridge Subdivision & vacant lands (R-R & unzoned)

**Water Source:** It is anticipated that the subdivision will connect to the regional water system.

**Wastewater:** Individual septic systems.

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**PLANNING CONSIDERATIONS – Preliminary Plat:**

1. Discuss water supply. Provide an approved water service agreement from the City of Gillette.
  - a. Apply for a Permit to Construct the water system and complete all requirements
  - b. Discuss who will permit the system (DEQ, County, City, etc)
  - c. Discussion formation of Improvement & Service District
  - d. Discuss placement of flushing hydrants – make them a color other than red
  - e. Discuss looping of the water system
2. Subdivision Roads:
  - a. Road slopes may not be greater than 8%. Review & consider requirements prior to road design
3. Obtain a permit from WYDOT for the access to Highway 50 and submit a copy of the approved permit.
  - a. WYDOT has indicated a Traffic Impact Study will be required
4. Discuss re-alignment of Running Hills Road and Piper Blvd to encourage interior traffic to utilize the access to Highway 50.
  - a. Discuss process of changing name of Running Hills Rd, if applicable.
5. The Drainage Report for the entire development has been reviewed and found adequate by Engineering
  - a. Per the current Drainage Report, detention will be required in several phases upon development
  - b. Individual phases may require additional drainage analysis.
6. Submit a Preliminary Disclosure Statement.
7. Standard Planning Considerations:
  - a. Provide evidence of publication and a publisher's affidavit
  - b. Submit an Ownership and Encumbrance report (Less than 3 months old)

**Time Consuming Final Activities:**

Road Plans, Profiles & Cross sections are required, followed by as built construction plans

Approved Access Permit from WYDOT

Soils Report – *Under review by County Engineering*

PRECorp – submit receipt of payment to provide electricity to each lot line

Submit a consent to subdivide, if applicable

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**Staff Recommendation:**

Staff recommends the applicant move forward with submittal of a final plat for phase I upon the preliminary planning considerations being met.

**CAMPBELL COUNTY PLANNING COMMISSION  
SUBDIVISION APPLICATION**

(FOR OFFICE USE ONLY)

CASE NAME/NO. 19.02 COSP Piper Acres  
DATE RECEIVED: 4.11.19 FEE/AMOUNT PAID: 200.00

INFORMATION REGARDING SUBDIVISION REQUIRED FOR REVIEW:

Applications shall be complete and turned in at the time of subdivision submittal. Incomplete applications will be returned to the subdivider.

**Applicant Information**

Name of Applicant: Thomas Civin - TLC Developments	
Applicant Phone Number: 307.674.6447	Applicant Fax Number:
Applicant Mailing Address: 1461 Thomas Drive, Sheridan, Wyoming 82801	
Applicant Email Address: tomcivin@gmail.com	
Relationship of Applicant to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other

**Agent Information**

Name of Authorized Agent (if applicable): Anthony MacDonald, PE - KLJ Engineering	
Agent Phone Number: 307.682.9500	Agent Fax Number:
Agent Mailing Address: 640 N. Highway 14-16, Unit K, Gillette, Wyoming 82716	
Agent Email: anthony.macdonald@kljeng.com	

**Type of Subdivision Proposed**

Subdivision Name: Piper Acres	
Type of Subdivision:	<input type="checkbox"/> Administrative <input type="checkbox"/> Minor Plat <input checked="" type="checkbox"/> Major Preliminary <input type="checkbox"/> Major Subdivision Plat

**Property and Use Information**

Legal Description: W1/2 SW1/4 of Sec 13; SE1/4 SW1/4, S1/2 SE1/4 and NE1/4 SE1/4 of Sec 14; the N1/2 NE1/4 of Sec 23 (cont'd below)	
Total Acreage of Subdivision: 364.284 AC	Acreage of Dedicated ROW: 28.22 AC
Number of Lots: 100	Average Lot Size: 3.36 AC
Legal Description(s): (cont'd) and a portion of the NW1/4 NW1/4 of Sec 24, T49N, R73W of the Sixth Principal Meridian, Campbell County, Wyoming	

**Infrastructure Information**

What will be your source of domestic water? COG Regional Connection via Red Hills Subdivision	
Type of System: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Shared Well(s)	<input type="checkbox"/> Community <input type="checkbox"/> No Water Provided Well Permit Number (If Applicable):
What will be your wastewater disposal method?:	<input checked="" type="checkbox"/> On Lot Septic <input type="checkbox"/> Centralized Sewage
The applicant requests to receive correspondence from the Planning Department regarding any submittals received or changes made regarding this application?  <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

**Digital Plat Copy**

A digital copy of the plat shall be submitted that shall only contain the lot lines and the subdivision boundary, including bearings, distances and curve data (Autocad version 2000 or later) or any .dwg, or .shp format. This must be submitted with is the application (via disc or email) or the application will not be accepted.

The above information is true and correct to my knowledge. I understand that any incomplete applications and submittals shall be returned and must be re-submitted at the next subdivision permit submittal date.

Thomas Cini  
Applicant

4-11-19  
Date



1900 West Warlow Drive, Suite B  
Gillette, WY 82716-2582  
307 682 9500  
KLJENG.COM

February 11, 2020

Ms. Megan Nelms  
Campbell County  
500 South Gillette Avenue  
Suite 1400  
Gillette, WY 82716

**Re: Preliminary Plat Subdivision Review - Piper Acres Subdivision Revise and Resubmit Information  
Case Number: 19.02 COSP**

Dear Ms. Nelms:

Attached to this letter are the updated Preliminary Plat, Site Plan, and supporting documentation, as necessary for the Preliminary Plat, which are also provided electronically. These edited plat and site plan sheets incorporate the comments received from Campbell County review through the Case Sheet Revise and Resubmit Letter dated April 29, 2019. There were a number of email and verbal conversations on these topics since the date the letter was provided that we attempted to incorporate as noted below.

Please note that through various items detailed below, the outer subdivision boundary and road names have been revised. This boundary revision alters the overall property area, acreage and layout of numerous lots within Block 2 and Block 7, average lot sizes, the overall right-of-way area, and the right-of-way for the north end of Fox Ridge Avenue (now Baron Court). Please review and advise if this will not be acceptable.

For ease of review we attempted to replicate the items with corresponding responses as they were presented in the case letter.

**PLANNING CONSIDERATIONS – PRELIMINARY PLAT:**

- Discuss water supply. Provide an approved water service agreement from the City of Gillette. *Owner is working on this effort right now with the City of Gillette. This is currently being addressed and will be completed during the Final Plat efforts.*
  - a. Apply for a Permit to Construct the water system and complete all requirements.
    - *This is being addressed but will be completed during the Final Plat efforts.*
  - b. Discuss who will permit the system (DEQ, County, City, etc).
    - *Lots of discussion on this item. To summarize, the Owner is working to incorporate with the Red Hills ISD that is still in the process of being formed. We understand that Campbell County would have home rule for the review of an expansion to existing water system as we are anticipating; otherwise the lengthy WDEQ process would review an independent "new" system. The*



*Owner is working with the City of Gillette and Red Hills on the agreement for providing and metering the water source via the existing City tank in Red Hills, with Piper Acres maintaining their own distribution system to mirror the current approach in Red Hills. The City would also have interest in a limited portion of the system where we anticipate connection to the Red Hills system for our source, anticipated to be downstream of the City maintained water tank, which may be handled by the existing meter by Red Hills based on current discussions. Metering would then be handled between Red Hills and Piper Acres for actual usage.*

- c. Discussion formation of Improvement & Service District.
  - *Lots of discussion on this item and discussed above. The Owner is working to incorporate with the Red Hills ISD that is still in the process of being formed. It would benefit the Owner to be incorporated into an existing ISD for expedited home rule County review of the water distribution system. It is understood that Piper Acres would operate independently of Red Hills outside of the shared water source.*
  
- Discuss Road Names:
  - a. Provide road names for final plat for review.
    - *We adjusted names as requested through the letter, and have also updated road names provided by Owner.*
  - b. Road slopes may not be great(er) than 8%. Review & consider requirements prior to road design.
    - *This is being addressed but will be completed during the Final Plat efforts. We did a preliminary layout of the roads and lots to review overall feasibility with respect to earthwork balance, expected grading impacts, and buildable areas all to adhere to recommended road design standards and general buildability of the subdivision with very favorable results. The various alignments attempt to disturb the least amount of existing property while maintaining said requirements. We did find that due to increased existing grades there are portions of O'Bryan Avenue (Archer Drive) and MacDonald Avenue (Piper Boulevard) generally to the south of the property that will require expanded grading within the proposed road right-of-way in order to maintain acceptable slopes.*
  
- Obtain a permit from WYDOT for the access to Highway 50 and submit a copy of the approved permit.
  - a. WYDOT has indicated a Traffic Impact Study will be required.
    - *This is being addressed but will be completed during the Final Plat efforts. We spoke with them previously to see if they had any issues with the various*



*sight distances and minimum spacing for approaches to which they had no objections. We will be providing a Traffic Impact Study for Final Plat design efforts. Doyle has worked through the property line discrepancies where the WYDOT right-of-way changes exactly where we are intending on installing the new approach.*

- Discuss re-alignment of Running Hills Rd. and MacDonald Ave. to encourage interior traffic to utilize the access to Highway 50.
  - *We have been reviewing the intersection of Running Hills Road and MacDonald Avenue (now Piper Boulevard) and in short it is not feasible to re-align this intersection. We did convert the intersection into a 3-way stop control to reduce unobstructed traffic flow. However the current plat layout incorporates the existing topography with various nobbs and valleys, while attempting to disturb the least amount of property to maintain natural drainage patterns, maintain acceptable roadway and lot grading requirements, and tie to various existing roadway right-of-way. Any redesign of this intersection that we reviewed would reduce the number of lots, complicate roadway design, interrupt natural drainage patterns, and reduce buildable areas of the remaining lots.*
  - *To address the public comment we don't feel that it's feasible that someone will be "directed" through Red Hills subconsciously or otherwise simply due to the additional distance required to get to Highway 50, the additional intersections and stop conditions, and contending with the additional traffic from the developed Red Hills Subdivision. From the intersection in question at MacDonald Avenue (now Piper Boulevard) and Running Hills Road it is approximately 2,700 feet along MacDonald Avenue (now Piper Boulevard) through one intersection and no additional stops to our proposed WYDOT approach. Alternately, from the same target intersection it is approximately 8,900 feet through five intersections and two additional stops within Red Hills, all the while contending with 50+ established lots worth of existing Red Hills traffic to their existing WYDOT approach. We really struggle to see this as being a legitimate concern as it is over 3x the distance with additional stops and existing traffic. To be honest, a more accurate concern would be portions of Red Hills utilizing the Piper Acres roadway as an alternate approach to Highway 50 especially during early undeveloped phases of Piper Acres. Nonetheless we will address this further with the Final Plat Traffic Impact Study as we'll have to assume the worst-case scenarios where portions of the Piper Acres traffic could travel through the Red Hills and Fox Ridge Subdivisions and vice versa, based on connectivity. This is being addressed but will be completed during the Final Plat efforts.*



- Submit a Zoning Application for the entire property.
  - *Owner to provide.*
  
- Submit a Preliminary Disclosure Statement.
  - *Owner to provide.*
  
- Provide contour elevations on the preliminary plat
  - *Existing ground contour elevations are provided for both the Preliminary Plat and Site Plan at the minimum 5' intervals to avoid confusion due to relief on the property.*
  
- a. Discuss lots at final plat that will require site plans to show adequate buildable area.
  - *This is being addressed but will be completed during the Final Plat efforts. As discussed above, we did a preliminary layout of the roads and lots to review overall feasibility with respect to earthwork balance, maintaining natural drainage patterns, expected grading impacts, and buildable areas all to adhere to recommended road design standards and general buildability of the subdivision with very favorable results. The Final Plat will fine tune this effort to provide existing and finished ground information, references to various easements, and typical setbacks. We can provide our assumptions for building locations for any lots requested to show more detail on buildable areas.*
  
- Standard Planning Considerations:
  - a. Provide evidence of publication and a publisher's affidavit
    - *Owner to provide.*
  - b. Submit an Ownership and Encumbrance report (Less than 3 months old)
    - *Owner to provide.*
  
- Various cosmetic changes to the plat:
  - a. Discuss Hahn Ct. and Hahn Circle – name the cul-de-sac something different
    - *All the road names were updated as provided by the Owner, we renamed Hahn Court to Tomahawk Lodge to avoid any possible confusion per your request. We also renamed O'Bryan Court to Cub Camp for similar reasons.*
  - b. All lots need 5' easements on side and rear property lines
    - *We discussed that this was not a request by the County to reduce the previously provided typical 20' easements to only 5', but to make sure these were clearly visible on the plat. We realized that the linework showed through on the Site Plan, but it was too light on the Preliminary Plat. This has*



*been corrected and the previously provided typical 20' easements or 10' to either side of common property line resulting in 20' total, are shown.*

- c. Number all lots in each block in the same direction (clockwise or counterclockwise)
- We corrected this on Blocks 3, 4, 5, 6, and 7 to generally start at the Northwest extent of the block and moving down/south first, and then right/east wherever possible. This will better match the more set numbering of Blocks 1 and 2 that move in this manner to accommodate the cul-de-sacs. Please review and advise if this will not be acceptable.*

- Surveying Verifications:

- a. In Block 3, the internal lots of 7, 8 & 9 have a mis-closure. Verify the bearings & distances. *Please note that due to R&R item 9.c above these lots have been renumbered so both previous and updated references are provided.*
- Generally, where the easterly extent of Lot 7 (now Lot 3) met the northerly extent of Lot 9 (now Lot 5) there was a parcel line described as  $N88^{\circ} 56' 34''E$ , 3.26' that wasn't labeled. This has been corrected and we have also provided the attached Civil3D mapcheck analysis for Lot 7 (now lot 3), Lot 8 (now lot 4), and Lot 9 (now lot 5) to justify adequate closure error. The missing line has been highlighted in the mapcheck analysis for ease of review.*
- b. Verify the bearings and distances on Lots 11 & 12, Block 6
- Generally, near the southwest corner of Lot 12 (now Lot 7) there was a line described as  $S89^{\circ} 01' 02''W$ , 39.31' that wasn't labeled. This has been corrected and we have also provided the attached Civil3D mapcheck analysis for Lot 12 (now Lot 7) and the adjacent Lot 11 (now Lot 8) and to justify adequate closure error. The missing line has been highlighted in the mapcheck analysis for ease of review.*
- c. The bearing needs to be verified in the NW corner of Block 2. *This was clarified through additional correspondence to concern the bearing break of the outer property boundary line generally running east/west along the north extent of Block 2 at the west extent of Block 2 of the subdivision. More particularly the bearing break point in question was described as the northeast corner of SE1/4 SW1/4 of Section 14 in the legal description, also known as the center south sixteenth corner.*
- While we assumed this bearing break at the center south sixteenth corner of Section 14 would be justified by Doyle who performed the boundary work and section breakdown, they instead provided KLJ with an alternate outer property boundary for the subdivision with this bearing break PI simply removed. We did not receive information on a breakdown of Section 14 based on field survey, however. The revised boundary line appears to be an extension of two rebar found along the sixteenth line to the east of the point in question, resulting in a new bearing and distance for the property*



boundary line. Please review the revised Preliminary Plat with the bearing break removed, which altered the outer property boundary due to this new information.

- This revised outer boundary alters the overall property area, acreage and layout of numerous lots within Block 2 and Block 7, average lot sizes, the overall right-of-way area, and the right-of-way for the north end of Fox Ridge Avenue (now Baron Court). Please review and advise if this will not be acceptable.
- Tony Knievel, L.S. informally reviewed this information on or around January 23, 2020 who generally stated via email (see attached) that he is satisfied with the revised outer boundary based solely on review of record information and not field survey. However, he did state:

*“the Professional Land Surveyor stamping this survey will need to file a corner recordation on all PLSS corners described that do not already have a record, per State Statute. If this came from Doyle, I assume he broke down the entire section and has record of his survey, to come up with the location of these 1/16 corners.”*

*KLJ has not been provided this Section 14 breakdown based on field survey to justify this revision and would please ask the County to provide information if it is received. Without this information we anticipate we will need to perform more research and field survey to justify this line.*

- d. Provide a section breakdown and/or corner recordations for the 1/16 corner recordations.
- See information above. We anticipated Doyle would justify the previous boundary and provide subsequent corner recordation for the breakdown of Section 14 etc., however KLJ was provided an alternate outer property boundary without any additional information.
  - This revised outer boundary alters the overall property area, acreage and layout of numerous lots within Block 2 and Block 7, average lot sizes, the overall right-of-way area, and the right-of-way for the north end of Fox Ridge Avenue (now Baron Court). Please review and advise if this will not be acceptable.
  - Tony Knievel, L.S. informally reviewed this information on or around January 23, 2020 who generally stated via email (see attached) that he is satisfied with the revised outer boundary based on record information but not field survey. However, he did state:  
*“the Professional Land Surveyor stamping this survey will need to file a corner recordation on all PLSS corners described that do not already have a record, per State Statute. If this came from Doyle, I assume he broke down the entire*



section and has record of his survey, to come up with the location of these 1/16 corners.”

- *KLJ has not been provided this Section 14 breakdown based on field survey to justify this revision and would please ask the County to provide information if it is received. Without this information we anticipate we will need to perform more research and field survey to justify this line.*

#### **Time Consuming Final Activities:**

Road Plans, Profiles & Cross sections are required, followed by as built construction plans.

- *This is being addressed but will be completed during the Final Plat efforts.*

Approved Access Permit from WYDOT.

- *This is being addressed but will be completed during the Final Plat efforts.*

Soils Report – *Under review by County Engineering.*

Drainage Report, including 100-year flood data – *Under review by Engineering.*

- Review/Discuss the reservoir on Lot 9, Block 2
  - *Refer to the Drainage Report for more detailed information. This stock pond “Galles” is technically active and has been discussed with the Owner, who will be releasing the rights and failing the dam. If the new landowner would like to renew this they will need to review where the water would back up on the R.O.W. for Running Hills Road or lower the overflow point on the berm substantially based on our analysis, which is the primary reason we are discouraging maintaining it.*
  - *We are also releasing the rights to the “Mike” stock pond, except that we are incorporating this berm into a road crossing with culverts to bypass the flow instead of retaining it as it is currently designed. We reviewed this with the Clark Melinkovich, P.E. to determine how to approach potential roadway overflow with improved surfacing etc.. These items are being addressed but will be completed during the Final Plat efforts*
- *After the submission of the R&R letter dated April 29, 2019 there were multiple discussions with Clark Melinkovich, P.E. on the Preliminary Plat Drainage Report on or around May 20, 2019 (see attached Tech Memo). While Clark provided all the existing drainage report information the County had on file for the various downstream existing subdivisions, there is still a large amount of drainage analysis to be performed out of our current project scope if we elected to go with the “second option” per the Tech Memo. We anticipate selecting the “first option” for Final Plat efforts where we will justify over detention within our property to offset increased developed flow rates. These items are being addressed but will be completed during the Final Plat efforts.*



PRECorp – submit receipt of payment to provide electricity to each lot line

- *An exhibit has been submitted to the Owner to provide to PRECorp to discuss their agreement, required easements etc.. This is being addressed but will be completed during the Final Plat efforts.*

Submit a consent to subdivide, if applicable

- *Owner to provide. This is being addressed but will be completed during the Final Plat efforts.*

We appreciate your time and effort, and if you have any further questions, please don't hesitate to contact us.

Sincerely,

KLJ

A handwritten signature in black ink, appearing to read 'Anthony P. MacDonald', written in a cursive style.

Anthony P. MacDonald, P.E.

Project Engineer

Enclosure(s): Revised Preliminary Plat; Revised Site Plan; Mapcheck analysis items; email correspondence with Tony Knievel L.S.; County Drainage Study Tech Memo provided by Clark Melinkovich, P.E

Project #: 1816-00992

cc: Tom Civin

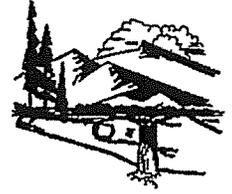
Adrienne Hahn, P.E.

Dick Doyle, L.S.



# Department of Environmental Quality

*To protect, conserve, and enhance the quality of Wyoming's environment for the benefit of current and future generations.*



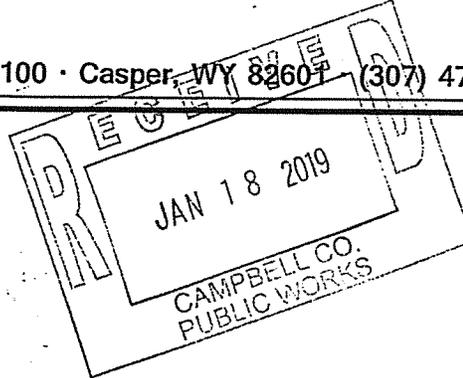
Mark Gordon, Governor

152 N. Durbin St., Suite 100 • Casper, WY 82601 (307) 473-3450

Todd Parfitt, Director

January 15, 2019

Chairman  
Campbell County Board of Commissioners  
500 South Gillette Ave, Suite 212  
Gillette, WY 82716



RE: Piper Acres Subdivision, WDEQ Application 18-431  
Wyoming DEQ has - **NO ADVERSE** - Recommendations

Dear Commissioners

The Wyoming Department of Environmental Quality has completed the review of the proposed Piper Acres Subdivision, located in the W ½ SW ¼ Section 13, E ½ SE ¼, SW ¼ SE ¼, SE ¼ SW ¼ Section 14, N ½ NE ¼ Section 23 and NW ¼ NW ¼ Section 24, Township 49 North, Range 73 West, Campbell County, and further located approximately 4 ½ miles southwest of the City of Gillette. The proposed 364 acre subdivision includes the creation of 99 residential lots with sizes of 2.35 acres or larger. The information was submitted by Engineering Associates, and prepared and signed by John Wetstein, PE/PG, a Wyoming Licensed Professional. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. §18-5-306 (c).

**Findings as to the safety and adequacy of the proposed sewage system:**

The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted and constructed to Campbell County and the Wyoming Department of Environmental Quality Water Quality Rules and Regulations. Soil investigations including percolations tests, and reviews of existing Natural Resource Conservation Service (NRCS) data and septic systems permitted within adjacent subdivisions were done to determine the suitability of the soils within the Piper Acres subdivision area. These tests and reviews show that overall the proposed subdivision has suitable soil and sufficient depth to groundwater for on-lot small wastewater systems; however, some systems could be located in soils that have a percolation rate faster than 5 minutes per inch (mpi). These systems will be required to be designed by a Wyoming Licensed Professional Engineer. In addition, each proposed septic systems will need to be separately evaluated for both soil percolation rates and depths to groundwater and/or impermeable layers as part of the permitting process for a septic system.

The information submitted adequately addresses the safety and adequacy of the proposed sewage system.

**Findings as to the safety and adequacy of the proposed water system:**

The proposed water system for the subdivision is proposed to be supplied by the City of Gillette Regional Water system. The consultant states that the water system will be designed by a Wyoming licensed Professional Engineer and will be reviewed and authorized for construction by the Campbell County Engineering Division. The Piper Acres water system will be a consecutive system to the Regional Water system and therefore will need to obtain the services of a certified water operator licensed in the State of Wyoming.



Cheyenne  
200 West 17<sup>th</sup> St., 4<sup>th</sup> Floor 82002

Lander  
510 Meadowview Drive 82520

Sheridan  
2100 W 5<sup>th</sup> St 82801



The information submitted adequately addresses the safety and adequacy of the proposed water system.

**State Engineer's Office (SEO) Comments:**

The State Engineer's Office (SEO) has provided comments pertaining to this proposed subdivision. The SEO has provided information which states that they are **GENERALLY SUPPORTIVE** of the development at this time. We have attached the comments from the SEO to this document.

**Conclusions:**

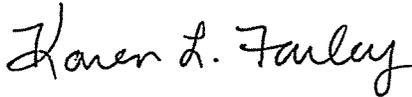
The Wyoming Department of Environmental Quality has a "Non-Adverse" recommendation applicable to the Piper Acres Subdivision.

**Disclaimer:**

The **Non-Adverse** recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Piper Acres Subdivision. Any questions or concerns about the water rights for the subdivision should be directed to the State Engineer's Office.

Nothing in Wyoming Department of Environmental Quality recommendations or comments regarding the Engineering Associates proposal for the Piper Acres Subdivision shall be construed to relieve the subdivider, TLC Developments, LLC, of the obligation to obtain any permits or additional approval from any local, state, or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Wyoming Department of Environmental Quality, SEO, City of Gillette, or Campbell County to the issuance of required permits for construction, operation, or modification of septic systems or water supply.

Sincerely,



Karen L. Farley, P.E.

Northeast District Supervisor

Water and Wastewater Program, Wyoming Water Quality Division

cc: Thomas Civin, TLC Developments, LLC, 1461 Thomas Drive, Sheridan, WY 82801  
John Wetstein, PE/PG, Engineering Associates, P.O. Box 2202, Laramie, WY 82073  
Kevin King, PE, Campbell County Public Works, 500 S. Gillette Ave., Suite 1400, Gillette, WY 82716  
Levi Jensen, P.E., City of Gillette, P.O. Box 3003, Gillette, WY 827173003  
Megan Nelms, AICP, Campbell County Planning Office, 500 S. Gillette Ave., Suite 1500, Gillette, WY 82716  
WDEQ Subdivision file (electronic)  
IPS (Cheyenne)



# State Engineer's Office

MATTHEW H. MEAD  
GOVERNOR

PATRICK TYRRELL  
STATE ENGINEER

HERSCHLER BUILDING, 4-E CHEYENNE, WYOMING 82002  
(307) 777-7354 FAX (307) 777-5451  
seoleg@seo.wyo.gov

January 2, 2019

Chairman  
Campbell County Board of Commissioners  
500 South Gillette Ave, Suite 212  
Gillette, WY 82716

**RE: Piper Acres Subdivision, Campbell County, WDEQ Application #18-431**

Dear Commissioners:

The State Engineer's Office – Ground Water Division received application material related to the Piper Acres Subdivision from the Wyoming Department of Environmental Quality, requesting information and advice to the Water Quality Division. Our office reviewed the referenced submittal in compliance with W.S. 18-5-306(c)(i).

The proposed subdivision is to be located in parts of Section 13, Section 14, Section 23, and Section 24, T49N, R73W, Campbell County, Wyoming. Water supply is proposed to be provided by the Gillette Regional Water Supply System. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, the State Engineer's Office offers the following:

1. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to the drilling of any water well.
2. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet the proposed needs, and is no guarantee that any water will be physically available.
3. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.
4. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.
5. The area proposed for the subdivision appears to be part of the service area of the Gillette Regional Water Supply System on file with our office.

Surface Water  
(307) 777-6475

Ground Water  
(307) 777-6163

Board of Control  
(307) 777-6178

6. The water right search revealed that there are no subject existing water rights of record that attach to the subdivision lands. If this is the case, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) would not be required.

In summary, the State Engineer's Office is generally supportive of approving the development of the proposed action.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2018-25-17".

If you have any questions, please feel free to contact me at (307) 777-6166, or if you prefer email, at [markus.malessa@wyo.gov](mailto:markus.malessa@wyo.gov). Thank you for the opportunity to comment on the subdivision application.

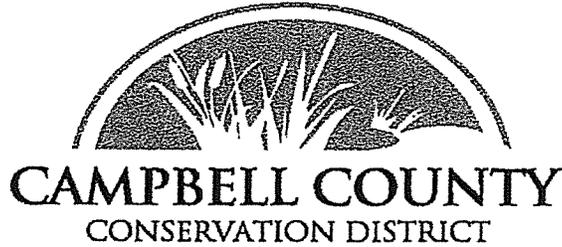
Sincerely,



Markus Malessa  
Natural Resources Analyst

Cc: Karen L. Farley, P.E., Northeast District Engineer, DEQ, 152 N. Durbin St., Suite 100, Casper, WY 82601  
John Wetstein, P.E., Engineering Associates, PO Box 2202, Laramie, WY 82073  
Lisa Lindemann, Administrator, Ground Water Division  
Lee Arrington, Administrator, Surface Water Division  
Cheryl Timm, Administrator, Board of Control Division  
David Schroeder, Superintendent, Water Division II  
Kody Steinbrecher, Hydrographer/Commissioner, Water Division II, District 10

**OFFICE**  
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Jaime Tarver, Sec/Treas.  
BJ Clark  
Richard Hauber

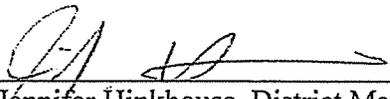
## Piper Acres

The Campbell County Conservation District has reviewed the site plan prepared by KLJ, as required by the Memorandum of Understanding between the Campbell County Conservation District and the Campbell County Department of Public Works and Wyoming State Statute 18-5-306(xii)(e)(b). This document will serve as our review prior to receiving the Soils Report.

- The District supports an aggressive weed control program in conjunction with the Campbell County Weed & Pest, including an early detection system to control outbreaks and spread of noxious weeds.
- The District supports management of erosion during and after construction and monitoring of sedimentation. Also supporting, dust control measures during construction and a vegetation reclamation plan.
- The District supports an adequate storm drain system to be implemented for any potential drainage problems.
- The District will review the soil report for suitability of sanitary facilities, septic systems, and building site development upon receipt.
- The District also would like to acknowledge Piper Acres is within the Donkey Creek Watershed and sections of Donkey Creek/Stonepile Creek are included on WDEQ's 303(d) List of Impaired Waters.

A copy of this review will be sent to the Campbell County Department of Public Works Planning Division. A copy will also be retained in our files and will be available to the public upon request.

It is our recommendation that these concerns be considered during development.

  
\_\_\_\_\_  
Jennifer Hinkhouse, District Manager

4/18/19  
\_\_\_\_\_  
date

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Joshua K Pallas	1 Red Fox St	Gillette	WY	82718
Clarence J Rohbock	1 Redtail St	Gillette	WY	82718
Kevin J Applegate	10 Swift St	Gillette	WY	82718
Geer Virginia Revocable Trust	1027 Clarkelen Rd	Gillette	WY	82718
Randy W & Victoria L Brisko	13 Swift St	Gillette	WY	82718
Jeremiah J Wolski	18 Fox Ridge Ave	Gillette	WY	82718
Dustin & Tanya Harden	PO Box 2486	Gillette	WY	82717
Vineyard Investments LLC	PO Box 2334	Gillette	WY	82717
E James Jr Beaty	25 Fox Ridge Ave	Gillette	WY	82718
Brody & Hailey Erickson	26 Fox Ridge Ave	Gillette	WY	82718
David P Rosenbaum	29 Fox Ridge Ave	Gillette	WY	82718
Darrell V Jr Reynolds	30 Fox Ridge Ave	Gillette	WY	82718
Thomas D & Jana L Donaghe	31 Medicine Lodge Rd	Gillette	WY	82718
Jan Edward & Frieda Diane Phillips	PO Box 2377	Gillette	WY	82717
Steve Sundberg	38 Arctic Ave	Gillette	WY	82718
Levi & Tessa Bennett	5 Swift St	Gillette	WY	82718
Ronald & Alicia Family Rev Trus Matheson	PO Box 5136	Gillette	WY	82717
City Of Gillette Attn Accounts Payable	PO Box 3003	Gillette	WY	82717
New Land Company LLC	25528 Genesee Trail Rd	Golden	CO	80401
Jason P Carter	6 Swift St	Gillette	WY	82718
Kelly D & Kathy J Heying	6001 Vantage Ct	Gillette	WY	82718
Stanley M IV & Tanya L Pzinski	PO Box 4261	Gillette	WY	82717
Andy D & Crystal D Peterson	6401 Stone Place Ave	Gillette	WY	82718
Layne Evans	6500 Stone Place Loop	Gillette	WY	82718
Clinton G & Catherine L Haskins	6501 Stone Place Loop	Gillette	WY	82718
Jessica M Roswadowski	6700 Stone Place Loop	Gillette	WY	82718
Jayd Cw & Tara M Larive	6800 Stone Place Loop	Gillette	WY	82718
Billy J Sabo	6901 Stone Place Loop	Gillette	WY	82718
Jeremy & Brandy Harder	7400 Red Vista Ct	Gillette	WY	82718
Jay D Johnson	7401 Red Vista Ct	Gillette	WY	82718
Floyd Dee & Brenda Lee Wilson	7500 Running Hills Rd	Gillette	WY	82718
Douglas W & Robin R Baker	PO Box 3322	Gillette	WY	82717
Nick Johnson	795 State Highway 50	Gillette	WY	82718
Randy & Gail Parker	814 State Hwy 50	Gillette	WY	82718
Kyle Eugene & Erin Elizabeth Innes	888 Black & Yellow Rd	Gillette	WY	82718
Steven E Cape	PO Box 4414	Gillette	WY	82717
CS Ruby LLC	PO Box 339	Gillette	WY	82717