500 South Gillette Avenue
Suite 1500
Gillette, Wyoming 82716
(307) 682-1970
(307) 687-6468 Fax

PUBLIC WORKS DEPARTMENT

CAMPBELL COUNTY PLANNING COMMISSION MEETING AGENDA
September 17, 2020
7:00 P.M.

A. APPROVAL OF MINUTES

I. August 2020 Minutes

Documents:

8.20.20 MINUTES.PDF

B. COMMUNICATION

C. PUBLIC HEARINGS

I. Resubdivision Of Lots 1 & 2, RTFO Subdivision

Documents:

RESUB LOTS 1 2 RTFO SUB.PDF

II. RTFO Resubdivision Zoning

Documents:

RTFO RESUB ZONING.PDF

MEMBERS PRESENT
Todd Hildebrand, Chairman
Bob Jordan, Vice Chair
Harry Averett, Member
Kurt Siebenaler, Member
Marc Matlick, Member

MEMBERS ABSENT

STAFF MEMBERS PRESENT
Megan Nelms, Planner and Zoning Administrator
Clark Melinkovich, Senior Engineer & 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 July 16, 2020 County Planning Commission meeting. Marc Matlick motioned; Harry Averett seconded. All voted aye. Motion carried.

Case No. 20.01 CUP – Standley Conditional Use Permit
David Standley/Nick Dillinger, Lubnau Law

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and stated staff is recommending denial of the conditional use permit request.

Commissioner Jordan inquired how many other lots in the area had two homes on one parcel. Megan stated that including Carefree Estates, Quail Meadows and Golden Meadows, there are approximately 10 parcels with either two homes on one parcel or the parcel has been split into an approximately 1.25-acre parcel with one residence per lot. Those subdivisions happened in the early 1990's. He also asked if there have been any changes since the zoning amendments in 2011? Megan stated no, no one else has been allowed to have a second home since then. She reminded the Commission of the neighbor who came to the previous zoning hearing, stating he had been denied placement of a second residence on his parcel.

Chairman Hildebrand asked Nickalaus Dillinger, the applicant's representative, if he had any idea, how many people, and the approximate time, people were occupying this parcel prior to Mr. Standley's purchase of the property. Chairman Hildebrand stated that he has been trying very hard to find a good solution for Mr. Standley's issue, however, he has serious concerns with regards to the septic system for the property. It was originally permitted for a 2-bedroom home and now Mr. Standley wants to have two homes connected, with the potential of five or more people utilizing a system that was not designed for that. That is a drastic change for the septic system and while everything may seem and

look okay now, that may not be true for the future. Additionally, there appears to be a driveaway over the leach field.

Mr. Dillinger approached the Board and stated that the driveway shown on the site plan is not over the top of the leach field, however it is near it. He stated they would be willing to move the driveway slightly to the east if that could alleviate any concerns. He noted they also had a wastewater system report completed and that showed no issues with the system. Mr. Dillinger stated that his client was agreeable to generating this report on an annual basis, if required by the Commission.

Commissioner Jordan stated his biggest concern is the construction of this septic system and that it was installed in 1984; over thirty years ago. The types of materials used back then are not used now coupled with the fact that the average life span of a septic system is about 25 years. And even though they had decent perk tests, he has a concern that putting two homes into the same system may tax it past its operating limits. Commissioner Jordan did state that the report was excellent and thanked Mr. Dillinger and his client for having such a thorough report completed.

Commissioner Siebenaler inquired as to what the surfacing over the leach field is now. Mr. Standley stated that is only grass growing over the leach field area. Commissioner Jordan asked Mr. Dillinger how he and his client feel about the conditions proposed for the permit? Mr. Dillinger stated he felt the conditions are fair, but that he would like a moment to clarify with his clients that they are also okay with them. Chairman Hildebrand stated that the Commission should take a recess to allow Mr. Dillinger to meet with his clients to go over the conditions. Mr. Siebenaler stated that he would like to first add one more condition, that he felt should have been in place from the beginning to avoid something like this from happening. Mr. Siebenaler suggested to add a condition that all utility services, meaning water, sewer, electric, gas, etc. shall be removed or abandoned so they are not operable. He doesn't want to see a pedestal set in the yard with a meter next to it that people think they can just go and plug in a home or RV. Mr. Dillinger stated he thought that was fair. Mr. Jordan said he would concur with that addition. He wants to make sure that when this lot does sell again, that it is not represented as being able to have a second home. Mr. Dillinger stated he agreed, but qualified that his client has been affected by this misrepresentation greatly and he would be very surprised to one day find out they would market it that way to a future buyer. Chairman Hildebrand re-iterated that the concern was not with Mr. Dillinger's clients, but future purchasers. Chairman Hildebrand then called a five-minute recess.

Chairman Hildebrand brought the meeting back to order. Mr. Dillinger approached the Commission and stated that his clients were okay with the 11 conditions, as outlined in the case sheet, and with consideration #7 being amended. Commissioner Jordan asked how the County will verify that the conditions are being met. Megan stated that the Public Works Department would go out and inspect the leach field on as needed basis, and there is also the consideration that Mr. Standley file an affidavit with the Planning Office verifying he is the sole occupant of the mobile home.

Megan then re-stated the proposed amendments to the case sheet. First was, "all utility service connections, including water lines and sewer lines be removed and abandoned, the

electric meter and propane tank and gas line be removed from the property." There was general discussion to clarify the wording for the infrastructure to be removed. Mr. Dillinger then asked the Commission for further clarification on removal of the electric service, as the service for this mobile home is connected to his shop building. There was general discussion regarding the layout of the electrical infrastructure on the parcel. The applicant was advised that he needs to have all the electrical infrastructure uncovered to get an inspection and to ensure the electrical infrastructure on the property is safe when they pull a permit to energize the mobile home.

Chairman Hildebrand asked if staff had received any comments on the permit request. Megan stated she had not. Commissioner Jordan asked if staff was comfortable with the language for the electrical disconnect and removal? Megan stated yes, and that staff would be able to work with the applicant when the time comes to verify that all utilities have been disconnected.

Chairman Hildebrand said he would really like to see the driveway to the mobile home moved as far away from the leach field area as possible. Mr. Jordan added that they should watch the water usage on the property to be on the safe side for functionality of the septic system. Mr. Dillinger stated he has had the conversation with his client about the possibility of a future septic failure and they are prepared for it if that happens.

Deputy Attorney Staben stated that she would recommend one additional consideration be added that the applicant be required to notify the County when he is no longer occupying the mobile home. It should also include a time frame, such as within 30 days. Megan suggested modifying consideration #3 to add that the applicant shall provide notification to the County of termination of his occupation of the mobile home within 30-days. The commission concurred with that revision, as did Mr. Dillinger.

Chairman Hildebrand asked if there were any further comments. There were none. With that, he asked for a motion. Commissioner Siebenaler moved to approve case number 20.01 CUP the Standley conditional use permit request, with the modified considerations, as presented. Commissioner Matlick seconded.

Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes
Marc Matlick	Yes
Kurt Siebenaler	Yes
Harry Averett	Yes
Motion Carried	5/0.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:44 p.m.

_____
Todd Hildebrand, Planning Commission Chairman
mn

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

ENCLOSURE 1

20.01 COMP
RESUBDIVISION OF LOTS 1 & 2, RTFO SUBDIVISION

500 South Gillette Avenue
Suite 1400
Gillette, Wyoming 82716

Campbell County
wyoming

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

Resubdivision of Lots 1 & 2, RTFO Subdivision
To be known as
Lots 1A, 1B, 1C & 2A, RTFO Subdivision

Minor Plat

September 3, 2020

Planning Commission Meeting **Board of Commissioners Meeting**
September 17, 2020

Applicant: RTFO Properties, LLC/Wayne Reynolds **Case Number:** 20.01 COMP

Agent: Sheila Slocum/PCA Engineering

Summary: The applicant is proposing to resubdivide two lots into four. Existing Lot 1 will be subdivided into two (5)-acre parcels and one 5.24-acre parcel. Lot 2 is currently 15.54-acres and will become 19.34-acres in size. There is an existing home and riding arena/large building on Lot 2.

Legal Description: Lots 1 & 2, RTFO Subdivision

Location: The property is located on the southwest corner of the intersection of Kluver Road and Garner Lake Road.

Proposed Zoning: Lots 1A, 1B, 1C: C-3 (Business Service District)
Lot 2A: R-R (Rural Residential District)

Existing Land Use: Existing residence and arena/large building and Lightning Field Services Truck Shop

Adjacent Land Use:

North:	Larger, vacant tract (A-L)
South:	Los Caballos Subdivision (R-R)
East:	Garner Lake Rd & Outer Limits Subdivision (Unzoned)
West:	Los Caballos Subdivision (R-R)

Water Source: Existing water well to be shared

Wastewater: Septic Systems are proposed. There are existing septic systems on Lot 2 and proposed Lot 1C.

PLANNING CONSIDERATIONS:

1. Provide information on how the shared water well will provide water to the subdivision:
   a. Place the water well in an easement
   b. Include any water service lines in easements, as applicable
   c. Submit all materials per section 7.11(B) for shared water wells
   d. Include language in the Disclosure Statement from the shared well report that provides specific statements regarding the shared well including potential flows, capacity and water quality.
   e. Submit a copy of the proposed Shared Water Well Agreement

2. The grading permit issued in July 2019 has been completed and approved. An As-Constructed grading plan has been submitted along with verification by the project engineer that the grading work places proposed Lots 1A & 1B above the flood elevation.
      i. Add a statement in the Disclosure Statement regarding site plans required at time of development of Lots 1A & 1B. Show contours on the site plans and verify the elevation for the septic. The septic/leach must be at least 2' above the drainage easement/waterway.

3. The Drainage Report submitted for previous dirt work on the site will be accepted for this application. A grading permit was issued based on a July 2019 report and grading plan.

4. Submit a site plan for the property showing all existing infrastructure, per item #61 in the Plat & Application Requirements Checklist.
   a. Include information on water infrastructure including location of water wells and water service lines.

5. Submit a preliminary Disclosure Statement and Covenants for review

6. Provide a receipt or documentation demonstrating that electric service has been provided by PRECorp to each lot.

7. Provide signatory docs for RTFO Properties, LLC, stating who is authorized sign on behalf of the LLC

8. Standard Planning Considerations:
    a. Full Title Report (three months' old or less)
    b. Affidavit of Publication
    c. Signed final Disclosure Statement
    d. Proof of placement of the Disclosure Statement signage
    e. Submit the plat in a digital format

9. Cosmetic Plat Revisions:
    a. Re-number Lots 1A-1C from left to right on the plat face
    b. Add the statement NO CENTRALIZED WATER SYSTEM
    c. In the legend it references "proposed easement". Remove proposed and show only easements as they will exist now on the plat.

10. Survey Review:
    a. All dimensions (distances, directions, and curve data) of all parcels surveyed or created shall be shown as horizontal distances at ground surface in feet.

11. Submit a Subdivision Improvements Agreement providing for the construction and payment of all, or part, of required public improvements for review and approval by the County Engineer, at a later date if applicable.

12. Provide an irrevocable letter of credit in an amount not less than 125% of the estimated cost of the unfinished improvements, at a later date if applicable.

Staff Recommendation:

Staff recommends APPROVAL of the minor final plat, pending completion of all planning considerations.

Planning Commission Recommendation:

Board of Commissioners' Decision:

RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION
TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION
LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF THE RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION, TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION, LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL PUBLIC USE FOR INSTALLING, PREPARING, REPLACING AND MAINTAINING WATER LINES, SEWERS, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____ A.D., 20___, BY:

_____
RTFO PROPERTIES, LLC WAYNE REYNOLDS, OWNER

STATE OF _____)
)SS.
COUNTY _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, A.D., 20__, BY RTFO PROPERTIES, LLC, WAYNE REYNOLDS, OWNER, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION, CAMPBELL COUNTY, WYOMING

APPROVED BY THE CAMPBELL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20___.

_____
CHAIRMAN

ATTEST:

_____
CLERK OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, CAMPBELL COUNTY, WYOMING

APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING THIS _____ DAY OF _____ A.D., 20___.

_____ _____
CHAIRMAN OF BOARD MEMBER

_____ _____
MEMBER MEMBER
ATTEST:

_____ _____
MEMBER CLERK OF BOARD

DECLARATION VACATING PREVIOUS PLATTING

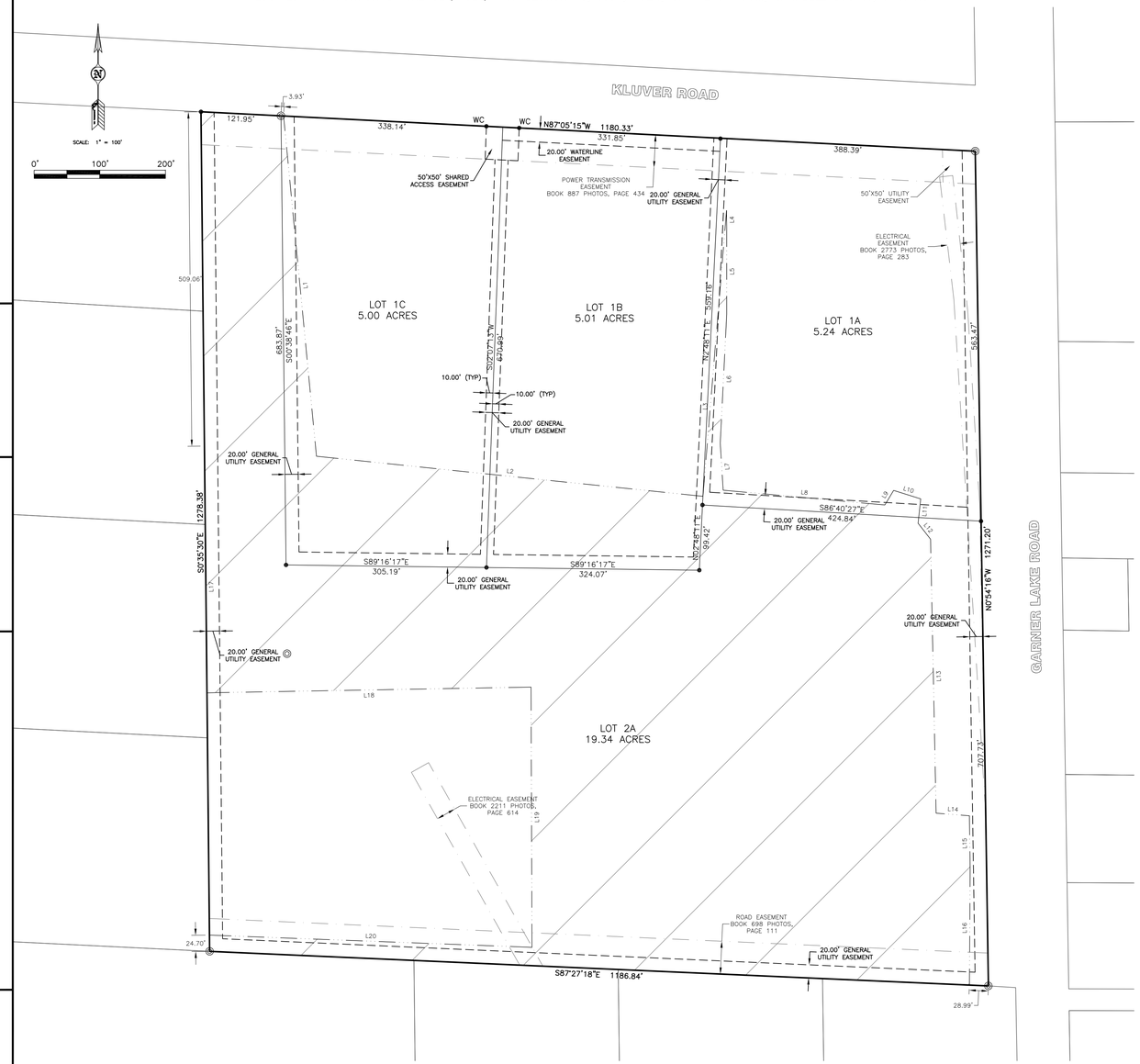
THIS PLAT IS THE RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION, AS RECORDED IN BOOK 10 OF PLATS, PAGE 396, OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

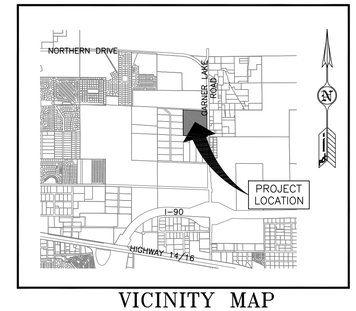
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- NO PUBLIC SEWAGE SYSTEMS.

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___.M., THIS _____DAY OF _____ 20___, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

_____
COUNTY CLERK





VICINITY MAP

Line Table		
Line #	Direction	Length
L1	N05°31'36"W	520.55'
L2	N84°04'50"W	591.53'
L3	S04°43'08"W	436.67'
L4	N00°31'26"W	27.37'
L5	N00°00'18"W	130.57'
L6	N02°52'33"E	196.58'
L7	N03°35'20"W	71.72'
L8	N84°46'12"W	247.17'
L9	S31°00'54"W	25.87'
L10	N72°42'06"W	43.22'
L11	N06°10'57"E	37.36'
L12	N38°02'07"W	30.90'
L13	N01°09'14"W	417.17'
L14	N85°29'24"W	50.88'
L15	N00°47'13"W	83.40'
L16	N00°22'28"E	174.39'
L17	S00°35'30"E	375.70'
L18	N88°59'13"E	493.45'
L19	S00°12'42"E	396.23'
L20	N87°49'51"W	491.38'

SUBDIVISION SUMMARY

TOTAL AREA: 34.59 ACRES

TOTAL LOTS: 4 LOTS

FLOOD PLAIN DESIGNATION ZONE X

SURVEYOR'S CERTIFICATE

I, SHEILA M. SLOCUM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE RESUBDIVISION OF LOTS 1 & 2 OF THE RTFO SUBDIVISION, TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION, LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #108 ELEVATION= 4496.38

BASIS OF BEARING

WYOMING STATE PLANE GRID, NAD83, EAST ZONE (4901)
***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.
***ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND CORNER (RLS #2333)
- SET 2" ø ALUMINUM CAP (PLS #15542)
- BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE EASEMENT LIMITS
- DRAINAGE EASEMENT

Prepared for:

RTFO PROPERTIES, LLC
1401 NORTH GARNER LAKE ROAD
GILLETTE, WY 82716
307-682-7559

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

COPYRIGHT © ALL RIGHTS RESERVED BY PCA ENGINEERING, INC

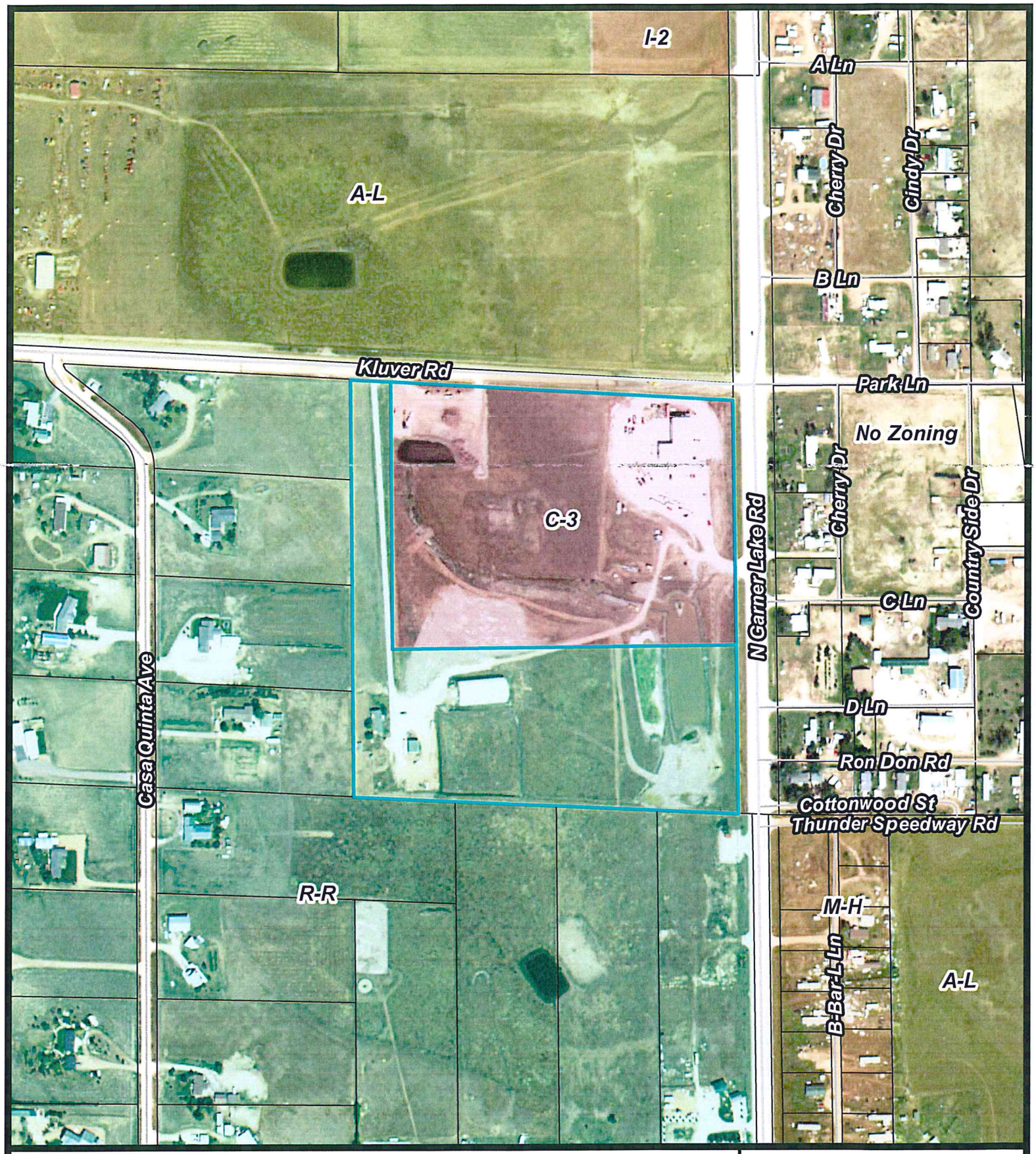
Drawn by: SS	Design by: SS	Reviewed by: SS
Revision Date	Revision Description	
08/2020	LOT REVISION/DRAINAGE UPDATE	

PCA Project Number: 193862.00
Plot Date: Aug 12, 2020 - 12:14pm
C:\Users\slocums\PCA Engineering\IntraNet - Documents\MainP.dwg
Layout: Plat 1
X-Ref: ...

RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION
TO BE KNOWN AS LOTS, 1A, 1B, 1C & 2A OF RTFO SUBDIVISION
LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1



Campbell County
wyoming

N

0 250 500 Feet

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

Resubdivision of Lots 1 & 2,
RTFO Subdivision

DATE: 8/26/2020 DRAWN BY: mbl08

CAMPBELL COUNTY PLANNING COMMISSION
SUBDIVISION APPLICATION

(FOR OFFICE USE ONLY)
CASE NAME/NO. _____
DATE RECEIVED: _____ FEE/AMOUNT PAID: _____

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: RTFO Properties, LLC, Wayne Reynolds, Owner			
Applicant Phone Number:	307-682-7559	Applicant Fax Number:	
Applicant Mailing Address:	1401 Garner Lake Road, Gillette, WY 82716		
Applicant Email Address:	amanda@lfsfield.com		
Relationship of Applicant to Property:	☒ Owner	☐ Tenant	☐ Lessee ☐ Other

Agent Information

Name of Authorized Agent (if applicable): PCA Engineering, Inc. - Sheila Slocum			
Agent Phone Number:	307-687-0600	Agent Fax Number:	307-687-7022
Agent Mailing Address:	P.O. Box 2185, Gillette, WY 82717		
Agent Email Address:	slocums@pcaengsur.com		

Type of Subdivision Proposed

Subdivision Name: Resubdivision of Lots 1 & 2 of RTFO Subdivision		
Type of Subdivision:	☐ Administrative	☒ Minor Plat
	☐ Major Preliminary	☐ Major Subdivision Plat

Property and Use Information

Legal Description: Lots 1 & 2 of RTFO Subdivision			
Total Acreage of Subdivision:	34.59 acres	Acreage of Dedicated ROW:	N/A
Number of Lots:	4	Average Lot Size:	5.0 acres
Legals Description(s):			

Infrastructure Information

What will be your source of domestic water?		
Type of System: ☐ Public ☐ Community ☒ Shared Well(s) ☐ No Water Provided		Well Permit Number (If Applicable):
What will be your wastewater disposal method?:	☒ On Lot Septic	☐ Centralized Sewage
The applicant requests to receive correspondence from the Planning Department regarding any submittals received or changes made regarding this application? ☒ Yes ☐ 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 the application (via disc or email) or the application will not be accepted.

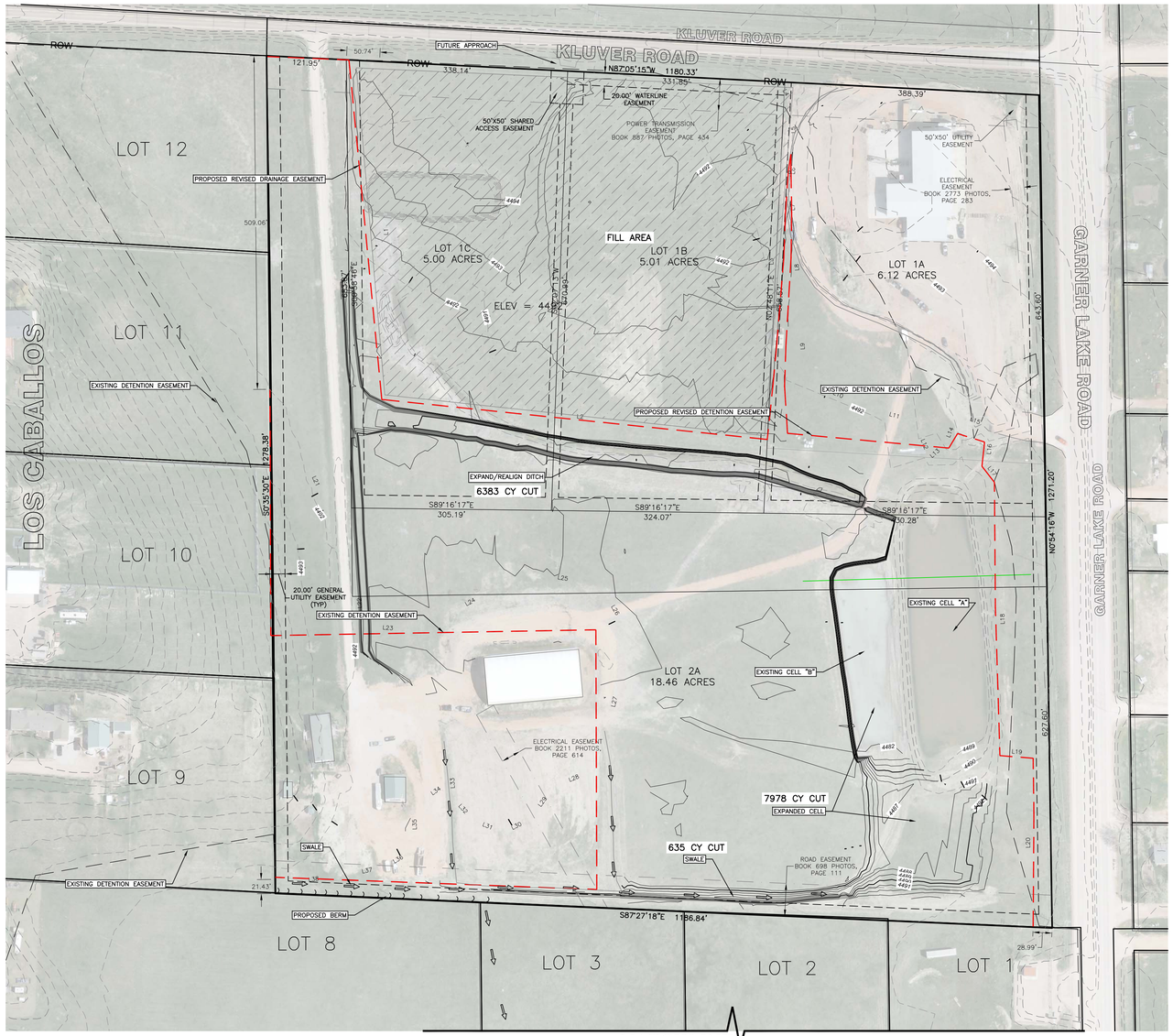
The above information is true and correct to my knowledge. I understand that any incomplete applications and submittals shall be returned and must be re-submitted at the next subdivision permit submittal date.

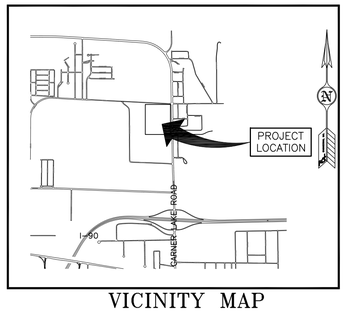
[signature] -Agent
Applicant

08-12-2020
Date

RTFO SUBDIVISION DRAINAGE IMPROVEMENTS – AS-CONSTRUCTED

LOCATED IN A PORTION OF THE SE¼, SE¼ OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING





VICINITY MAP

CALL BEFORE YOU DIG
ONE-CALL OF WYOMING
1-800-849-2476
811
STATE NOTIFICATION CENTER OF WYOMING

BENCHMARK:
CITY OF GILLETTE VCM #: 106
ELEVATION: 4486.09

LOS CABALLOS SUBDIVISION

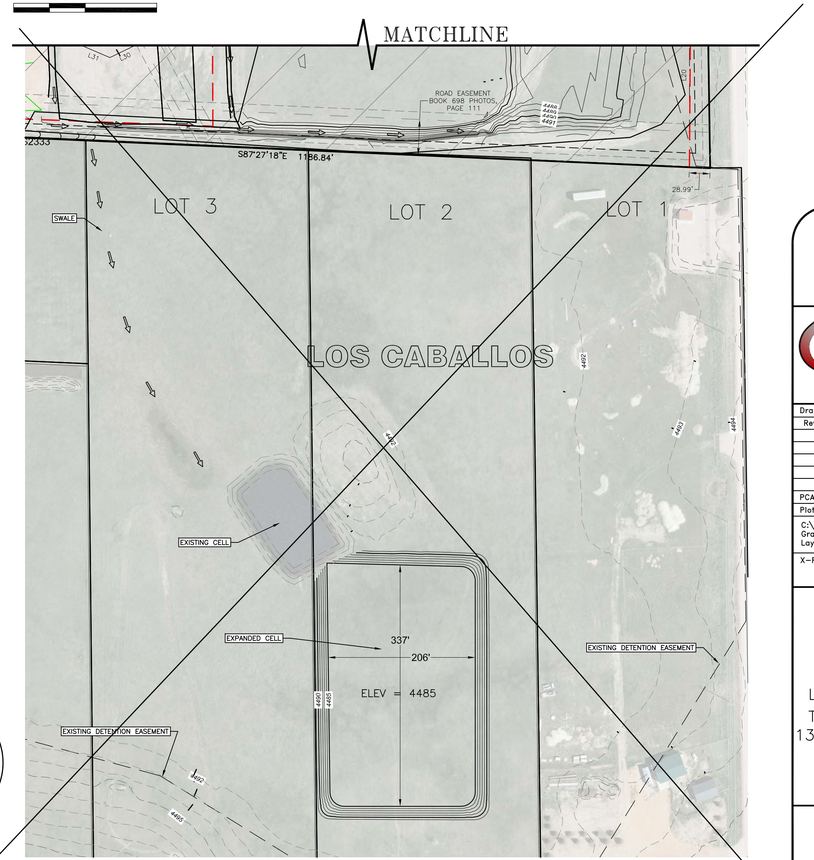
- THIS GRADING PLAN DEPICTS EXPANSION OF AN EXISTING CELL THAT SITS PRIMARILY ON LOT 3, AND WILL BE EXPANDED ON LOT 2.
- A SWALE FROM THE NORTHEAST WOULD BE IMPROVED WITHIN LOT 3.
- THE GRADING SHOWN HAS THE NEW CELL 6 FEET IN DEPTH. THIS WOULD GENERATE 18,300 CY OF CUT MATERIAL.
- IT SHALL BE UNDERSTOOD THAT THE SIZE AND DEPTH OF THIS CELL COULD VARY AND THE CUT MATERIAL GENERATED COULD BE USED AS FILL WITHIN THE RTFO OR LOS CABALLOS SUBDIVISIONS ONLY IN AREAS ABOVE THE DETENTION EASEMENT ELEVATION.

AS-CONSTRUCTED NOTE:

THE EXISTING CELL ON LOT 2 WAS EXPANDED HOWEVER, THE MATERIAL GENERATED WAS NOT MOVED OFFSITE AS IT WAS PILED SOUTH AND EAST OF THE POND EXPANSION. THEREFORE THIS EXCAVATION DOES NOT AFFECT ANY VOLUME OR FLOOD ELEVATION CALCULATIONS ON THE RTFO SITE.

SCALE: 1" = 100'

0' 100'



RTFO SUBDIVISION

- THIS GRADING PLAN DEPICTS FILLING THE ENTIRE AREA WITHIN THE LABELED "PROPOSED FUTURE LOTS 1A AND 1B" UP TO THE DETENTION EASEMENT BOUNDARY ELEVATION OF 4492.
- FILL WOULD ALSO BE INCLUDED ALONG THE NORTH END FOR A PROPOSED APPROACH OFF OF KLUVER ROAD.
- DRAINAGE SWALES WOULD BE CREATED ALONG THE WEST AND EAST SIDES OF THESE TWO FUTURE LOTS INTO A MAIN CHANNEL ALONG THE SOUTH END, THEN CONNECTING INTO AN EXISTING CELL LABELED "A".
- THE EXISTING WESTERN CELL LABELED "B" WOULD BE EXPANDED TO THE SOUTH AND EAST.

- THE AREA PROPOSED FOR FILL IS ENTIRELY WITHIN THE EASEMENT. THE VOLUME OF FILL ABOVE EXISTING GROUND, UP TO THE DETENTION EASEMENT BOUNDARY ELEVATION EQUALS 17,565 CY.
- THE VOLUME OF CUT MATERIAL THAT WOULD BE GENERATED TO CREATE THE CHANNELS AND EXPANDED PONDS EQUALS 36,280 CY.
- THE OWNER SHALL PLACE ALL CUT MATERIAL AS FILL WITHIN THE TWO PROPOSED LOTS. THIS FILL ALONG WITH FILL FROM EXCAVATION FROM LOT 2 LOS CABALLOS WILL RAISE THESE POTENTIAL LOTS +-3 FT ABOVE THE DETENTION EASEMENT ELEVATION. ALL FILL PLACED ABOVE THE DETENTION EASEMENT ELEVATION DOES NOT ADVERSELY AFFECT THE DRAINAGE EASEMENT CAPACITY.
- THE VOLUME DISPLACED BELOW THE DETENTION EASEMENT BOUNDARY ELEVATION IS 17,565 CY AND THE TOTAL CUT WITHIN THE RTFO SUBDIVISION IS 36,280 CY, THEREFORE THE CAPACITY FOR WATER STORAGE BELOW THE DETENTION EASEMENT ELEVATION IS INCREASED BY 18,715 CY (11.6 Ac-Ft)

- IT IS THE INTENT OF THIS GRADING PLAN THAT THE DRAINAGE EASEMENT CAN BE REVISED AS SHOWN IN ORDER TO ACCOMMODATE FUTURE BUILDING ON THE FUTURE LOTS.

- IT SHALL BE UNDERSTOOD THAT THE SIZE AND DEPTH OF THE EXPANDED CELL COULD BE DUG DEEPER AND ANY ADDITION CUT MATERIAL GENERATED COULD BE USED AS FILL WITHIN THE RTFO SUBDIVISION.

RTFO SUBDIVISION AS-CONSTRUCTED NOTES

EXPANSION OF CELLS AND FILL PLACEMENT WAS PERFORMED IN 2019 AND 2020. THE AREA WITHIN THE PROPOSED LOTS 1B AND 1C, NORTH OF THE DRAINAGE CHANNEL, WAS FILLED TO ALLOW FOR THE REVISION OF THE DETENTION EASEMENT AND PROVIDE USEABLE LOTS. THE VOLUME OF FILL REQUIRED TO BRING THE ELEVATIONS FROM ORIGINAL GROUND UP TO THE FLOOD ELEVATION, WITHIN THESE TWO LOTS, IS 10,071 CY'S.

AFTER COMPLETION OF THE EXCAVATIONS THAT WERE PERFORMED, AN "AS-BUILT" SURVEY WAS CONDUCTED IN AUGUST 2020. CUT VOLUMES ARE INDICATED AT THE DIFFERENT AREAS ON THE ABOVE DRAWING.

TOTAL VOLUME OF CUT CALCULATED WAS 14,496 CY'S.

THE AMOUNT OF CUT THEREFORE EXCEEDS THE AMOUNT OF FILL REQUIRED TO ATTAIN THE FLOOD ELEVATION WITHIN LOTS 1B AND 1C THUS ALLOWING FOR AN ADJUSTMENT OF THE DETENTION EASEMENT BOUNDARY AND PROVIDE ASSURANCE THAT THE FLOOD ELEVATION WITHIN THE RTFO SUBDIVISION AND SURROUNDING AREA WAS NOT RAISED BY THE FILL THAT WAS PLACED.

FUTURE FILL WITHIN LOTS 1B AND 1C, FOR DEVELOPMENT OF THE LOTS, WILL NOT HAVE ANY IMPACT ON THE FLOOD ELEVATION OR DETENTION EASEMENT AS THE FILL WILL BE ABOVE THE FLOOD ELEVATION.

PROFESSIONAL ENGINEER (CIVIL)
THOMAS A. SYLTE
8306
Date
WYOMING

Prepared for:

WAYNE REYNOLDS

1401 N GARNER LAKE ROAD
GILLETTE, WY 82716
307-680-8355

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

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Drawn by: SS	Design by: SS	Reviewed by: SS
Revision Date	Revision Description	

PCA Project Number: 183843.00
Plot Date: Aug 12, 2020 – 9:28am
C:\Users\sylte1.PCAENGSUR\PCA Engineering\IntraNet – Grading Asbuilt volumes.dwg
Layout: Plat 1
X-Ref: ...

RTFO SUBDIVISION DRAINAGE IMPROVEMENTS

LOCATED IN A PORTION OF THE SE¼, SE¼ OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

DRAINAGE PLAN

SHEET 1 OF 1

C:\Users\sylte1.PCAENGSUR\PCA Engineering\IntraNet - Documents\PROJECTS\183843\RTFO Subdivision - Grading Plan\Dwgs\Mass Grading Asbuilt volumes.dwg, Plat 1, 8/12/2020 9:26:54 AM

Bret H Wolz PE

445 Sinclair Street Gillette Wyoming 82718

VISION TO THE FUTURE

Drainage Report

2/12/15
Rev 4/10/15
Rev 4/28/15

John Buffington
Gray Goose Subdivision

RE: Engineering Report for the Proposed Gray Goose Subdivision

John,

Please find attached the revised Engineering for Storm water Hydrology report for the referenced project, as requested by the county.

HYDROLOGY

Introduction

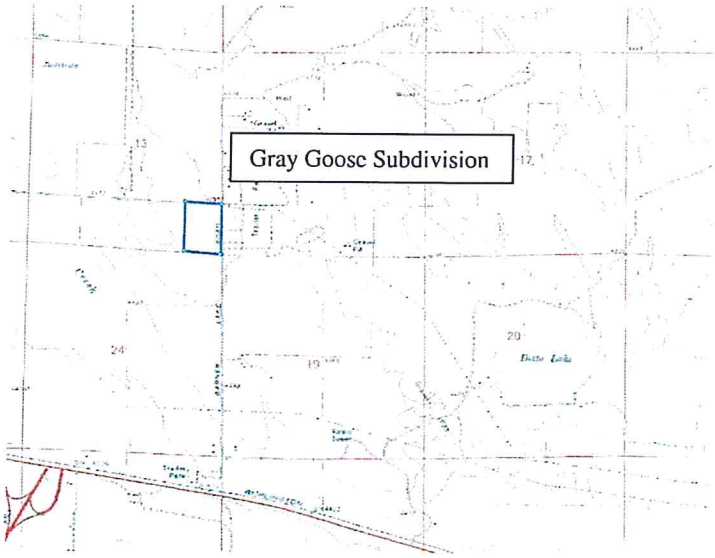
Location and Project Description

Gray Goose Subdivision is a three lot development, mixed use development at the SW corner of Garner Lake and Kluver roads in Campbell county Wyoming. The purpose of this section of the report is as follows;

1. Establish culvert sizes for entrances and
2. Establish the no build zones within the lots, including detention areas

The development sits in an area that is tributary to Ditto Lake NE of Gillette. The lake is a non-draining lake with no outlet. This lake shows on the USGS topo as seen here.

For a more comprehensive understanding of the site layout, see the Project Location, and the final plat attached.



Tel 307-687-0372 fax 307-685-2040
Email fcs@vcn.com
Wyoming, North Dakota, Arizona, Colorado

SITE DESCRIPTION

The property currently consists of range land generally sloping zero to twelve percent South east toward the lower non draining sections of the property. The lower portions are very flat, and do not currently drain. Flows were calculated for the noted points of interest, and are shown in the attached basins map. Soils are indicated in the DEQ portion of this report, and estimated Curve numbers of 72 for the offsite existing and proposed, and 72-86 onsite with a weighted average of 80 existing, and for those portions developed a number of 85 based on the soil types and descriptions. This data is based on the National Handbook of Engineering Chapter 16.

STORMWATER DESIGN CRITERIA

Regulations

Design criteria are based on USGS and NOAA precipitation and the National Handbook of Engineering. A spreadsheet model using the SCS method has been used to estimate the peak flows for the target design storm of 24 hours 100 year.

Hydrologic Criteria

The Drainage Standards specify that peak post-developed discharge rates from the site shall not exceed peak pre-developed rates during a 100-year storm event. As there is no disturbance of the basin beyond the ROW construction no change was modeled from pre to post development. However in this case flow rates are not as important as the total runoff, and potential losses due to target storms.

In this analysis, rainfall data used for each of these storms is from "Technical Paper No. 40 Rainfall Frequency Atlas of the United States" published by the US Department of Commerce Weather Bureau. In addition I have reviewed the two reports covering this area in county records, as provided by the County. They are "**Northern Drive Project Drainage Report**" by Stetson Engineering, Inc October, 2011, and "**Drainage Study for Los Caballos**" by Centennial Engineering and Research, Inc, Feb, 12, 1996. The analysis of those reports, as they apply to this project follows;

> **Northern Drive Project Drainage Report.** This report was prepared for the extension of Northern Drive, and improvements to Garner Lake Road required by that project. As such they were looking to culvert location and sizing. For our purposes the location of culverts, and basin sizing east of Garner Lake were of most interest.
> **Drainage Study for Los Caballos.** This report was prepared by me when I was the branch manager for CER. This report was prepared to establish culvert sizes, but also to establish the safe building areas in the ground surrounding this project to the west and south. In this report a no build zone was established below the 4494 contour. The target storm was based on the total runoff from a 1" rainfall on top of a total of 18" of fresh wet snow. This would indicate a total precipitation at around 3 inches, but in a 2 hour period limiting inception. The entire project was also modeled using topographic information from USGS quadrangle maps. The mapping standard 20' contours, and did not show the existing ponds. Using the latest City topography to two foot contours and some

BHW

specific spot elevations taken for this project a better model of the inundation area is possible.

As before, the offsite site basins were modeled using self created spread sheet, based on the Soil Conservation Service (SCS) Curve Number Method.

The following assumptions are used in the model:

- Type II rainfall distribution; applicable to the majority of the United States
- 24-hour storm duration as typified by the SCS Curve Number Method, and modified by the City of Gillette.
- Hydrological soil types and proportions per USDA Web Soil Survey (previously given)
- Pre-existing soil condition ARC II; neither consisting of dry or saturated soil; typical condition prior to annual flood event

Curve Numbers:

Curve Numbers for this development are estimated using the Design of Small Dams, by the US department of the Interior. Both on-site and off-site areas consist predominately of range lands and assuming no agricultural contouring or terracing practices. The estimates conservatively assume curve number at the mid-range of the range for determining off-site flows crossing the property and the lower end of the range for determination of pre-developed flow rates used to establish design discharge flow rates.

DRAINAGE BASINS

As the purpose of this project has become establishing no build areas and preliminary grading for the Project, and culverts exist, The site is modeled with a single basin described as follows:

- **Offsite**, an offsite basin consisting of the drainage contributory to the low portions of the property. Flows are a combination of minor channel and sheet flows that need to conveyed over the site. This basin consists of 506 acres, with an average basin slope of 2.5%.

HYDROLOGY

The project was modeled using the SCS Method due to the small sizes of the basins. Runoff curve numbers were estimated from soil types, and existing ground cover, for the total storage required. To evaluate the impact of the project, the total capacity to the 4494 contour was determined as follows:

Ignoring ponds as they exist and assuming water level to 4494 (from Los Caballos report)

Area 1 34.6 ac max depth 4'
Avg depth 2'
Capacity 69.2 acft

Area 2 75.5 ac Max depth 4'
Avg depth 2'
Capacity 151 acft

TOTAL Maximum Capacity 220.2 acft

BHW

Curve numbers were also estimated for the post development site. Initial data are attached with Peak Flows indicated. Channel routing was accomplished by using the federal highway method HY-22, and the program Visual Urban. This program was also used for open channel, and pipe capacities. Pipe capacities are calculated for Open Channel flow only, and do not take into account the effects of pressure conduits. Basin data and total precipitation calculations follow:

Basin Properties

Basin	area	slope	hyd Len	Vel	Tc	Soils	Desc		Cn
	acres		ft	fps	mins				
1	506.00	2.5%	4,000	1.5	44.4		total basin		80

Direct Runoff Computation

Storm
Duration 24 Hr 100 year storm
Precipitation 4.1 ins

Basin	area	Precip	Cn	S	Q	Total
	acres	ins			ins	acft
1	506	4.1	80	2.50	2.12	89.587

OK

The existing site does not discharge the runoff. However not all the predicted 89.587 acft will make it to the lowest areas due to losses in transit including evaporation, surface losses, Culvert backing, and percolation into the soil. A conservative estimate of 10% is being applied to the total, bringing the required storage to 80.6 acft.

OK

100-year event with no percolation fills area to 92' contour

Volume calculations on the city topo follow:

Inendation area calculations

Maximum Level 4,492.0
existing conditions

elevation	area SF	avg area	diff ft	Inc Vol CF	Sum Vol CF	Vol acft
4492	3,537,072.80					
		2,832,021.40	0.50	1,416,010.70	1,416,010.70	32.5
4491.5	2,126,970.00					
		1,129,386.25	1.50	1,694,079.38	3,110,090.08	71.4
4490	131,802.50					
		106,029.60	2.00	212,059.20	3,322,149.28	76.3
4488	80,256.70					
		66,831.00	2.00	133,662.00	3,455,811.28	79.3
4486	53,405.30					
		33,561.55	2.00	67,123.10	3,522,934.38	80.9
4484	13,717.80					

this is the capacity below 92'

BHW

From percolation testing done on the site, the average saturated percolation rate at the north end of the project is 30 mins/inch, to be conservative we have assumed that the actual rate over the entire project will be ½ that or 60 mins/inch.

In addition I have assumed significant depths to start percolation will be in the final 6 hours of the total storm. From the calculations of the site, there are 81.2 acres under the 4492 elevation contour.
Assuming that 75% of the potential surface is inundated during the first 18 hours:

100 year event with half of time percolation keeps water to 91.5' contour

The total losses due to percolation is .75*81.2*6/12= 30.5 acft leaving 50.15 acft total flooding at the site from the design storm. Based on the mapping the maximum water surface elevation is 4491.5. Site grading should replace the removed volume so that the water surface does not exceed 4492. The minimum building pad should be 4494. this meets requirements of DEQ chapter 11 sec 36c

Erosion Control Plan and BMP Selection

To mitigate potential impacts of erosion and sediment during construction, the contractor should use proper construction techniques. The contractor is NOT required to develop a Storm Water Pollution Prevention Plan (SWPPP) due to the non-discharging nature of the development.

Erosion control measures specified in this report and in the project improvement plans are recommended minimums. It is the Contractor's responsibility to monitor, repair and install additional erosion control as needed. Erosion control measures shall be in place until permanent improvements and landscaping are installed.

Spring Average Analysis

As requested by Clark Melinkovich PE the following analysis of the spring period covering April and May is presented. Percolation is ignored and considered as a factor of safety due to long period modeled, and the impossibility of estimating with any degree of accuracy total time of inundation of the site.

To prepare this model the following records were researched:
Average Rain fall for the Months of April and May
Source http;/average-rainfall.findthebest/1/10070/Gillette-Wyoming
Average total Precipitation for April 1.47 inches
Average total Precipitation for May 2.45 inches
Average Evaporation for the months of April and May
Source WRDS Library online - Design Information for Evaporative ponds In Wyoming WWRD-85-21
Using Table 2, Evaporation values for the Sheridan Location as closest (Gillette should be higher due to topography and prevailing windage)
Average Evaporation for April 3.3 inches
Average evaporation for May 4.7 inches
Basin Size 506 Acres
Storage/pond elevation relationships based on current conditions
An average runoff-total precipitation as predicted for the SCS method 100 yr 24 hour storm (2.1 inches runoff from 4.1 inches precipitation) (See above) or 55%
Assumption that pond is dry from winter on April 1st, but there are 8 inches of snow on the ground. (Water equivalent of .5" Water) First rain falls on and melts this snow, as ground is

BHW

frozen this water transfers directly with only 15% transportation losses. (Yielding 0.425 inches direct runoff to pond area)

Calculations

April and May precipitation using evaporation but no percolation keeps water below 92' contour

April Precipitation 506 ac*1.47"/12" = 62.0 acft
Runoff 55% = 34.1 acft
Snow melt runoff 506 ac*.425/12 = 17.9 acft
Total Runoff = 52 acft
Approx Pond elevation 4491.8+/-
Evaporation estimation
Pond Surface 3,000,000 sf
Evaporation 3,000,000*3.3/12/43560 =-18.94 acft
End of month pond capacity = 33.06 acft
Approx Pond elevation 4491.5+/-

May Precipitation 506 ac*2.45"/12" = 103.3 acft
Runoff 55% = 56.8 acft
April prefill = 33.06 acft
Total Runoff = 89.86 acft
Approx Pond elevation 4492.8+/-
Evaporation estimation
Pond Surface 5,500,000 sf
Evaporation 5,500,000*4.7/12/43560 =-49.5 acft
End of month pond capacity = 40.36 acft
Approx Pond elevation 4491.8+/-

This analysis supports the conclusions of the normal county design storm model indicated above.

Septic Evaluations/ Soils

The soils in the project area were reviewed in the Campbell county Soil Survey and by onsite inspection. Observations were consistent with the conditions noted in the Survey. Soils (106, 143, 181, & 184) have a moderate to Severe runoff potential, and moderate to low percolation potential. As commercial sewage flows are generally lower, Individual septic are feasible, especially on the larger lots proposed for this development, but may require specialized design, ie mound, or other systems. Acceptable percolation rates were modeled during design of the project, but specific designs should be done based on conditions after the grading improvements are installed. Cover over any septic system should maintan a minimum elevation of 4494. Care should be taken to avoid the open water, staying 100' minimum from any continuously open bodies of water.

Using the general recommendations of this report the development of Gray Goose Subdivision is a feasible project. Should you have any questions please do not hesitate to call.

Sincerely

Professional Engineer Bret H. Wolz 5575 Civil DATE 4-11-15 WYOMING

Bret H Wolz PE
Principal Engineer
Attach
Cc file

BHW

Bret H. Wolz P.E.
445 Sinclair St Gillette Wyoming 82718

May 7, 2015

Clark Melinkovich PE
Campbell County PWD

RE: Addition to Hydrology report for Grey Goose Subdivision

Dear Clark ;

At your request, yesterday we excavated a open hole in the referenced project to verify the soil profile. To allow for a deeper understanding we excavated the hole in the south end of the dry pond in the south end of the project.

This hole was commenced seven (7) foot below the general grade of the land, and was excavated to a total depth of ten (10) feet. The sides of the pond area were examined. The following are the results of my investigation.

Sandy clays through the entire profile of the excavated pond. These same materials were noted in the excavated pond down to a depth of six (6) feet, (making 13 feet below the surrounding area). From this elevation to 9 foot saturated materials, the bottom foot penetrated a brownie coal layer. Excavation was stopped due to the infiltration of water causing caving into the hole. Water was noted to enter the hole 4 foot into the excavation (13 feet below surrounding grade). The water surface recovered to this elevation.

In my opinion these soils will be usable as the structural fills, as long as moisture is kept within proper ranges.

Should you have any questions please call. It is my understanding that this information will allow approval of the report and the project to move forward.

- water level at 13 ft down
- soil is similar to that of percolation tests
- verifies that percolation can be considered for entire area.

Professional Engineer (Civil)
Bret H. Wolz
5575
DATE 5-7-15
WYOMING

Bret H. Wolz, PE
Principal Engineer

Tel 307-687-0372 Fax 307-685-2040 fcs@vcn.com
Arizona, Colorado, North Dakota, Utah, Wyoming

Bret H Wolz PE
445 Sinclair Street
Gillette Wyoming

Perculation Test Data

Project: Grey Goose Subdivision
Project #: 15002
Date: 4/3/2015
Location: Northern parcel of Subdivision
Holes Drilled: 3

Hole #	Total Depth	Diameter	Soils Logs	Initial Soak
1	4'	8"	silty sands	8:45 PM
2	4'	8"	silty sands	8:45 PM
3	4'	8"	silty sands	8:45 PM

4/4/2015

Perc Data

Hole #	Time	Delta Time	Total Drop (inches)	Rate min/in
1	9:00	0		
	9:15	15	7/8	17.14
	9:30	15	7/8	17.14
	9:45	15	1/2	30.00
	10:00	15	1/2	30.00
	10:15	15	1/2	30.00
			Average Rate min/inch	30.00

Perc Data

Hole #	Time	Delta Time	Total Drop (inches)	Rate min/in
2	9:00	0		
	9:15	15	1	15.00
	9:30	15	0.5	30.00
	9:45	15	0.5	30.00
	10:00	15	0.5	30.00
	10:15	15	0.5	30.00
			Average Rate min/inch	30.00

Bret H Wolz PE
445 Sinclair Street
Gillette Wyoming

Perculation Test Data

Project	Grey Goose Subdivision	Project #	15002
Date	4/3/2015		
Location	Northern parcel of Subdivision		
Holes Drilled	3		

Perc Data

Hole #	Time	Delta Time	Total Drop (inches)	Rate min/in
3	9:00	0		
	9:15	15	0.5	30.00
	9:30	15	0.5	30.00
	9:45	15	0.5	30.00
	10:00	15	0.5	30.00
	10:15	15	0.5	30.00
			Average Rate min/inch	30.00

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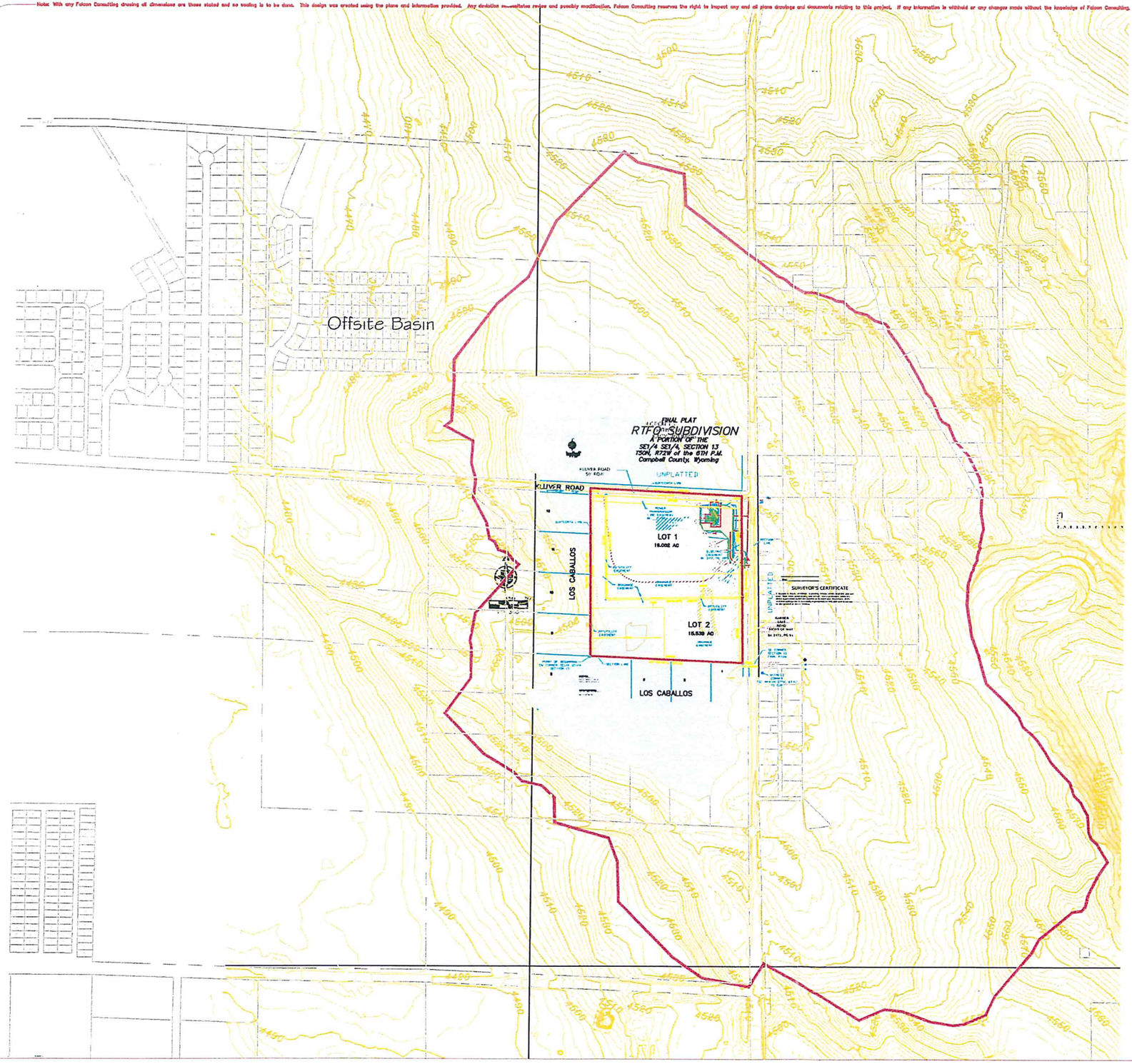

total area 506 ac of all basin
100 yr 224 hr storm = 89.587 acft
Assume 10% trans losses -8.96 acft
Required cap 80.6 ACFT
Ignoring ponds as they exist and level to 4494
TOTAL Maximum Capacity 220.2 acft
Capacity to 4490 = 80.9 acft

evaporation 0" (Conservative)
Perculation 30 mins/inch based on testing
for calculations assume $\frac{1}{2}$ rate
Perculation losses in 6 hours
6" over the 81.2 acres = 40.5 acft

reduces the actual maximum elevation to
4491

Professional Engineer (Civil)
Bret H. Wolz
5573
Date 2/11/15
WYOMING

No.	REVISIONS	Date	Init.	App.
2	final revised per comments			

Drawn by BHW
Checked by BHW
Date 2/11/15

1-800

FALCON CONSULTING SERVICES LLC
445 Sinclair St.
GILLETTE WYOMING 82717-3943
307-687-0372 307-685-2040fax
VISION TO THE FUTURE

Gray Goose Subdivision
Inendated area
Campbell County WY

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Drawing Style: Style 1
Drawing Name: baseline.dwg
Job Number: 15003
Sheet Number: 2

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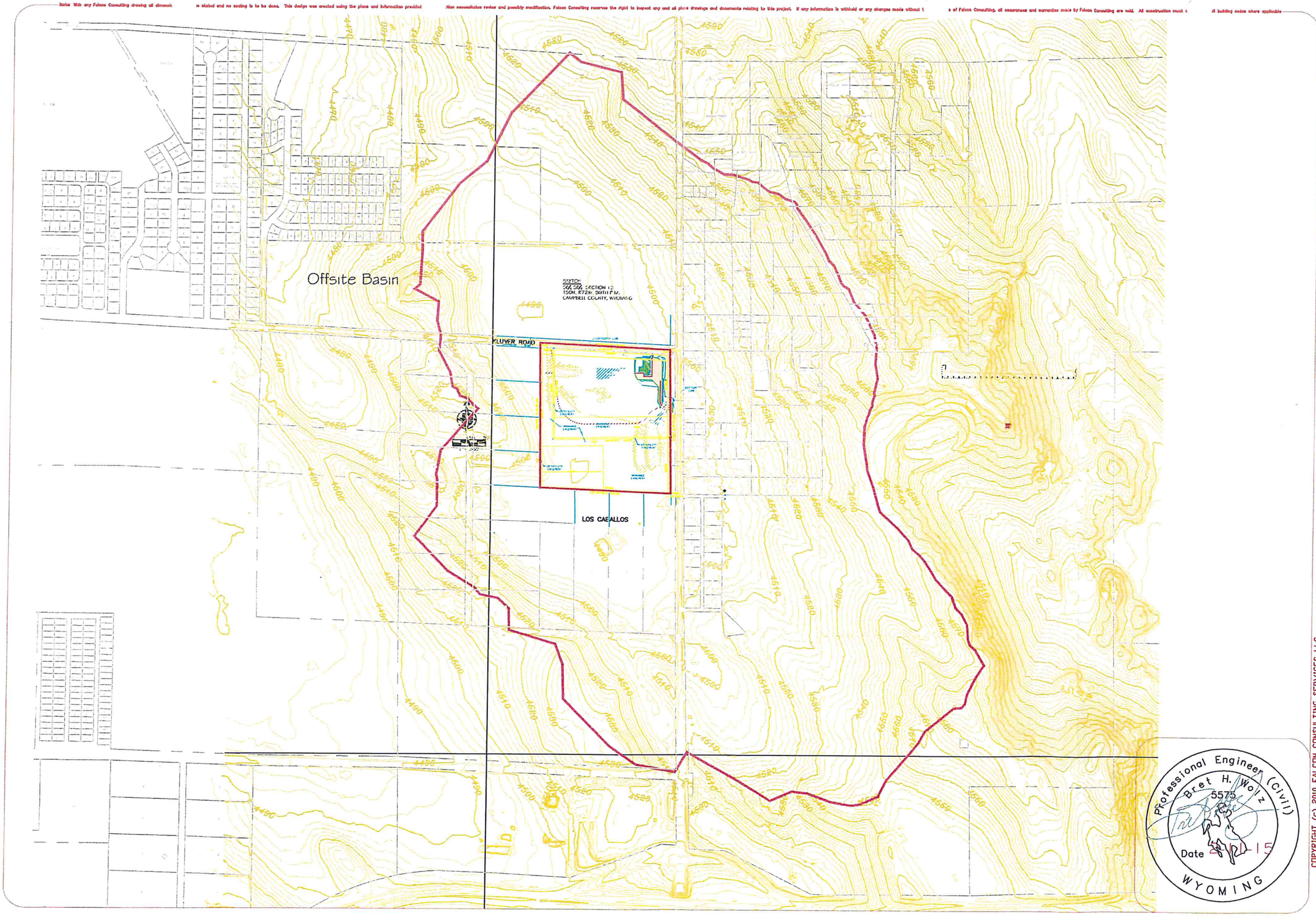

No.	REVISIONS	Date	Init.	App.
1	revised per comments			
2	final revised per comments			

Drawn by BHW
Checked by BHW
Date 2/11/15

as shown

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Gray Goose Subdivision Basins Campbell County WY

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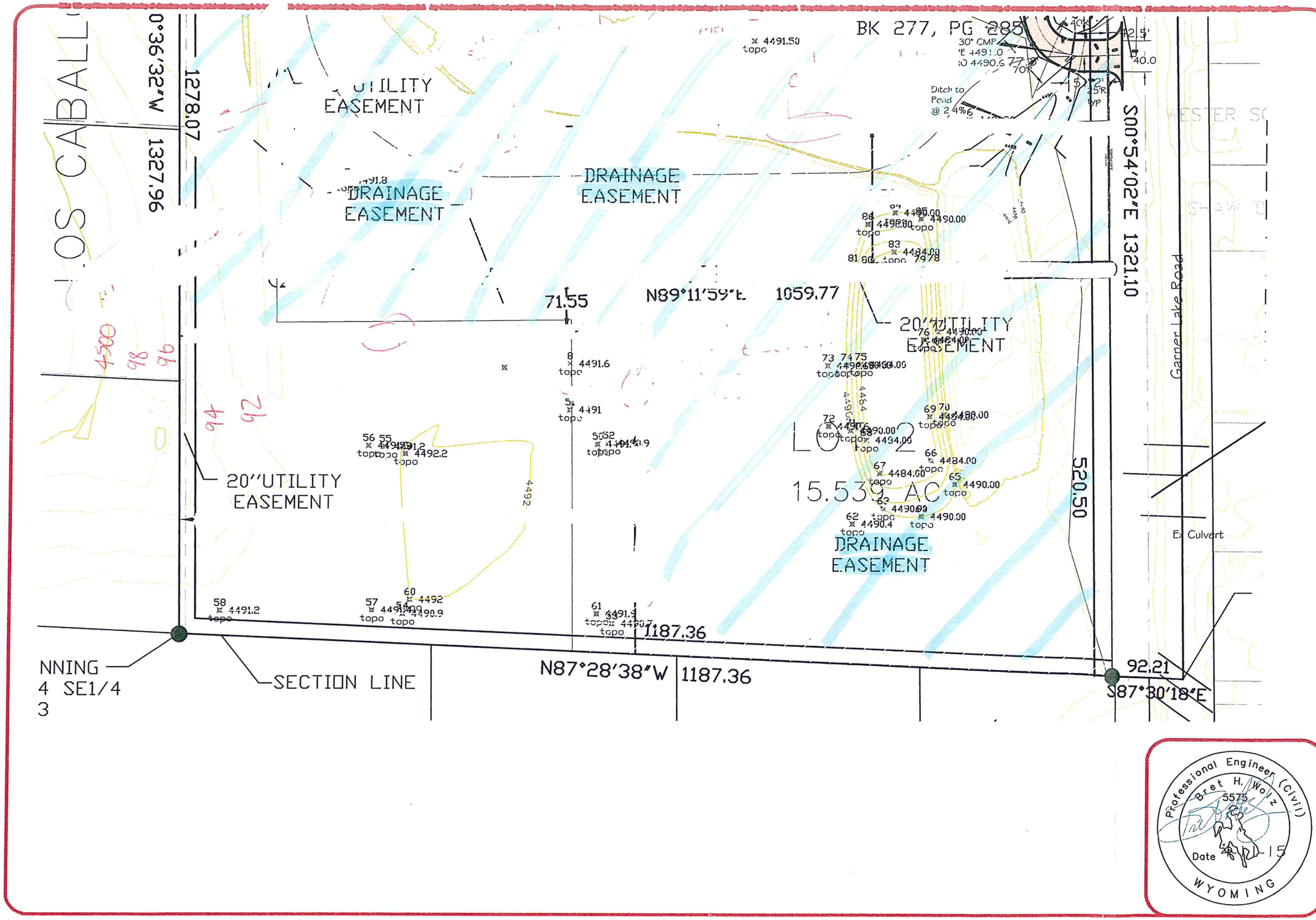
Drawing Name: basins.dwg
Job Number: 15003
Sheet Number: 1



No.	REVISIONS	Date	Init.	Appr.

as shown

Drawn by BHW
Checked by BHW
Date 4/11/15

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VISION TO THE FUTURE

Gray Goose Subdivision
Proposed Grading South
Campbell County WY

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Drawing Style: Style 1
Drawing Name: baseline.dwg
Job Number: 15003
Sheet Number: 2

Bret H. Wolz P.E.
445 Sinclair St Gillette Wyoming 82718

Soils Report

Dec 3, 2015

Clark Melinkovich PE
Campbell County PWD

RE: Soils report for RTFO Subdivision

Dear Clark;

At your request, during the Grey Goose portion of the process, we excavated a open hole in the referenced project to verify the soil profile. To allow for a deeper understanding we excavated the hole in the south end of the dry pond in the south end of the project. This hole was commenced seven (7) foot below the general grade of the land, and was excavated to a total depth of ten (10) feet. The sides of the pond area were examined. The following are the results of my investigation.

Sandy clays through the entire profile of the excavated pond. These same materials were noted in the excavated pond down to a depth of six (6) feet, (making 13-feet below the surrounding area). From this elevation to 9 foot saturated materials, the bottom foot penetrated a brownie coal layer. Excavation was stopped due to the infiltration of water causing caving into the hole. Water was noted to enter the hole 4 foot into the excavation (13 feet below surrounding grade). The water surface recovered to this elevation.

Soils engineering properties as attached from the Soil Survey of Campbell County Shallow foundations are acceptable for this site, using a 2000 psf bearing strength for native soils. In my opinion these soils will be usable as the structural fills, and structure bearing, as long as moisture is kept within proper ranges.

Should you have any questions please call. It is my understanding that this information will allow approval of the report and the project to move forward.

Professional Engineer (Civil)
Bret H. Wolz
5575
DATE 5-7-15
WYOMING

Bret H. Wolz, PE
Principal Engineer

Tel 307-680-8275 Fax 307-333-0243 bhwpe@vcn.com
Colorado, North Dakota, Wyoming

Engineering Properties of Soils in Development
RTFO Subdivision (Formerly Grey Goose)

Building Site Development Properties

Map Symbol and Soil Name	Shallow Excavations	Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Lawns and Landscaping
106 Arwite-	Moderate Slope	Moderate Slope	Moderate Slope	Severe Slope	Moderate Frost Action Slope	Moderate Slope
Elwop	Moderate slope depth to bedrock	Moderate slope	Moderate slope depth to bedrock	Severe slope	Moderate frost action slope	moderate slope
143 Felix, Ponded	Severe Ponding	Severe Shrink Swell Ponding	Severe Shrink Swell Ponding	Severe Shrink Swell Ponding	Severe Low Strength Shrink-Swell Ponding	Severe too clayey ponding
181 Moorehead	Moderate too Clayey	Moderate Shrink Swell	Moderate Shrink Swell	Moderate Shrink Swell	Severe Low Strength Shrink-Swell Ponding	Slight
184 Moorehead	Moderate: Slope too Clayey	Moderate Shrink swell Slope	Moderate Shrink swell Slope	Severe Slope	Severe Low Strength	Moderate Slope
Leiter	Moderate Slope too Clayey depth to rock	Severe shrink swell	Severe shrink swell	Severe shrink swell slope	Severe Low Strength shrink swell	Moderate Slope depth to bedrock

Sanitary Facilities

Map Symbol and Soil Name	Septic Tank Absorption fields	Sewage Lagoon areas	Trench sanitary landfill	area sanitary landfill	daily cover for landfill
106 Arwite-	Moderate Slope	Severe Seepage Slope	Moderate Slope	Moderate Slope	fair slope
Elwop	severe depth to rock	severe slope depth to rock	Severe depth to rock	Moderate Slope	Poor depth to rock
143 Felix, Ponded	Severe percs slowly ponding	severe ponding	severe ponding	severe ponding	poor hard to pack ponding
181 Moorehead	Severe percs slowly ponding	Moderate Slope	slight	slight	Good
184 Moorehead	Severe percs slowly ponding	Severe slope	Moderate slope	Moderate slope	fair slope
Leiter	Severe percs slowly depth to rock	Severe slope depth to bedrock	severe depth to bedrock	moderate slope	poor depth to rock

(Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Dashes (--) indicate the map unit component was not rated. The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation.)

Water Management

	Limitations			Features Affecting			
Map Symbol and Soil Name	Pond Reservoir areas	Embankments, dikes and levees	Aquifer -fed activated ponds	Drainage	Irrigation	Terraces and diversions	Grassed waterways
106 Arwite-	Severe Seepage Slope	Severe piping	Severe no water	limitation deep to water	Limitation slope soil blowing depth to bedrock	Limiitation soil blowing depth to bedrock	limitation too arid depth to bedrock
Elwop	Severe slope		Severe no water	limitation deep to water	Limitation slope soil blowing	Limiitation soil blowing depth to bedrock	limitation slope too arid depth to bedrock
143 Felix, Ponded	Slight	Severe hard to pack ponding	Severe no water	Limitation percs slowly ponding	Limitation percs slowly slow intake ponding	Limitation erodes easily percs slowly ponding	Limintation erodes easily wetness too arid
181 Moorehead	Moderate Slope	Slight	Severe no water	Limitation deep to water	Limitation erodes easily percs slowly slope	Limitation erodes easily	Limitation Serodes easily percs slowly too arid
184 Moorehead	Severe slope	Slight	Severe no water	limitation deep to water	Limitation erodes easily percs slowly slope	Limitation erodes easily slope	Limitation Serodes easily slope too arid

Leiter	Severe slope	Moderate thin layer	Severe no water	limitation deep to water	Limitation percs slowly slope depth to rock	Limitation erodes eaisly slope depth to rock	Limitation erodes easily slope too arid

Engineering Index Properties

Map Symbol and Soil Name	Depth Inches	USDA Texture	Classification: Unified	Classification: AASHTO	Fragments: >10 inches %	Fragments: 3- 10 inches %	Percentage passing sieve number: 4	10	40	200	Liquid Limit	Plasticity Index
106 Arwite-	0-5	fine sandy Loam	SC-SM	A-4	0	0	100	100	85-100	35-50	20-25	5-10
	5-32	Sandy Clay loam	CL , SC	A-6	0	0	100	100	85- 100	45-60	30-40	10-20
	32-60	fine sandy loam, sandy loam	SC-SM	A-4	0	0	100	95-100	75- 90	35-50	15-25	5-10
Elwop	0-4	fine sandy Loam	SC-SM	A-4	0	0	100	100	85-100	35-50	20-25	5-10
	4-24	Sandy Clay loam	CL , SC	A-6	0	0	100	100	85-100	45-60	30-40	10-20
	24-35	fine sandy loam, sandy loam	SC-SM	A-4	0	0	100	95-100	75-90	35-50	15-25	5-10
	35-60	Bedrock										
143 Felix, Ponded	0-5	Clay	CH	A-7	0	0	100	100	100	90-100	70-90	45-60
	5-30	Clay	CH	A-7	0	0	100	100	100	90-100	75-90	50-65
	30-50	Clay	CH	A-7	0	0	100	100	100	90-100	75-90	50-60
	50-60	Clay	CH	A-7	0	0	100	100	100	90-100	65-85	45-55
181 Moorehead	0-4	Clay Loam	CL	A-6	0	0	100	100	90-100	70-85	35-45	15-25
	4-24	Clay, Clay loam	CH, CL	A-7	0	0	100	100	90- 100	80-95	40-65	20-40
	24-60	Clay loam, clay	CL	A-6	0	0	100	95-100	85- 100	75-90	35-60	20-40
184 Moorehead	0-4	Clay Loam	CL	A-6	0	0	100	100	90-100	70-85	35-45	15-25
	4-24	Clay, Clay loam	CH, CL	A-7	0	0	100	100	90- 100	80-95	40-65	20-40
	24-60	Clay loam, clay	CL	A-6	0	0	100	95-100	90- 100	75-90	35-60	20-40
Leiter	0-3	Clay Loam	CL	A-6	0	0	100	100	90-100	70-85	35-45	15-25
	3-22	Clay, Clay loam	CH, CL	A-7	0	0	100	100	90- 100	80-95	40-65	25-40
	22-33	Clay loam, clay	CL	A-7	0	0	100	95-100	85- 100	75-90	35-45	15-40
	33-60	Bedrock										

Physicial Properties of Soils

Map Symbol and Soil Name	Depth Inches	Clay %	Moist Bulk density g/cc	Permibility n/hr	Avaible Water capacity in/in	Shrink Swell Pct %	Organic matter %	Kw	Kf	T	Wind erodability Group	Wind erodibility Index
106 Arwite-	0-5	10-18	1.25-1.35	2-6	0.13-0.15	0-2.9	1.0-3.0	.24	.24	5	3	86
	5-32	20-35	1.30-1.40	0.6-2	0.14-0.16	3.0-5.9	0.5-1.0	.32	.32			
	32-60	8-18	1.40-1.50	2-6	0.13-0.15	0-2.9	0.0-0.5	.24	.24			
Elwop	0-4	10-18	1.25-1.35	2-6	0.13-0.15	0.0-2.9	1.0-3.0	.24	.24	3	3	86
	4-24	20-35	1.30-1.40	0.6-2	0.14-0.16	3.0-5.9	0.5-1.0	.32	.32			
	24-35	8-18	1.40-1.50	2-6	0.13-0.15	0-2.9	0.0-0.5	.24	.24			
	35-60			0.2-0.6								
143 Felix, Ponded	0-5	55-75	1.15-1.25	0.001-0.06	0.13-0.15	9.0-11.9	1.0-3.0	.20	.20	5	4	86
	5-30	60-80	1.15-1.25	0.001-0.06	0.13-0.15	9.0-11.9	0.5-1.0	.20	.20			
	30-50	60-75	1.20-1.30	0.001-0.06	0.13-0.15	9.0-11.9	0.0-0.5	.20	.20			
	50-60	50-70	1.20-1.30	0.001-0.06	0.14-0.16	9.0-11.9	0.0-0.5	.20	.20			
181 Moorehead	0-4	28-35	1.15-1.25	0.2-0.6	0.19-0.21	3.0-5.9	1.0-3.0	.37	.37	5	6	48
	4-24	35-50	1.15-1.25	0.06-0.2	0.14-0.16	6.0-8.9	0.5-1.0	.37	.37			
	24-60	30-45	1.40-1.50	0.2-0.6	0.19-0.21	3.0-5.9	0.0-0.5	.37	.37			
184 Moorehead	0-4	28-35	1.15-1.25	0.2-0.6	0.19-0.21	3.0-5.9	1.0-3.0	.37	.37	5	6	48
	4-24	35-50	1.15-1.25	0.06-0.2	0.14-0.16	6.0-8.9	0.5-1.0	.37	.37			
	24-60	30-45	1.40-1.50	0.2-0.6	0.19-0.21	3.0-5.9	0.0-0.5	.37	.37			
Leiter	0-3	28-35	1.15-1.25	0.2-0.6	0.19-0.21	3.0-5.9	1.0-3.0	.37	.37	3	6	48
	3-22	35-50	1.20-1.30	0.06-0.2	0.14-0.16	6.0-8.9	0.5-1.0	.37	.37			
	22-33	30-45	1.40-1.50	0.2-0.6	0.19-0.21	3.0-5.9	0.0-0.5	.37	.37			
	33-60			0.001-0.06								

OFFICE
601 4J Court, Suite D
PO Box 2577
Gillette, WY 82717-2577
Phone: 307-682-1824
Fax: 307-682-3813
www.cccdwy.net

CAMPBELL COUNTY
CONSERVATION DISTRICT

BOARD OF SUPERVISORS
Lindsay Wood, Chair
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Casey Elkins, Sec/Treas.
Bob Maul
BJ Clark

December 8, 2015

Megan Nelms, AICP
Planner & Zoning Administrator
Campbell County
500 S. Gillette Avenue
Suite 1500
Gillette, WY 82716

RTFO Subdivision

The Campbell County Conservation District has reviewed the Soils Report prepared by Bret H. Wolz, P.E. 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).

The District reviewed the Soils Report and would like to provide the following comments in addition to our previously submitted comments from October 26, 2015:

- The District has serious concerns due to the limited soil properties.
- The property is comprised of both Felix clay and Moorhead clay, which are very limited for sewage disposal.
- The District supports alternatives to septic tank disposal or an aggressively engineered septic system.

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.

Lindsay Wood, Chair

Bret H. Wolz P.E.
445 Sinclair St Gillette Wyoming 82718

On lot sewer report

June 17, 2015

Karen Farley PE
Wyoming Department of Environmental Quality
Casper WY

RE: Engineering Report for Septic System design for the SW corner of Garner Lake and Kluver Roads, Campbell County, WY. RTFO Properties site, SE ¼ SE ¼ Section 13 T50N, R 72W sixth PM.

Dear Karen;

Please find attached the engineering design report for the referenced project, including percolation data collected in the target area. The following information is based on the proposed use of the project, the DEQ standards, and observations on the site of the soil conditions. The procedures and design carried herein will be added to the plans as specifications for the project.

The RTFO Properties site will be leased to Lighting Field Service LLC and Truck Shop, is planned as a truck repair facility. Operation is based on the occupancy of the project. The project has 10,000 sf of shop truck wash, and storage and 900 sf of office space. Operations of the truck wash will include a fully contained drainage system and sand oil separator prior to a cistern designed to handle 10 complete truck washes prior to needing to be emptied. Disposal of used wash water will be offsite using a state certified waste hauler, and no discharges form the wash bay will be allowed to enter the septic waste system.

Under current operations Lighting Field service has 7 employees, (1 office, 1 administrative, and 5 mechanics). It is anticipated that a maximum of 4 more may be hired to full staff the facility. The is also an additional condition of up to three (3) clients in the office per day. At this potential occupancy of 14 persons, the calculated flow is

11x30 =330 gal/day

Percolation tests were conducted at the site on June 8&9th 2015. As you are aware this was near the end of a particularly wet period in Campbell County and the drainage ponds onsite were full, and the soils saturated prior to drilling. In compliance with the regulations the holes were presoaked prior to testing in accordance with the standards. We believe that this now represents a fully saturated, worst case condition, for the septic design.

From the testing perc rates varied from 62.2 mins/inch to 80 mins/inch, with one outlier hole at 160 mins/inch. This information has lead to the determination to use a lower than normal dosing rate for calculating the field size. Because of the conditions, I selected a target rate of 1"/day. At the targeted dosing rate, I calculate a total field size of 550 sf. is required.

Tel 307-687-0372 Fax 307-685-2040 fcs@vcn.com
Arizona, Colorado, North Dakota, Wyoming

The owner has selected a site for the field that will be out of the way, and is a minimum of two foot above the predicted 100 year flood stage from the drainage study. This selected site is therefore not in a defined drainage way (See Fig 1 attached). The site shown is large enough for a field as determined and four replacement fields, all falling within the setback standards. As such this site design allows for multiple replacement fields exceeding the requirements of the regulations.

The soils exposed in the leach field location, were soft, high moisture content silty loamy clays, under ~12" of top soils. An excavation completed to the south of this site indicates these materials are a minimum of 12 foot thick, and underlain by a layer of sands and brownie coals. Moisture content was so high the thickness of this layer could not be identified. Ground water levels recovered to 6 foot below the grade at that wits (approximately 6 foot lower than the leach field site. Therefore I anticipate the groundwater level below the leach field to be around 11-12 foot below grade.

Engineering Testing of the soils for building construction indicate slightly expansive, high moisture, silty loamy clay under most of the site. However in spite of the elevated moistures at the time of inspection groundwater was not observed in the top 4' of the soil profile.

Septic design as follows. All pipe runs to be installed in accordance with the plumbing code and Wyoming DEQ regulations.

Piping required for the construction of the Field is as Follows

1. 6" Standard Sewer Pipe to Septic Tank (outside Building and drive lanes) 50'
2. 1500 Gallon Septic Tank
3. 4" Standard Sewer Pipe to Field (20')
4. 4" Perforated Pipe in rock 60 LF or
    a. 60 lf equivalent of interceptor units.

The construction of the site will follow the following guidelines and specifications:

1. The site will be excavated to a minimum depth of 24", or maximum of 30".
2. Without unnecessary compaction of the bottom of the excavation surface. No Compaction requirements beyond what naturally occurs with placement using conventional equipment.
3. The distribution lines and washed rock (or interceptor units) are placed to the dimensions shown on the plans.
4. Native silty clays, and sandy fills are placed over the washed rock (note a landscaping fabric may be required to avoid contaminating the washed rock) to a minimum depth of 3' (three Feet) and a maximum depth of 4' (four feet) over the pipe or interceptor units. No compaction effort beyond that naturally occurs from the use of conventional equipment.
5. The top shall have a 8" cap of the native topsoil and be shaped to shed rainfall, and snow from collecting and infiltrating.

BHW

Plans are attached with the application for permit to construct. Using these recommendations a safe septic system may be constructed.

Professional Engineer
Bret H. Wolz
5575
(Civil)
DATE 6/17/18
WYOMING

Bret H. Wolz, PE
Principal Engineer

BHW

First American **Schedule A**	CLTA Guarantee Form No. 28 - Condition of Title ISSUED BY **First American Title Insurance Company** GUARANTEE NUMBER **5026900-3350125**

File No.: 3350125

Guarantee No. 3350125 Amount of Liability: $300.00

Date of Guarantee:August 21, 2020 at 7:30 A.M. Fee: $250.00

1. Name of Assured:

   PCA Engineering Inc.

2. The estate or interest in the Land which is covered by this Guarantee is:

   Fee Simple

3. The Land referred to in this Guarantee is described as follows:

   Real property in the City of Gillette, County of Campbell, State of Wyoming, described as follows:

   Lots 1 and 2 of RTFO Subdivision, a portion of the SE¼SE¼, Section 13, T50N, R72W of the 6th P.M., Campbell County, Wyoming, according to the official plat thereof filed for record December 18, 2015 in Book 10 of Plats, Page 396 of the records of Campbell County, Wyoming.

4. ASSURANCES:

   According to the Public Records as of the Date of Guarantee,

   a. Title to the estate or interest in the Land is vested in:

      RTFO Properties, LLC, a Wyoming limited liability company

   b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

First American **Schedule B**	CLTA Guarantee Form No. 28 - Condition of Title ISSUED BY **First American Title Insurance Company** GUARANTEE NUMBER **5026900-3350125**

File No.: 3350125

1. Easement, including terms and conditions contained therein:
   Granted to: The Mountain States Telephone and Telegraph Company
   For: Telephone and telegraph lines
   Recorded: December 13, 1967
   Recording Information: Book 135 of Photos, page 633

2. Easement, including terms and conditions contained therein:
   Granted to: Pacific Power & Light Company
   For: Electric transmission and distribution lines
   Recorded: March 16, 1973
   Recording Information: Book 264 of Photos, page 474

3. Easement, including terms and conditions contained therein:
   Granted to: Pacific Power & Light Company
   For: Electric transmission and distribution lines
   Recorded: March 16, 1973
   Recording Information: Book 264 of Photos, page 477

4. Easement, including terms and conditions contained therein:
   Granted to: Tri-County Electric Association, Inc.
   For: Electric transmission and distribution lines
   Recorded: January 14, 1974
   Recording Information: Book 284 of Photos, page 402

5. Easement, including terms and conditions contained therein:
   Granted to: County of Campbell, State of Wyoming
   For: Public Road
   Recorded: August 16, 1983
   Recording Information: Book 698 of Photos, page 111

6. Record of Retracement and Dependent Resurvey of Lands in Section 13, Township 50 North, Range 72 West, 6th P.M., Campbell County, Wyoming with other lands, recorded February 6, 1978 in Book 2 of Plats, pages 103 and 104.

7. Easement, including terms and conditions contained therein:
   Granted to: Tri-County Electric Association, Inc.
   For: Electric lines
   Recorded: June 2, 1986
   Recording Information: Book 887 of Photos, page 434

8. Right of Way Easement, Asset Purchase and Sale Agreement, and Public Road as set out in Special Warranty Deed and Assignment including the terms and conditions thereof:

Between:	Exxon Coal Resources USA, Inc.
And:	Tri-County Electric Association Inc.
Recorded:	November 1, 1994
Recording Information:	Book 1312 of Photos, page 576 and instrument recorded August 23, 1995 in Book 1347 of Photos, page 58

9. Easement, including terms and conditions contained therein:

Granted to:	City of Gillette, Wyoming
For:	Waterline
Recorded:	January 9, 1996
Recording Information:	Book 1364 of Photos, page 1

10. Annexation Agreement and Petition including the terms and conditions thereof:

Between:	Craig G. Mader and Deborah A. Mader
And:	City of Gillette, Wyoming
Recorded:	June 28, 1996
Recording Information:	Book 1388 of Photos, page 203

11. Easement, including terms and conditions contained therein:

Granted to:	Powder River Energy Corporation
For:	Electric lines and associated facilities and equipment
Recorded:	December 1, 2006
Recording Information:	Book 2211 of Photos, page 614

12. Easement, including terms and conditions contained therein:

Granted to:	Qwest Corporation
For:	Telecommunications facilities
Recorded:	January 18, 2012
Recording Information:	Book 2682 of Photos, page 164

13. Easement, including terms and conditions contained therein:

Granted to:	Powder River Energy Corporation
For:	Electric lines
Recorded:	July 3, 2012
Recording Information:	Book 2720 of Photos, Page 183

14. Easement, including terms and conditions contained therein:

Granted to:	Powder River Energy Corporation
For:	Electric lines
Recorded:	July 3, 2012
Recording Information:	Book 2720 of Photos, Page 185

15. Easement, including terms and conditions contained therein:

Granted to:	Powder River Energy Corporation
For:	Electric lines
Recorded:	July 3, 2012
Recording Information:	Book 2720 of Photos, Page 187

16. Easement, including terms and conditions contained therein:

Granted to:	City of Gillette, Wyoming
For:	Electrical lines
Recorded:	February 21, 2013
Recording Information:	Book 2773 of Photos, Page 283

17. Easement(s), including the terms and conditions thereof, as shown on the subdivision plat:

Recorded:	December 18, 2015
Recording Information:	Book 10 of Plats, Page 396

18. Disclosure Statement, as contained in Instrument recorded December 18, 2015 in Book 2996 of Photos, Page 250 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

19. Memorandum of Easement and Right of Way Agreement including the terms and conditions thereof:

Between:	RTFO Properties, LLC a Wyoming limited liability company
And:	Powder River Energy Corporation
Recorded:	November 3, 2016
Recording Information:	Book 3053 of Photos, Page 63

20. Mortgage and the terms and conditions thereof.

Mortgagor:	RTFO Properties, LLC, a Wyoming limited liability company
Mortgagee:	Buffalo Federal Bank
Amount:	$951,450.00
Recorded:	May 15, 2020
Recording Information:	Book 3272 of Photos, Page 199 (AS TO LOT 1)

21. Assignment of leases and/or rents and the terms and conditions thereof:

Assignor:	RTFO Properties, LLC, a Wyoming limited liability company
Assignee:	Buffalo Federal Bank
Recorded:	May 15, 2020
Recording Information:	Book 3272 of Photos, Page 205 (AS TO LOT 1)

ANNEXATION AGREEMENT AND PETITION
NON-CONTIGUOUS PROPERTY

THIS ANNEXATION AGREEMENT, made this 10 day of May, 1996, by and between Craig G. and Deborah A. Mader, hereinafter referred to as LANDOWNER, and the City of Gillette, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of a certain tract of land, described as follows:

> Los Caballos Subdivision, and a 38.7 acre parcel of unplatted land in the SE¼SE¼ of Section 13, T50N,R72W, 6th P.M., Campbell County, Wyoming, as shown on attached Map #1.

This tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is not currently contiguous to the CITY but is within the natural growth area of the CITY; and

WHEREAS, the LANDOWNER desires to receive certain CITY services in exchange for a commitment to annex, at the direction of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the annexation of the property as follows:

1. The parties acknowledge that the LAND is not currently contiguous to the City limits of the CITY but is within the natural growth area of the CITY. After becoming contiguous, the LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions, at any time and at the sole discretion of the CITY, to comply with State annexation law and to complete the annexation of the LAND into the CITY. The LANDOWNER, or any successor in interest, shall incorporate this requirement to annex into the CITY, upon becoming contiguous to the CITY limits, on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the City Land Use Plan, appropriate restrictions pertaining thereto, and the Major Street Plan. All lands existent at the time of this AGREEMENT, if subdivided and approved by Campbell County, along with any agreements, covenants, restrictions or zones, shall be submitted to the City Council for approval prior to the recording of the subdivision plat or a sale of any parcel. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, whether or not presently platted or subdivided, subsequent to the date of approval of this AGREEMENT, noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Gillette City Council". The commitment to annex shall be recorded as part of each deed and is a covenant running with the property known as the LAND, enforceable by the CITY.

2. This AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Gillette Subdivision

LANDOWNER shall certify such compliance to the Building Inspection Division of the City of Gillette.

4. Upon annexation to the CITY, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to State statutes and local ordinances.

5. The parties acknowledge that all CITY utilities and services are required to service lands annexed to the CITY. The parties further acknowledge that this AGREEMENT is a petition to create a local improvement district, as specified in §15-6-203, W.S., 1977, and therefore constitutes a waiver of the LANDOWNER'S right to file protests and remonstrances, as provided by §15-6-202(d) and §15-6-203, W.S., 1977. It is expressly understood that this AGREEMENT obligates the inclusion of the LAND after annexation in a district or districts which provide for the installation and construction of the following listed improvements, until all the improvements are constructed, in compliance with City ordinances then in effect, and accepted by the City Council. The improvements required, pursuant to City ordinances are as follows:

a) Street and sidewalk improvements as required.

b) Storm drainage improvements as required.

c) Sanitary sewer service.

d) Other subdivision improvements deemed necessary at time of annexation.

6. The parties further agree as follows:

a) Pursuant to the LANDOWNER'S desire to obtain water service to the LAND the CITY agrees to provide such service at prevailing user rates, provided all Plant Investment Fees are paid.

b) The LANDOWNER agrees to construct at his sole expense the necessary water mains and related appurtenances to support the Los Caballos subdivision being developed by the LANDOWNER. A total of twenty (20) lots are being developed. Specific list of construction material is attached as Attachment 2. The LANDOWNER is also including an adjoining 38.7 acre parcel of unplatted land in this Agreement. One (1) water service connection will be provided.

c) The water mains shall be constructed to City standards including provision for a flushing hydrant at the end of the main and dedicated upon completion for maintenance by the CITY.

d) Part of the water main construction project to be completed by the LANDOWNER is eligible for both offsite and oversizing Plant Investment Fee Credits for water as specified in Section

Plant Investment Fees below the minimums specified in 5-67(c).

e) The LANDOWNER wishes to apply $950 of available water Plant Investment Fee Credit to each of the 20 lots being created. A total of $19,000 of the available $39,034 is being used to pre-pay one (1) 3/4" water Plant Investment Fee for each lot. A single one (1) inch water service valued at $1,800 is being pre-paid to serve the 38.7 acre single parcel of unplatted land. A credit balance of $18,234 for Plant Investment Fee Credit water is available for use by the LANDOWNER within the land area served by the project or as allowed by approval of the City Council.

f) All individual services lines connected to the main shall be constructed and connected in a manner which complies with City standards.

g) No service connections may be made for service outside of the LAND or for more connections than specified in paragraph b), without the written agreement of the CITY.

h) The provision of water service is for no more than twenty one (21) services, each containing no more than one primary residence, along with permitted accessory uses. By recorded covenant all residences shall be required to connect to City water as a primary source of potable water. No private well shall be connected to the potable water system.

i) The LANDOWNER acknowledges the need for the CITY to have access to any metering equipment located on the LAND and further agrees to provide and maintain any perpetual easement or right-of-way in a form approved by the CITY, recordable in the office of the County Clerk by which access shall be granted to the LAND by the CITY and the public.

j) The LANDOWNER also agrees to provide such access for purposes under 6. i. to private property within the LAND by covenants running with the LAND, recordable in the office of the Campbell County Clerk.

k) The LANDOWNER agrees to obtain all necessary permits from Campbell County and the CITY for construction of the water main and further acknowledges the CITY'S right to inspect the installation of the main prior to acceptance for maintenance.

l) The use of the LAND prior to annexation shall be subject to all County zoning and subdivision regulations.

m) The CITY makes no commitment regarding the zoning classification which would be adopted for the LAND at the time of annexation, however it is acknowledged that the

but no agreement to grandfather special use permits is implied by this Agreement.

n) The CITY will not provide sanitary sewer service to the LAND at this time, however all dwellings will be required to connect to City sewer after annexation occurs and/or at such time as service is available within 300 feet of the property.

o) After annexation the LAND will be served by City electricity, at such time as arrangements for the changeover have been made with Tri-County Electric.

p) Any future resubdivision of the LAND beyond the current twenty (20) platted lots and the 38.7 acre parcel of unplatted land, shall require that a subdivision plat be filed under the subdivision regulations of Campbell County and the City of Gillette and all applicable provisions complied with.

q) Reference to the terms and conditions as specified and contained in this Agreement shall be referenced in all sales offers for lots within the LAND area covered by this Agreement.

7. Upon contiguity, the LANDOWNER hereby petitions the Gillette City Council to accept this AGREEMENT as a petition to annex all of the LAND previously described above into the City limits of the City of Gillette. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree that this petition may be filed with the City Clerk at any time after the area becomes contiguous to the City of Gillette, and at the sole discretion of the CITY.

8. LANDOWNER agrees to sign any other petition or petitions or to take any other action whatsoever to comply with State annexation law as they may be required by the CITY to facilitate the annexation. LANDOWNER further waives any irregularities in the annexation process and specifically waives his right to protest the said annexation. LANDOWNER agrees to provide an Annexation plat, prepared by the Wyoming registered land surveyor, at its sole cost and expense. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNER's land until more of the remaining land .within its subdivision can be annexed simultaneously. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY. The CITY may initiate the annexation of the LAND described above at any time and without notice to LANDOWNER.

9. This AGREEMENT, and every part thereof, shall constitute a covenant running with the LAND described above and may be enforced by the CITY by an action at law or equity.

10. This AGREEMENT shall inure to the benefit of, and be binding upon the parties hereto, their respective heirs, successors in interest and assigns. This AGREEMENT shall bind each and every successor in interest to the LAND or any portion or parcel thereof.

attorneys' fees and all costs of the action including court costs, expert witness fees and all other actual expenses incurred in the prosecution of the action.

13. If any section, subsection, sentence, clause, phrase or portion of this AGREEMENT is for any reason held invalid or unconstitutional by any Court or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions hereof, which shall remain in full force and effect.

DATED this 1st day of May, 1996.

LANDOWNER:

Craig G. Mader

Craig G. Mader

Deborah A. Mader

Deborah A. Mader

CITY OF GILLETTE:

Frank W. Latta

Frank W. Latta, Mayor

(S E A L)

ATTEST:

Mildred Huravitch

Mildred Huravitch, City Clerk

STATE OF WYOMING)
)ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Craig G. and Deborah A. Mader, this 1 day of May, 1996.

Witness my hand and official seal.

BARBARA J. BROSE - NOTARY PUBLIC
County of Campbell State of Wyoming
My Commission Expires Sept. 12, 1996

Barbara J. Brose

Notary Public

My Commission Expires:

9/12/96

STATE OF WYOMING)
)ss.
County of Campbell)

On this 10 day of May, 1996, before me personally appeared Frank W. Latta, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Gillette, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said Frank W. Latta

Adjacent Landowners List
Resubdivision of Lots 1 & 2 of RTFO Subdivision
August 12, 2020

Parcel #36295 John Milo Kluver Trust
2817 Kluver Road
Gillette, WY 82716-9606

B-Bar-L Mobile Home Park

Lot 7 Linda R Capps Revocable Trust
P.O. Box 664
Gillette, WY 82717-0664

Outer Limits

Parcel #10046 Axel James Edgar
Attn: Linda L & Debra K Edgar
3651 Vaquero Avenue
Gillette, WY 82716-2155

Parcel #10617
Parcel #13735 Claude R JR & Kathy Kissack
P.O. Box 2788
Gillette, WY 82717-2788

Parcel #11497 Dennis L & Doreen K Dykes
P.O. Box 2327
Gillette, WY 82717-2327

Parcel #14582 Alfred & Joyce Iroz
1647 Cherry Lane
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Parcel #14742 Marks WWC LLC
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Parcel #19729 Leroy A & Jolene R McIlravy
16026 White Walker Lane
New Underwood, SD 57761-8600

Parcel #23329 Paula J Fowler
P.O. Box 1653
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Lot 1 Cory L West
3651 Vaquero Avenue
Gillette, WY 82716-2155

Lot 2	Jerry D & Renee Boyd 3551 Vaquero Avenue Gillette, WY 82716-2154
Lot 3	Ronald E & Joyce A Hanten 3451 Vaquero Avenue Gillette, WY 82716-2153
Lot 4	Kenneth E & Shanna L Ferguson Living Trust 3351 Vaquero Avenue Gillette, WY 82716-2152
Lot 7	Tyler J Dabney 850 Casa Quinta Avenue Gillette, WY 82716-2158
Lot 8	Steven L Bickford 950 Casa Quinta Avenue Gillette, WY 82716-2159
Lot 9	Lorenzo & Mary A Sisneros 1050 Casa Quinta Avenue Gillette, WY 82716-2160
Lot 10	Troy A & Renee L Collins Living Trust 1150 Casa Quinta Avenue Gillette, WY 82716-2161
Lot 11	Leonard T & Linda D Marting 1250 Casa Quinta Avenue Gillette, WY 82716-2162
Lot 12	Ramon & Maria Cabriales 8420 W 6th Avenue Lakewood, CO 80215-0000

ENCLOSURE 2

20.03 COZ
RESUBDIVISION OF LOTS 1 & 2, RTFO SUBDIVISION
ZONING

500 South Gillette Avenue
Suite 1400
Gillette, Wyoming 82716

Campbell County
wyoming

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

Resubdivision of Lots 1 & 2, RTFO Subdivision
To be known as
Lots 1A, 1B, 1C & 2A, RTFO Subdivision

Zoning

September 13, 2020

Planning Commission Meeting **Board of Commissioners Meeting**
September 17, 2020

Applicant: RTFO Properties, LLC/Wayne Reynolds **Case Number:** 20.03 COZ

Agent: Sheila Slocum/PCA Engineering

Summary: The applicant is proposing to resubdivide two lots into four. Existing Lot 1 will be subdivided into two (5)-acre parcels and one 5.24-acre parcel. Lot 2 is currently 15.54-acres and will become 19.34-acres in size. There is an existing home and riding arena/large building on Lot 2.

Legal Description: Lots 1 & 2, RTFO Subdivision

Location: The property is located on the southwest corner of the intersection of Kluver Road and Garner Lake Road.

Proposed Zoning: Lots 1A, 1B, 1C: C-3 (Business Service District)
Lot 2A: R-R (Rural Residential District)

Existing Land Use: Existing residence and arena/large building and Lightning Field Services Truck Shop

Adjacent Land Use:

North:	Larger, vacant tract (A-L)
South:	Los Caballos Subdivision (R-R)
East:	Garner Lake Rd & Outer Limits Subdivision (Unzoned)
West:	Los Caballos Subdivision (R-R)

ZONING CONSIDERATIONS:

There are no zoning considerations. All future development will be subject to the C-3 (Business Service District) and R-R (Rural Residential) zoning requirements.

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

Staff Recommendation:

Staff recommends APPROVAL of the zoning, pending the filing of the final plat.

Planning Commission Recommendation:

Board of Commissioners' Decision:

Campbell County
wyoming

Application for **Zoning Amendment**

Permit Cost: **$200.00**

Primary Code Reference: **Chapter 7, Sections 10.60 and 10.5**

Applicant Information

Name of Applicant: RTFO Properties, LLC, Wayne Reynolds, Owner	
Applicant Phone Number: 307-680-8335	Applicant Fax Number:
Applicant Mailing Address: 1401 N Garner Lake Road, Gillette, WY 82716	
Applicant Email Address: amanda@lfsfield.com	
Relationship of Applicant to Property:	☒ Owner ☐ Tenant ☐ Lessee ☐ Other
Name of Authorized Agent (if applicable): Sheila Slocum, PCA Engineering	
Agent Phone Number: 307-687-0600	Agent Fax Number: 307-687-7022
Agent Mailing Address: P.O. Box 2185, Gillette, WY 82717	
Agent Email: slocums@pcaengsur.com	

Property and Use Information

Property Address (if different from applicant):	
Current Zoning: C-3 & R-R	Current Use:
Proposed Zoning: C-3 & R-R	Proposed Use:
Legal Description(s): Lots 1A, 1B, 1C and 2A of the Resubdivision of Lots 1 & 2 of RTFO Subdivision	

Project Information

Description of Amendment: Match the zoning to the resubdivision.

FOR USE BY COUNTY STAFF – DO NOT WRITE HERE

Case Name/No.:	Date Received:
Fee/Amount Paid:	
Planning Comm. Date:	PC Recommendation: ☐ Approve ☐ Modify ☐ Deny
County Comm. Date:	CC Decision: ☐ Approve ☐ 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.

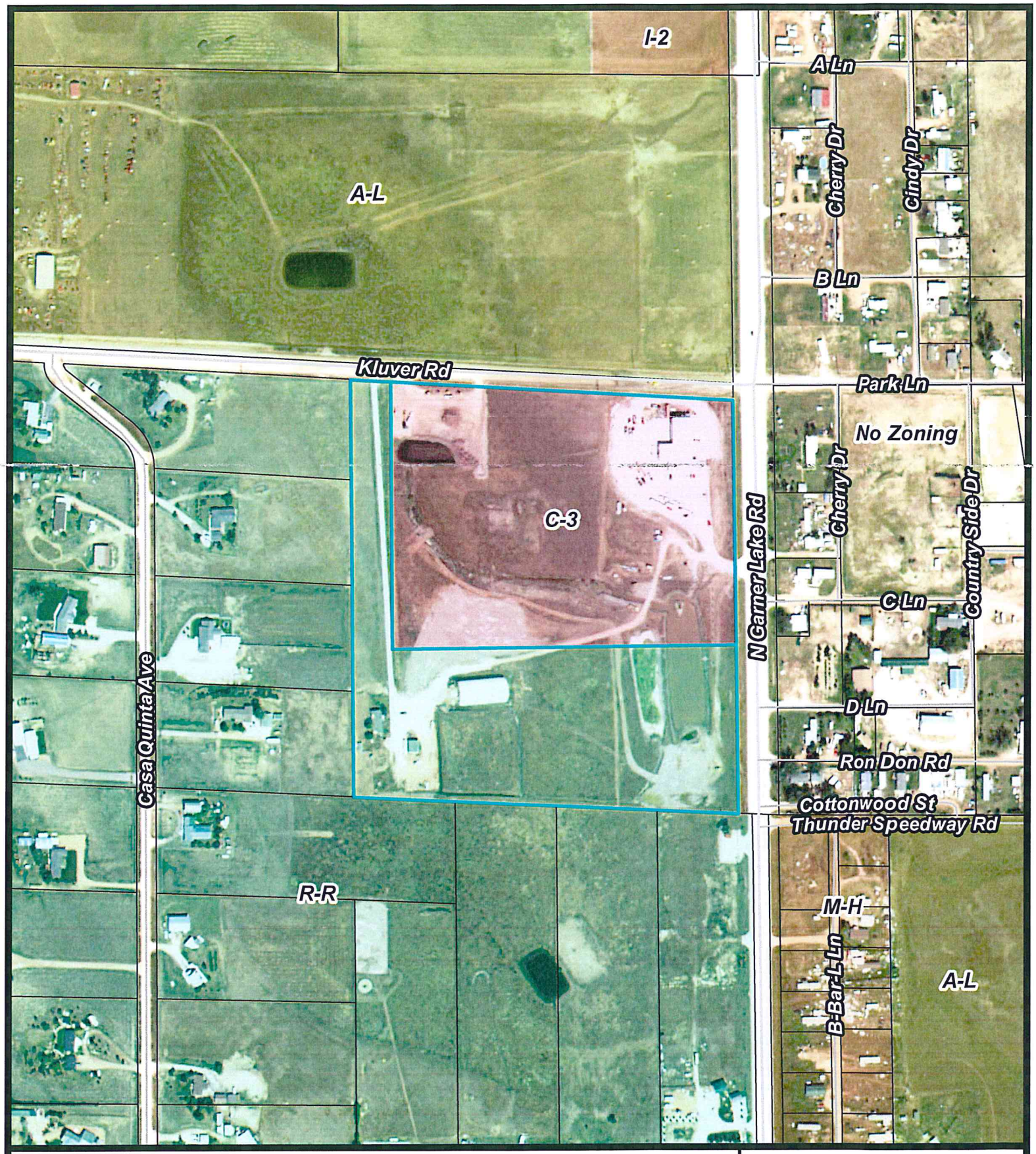
Applicant Signature: _____ Authorized Agent: PCA Engineering

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.



Campbell County
wyoming

N

0 250 500 Feet

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

Resubdivision of Lots 1 & 2,
RTFO Subdivision

DATE: 8/26/2020 DRAWN BY: mbl08

RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION
TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION
LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF THE RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION, TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION, LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL PUBLIC USE FOR INSTALLING, PREPARING, REPLACING AND MAINTAINING WATER LINES, SEWERS, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____ A.D., 20___, BY:

_____
RTFO PROPERTIES, LLC WAYNE REYNOLDS, OWNER

STATE OF _____)
)SS.
COUNTY _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, A.D., 20__, BY RTFO PROPERTIES, LLC, WAYNE REYNOLDS, OWNER, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION, CAMPBELL COUNTY, WYOMING

APPROVED BY THE CAMPBELL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20___.

_____
CHAIRMAN

ATTEST:

_____
CLERK OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, CAMPBELL COUNTY, WYOMING

APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING THIS _____ DAY OF _____ A.D., 20___.

_____ _____
CHAIRMAN OF BOARD MEMBER

_____ _____
MEMBER MEMBER
ATTEST:

_____ _____
MEMBER CLERK OF BOARD

DECLARATION VACATING PREVIOUS PLATTING

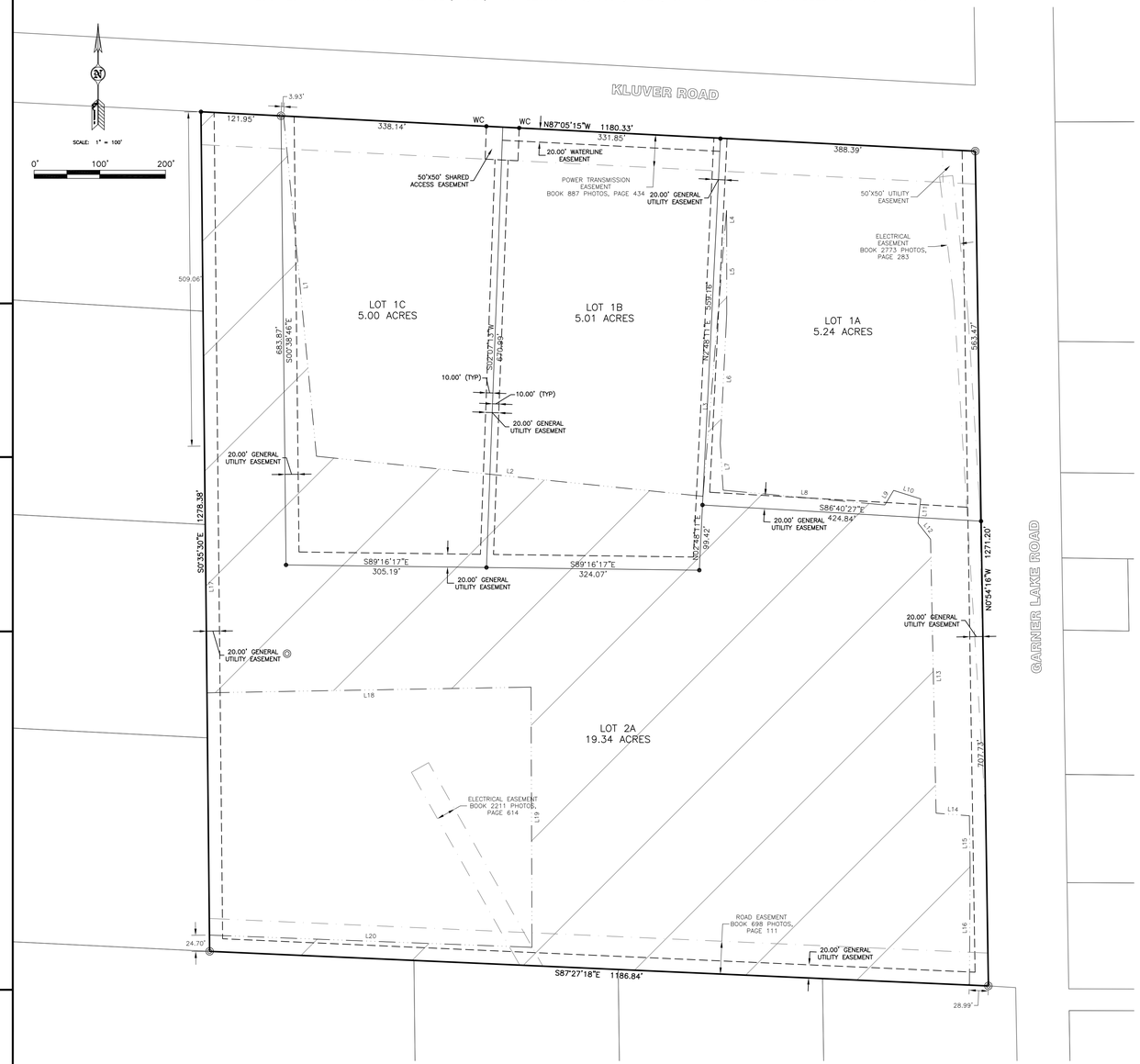
THIS PLAT IS THE RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION, AS RECORDED IN BOOK 10 OF PLATS, PAGE 396, OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

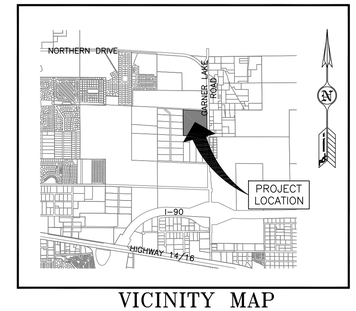
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- NO PUBLIC SEWAGE SYSTEMS.

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___.M., THIS _____DAY OF _____ 20___, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

_____
COUNTY CLERK





VICINITY MAP

Line Table		
Line #	Direction	Length
L1	N05°31'36"W	520.55'
L2	N84°04'50"W	591.53'
L3	S04°43'08"W	436.67'
L4	N00°31'26"W	27.37'
L5	N00°00'18"W	130.57'
L6	N02°52'33"E	196.58'
L7	N03°35'20"W	71.72'
L8	N84°46'12"W	247.17'
L9	S31°00'54"W	25.87'
L10	N72°42'06"W	43.22'
L11	N06°10'57"E	37.36'
L12	N38°02'07"W	30.90'
L13	N01°09'14"W	417.17'
L14	N85°29'24"W	50.88'
L15	N00°47'13"W	83.40'
L16	N00°22'28"E	174.39'
L17	S00°35'30"E	375.70'
L18	N88°59'13"E	493.45'
L19	S00°12'42"E	396.23'
L20	N87°49'51"W	491.38'

SUBDIVISION SUMMARY

TOTAL AREA: 34.59 ACRES

TOTAL LOTS: 4 LOTS

FLOOD PLAIN DESIGNATION ZONE X

SURVEYOR'S CERTIFICATE

I, SHEILA M. SLOCUM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE RESUBDIVISION OF LOTS 1 & 2 OF THE RTFO SUBDIVISION, TO BE KNOWN AS LOTS 1A, 1B, 1C & 2A OF RTFO SUBDIVISION, LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 13, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #108 ELEVATION= 4496.38

BASIS OF BEARING

WYOMING STATE PLANE GRID, NAD83, EAST ZONE (4901)
***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.
***ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND CORNER (RLS #2333)
- SET 2" ø ALUMINUM CAP (PLS #15542)
- BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE EASEMENT LIMITS
- DRAINAGE EASEMENT

Prepared for:

RTFO PROPERTIES, LLC
1401 NORTH GARNER LAKE ROAD
GILLETTE, WY 82716
307-682-7559

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

COPYRIGHT © ALL RIGHTS RESERVED BY PCA ENGINEERING, INC

Drawn by: SS	Design by: SS	Reviewed by: SS
Revision Date	Revision Description	
08/2020	LOT REVISION/DRAINAGE UPDATE	

PCA Project Number: 193862.00
Plot Date: Aug 12, 2020 - 12:14pm
C:\Users\slocums\PCA Engineering\IntraNet - Documents\MainP.dwg
Layout: Plat 1
X-Ref: ...

RESUBDIVISION OF LOTS 1 & 2 OF RTFO SUBDIVISION
TO BE KNOWN AS LOTS, 1A, 1B, 1C & 2A OF RTFO SUBDIVISION
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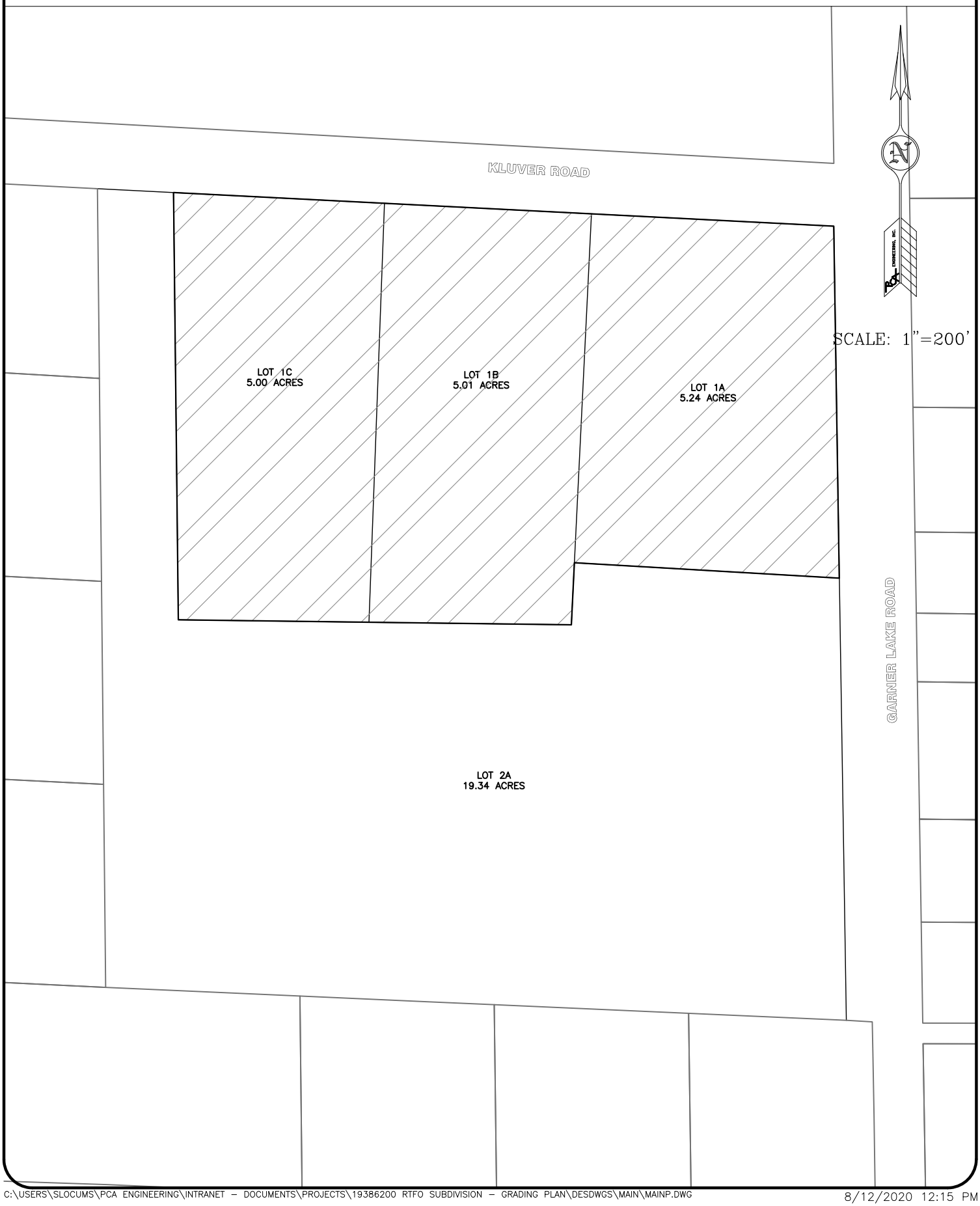
FINAL PLAT

SHEET 1 OF 1

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING

RTFO SUBDIVISION
ZONING C-3

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyo. 82716
Ph. (307) 687-0600



PCA ENGINEERING INC.
CIVIL ENGINEERING
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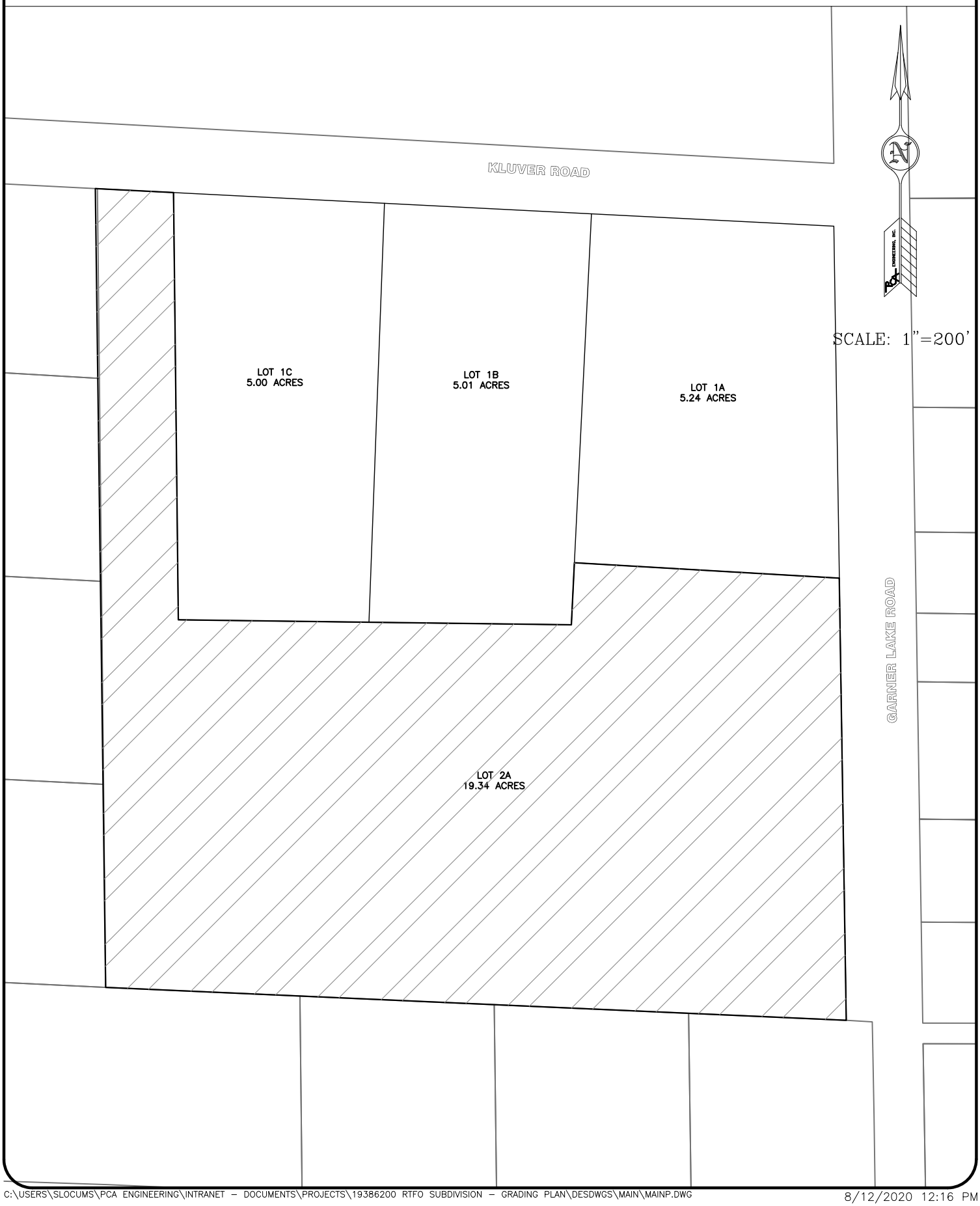

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August 12, 2020

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Parcel #11910
Parcel #11911
Parcel #12980
Parcel #13735
Parcel #22538
Parcel #23332
Claude R JR & Kathy Kissack
P.O. Box 2788
Gillette, WY 82717-2788

Parcel #10620
Parcel #23329
Parcel #31922
Paula J Fowler
P.O. Box 1653
Gillette, WY 82717-1653

Parcel #10622 Jon J Olsen & Gladys Fay Lowrey
3732 A Lane
Gillette, WY 82716-9782

Parcel #10626 Michael A & Mary E Rodgers
1505 Hilltop Drive
Gillette, WY 82716-9758

Parcel #10627 Daniel & Shirley Bell
1555 Cherry Drive
Gillette, WY 82716-9074

Parcel #10630 Paul W Davis & Brittany Stuefen
1358 Cindy Drive
Gillette, WY 82716-9761

Parcel #10779 William O Rohde
3849 Park Lane
Gillette, WY 82716-9766

Parcel #10897 John & Kathleen T Gaffney
904 E 9th Street Lot 5
Gillette, WY 82716-4445

Parcel #11426 Douglas & Cheryl Hillius
3868 Park Lane
Gillette, WY 82716-9765

Parcel #11497 Dennis L & Doreen K Dykes
P.O. Box 2327
Gillette, WY 82717-2327

Parcel #12474 Nick A Trujillo
1473 Hilltop Drive
Gillette, WY 82716-9757

Parcel #12628 Justin Williams
3935 Park Lane
Gillette, WY 82716-9766

Parcel #13415 Russell W & Carol A Roth
1401 Hilltop Drive
Gillette, WY 82716-9757

Parcel #14448 Donna M Bennett
3877 Ron Don Road
Gillette, WY 82716-9707

Parcel #14582 Alfred & Joyce Iroz
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Parcel #17502
Parcel #10042971 Jerry E & Jackie D Davis
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Gillette, WY 82716-9762

Parcel #19644 Dale Robert Harris
4001 Park Lane
Gillette, WY 82716-9773

Parcel #19729 Leroy A & Jolene R McIlravy
16026 White Walker Lane
New Underwood, SD 57761-8600

Parcel #23328 Linda K Robertson
P.O. Box 4172
Gillette, WY 82717-4172

Parcel #31921 Mark & Bonnie J Brady
3920 Park Lane
Gillette, WY 82716-9765

Parcel #36155 Virgil H & Sondra K Dabney
1494 Cindy Drive
Gillette, WY 82716-9761

Parcel #10042970 Brice Davis
1574 Cindy Drive
Gillette, WY 82716-9762

Los Caballos Subdivision

Lot 1 Cory L West
3651 Vaquero Avenue
Gillette, WY 82716-2155

Lot 2 Jerry D & Renee Boyd
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3351 Vaquero Avenue
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650 Casa Quinta Avenue
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Lot 6 Judith A & Dickie Lee Baker
750 Casa Quinta Avenue
Gillette, WY 82716-2157

Lot 7	Tyler J Dabney 850 Casa Quinta Avenue Gillette, WY 82716-2158
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Lot 11	Leonard T & Linda D Marting 1250 Casa Quinta Avenue Gillette, WY 82716-2162
Lot 12	Ramon & Maria Cabriales 8420 W 6th Avenue Lakewood, CO 80215-0000
Lot 13	Clair & Norma McIntosh Family Trust 1351 Casa Quinta Avenue Gillette, WY 82716-2171
Lot 14	James P & Tammy M Eadus 1251 Casa Quinta Avenue Gillette, WY 82716-2170
Lot 15	Greg L & Christy L Brothers 1151 Casa Quinta Avenue Gillette, WY 82716-2169
Lot 16	Gregory P & Katharine R Greenough 1051 Casa Quinta Avenue Gillette, WY 82716-2168
Lot 17	Casey D Gross 951 Casa Quinta Avenue Gillette, WY 82716-2167
Lot 18	Julie C McIntosh 851 Casa Quinta Avenue Gillette, WY 82716-2166

Lot 19	Richard D JR & Charlene R Rodgers 751 Casa Quinta Avenue Gillette, WY 82716-2165
Lot 20	Clint B & Tanice R 651 Casa Quinta Avenue Gillette, WY 82716-2164

500 South Gillette Avenue
Suite 1500
Gillette, Wyoming 82716
(307) 682-1970
(307) 687-6468 Fax

Department of Building and Zoning

ZONING NOTICE

A public hearing will be held by the Campbell County Commissioners on Tuesday, October 6, 2020, at 10:15 A.M. in the Campbell County Courthouse, Commissioners' Chambers, at 500 South Gillette Avenue, Gillette, Wyoming for the purpose of hearing a zoning request for a proposed resubdivision of Lots 1 & 2, RTFO Subdivision. The property is zoned C-3(Business Service District) and R-R (Rural Residential District).

Anyone having an interest in the property should attend the meeting.

Megan Nelms, AICP
Planner and Zoning Administrator

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