




NUMBER OF LOTS: 87
 TYP LOT SIZE: 0.26 ACRES
 ROW CL LENGTH: 7725 FT
 PUBLIC LAND DEDICATION: 2.77 ACRES

EXHIBIT 1 <small>Sheet Title</small>	SAGEBLUFF ADDITION PRELIMINARY LAYOUT	<table border="1"> <tr> <td>Prepared By:</td> <td>Checked By:</td> </tr> <tr> <td>Drawn By:</td> <td>Reviewed By:</td> </tr> <tr> <td>Design Date:</td> <td>Approval Date:</td> </tr> <tr> <td>Revision No.:</td> <td>Scale:</td> </tr> <tr> <td>Survey Date:</td> <td>Notes:</td> </tr> </table>	Prepared By:	Checked By:	Drawn By:	Reviewed By:	Design Date:	Approval Date:	Revision No.:	Scale:	Survey Date:	Notes:	Prepared by:  <small>HDR ENGINEERING INC. 621 Main St. Gillette, WY 82717-0457</small>	Prepared For: TOWN OF WRIGHT
	Prepared By:		Checked By:											
Drawn By:	Reviewed By:													
Design Date:	Approval Date:													
Revision No.:	Scale:													
Survey Date:	Notes:													
WRIGHT, WYOMING <small>Project No. X</small>														



Executive Summary - Sagebluff Addition Subdivision

The lot layout for the Sagebluff Addition subdivision provides 87 lots at 0.26 acres each (Exhibit 1). In addition to the lots, 2.77 acres is identified as a public land dedication. There are approximately 7200 lineal feet of proposed roadway.

Roadway

The typical section used to develop the estimate of probable cost includes the following: 30-foot top width, 4.5 inches hot bituminous pavement (HBP), 8 inches of aggregate base, 30-inch curb & gutter with attached 5-foot sidewalk. A 20-foot driveway was provided for each lot with 6 inches of concrete pavement. ADA ramps with detectable panels will be installed at all crossings. Along with the topsoil removal and grading for the roadway, quantities were included for basic over lot grading of the property.

Water Service

Eight-inch waterline will be used throughout the subdivision. A preliminary layout of the waterlines will tie the system to the existing 8-inch line in Sagebrush Drive and the 12-inch line in Melicia Drive. Water service connections were included for each lot and one connection for the public land. There is an existing raw waterline from well RJ-6 that is located along the east boundary of the development (approximately 10' east of the property line).

Sanitary Sewer

Eight-inch sanitary sewer line will be used throughout the subdivision. A preliminary layout of the sanitary sewer lines will tie to the existing 8-inch line in Sagebluff Drive. The Melicia Drive area can be serviced through the development of Sagebluff Addition. Sanitary sewer service connections were included for each lot and one for the public land.

Storm Drain

Storm drain has been included in the estimate of probable cost to take stormwater from the east side of the development to the west side of the development and then to the north to drain into the existing drainage along Sagebluff Drive.

Power

Streetlights would be installed within the subdivision. Powder River Energy Corporation has indicated that their cost would include the installation of electrical services for lots. Street light installation cost would be paid by the developer. A monthly service fee would then be charged for each light.

Gas

Black Hills energy indicated that they would hire a contractor to install the gas line and would stub out to each lot if known. A check for the cost of installation would need to be given to BHE prior to construction. As meters are installed a portion of that cost would be reimbursed.

Estimate of Probable Cost

Attached is a detailed estimate of probable cost for the Sagebluff Addition subdivision. This cost is for construction year 2024. The cost will need to be adjusted to match the year it will be constructed. Contractors are indicating that they are busy, construction costs have been escalating, and projects are experiencing supply chain issues.



Executive Summary - Teton Drive Apartment Layout

The layout for the Teton Drive Apartments provides 2 separate lots for apartment buildings (Exhibit 1). The first lot is 2.76 acres and consists of two 8-plex buildings and two 6-plex buildings. The lot requires 56 parking spaces. The second lot is 5.04 acres and consists of eight 8-plex buildings. The lot requires 128 parking spaces.

Roadway

The typical section used to develop the estimate of probable cost for 220 feet of roadway includes the following: 30-foot top width, 4.5 inches hot bituminous pavement (HBP), 8 inches of aggregate base, 30-inch curb & gutter.

Water Service

Eight-inch waterline will be used throughout the lots. A preliminary layout of the waterlines will tie the system to the existing 8-inch line in Chad Road. There are two existing raw waterlines from well RJ-5 that are located along the south boundary of the development (approximately 20' north of the property line).

Sanitary Sewer

Eight-inch sanitary sewer line will be used throughout the subdivision. A preliminary layout of the sanitary sewer lines will tie in to the proposed 8-inch line in Chad Road.

Estimate of Probable Cost

Attached is a detailed estimate of probable cost for the Teton Drive Apartment layout. This cost is for construction year 2024. The cost will need to be adjusted to match the year it will be constructed. Contractors are indicating that they are busy, construction costs have been escalating, and projects are experiencing supply chain issues.

