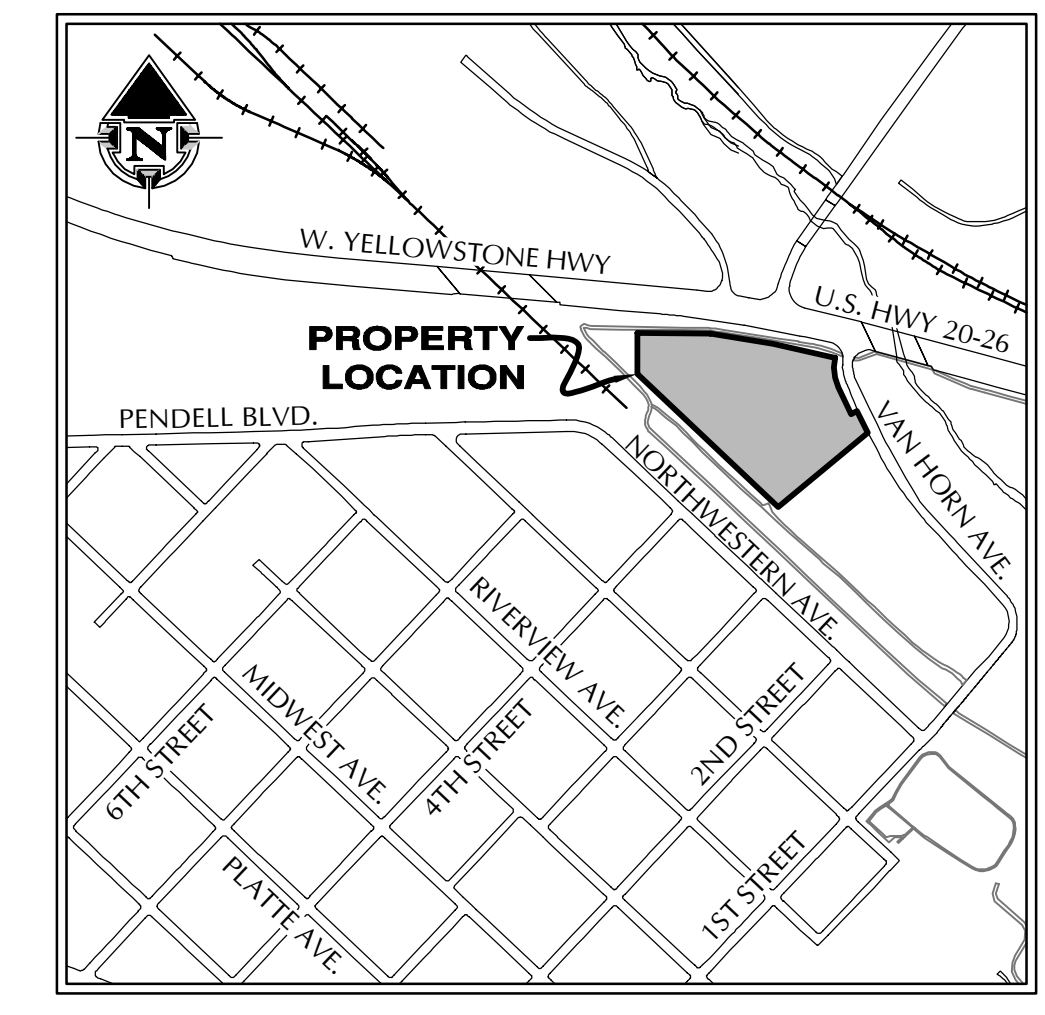


S:\LAND\2021\21-46 DWG DESIGN\21-46 DESIGN.dwg SAVED:10/14/21 PRINTED:10/14/21 BY:SHANNON



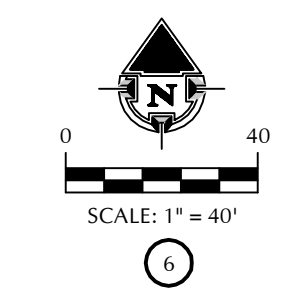
VICINITY MAP  
SCALE: 1"=600'

TOWN OF MILLS SITE PLAN CHECKLIST

- Legal description and common address(es) of the proposed site:  
A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT No. 1036147 IN THE OFFICE OF THE CLERK OF NATRONA COUNTY
- Title block stating name of project, designer, and address and telephone number of designer:  
PROJECT: NEW BUILDING AT 401 VAN HORN AVENUE  
CIVIL ENGINEERING: JKC ENGINEERING  
111 W. 2nd ST., Ste. 420  
CASPER, WY 82601
- Names of all abutting property owners if other than the petitioner: AS SHOWN
- Surrounding land uses and zoning on all abutting sides, including those lands separated from the land under consideration by a street, alley, or other roadway:  
ALL ZONING:  
NORTH - ESTABLISHED INDUSTRIAL  
EAST - ESTABLISHED BUSINESS  
SOUTH - ESTABLISHED BUSINESS  
WEST - PUBLIC LAND INSTITUTION
- Current zoning of the land under consideration and proposed zoning, if applicable:  
CURRENT ZONING: EB  
PROPOSED ZONING: EB
- North arrow, scale of the site plan at a scale of 1"=10' or a multiple thereof, and date site plan was prepared: AS SHOWN
- Land area dimensions: AS SHOWN
- Dimensions of all setbacks and heights of all proposed buildings:  
SETBACKS: FRONT YARD = NONE  
REAR YARD = NONE  
SIDE YARD = NONE  
HEIGHT: 40'
- Location and dimensions of all proposed off-street loading dock areas, including street access and traffic flow to these areas:  
NONE PROPOSED
- Location of all trash receptacles: NONE PROPOSED
- Dimensions and locations of all advertising signs and fences: NONE PROPOSED
- Any screening or screening devices used to minimize or eliminate areas which tend to be unsightly: NONE PROPOSED
- Location of existing and proposed exterior lighting, heights of poles, and size and number of fixtures: NONE PROPOSED
- Names and widths of all adjacent streets; dimensions and location of all public and private roadways, streets, or driveways, both paved and unpaved, including rights-of-way, pavement width, and proposed uses of rights-of-way: AS SHOWN
- Location and dimensions of existing and proposed curb cuts and sidewalks: AS SHOWN
- Off-street parking spaces, locations and dimensions, layout, traffic control, compact and handicapped parking spaces, including all surface markings such as directional arrows: LOCATION AS SHOWN
- Location of all wheel stops, bumper guards, and curbing warranted by topography or traffic and pedestrian circulation: AS SHOWN
- Types of ground or yard surfacing throughout, grass, paving, gravel, etc: AS SHOWN
- Existing and proposed easements: NONE PROPOSED
- Vicinity map at a scale of 1"=600' clearly indicating the location of the land in question with respect to a large recognizable area: AS SHOWN
- General notes to include a summary table on the site plan:  
a. Total land area in acres or square feet: 5.26 ACRES  
b. Total building area in square feet: 14,960 SF  
NEW BUILDING = 1,350 SF BUILDING  
EXISTING BUILDINGS = 13,610 SF  
c. Total square feet of building addition: NONE  
d. Percentage of land covered by buildings: 0.59%  
e. Building heights:  
f. Number of stories and square footage per story of leasable space:  
ONE LEVEL: 1,350 SF  
g. Total number of parking spaces:  
h. Square footage of parking areas:  
i. Percentage of land covered by parking:  
j. Square footage of all landscaped areas:  
k. Percentage of site covered by landscaping:
- Numbering of items on the site plan to correspond to items on this checklist: AS SHOWN
- Existing and proposed contours: AS SHOWN
- Elevations of the building(s) to be constructed (front, rear, side): BY OTHERS
- Surface drainage plan for sites at ten thousand (10,000) square feet or more:  
DRAINAGE SHOWN BY CONTOURS
- Pavement design report for parking areas:
- Traffic study (if required by the Town Engineer, Planning Staff, Planning and Zoning Board or Town Council):

**LEGEND**

	RECOVERED BRASS CAP
	RECOVERED REBAR
	EX. UTILITY POLE
	EX. GUY ANCHOR OR POLE
	EX. OVERHEAD POWER
	EX. FENCE LINE
	SITE BOUNDARY
	MEASURED
	EX. CONTOUR MAJOR
	EX. CONTOUR MINOR



REVISION TABLE

NUMBER	DATE	DESCRIPTION

ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT

**J.K.C.**  
ENGINEERING

111 W. 2nd St., Ste 420 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672

NEW BUILDING CONSTRUCTION  
**PRELIMINARY**  
401 VAN HORN AVENUE  
CITY OF MILLS, WYOMING

DATE: 10/14/2021  
PROJECT #: 21-46  
DRAWN BY: JRB/SAS

SHEET TITLE:  
SITE PLAN

SHEET NUMBER  
C1.1