

UNPLATTED

OWNER: ROCKY MTN PIPELINE SYS LLC

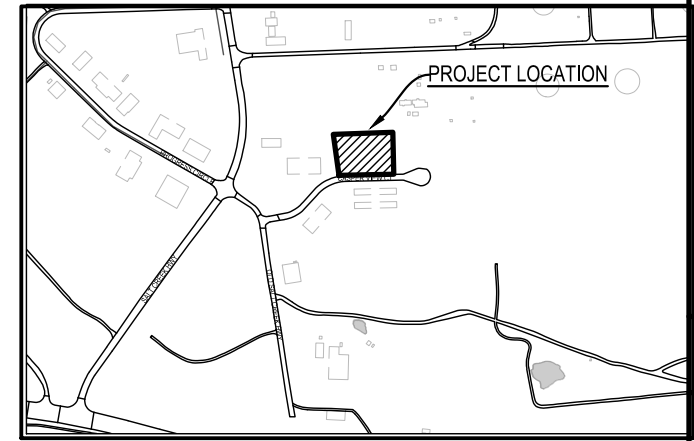
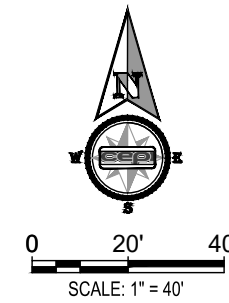
(N88°47'30"E, 310.00')

REC. 5/8" REBAR

12.93'
412.98'

(193.00')

(117.00')



CITY OF MILLS
VICINITY MAP
1" = 1000'



| | |
|------------|--|
| DATE: | |
| REVISIONS: | |

1

LEGAL DESCRIPTION AND COMMON ADDRESS

CENTER WEST INDUSTRIAL PARK
LOT 22 (PARCEL A)

TOWN OF MILLS
NATRONA COUNTY, WYOMING

126 CASPER VIEW CT
MILLS, WYOMING 82644

2

CURRENT ZONING: ESTABLISHED INDUSTRIAL
PROPOSED ZONING: ESTABLISHED INDUSTRIAL

3

BUILDING SETBACKS:

NORTH -95.3' (10' MINIMUM) EAST -224.7' (10' MINIMUM)
SOUTH -40.0' (25' MINIMUM) WEST -15.0' (10' MINIMUM)

4

GENERAL NOTES

- a. TOTAL LAND AREA: 1.48 ACRES / X S.F.
- b. TOTAL BUILDING FOOTPRINT: 4000 S.F.
- c. PERCENTAGE OF LAND COVERED BY BUILDINGS: 6.2%
- d. NUMBER OF PARKING SPACES REQUIRED: 3(X HC, 1 VAN HC)
- e. NUMBER OF PARKING SPACES PROVIDED: 3(X HC, 1 VAN HC)
- f. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS: 2560 S.F.
- g. PERCENTAGE OF SITE COVERED BY LANDSCAPING: 3.97%
- h. AREA TO BE DISTURBED: 0.4 ACRES / 17560 S.F.

LEGEND:

| | | |
|--------|---|------------------------------------|
| — W — | ⊗ | EXISTING WATERLINE W/VALVE |
| — W — | — | PROPOSED WATERLINE |
| — SS — | — | EXISTING SANITARY SEWER |
| — SS — | — | PROPOSED SANITARY SEWER |
| — ST — | — | EXISTING STORM DRAIN W/INLET |
| — ST — | — | PROPOSED STORM LINE W/INLET |
| — | — | EXISTING OVERHEAD POWER |
| — W — | — | PROPOSED DOMESTIC WATER SERVICE |
| — SS — | — | PROPOSED SANITARY SEWER CONNECTION |
| ⊗ | — | EXISTING FIRE HYDRANT W/VALVE |
| ⊙ | — | EXISTING SEWER MANHOLE |
| ⊙ | — | PROPOSED SEWER MANHOLE |
| ⊠ | — | EXISTING TELEPHONE PEDESTAL |
| ● | — | EXISTING POWER POLE |

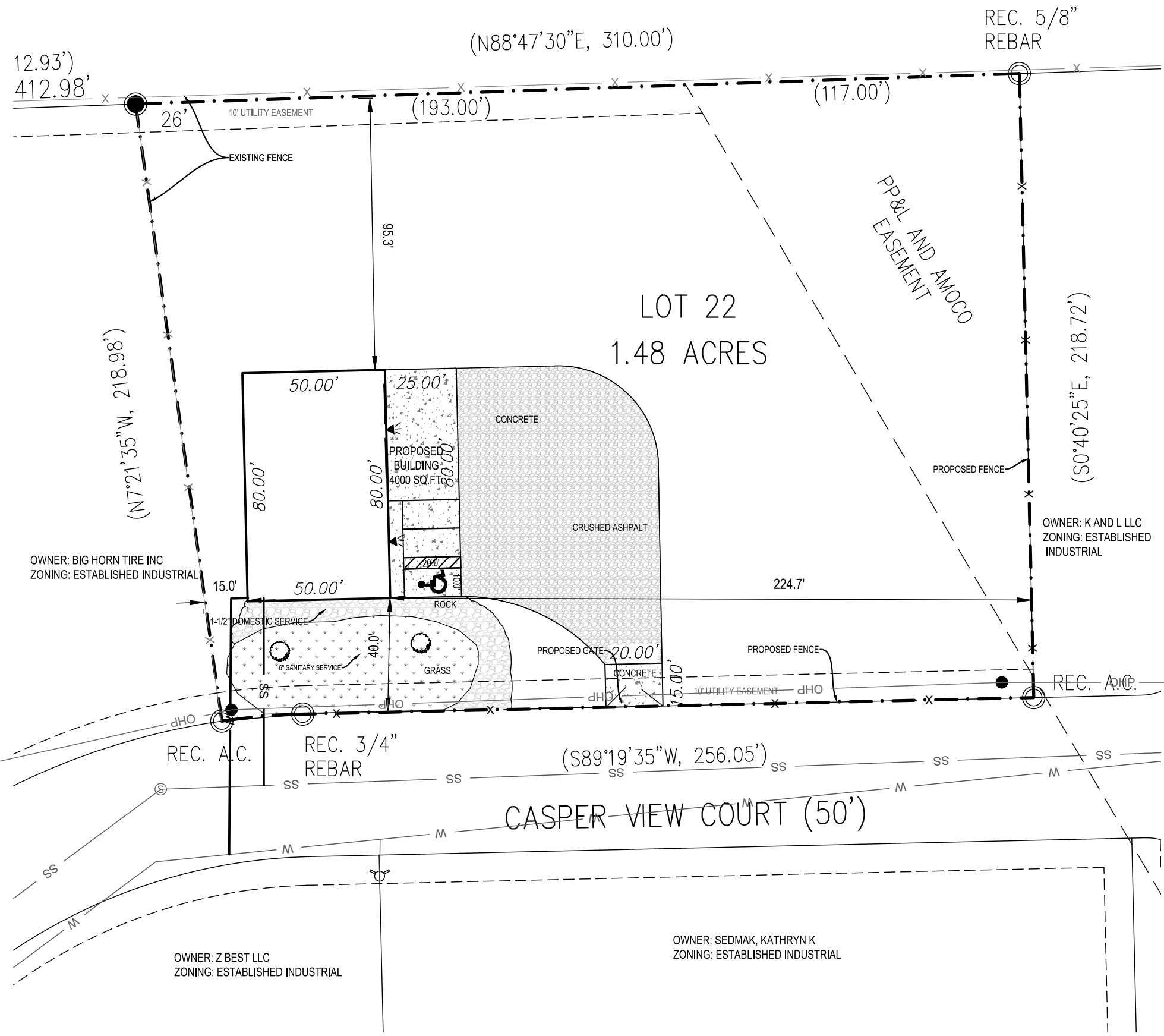
JOHLIN PROPERTIES LLC
LOT 22, CENTER WEST INDUSTRIAL PARK
MILLS, WYOMING

PROJECT #: 21-022
DATE: 4/5/21
DRAWN BY: ES

SITE PLAN

SHEET

C1.0



LOT 22
1.48 ACRES

CASPER VIEW COURT (50')

OWNER: SEDMAK, KATHRYN K
ZONING: ESTABLISHED INDUSTRIAL

OWNER: Z BEST LLC
ZONING: ESTABLISHED INDUSTRIAL

OWNER: K AND L LLC
ZONING: ESTABLISHED INDUSTRIAL

OWNER: BIG HORN TIRE INC
ZONING: ESTABLISHED INDUSTRIAL