

\\Lond-2025\Surveying\25-109-Casper Creek Report Drawings\Sheets\25-109 SITE PLAN 6-18-2025.dwg, 6/18/2025, Bill

- 1

LEGAL DESCRIPTION AND COMMON ADDRESS
- LOT 1, CASPER CREEK ADDITION NO. 3
TO THE CITY OF MILLS
NATRONA COUNTY, WYOMING

400 DWYER DRIVE
MILLS, WYOMING 82601
- 5

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
- 7

AS SHOWN ON PLAN
- 8

BUILDING HEIGHT: 45'
BUILDING SETBACKS: (5' MINIMUM SETBACK)
NORTH - 152.5'
EAST - 312.2'
SOUTH - 165.3'
WEST - 260.0'
- 9

NOT APPLICABLE TO THIS SITE
- 11

AS SHOWN ON SITE PLAN
- 12

NOT APPLICABLE TO THIS SITE
- 13

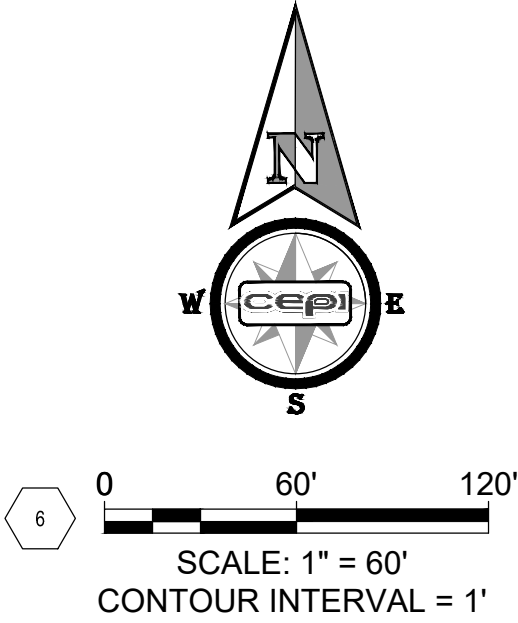
LIGHTING: WALL PACKS TO BE INSTALLED
ON BUILDING BY OTHERS

- 17

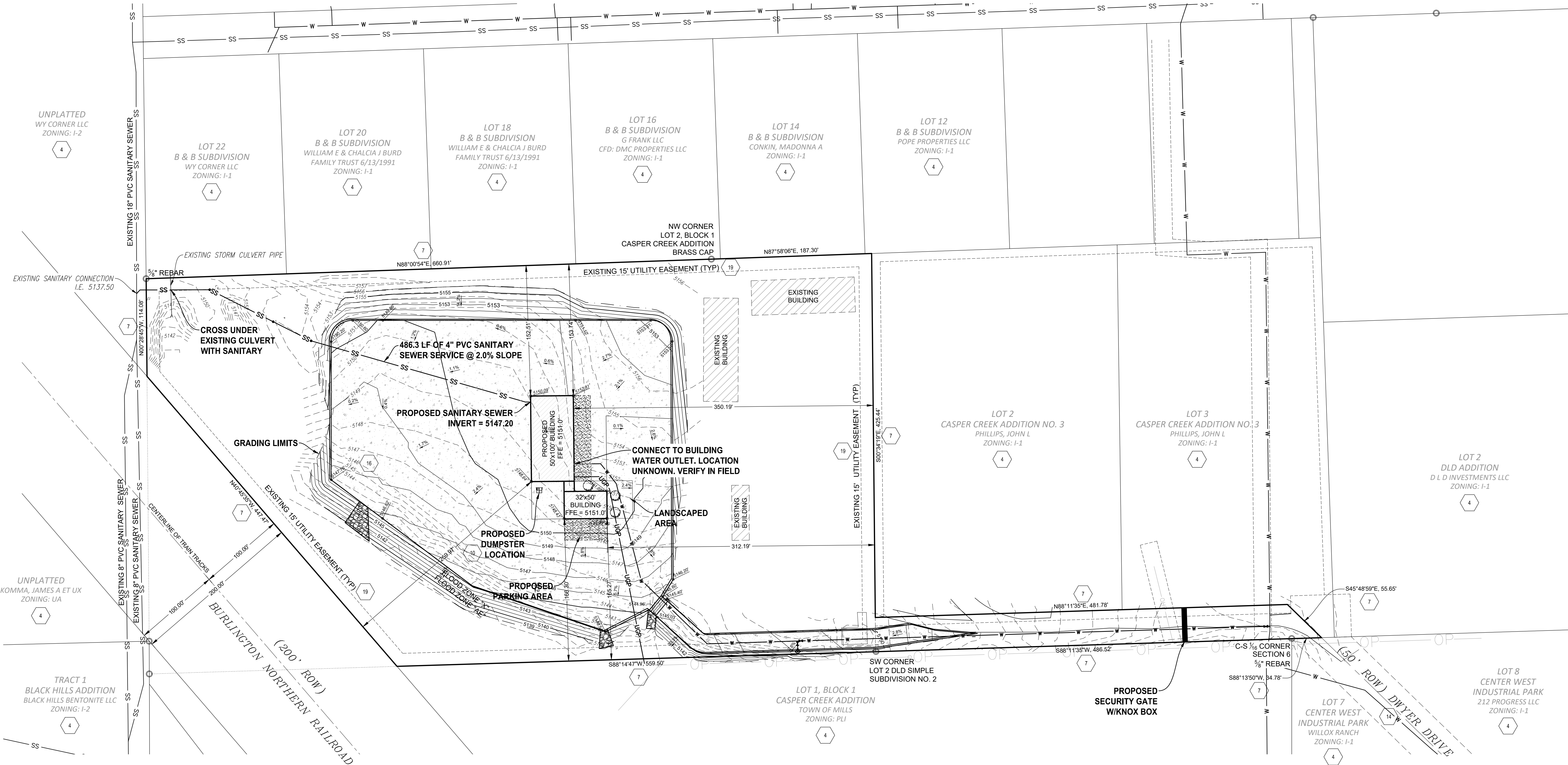
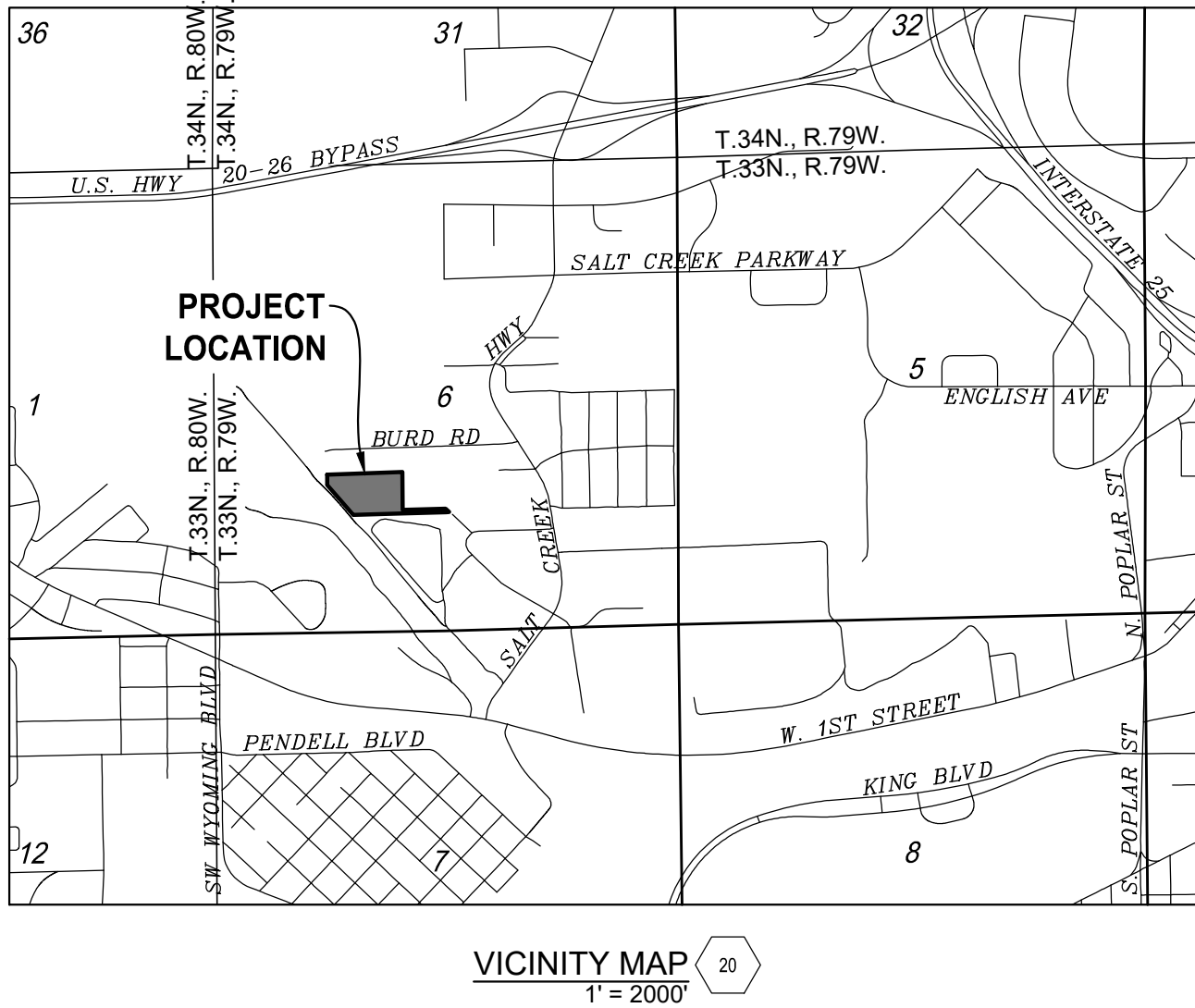
NOT APPLICABLE TO THIS SITE
- 21

GENERAL NOTES
- a. TOTAL LAND AREA IN ACRES OR SQUARE FEET;
b. TOTAL BUILDING AREA IN SQUARE FEET;
c. TOTAL SQUARE FEET OF BUILDING ADDITION
d. PERCENTAGE OF LAND COVERED BY BUILDINGS;
e. BUILDING HEIGHT(S);
f. NUMBER OF STORIES AND SQUARE FOOTAGE OF LEASABLE SPACE (FLOOR AREA);
g. TOTAL NUMBER OF PARKING SPACES;
h. SQUARE FOOTAGE OF PARKING AREA
i. PERCENTAGE OF LAND COVERED BY PARKING;
j. SQUARE FOOTAGE OF ALL LANDSCAPED AREAS;
k. PERCENTAGE OF SITE COVERED BY LANDSCAPING;
- 22 AS SHOWN ON THIS PAGE
- 24 PROVIDED BY OTHERS
- 25 NOT APPLICABLE TO THIS SITE
- 26 NOT APPLICABLE TO THIS SITE
- 27 NOT APPLICABLE TO THIS SITE

8.33 ACRES / 363,034 S.F.
6,744 S.F.
N/A
1.8%
45'
1 STORY / 6,744 S.F.
7
1500 S.F.
0.4%
14,000 S.F.
4%



- LEGEND
- FOUND PROPERTY CORNER AS NOTED
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING FENCE
- PROPERTY BOUNDARY
- PROPERTY LINES
- PROPERTY EASEMENT
- PROPOSED DOLOMITE SURFACING OR SIMILAR
- EXISTING CONTOURS
- PROPOSED CONTOURS



Civil Engineering Professionals, Inc.
6090 E. 1st Avenue, Suite 100
Phone 307.266.5346 Fax 307.266.0103
www.cepi-casper.com

DATE:

REVISIONS:

PRELIMINARY

MAHEGGE LLC

NEW BUILDING CONSTRUCTION

MILLS, WYOMING

PROJECT #:

DATE:

DRAWN BY:

25-109

6/18/25

SAG

SITE PLAN

SHEET

C1.0