



Detailed Site Information	
Total Site Area:	204,824 sq. ft.
Total Building Area:	26,000 sq. ft.
Total Parking/Paved Area:	47,301 sq. ft.
Parking Requirements:	
Lot 1 (Industrial Use): Estimated Employees = 22	
Estimated Company Vehicles = 10	
1 parking space / 2 employees	
+ 1 parking space / company vehicle	
*21 parking spaces required (minimum)	
*21 parking spaces provided	
1 ADA parking space provided	
Lot 2: To be developed at a later time	
Lot 3 (Storage units and office space): 4 storage units are planned	
1 parking space / storage unit	
*4 parking spaces required (minimum)	
*5 parking spaces provided	
1 ADA parking space provided	

PROJECT & PROPERTY INFORMATION

LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4, SOUTHWEST INDUSTRIAL PARK, ALL SITUATED IN THE NW¼ OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 67 WEST, OF THE 6TH P.M., CHEYENNE, WYOMING (CONTAINING APPROXIMATELY 4.70 ACRES)

PROPOSED USE AND ZONING: LIGHT INDUSTRIAL (LI)
CURRENT ZONING: LIGHT INDUSTRIAL (LI)

GENERAL NOTES:

- BUILDING HEIGHTS WILL BE PROVIDED WHEN DETERMINED AND DESIGNED, LIKELY WITH THE BUILDING PERMIT.
- ALL EXISTING ONSITE OBJECTS ARE TO BE REMOVED UNLESS OTHERWISE SHOWN.
- ALL SITE SURFACING NOT DESIGNATED AS CONCRETE, ASPHALT PAVEMENT, OR LANDSCAPING, WILL BE GRAVEL SURFACE OR NATIVE.
- A SITE LIGHTING PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION, AND COMPLY WITH ARTICLE 6.4 OF CHEYENNE UNIFIED DEVELOPMENT CODE
- SEE SOUTHWEST INDUSTRIAL PARK PLAT FOR EASEMENTS AND BOUNDARY DIMENSIONS.
- SEE GRADING PLAN SHEET FOR CURB ELEVATIONS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009 EDITION).

THE INFORMATION CONTAINED ON THESE DRAWINGS MAY HAVE BEEN MODIFIED FROM THE ORIGINAL DESIGN DRAWINGS TO REFLECT CHANGES MADE, OR DIFFERING CONDITIONS DISCOVERED, DURING CONSTRUCTION THAT WERE CONSIDERED SIGNIFICANT. AS THIS INFORMATION HAS COME FROM SEVERAL SOURCES, SUNRISE ENGINEERING, INC. DOES NOT ASSUME RESPONSIBILITY FOR INFORMATION INACCURATELY PROVIDED TO THE ENGINEER.

***	CONTRACT RECORD DRAWINGS	1-7-2019
REV. NO.	COMMENT	DATE
1	12928	12/19/2019

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CH YARBER
SOUTHWEST INDUSTRIAL PARK
SITE PLAN
PREPARED MAY 2018

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	SP
05526	JJG/CKH	JJG/CKH	DCJ/MAD	5 of 17	

0 30' 60'

SCALE

FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

0 30' 60'

SCALE

FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

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