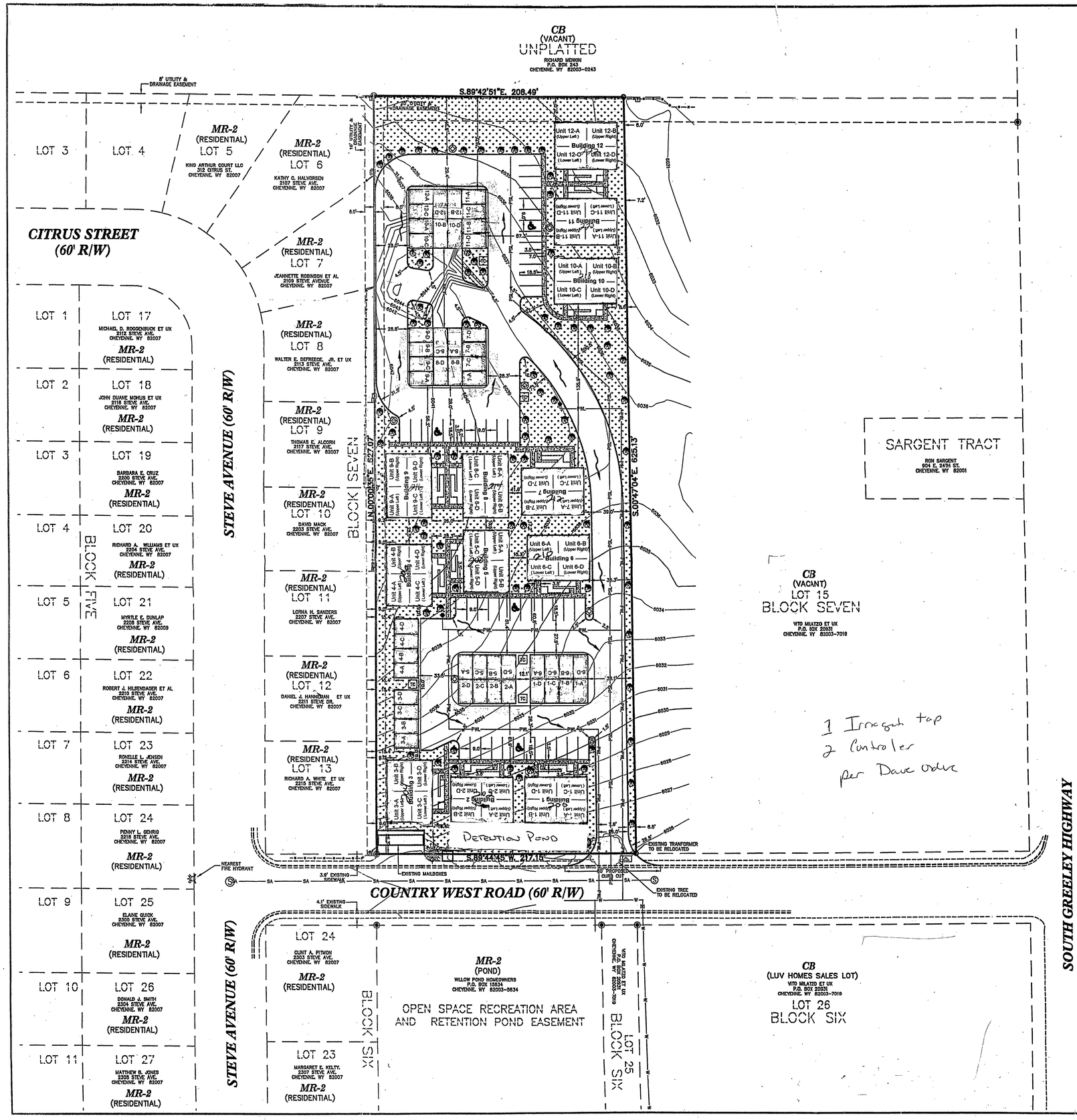

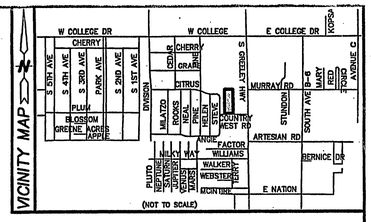

40 0 40 80 120

Scale: 1" = 40'

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 2500"
- FOUND 1½" ALUMINUM CAP STAMPED "PELS 662"
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING SINGLE POST SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING WOOD FENCE
- PROPOSED HANDICAP PARKING STALL
- PROPOSED CONCRETE SURFACE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SODDED AREA
- EXISTING CURB LINES
- PROPOSED CURB LINE
- PROPOSED TRASH CONTAINMENT
- SA — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PSL — PROPOSED SANITARY SEWER LINE
- PWL — PROPOSED WATER LINE
- PROPOSED NEW TREES CONSISTING OF A MIX OF (HAWTHORNE WASHINGTON, CARB APPLE, RED CHERRY, AND BUCKTHORN OAK)
- PROPOSED DRAINAGE ARROW
- PROPOSED FIRE HYDRANT

LAND DESCRIPTION

LOT 14,
BLOCK SEVEN,
COUNTRY WEST SUBDIVISION,
LARAMIE COUNTY, WYOMING.

COMPUTATION TABLE

TOTAL SITE AREA:	133,239 SQ. FT. (3.058 ACRES)
BUILDING AREA:	INDIVIDUAL UNIT SIZE 988 SQ.FT. 48 UNITS SHOWN IN 12 BLDGS (23,712 SQ.FT.) 48 GARAGE UNITS (11,520 SQ.FT.) TOTAL BUILDING AREA (35,232 SQ.FT.)
PARKING PROVISIONS:	1.5 PARKING SPACES REQUIRED PER UNIT (72 SPACES) 2 PARKING SPACES PER UNIT PROVIDED (96 SPACES)
LANDSCAPED REQUIREMENTS: LANDSCAPE AREA:	39,582 SQ.FT.
INTERNAL TREES:	39,582/500 = 79.16 TREES REQUIRED 80 TREES SHOWN

NOTES

1.) BUILDING UNITS HEIGHT WILL BE 2 STORY. GARAGE UNITS HEIGHTS WILL BE 1 STORY.

2.) A BUILDING CONSISTS OF 4 UNITS. EACH UNIT HAS IT'S OWN ASSIGNED GARAGE.

3.) SCREENING ON THE PROPERTY WILL CONSIST OF ONLY WHAT IS EXISTING TO THE NORTH AND TO THE WEST. NO NEW SCREENING WILL BE INSTALLED.

4.) SEE GRADING & DRAINAGE PLAN BY SUMMIT ENGINEERING FOR ADDITIONAL INFORMATION

ZONING

CURRENT ZONING.....MR-2

Professional Land Surveyor
JOHN A. STEIL
2500
Date
WYOMING

Approved
6/04

LANDSCAPE & SITE PLAN

FOR

LOT 14,
BLOCK SEVEN,
COUNTRY WEST SUBDIVISION,
LARAMIE COUNTY, WYOMING.

PREPARED DECEMBER, 2003

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003

2003DWG\33388\TOPO.DWG\SITEPLAN