

GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the foundation wall.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:

Curbing: 10'-0" (max) spacing.
 Sidewalks: 5'-0" (max) spacing.
 Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

PARKING AND STACKING SUMMARY

Standard Parking Provided: 4 Spaces (20'x9')
 ADA Parking Provided: 1 Space (20'x11')
TOTAL PARKING 5 Spaces

Bicycle Parking Provided: 4 Spaces (2 Racks)

REQUIRED PARKING = 4 Stalls + 1 ADA
 Use = Auto Repair Shop
 2 spaces / bay (2 Bays)
 Per City of Laramie Municipal Code Table 15.14.040-3 Off-Street Parking Standards

REQUIRED ADA PARKING = 1 Spaces
 Per City of Laramie Municipal Code Table 15.14.040-1 Nonresidential Accessible Parking

REQUIRED BICYCLE PARKING = 3 Spaces
 Per City of Laramie Municipal Code Section 15.14.040 - Parking and off-street loading.

PLANNING AND ZONING REQUIREMENTS

Reference: Unified Development Code of City of Laramie, Wyoming
 Zone: "B2" Business District
 Proposed: Auto Service Station (Conditional Use)

PERMITTING CONTACT INFORMATION:

PLANNING AND ZONING
 City of Laramie - Planning Department
 Contact: Joseph Shahidi
 Telephone: (307) 721-5344
 Email: jshahidi@cityoflaramie.org

BUILDING
 City of Laramie - Building Department
 Contact: John Hutcheson
 Telephone: (307) 721-5271
 Email: jhutcheson@cityoflaramie.org

ROADS, ACCESS, & RIGHT-OF-WAY
 Wyoming Department of Transportation D1
 Contact: Taylor McCort
 Telephone: (307) 745-2117 / (307) 369-6955
 Email: talor.mccort1@wyo.gov

FIRE PREVENTION
 City of Laramie - Fire Department
 Contact: Dennis Johnson Jr.
 Telephone: (307) 721-5330
 Email: djohnsonjr@cityoflaramie.org

UTILITY CONTACT INFORMATION:

WATER / SANITARY SEWER / STORM WATER
 City of Laramie - Engineering Department
 Contact: William Winkler
 Telephone: (307) 721-5273
 Email: wwinkler@cityoflaramie.org

ELECTRIC
 Rocky Mountain Power
 Contact: Customer Service
 Telephone: (800) 469-3981

GAS
 Black Hill Energy
 Contact: Customer Service
 Telephone: (888) 890-5554

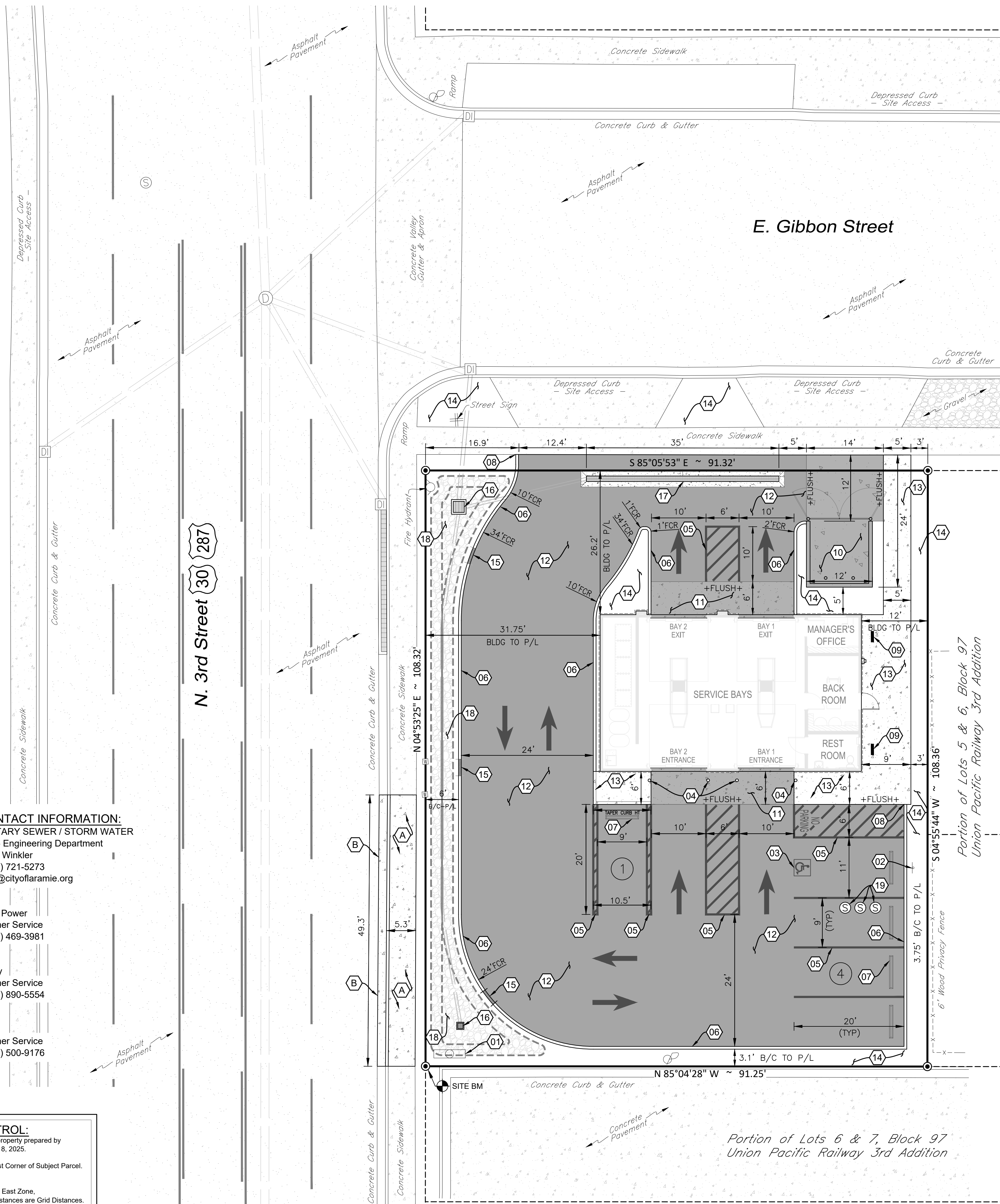
TELECOM
 Century Link
 Contact: Customer Service
 Telephone: (303) 500-9176

VERTICAL & HORIZONTAL CONTROL:

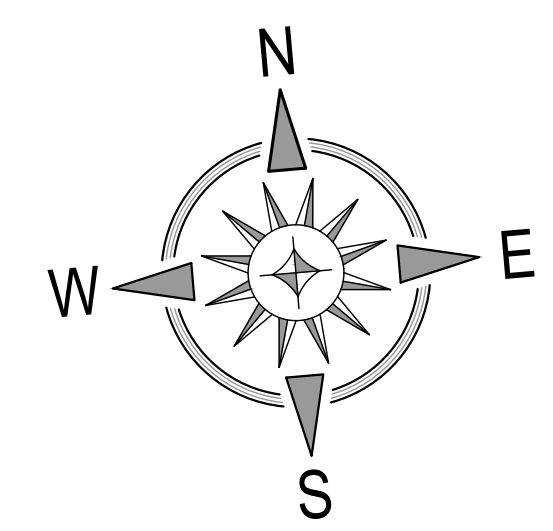
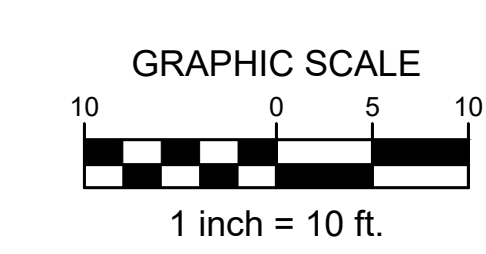
REFERENCE: ALTA / NSPS Land Survey of the subject property prepared by Steil Surveying Services, LLC., dated, August 8, 2025.

⊕ SITE BM: Description: 1-1/2" Aluminum Cap @ Southwest Corner of Subject Parcel. Elevation: 7150.27

BASIS OF BEARINGS: Wyoming State Plan Coordinates, East Zone, NAD83-2011, US Survey Feet, Distances are Grid Distances.



TAKE CAUTION DURING EXCAVATION:
 THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY 911 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



SITE KEYNOTES

- 01 NEW SINGLE TENANT SIGN
 - COORDINATE SIZE, LOCATION, AND PERMITTING WITH TAKE 5 OIL CHANGE PROJECT MANAGER.
 - CODE REQUIREMENTS:
 - MONUMENT SIGN - MAX SIZE = 120 SQ-FT, MAX HEIGHT = 36 FT
 - MONUMENT SIGN MAY BE PREFERABLE DUE TO OVERHEAD UTILITIES.
- 02 ADA PARKING SIGNAGE
 - PER DETAIL / SHEET C-5.0
- 03 ADA PARKING SYMBOL
 - PER DETAIL / SHEET C-5.0
- 04 PIPE BOLLARD - BUILDING PROTECTION AT ENTRANCE DOORS
 - SEE ARCHITECTURAL PLANS FOR LAYOUT & DETAILS.
- 05 PARKING STRIPE / HATCH
 - 4" WIDE PAINTED STRIPES / 24" FOR STOP BAR.
 - HATCHINGS TO BE AT 45 DEGREE AND 2'0" O.C.
 - STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE.
- 06 CONCRETE BARRIER CURB
 - PER DETAIL / SHEET C-5.0
 - MONOLITHIC WHEN ABUTTING CONCRETE PAVEMENT.
- 07 CONCRETE WHEEL STOP
 - PER DETAIL / SHEET C-5.0
- 08 CURB END TAPER
 - PER DETAILS / SHEET C-5.0
- 09 BICYCLE RACK
 - PER DETAILS / SHEET C-5.0
- 10 CONCRETE DUMPSTER PAD & APRON
 - PAD TO BE CONSTRUCTED OF MIN. 8 IN. THICK 4000 PSI CONCRETE REINFORCED WITH MIN. #4 REBARS @ 12 IN. O.C. IN EACH DIRECTION LOCATED IN THE UPPER THIRD OF SLAB.
 - PROVIDE ONE (1) DUMPSTER.
 - SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT.
- 11 CONCRETE PAVEMENT - TRAFFIC
 - PER PAVEMENT SECTION / SHEET C-5.0
- 12 ASPHALT PAVEMENT - TRAFFIC
 - PER PAVEMENT SECTION / SHEET C-5.0
- 13 CONCRETE SIDEWALK
 - PER DETAILS / SHEET C-5.0
- 14 LANDSCAPE AREA
 - SEE SHEET L-1.0 FOR INSTALLATION DETAILS.
- 15 CURB CUT FOR CROSS DRAINAGE (3' WIDE)
 - PER DETAIL / SHEET C-3.0
- 16 SURFACE INLET FOR STORM DRAINAGE
 - SEE UTILITY PLAN / SHEET C-4.0 FOR INSTALLATION DETAILS.
 - SEE SHEET C-7.0 FOR OUTLET CONTROL STRUCTURE DETAILS.
- 17 TRENCH DRAIN
 - PER DETAIL / SHEET C-5.0
- 18 ROCK LINER FOR SLOPE STABILIZATION
 - SEE SHEET C-7.0 FOR TYPICAL BASIN SECTION.
- 19 MANHOLE LIDS - SAND-OIL SEPARATOR
 - SEE SHEET C-4.0 UTILITY PLAN AND PLUMBING PLANS FOR INSTALLATION DETAILS.

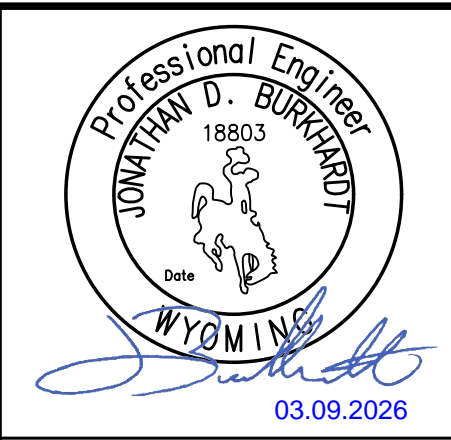
WORK IN WYDOT RIGHT-OF-WAY KEYNOTES

- A CONCRETE SIDEWALK
 - PER CITY / WY-DOT DETAILS.
 - MATCH EXISTING SIDEWALK WIDTH.
- B WY-DOT CURB & GUTTER
 - INSTALL PER WY-DOT STANDARD DRAWINGS.

FIRE LANE MARKINGS:
 - 6" RED BASE STRIPES WITH 4" WHITE LETTERS STATING "NO PARKING - FIRE LANE" EVERY 15' BEHIND PARKING LINES AND ENTIRE CURB WHERE APPLICABLE ALONG FIRE LANE PER CITY STANDARDS.
 - ADDITIONAL SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" MAY BE REQUIRED TO FURTHER IDENTIFY SUCH ROADS AND PROHIBIT OBSTRUCTION; CONTRACTOR TO COORDINATE WITH FIRE DEPARTMENT.

SITE AND PAVEMENT LEGEND

(B/C)	BACK-OFF-CURB	(Hatched)	HEAVY DUTY ASPHALT
(TYP)	TYPICAL PARKING STALL WIDTH	(Solid Grey)	HEAVY DUTY CONCRETE
FCR	FACE-OFF-CURB RADIUS	(Circle with X)	CONCRETE WHEEL STOP
(Symbol)	CONCRETE WHEEL STOP	(Square with Wheelchair)	ADA PARKING SYMBOL
(Symbol)	ADA PARKING SYMBOL	(Circle with X)	PROPOSED LIGHT POLE
(Arrow)	PROPOSED LIGHT POLE	(Arrow)	DIRECTIONAL PARKING LOT ARROW
(Symbol)	DIRECTIONAL PARKING LOT ARROW	(Hatched)	CONCRETE SIDEWALK
(Hatched)	CONCRETE SIDEWALK	(Hatched)	HEAVY DUTY ASPHALT
(Solid Grey)	HEAVY DUTY CONCRETE		



Date	Description
03.09.2026	Rev 1 - Revised per City Comments.

SITE DEVELOPMENT PLANS FOR
TAKE 5 OIL CHANGE
 306 EAST GIBBON STREET
 CITY OF LARAMIE, ALBANY COUNTY, WYOMING



Design: MCM	Proj: 25.102
Draw: MCM	Dwg: 25.102.dwg
Check: JDB	Tab: C-2.0
Scale: 1" = 10'	
Date: 01.30.2026	
Sheet: SITE PLAN	
Sheet No.: C-2.0	