

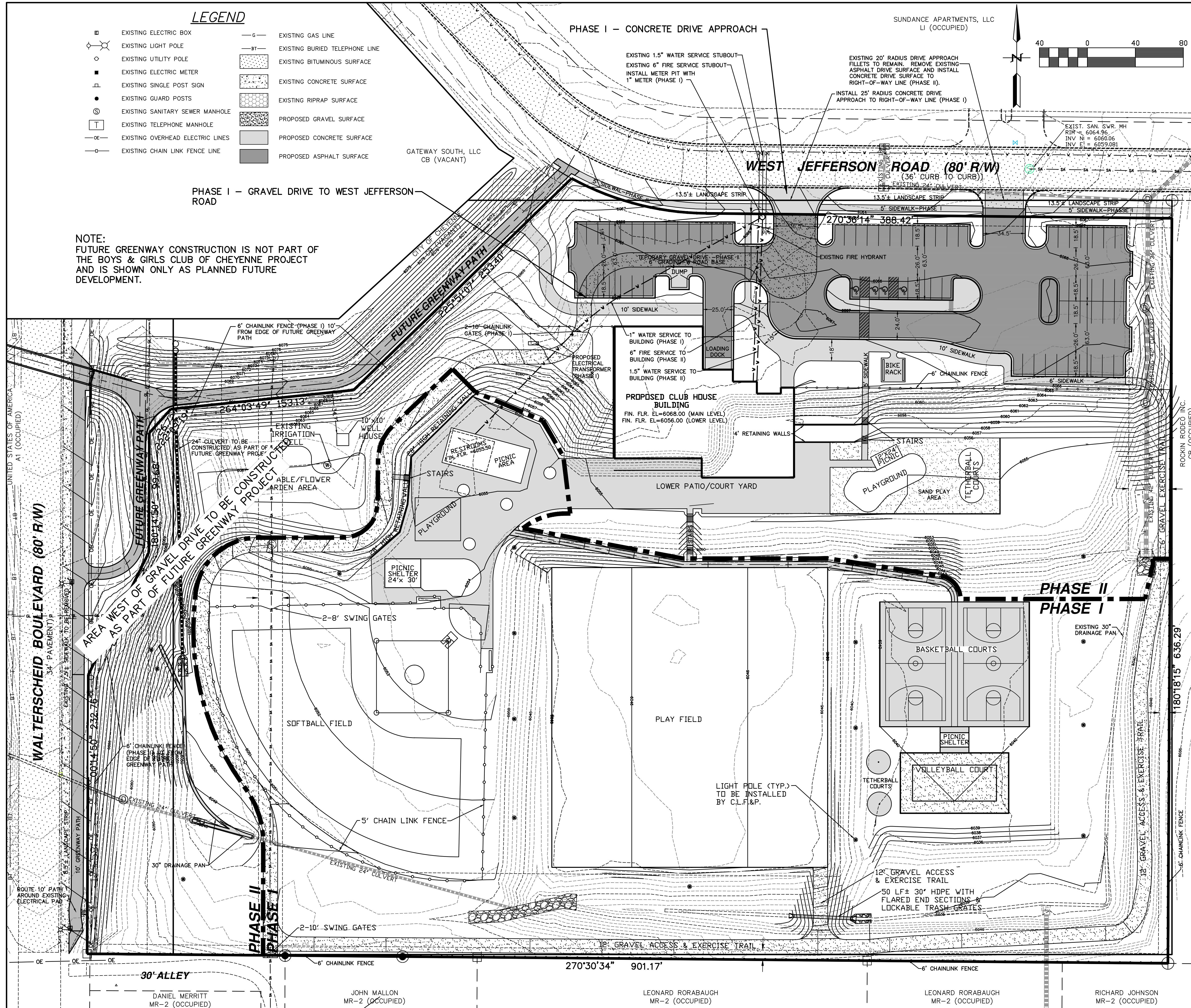
**LEGEND**

- EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRIC METER
- ⊥ EXISTING SINGLE POST SIGN
- EXISTING GUARD POSTS
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING TELEPHONE MANHOLE
- OE— EXISTING OVERHEAD ELECTRIC LINES
- EXISTING CHAIN LINK FENCE LINE
- G— EXISTING GAS LINE
- BT— EXISTING BURIED TELEPHONE LINE
- ▨ EXISTING BITUMINOUS SURFACE
- ▩ EXISTING CONCRETE SURFACE
- ▧ EXISTING RIPRAP SURFACE
- ▩ PROPOSED GRAVEL SURFACE
- ▨ PROPOSED CONCRETE SURFACE
- ▧ PROPOSED ASPHALT SURFACE

**PHASE I – GRAVEL DRIVE TO WEST JEFFERSON ROAD**

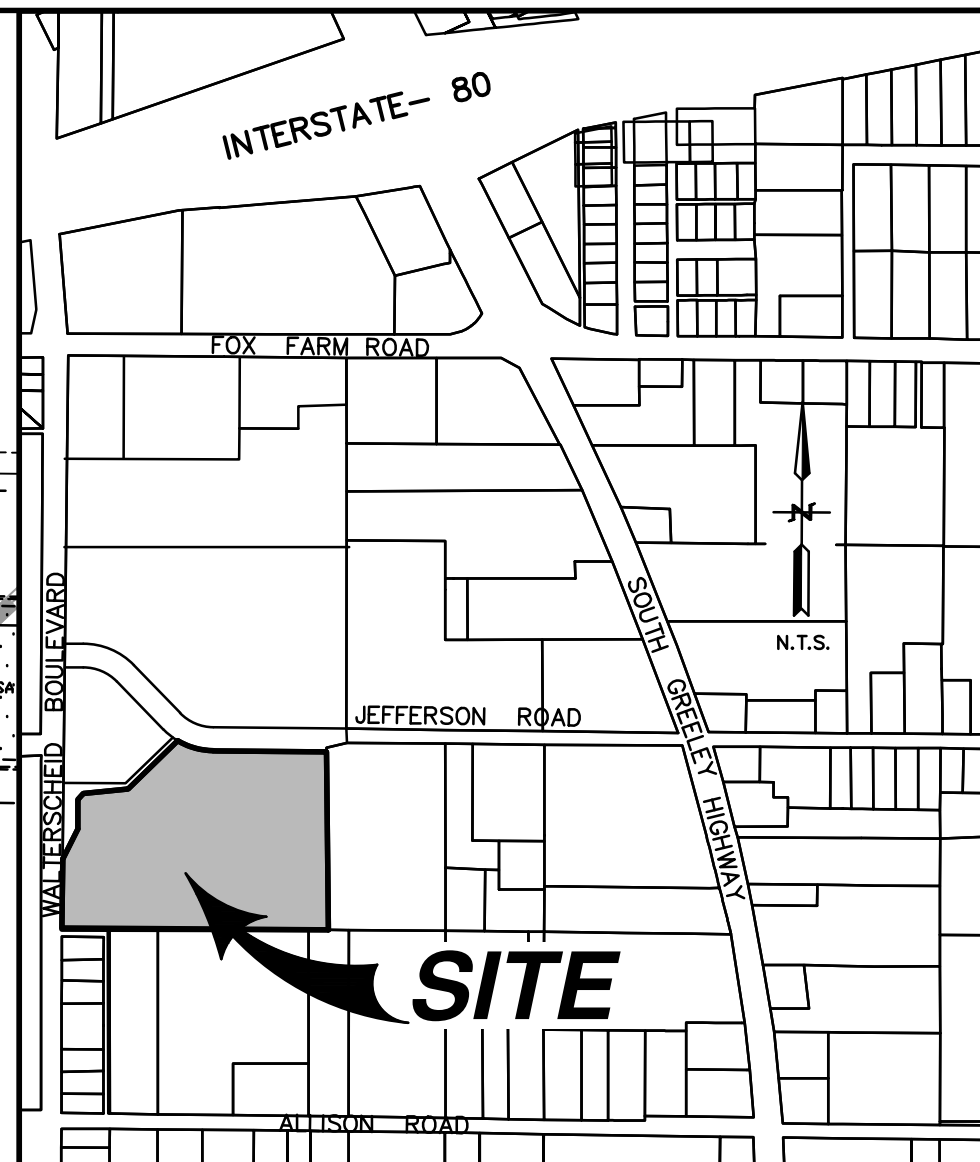
NOTE: FUTURE GREENWAY CONSTRUCTION IS NOT PART OF THE BOYS & GIRLS CLUB OF CHEYENNE PROJECT AND IS SHOWN ONLY AS PLANNED FUTURE DEVELOPMENT.

**PHASE I – CONCRETE DRIVE APPROACH**



SUNDANCE APARTMENTS, LLC  
LI (OCCUPIED)

GATEWAY SOUTH, LLC  
CB (VACANT)



**VICINITY MAP**

**SITE CALCULATIONS**

SITE AREA = 506,328 s.f. = 11.624 ACRES

**PHASE I**  
 AREA = 338,175 s.f. = 7.763 ACRES  
 BUILDINGS & WALKS:  
 RESTROOM/PICNIC = 2,040 s.f.  
 PICNIC SHELTER (24'x30') = 720 s.f.  
 PICNIC SHELTER (12'x24') = 288 s.f.  
 IRRIGATION WELL HOUSE = 100 s.f.  
 SIDEWALKS = 2,017 s.f.  
 TOTAL = 5,165 s.f. = 0.119 ACRES  
 RECREATIONAL FACILITIES:  
 BASKETBALL COURTS = 13,000 s.f.  
 VOLLEYBALL COURT = 4,500 s.f.  
 SOFTBALL FIELD = 43,625 s.f.  
 VEGETABLE/FLOWER GARDEN = 4,280 s.f.  
 PLAY GROUND AREA = 1,368 s.f.  
 CONCRETE COURT YARD = 11,940 s.f.  
 GRAVEL ACCESS & EXERCISE TRAIL = 21,150 s.f. \*\*  
 TOTAL = 99,863 s.f. = 2.292 ACRES  
 LANDSCAPE AREAS:  
 IRRIGATED GRASS AREA = 87,950 s.f.  
 NON IRRIGATED OR DRIP IRRIGATION AREA = 145,197 s.f.  
 TOTAL = 233,147 s.f. = 5.352 ACRES

\*\* DOES NOT INCLUDE 4,815 s.f. OF TEMPORARY GRAVEL ACCESS DRIVE CONSTRUCTED IN PHASE II

**PHASE II**

AREA = 168,153 s.f. = 3.861 ACRES  
 BUILDINGS & WALKS:  
 BUILDING:  
 MAIN LEVEL = 6,140 s.f.  
 GYM = 8,140 s.f.  
 LOWER LEVEL = 4,620 s.f.  
 TOTAL = 18,900 s.f.  
 PICNIC SHELTER (12'x24') = 288 s.f.  
 SIDEWALKS = 2,237 s.f.  
 TOTAL = 21,425 s.f. = 0.492 ACRES  
 RECREATIONAL FACILITIES:  
 PLAY GROUND AREA = 1,740 s.f.  
 SAND PLAY AREA = 5,865 s.f.  
 TETHERBALL COURTS = 630 s.f.  
 CONCRETE COURT YARD = 8,990 s.f.  
 6' EXERCISE TRAIL = 1,020 s.f.  
 TOTAL = 18,245 s.f. = 0.419 ACRES  
 LANDSCAPE AREAS:  
 IRRIGATED GRASS AREA = 20,065 s.f.  
 NON IRRIGATED OR DRIP IRRIGATION AREA = 108,418 s.f.  
 TOTAL = 128,483 s.f. = 2.950 ACRES

**PARKING**

66 PARKING SPACES PROVIDED  
 4 A.D.A. PARKING SPACES PROVIDED  
 72 TOTAL PARKING SPACES PROVIDED  
 BUILDING AREA = 18,900 s.f.  
 18,900 s.f./72 = 1 SPACES/262 s.f.

**ZONING**

SITE - CB  
 NORTH - HR-21  
 SOUTH - MR-2  
 EAST - CB  
 WEST - A1



**SITE PLAN for Boys & Girls Club of Cheyenne**

LOT 2, BLOCK TWO  
 GATEWAY SOUTH, 2nd FILING  
 CITY OF CHEYENNE,  
 LARAMIE COUNTY, WYOMING.

DESIGNED: LRG	DRAWN: VJG	CHECKED: LRG	PROJECT MANAGER: LRG	DATE: FEBRUARY 2011
<b>Boys &amp; Girls Club of Cheyenne</b>				
<b>SITE PLAN</b>				
DRAWING				
<b>2 OF 11</b>				

**SUMMIT ENGINEERING, LLC**  
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 307-778-7996 (FAX)