



Residential Parcels

Parcel	PUD Land Use	Area	Proposed Units	Lot / Building Product	Gross Density
G	VLDR	±69.6 Ac.	89 DU	100' x 150'	1.27 DU/Ac.
H	VLDR	±28.4 Ac.	33 DU	100' x 150'	1.14 DU/Ac.
I	VLDR	±63.5 Ac.	35 DU	1 Ac. Min.	0.56 DU/Ac.
K	LDR	±41.8 Ac.	91 DU	70' x 120'	2.18 DU/Ac.
L	HDR	±15.7 Ac.	102 DU	30' x 90' Duplex	6.46 DU/Ac.
M	MDR	±36.0 Ac.	152 DU	50' x 110'	3.79 DU/Ac.
N	MDR	±31.8 Ac.	124 DU	50' x 110'	3.89 DU/Ac.
O	LDR	±38.5 Ac.	72 DU	80' x 120'	1.87 DU/Ac.
P	LDR	±45.8 Ac.	79 DU	80' x 120' / 130'	1.72 DU/Ac.
Q	LDR	±61.7 Ac.	154 DU	70' x 120'	2.49 DU/Ac.
R	VLDR	±145.5 Ac.	177 DU	100' x 150'	1.21 DU/Ac.
S	LDR	±31.6 Ac.	54 DU	80' x 120'	1.71 DU/Ac.
W	LDR	±47.7 Ac.	111 DU	70' x 110' / 120'	2.33 DU/Ac.
X	MDR	±99.9 Ac.	304 DU	60' x 110' / 120'	3.06 DU/Ac.
Y	HDR	±43.1 Ac.	123 DU	40' x 90' Duplex	11.18 DU/Ac.
Z	MDR	±60.5 Ac.	58 DU	24-Plexes (15)	3.29 DU/Ac.
			42 DU	60' x 110' / 120'	
			29 DU	70' x 110' / 120'	
			13 DU	80' x 120' / 130'	
			115 DU	40' x 90' Duplex	
AA	MDR	±22.5 Ac.	15 DU	50' x 110' / 120'	3.23 DU/Ac.
			12 DU	60' x 110' / 120'	
			11 DU	70' x 110' / 120'	
			12 DU	80' x 120' / 130'	
			50 DU	40' x 90' Duplex	
BB	HDR	±37.0 Ac.	20 DU	50' x 110' / 120'	9.97 DU/Ac.
			19 DU	60' x 110' / 120'	
			20 DU	70' x 110' / 120'	
			10 DU	80' x 110' / 120'	
			30 DU	40' x 90' Duplex	
CC	HDR	±10.7 Ac.	168 DU	24-Plexes (7)	15.85 DU/Ac.
			192 DU	24-Plexes (8)	

Residential Summary

Single-Family Detached Lots

50' Lot Width x 100' & 110' Depth	355 DU
60' Lot Width x 100', 110' & 120' Depth	377 DU
70' Lot Width x 110' & 120' Depth	416 DU
80' Lot Width x 120' Depth	239 DU
100' Lot Width x 150' Depth	299 DU
1-Acre Minimum Area	35 DU
Subtotal:	1,721 DU

Single-Family Attached Lots

35' Width x 90' & 100' Depth Duplex Lots	401 DU
Subtotal:	401 DU

Multifamily Residential

Student Housing (3-Story 24-Plexes)	720 DU
Project Total:	2,842 DU

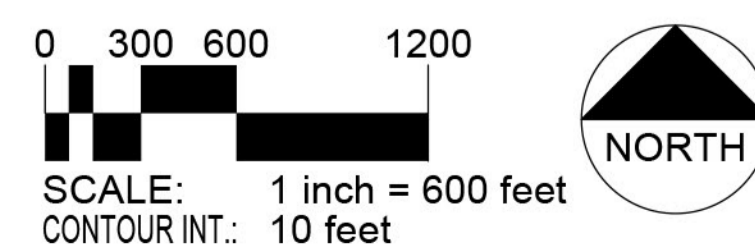
Total Residential Area: ±931.3 Ac.
Gross Residential Density: ±3.05 DU/Ac.

Non-Residential Parcels

Parcel	PUD Land Use	Area	Gross Floor Area	Floor - Area Ratio
A	Retail / Comm.	±20.9 Ac.	±175,000 SF	±0.19 FAR
B	Village Center	±15.6 Ac.	±105,000 SF	±0.15 FAR
C	Retail / Comm. (Office / Retail)	±16.0 Ac.	±101,000 SF	±0.14 FAR
D	Hospitality / Events	±35.5 Ac.	±245,000 SF	±0.16 FAR
E	Hospitality / Events	±12.2 Ac.	±45,800 SF	±0.08 FAR
F	Medical / Office	±11.2 Ac.	±76,600 SF	±0.16 FAR
J	Golf Clubhouse	±39.0 Ac.	±30,800 SF	±0.02 FAR
V	Office / Research	±30.5 Ac.	±470,000 SF*	±0.35 FAR
U	Office / Research	±20.3 Ac.	±310,000 SF*	±0.35 FAR
T	Office / Research	±30.9 Ac.	±465,000 SF*	±0.35 FAR
Project Totals		±232.1 Ac.	±2,024,200 SF	±1.95 FAR

*Calculated based on a typical average.

- ### Notes
- Boundary information provided by Steil Surveying.
 - Topographic information provided by Client.
 - Parcel and tract areas were calculated to arterial and collector street right of way lines, except for school tracts and parcels adjacent to schools, which exclude any local street right of way adjacent to the school.
 - The proposed alignment of College Drive follows the section line along the north property line.
 - The proposed Avenue C alignment follows the section line along the east property line.
 - The golf routing is based on the Finger-Dye-Spann original layout, modified to reflect the new College Drive alignment and other adjustments to the Laramie County PUD.
 - Tracts I, BB, and CC are shown as PUD land use bubbles, pending further direction from Client.
 - Architecture and landscape design shown are conceptual in nature and subject to change.



Parks, Schools, and Open Space Tracts

Tract	Area	Uses	Proposed Ownership & Maintenance
1	±15.9 Ac.	Trails & Open Space	HOA
2	±79.2 Ac.	Community Park	City of Cheyenne
3	±44.1 Ac.	Public Middle/High School	School District
4	±10.0 Ac.	Public Elementary School	School District
5	±95.2 Ac.	Trails & Open Space	City of Cheyenne
6	±148.5 Ac.	Golf, Trails & Open Space	HOA
7	±13.4 Ac.	Public Elementary School	School District
8	±35.5 Ac.	Golf, Trails & Open Space	HOA
9	±599.0 Ac.	Golf, Trails & Open Space	HOA

Community Park Dedication: ±79.2 Ac.
Public Schools: ±71.1 Ac.
Golf, Trails, and Open Space: ±886.4 Ac.
Total: ±1,036.7 Ac.

Proposed Golf Course

Hole	Par	Back Tee Distance (Yards)
1	4	450
2	4	465
3	3	160
4	4	410
5	5	585
6	3	220
7	4	480
8	5	600
9	4	475
OUT	36	3,845
10	4	465
11	4	425
12	4	450
13	3	230
14	5	590
15	4	465
16	3	250
17	4	450
18	5	630
IN	36	3,955
TOTAL	72	7,800*

(*Equates to roughly 7,000 yards at sea level)

Trails Legend

Trail Name	Length
Cheyenne Greenway Trail 10'-12' width / concrete	±65,000 LF
Sweetgrass Regional Trail 8'-10' width / concrete	±22,000 LF
Sweetgrass Low Impact Trail 5'-8' width / concrete	±37,000 LF

Land Use Summary

Gross Property Area	±2,364.3 Ac.
Developed Residential Parcels	±931.3 Ac.
Developed Non-Residential Parcels	±232.1 Ac.
Parks, School, Golf & Open Space Tracts	±1,036.7 Ac.
Dedicated Right of Way (by subtraction; see Note 3)	±164.2 Ac.

Sketch Master Plan



Prepared for:
Sweetgrass Land Co., LLC
c/o Mr. Doran E. Lumis
1825 Campstool Road
Cheyenne, WY 82007



Sweetgrass Planned Unit Development

Final P.U.D.
City of Cheyenne, Wyoming



JOB NO:	
ACAD FILE:	
DRAWN:	JG
CHECKED:	LM
ISSUE DATE:	3/23/2018

REVISIONS	DATE

SHEET TITLE:
Planned Unit Development
Sketch Master Plan