

Residential Parcels

Parcel	PUD Land Use	Area	Density Range	Minimum Units	Maximum Units
G	VLDR	±69.6 Ac.	0.1 - 2 DU/Ac	7 DU	139 DU
H	VLDR	±28.4 Ac.	0.1 - 2 DU/Ac	3 DU	57 DU
I	VLDR	±63.5 Ac.	0.1 - 2 DU/Ac	6 DU	127 DU
K	LDR	±41.8 Ac.	2 - 4 DU/Ac	84 DU	167 DU
L	HDR	±15.7 Ac.	10 - 24 DU/Ac	157 DU	377 DU
M	MDR	±38.6 Ac.	4 - 10 DU/Ac	154 DU	386 DU
N	MDR	±31.8 Ac.	4 - 10 DU/Ac	127 DU	318 DU
O	LDR	±38.5 Ac.	2 - 4 DU/Ac	77 DU	154 DU
P	LDR	±45.8 Ac.	2 - 4 DU/Ac	92 DU	183 DU
Q	LDR	±61.7 Ac.	2 - 4 DU/Ac	123 DU	247 DU
R	VLDR	±145.5 Ac.	0.1 - 2 DU/Ac	15 DU	291 DU
S	LDR	±31.6 Ac.	2 - 4 DU/Ac	63 DU	126 DU
W	LDR	±47.7 Ac.	2 - 4 DU/Ac	95 DU	191 DU
X	MDR	±99.9 Ac.	4 - 10 DU/Ac	400 DU	999 DU
Y	HDR	±43.1 Ac.	10 - 24 DU/Ac	431 DU	1034 DU
Z	MDR	±60.5 Ac.	4 - 10 DU/Ac	242 DU	605 DU
AA	MDR	±22.5 Ac.	4 - 10 DU/Ac	90 DU	225 DU
BB	HDR	±37.0 Ac.	10 - 24 DU/Ac	370 DU	888 DU
CC	HDR	±10.7 Ac.	10 - 24 DU/Ac	107 DU	257 DU
Total				2,643 DU	6,771 DU*

(* Capped at 5,000 DU)

Residential Summary

Land Use	Area	Density Range	Minimum Units	Maximum Units
VLDR (Very Low Density)	±307.0 Ac.	0.1 - 2 DU/Ac	29 DU	613 DU
LDR (Low Density)	±267.1 Ac.	2 - 4 DU/Ac	531 DU	1,063 DU
MDR (Medium Density)	±253.3 Ac.	4 - 10 DU/Ac	1,013 DU	2,533 DU
HDR (High Density)	±106.5 Ac.	10 - 24 DU/Ac	644 DU	1,545 DU
Totals	±934.0 Ac.		2,643 DU	6,771 DU*

(* Capped at 5,000 DU)

Minimum Gross Density: 2.83 DU/Ac (2,644 DU / 931.3 Ac)
 Maximum Gross Density: 5.35 DU/Ac (5,000 DU / 931.3 Ac)

Non-Residential Parcels

Parcel	PUD Land Use	Area
A	Retail / Commercial	±20.9 Ac.
B	Village Center	±15.6 Ac.
C	Retail / Commercial	±16.0 Ac.
D	Hospitality / Event Center	±35.5 Ac.
E	Hospitality / Event Center	±12.2 Ac.
F	Medical Office Campus	±11.2 Ac.
J	Golf Course Clubhouse	±39.0 Ac.
T	Office & Research Campus	±30.5 Ac.
U	Office & Research Campus	±20.3 Ac.
V	Office & Research Campus	±30.9 Ac.
Total		±232.1 Ac.

Non-Residential Parcels Land Use Summary

Retail / Commercial	±37.0 Ac.
Village Center	±15.6 Ac.
Hospitality / Event Center	±47.7 Ac.
Medical Office Campus	±11.2 Ac.
Golf Course Clubhouse	±39.0 Ac.
Office & Research Campus	±81.7 Ac.
Total	±232.2 Ac.

Land Use Summary

Gross Property Area	±2,347.9 Ac.
Developed Residential Parcels	±933.8 Ac.
Developed Non-Residential Parcels	±231.9 Ac.
Parks, School, Golf & Open Space Tracts	±1,033.0 Ac.
Dedicated Right of Way (by subtraction; see Note 3)	±149.2 Ac.

Parks, Schools, and Open Space Tracts

Tract	Area	Uses	Proposed Ownership & Maintenance
1	±15.9 Ac.	Trails & Open Space	City of Cheyenne
2	±79.2 Ac.	Community Park	HOA
3	±44.0 Ac.	Public Middle/High School	School District
4	±10.0 Ac.	Public Elementary School	School District
5	±97.5 Ac.	Trails & Open Space	City of Cheyenne
6	±147.9 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	±589.6 Ac.	Golf, Trails & Open Space	HOA

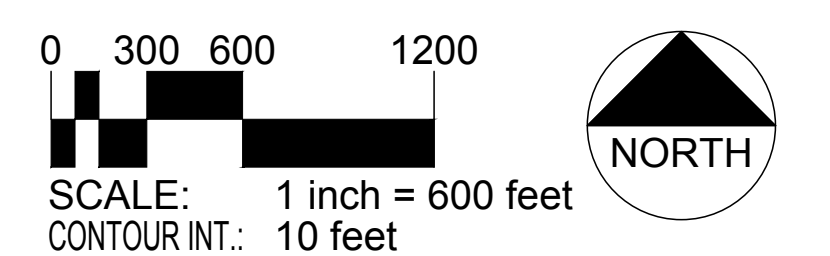
Community Park Dedication: ±79.2 Ac.
 Public Schools: ±67.4 Ac.
 Golf, Trails, and Open Space: ±886.4 Ac.
 Total: ±1,033.0 Ac.

Legend

- Street constructed with median
- Street constructed without median
- Pedestrian Trail

NOTE: Unless otherwise noted, Streets on this plan are to be Rural Collector Street Sections.

- Notes**
- Boundary information provided by Steil Surveying.
 - Topographic information obtained with GIS.
 - 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.



LICENSURE LANDSCAPE ARCHITECT
 LEE R. MARTIN
 (LA-00706)
 State of Wyoming
 Not for Construction Unless Signed

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Sweetgrass
 Planned Unit Development
 Final P.U.D. Map Exhibits
 City of Cheyenne, Wyoming



JOB NO.	ACAD FILE:	DRAWN:	CHECKED:	ISSUE DATE:
		JG	LM	April 2018

REVISIONS	DATE

SHEET TITLE:
 Planned Unit Development
 Land Use Map

Planned Unit Development Land Use Map