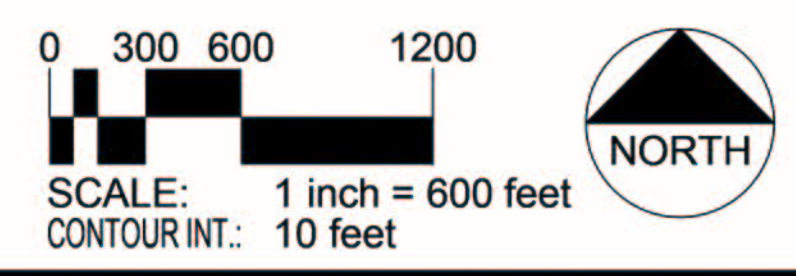


Site Analysis Map

- Notes**
- This map is not an inventory, but an analysis of the site based on the program as provided by the property owner.
 - Soils on the property range from generally flat sandy and loamy deposits, to steeply sloping alluvial hillsides (exceeding 30% slope). The vast majority of the property slopes less than 10%. Generally speaking, proposed development will not be proposed on slopes exceeding 20%, with the exception of trails, golf, and large-lot residential development.
 - While a geotechnical investigation has not been conducted, there appears to be no issue with depth to bedrock, stability, or unusual shrink-swell potential, pending further study. Depth to groundwater for the soils known to be present is listed at greater than 80', although this figure will need to be verified, particularly in the lower northern portions of the property.
 - Vegetation consists almost exclusively of native and naturalized herbaceous materials, such as grasses and annual plants. One tree (Russian olive) was observed on the property. Additional woody plants may be within some of the wetter draws. While the design program calls for the preservation and restoration of stands of native grasses, these do not provide constraints to the design program.
 - Permanent surface water is not present, although water flows intermittently in several draws. A portion of the property is within the 100-year floodplain associated with the Allison Draw. Development will not be proposed within the 100-year floodplain, although College Drive and Avenue C will be re-routed and extended through portions of the flood plain to implement the City's Comprehensive Plan with regard to planned arterial street locations.
 - Wildlife has not been studied on the property. Presumably habitat is present for species that can co-exist with long-term ranching operations.
 - Views of the property are prominent, particularly of the ridgeline that runs from southwest to northeast. To maintain visual quality as viewed from the northwest, no development will be proposed above the ridge, with the exception of golf and recreational trails.

Site Analysis Map Symbols Legend

- Existing Ridge Line (star denotes prominent high point)
- Existing Drainage Way (arrow shows direction of flow)
- Potential Street Corridor
- Potential Trail Corridor
- Existing 100-Year Flood Plain
- Existing Slope > 20% (arrows denote most severe slopes)



Sweetgrass Planned Unit Development - DRAFT -

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



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

REVISIONS	DATE

SHEET TITLE:
Site Analysis
Map

SHEET NO:
2 OF 6

LICENCED LANDSCAPE ARCHITECT
LEE R. MARTIN
(LA-00708)
Date: _____
Not for Construction
Unless Signed

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