



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: March 19th, 2024

TITLE: PUBLIC HEARING regarding a Subdivision Permit & Plat for Bison Crossing, 11th Filing, situated in the SW¼ of Section 30 and the NW¼ of Section 31, Township 13N, Range 66W of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Lovas Engineering, on behalf of TFS II, has submitted a Subdivision Permit and Plat application for this properties located generally in the SW¼ of Section 30 and NW¼ of Section 31, Township 13N, Range 66W of the 6th P.M., Laramie County, WY. The application has been submitted to subdivide roughly thirty-four (34) acres into twelve (12) residential lots of roughly three (2.84) acres each.

BACKGROUND

The current use of the property is vacant residential land and is situated in the PUD – Planned Unit Development Zone District. The proposed development is the 11th filing of the Bison Crossing Subdivision. The overall subdivision is accessed variously by Terry Ranch Road, Winchester Boulevard, and South Greeley Highway. The newly-proposed portion here shall be accessed by an extension of Sharps Drive in the near term, but may be accessed by an extended Parsley Boulevard in the future.

Pertinent Statutes and Regulations include:

W.S. § 18-5-301 thru 18-5-306.

W.S. § 34-12-101 thru 34-12-115.

LCLUR Section 1-2-104, governing Public Notice.

LCLUR Section 2-1-101(a) thru (e), governing criteria for a Subdivision Permit and Plat.

LCLUR Section 4-2-112, governing the PUD – Planned Unit Development Zone District

DISCUSSION

The subject property is located within the PUD – Planned Unit Development zone district. The applicant's intent is to create twelve (12) single family residence tracts of roughly three (2.84) acres each. The overall subdivision would be serviced by Sharps Drive for access, and some interior lots would be serviced for access by a new publicly dedicated cul-de-sac called Deringer Drive. Additionally, the plat would dedicate 50' of ROW for a future extension of Parsley Boulevard. The County has elected not to accept maintenance of the new public ROW at this time.

Per section 2-1-100 of the Land Use Regulations, a Preliminary Development Plan was submitted and was approved by the Planning Commission on August 10th, 2023. A conceptual drainage study was submitted with the Subdivision Permit and Plat application and a final drainage analysis will be submitted alongside the roadway design plans in the right-of-way construction permitting process. These plans shall show any need for culverts and/or additional drainage systems. A traffic study waiver request was submitted in which the County Engineer has concurred. An Environment and Services Impact Report and Traffic Impact Study was submitted as part of the Preliminary Development Plan application package.

In accordance with W.S. § 18-5-306(c) a DEQ Chapter 23 study application has been submitted, and a non-adverse recommendation is still pending as of the date of this report. The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted and constructed to DEQ Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. The proposed water system is the Winchester Hills Utility Company.

The Laramie County Comprehensive Plan identifies the area as URI - Urban Rural Interface, which is intended to accommodate a mix of more intensive land uses than other areas. These areas, closest to incorporated cities and towns, may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services.

The PlanCheyenne Future Land Use Plan denotes the area as UTR – Urban Transition Residential. The Urban Transition Residential category, along with the Rural Residential category, provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery of the City of Cheyenne. Existing residential densities vary in these areas, and new residential developments are generally less than 2 dwelling units per acre. The Plan calls for connection of development on lots smaller than 5 acres to central water and central sewer. Development design should accommodate future connection to central water and central sewer, if not immediately available.

Certified letters were mailed to neighboring property owners on January 18th, 2024. A legal ad was printed in the Wyoming Tribune Eagle on January 20th, 2024. Staff received no public comments regarding the proposed subdivision.

Agency review comments received have addressed minor plat corrections, the placement of septic systems on individual lots, ensuring compliance with the PUD regulations for the subdivision, and the dedication and potential renaming of Parsley Boulevard. On February 22nd, the Planning Commission recommend approval of this final plat by a vote of 5-0 on the condition that a non-adverse Chapter 23 Study letter be received from Wyoming DEQ prior to recordation.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a. This application is in conformance with section 4-2-112 governing the PUD – Planned Unit Development zone district.
- b. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Bison Crossing, 11th Filing on the condition that:

- 1. A non-adverse Chapter 23 recommendation is provided by DEQ prior to recordation.

PROPOSED MOTION

I move to adopt findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Bison Crossing, 11th Filing with the one condition outlined in the staff report.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Bison Crossing, 11th Filing Preliminary Development Plan**
- Attachment 4: Conceptual Drainage Plan**
- Attachment 5: Agency Review Comments With Applicant Responses**
- Attachment 6: Bison Crossing, 11th Filing, plat revised 2.16.24**
- Attachment 7: Resolution**



**Laramie County Wyoming
MapServer**

BISON CROSSING 11TH FILING

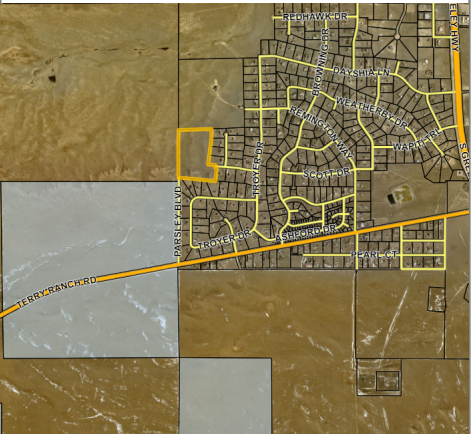
PZ-24-00002

CURRENT ZONING - PUD

COMPREHENSIVE PLAN - URI

PLANCHEYENNE - URI

WATER AND SEWER DISTRICT -
WINCHESTER HILLS



- Interstate
- Major Road
- State Land
- Curt Gowdy State Park
- BLM Land



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.
printed 2/16/2024



Ms. Catherine Cundall – Associate Planner
Laramie County Planning & Development
Via: SmartGov Portal

RE: BISON CROSSING 11TH FILING – FINAL PLAT & SUBDIVISION PERMIT TRANSMITTAL NARRATIVE

1/5/2024

Dear Ms. Cundall,

As the Agent for and on behalf of TFS II, LLC I'm please to submit a Final Plat & Subdivision Permit Application package and associated required documents for the above referenced Project. The Bison Crossing 11th Project contains 34.07 acres and is located in a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30, Township 13 North, Range 66 West of the Sixth Principal Meridian. This subdivision proposes to develop the existing parcel into (12) rural residential tracts averaging 2.84 acres per tract (gross). The proposed Plat remains consistent with the Preliminary Development Plan that was approved at the 8/10/23 Laramie County Planning Commission Meeting.

The Development proposes construction of approximately 2,300 LF of internal roadway inside a proposed 80' ROW dedicated as a part of the plat, as well as 3,000 LF of offsite roadway inside existing Parsley BLVD ROW.

A Wyoming DEQ Chapter 23 Study has been submitted.

There is an existing privately maintained public water distribution system in the adjacent Bison Crossing filings; Bison Crossing 11th will tie into the existing water distribution system for water service and fire protection.

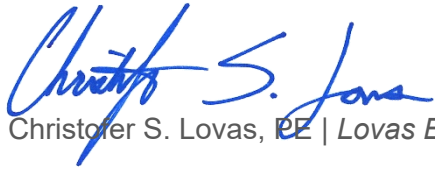
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Enclosed with this Letter are the following documents as required by Laramie County Land Use Regulations:

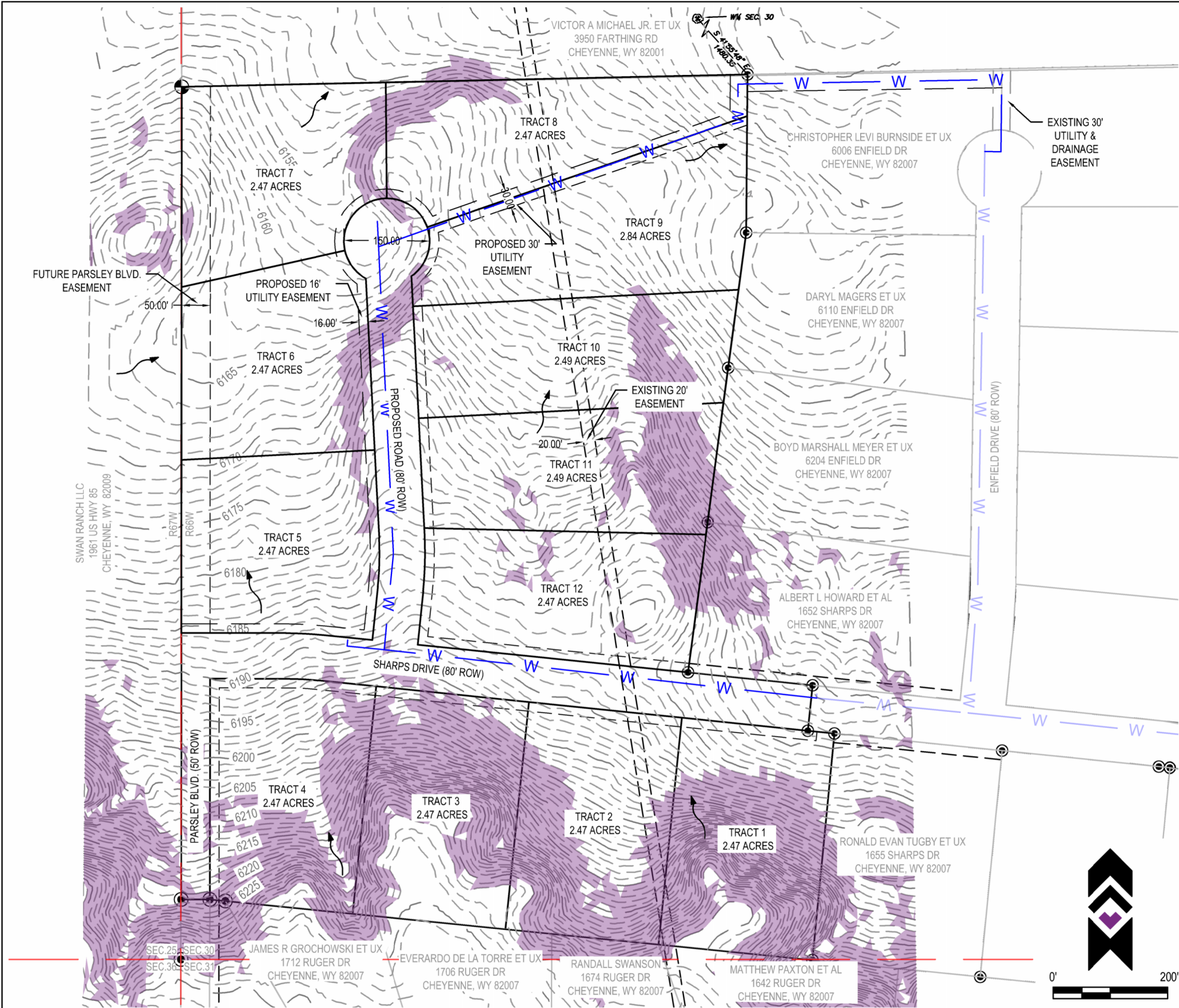
- Pre-Application Meeting Minutes (by Mr. Michael Surface – Associate Planner)
- Warranty Deed
- Final Plat
- Community Facilities Fees Acknowledgment Letter
- Conceptual Drainage Plan
- Traffic Impact Study Request Letter (same as provided during PDP process)
- DEQ Chapter 23 Study Submittal Acknowledgement Letter
- DEQ Chapter 23 Study

If you have any questions or require additional information, please contact me directly.

Respectfully Submitted,



Christopher S. Lovas, PE | Lovas Engineering, PC



NOTES:

1. BISON CROSSING 11TH FILING CONTAINS 34.07 ACRES
2. BISON CROSSING 11TH FILING CONTAINS 12 RESIDENTIAL TRACTS
3. WATER SERVICE WILL BE PROVIDED BY A PRIVATE DISTRIBUTION SYSTEM
4. THERE WILL BE NO PUBLIC WASTE WATER SYSTEMS
5. RESIDENTIAL TRACTS WILL CONSTRUCT INDIVIDUAL SEPTIC/LEACH FIELD SYSTEMS FOR SANITARY SERVICES
6. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1
7. CONTOURS SHOWN ARE FROM JONES LAND SURVEYING, INC FEBRUARY 2023 TOPOGRAPHIC SURVEY- VERTICAL DATUM: NAVD88
8. CURRENT ZONE: PUD PROPOSED ZONE: AR
9. CURRENT USE: AG / RURAL RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. RIGHT-OF-WAY AND GRADING PERMITS WILL BE REQUIRED FOR CONSTRUCTION

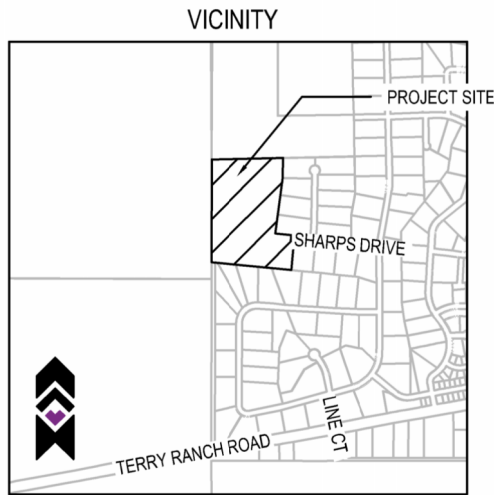
SUMMARY TABLE

- TOTAL AREA = 34.07 ACRES
- TOTAL TRACTS = 12
- AVERAGE TRACT SIZE = 2.84 ACRES (GROSS)
- MINIMUM TRACT SIZE = 2.71 ACRES (GROSS)
- AREA OF PROPOSED COUNTY ROAD ROW = 4.09 ACRES
- TOTAL INTERNAL ROAD LENGTH = 2,272 LF
- CURRENT USE = AG / RURAL RESIDENTIAL
- PROPOSED USE = RESIDENTIAL

LAND ANALYSIS

- A. AREAS IN WHICH SLOPES ARE 10% OR GREATER ≈ 6.15 ACRES
 - B. FLOODWAYS AND 100YEAR FLOODPLAINS - 0 ACRES
 - C. BODIES OF WATER - N/A
 - D. SIGNIFICANT NATURAL FEATURES SUCH AS RIDGE LINES AND MATURE TREES TO BE PRESERVED - N/A
 - E. SOILS THAT ARE UNSUITABLE FOR BUILDING - N/A
 - F. EXISTING AND PROPOSED EASEMENTS, ROADS, TRAILS OR OTHER FEATURES WHERE BUILDING IS PROHIBITED - 0.67 ACRES
- PROPOSED ROAD ROW = 4.09 ACRES
PROPOSED UTILITY EASEMENTS = 1.45 ACRES
TOTAL BUILDABLE AREA = 27.86 ACRES

LEGEND	
	PROJECT OWNERSHIP BOUNDARY
	ADJACENT OWNERSHIP BOUNDARY
	PROPOSED PARCEL BOUNDARY
	PROPOSED UTILITY EASEMENT LINE
	MAJOR CONTOURS (10' INCREMENT)
	MINOR CONTOURS (2' INCREMENT)
	SECTION LINES
	1/4 SECTION LINES
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	EXISTING PRIVATE 6" WATER MAIN
	PROPOSED PRIVATE 6" WATER MAIN
	NET AREA
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	AREAS WITH SLOPES ≥ 10%



PRELIMINARY DEVELOPMENT PLAN
&
LAND ANALYSIS MAP
FOR
BISON CROSSING 11TH

FOR A PORTION OF SW1/4 SW1/4 SECTION 30, T13N, R66W OF
THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2022
BY
LOVAS ENGINEERING, PC

1869 GRIZZLY GULCH
CHEYENNE, WY 82009
307.421.7835
LOVASEENGINEERING.COM



PRELIMINARY DEVELOPMENT PLAN		BISON CROSSING 11TH		MR. BRETT VIZINA	
DRAWING	PROJECT	PREPARED FOR	NO. REVISION	NO. REVISION	NO. REVISION
1047	JOB#	DATE	6/5/23		
SHEET		DATE			
1 OF 1					



BISON CROSSING 11TH

CONCEPTUAL DRAINAGE ANALYSIS FINAL PLAT & SUBDIVISION PERMIT SUBMITTAL

1/5/24

Prepared for:

TFS II, LLC

Prepared by:

Lovas Engineering, PC

1869 Grizzly Gulch

Cheyenne, WY 82009

chris@lovasengineering.com

BISON CROSSING 11TH FILING
CONCEPTUAL DRAINAGE ANALYSIS
FINAL PLAT & SUBDIVISION PERMIT SUBMITTAL

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BISON CROSSING 11TH FILING CONCEPTUAL DRAINAGE ANALYSIS FINAL PLAT AND SUBDIVISION PERMIT SUBMITTAL

1.0 INTRODUCTION

The proposed Bison Crossing 11th Filing contains 34.07 acres and is located in a portion of the SW 1/4 of Section 30, Township 13 North, Range 66 West of the Sixth Principal Meridian. This subdivision proposes to develop the site into (12) rural residential tracts averaging 2.84 acres per tract (gross). A private distribution network will serve water to the tracts; each tract will have a dedicated septic and leach field. The proposed subdivision is surrounded on the east by Bison Crossing 9th Filing, on the south by Bison Crossing 8th Filing, on the west by undeveloped agricultural ground owned by Swan Ranch, LLC, and on the north by rural residential/agricultural property owned by Michael A. Victor Jr. The subdivision includes two accesses; one will connect to existing Sharps Drive along the eastern boundary. The other will be made by constructing a 3,000 LF gravel section of Parsley Blvd. through existing right-of-way to Terry Ranch Road. Three (3) named interior rural roads with 80' right-of-way are proposed to provide access to the (12) interior residential tracts.

The site is currently vacant. The Project includes construction of gravel surfaced road corridors and stormwater conveyance facilities. The proposed development follows a rural residential model utilizing a private water distribution system and septic systems which will leave a large percentage of the pre-development land undisturbed with a low percentage impervious surfacing. Comparing pre-development and post-development estimated runoff volumes and rates demonstrates the impact the development will have on volume and rate of stormwater runoff is low. Therefore, it is proposed that no stormwater detention facilities are constructed as a part of this Project.

The following sections describe the conceptual drainage plan for the proposed subdivision. A more detailed final drainage analysis will be developed in conjunction with the Civil Construction Drawings submittal process.

2.0 PHYSICAL SETTING and CONCEPTUAL DRAINAGE PLAN

Bison Crossing 11th is located in the Allison Drainage Basin. The uppermost reach of FEMA 1% annual chance floodplain labelled Allison Draw is located approximately 3,000 LF north of the north boundary of the Project. Existing site conditions consist of livestock grazing land with existing cover being native prairie grass. The Project area slopes generally from south to north at an average 4.0% grade with multiple ridges and valleys having maximum grades of approximately 30%.

A site-specific geotechnical report for this Project Site is not currently available. Soil conditions are described as group 104 Ascalon Loam (41.7%) and group 162 Poposhia-Trimad Complex (58.3%), each hydrologic soil group 'B'. A printout from the NRCS Soils Survey may be seen in Appendix A.

The proposed subdivision is not traversed by a FEMA Floodplain. FIRM Map No. 56021C1354F highlighting the Project area may be seen in Appendix A.

The proposed subdivision is located along the north side of a drainage divide and does not have significant upstream areas tributary to the site. The proposed site will convey stormwater runoff offsite concentrated at (3) locations, (2) of which are along the north property boundary and will convey the majority of runoff into the undeveloped land north of the Project. The third location is along the south side of existing Sharps Drive. As a part of the Final Drainage Analysis, which will be developed concurrently with the Civil Construction Drawings submittal, the peak rate of runoff realized at the aforementioned discharge locations during the 2hr-100year storm event will be estimated.

The final design of the subdivision will conform to Laramie County standards.

A general write-up on limiting stormwater runoff impacts and implementation of BMP's can be seen in Appendix A. Additional information can be obtained at the DEQ website (deq.state.wy.us/swqd/).

3.0 ENGINEER'S CERTIFICATION

I hereby attest that this report for the Conceptual Drainage Analysis for Bison Crossing 11th Filing was prepared by me, or under my direct supervision, in accordance with the provisions of Laramie County for the responsible parties thereof. I understand that Laramie County does not and shall not assume liability for drainage facilities designed by others.

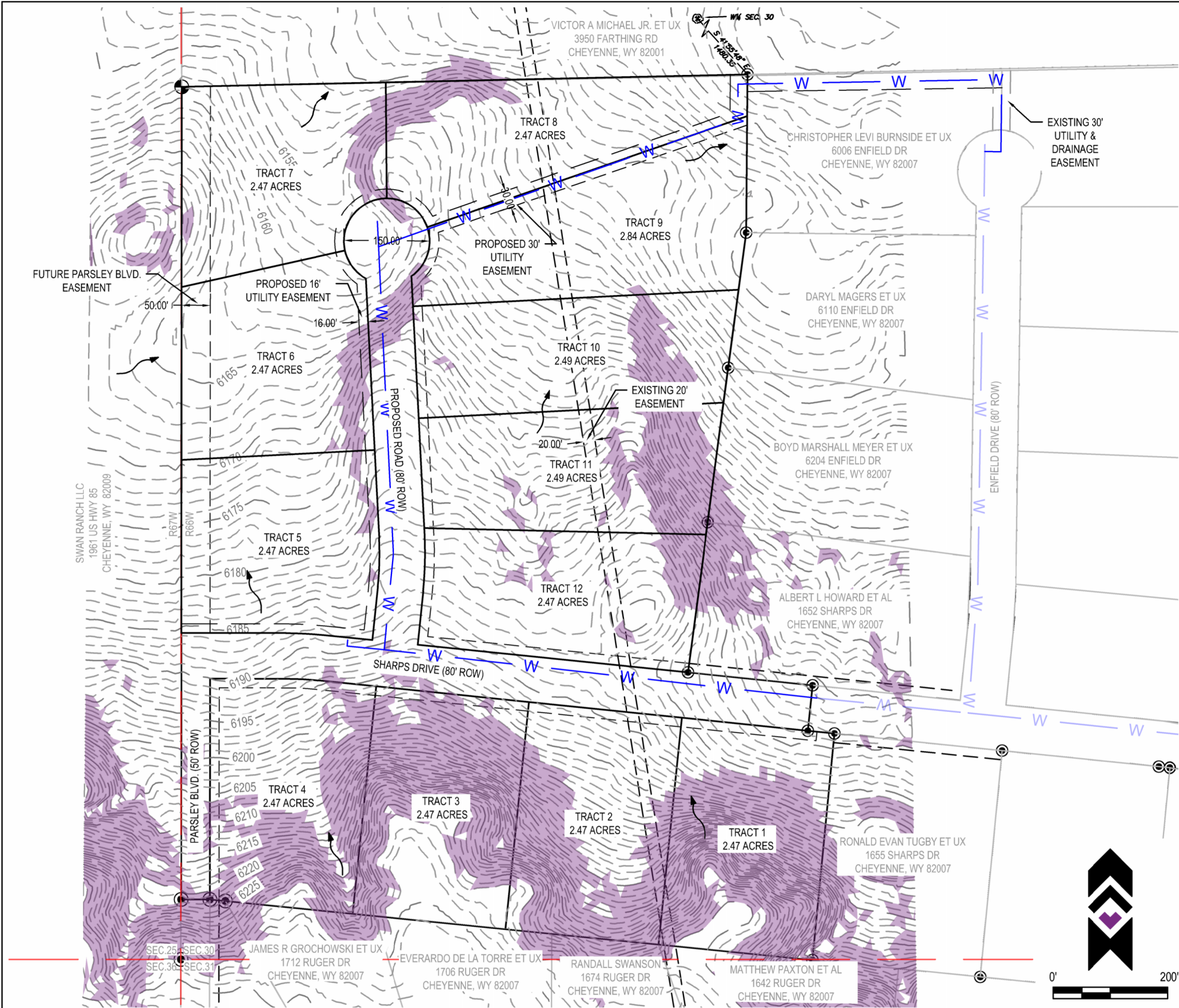


Christofer S. Lovas, PE 14863

APPENDICIES

APPENDIX A

BISON CROSSING PRELIMINARY DEVELOPMENT PLAN
FIRM MAP NO. 56021C1354F
NRCS SOILS SURVEY EXHIBIT



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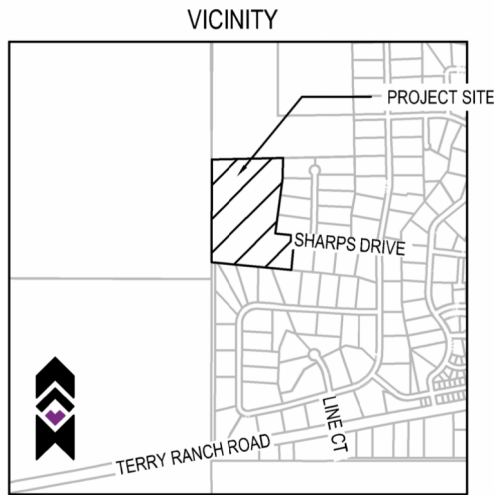
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&
LAND ANALYSIS MAP
FOR
BISON CROSSING 11TH

FOR A PORTION OF SW1/4 SW1/4 SECTION 30, T13N, R66W OF
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PREPARED FEBRUARY 2022
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1 OF 1					

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. An average offset between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each Laramie County flooding source. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this countywide format FIRM. The offsets for each flooding source shown on this firm are shown in the Laramie County Vertical Datum Offset Table below. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey Website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, NNGS12
National Geodetic Survey SSMC-2, #3202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>

Base map information shown on this FIRM was provided by the Laramie County GIS Department and the City of Cheyenne GIS Department. These data are current as of 2004

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this **FIRM**. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

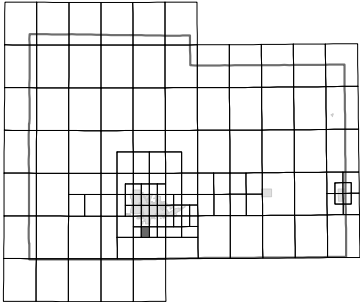
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA Map** (1-877-338-2627) or visit the FEMA website at <http://www.fema.gov>.

Laramie County Vertical Datum Offset Table

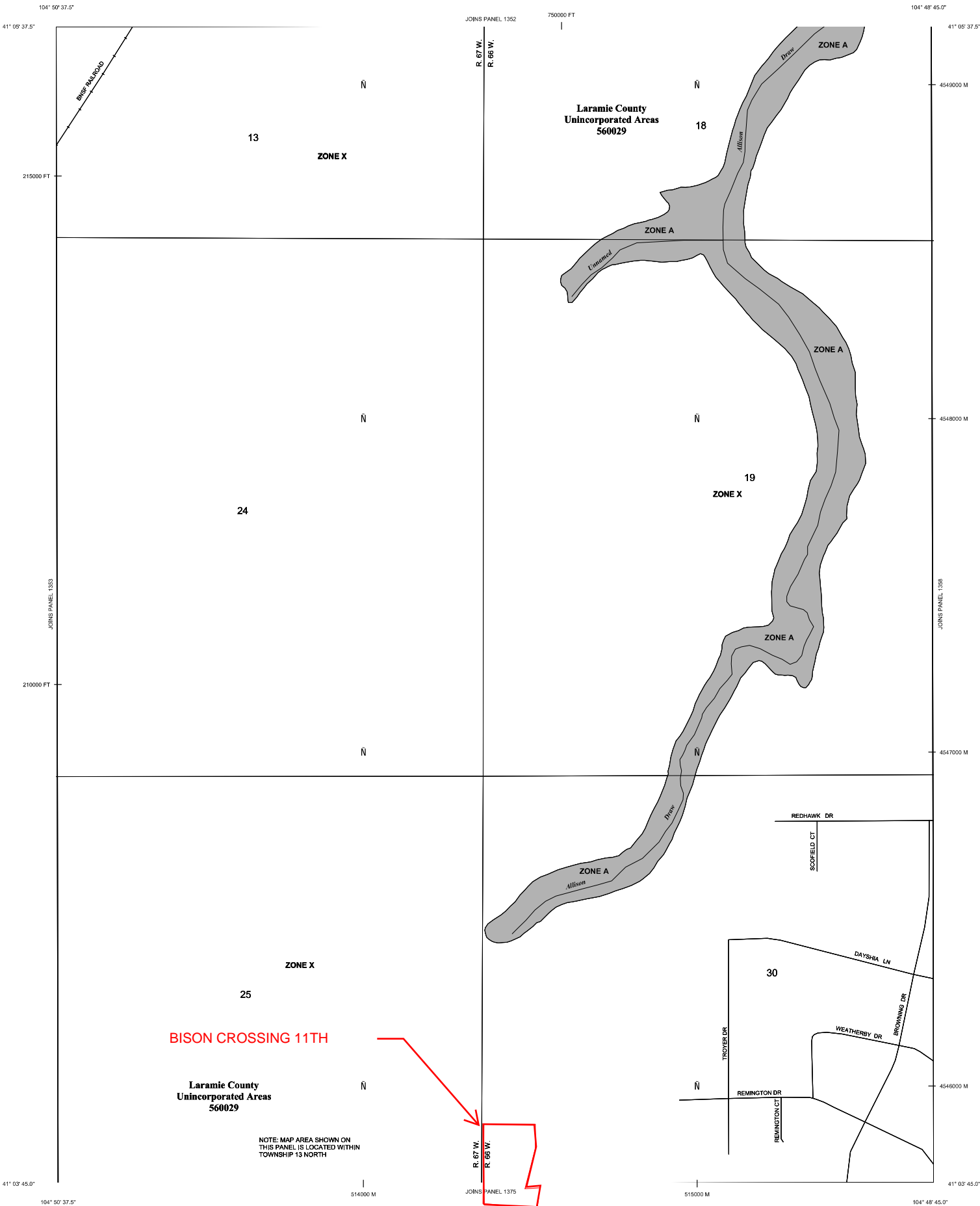
Flooding Source	Vertical Datum Offset (ft)
Allison Draw	3.33
Allison Draw Split Flow Path	3.33
Clear Creek	3.33
Crow Creek	3.33
Dry Creek	3.33
South Fork Allison Draw	3.33
Western Hills Draw (North Fork Dry Creek)	3.33
Wyoming Hereford Ranch Reservoir No. 1 - Emergency Spillway	3.33

Example: To convert Clear Creek elevations to NAVD 88, 3.33 feet were added to the NGVD 29 elevations.

Panel Location Map



This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between Laramie County, the City of Cheyenne, and the Federal Emergency Management Agency (FEMA). Laramie County and the City of Cheyenne have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, Laramie County has joined in a Cooperating Technical Partner agreement with FEMA to produce this digital FIRM. Additional flood hazard information and resources are available from local communities, Laramie County and the City of Cheyenne.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

- Floodplain boundary
- Floodway boundary
- Zone D boundary

Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet

*Referenced to the North American Vertical Datum of 1988

Cross section line

- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid ticks, zone 13
- 5000-foot ticks: Wyoming State Plane coordinate system, east zone (NAD 83), Lambert Conformal Conic projection
- National Geodetic Survey bench mark (see explanation in Notes to Users section of this FIRM panel)

MAP REPOSITORY

Refer to listing of Map Repositories on Map Index

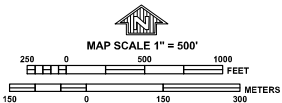
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

JANUARY 17, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FEDERAL EMERGENCY MANAGEMENT AGENCY

PANEL 1354F

FIRM

FLOOD INSURANCE RATE MAP

LARAMIE COUNTY, WYOMING AND INCORPORATED AREAS

PANEL 1354 OF 1650

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	COMMUNITY	NUMBER	PANEL	SUFFIX
	LARAMIE COUNTY	560029	1354	F

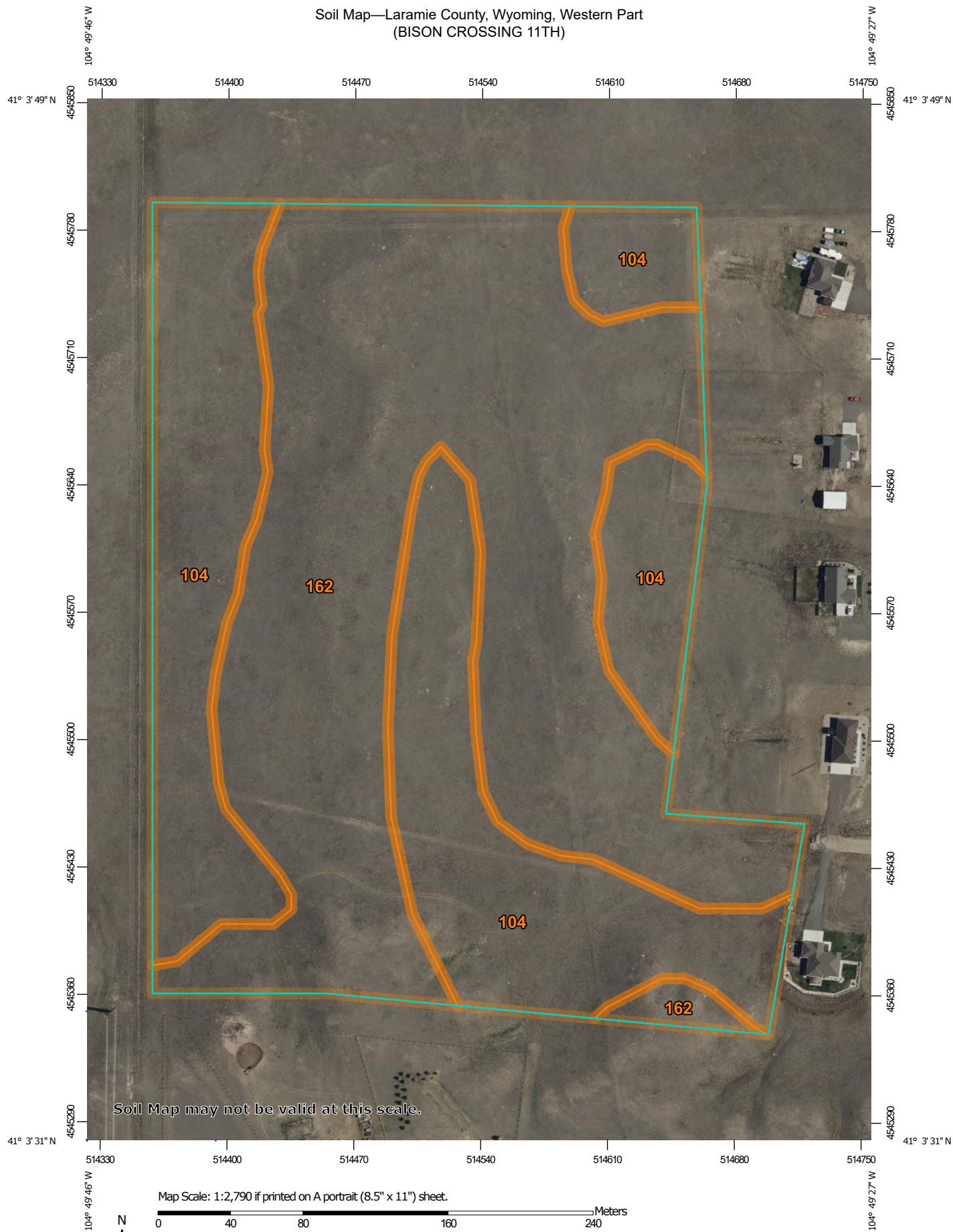
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
56021C1354F

EFFECTIVE DATE
JANUARY 17, 2007

Federal Emergency Management Agency

Soil Map—Laramie County, Wyoming, Western Part (BISON CROSSING 11TH)



Soil Map—Laramie County, Wyoming, Western Part
(BISON CROSSING 11TH)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Laramie County, Wyoming, Western Part

Survey Area Data: Version 15, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2022—Aug 8, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Ascalon loam, cool, 0 to 6 percent slopes	14.2	41.7%
162	Poposhia-Trimad complex, 3 to 15 percent slopes	19.9	58.3%
Totals for Area of Interest		34.1	100.0%

Permit Notes

Permit Number: PZ-24-00002

Parcel Number: 13663030000200

Submitted: 01/05/2024

Applicant: Lovas, Christofer

Owner: TFS II

Project Description: 12-lot subdivision

Site Address: UNKNOWN

Laramie County, WY 00000

Technically
Complete: 01/18/2024

Approved: 02/07/2024

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
01/09/2024		Application	PZ-24-00002	GENERAL	LCPC 2/22, BOCC 3/19 IF ALL SUBMITTALS RECEIVED BY 1/22	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
01/23/2024		Application	PZ-24-00002	GENERAL	1.Parsley Blvd is a Minor Arterial on the Master Street Plan Official Map 2023. The portion of Parsley Blvd designated as 50 feet of Future Parsley Blvd. Easement shall be dedicated as 50 feet Parsley Blvd. Right-of-Way with 16 feet utility easement adjacent to the Right-of-Way.	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
01/24/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	LAURA.PATE@LARAMIECOUNTY.WY.GOV
01/25/2024		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319. Fire apparatus access roads required per IFC 2021 Section 503. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2020 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
01/26/2024		Application	PZ-24-00002	GENERAL	Please check to ensure that PUD requirements are met. I didn't see specific mention of septic, so please check to ensure compliance with small wastewater regs.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
01/29/2024		Application	PZ-24-00002	GENERAL	Comments by Building Department shall be followed,	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

Permit Notes

01/29/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." @LARAMIECOUNTY</p> <p>2. All roadways shall be designed and constructed to LCLUR, WYV.GOV and the design plans shall be submitted to the County for review and approval.</p> <p>3. Provide a name for "Proposed Road".</p> <p>4. please dedicate the right-of-way for Parsley Blvd instead of an easement.</p> <p>5. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</p> <p>6. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p>	MOLLY.BENNETT
01/31/2024	Application	PZ-24-00002	GENERAL	<p>Engineer Review</p> <p>1.The Drainage Report submitted adequately addresses the drainage characteristics for the subdivision at this stage. As indicated in the report, a Final Drainage Report will be submitted with the construction plans.</p> <p>2.I concur there is no need for a detailed Traffic Study.</p> <p>3.The year under the Acknowledgments needs to be changed from 2023 to 2024.</p> <p>Surveyor Review</p> <p>1.The difference between the 2 radii of CURVE C3 and CURVE C4 doesnt seem to make sense. As indicated in the CURVE TABLE the difference would be 95.65 and the street is labeled as an 80 R/W.</p> <p>2.There appears to be an easement falling east of and adjacent to the northeast corner of TRACT 209, that should be labeled with purpose and width.</p> <p>3.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
02/01/2024	Application	PZ-24-00002	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIE COUNTYWY.GOV
02/02/2024	Application	PZ-24-00002	GENERAL	<p>1. Official Comment Letter for the Final Plat is attached (no comments on the final plat warranting response).</p> <p>2. The County, MPO, or other applicable agency should consider changing the name of "Parsley" that is partially on this plat in light of recent regional changes.</p>	SETH.LLOYD@LA RAMIECOUNTYWY .GOV

Permit Notes

02/02/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50 setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. Careful consideration must be taken when planning layout on lots 215, 205, 206, 207, 208, and 209 due to easements. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.	JONAH.BARKER@ LARAMIECOUNTY WY.GOV
02/06/2024	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comment	CANDICE.MCCART @LARAMIECOUNT YWY.GOV
02/07/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency comments.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV

Mr. Bryce Hamilton – Associate Planner
Laramie County Planning & Development
Via: email

Bryce.hamilton@laramiecountywy.gov

RE: BISON CROSSING 11TH – RESPONSE TO PLAT COMMENTS – PZ-24-00002

2/16/2024

Dear Mr. Hamilton,

Enclosed is the Bison Crossing 11th Filing Final Plat updated to reflect comments received from your Team on 2/7/24. For the convenience of the Laramie County Planning & Development Department during review, responses to each comment have been provided on the following pages.

If you have any questions or require additional information, please feel free to contact me directly.

Respectfully Submitted,



Christopher S. Lovas, PE | *Lovas Engineering, PC*

CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV:

1. Parsley Blvd is a Minor Arterial on the Master Street Plan Official Map 2023. The portion of Parsley Blvd designated as 50 feet of Future Parsley Blvd. Easement shall be dedicated as 50 feet Parsley Blvd. Right-of-Way with 16 feet utility easement adjacent to the Right-of-Way.

Addressed.

DANIEL.PETERS@LARAMIECOUNTYWY.GOV:

Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.

Fire apparatus access roads required per IFC 2021 Section 503.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

Noted.

MOLLY.BENNETT@LARAMIECOUNTYWY.GOV:

1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."
2. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval.
3. Provide a name for "Proposed Road".
4. please dedicate the right-of-way for Parsley Blvd instead of an easement.
5. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.
6. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."

Addressed and noted.

SCOTT.LARSON@LARAMIECOUNTYWY.GOV:

Engineer Review

1. The Drainage Report submitted adequately addresses the drainage characteristics for the subdivision at this stage. As indicated in the report, a Final Drainage Report will be submitted with the construction plans.
2. I concur there is no need for a detailed Traffic Study.
3. The year under the Acknowledgments needs to be changed from 2023 to 2024.

Surveyor Review

1. The difference between the 2 radii of CURVE C3 and CURVE C4 doesn't seem to make sense. As indicated in the CURVE TABLE the difference would be 95.65 and the street is labeled as an 80 R/W.
2. There appears to be an easement falling east of and adjacent to the northeast corner of TRACT 209, that should be labeled with purpose and width.
3. The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

Addressed. See revised plat.

WATER PROVIDED BY WINCHESTER HILLS UTILITY COMPANY
NO PUBLIC SEWAGE TREATMENT SYSTEMS PROPOSED FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DIST. #1
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS

____ DAY OF _____, 2024.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE

COUNTY, WYOMING, THIS ____ DAY OF _____, 2024.

CHAIRMAN ATTEST: COUNTY CLERK

LEGEND

- FOUND 1½" ALUMINUM CAP
- FOUND 1½" BRASS CAP
- FOUND #5 REBAR
- SET #5 X 24" REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 9834"

- (R1) INDICATES RECORD DATA PER PLAT OF BISON CROSSING, NINTH FILING ON FILE AT THE LARAMIE COUNTY CLERK'S OFFICE.
- (R2) INDICATES RECORD DATA PER PLAT OF BISON CROSSING, EIGHTH FILING ON FILE AT THE LARAMIE COUNTY CLERK'S OFFICE.
- (R3) INDICATES RECORD DATA PER RECORD DEED RECORDED IN BOOK 2099, PAGE 233 ON FILE AT THE LARAMIE COUNTY CLERK'S OFFICE.

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5° 49' 49"	560.00'	56.98'	S87° 02' 44"E	56.96'
C2	5° 49' 49"	640.00'	65.12'	S87° 02' 44"E	65.10'
C3	9° 41' 07"	575.64'	97.31'	N0° 58' 02"E	97.19'
C4	9° 41' 33"	655.65'	110.91'	S0° 58' 15"W	110.78'
C5	74° 08' 05"	75.26'	97.38'	S17° 54' 40"W	90.73'
C6	71° 17' 12"	75.26'	93.64'	S54° 48' 01"E	87.71'
C7	102° 10' 24"	75.26'	134.21'	N38° 28' 09"E	117.12'
C8	48° 11' 24"	75.26'	63.30'	S36° 42' 46"E	61.45'
C9	295° 47' 11"	75.26'	388.62'	S87° 05' 08"W	80.00'

LINE DATA TABLE

Line #	Bearing	Length
L1 (M&R1)	S84° 07' 49"E	46.40'
L2 (M&R1)	S5° 52' 11"W	80.00'

NOTES

- 1.) BASIS OF BEARINGS ARE WYOMING STATE PLANE EAST NAD83. ALL DISTANCES AND COORDINATES AS SHOWN ARE WYOMING STATE PLANE EAST NAD83 GROUND IN U.S. SURVEY FEET. GRID COORDINATES AND GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING BY A SCALE FACTOR OF 0.99959463.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL 56021C1375F DATED JANUARY 17, 2007.
- 3.) ALL LOT AND BLOCK CORNERS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) NO PUBLIC MAINTENANCE OF INTERNAL ROADS AND/OR ACCESS EASEMENTS.
- 5.) ALL TRACTS SHALL BE ACCESSED OFF INTERNAL ROADS AND/OR ACCESS EASEMENTS.

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: THE UNDERSIGNED, T.F.S. II, LLC, A WYOMING LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF A TRACT OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 30 AND THE NORTHWEST QUARTER (NW¼) OF SECTION 31, T. 13 N., R. 66 W., 6TH P.M., TO BE KNOW AS "BISON CROSSING, ELEVENTH FILING" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BISON CROSSING, EIGHTH FILING A FOUND 2" ALUMINUM CAP AND A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE N 00°02'22" E ALONG THE SAID WEST LINE A DISTANCE OF 1422.49 FEET TO FOUND 1½" BRASS CAP; THENCE N 88°44'16" E A DISTANCE OF 990.29 FEET TO THE NORTHWEST CORNER OF BISON CROSSING NINTH FILING A FOUND 1½" ALUMINUM CAP; THENCE S 00°30'55" W ALONG THE WEST LINE OF SAID BISON CROSSING NINTH FILING A DISTANCE OF 276.86 FEET TO A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE S 07°33'12" W ALONG SAID WEST LINE A DISTANCE OF 777.67 FEET TO A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE S 84°07'49" E A DISTANCE OF 219.56 FEET TO A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE S 05°52'11" W A DISTANCE OF 80.00 FEET TO A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE S 84°07'49" E A DISTANCE OF 46.40 FEET TO A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE S 05°30'59" W A DISTANCE OF 398.48 FEET TO A POINT OF THE NORTH LINE OF SAID BISON CROSSING EIGHT FILING A FOUND 1½" ALUMINUM CAP STAMPED "PLS 9834"; THENCE N 84°15'29" W ALONG THE SAID NORTH LINE A DISTANCE OF 1059.83 FEET TO A FOUND 2" ALUMINUM CAP; THENCE S 89°59'02" W ALONG THE SAID NORTH LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34.07 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "BISON CROSSING, ELEVENTH FILING", DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

T.F.S. II, LLC, A WYOMING LIMITED LIABILITY COMPANY

BRETT VIZINA, MANAGING PARTNER

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY BRETT VIZINA, MANAGING MEMBER OF T.F.S. II, LLC, A WYOMING LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "BISON CROSSING, ELEVENTH FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY - DECEMBER 2023, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

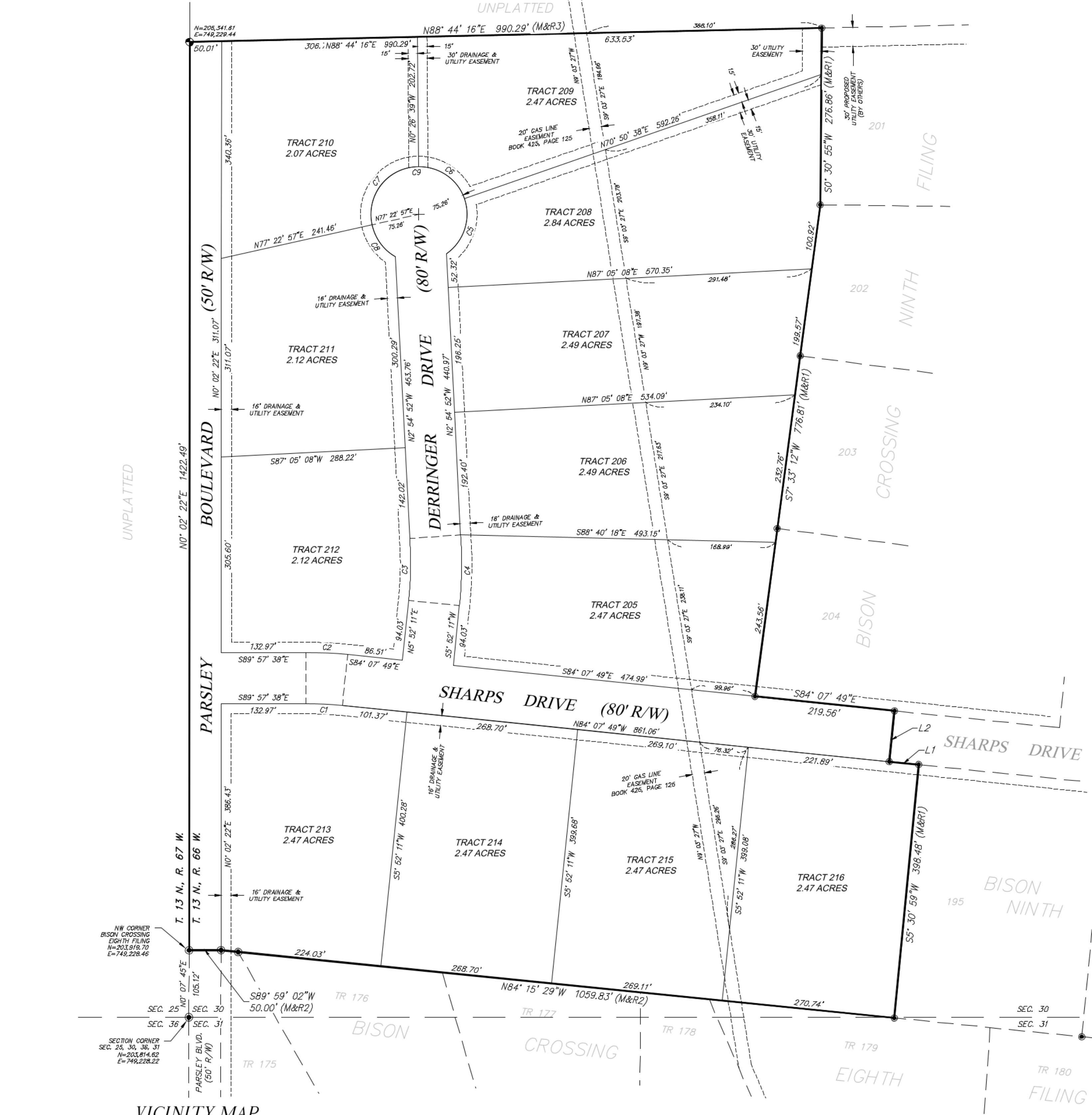
FINAL PLAT FOR BISON CROSSING, ELEVENTH FILING

A SUBDIVISION SITUATE IN PORTIONS OF
SECTIONS 30 & 31, T. 13 N., R. 66 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING.

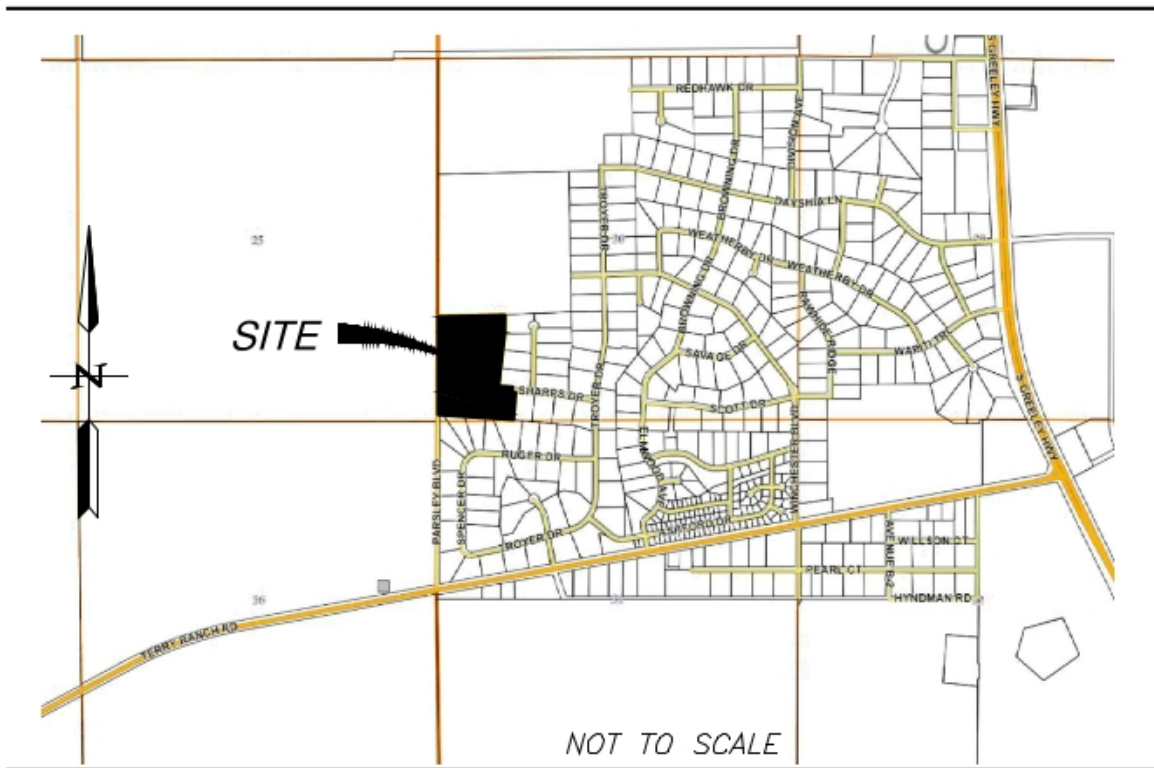
PREPARED JANUARY 2024



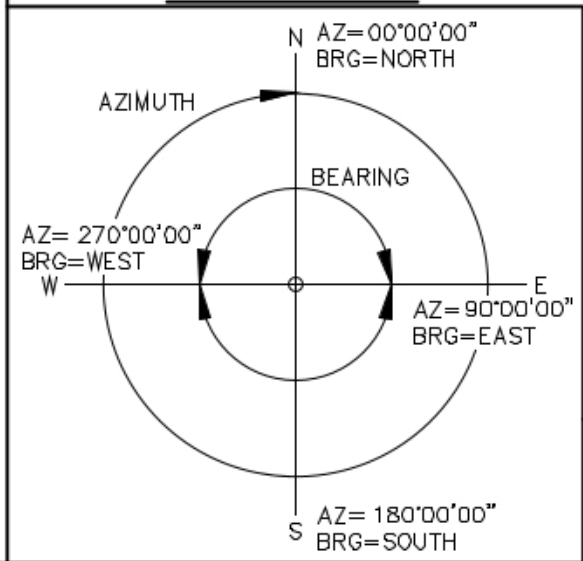
REV. 2/15/24



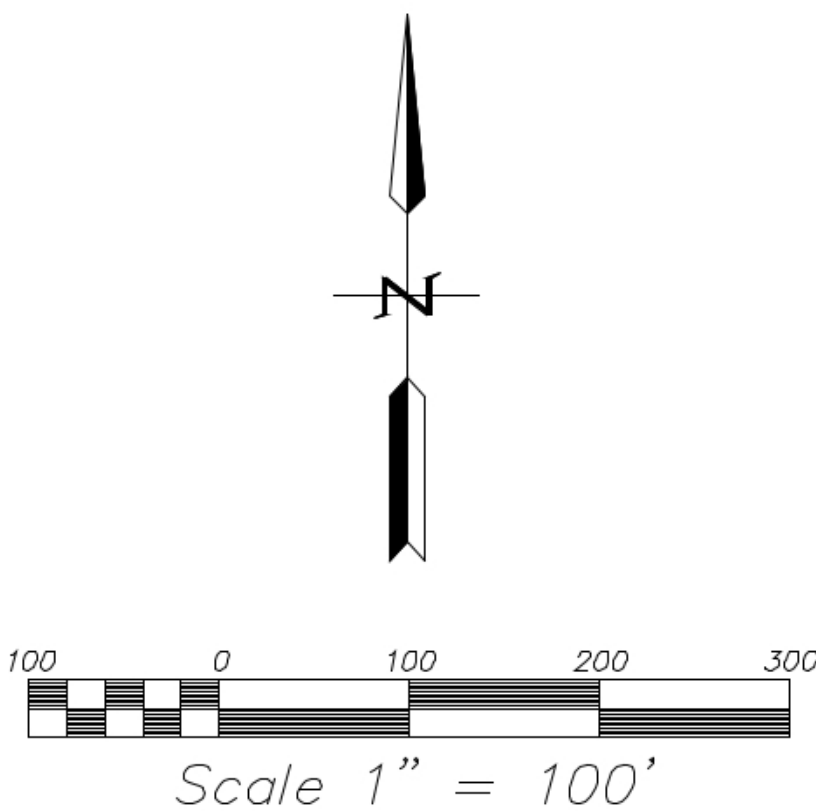
VICINITY MAP



AZIMUTH



FILING RECORD



RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE SW¼ OF SECTION 30 AND THE NW¼ OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “BISON CROSSING, 11TH FILING”

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations (LCLUR); and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the PUD – Planned Unit Development zone district; and

WHEREAS, the applicant has not obtained a non-adverse recommendation from DEQ regarding Chapter 23 requirements as of the date of this Resolution;

WHEREAS, this resolution concerns the subdivision permit application for Bison Crossing, 11th Filing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) governing the criteria for a subdivision permit & plat.
- b. This application is in conformance with section 4-2-112 governing the PUD – Planned Unit Development zone district.
- c. The plat requires a non-adverse DEQ Chapter 23 study recommendation, which is still pending as of the date of this Resolution.

And the Board approves the Subdivision Permit and Plat for Bison Crossing, 11th Filing with the following conditions:

1. A non-adverse DEQ Chapter 23 recommendation is received by the Planning department prior to recordation of this plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2024.


LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office