



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: June 16, 2026

TITLE: PUBLIC HEARING regarding a minor subdivision permit and plat for Campstool Bluffs, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Brian McKnight, has submitted a Minor Plat application for Campstool Bluffs, a replat of Lot 3, Riata Ranch North Forty Record of Survey. The subject property is located at the intersection of Riata Loop and Arena Lane, Cheyenne, WY. The subdivision divides the existing 39.66 acre parcel into six (6) tracts that average 6.17 acres.

BACKGROUND

The subject property is currently assessed as residential improved land located in a Land Use (LU) zone district. The subject parcel borders subdivisions to the east, west, and south with vacant agricultural land to the north. The Riata Ranch North Forty is a Record of Survey so no vacate is required for this Minor Plat to be approved.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-304 and 34-12-106.
Section 2-4-104 governing the Land Use (LU) Zone District.
Section 4-5-100(ii) governing Minor Subdivisions and Plats.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential use is primarily anticipated in these areas. The parcel lies outside the PlanCheyenne area.

Individual wells and septic systems will provide water and sanitary services to the tracts. The subdivision lies in AMEC Zone 2 and meets all size requirements. A subdivision of more than 5 lots require submittal of a Chapter 23 Study to the Department of Environmental Quality (DEQ)

and a non-adverse recommendation letter from DEQ must be received prior to plat recordation.

The subdivision will be accessed from Arena Lane onto an 80 foot right-of-way to be named Quarter Pony Drive. A Road Maintenance Agreement has been prepared outlining snow plowing, cost sharing, parking, utility easement, road maintenance, and vehicle and pedestrian access requirements.

Agency review comments have been addressed and plat corrections made. Public notice was provided per section 1-3-100 of the 2025 LCLUR. No comments were received.

On May 14, 2026, the Laramie County Planning Commission held a public hearing on the Campstool Bluffs Subdivision Permit and Plat and voted (5-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a minor subdivision and plat pursuant to Section 4-5-100(ii) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the Land Use (LU) zone district.

and that the Board of County Commissioners may approve the Subdivision Permit and Plat for Campstool Bluffs, Laramie County, WY, with the following condition:

1. **A non-adverse Chapter 23 Study recommendation from the Wyoming Department of Environmental Quality must be received prior to plat recordation.**

PROPOSED MOTION

I move to approve the Campstool Bluffs Subdivision Permit and Plat, located at Lot 3, Riata Ranch North Forty Record of Survey, Laramie County, WY, with one condition and adopt the findings of fact a, and b of the staff report with the following condition:

1. **A non-adverse Chapter 23 Study recommendation from the Wyoming Department of Environmental Quality must be received prior to plat recordation.**

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: CFF & PSF Acknowledgement**
- Attachment 5: Perimeter Fence Acknowledgement**
- Attachment 6: Preliminary Drainage Report**
- Attachment 7: Combined Agency Comments and Applicant Response**

- Attachment 8: Road Maintenance Agreement**
- Attachment 9: Transportation Assessment Worksheet**
- Attachment 10: State Engineers Office Correspondence**
- Attachment 11: DEQ Non-Adverse Recommendation Acknowledgement**
- Attachment 12: Resolution**
- Attachment 13: Minor Subdivision Plat Rev. 4.24.26**



**Campstool Bluffs
Subdivision**

**Corner of
Riata Loop &
Arena Lane
Cheyenne, WY**

PZ-26-00034

**Land Use Zone
District**

Fire District #4





April 4, 2026

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

LETTER OF JUSTIFICATION

Steil Surveying Services, agent for the owner, intends to subdivide Lot 3, Riata Ranch North Forty, situate in a portion of Section 5, Township 13 North, Range 64 West, of the 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The new subdivision will be named Campstool Bluffs, The overall density of the subdivision is 36.99 acres. The Proposed subdivision will consist of SIX (6) tracts for residential use. The tracts average 6.17 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen CST

Director - Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

307.634.7273



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-26-00045

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 13640510000800
PROJECT NAME: MINOR SUBDIVISION

ISSUED: 03/26/2026
EXPIRES: 09/22/2026

APPLICANT: HANSEN, MICHEAL SHANE
1102 W 19TH ST
CHEYENNE, WY 82001
307-634-7273

OWNER: MC KNIGHT, BRIAN
355 STOREY BLVD APT 8
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	03/26/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	6 tract subdivision
Staff Attending	staff
Development Action	Minor Subdivision Permit (6-19 lots)
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Transportation Assessment Worksheet
Roadway Maintenance Plan	No
Drainage Study	Yes
Drainage Plans	TBD
WY DEQ Chapter 23 Study/Submittal Letter	Yes
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Environmental and Services Impact Report	No



Laramie County, WY
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Community Facility Fees Acknowledgement Letter	Yes
Public Safety Fees Acknowledgement Letter	Yes
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	No
GESC Permit	No
Right-of-Way Construction Permit	Upon Construction
Miscellaneous Notes	Riata Loop parcel: 6 tracts with an internal cul-de-sac dedicated to the public. Covenants and road maintenance plan already exists. Please submit in application materials. DEQ non-adverse letter required. Average lot size will be 6+ acres each. James from EH: Nothing. Cadi from PW: Nothing besides typical road base, access, etc. Cost of subdivision applications: \$1200, legal ad, mailers, engineer review costs, public safety fees, community facility fees.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
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* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



April 3, 2026

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

COMMUNITY FACILITY FEES & PUBLIC SAFETY FEES

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner does not intend to pay the appropriate Community Facility Fee(s) (CFFs) as they were paid in a previous platting action and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to 1-2-102(e) of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen CST

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

307.634.7273



**Steil
Surveying
Services,**
Professional Land Surveyors

April 3, 2026

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

FENCE ACKNOWLEDGEMENT

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that this parcel of land is already bounded by a fence line.

Sincerely,

Shane Hansen CST

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

307.634.7273

Preliminary Drainage Design & Erosion Control Report



Prepared for:

Rich Gibbs
Wyo Mortgage Advisors
PrimeOne Financial, LLC
Ph 307-631-1255
www.wymortgageadvisors.com

April 2, 2026



April 2, 2026

Mr. Justin Arnold, Director
Laramie County Planning & Development Office
3966 Archer Pkwy
Cheyenne, WY 82009
Phone #: (307) 633-4303

**RE: Preliminary Drainage Design and Erosion Control Report
Campstool Bluffs (Arena Lane)
CivilWorx Project Number: C26023**

Dear Justin:

CivilWorx, LLC is pleased to submit the preliminary drainage design and erosion control report for the proposed Campstool Bluffs. The proposed project is a replat of Lot 3 Riata Ranch North Forty located along Arena Lane north of Campstool Road in south central Laramie County.

We understand that review by Laramie County is to assure general compliance with standardized criteria contained within the Laramie County Land Use Code (LCLUC). This report was prepared in compliance with technical criteria set forth in the LCLUC and submitted for comment on the proposed drainage plan. The intent of this report is to accompany the platting phase for this project.

If you should have any questions or comments as you review this report, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads 'Kelly W. Hafner'.

Kelly W. Hafner, PE
Senior Project Manager
CivilWorx, LLC



TABLE OF CONTENTS

	<u>PAGE</u>
I. General Location and Description	1
A. Location	1
B. Description of Property	2
C. Description of Overall Development	2
II. Drainage Basins and Sub-Basins	3
A. Major Basin Description.....	3
B. Pre-Project Drainage.....	3
III. Drainage Design Criteria	4
A. Regulations	4
B. Development Criteria Reference and Constraints	4
C. Hydrological Criteria	5
IV. Drainage Assessment & Design.....	5
A. General Drainage Plan Overview	5
B. Runoff Summaries	6
C. Road Crossing and Culvert Design	8
D. Erosion Protection & Energy Dissipator Sizing Summaries.....	8
E. Impacts on Downstream Facilities	8
V. Sediment/Erosion Control	9
VI. Conclusions	9
A. Compliance with Standards	9
B. Drainage Plan.....	9
VII. References.....	9
VIII. Certification.....	10

List of Figures

Figure 1. Vicinity Map	1
Figure 2. Site Development Plan	2
Figure 3. Drainage Basin Site Location (NHD Drainages).....	3
Figure 4. Site Major Storm Drainage Patterns	4
Figure 5. Design Points	6
Figure 6. Minor and Major Storm Runoff Rates – Site Outfall – Pre-Project Conditions.....	7
Figure 7. Minor and Major Storm Runoff Rates – Site Outfall – Post-Project Conditions	7
Figure 8. Downstream Drainage Pathway	8

APPENDICES

APPENDIX A - Hydrological References, Computations and Summaries

APPENDIX B - Hydraulic References, Computations and Summaries

APPENDIX C - Miscellaneous References

I. General Location and Description

A. Location

The Campstool Bluffs subdivision is a replat of a large lot in Riata Ranch into six (6) rural residential Tracts. This property is east of Arena Lane, north of Campstool Road. This 37 acre parcel, (referred herein as “the site”) is largely undeveloped prairie with a single outbuilding and livestock pens.

The site is located within the east half of Section 5, Township 13 North, Range 64 West of the 6th Principal Meridian. A vicinity map is shown with Figure 1.

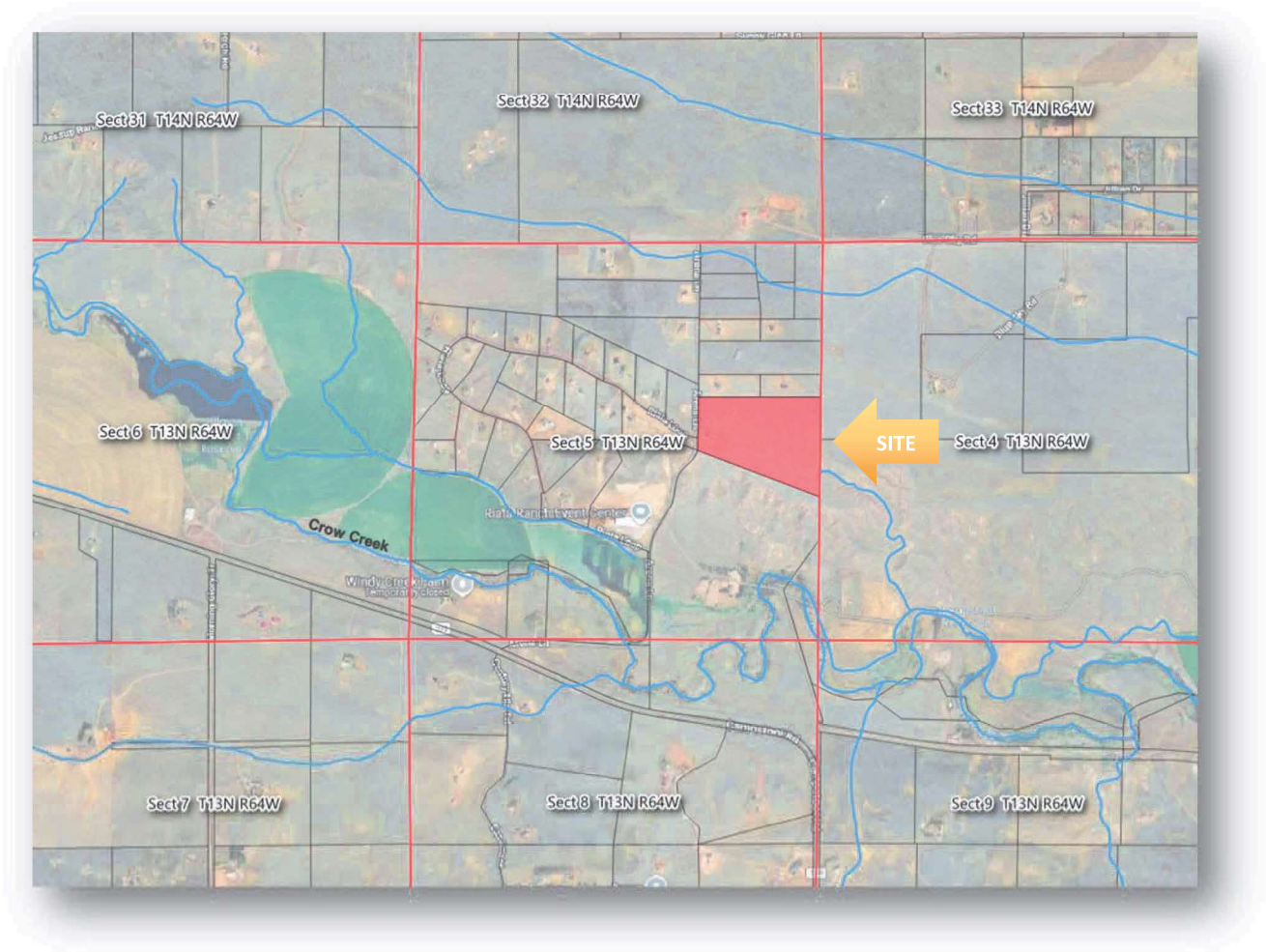


Figure 1. Vicinity Map

The purpose of this report is to outline the preliminary drainage plan and identify the local drainage conditions.

B. Description of Property

The current site is largely undeveloped natural prairie. The current *ground cover* is native grasses in fair to poor conditions. The general gradients are easterly off a large bluff through steeper grades in the east portion of the site. A direct site geotechnical study was not available for this report. NRCS general soils data (Appendix C) suggest loamy to sandy loam soils throughout the site. Groundwater is unknown but is not anticipated to pose any long-term issues related to the proposed development activities.

C. Description of Overall Development

The current development plan subdivides the property into six rural residential lots and associated road. The proposed plat is shown with Figure 2 (and Appendix C).

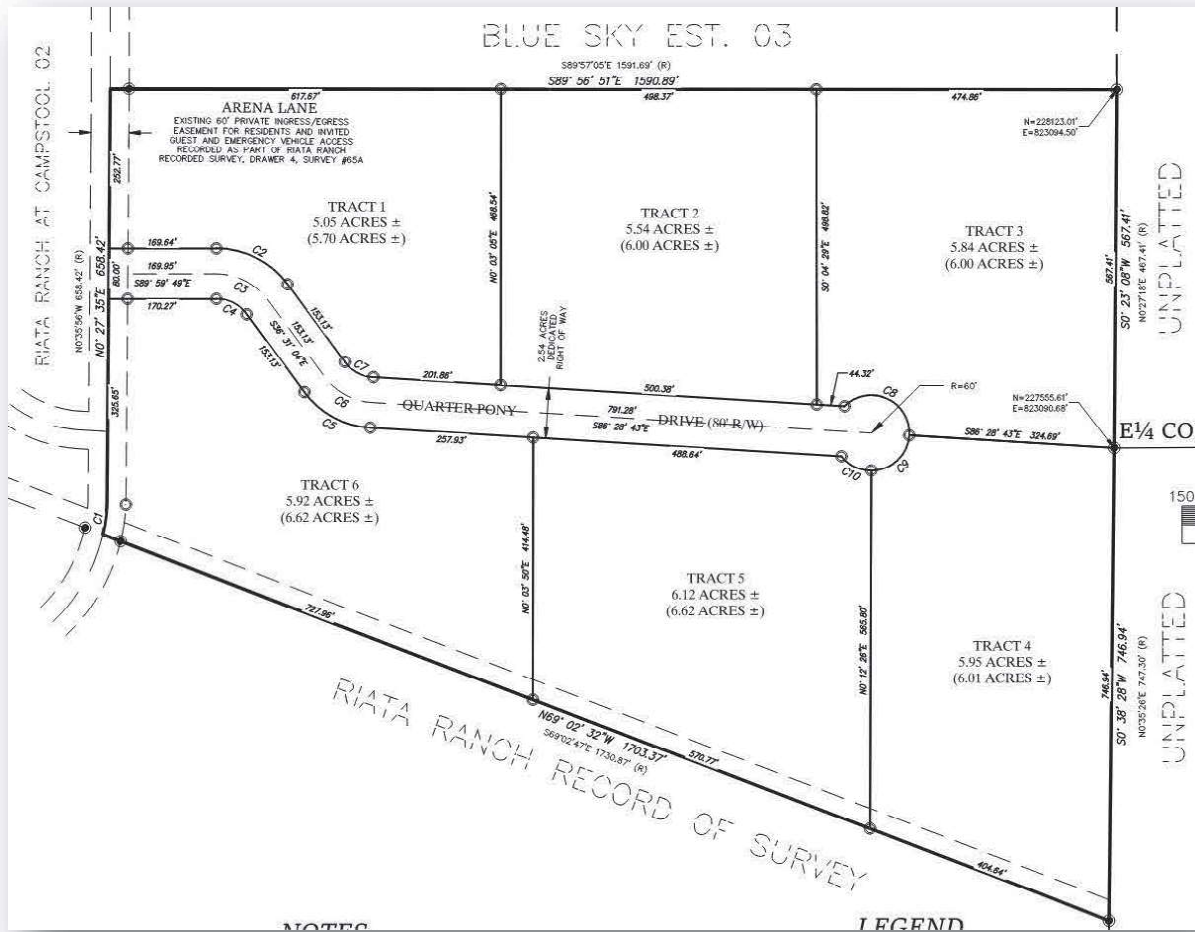


Figure 2. Site Development Plan

II. Drainage Basins and Sub-Basins

A. Major Basin Description

The entire site is in the greater Town of Carpenter-Crow Creek, a sub-basin of Crow Creek and a South Platte River tributary. The site is outside all local effective Special Flood Hazard Areas.

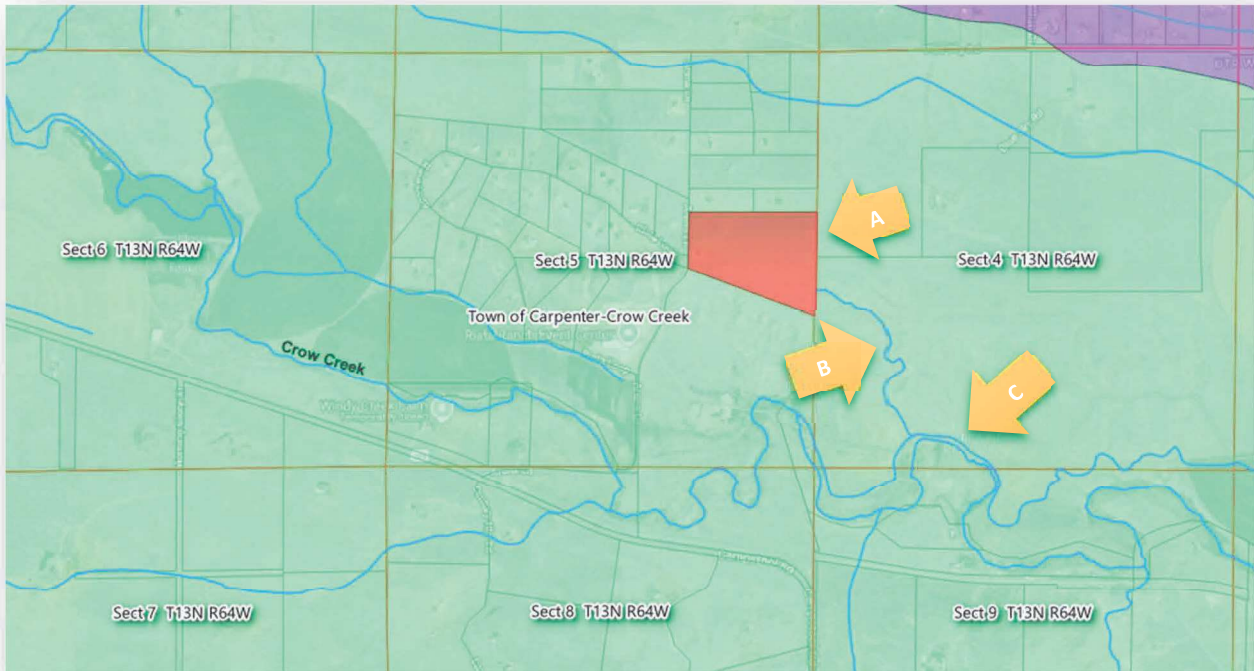


Figure 3. Drainage Basin Site Location (NHD Drainages)

- A) Site Location
- B) Unnamed tributary to Crow Creek (ephemeral)
- C) Crow Creek (perennial)

The site drains to an unnamed tributary to Crow Creek out the eastern side of the site.

B. Pre-Project Drainage

Based on the available topography, the local drainage area upstream (west) of the site is directed south along Arena Lane. This site drains to a central drainage path then down a steep eroding cut in the eastern portion of the site. The local drainage patterns are depicted in Figure 4.

Based on the USGS soil survey, the areas of cut in the bluffs are exposing highly permeable sandy and gravelly soils. This type of soil will erode under steep gradient and higher velocity flow. The upper bluff is listed as general loamy soils, similar to what is found throughout Laramie County.

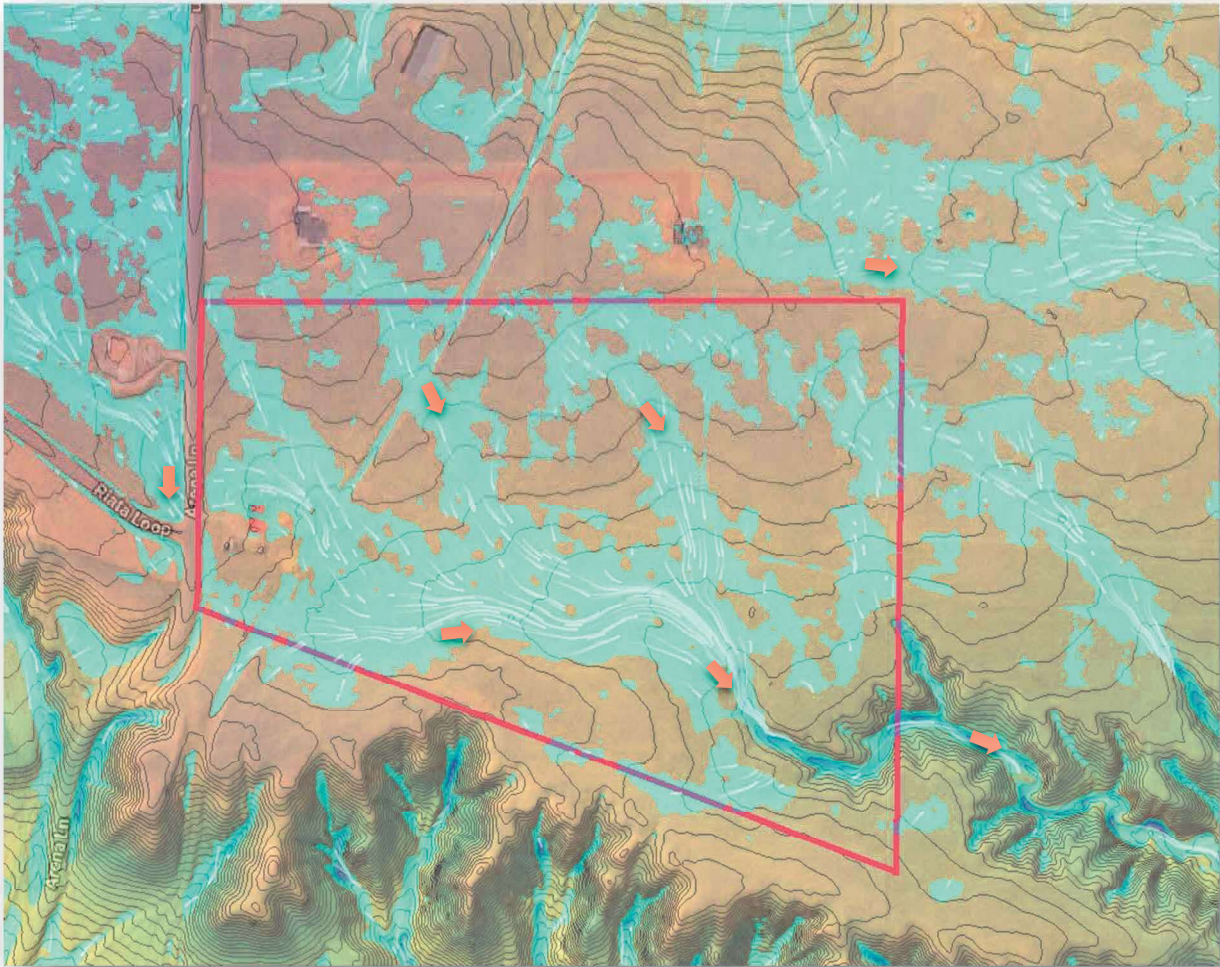


Figure 4. Site Major Storm Drainage Patterns

III. Drainage Design Criteria

A. Regulations

The design criteria for this study are taken directly from the Laramie County Land-Use Code dated 8/13/2025, (referred to herein as *County Drainage Criteria* or *County Standards*). Specific criteria are listed in Chapter 2 and Chapter 4 of said standards.

B. Development Criteria Reference and Constraints

The criteria used as the basis to analyze and design stormwater features of this project were done according to the above references. Criteria cited from the County Requirements (not all inclusive) include:



Drainage Reports are required for subdivisions involving five or more rural residential lots/tracts and urban residential subdivisions involving two or more lots/tracts and shall contain the following information:

- Calculations and analyses for all culverts and storm sewer systems showing the size, type, etc. called out on the plans are appropriately sized to handle the anticipated flows.
- For any proposed roadway that is designed to be overtopped by any storm event, the Final Drainage Report shall include the depth of overtopping for all events and the velocities upstream, over the roadway, and downstream. In addition, the Final Drainage Report and construction plans shall include armoring details for the roadway embankment to avoid the roadway being washed out. Armoring shall include fabric and riprap, or other armor designs as approved by the County Engineer, for the entire area that will be overtopped.
- For public roadways (this does not apply to private residential driveways) that will be overtopped during any storm event, within or out of a floodplain, the following shall be required:
- If the roadway being overtopped is the only access to property or the roadway is a collector or arterial roadway, it shall be designed such that the depth of flow (ft) multiplied by the velocity (fps) is less than 6. Therefore, if the depth of flow is 1 foot and the velocity is 6 fps, this would result in a 6 which would exceed the allowable range.

C. Hydrological Criteria

Hydrological design criteria for the County Criteria is outlined as follows:

<u>Development (Type)</u>	<u>Minor Storm Design</u>	<u>Major Storm Design</u>
Rural Residential	5-Year	100-Year

Drainage Assessments are based on 2-d combined rainfall to runoff models developed for this site and the upstream areas by CivilWorx using the USACE HEC-RAS (version 6.7 beta 5) software.

Soils infiltration is assessed using Green-Ampt parameters (Appendix A) based on Type 'B' hydrologic soil group conditions for the developed site. Generalized Loam soil parameters for natural prairie conditions include 3.5" of capillary suction head; 0.61 in/hr for saturated hydraulic conductivity; and 0.30 for moisture deficit.

Overland flow impedance parameters are based on recommendations from the USACE for kinematic overland flow. Note the design rainfall data used for the rainfall runoff models in this report is the recently published NOAA Atlas 14, Volume 12 (2024) which is presented as the best available. For this site, 2-hour design storms (Appendix A) are used given the local tributaries are less than 10 square miles.

IV. Drainage Assessment & Design

A. General Drainage Plan Overview

The proposed site drainage plan is based on assumptions for local development. The average Tract size proposed with this project is approx. 6 acres for residential development. Similar parcel development

around this site suggests coverages on rural lots in the 26,000 sq.ft. range for home pads, garages and outbuilds, and driveways. This corresponds to impervious coverage in the 9%-10% range which includes new adjoining county roads. As with other rural developments, the new impervious areas are generally not concentrated allowing for the diffusive effects of overland surface flow across pervious surfacing to infiltrate a portion of excess runoff. The preliminary drainage plan does not assume detention is required given the location of the site and the level of flow in the drainage ways. The primary concerns with this development are with exasperating the erosion potential of the eastern drainage cut.

B. Runoff Summaries

The initial runoff assessments for the site are included for county review. Runoff rates are provided at the outfall of the site as depicted with Figure 5.

A post-project scenario was run raising the baseline impervious surfacing from 2% to 10% as a worst-case scenario. Figures 6 and 7 on the following pages summarize the results of the initial assessment from the 2d rainfall to runoff model for the pre-project and post project runoff conditions.

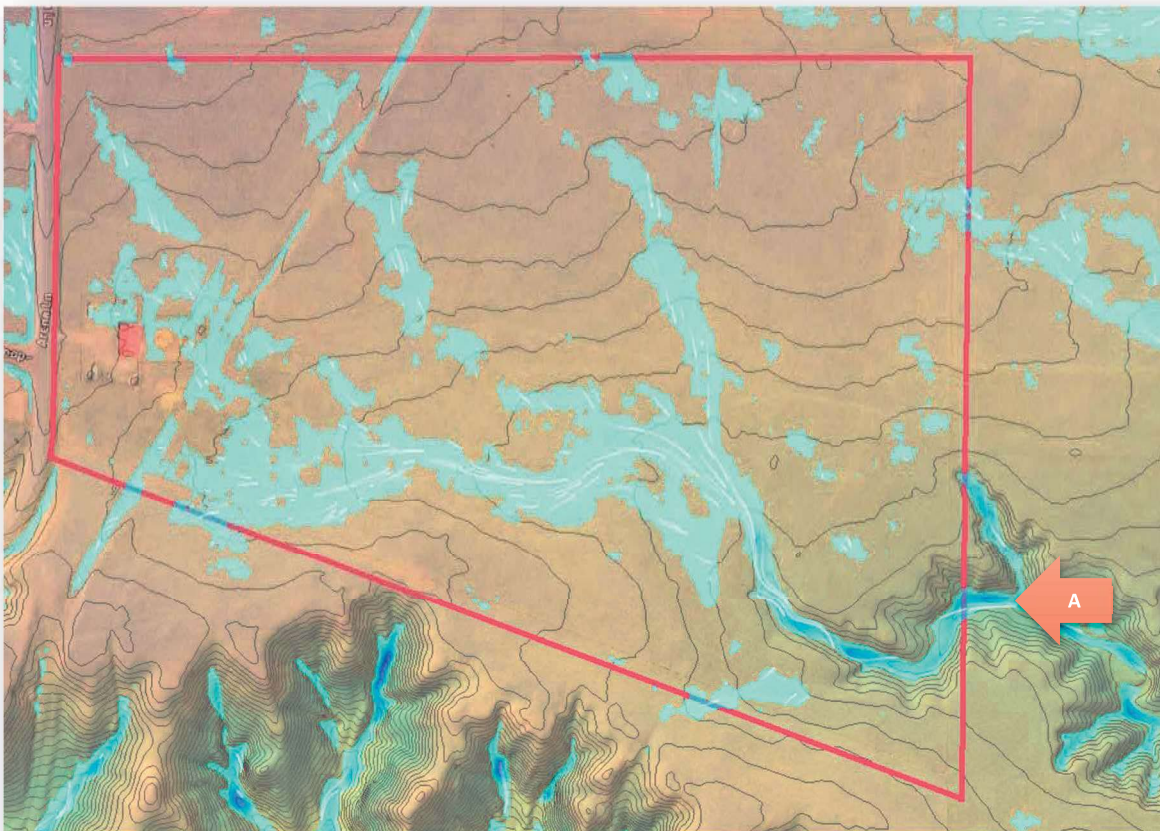


Figure 5. Design Points

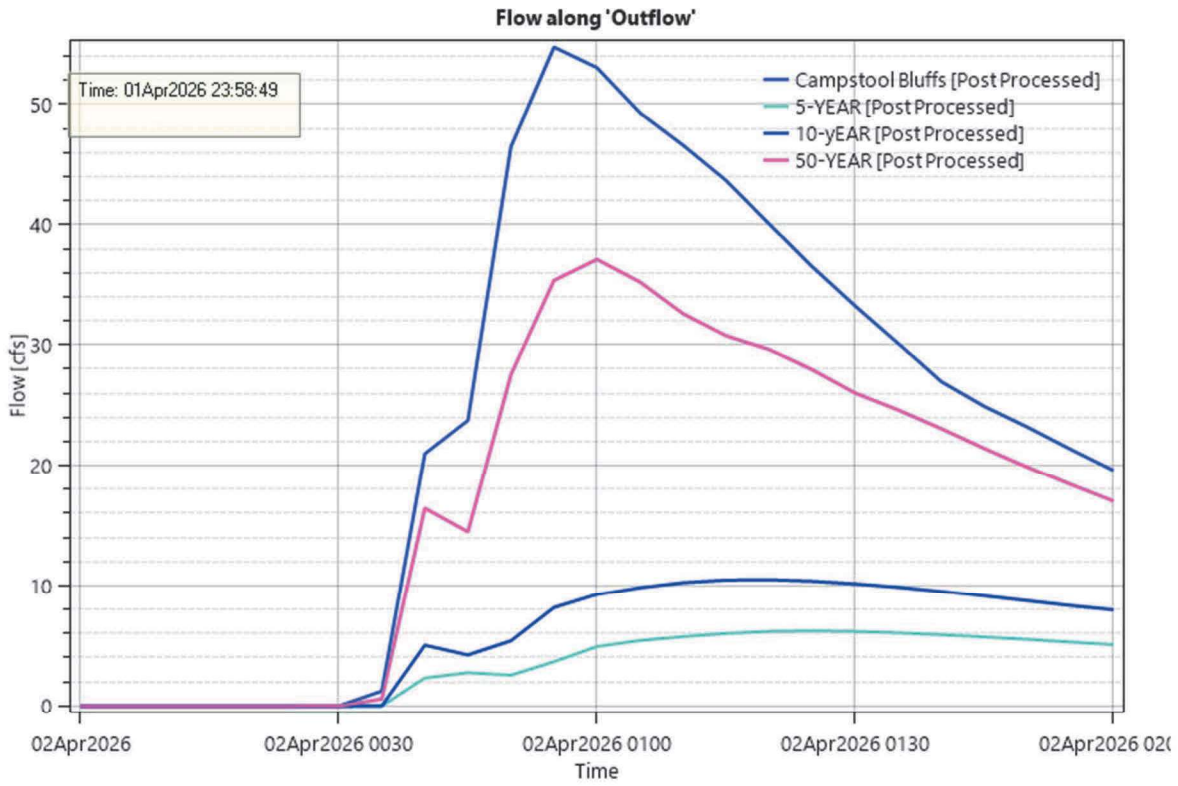


Figure 6. Minor and Major Storm Runoff Rates – Site Outfall – Pre-Project Conditions

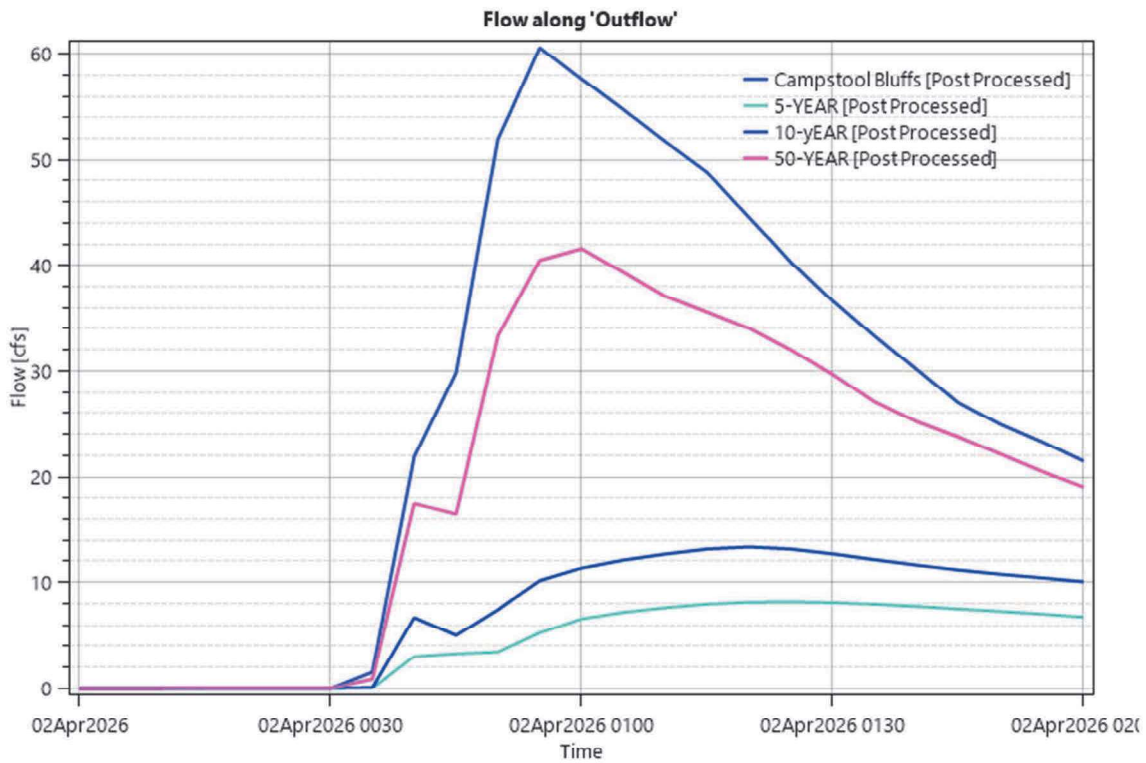


Figure 7. Minor and Major Storm Runoff Rates – Site Outfall – Post-Project Conditions

The assessment found a 4-5 cfs potential increase in the major storm outflow from the site. The potential flow increase for the minor storm is in the 2 cfs range. Based on the findings of this report and if the upper loam soils are stable, the erosive potential for the existing cuts on the east side of the site will not have a noticeable increase in erosive potential. The existing slopes and soils are unstable under a range of runoff conditions and will continue to erode over time. The initial recommendations for the site considered some rock check dams in the major cut depending on how erosion is observed. At this point, however, there are no site-specific drainage recommendations for this site. A review of the erosion potential at the site will be completed with the final drainage study.

C. Road Crossing and Culvert Design

At this time, preliminary road designs have not been completed so it is unknown if there will be new culverts.

D. Erosion Protection & Energy Dissipator Sizing Summaries

Sizing of energy dissipating features to be completed with the final drainage report.

E. Impacts on Downstream Facilities

The downstream conveyance paths are defined cuts through the bluff down to Crow Creek. A review of the local pathways did not find problematic properties within proximity to the site. Currently, the downstream conveyance paths are presented as reasonable for conveying runoff from this development and the associated tributary area to the confluence with Crow Creek.

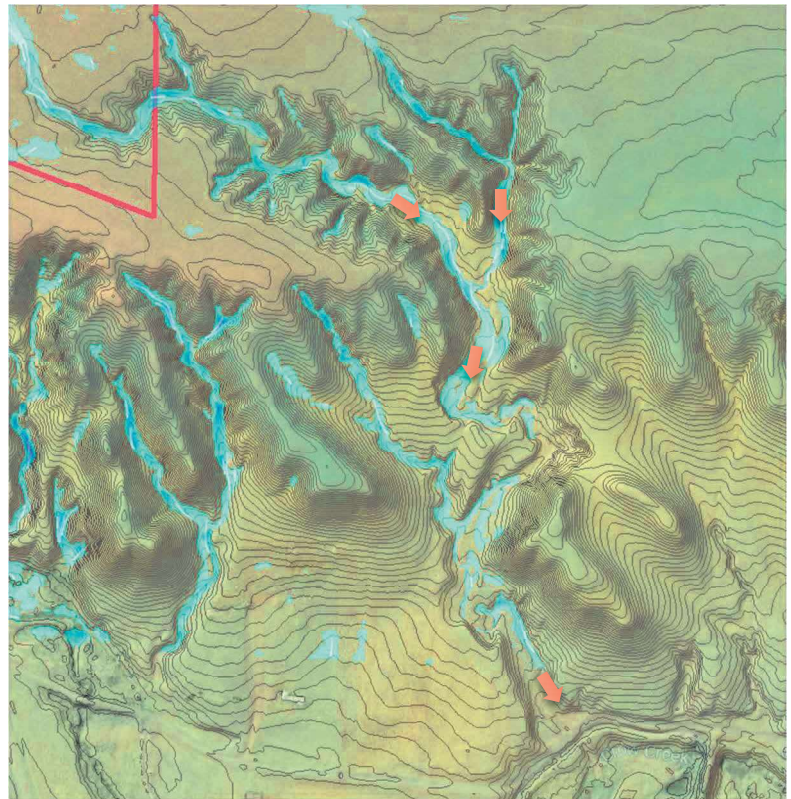


Figure 8. Downstream Drainage Pathway

V. Sediment/Erosion Control

The anticipated site disturbance is under 5 acres which would fall under the requirements of the Wyoming Pollution Discharge Elimination System (WyPDES) program large construction site permit. A formal state notice of coverage will not be required, but a Storm Water Pollution Prevention Plan (SWPPP) will be required for the county grading permit. The SWPPP will include more detailed information on sediment and erosion control items for this project. A short summary of the recommended temporary BMP's for the site to control on-site erosion and prevent sediment from traveling off-site during construction include:

- Vehicle Tracking Control – a stabilized stone pad or prefabricated metal (rattle mat) located at points of ingress and egress on a construction site. The pad is designed to reduce the amount of mud transported onto public roads by construction traffic.
- Culvert Inlet/Outlet Protection (if applicable) – acts as a sediment filter on upstream side and reduces outlet velocities to reduce erosion on the downstream side. This is a temporary BMP on the upstream side and a permanent feature on the downstream side. These features require proper installation and regular maintenance to ensure their performance.

General large scale overlot grading is not anticipated with this project. The site should avoid disturbances near the drainage cuts to an extent practical.

VI. Conclusions

A. Compliance with Standards

Storm drainage calculations and recommendations have followed the guidelines provided by the applicable sections of the Laramie County Land-Use Code.

B. Drainage Plan

The drainage plan is designed to convey runoff to the designated design points and major conveyance way in an effective manner and as safe as possible. The impacts of the development are not anticipated to adversely impact the downstream drainage ways. The primary outflow paths are presented as delineated pathways and are continuous to the respective Crow Creek floodplain.

VII. References

1. Urban Storm Drainage Criteria Manuals 2 and 3, Urban Drainage and Flood Control District, Denver, Colorado, November 2010 as currently (Feb 2018) amended.
2. HEC-RAS 2D User's Manual, USACE (online current edition).

VIII. Certification

"I hereby attest that the Preliminary Drainage and Erosion Control Report for the Campstool Bluffs, was prepared by me, or under my direct supervision, in accordance with the provisions of Laramie County Land Use Code for the responsible parties thereof and that I am a duly registered Professional Engineer under the laws of the State of Wyoming. I understand that Laramie County does not and shall not assume liability for drainage facilities designed by others."



Kelly W. Hafner
Registered Professional Engineer
State of Wyoming # 10514

APPENDIX A

Hydrological References, Computations, and Summaries

- 2024 Design Rainfall
- Soil Parameters and Friction Parameters

PROJECT: CHEYENNE NOAA 2024
 LOCATION: CHEYENNE WY



SWMM DESIGN RAINFALL EVENTS FOR BASINS LESS THAN 10 SQ. MI. (SE WY AND NE CO)
 FROM NOAA ATLAS VOLUME 14 VERSION 2

DESIGN 2-HOUR STORM EVENTS (INCREMENTAL INCHES)

Duration (Minutes)	(2 Year)	(5 Year)	(10 Year)	(25 Year)	(50 Year)	(100 Year)	(500-Year)
0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5	0.006	0.009	0.012	0.015	0.018	0.019	0.025
10	0.012	0.018	0.023	0.030	0.035	0.038	0.050
15	0.012	0.018	0.023	0.030	0.035	0.038	0.050
20	0.014	0.020	0.025	0.031	0.037	0.043	0.055
25	0.014	0.019	0.023	0.030	0.034	0.040	0.053
30	0.028	0.038	0.046	0.060	0.068	0.080	0.106
35	0.151	0.209	0.259	0.331	0.380	0.440	0.580
40	0.390	0.541	0.669	0.849	0.990	1.130	1.480
45	0.087	0.121	0.152	0.190	0.230	0.260	0.330
50	0.069	0.095	0.115	0.150	0.170	0.200	0.265
55	0.028	0.038	0.046	0.060	0.068	0.080	0.106
60	0.029	0.040	0.050	0.062	0.074	0.086	0.110
65	0.029	0.040	0.050	0.062	0.074	0.086	0.110
70	0.029	0.040	0.050	0.062	0.074	0.086	0.110
75	0.029	0.040	0.050	0.062	0.074	0.086	0.110
80	0.014	0.020	0.025	0.031	0.037	0.043	0.055
85	0.012	0.018	0.023	0.030	0.035	0.038	0.050
90	0.012	0.018	0.023	0.030	0.035	0.038	0.050
95	0.012	0.018	0.023	0.030	0.035	0.038	0.050
100	0.012	0.018	0.023	0.030	0.035	0.038	0.050
105	0.012	0.018	0.023	0.030	0.035	0.038	0.050
110	0.012	0.018	0.023	0.030	0.035	0.038	0.050
115	0.012	0.018	0.023	0.030	0.035	0.038	0.050
120	0.006	0.009	0.012	0.015	0.018	0.019	0.025
SUM	1.030	1.440	1.790	2.280	2.660	3.040	3.970
TARGET	1.030	1.440	1.790	2.280	2.660	3.040	3.970
DIFFER	0.0000	0.000	0.000	0.000	0.000	0.000	0.000

(2 Year)	(5 Year)	(10 Year)	(25 Year)	(50 Year)	(100 Year)	(500-Year)	
0.390	0.541	0.669	0.849	0.990	1.130	1.480	5(min)
0.541	0.750	0.928	1.180	1.370	1.570	2.060	10(min)
0.628	0.871	1.080	1.370	1.600	1.830	2.390	15(min)
0.766	1.060	1.310	1.670	1.940	2.230	2.920	30(min)
0.910	1.260	1.560	1.980	2.310	2.660	3.470	60(min)
1.030	1.440	1.790	2.280	2.660	3.040	3.970	120(min)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.300 (0.257-0.347)	0.390 (0.336-0.455)	0.541 (0.461-0.640)	0.669 (0.561-0.799)	0.849 (0.689-1.03)	0.990 (0.779-1.23)	1.13 (0.859-1.44)	1.28 (0.930-1.70)	1.48 (1.01-2.09)	1.64 (1.06-2.42)
10-min	0.415 (0.356-0.482)	0.541 (0.466-0.631)	0.750 (0.639-0.887)	0.928 (0.778-1.11)	1.18 (0.955-1.43)	1.37 (1.08-1.70)	1.57 (1.19-2.00)	1.78 (1.29-2.36)	2.06 (1.40-2.90)	2.28 (1.48-3.36)
15-min	0.483 (0.414-0.560)	0.628 (0.542-0.733)	0.871 (0.743-1.03)	1.08 (0.904-1.29)	1.37 (1.11-1.66)	1.60 (1.26-1.98)	1.83 (1.38-2.33)	2.07 (1.50-2.74)	2.39 (1.63-3.37)	2.64 (1.71-3.90)
30-min	0.588 (0.504-0.682)	0.766 (0.660-0.893)	1.06 (0.905-1.26)	1.31 (1.10-1.57)	1.67 (1.35-2.03)	1.94 (1.53-2.41)	2.23 (1.69-2.84)	2.52 (1.83-3.34)	2.92 (1.99-4.11)	3.22 (2.09-4.76)
60-min	0.699 (0.599-0.811)	0.910 (0.785-1.06)	1.26 (1.08-1.49)	1.56 (1.31-1.87)	1.98 (1.61-2.41)	2.31 (1.82-2.86)	2.65 (2.01-3.37)	3.00 (2.17-3.97)	3.47 (2.36-4.88)	3.83 (2.48-5.66)
2-hr	0.787 (0.681-0.911)	1.03 (0.898-1.20)	1.44 (1.24-1.71)	1.79 (1.50-2.15)	2.28 (1.84-2.78)	2.66 (2.08-3.29)	3.04 (2.28-3.87)	3.43 (2.45-4.54)	3.97 (2.65-5.56)	4.38 (2.78-6.41)
3-hr	0.836 (0.729-0.965)	1.10 (0.963-1.28)	1.55 (1.33-1.83)	1.92 (1.61-2.30)	2.44 (1.98-2.98)	2.85 (2.22-3.53)	3.26 (2.43-4.14)	3.68 (2.60-4.84)	4.24 (2.80-5.91)	4.67 (2.94-6.81)
6-hr	0.952 (0.835-1.08)	1.25 (1.10-1.43)	1.73 (1.50-2.02)	2.14 (1.82-2.53)	2.71 (2.23-3.25)	3.15 (2.50-3.83)	3.60 (2.73-4.48)	4.05 (2.92-5.21)	4.67 (3.12-6.34)	5.14 (3.28-7.29)
12-hr	1.15 (1.04-1.27)	1.45 (1.31-1.62)	1.94 (1.74-2.19)	2.36 (2.08-2.68)	2.94 (2.53-3.39)	3.41 (2.86-3.96)	3.87 (3.15-4.60)	4.36 (3.42-5.36)	5.02 (3.72-6.52)	5.52 (3.93-7.52)

NOAA ATLAS 14 DATA (2024 VOL 12)		
20-Year Estimate - (Logrithmic)	1-Year	WQCV
0	0	0.000
5	5	0.018
10	10	0.035
15	15	0.036
20	20	0.067
25	25	0.300
30	30	0.115
35	35	0.035
40	40	0.019
45	45	0.019
50	50	0.019
55	55	0.018
60	60	0.018
65	65	0.059
70	70	0.059
75	75	0.059
80	80	0.030
85	85	0.028
90	90	0.028
95	95	0.028
100	100	0.028
105	105	0.028
110	110	0.028
115	115	0.028
120	120	0.014
Total	2.161	

20-Year DURATION	INTENSITY
5	9.662
10	6.712
15	5.198
30	3.113
60	1.848
120	1.080

Soil Parameter Estimates

Texture class	Percent by weight		Suction head		Conductivity		Initial deficit	Porosity	Field capacity	Wilting point	Sat. Deficit	Normal Deficit
	Sand	Clay	in	mm	in/h	mm/h						
Sand	88	5	1.9	49.5	4.26	108.1	0.34	0.46	0.1	0.05	0.36	0.39
Loamy sand	80	5	2.4	61.3	3.81	96.7		0.46	0.12	0.05	0.34	0.38
Sandy loam	65	10	4.3	110.1	1.98	50.3	0.33	0.45	0.18	0.08	0.27	0.32
Loam	40	20	3.5	88.9	0.61	15.5	0.31	0.46	0.28	0.14	0.18	0.25
Silt loam	20	15	6.6	166.8	0.63	16.1	0.32	0.48	0.31	0.11	0.17	0.27
Silt	10	5			0.87	22		0.48	0.3	0.06	0.18	0.30
Sandy clay loam	60	25	8.6	218.5	0.44	11.3	0.26	0.43	0.27	0.17	0.16	0.21
Clay loam	30	35	8.2	208.8	0.17	4.3	0.24	0.48	0.36	0.22	0.12	0.19
Silty clay loam	10	35	10.7	273	0.22	5.7		0.51	0.38	0.22	0.13	0.21
Silty clay	10	45	11.5	292.2	0.15	3.7		0.52	0.41	0.27	0.11	0.18
Sandy clay	50	40	9.4	239	0.06	1.4		0.44	0.36	0.25	0.08	0.14
Clay	25	50	12.5	316.3	0.04	1.1	0.21	0.5	0.42	0.3	0.08	0.14

Table 1
Effective Resistance Parameters for Overland Flow

Surface	N value	Source
Asphalt/Concrete*	0.05 - 0.15	a
Bare Packed Soil Free of Stone	0.10	c
Fallow – No Residue	0.008 - 0.012	b
Conventional Tillage – No Residue	0.06 - 0.12	b
Conventional Tillage – With Residue	0.16 - 0.22	b
Chisel Plow – No Residue	0.06 - 0.12	b
Chisel Plow – With Residue	0.10 - 0.16	b
Fall Disking – With Residue	0.30 - 0.50	b
No Till – No Residue	0.04 - 0.10	b
No Till (20-40 percent residue cover)	0.07 - 0.17	b
No Till (60-100 percent residue cover)	0.17 - 0.47	b
Sparse Rangeland with Debris: 0 Percent Cover	0.09 - 0.34	b
20 Percent Cover	0.05 - 0.25	b
Sparse Vegetation	0.053 - 0.13	f
Short Grass Prairie	0.10 - 0.20	f
Poor Grass Cover on Moderately Rough	0.30	c
Bare Surface		
Light Turf	0.20	a
Average Grass Cover	0.4	c
Dense Turf	0.17 - 0.80	a,c,e,f
Dense Grass	0.17 - 0.30	d
Bermuda Grass	0.30 - 0.48	d
Dense Shrubbery and Forest Litter	0.4	a

Legend: a) Harley (1975), b) Engman (1986), c) Hathaway (1945), d) Palmer (1946), e) Ragan and Duru (1972), f) Woolhiser (1975), [Hjemfelt, 1986]

APPENDIX B

Hydraulic References, Computations, and Summaries

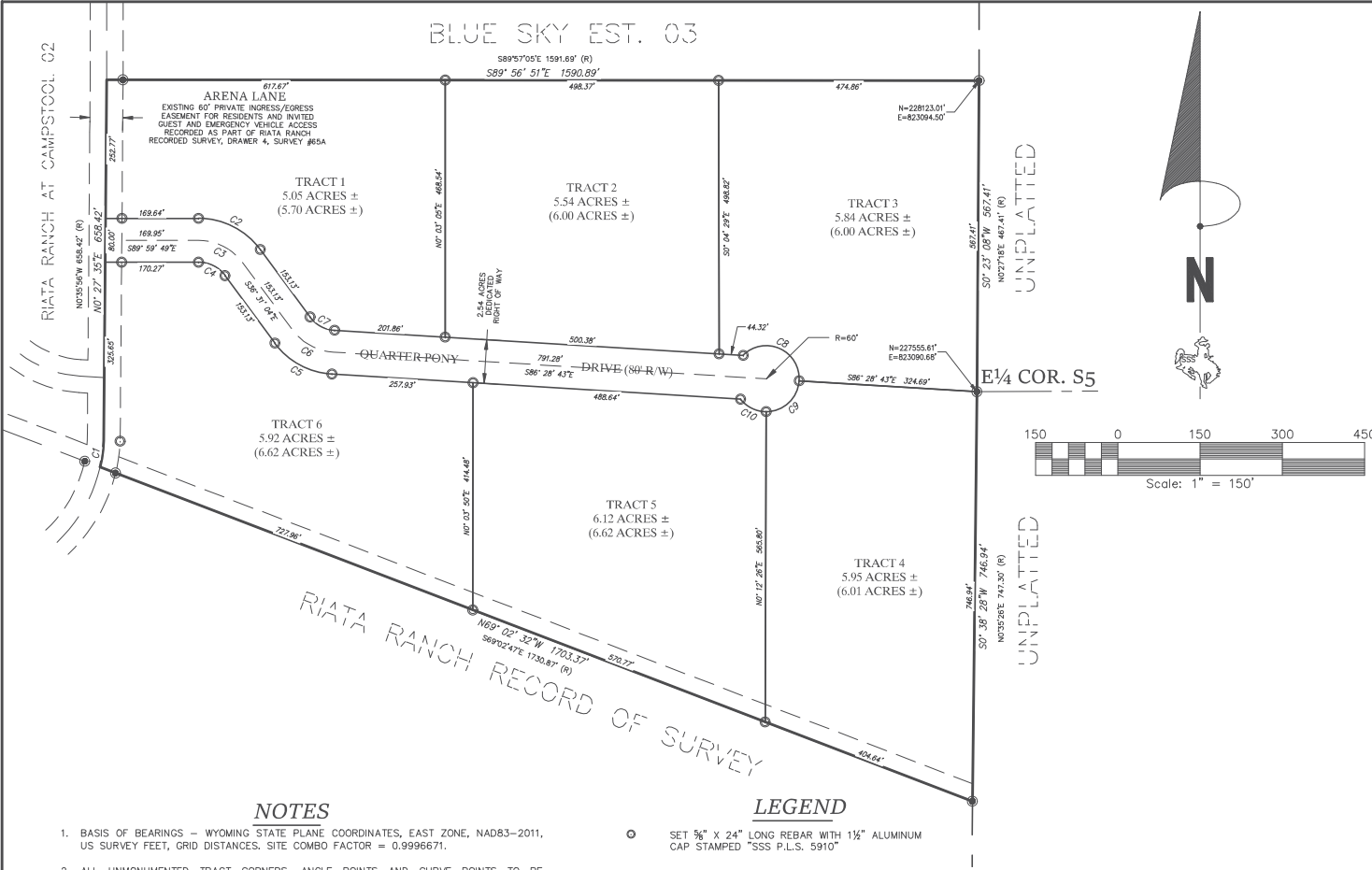
- <reserved>

APPENDIX C

Miscellaneous References

- Plat Concept
- Soil Web Survey
 - Mapping
 - Relevant Soils Data

◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY FD #4 ◻
 ◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brian Mc Knight, owner in fee simple of Lot 3, Riata Ranch North Forty, situate in Section 5, T13N, R64W of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, vacated and replatted to be known as: CAMPSTOOL BLUFFS, and does 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 furthermore dedicate the road depicted herein to the use of the public.

Brian Mc Knight

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Brian Mc Knight.

 Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

 Chairman County Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE LOT 3, RIATA RANCH NORTH FORTY, SITUATE IN SECTION 5, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING. EXISTING EASEMENTS TO REMAIN AS SHOWN.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stell Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

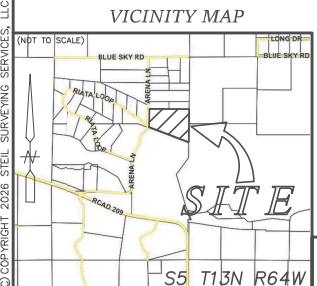
NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.9996671.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.J.R.M PANEL No.8 56021C1425F, DATED JANUARY 17, 2007.
4. CWP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWP.
5. ALL UTILITIES TO BE PLACED IN THE RIGHT OF WAY AS REQUIRED BY LARAMIE COUNTY.

LEGEND

- SET 5/8" x 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - QUARTER SECTION LINE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10° 14' 35"	272.00'	N7° 54' 30"E	48.56'	48.63'
C2	53° 28' 45"	140.00'	S63° 15' 26"E	125.98'	130.67'
C3	53° 28' 45"	100.00'	N63° 15' 26"W	89.99'	93.34'
C4	53° 28' 45"	60.00'	N63° 15' 26"W	53.99'	56.00'
C5	49° 57' 40"	140.00'	N61° 29' 53"W	118.25'	122.08'
C6	49° 57' 40"	100.00'	N61° 29' 53"W	84.46'	87.20'
C7	49° 57' 40"	60.00'	S61° 29' 53"E	50.68'	52.32'
C8	138° 11' 23"	60.00'	S65° 34' 25"E	112.10'	144.71'
C9	86° 41' 09"	60.00'	N46° 51' 51"E	82.36'	90.78'
C10	51° 30' 14"	60.00'	S64° 02' 27"E	52.14'	53.93'



CAMPSTOOL BLUFFS

A MINOR SUBDIVISION REPLAT OF LOT 3, RIATA RANCH NORTH FORTY, SITUATE IN SECTION 5, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED MARCH 2026

STELL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ◻ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ◻ (307) 322-9789
 www.StellSurvey.com ◻ info@StellSurvey.com

REVISED: 4/1/2026
 26182 CAMPSTOOL BLUFFS.DWG

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Soil Map—Laramie County, Wyoming, Eastern Part
(Campstool Bluffs)



Map Scale: 1:3,680 if printed on B landscape (17" x 11") sheet.
0 50 100 200 300 Meters
0 150 300 600 900 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 13N WGS84

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, Eastern Part
Survey Area Data: Version 24, Sep 4, 2025

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
2	Albinas loam, 1 to 3 percent slopes	6.8	5.0%
5	Altvan loam, 0 to 3 percent slopes	88.8	65.3%
15	Dix-Altvan complex, 10 to 30 percent slopes	38.0	27.9%
49	Vetal fine sandy loam, 3 to 6 percent slopes	2.5	1.9%
Totals for Area of Interest		136.1	100.0%

AGENCY REVIEW #1

AGENCY REVIEW #2

APPLICANT RESPONSE

Permit Notes

Permit Number: PZ-26-00034

Parcel Number: 13640510000800

Submitted: 04/03/2026

Site Address: UNKNOWN

Technically Complete: 04/08/2026

Applicant: HANSEN, MICHEAL SHANE

Laramie County, WY 00000

Approved:

Owner: MC KNIGHT, BRIAN

Issued:

Project Description: A 6 TRACT RESIDENTIAL SUBDIVISION

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
04/07/2026		Application	PZ-26-00034	GENERAL	PC Public Hearing 5.14.26, BOCC Public Hearing 6.16.26, Letters 4.9.26, Legal Ad 4.11.10.26.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
04/08/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
04/08/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
04/08/2026	04/24/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Riata Ranch North Forty is a survey, please state that in the title block, dedication and vacation statement.	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
04/09/2026		Application	PZ-26-00034	GENERAL	LCCD has no real concerns regarding the proposed project. There is potential for storm event impact and potential erosion or sediment transport off site via the ephemeral drainage in the southeast corner of the property. The developer should apply for and receive a large construction stormwater permit (if the development meets the criteria) and install BMPS to minimize potential impact to the drainage.	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
04/13/2026		Application	PZ-26-00034	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
04/15/2026		Application	PZ-26-00034	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
04/20/2026		Application	PZ-26-00034	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/21/2026		Application	PZ-26-00034	GENERAL	1. Records indicate P211533.0W falls within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where this use occurs. GPS coordinates for the well would also be appreciated. 2. The proposed subdivision is located within the	SUE.KINSLEY@LARAMIECOUNTY.WY.GOV

Permit Notes

1. WELL IS ON TRACT 6, CAMPSTOOL BLUFFS

- 2. ACK
- 3. ACK
- 4. ACK
- 5. ACK
- 6. ACK
- 7. ACK

Conservation Area identified under the 2015 State Engineers Order for the Laramie County Control Area. Well spacing requirements will be assessed on any well permit applications received by our office as defined within the Order.

3. An approved permit from the State Engineers Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

04/21/2026

Workflow

ENGINEERS
REVIEW

GENERAL

1st Review -

Engineer Comments:

SCOTT.LARSON@
LARAMIECOUNTY
WY.GOV

1. LABELED

2. ADDED

3. NOTE REMOVED

4. ADDED NOTE

5. CORRECTED

6. ACK

7. ACK

1. There appears to be a utility easement that runs along the southern boundary line of Tracts 4-6 that is not labeled as to what the easement is and what is the width of the easement.
2. There is a 10' utility easement that ties into this platted area (at Tract 1) from Blue Sky Estates, 3rd Filing that needs to be shown on this plat.

3. Note 5 indicates "All Utilities to be placed in the road right of ways as required by Laramie County". This is not necessarily a requirement of Laramie County 4-5-103.xi. states, "All utility facilities, including but not limited to gas, electrical power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right-of-way".

4. The note "There shall be no public maintenance of internal roadways or access easements", is not shown on the plat.

5. There appears to be a mistake in comparing the differences of the distances along the east boundary of TRACT 3. The Record distance (R) is shown as 467.41' and the actual distance is shown as 567.41'. Both the Riata Ranch North

Permit Notes

Forty Record of Survey and the legal description of the property indicate that the distance is 567.41'.
 6.The Preliminary Drainage Report adequately addresses the drainage characteristics for the subdivision at this stage. A Final Drainage Report shall be submitted with the roadway construction plan submittal and will provide additional information and more detailed information for the culverts, roadway drainage, etc.
 7.The proposed roadway shall be designed and constructed per the regulations and design plans submitted to the County for review and approval.

Surveyor Comments:

1.The title block should also identify "RIATTA RANCH NORTH FORTY" as a Corrected Record of Survey. I could find no indication that it was actually a subdivision on the Laramie County map server.
 2.CAMPSTOOL BLUFFS subdivision is LOT 3 of RIATA RANCH NORTH FORTY, a Record of Survey, not a subdivision. Therefore, it doesn't seem like a VACATION STATEMENT is necessary. Records of Surveys are not vacated by subdivision rules.

- 1. CORRECTED
- 2. REMOVED

<p>04/22/2026</p> <p>ACK</p>	<p>Workflow</p>	<p>ENVIRONMENTAL HEALTH REVIEW GENERAL</p>	<p>Wastewater permits are required for each lot. All small wastewater systems must have a 50 setback from all property lines. Provide careful consideration for lots with slope. A DEQ letter and Chapter 23 report must be submitted to Environmental Health along with the signed final plat prior to application for any permits</p>	<p>TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV</p>
<p>04/22/2026</p> <p>1. ACK 2. ACK 3. ADDED 4. ADDED</p>	<p>Workflow</p>	<p>PUBLIC WORKS REVIEW GENERAL</p>	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Quarter Pony Drive shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information. 3. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p>	<p>MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV</p>
<p>04/24/2026</p>	<p>Workflow</p>	<p>COUNTY REAL ESTATE OFFICE REVIEW GENERAL</p>	<p>Changes look good.</p>	<p>RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV</p>
<p>04/27/2026</p>	<p>Workflow</p>	<p>ENGINEERS REVIEW GENERAL</p>	<p>2nd Review - Previous comments have been adequately addressed on the revised/updated plat drawing. No further comments at this time.</p>	<p>SCOTT.LARSON@LARAMIECOUNTY.WY.GOV</p>

Permit Notes

04/27/2026

Workflow

PUBLIC WORKS GENERAL
REVIEW

Per MC 4.27.26 all comments have been acknowledged
and/or addressed. No further comments.

PERMITS@LARAM
IECOUNTYWY.GO
V

1. **ROAD MAINTENANCE.**

- a. As used herein, "Campstool Bluffs" means the portions of Quarter Pony Drive located within the Subdivision.
- b. **Vehicle and Pedestrian Access Easement.** The Campstool Bluffs Road shall be dedicated to the public for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles.
- c. **Utility Easement.** The Campstool Bluffs Road shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
- d. **Road Maintenance.** Campstool Bluffs Road maintenance and road improvements will be undertaken and made whenever necessary to always maintain the road in good operating condition at all times, and to insure the provision of safe access by emergency vehicles. A majority vote of Owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, Owners shall be provided with cost estimates and a majority agreement is required to proceed. If any Owner performs improvements, maintenance, repairs or replacements without the approval of the other Owners prior to performing such work, the Owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary, neither majority vote nor prior approval is necessary before making such improvements or undertaking such reasonable maintenance.
- e. **Parking.** For the safety of the residents, no machinery, trailers, vehicles, or other property may be stored or parked upon the Campstool Bluffs Road except parking of vehicles for limited periods of time (not to exceed twelve hours).
- f. **Cost Sharing.** Campstool Bluffs Road maintenance, snowplowing and road improvement costs shall be shared on a pro-rata basis between the Owners sharing access to the above-mentioned road. Each Owner's share of costs incurred shall be determined as follows: Pro-rated cost share will be based upon the percentage of roadway extending from the start of the Campstool Bluffs Road to the intersection of each driveway where a residence exists, or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist.
- g. **Future Parcels.** Any additional parcels gaining access to the Campstool Bluffs Road by way of splitting existing parcels will be bound by all terms and conditions of this agreement and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 15(f) above.
- h. **Snow Plowing.** The Campstool Bluffs Road shall be snowplowed so as to permit year-round access. The cost shall be shared by the parcel owners as indicated in Paragraph No. 15(f) above. Individual driveway snow plowing, if desired, will be invoiced to the parcel owners directly by the snowplow contractor.



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Campstool Bluffs By: Kelly Hafner, PE

Date: 4-2-2026 Contact: kelly.hafner@civilworxeng.com

Owner/Developer: Rich Gibbs Phone: 307.514.1012

Property Address or Legal Description (lot, block, subdivision): (TBD) Arena Lane

Legal Description: Tracts 1-6, Campstool Bluffs

Existing Zoning: LU Change to:

Existing Land Use: Proposed:

Applicant email: rich@primeone-mortgage.com

Above changes if applicable.

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Vacant	h/a	Ag	0		0	0	0

Total:

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Residential	210	Res	6	Weekday	9.4	1	56

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): 56

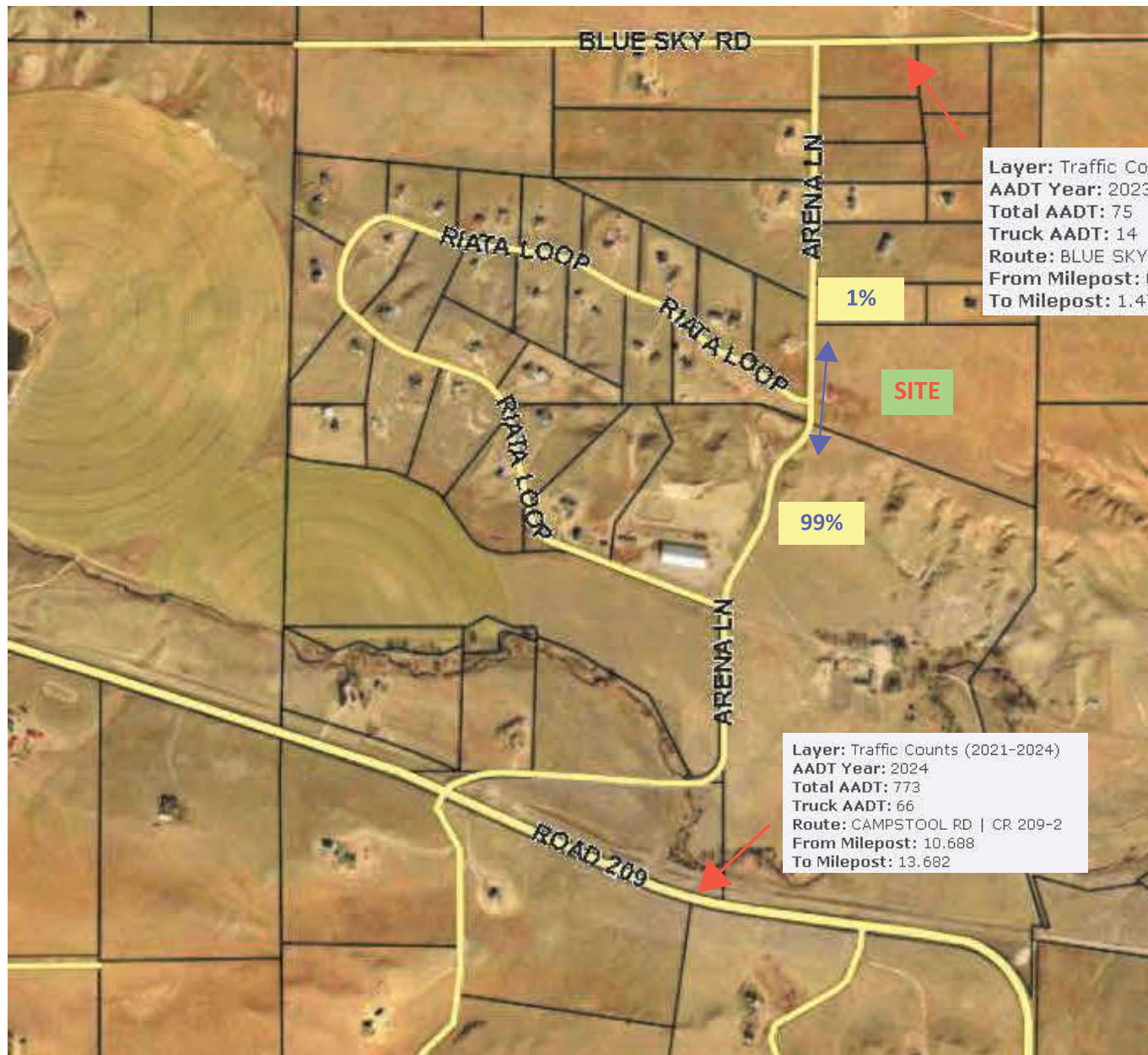
1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

***Notes: Six new proposed residences. Note ITE does not have a rural residential setting and location and this falls outside the correlated data range. The proximity to an urban area suggests the actual traffic generated is likely lower than the urban/suburban generation rate.**

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AVAILABLE TRAFFIC COUNTS (DATA SOURCE, WYOMING DEPARTMENT OF TRANSPORTATION)




Notes: Existing traffic counts on Arena <100. Assumed trip distribution is 99% to Campstool Road (south) and potential for random trips to north and west.

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:

210 

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

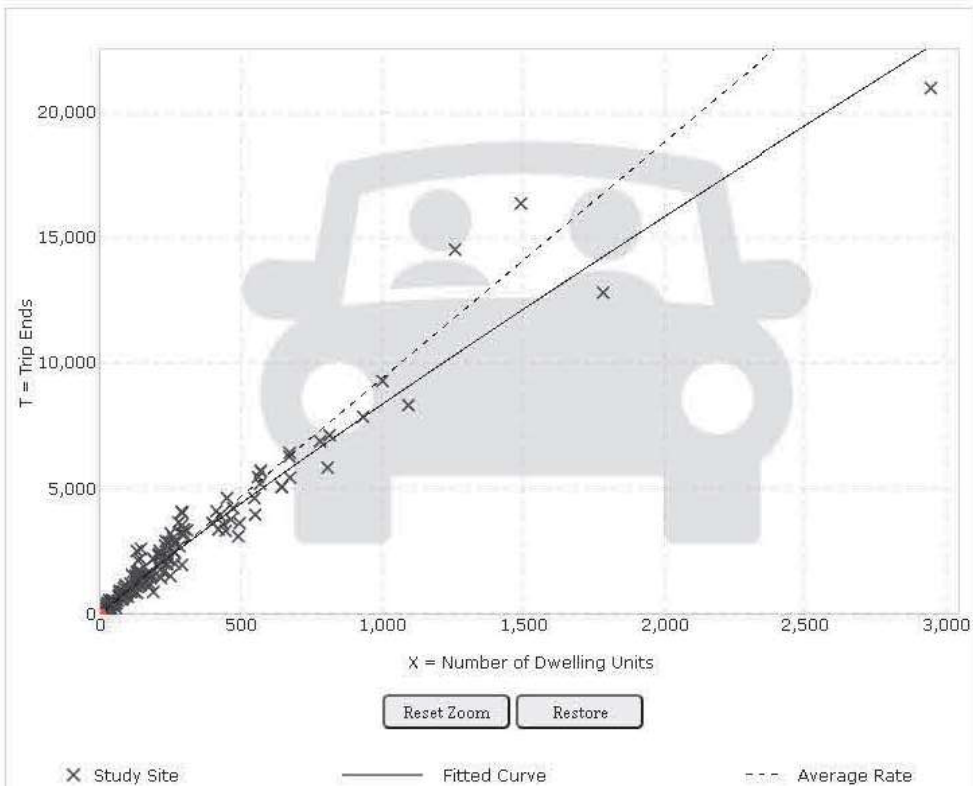
Weekday

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

3



Land Use:

Single-Family Detached Housing (210) [Click for Description and Data Plot](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

174

Avg. Num. of Dwelling Units:

246

Average Rate:

9.43

Range of Rates:

4.45 - 22.61

Standard Deviation:

2.13

Fitted Curve Equation:

$\ln(T) = 0.92 \ln(X) + 2.68$

R²:

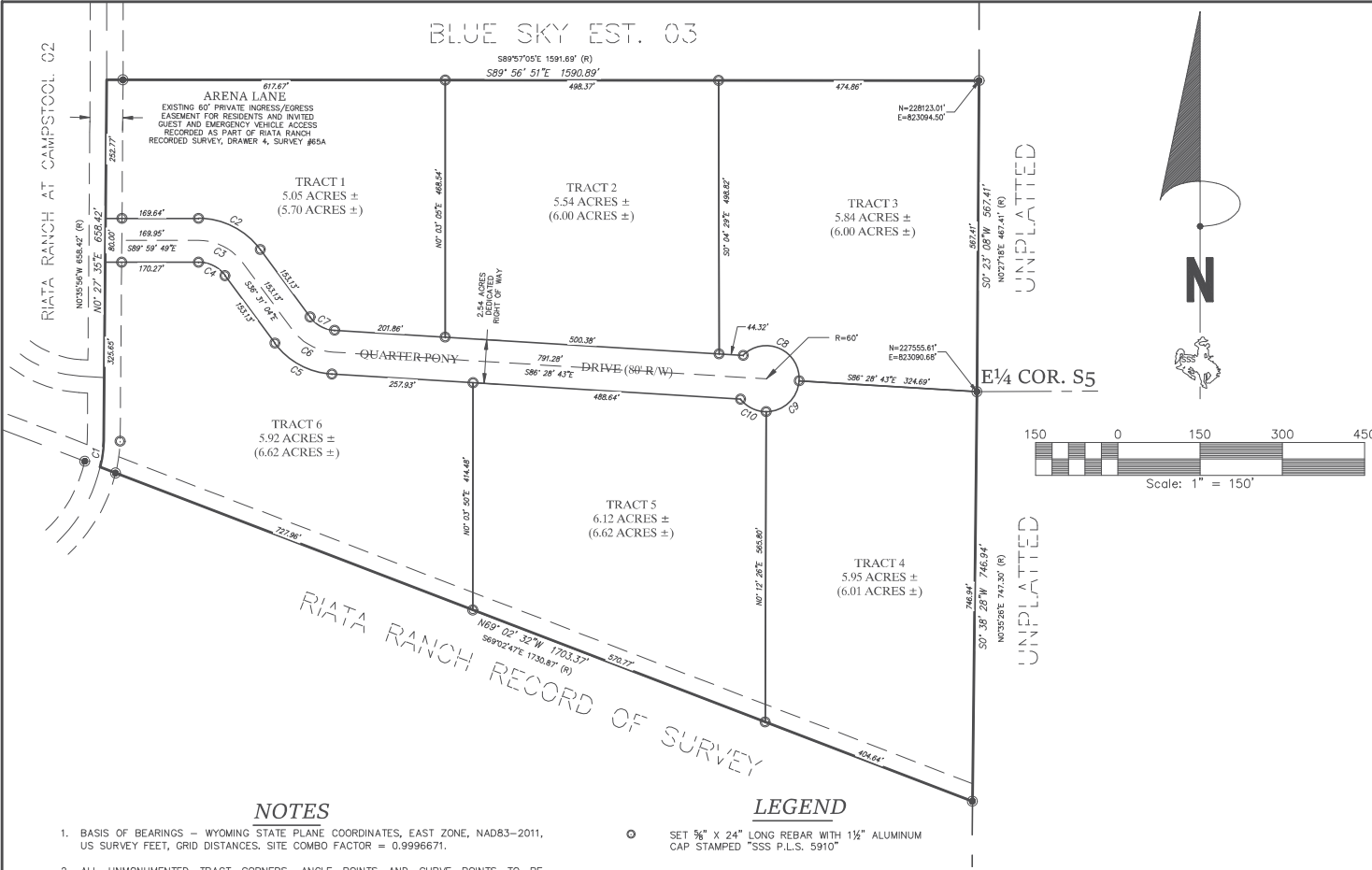
0.95

Directional Distribution:

50% entering, 50% exiting

◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY FD #4 ◻
 ◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

BLUE SKY EST. 03



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brian Mc Knight, owner in fee simple of Lot 3, Riata Ranch North Forty, situate in Section 5, T13N, R64W of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, vacated and replatted to be known as: CAMPSTOOL BLUFFS, and does 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 furthermore dedicate the road depicted herein to the use of the public.

Brian Mc Knight

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Brian Mc Knight.

 Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

 Chairman County Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE LOT 3, RIATA RANCH NORTH FORTY, SITUATE IN SECTION 5, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING. EXISTING EASEMENTS TO REMAIN AS SHOWN.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stell Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

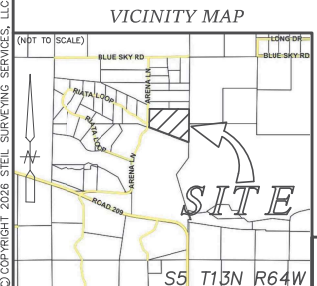
NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.9996671.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.J.R.M PANEL No.8 56021C1425F, DATED JANUARY 17, 2007.
4. CWP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWP.
5. ALL UTILITIES TO BE PLACED IN THE RIGHT OF WAY AS REQUIRED BY LARAMIE COUNTY.

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- LOT LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - QUARTER SECTION LINE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10° 14' 35"	272.00'	N7° 54' 30"E	48.56'	48.63'
C2	53° 28' 45"	140.00'	S63° 15' 26"E	125.98'	130.67'
C3	53° 28' 45"	100.00'	N63° 15' 26"W	89.99'	93.34'
C4	53° 28' 45"	60.00'	N63° 15' 26"W	53.99'	56.00'
C5	49° 57' 40"	140.00'	N61° 29' 53"W	118.25'	122.08'
C6	49° 57' 40"	100.00'	N61° 29' 53"W	84.46'	87.20'
C7	49° 57' 40"	60.00'	S61° 29' 53"E	50.68'	52.32'
C8	138° 11' 23"	60.00'	S65° 34' 25"E	112.10'	144.71'
C9	86° 41' 09"	60.00'	N46° 51' 51"E	82.36'	90.78'
C10	51° 30' 14"	60.00'	S64° 02' 27"E	52.14'	53.93'



CAMPSTOOL BLUFFS

A MINOR SUBDIVISION REPLAT OF LOT 3, RIATA RANCH NORTH FORTY, SITUATE IN SECTION 5, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED MARCH 2026

STELL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ◻ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ◻ (307) 322-9789
 www.StellSurvey.com ◻ info@StellSurvey.com

REVISED: 4/1/2026
 26182 CAMPSTOOL BLUFFS.DWG

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State Engineer's Office

HERSCHLER BUILDING, 2 WEST
CHEYENNE, WYOMING 82002
(307) 777-6150

MARK GORDON
GOVERNOR

BRANDON GEBHART, P.E.
STATE ENGINEER

April 21, 2026

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001
commissioners@laramiecounty.com

RE: Campstool Bluffs, PZ-26-00034

Dear Commissioners:

The State Engineer's Office/Ground Water Division received application materials related to the proposed Campstool Bluffs Subdivision from Laramie County.

The proposed subdivision is to be located in part of the S1/2NE1/4 and N1/2SE1/4 of Section 5, T13N, R64W in Laramie County, Wyoming. This proposal involves subdividing Tract 3 of Riata Ranch North Forty, a 36.99 acre parcel, into 6 lots averaging 6.17 acres each.

The State Engineer's Office has reviewed the subdivision application and conducted a preliminary examination of the agency's water rights database. Based on this review we have determined there are no existing water rights of record that attach to the subdivision lands that require to be addressed under Wyoming Statute 18-5-306 (a) (xi).

Additional Comments:

1. Records indicate P211533.0W falls within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where this use occurs. GPS coordinates for the well would also be appreciated.
2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed on any well permit applications received by our office as defined within the Order.
3. An approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

Surface Water
(307) 777-6475

Ground Water
(307) 777-6163

Board of Control
(307) 777-6178

4. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.
5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.
6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.
7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2026-21-2".

If you have any questions, please feel free to contact me at (307) 777-2975, or if you prefer email, at sue.kinsley@wyo.gov. Thank you for the opportunity to comment on the subdivision application.

Sincerely,



Sue Kinsley
Natural Resources Analyst
State Engineer's Office, Ground Water Division

SENT VIA SMARTGOV

Cc: Ryan Cox, Administrator, Ground Water Division
Jed Rockweiler, Administrator, Surface Water Division
Cheryl Timm, Administrator, Board of Control Division
Josh DeBerard, Superintendent, Water Division I
Kasey Kiel, Hydrographer/Commissioner, Water Division I, District 1



April 3, 2026

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

DEQ ACKNOWLEDGEMENT

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming the owner acknowledges that a non adverse DEQ letter is required for approval.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large initial "M".

Shane Hansen CST

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

307.634.7273

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A MINOR SUBDIVISION PERMIT AND PLAT FOR LOT 3, RIATA RANCH NORTH FORTY RECORD OF SURVEY, LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS "CAMPSTOOL BLUFFS."

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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100(ii) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with Section 2-4-104 the Laramie County Land Use Regulations governing the LU – Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for Campstool Bluffs.

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 4-5-100(ii) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Campstool Bluffs, located at Lot 3, Riata Ranch North Forty Record of Survey, Laramie County, WY, with the following condition:

- 1) **A non-adverse Chapter 23 Study recommendation from the Wyoming Department of Environmental Quality must be received prior to recordation.**

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

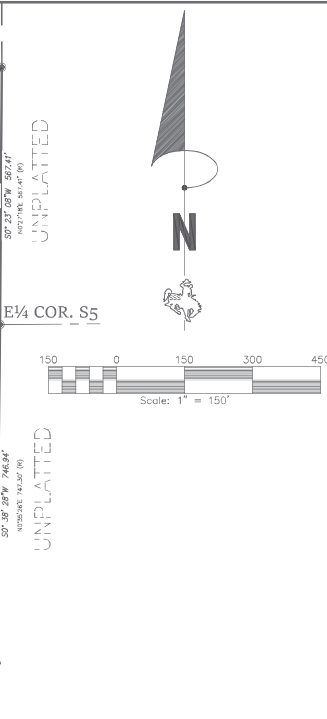
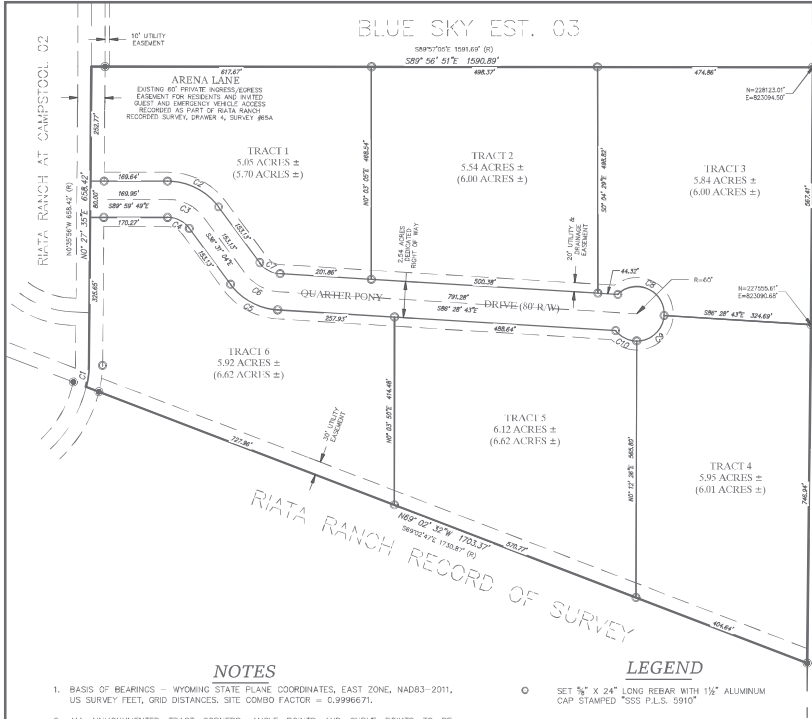
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FD # 4 ◦
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦



NOTES

1. BASIS OF BEARINGS — WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, SITE COMBO FACTOR = 0.9996671.
2. ALL UNMOUNTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MOUNTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No. 56021C1425F, DATED JANUARY 17, 2007.
4. CWP — SUBJECT PARCEL DOES NOT FALL WITHIN THE CWP.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/EASEMENTS.
6. ALL TRACTS SHALL BE ACCESSED FROM THE INTERNAL ROADWAY.

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLS 21640"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brian Mc Knight, owner in fee absolute of Lot 3, Riata Ranch North Forty Record of Survey, situate in Section 5, T13N, R64W of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed and subdivided to be known as: CAMPSTOOL BLUFFS, and does 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 furthermore dedicate the road depicted herein to the use of the public.

Brian Mc Knight

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Brian Mc Knight.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

Chairman ATTEST: _____
 County Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

CAMPSTOOL BLUFFS

A MINOR SUBDIVISION REPLAT OF LOT 3, RIATA RANCH NORTH FORTY RECORD OF SURVEY, SITUATE IN SECTION 5, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED MARCH 2026



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1108 WEST 10th ST. CHEYENNE, WY. 82001 ◦ (307) 654-7873
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ◦ (307) 328-9789
 www.SteelSurvey.com ◦ info@SteelSurvey.com

REVISED: 4/24/2026
 26182 CAMPSTOOL BLUFFS.DWG