



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Pourchot, Associate Planner

DATE: August 4th, 2026

TITLE: PUBLIC HEARING on a Small Subdivision Permit and Plat for Billy O Gartside Reserve, located in a portion of the S ½ of Section 28, T15N, R68W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of landowner G & G Enterprises of Wyoming, LLC, has submitted an application for a Small Subdivision Permit and Plat for the above location. The purpose of the application is to subdivide the primary 35 acres into five (5) new tracts, with the existing residential use to remain.

BACKGROUND

The subject property is located in the LU – Land Use zone district and is currently used for agricultural purposes. The surrounding area is also LU zone district residential, residential vacant land, and agricultural. The property is accessed from Horse Creek Road.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Wyoming § 18-5-301 through 18-5-306.
Wyoming § 34-12-101 through 34-12-115.
Section 4-5-100(i)(a) governing a Small Subdivision Permit and Plat.
Section 2-4-104 governing the LU – Land Use Zone District.
Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as a RAI, (Rural Ag Interface). Rural residential uses are primarily anticipated in these areas with limited commercial service and retail uses being anticipated at major intersections.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-4-113 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells.

Public notice was provided as required. No public comments were received.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a Small Subdivision Permit and Plat pursuant to section 4-5-100(i)(a) of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

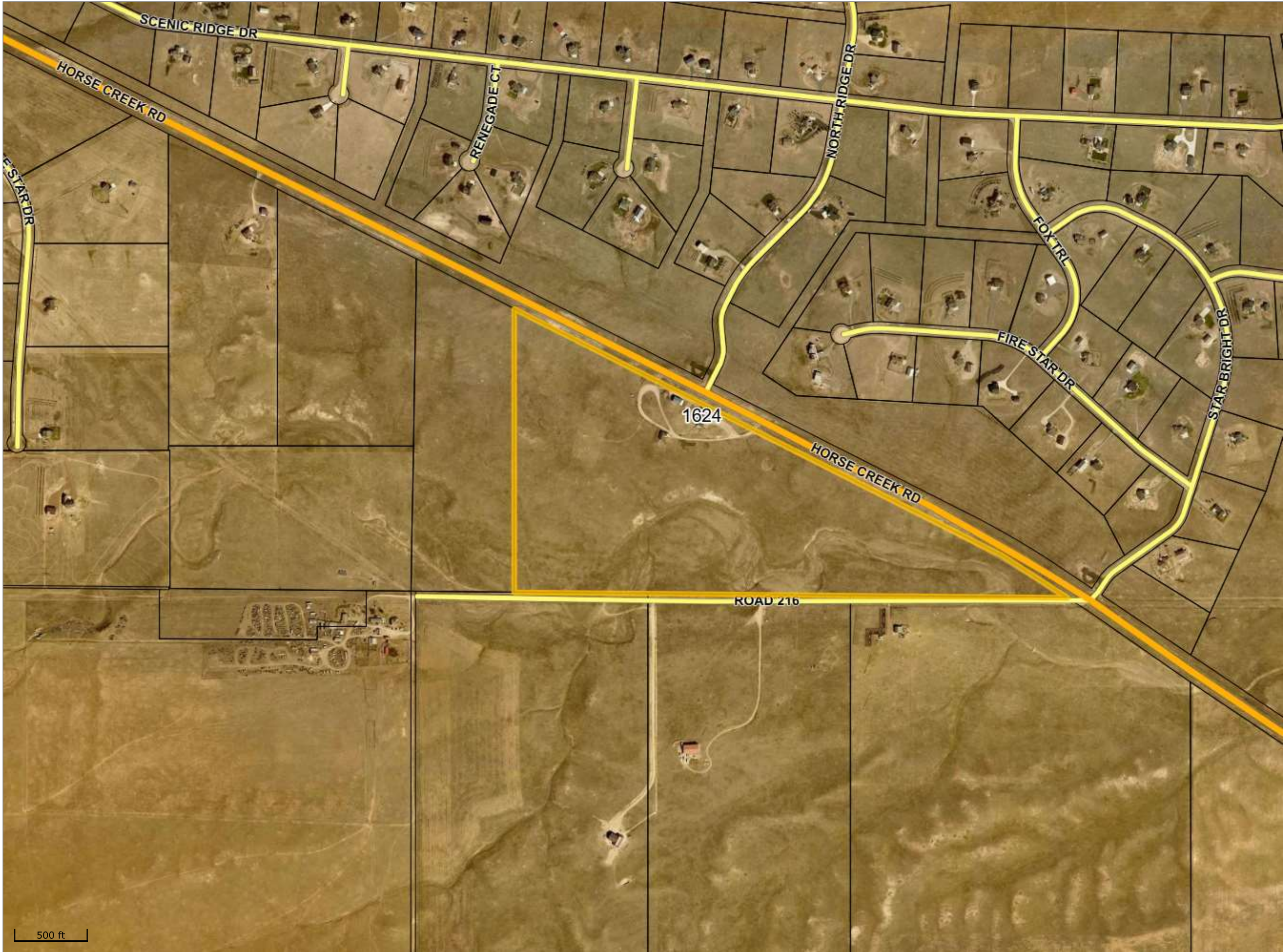
and that the Board may approve the Small Subdivision Permit and Plat for Billy O Gartside Reserve, located in a portion of the S ½ of Section 28, T15N, R68W, of the 6th P.M., Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to approve the Small Subdivision Permit and Plat for Billy O Gartside Reserve, located in a portion of the S ½ of Section 28, T15N, R68W, of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Pre-Application Notes
- Attachment 3: Project Narrative
- Attachment 4: Agency Review Comments and Responses
- Attachment 5: Transportation Assessment Worksheet
- Attachment 6: Preliminary Drainage Report
- Attachment 7: Road Maintenance Agreement
- Attachment 8: Small Subdivision Resolution for Billy O Gartside Reserve
- Attachment 9: Billy O Gartside Reserve plat



**Laramie County
Wyoming MapServer**

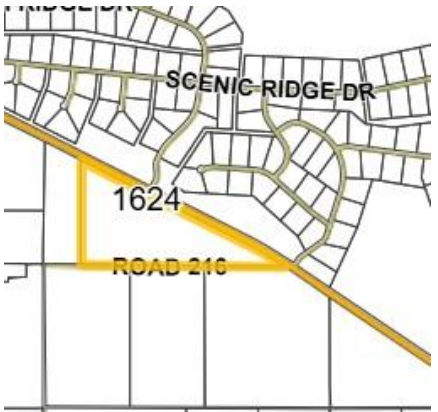
PZ-26-00051

BILLY O GARTSIDE RESERVE
SMALL SUBDIVISION

LU - ZONE DISTRICT

LCFA

LCSD 1



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 7/2/2026



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-26-00044

PRE-APPLICATION MEETINGS

SITE ADDRESS: 1624 HORSE CREEK RD CHEYENNE
PRIMARY PARCEL: 15682830000300
PROJECT NAME: SMALL SUBDIVISION, 5 LOTS

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

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

OWNER: FOSTER, STEPHEN J REV TR ET AL
1624 HORSE CREEK RD
CHEYENNE, WY 82009-9382

**ADDITIONAL
PROPERTY
OWNER:** GANSKOW, VICTORIA N
255 STOREY BLVD
CHEYENNE, WY 82009
(307) 275-2825

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	5 tract subdivision
Staff Attending	staff
Development Action	Small Subdivision (2-5 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	No
Drainage Plans	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No



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Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Environmental and Services Impact Report	No
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	Horse Creek Rd parcel: The proposed subdivision will be devised of five tracts with an internal road. Five tracts accessed from 216, if possible. If 216 is not viable, then access from Horse Creek is fine because of the amount of frontage road, per Taylor from WYDOT. He prefers 216, but that is up to the landowner. James from EH: Floodplains cause difficulty for septic systems but is possible on one acre of buildable land and meeting setbacks.
Miscellaneous Notes (2)	Cost of subdivision applications: \$750, 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.



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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.



June 8, 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 a portion of the South Half (S½) of Section 28, Township 15 North, Range 68 West, of the 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the subdivision is 35.00 acres. The Proposed subdivision will consist of FIVE (5) tracts for residential use. The tracts average 7.00 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract.

Please contact me with any questions or concerns.

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

AGENCY REVIEW COMMENTS #1

Permit Notes

Permit Number: PZ-26-00051

Parcel Number: 15682830000200

Submitted: 06/08/2026

Site Address: 1624 HORSE CREEK RD

Technically Complete: 06/08/2026

Applicant: HANSEN, MICHEAL SHANE
Owner: FOSTER, STEPHEN J REV TR ET AL

Cheyenne, WY 82009

Approved:
Issued:

Project Description: A SMALL 5 TRACT SUBDIVISION FOR RESIDENTIAL USE

<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>
06/09/2026	06/09/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	If this ends up being signed by Justin and Molly, we recommend you leave enough room for the Notary Acknowledgement.	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV
06/10/2026	06/10/2026	Application	PZ-26-00051	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/10/2026	06/10/2026	Application	PZ-26-00051	GENERAL	The WGFD HPP appreciates the opportunity to comment. We have no further comments or concerns for the project proposal.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
06/15/2026	06/15/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
06/18/2026		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	JEFFREY.COOPER@LARAMIECOUNTY.WY.GOV
06/22/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review Engineer Comments 1.This development does not warrant/require a Traffic Impact Study. 2.The Preliminary Drainage Report is adequate for this development/plat. A Final Drainage Report will be required with the submittal of the roadway construction plans. 3.Note 3 indicates that "no portion of this plat falls within a FEMA Special 100-yearear Flood Hazard Area...", however there is a flood hazard area that is shown on the plat. 4.The plat drawing calls out Brenda Lu Court as an "80' Mutual ingress/Egress Drainage & Utility Easement (Private Road)". However per 4-5-103, this roadway is required to be an 80' dedicated public ROW and not an easement. 5.Access off Horse Creek Road will require approval and a permit from WYDOT. 6.Access for Tract 5 will require a Floodplain Development Permit to be submitted and approved prior to construction of the access.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
					Surveyor Comments 1.Points of Curvature need to be specifically identified/labeled	

Permit Notes

on the plat.
2. There are some missing details of curve data on the boundary of BRENDA LOU COURT, particularly in the area of the cul-de-sac/turn around.

06/23/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small 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. floodplains. Signed final plat must be submitted to Environmental Health Office prior to application for permits.	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
06/23/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Road 216 shall meet the Local County Road for Rural Subdivision cross section (figure 5-3-13), and FEMA floodplain requirements. 3. Separate access permits will be needed for each tract and meet the requirements of the Laramie County Land Use Regulations. CS,JP	PERMITS@LARAM IECOUNTYWY.GO V
06/24/2026	Workflow	WYDOT REVIEW	GENERAL	1. Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118). To obtain an access permit application (Access application (M-3A)) see the following link: https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html 2. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of-way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications/removals) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). If a landowner wants to have a fence of their own on their property, WYDOT asks that it be constructed one foot on their side of the property line. 3. Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV

Permit Notes

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06/29/2026	Application	PZ-26-00051	GENERAL	1. 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 does not guarantee the physical availability of water. 2. 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. 3. 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. 4. Any well not to be used must be properly plugged and abandoned as outlined in the above-referenced rules and regulations. 5. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control. 6. See complete response uploaded as attachment.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
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Permit Notes

Permit Number: PZ-26-00051

Applicant: HANSEN, MICHEAL SHANE

Owner: FOSTER, STEPHEN J REV TR ET AL

Project Description: A SMALL 5 TRACT SUBDIVISION FOR RESIDENTIAL USE

Parcel Number: 15682830000200

Site Address: 1624 HORSE CREEK RD

Cheyenne, WY 82009

Submitted: 06/08/2026

Technically Complete: 06/08/2026

Approved: Issued:

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			1. ACK 2. ACK 3. CORRECTED 4. PER THE LCLUR - ANY ROAD SERVING 4 TRACTS OR LESS MAY BE AN EASEMENT. 5. WE HAVE WYDOT APPROVAL 6. ACK			
			1. EASEMENT - NOT DEDICATED 2. EASEMENT - NOT DEDICATED			
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AGENCY REVIEW COMMENTS #2

Permit Notes

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Parcel Number: 15682830000200

Submitted: 06/08/2026

Site Address: 1624 HORSE CREEK RD

Technically Complete: 06/08/2026

Applicant: HANSEN, MICHEAL SHANE
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06/24/2026	Workflow	WYDOT REVIEW	GENERAL	1. Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118). To obtain an access permit application (Access application (M-3A)) see the following link: https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html 2. Developers and landowners should be aware for planning purposes that any work or presence in the WYDOT right-of-way created by development/construction for this parcel will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications/removals) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). If a landowner wants to have a fence of their own on their property, WYDOT asks that it be constructed one foot on their side of the property line. 3. Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV

Permit Notes

to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

06/29/2026	Application	PZ-26-00051	GENERAL	1. 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 does not guarantee the physical availability of water. 2. 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. 3. 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. 4. Any well not to be used must be properly plugged and abandoned as outlined in the above-referenced rules and regulations. 5. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control. 6. See complete response uploaded as attachment.	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
06/29/2026	Workflow	ENGINEERS REVIEW	GENERAL	2nd Review - Section 4-5-103 specifically states "Subdivisions with four (4) or more tracts/lots with proposed roads, the roadways shall be within rights-of-way that are dedicated to the public and access easements shall not be allowed". Therefore, the ROW for Brenda Lou Court needs to be dedicated to the public as public ROW. Once this is corrected, I believe the previous comments from the surveyor would apply as well.	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
07/01/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. Road 216 does not currently meet the Local County Road for Rural Subdivision cross section (figure 5-3-13). Due to lot 5 accessing from this road, road 216 shall be brought up to meet the cross section referenced above, as well as meet FEMA floodplain requirements. 2. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 3. Road maintenance agreement to reflect Brenda Lou Court as public. CS, JP, RM	PERMITS@LARAMIECOUNTYWY.GOV

AGENCY REVIEW COMMENTS #2

Permit Notes

Permit Number: PZ-26-00051

Parcel Number: 15682830000200

Submitted: 06/08/2026

Site Address: 1624 HORSE CREEK RD

Technically Complete: 06/08/2026

Applicant: HANSEN, MICHEAL SHANE
Owner: FOSTER, STEPHEN J REV TR ET AL

Cheyenne, WY 82009

Approved:
Issued:

Project Description: A SMALL 5 TRACT SUBDIVISION FOR RESIDENTIAL USE

<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>
06/09/2026	06/09/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	If this ends up being signed by Justin and Molly, we recommend you leave enough room for the Notary Acknowledgement.	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV
06/10/2026	06/10/2026	Application	PZ-26-00051	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/10/2026	06/10/2026	Application	PZ-26-00051	GENERAL	The WGFD HPP appreciates the opportunity to comment. We have no further comments or concerns for the project proposal.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
06/15/2026	06/15/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
06/18/2026		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	JEFFREY.COOPER@LARAMIECOUNTY.WY.GOV
06/22/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review Engineer Comments 1.This development does not warrant/require a Traffic Impact Study. 2.The Preliminary Drainage Report is adequate for this development/plat. A Final Drainage Report will be required with the submittal of the roadway construction plans. 3.Note 3 indicates that "no portion of this plat falls within a FEMA Special 100-yr Flood Hazard Area...", however there is a flood hazard area that is shown on the plat. 4.The plat drawing calls out Brenda Lu Court as an "80' Mutual ingress/Egress Drainage & Utility Easement (Private Road)". However per 4-5-103, this roadway is required to be an 80' dedicated public ROW and not an easement. 5.Access off Horse Creek Road will require approval and a permit from WYDOT. 6.Access for Tract 5 will require a Floodplain Development Permit to be submitted and approved prior to construction of the access.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
					Surveyor Comments 1.Points of Curvature need to be specifically identified/labeled	

Permit Notes

on the plat.
2. There are some missing details of curve data on the boundary of BRENDA LOU COURT, particularly in the area of the cul-de-sac/turn around.

06/23/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small 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. floodplains. Signed final plat must be submitted to Environmental Health Office prior to application for permits.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV
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Permit Notes

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06/29/2026	Application	PZ-26-00051	GENERAL	1. 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 does not guarantee the physical availability of water. 2. 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. 3. 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. 4. Any well not to be used must be properly plugged and abandoned as outlined in the above-referenced rules and regulations. 5. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control. 6. See complete response uploaded as attachment.	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
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LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

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

Project: _____ By: _____

Date: _____ Contact: _____

Owner/Developer: _____ Phone: _____

Property Address or Legal Description (lot, block, subdivision): _____

Legal Description: _____

Existing Zoning: _____ Change to: _____

Existing Land Use: _____ Proposed: _____

Above changes if applicable.

Applicant email: _____

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

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

Total:

New Land Use: _____ Trips/Day

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	

Increase (+)/Decrease (-): _____

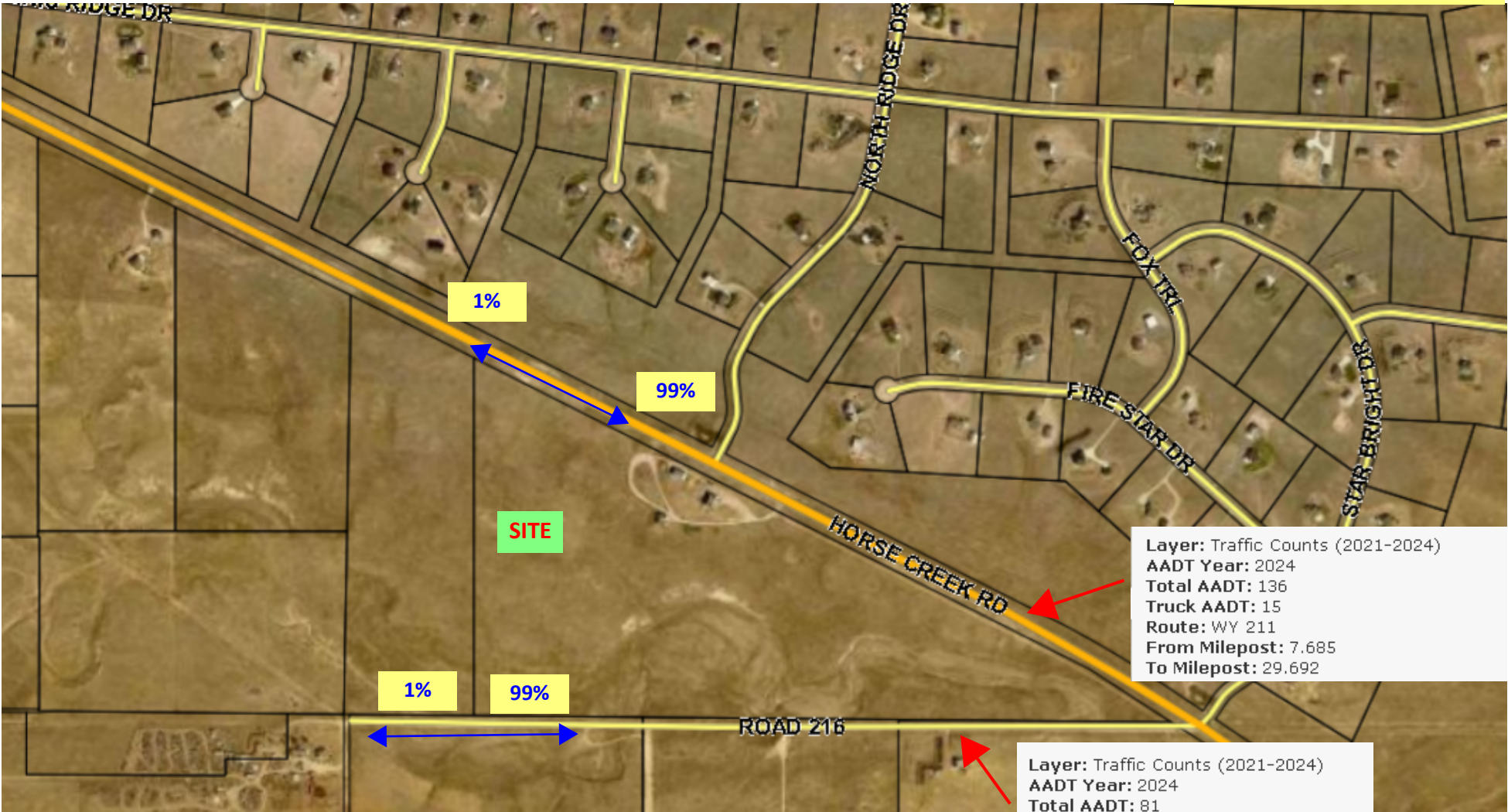
***Notes: Six proposed residences. Note ITE does not have a rural residential setting and location and this falls outside the correlated data range. The proximity to an urban area suggests the actual traffic generated is likely lower than the urban/suburban generation rate.**

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: Assumed trip distribution change is up to 18 additional trips on CR 216 and 38 to Horse Creek with net Horse Creek change is up to 56 trips per day.



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

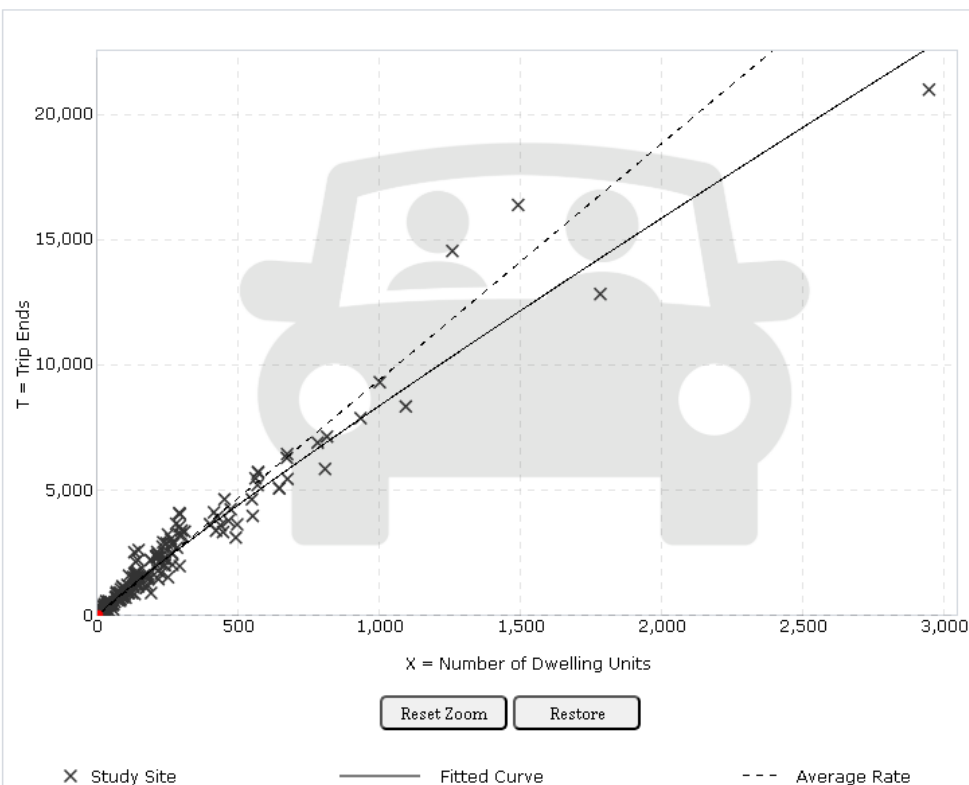
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

3

Calculate



Land Use:

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

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:

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

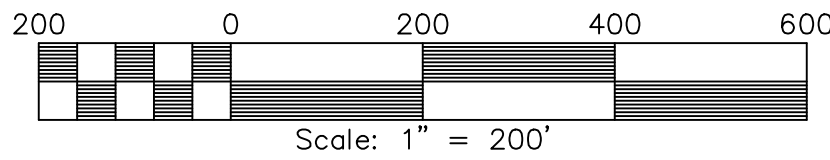
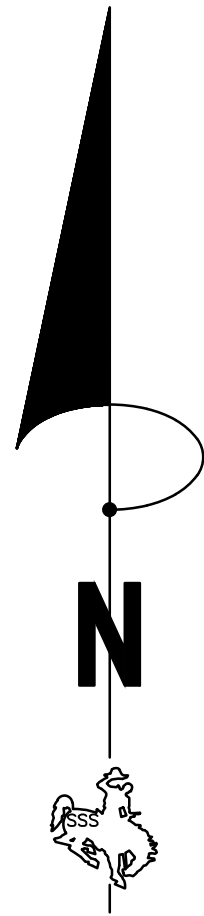
R²:

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 LCFA ◻
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻



NOTES

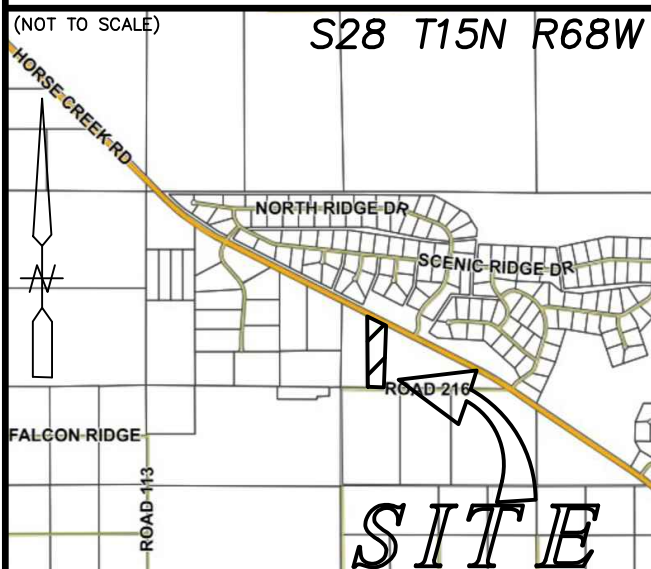
1. BASIS OF BEARINGS — WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83—2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999623948.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS 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. 56021C1050F; DATED JANUARY 17, 2007.
4. CWP — SUBJECT PARCEL FALLS WITHIN THE CWP — MAP D — FUEL LOADS LOW.
5. TRACTS 5 AND 6 WILL BE ACCESSED FROM ROAD 216. TRACTS 1, 2, 3 AND 4 WILL BE ACCESSED FROM THE INTERNAL ROAD.
6. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.

LEGEND

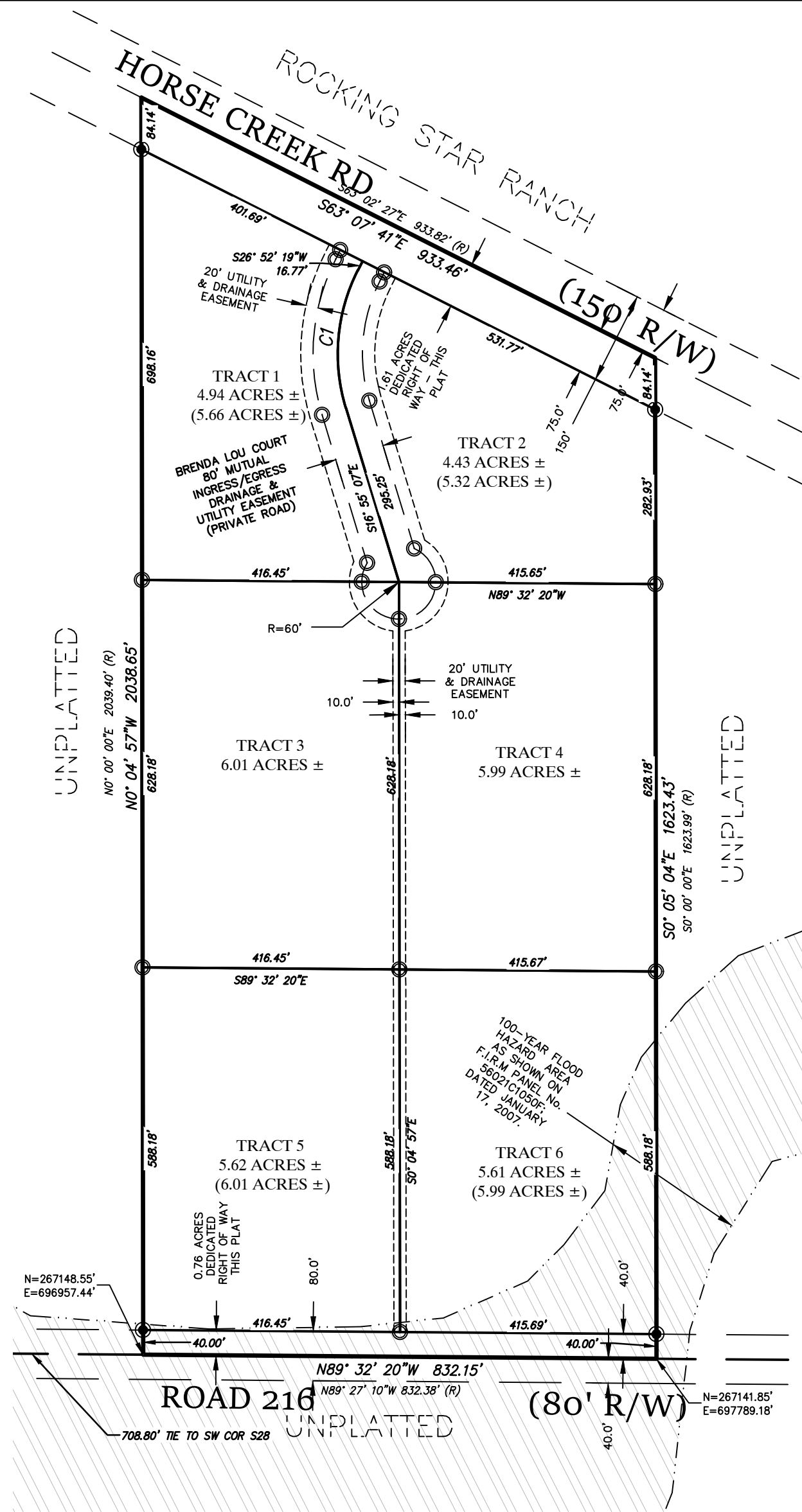
- SET 5/8" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA

- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- QUARTER SECTION LINE

VICINITY MAP



FILING RECORD



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G&G Enterprises of Wyoming LLC, a Wyoming limited liability company, owners in fee simple of A tract of land being a portion of the S½ of Section 28, Township 15 North, Range 68 West, of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of Section 28, from which the Southwest corner of Section 28 bears N.89°27'10"W., a distance of 708.80 feet; thence N.00°00'00"E., a distance of 2039.40 feet to the centerline of Horse Creek Road; thence along said center line S.63°02'27"E., a distance of 933.82 feet; thence S.0°00'00"E., a distance of 1623.99 feet to the south line of said Section 28; thence N.89°27'10"W., along the said south line of said Section 28, a distance of 832.38 feet to the point of beginning. Containing 35.00 acres more or less.

Have caused the same to be surveyed and subdivided to be known as: Billy O Gartside Reserve, and 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 furthermore dedicate the easements for the uses indicated hereon.

Victoria Ganskow, President, G&G Enterprises of Wyoming LLC

OWNERS'S ACKNOWLEDGEMENT

STATE OF WYOMING)) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Victoria Ganskow, President, G&G Enterprises of Wyoming LLC, a Wyoming limited liability company.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie

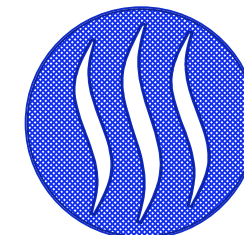
County, Wyoming, this ____ day of _____, 2026.

Chairman ATTEST: County Clerk

BILLY O GARTSIDE RESERVE

A MINOR SUBDIVISION OF A PORTION OF THE S½ OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 68 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED APRIL 2026



STEIL 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.SteilSurvey.com ◻ info@SteilSurvey.com

REVISED: 5/4/2026
26181 28-15-68.DWG

Preliminary Drainage Design & Erosion Control Report



Prepared for:

Victoria Ganskow
victoria.ganskow@gmail.com
Ph 307-275-2825

June 2, 2026



June 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
Billy O Gartside Reserve
CivilWorx Project Number: C26023

Dear Justin:

CivilWorx, LLC is pleased to submit the preliminary drainage design and erosion control report for the proposed Billy O Gartside Reserve. The proposed project is 6 rural residential tracts located between Horse Creek Road and CR 216 in 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, appearing to read '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	1
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	5
A. Regulations	5
B. Development Criteria Reference and Constraints	6
C. Hydrological Criteria	6
IV. Drainage Assessment & Design	7
A. General Drainage Plan Overview	7
B. Runoff Summaries	7
C. Road Crossing and Culvert Design	10
D. Erosion Protection & Energy Dissipator Sizing Summaries	10
E. Impacts on Downstream Facilities	10
V. Sediment/Erosion Control	10
VI. Conclusions	10
A. Compliance with Standards	10
B. Drainage Plan	11
VII. References.....	11
VIII. Certification	11

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. Major Storm Inundation Area	5
Figure 6. Design Points	7
Figure 7. Minor and Major Storm Runoff Rates – Site Inflow – West Central	8
Figure 8. Minor and Major Storm Runoff Rates – Site Inflow – West SFHA	8
Figure 9 Minor and Major Storm Runoff Rates – Site outflow – East Central	9
Figure 10. Minor and Major Storm Runoff Rates – Site outflow – East SFHA	9

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 Billy O Gartside Reserve subdivision is a new rural residential plat for six (6) rural residential Tracts. This property is south of south of Horse Creek Road and north of CR 216. This 35 acre parcel, (referred herein as “the site”) is currently undeveloped prairie.

The site is located within the southwest quarter of Section 28, Township 15 North, Range 68 West of the 6th Principal Meridian. A vicinity map is shown with Figure 1.

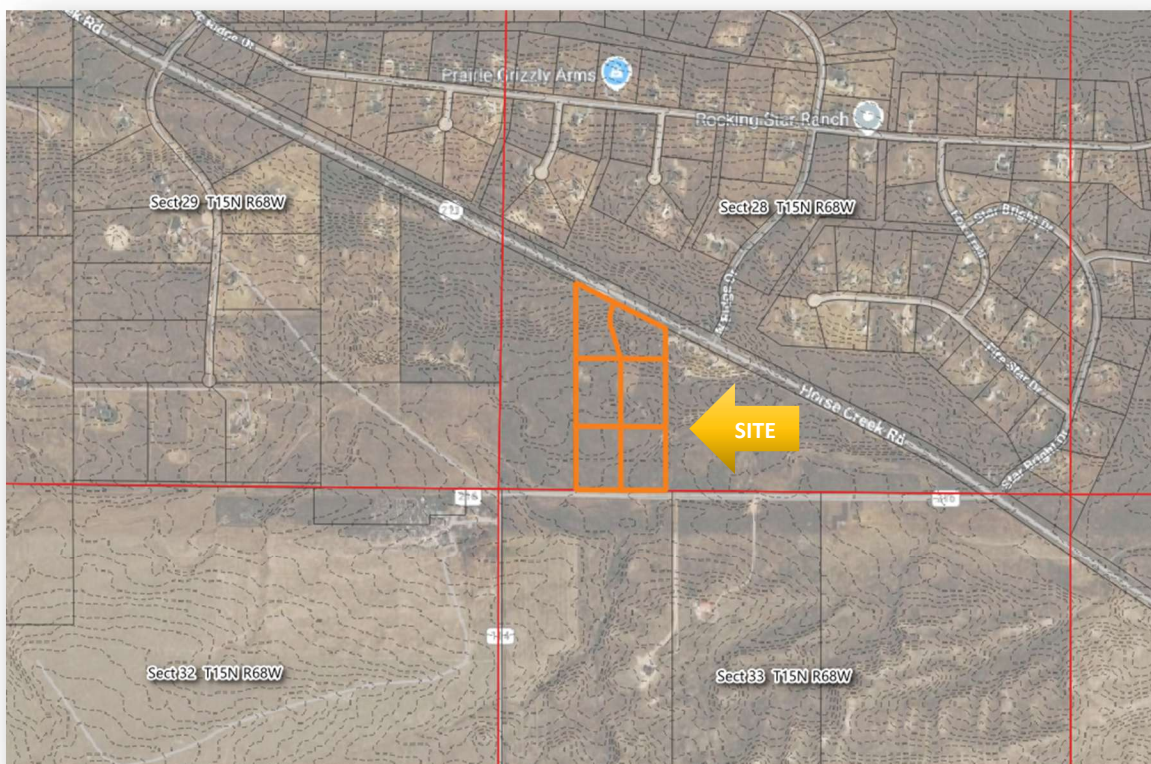


Figure 1. Vicinity Map

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 south and southeasterly off a central bluff. The local drainage concentrates along CR 216 which contains a Zone ‘A’ Special Flood Hazard Area (SFHA) or regulatory floodplain. 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).

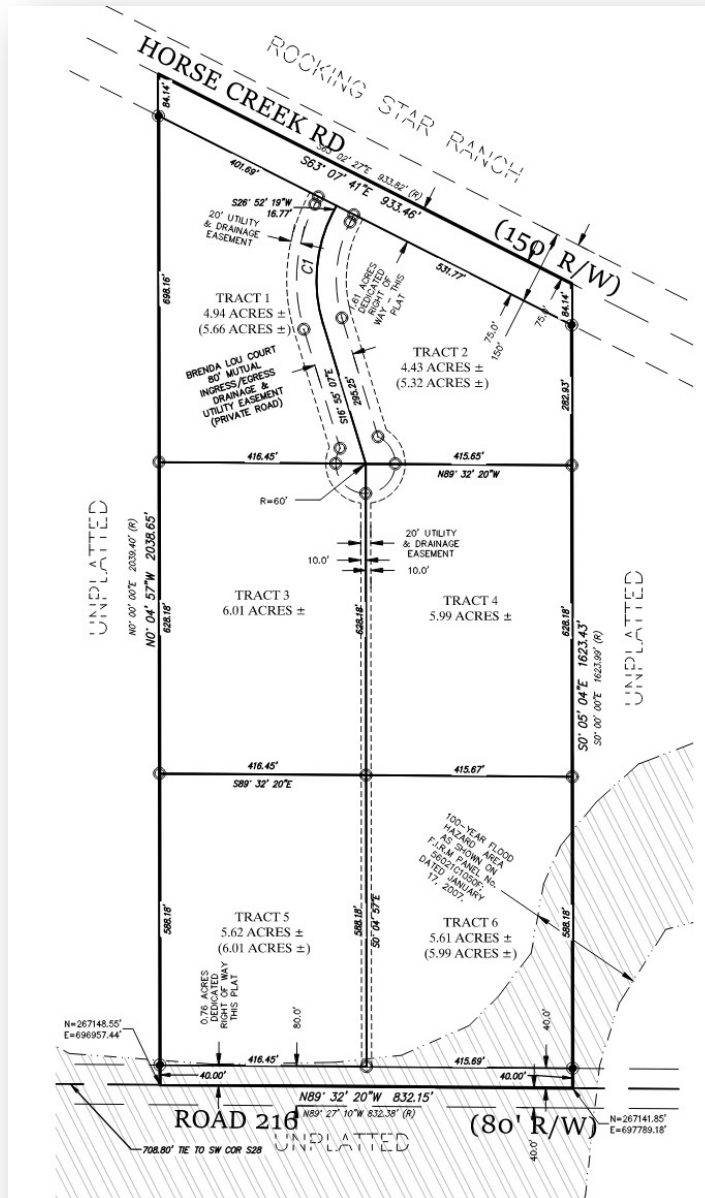


Figure 2. Site Development Plan

II. Drainage Basins and Sub-Basins

A. Major Basin Description

The entire site is in the 101900150106 sub-area of Lodgepole Creek a South Platte River tributary. As noted previously, the site contains a portion of a local effective Special Flood Hazard Area.

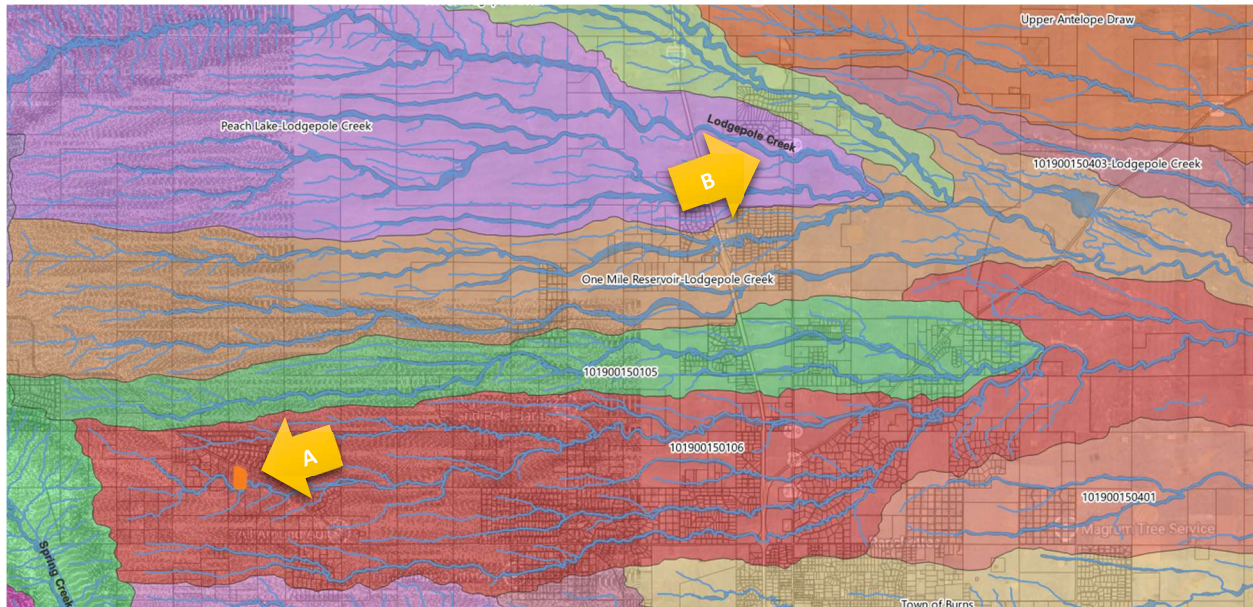


Figure 3. Drainage Basin Site Location (NHD Drainages)

- A) Site Location
- B) Lodgepole Creek (main stem)

B. Pre-Project Drainage

Based on the available topography, the local drainage area includes an upstream (from west) influence area and conveyance to the SFHA in the SE corner of the site then continues easterly. The drainage along Horse Creek Road is along the roadside ditch. The local drainage patterns are depicted in Figures 4 and 5.

It is noted the there is an existing impoundment dam (Figure 5) just to the east of Tract 6. The preliminary floodplain assessment suggests this increases the local floodplain and is recommended to the property owner to remove this feature if the intent to subdivide for this project.

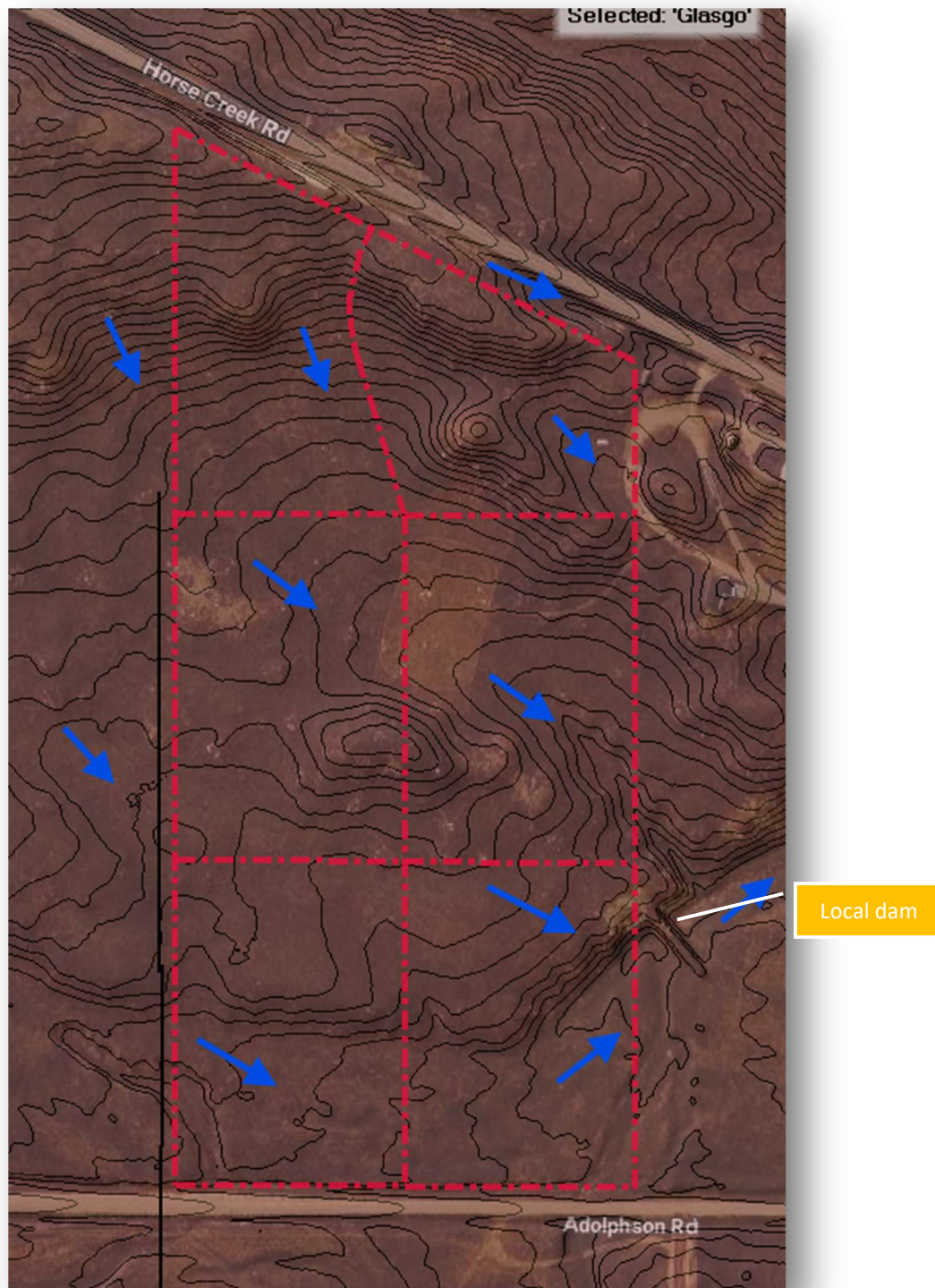


Figure 4. Site Major Storm Drainage Patterns

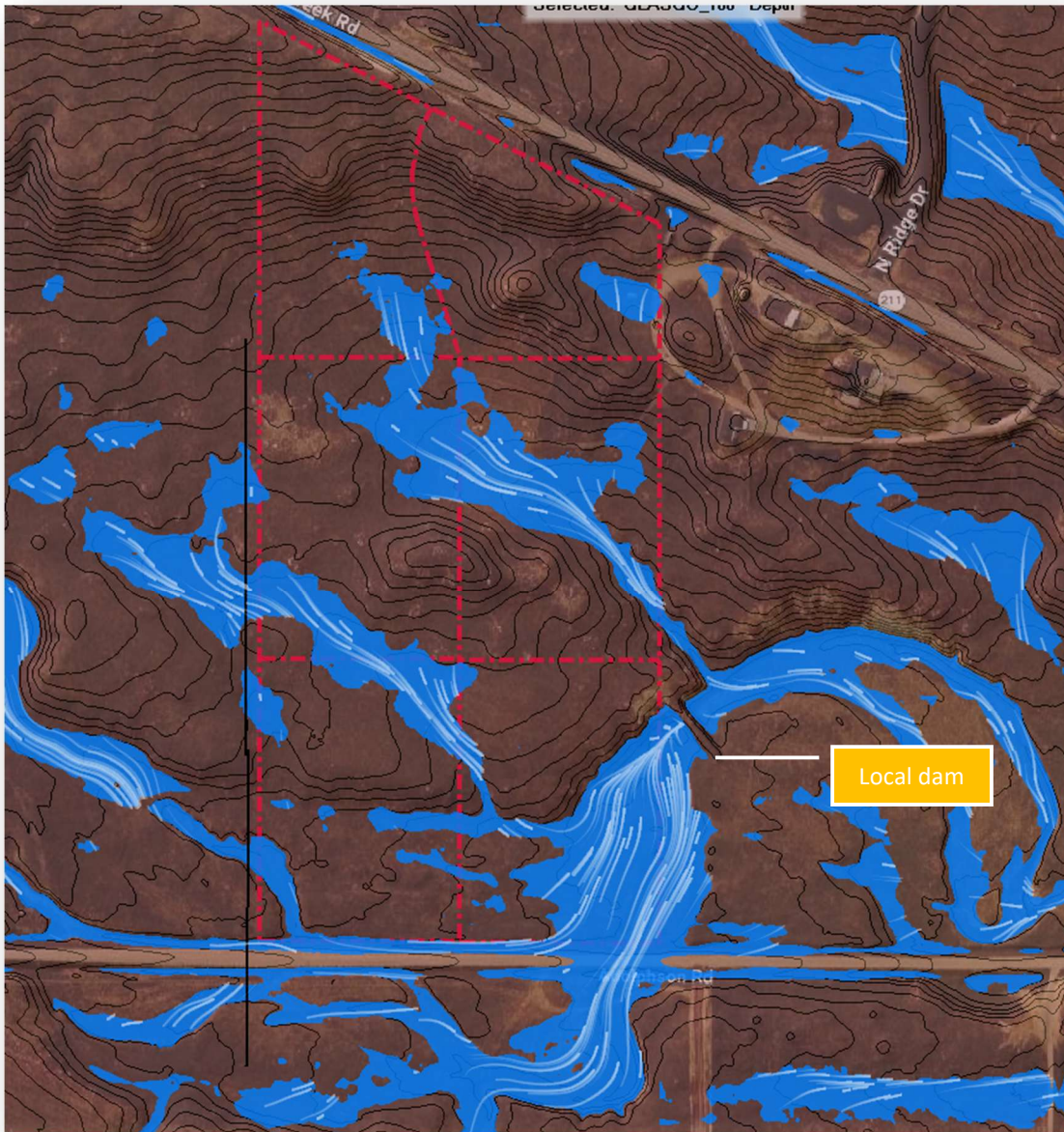


Figure 5. Major Storm Inundation Area

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 7.0) 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; 1.2 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. 5.5 acres for rural 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 lots appear buildable from a drainage perspective noting the limitation due to the floodplain related to Tract 6. The new residences should be located on the bluffs and elevated outside of the SFHA. New driveways across the floodplain should be designed as low-water crossings. In addition, the local dam listed in Figure 4 and 5 should be considered for removal if it does not function to benefit the proposed development. This will lower the base flood depths.

B. Runoff Summaries

The initial runoff assessments for the site are included for county review. Runoff rates are provided at the two inflow points at the west side of the site and the two outfalls along the east side of the site are as depicted with Figure 6.



Figure 6. Design Points

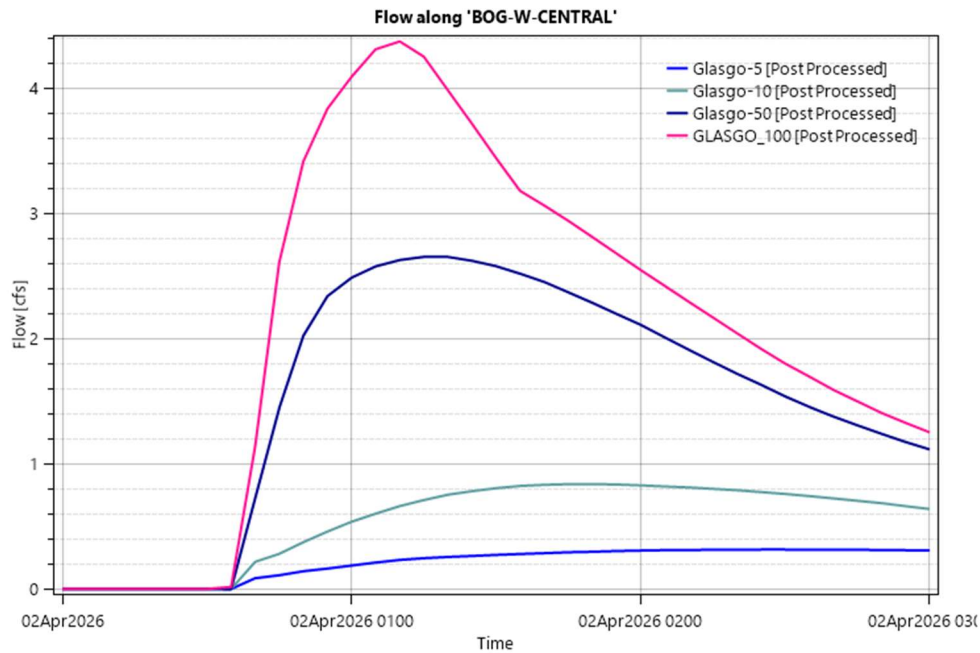


Figure 7. Minor and Major Storm Runoff Rates – Site Inflow – West Central

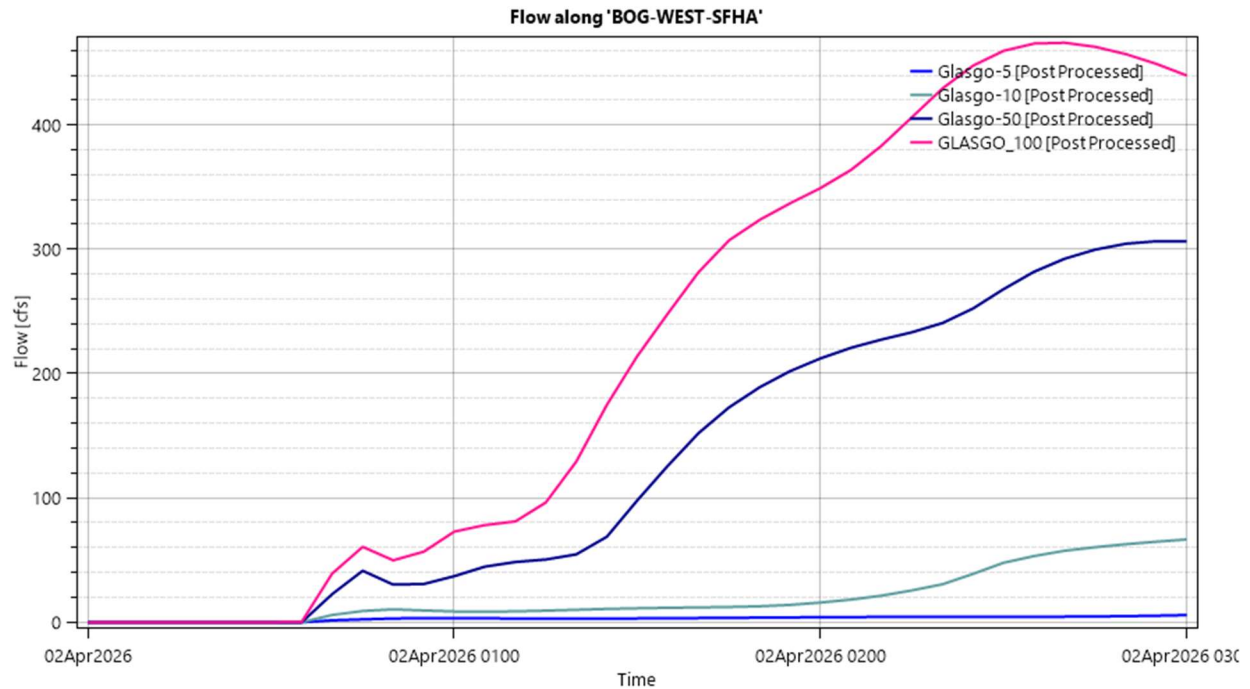


Figure 8. Minor and Major Storm Runoff Rates – Site Inflow – West SFHA

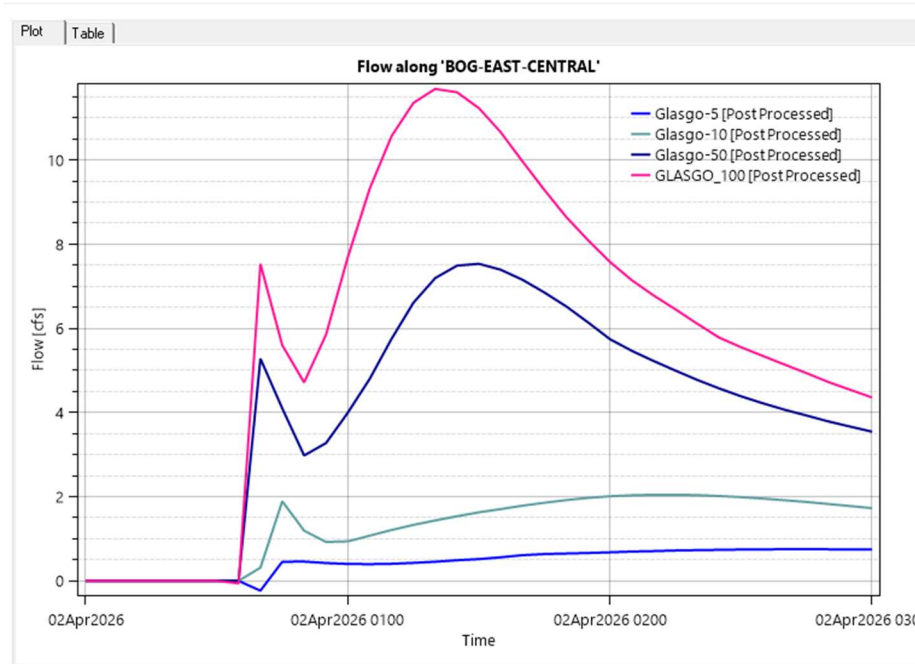


Figure 9 Minor and Major Storm Runoff Rates – Site outflow – East Central

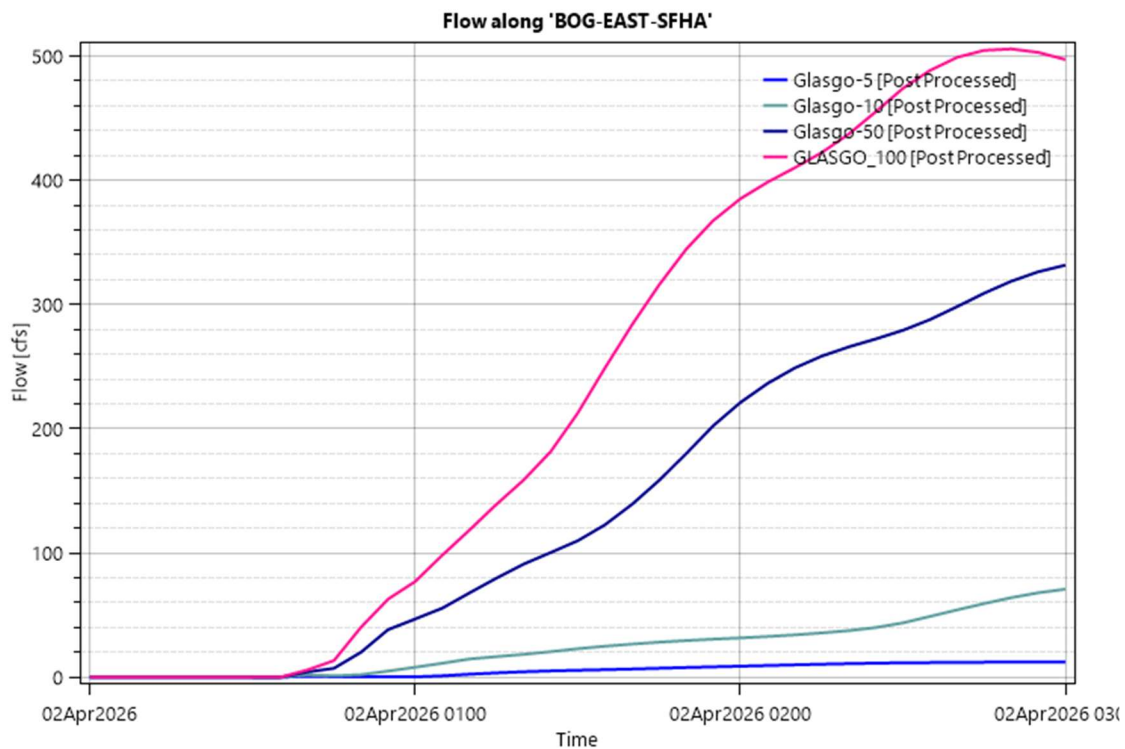


Figure 10. Minor and Major Storm Runoff Rates – Site outflow – East SFHA

The assessment found a considerable lag time in the potential inflow from the area to the west so no net increase in flow rate is anticipated with the development of these Tracts as rural residential. The SFHA peak flows are in the 500-510 cfs range. Other flow distributions into and out of the site are under 12 cfs.

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. The private road crossings of Tracts 5 & 6 of the SFHA require a floodplain development permit and be designed to meet County regulations.

D. Erosion Protection & Energy Dissipator Sizing Summaries

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

E. Impacts on Downstream Facilities

The downstream conveyance paths were found as defined drainage ways and SFHAs. 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 Lodgepole Creek.

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.

Generally large scale overlot grading is not anticipated with this project.

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

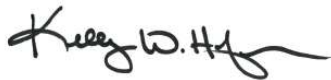
The drainage plan is designed to convey runoff to the designated design points and major conveyance way in an effective manner and as safe as possible. The impacts of the development are not anticipated to adversely impact the downstream drainage ways. The primary outflow paths are presented as delineated 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 Billy O Gartside Reserve, 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 (2.73-4.46)	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 - (Logrithimic)			1-Year	WQCV
0	0.000	6.712 9.662 5.198	0	0.000
5	0.014		5	0.018
10	0.028		10	0.035
15	0.028		15	0.036
20	0.030		20	0.067
25	0.028		25	0.300
30	0.057		30	0.115
35	0.313		35	0.035
40	0.805		40	0.019
45	0.181		45	0.019
50	0.141		50	0.019
55	0.057		55	0.018
60	0.059	20-Year DURATION INTENSITY	60	0.018
65	0.059		Total	0.699
70	0.059			
75	0.059			
80	0.030		5	9.662
85	0.028		10	6.712
90	0.028		15	5.198
95	0.028		30	3.113
100	0.028		60	1.848
105	0.028		120	1.080
110	0.028			
115	0.028			
120	0.014			
Total	2.161			

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

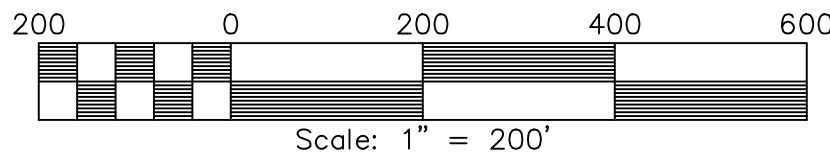
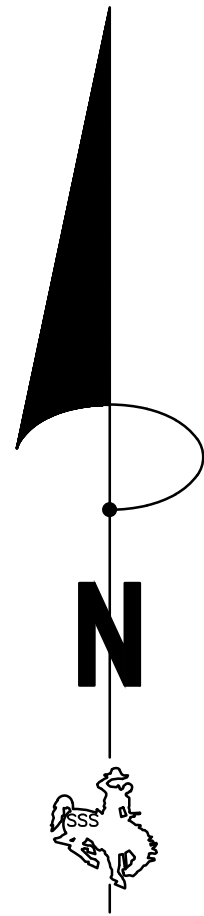
- <reserved>

APPENDIX C

Miscellaneous References

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

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



NOTES

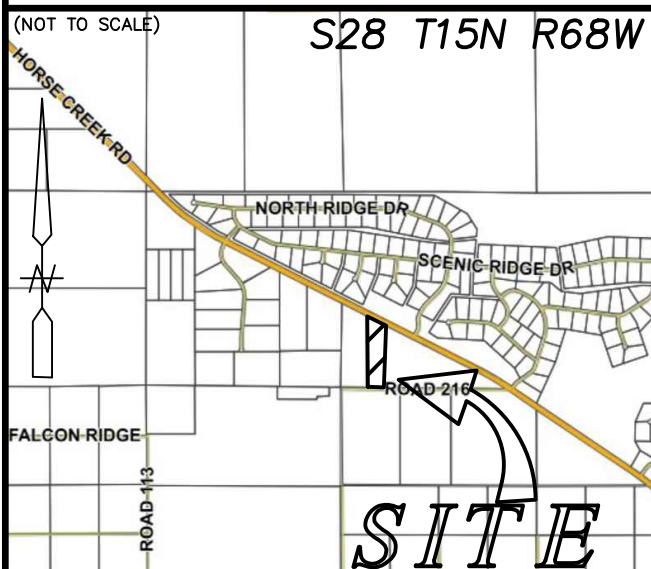
1. BASIS OF BEARINGS — WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83—2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999623948.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS 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. 56021C1050F; DATED JANUARY 17, 2007.
4. CWP — SUBJECT PARCEL FALLS WITHIN THE CWP — MAP D — FUEL LOADS LOW.
5. TRACTS 5 AND 6 WILL BE ACCESSED FROM ROAD 216. TRACTS 1, 2, 3 AND 4 WILL BE ACCESSED FROM THE INTERNAL ROAD.
6. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.

LEGEND

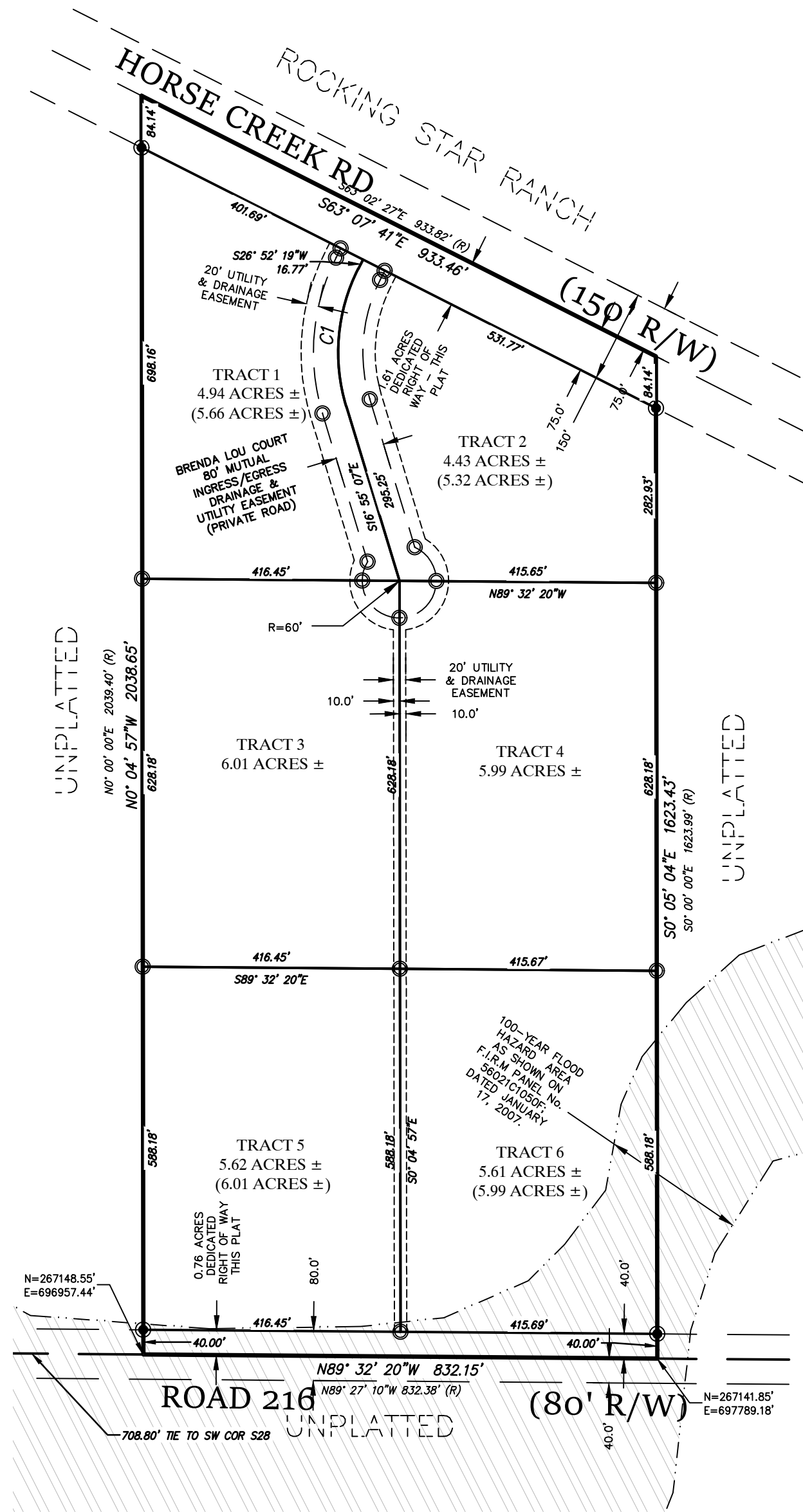
- SET 5/8" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA

- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- QUARTER SECTION LINE

VICINITY MAP



FILING RECORD



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G&G Enterprises of Wyoming LLC, a Wyoming limited liability company, owners in fee simple of A tract of land being a portion of the S½ of Section 28, Township 15 North, Range 68 West, of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of Section 28, from which the Southwest corner of Section 28 bears N.89°27'10"W., a distance of 708.80 feet; thence N.00°00'00"E., a distance of 2039.40 feet to the centerline of Horse Creek Road; thence along said center line S.63°02'27"E., a distance of 933.82 feet; thence S.0°00'00"E., a distance of 1623.99 feet to the south line of said Section 28; thence N.89°27'10"W., along the said south line of said Section 28, a distance of 832.38 feet to the point of beginning. Containing 35.00 acres more or less.

Have caused the same to be surveyed and subdivided to be known as: Billy O Gartside Reserve, and 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 furthermore dedicate the easements for the uses indicated hereon.

Victoria Ganskow, President, G&G Enterprises of Wyoming LLC

OWNERS'S ACKNOWLEDGEMENT

STATE OF WYOMING)) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Victoria Ganskow, President, G&G Enterprises of Wyoming LLC, a Wyoming limited liability company.

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.

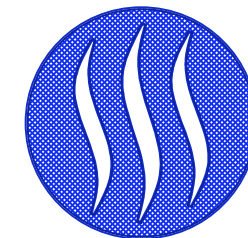
Chairman

ATTEST: _____
County Clerk

BILLY O GARTSIDE RESERVE

A MINOR SUBDIVISION OF A PORTION OF
THE S½ OF SECTION 28, TOWNSHIP 15
NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

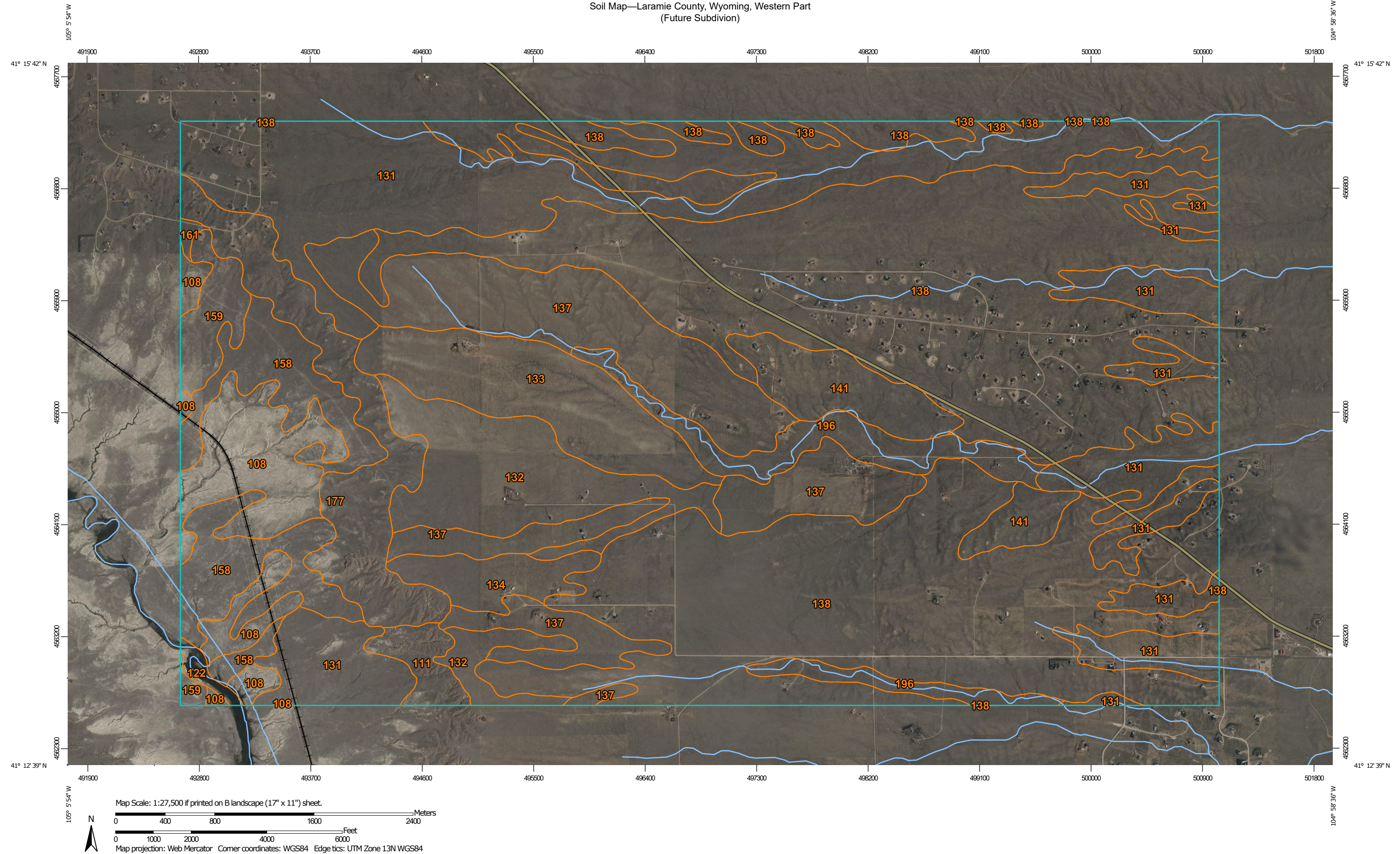
PREPARED APRIL 2026



STEIL 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
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REVISED: 5/4/2026
26181 28-15-68.DWG

Soil Map—Laramie County, Wyoming, Western Part
(Future Subdivision)



Map Scale: 1:27,500 if printed on B landscape (17" x 11") sheet.

0 400 800 1600 2400 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/7/2026
Page 1 of 3

Soil Map—Laramie County, Wyoming, Western Part
(Future Subdivision)

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.

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 18, 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
108	Blazon-Blazon, thin solum-Poposhia silt loams, 0 to 6 percent slopes	379.3	3.9%
111	Blazon-Trimad complex, 15 to 45 percent slopes	74.9	0.8%
122	Cantle-Merden, saline, complex, 0 to 3 percent slopes	20.5	0.2%
131	Evanston loam, 0 to 6 percent slopes	1,828.6	18.7%
132	Evanston-Weed complex, 3 to 35 percent slopes	498.8	5.1%
133	Evanston-Weed-Trimad loams, 3 to 15 percent slopes	400.9	4.1%
134	Evanston-Ipson association, 3 to 20 percent slopes	129.3	1.3%
137	Ipson-Breece, dry-Evanston complex, 0 to 6 percent slopes	956.1	9.8%
138	Ipson-Evanston complex, 6 to 30 percent slopes	3,950.4	40.5%
141	Ipson-Trimad complex, 15 to 45 percent slopes	264.9	2.7%
158	Poposhia silt loam, 0 to 6 percent slopes	437.2	4.5%
159	Poposhia-Blazon silt loams, 3 to 30 percent slopes	114.4	1.2%
161	Poposhia-Piezon silt loams, 0 to 6 percent slopes	8.6	0.1%
177	Trimad-Blazon, thin solum-Rock outcrop complex, 20 to 45 percent slopes	411.9	4.2%
196	Weed loam, 0 to 6 percent slopes	281.0	2.9%
Totals for Area of Interest		9,758.5	100.0%

1. **ROAD MAINTENANCE.**

- a. As used herein, Brenda Lou Court, means the portion of the internal road of Billy O Gartside Reserve. (Subdivision)
- b. **Vehicle and Pedestrian Access Easement.** Brenda Lou Court shall be a private road easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles.
- c. **Utility Easement.** Brenda Lou Court shall be subject to a perpetual, nonexclusive utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
- d. **Road Maintenance.** Brenda Lou Court 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 Brenda Lou Court except parking of vehicles for limited periods of time (not to exceed twelve hours).
- f. **Cost Sharing.** Brenda Lou Court 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 Brenda Lou Court 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 Brenda Lou Court 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.** Brenda Lou Court 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.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE S ½ OF SECTION 28, T15N, R68W, OF THE 6TH P.M., LARAMIE
COUNTY, WY TO BE PLATTED AND KNOWN AS “BILLY O GARTSIDE
RESERVE.”**

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(i)(a) of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District; and

WHEREAS, this resolution is the subdivision permit for Billy O Gartside Reserve.

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 meets the criteria for a Small Subdivision Permit and Plat pursuant to section 4-5-100(i)(a) of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

And the Board approves the Subdivision Permit and Plat for Billy O Gartside Reserve.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2026.

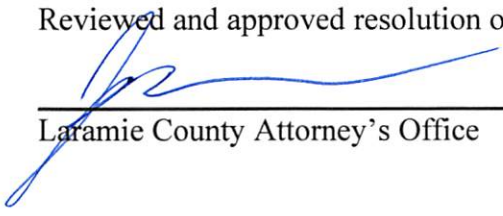
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

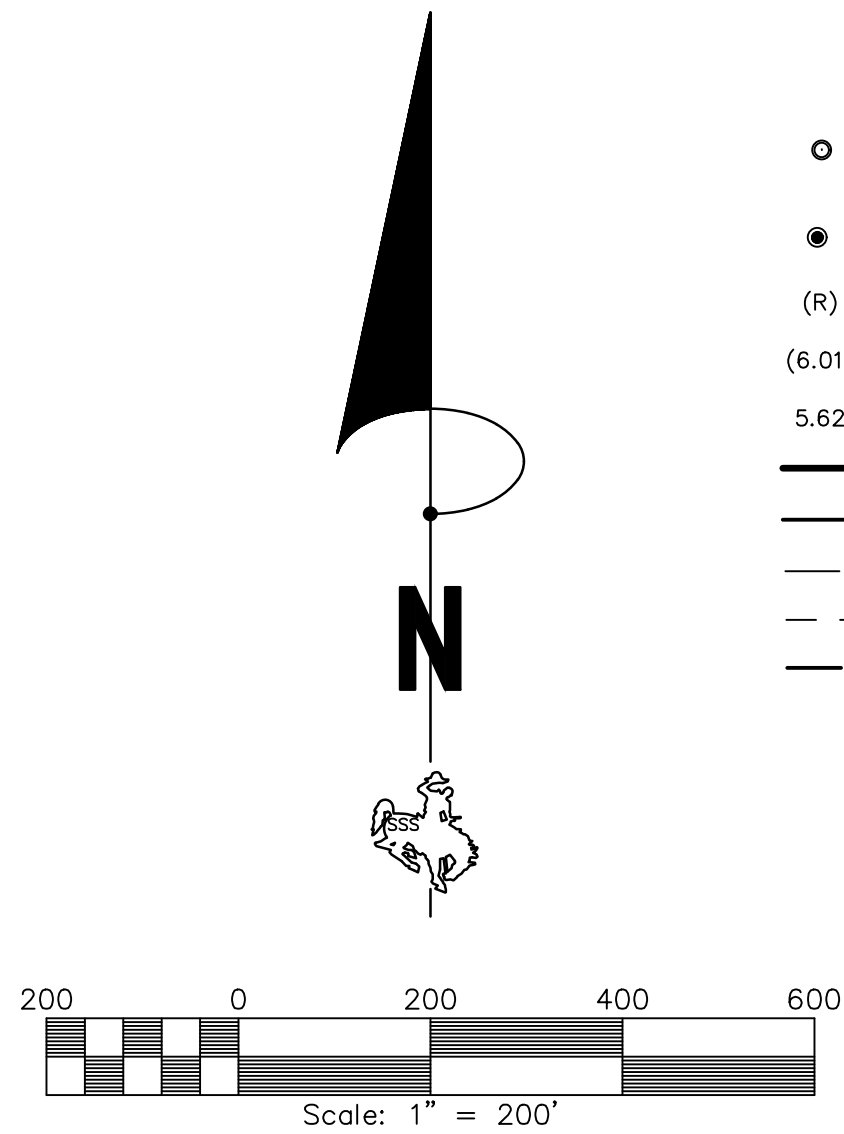
Reviewed and approved resolution only as to form:



Laramie County Attorney’s Office

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



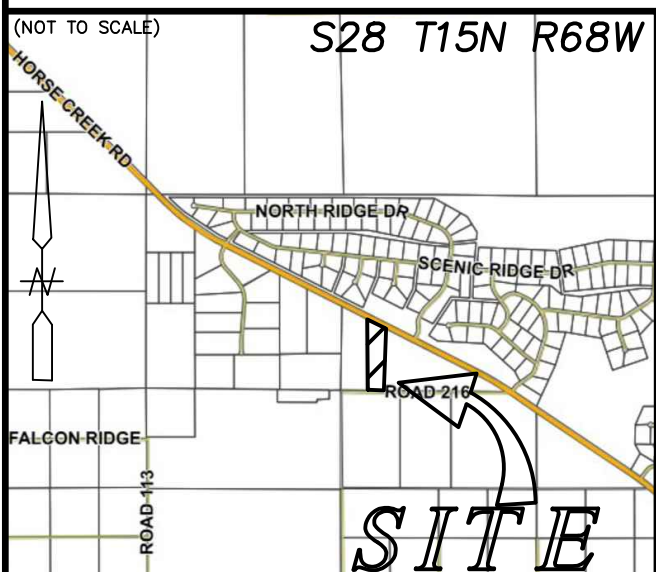
- LEGEND**
- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
 - FOUND ALUMINUM CAP
 - (R) DENOTES RECORD DATA
 - (6.01) GROSS AREA INCLUDING ADJACENT R/W
 - 5.62 NET AREA
 - BOUNDARY LINE
 - LOT LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - QUARTER SECTION LINE

NOTES

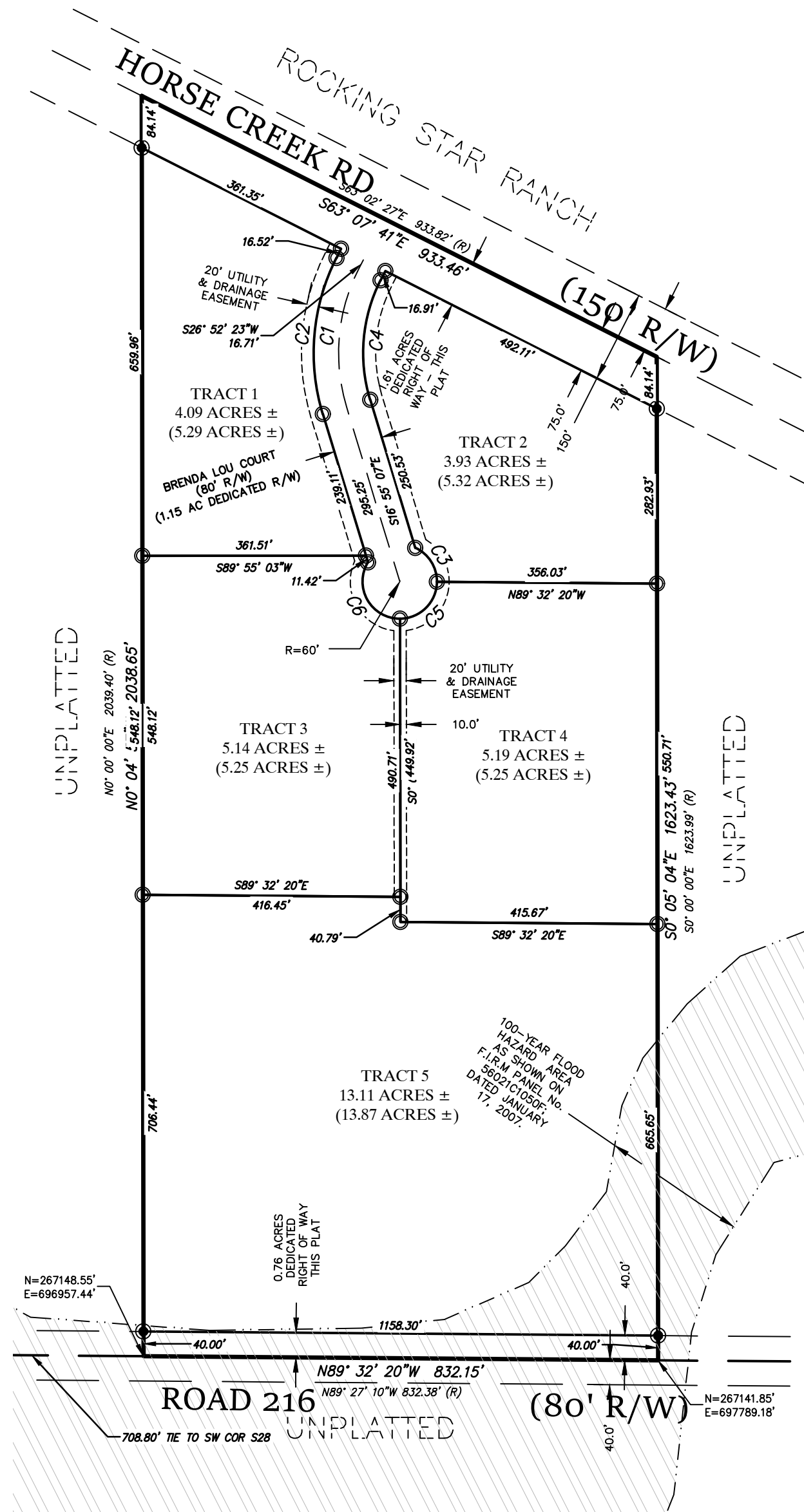
1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83–2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999623948.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 21640" ON 5/8" x 24" REBAR UNLESS NOTED OTHERWISE.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100–YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL No. 56021C1050F; DATED JANUARY 17, 2007.
4. CWP – SUBJECT PARCEL FALLS WITHIN THE CWP – MAP D – FUEL LOADS LOW.
5. TRACT 5 WILL BE ACCESSED FROM ROAD 216. TRACTS 1, 2, 3 AND 4 WILL BE ACCESSED FROM THE INTERNAL ROAD.
6. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43° 47' 26"	300.00'	S4° 58' 36"W	223.75'	229.29'
C2	43° 47' 26"	340.00'	N4° 58' 36"E	253.58'	259.86'
C3	65° 34' 10"	60.00'	N32° 19' 25"W	64.98'	68.66'
C4	43° 47' 26"	260.00'	N4° 58' 36"E	193.91'	198.72'
C5	89° 05' 39"	60.00'	S45° 00' 29"W	84.18'	93.30'
C6	121° 42' 57"	60.00'	N29° 35' 13"W	104.81'	127.46'

VICINITY MAP



FILING RECORD



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

REVISED: 7/2/2026
26181 28–15–68.DWG

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G&G Enterprises of Wyoming LLC, a Wyoming limited liability company, owners in fee simple of A tract of land being a portion of the S½ of Section 28, Township 15 North, Range 68 West, of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of Section 28, from which the Southwest corner of Section 28 bears N.89°27'10"W., a distance of 708.80 feet; thence N.00°00'00"E., a distance of 2039.40 feet to the centerline of Horse Creek Road; thence along said center line S.63°02'27"E., a distance of 933.82 feet; thence S.0°00'00"E., a distance of 1623.99 feet to the south line of said Section 28; thence N.89°27'10"W., along the said south line of said Section 28, a distance of 832.38 feet to the point of beginning. Containing 35.00 acres more or less.

Have caused the same to be surveyed and subdivided to be known as: Billy O Gartside Reserve, and 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 furthermore dedicate the easements for the uses indicated hereon.

Victoria Ganskow, President, G&G Enterprises of Wyoming LLC a Wyoming limited liability company.

OWNERS'S ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Victoria Ganskow, President, G&G Enterprises of Wyoming LLC, a Wyoming limited liability company.

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.

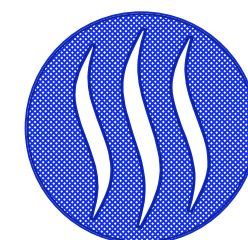
Chairman

ATTEST: _____
County Clerk

BILLY O GARTSIDE RESERVE

A SMALL SUBDIVISION OF A PORTION OF
THE S½ OF SECTION 28, TOWNSHIP 15
NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED APRIL 2026



STEIL SURVEYING SERVICES, LLC
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PLANNING & DEVELOPMENT SPECIALISTS
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