Sheridan City Planning Commission
Meeting Agenda
January 12, 2026
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Review, correction, and approval of minutes of the November 24, 2025 meeting.

   Motion by:

   Second:

   Vote:

Old Business

New Business

4. Consideration of PL-25-37, Ordinance 2300-26. The applicants, FP Little Goose LLC, are requesting a major amendment to the Master Plan of the Teal Spring Subdivision, PUD Phase 1, 64.99 acres. Located between Wetlands Dr and Coffeen Ave.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the November 24, 2025 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

NOVEMBER 24, 2025

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1. Commission Chair Daniel Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Tod Windsor, Brandy Campbell and Margaret Morneau. Commissioners Jeff Pedersen, Ryan Franklin and Lorraine Lehman were absent. Staff present included City Planner Kelly Schroeder and other City staff.

2. Approval of Agenda.
   Commissioner Windsor moved, Commissioner Morneau seconded approval of the agenda; Agenda was approved by unanimous consent.

3. Approval of the Minutes of October 13, 2025 meeting.
   The Chair asked for any changes or additions to the minutes of October 13,2025. Chairman Kerbs pointed out the misspellings of his name in the minutes; Deputy Clerk Ainslie apologized and said the misspellings would be corrected. Chairman Kerbs asked for a motion to approve the amended minutes. Commissioner Windsor moved, seconded by Commissioner Campbell to approve the minutes. Voice vote to approve the minutes, unanimous.

4. Consideration of PL-25-30, RES 30-25. Final Plat for Elmwood Estates. The applicant, Khanstruction, LLC is requesting to subdivide 31.85 acres of unplatted land into 4 lots. Zoned B-1 Business District. Located in the 900 block of E 5th St. PIN 56842330000633.

   City Planner Kelly Schroeder gave a presentation outlining the application. The applicant was available for questions.

   The final plat for this property includes 4 lots for development. Lot #2 will be developed first for an apartment complex. The zoning is B-1 business district with no minimum lot size or open space requirements. There is an existing pond easement on the property which will remain, no construction is permitted in that area. The pond exists to capture drainage from nearby roads and interstate highways. The development is required to maintain the historic drainage flows.

   The internal roads will be 39’ boulevards with sidewalks on both sides.

   There are three variance requests with the Plat:
   1) Right of Way width on Hisham Drive
   2) Hisham Drive and Zayd Road will be a hammerhead turnaround instead of a Cul de sac. The turnaround will accommodate appropriate fire codes.
   3) Hisham Drive centerline curve radius will be 150’

City Planner Schroeder also explained that a small triangle-shaped piece of property along Hisham Drive currently belongs to WyDOT. The City of Sheridan is working to have that piece of land transferred to the City so Hisham Drive will align with Sibley Circle.

City Planning Staff recommended approval of PL-25-30, Resolution 30-25 Elmwood Estates Final Plat to City Council.

Questions from the Commission:
Commissioner Morneau asked if the utilities capacity was enough for the planned development. City Planner Schroeder answered that yes, the City utility analysis shows sewer capacity is available; a comprehensive review of both water and sewer will occur during the permitting phase.

Commissioner Kerbs clarified that acquisition of the triangle of land currently owned by WyDOT is independent of this project.

Comments or questions from the public:
John and Robby Smith - own property to the south of this project. He wanted to express that he believes that the property line on the south end of Elmwood Estates may be presented incorrectly on the plat. City Planner Schoeder said she would discuss with the applicant and verify the property boundary.

Robby Smith asked what impact traffic and parking will have on the area, as 5th street is currently quite busy. City Planner Schroeder answered that the applicant submits a traffic analysis which assists the City in designing the roadways and planning for traffic. Additionally, the City requires .75 parking spaces per residential unit, but a developer can add more.

No other public comment: Public comments close at 7:16 pm.

Chairman Kerbs asked for a motion relating to the issue. Commissioner Windsor moved, seconded by Commissioner Morneau to send a positive recommendation with requested variances to City Council regarding PL-25-30, RES 30-25.

Voice vote, unanimous.

5. Comments from commissioners and staff.
No additional comments from staff.

6. The meeting adjourned at 7:28 pm.

_____
Daniel Kerbs, Planning Commission Chair

Attest: _____

Candace Ainslie, Deputy City Clerk

MEMO

TO: Planning Commission

FROM: Kelly Schroeder, Planning Director

RE: Consideration of PL-25-37, Ordinance 2300-26. The applicants, FP Little Goose LLC, are requesting a major amendment to the Master Plan of the Teal Spring Subdivision, PUD Phase 1, 64.99 acres. Located between Wetlands Dr and Coffeen Ave.

Attachments

Staff Report
Draft Ordinance
Exhibit A - PUD Design Report
Exhibit B - Amendment
Exhibit C - Signed Letters of Authorization
Amendment Request Letter
Recorded Subdivision
Aerial

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801
Planning & Zoning Department

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: January 12, 2026

Re: PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment Staff Report

Background

Morrison-Maierle, on behalf of FP Little Goose, LLC and other property owners, has submitted a Major PUD Amendment application for the Teal Springs Subdivision Planned Unit Development, affecting all lots within the subdivision. The subdivision is located south of Brundage Lane between Wetlands Drive and Coffeen Avenue.

The applicant is requesting the following revisions to the PUD Master Plan:

PUD Design Report – Section 7.1 Type and Size of Dwelling Units

1. In the first sentence of the first paragraph, revise as follows:
   "Homes built within the single-family residential lots will be up to two-story structures ~~sized between 2,500 square feet to 4,000 square feet of living space~~".
   To:
   "Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space".

2. Remove the following sentence from the first paragraph: "Homes will be slab-on-grade construction with no basements planned" and add the following sentence: "A geotechnical investigation and report will be required for each lot within the subdivision."

Discussion

History of Development
The Teal Springs Planned Unit Development was originally approved in June 2023. This was followed by the approval of the Final Plat of the subdivision in September 2023. The Final Plat was not recorded at this time. In January 2024, the Governing Body approved a request by the applicant to amend the subdivision to be platted and constructed in two separate phases. The Final Plat of Phase I of the subdivision was recorded in February 2024. The Final Plat of Phase II of the subdivision has not yet been recorded.

As Phase I of the subdivision has built out over the last two years, the developers have learned of different market trends and are thus proposing amendments to the PUD. In the attached amendment request letter, the applicant states that the reason for the request to reduce the minimum home size is, “in response to current market trends and feedback from local builders, which suggest that some homebuyers – particularly within a certain age group – are increasingly drawn to smaller homes that still uphold the original PUD Master Plan building character, as well as quality of construction and finishes”.

Similarly, the applicant also states in said letter that the reason for the request to remove the requirement for slab-on-grade foundation types and add a requirement for individual lot geotechnical reports is because, “enforcing [slab-on-grade construction] is not warranted, as well as feedback from local builders, who suggest some homebuyers prefer crawl spaces or basement foundations. Allowing this type of construction will be addressed on a case-by-case basis depending on each specific lot’s geotechnical report and construction elevation requirements”.

In accordance with Municipal Code Appendix B, Article 8, Section 806.8, the applicant has submitted the requested amendments as a Major Amendment to the PUD Master Plan as the proposed amendments affect more than one real property owner. All current property owners within the subdivision who would be affected by the proposed changes have signed letters acknowledging that they authorize the applicant to bring the proposed changes forward.

Staff Review Comments

Staff comments during the internal review of this rezone application were related to minor clarifications. At this time, all staff comments have been adequately addressed.

Public Notice

Staff sent notices to 23 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no comments, questions, or concerns from the public.

Staff Recommendation

Staff recommends that Planning Commission recommend approval of PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment to the Governing Body.

Sample Motions

1. Positive Recommendation
   “I motion to recommend approval of PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment to the Governing Body”

2. Positive Recommendation with Conditions
   “I motion to recommend approval of PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment to the Governing Body with the following conditions: [state conditions]”

3. Negative Recommendation

"I motion to recommend denial of PL-25-37, Ordinance 2300-26 Teal Springs PUD Amendment to the Governing Body for the following reasons [state reasons]"

Anticipated Meeting Schedule

Monday, January 12, 2026, 5:30pm – City Council Study Session
Monday, January 12, 2026, 7:00pm – Planning Commission Public Hearing and Consideration
Monday, January 19, 2026, 5:30pm - City Council Public Hearing and 1st Reading
Monday, February 2, 2026, 5:30pm - City Council 2nd Reading
Tuesday, February 17, 2026, 5:30pm - City Council 3rd Reading

All meetings are held in the City Council Chambers on the 3rd Floor of City Hall. Located at 55 Grinnell Plaza, Sheridan, WY 82801.

CITY OF SHERIDAN
ORDINANCE NO. 2300-26

AN ORDINANCE, AMENDING THE PUD DESIGN REPORT FOR TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT, AS APPROVED BY ORDINANCE NO. 2267, AFFECTING ALL LOTS WITHIN THE TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT, LOCATED SOUTH OF BRUNDAGE LANE BETWEEN WETLANDS DRIVE AND COFFEEN AVENUE, SHERIDAN, WY.

WHEREAS, the Teal Springs Subdivision Planned Unit Development (the "Teal Springs PUD") was approved by the Governing Body on June 19, 2023. Attached hereto as Exhibit A is the PUD Design Report for Teal Springs PUD;

WHEREAS, the applicant, FP Little Goose, LLC, has requested that the City of Sheridan, Wyoming (the "City") approve and adopt the proposed amendments provided in First Amendment to the PUD Design Report for Teal Springs PUD (the "First Amendment"), attached hereto as Exhibit B;

WHEREAS, the proposed amendments will affect more than one real property owner and thus constitute a major change to the PUD Master Plan;

WHEREAS, all of the lot owners within the Teal Springs PUD have signed a petition approving and consenting to the proposed amendments provided in the First Amendment, attached hereto as Exhibit C; and

WHEREAS, the City of Sheridan Municipal Code Appendix B Article 806.8(D) allows for the City Governing Body to approve Major Amendments to the PUD Master Plan.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

1. The City Governing Body finds:

    a. All of the lot owners within the Teal Springs PUD have approved and consented to the proposed amendments provided in the First Amendment.

    b. The proposed amendments will result in a project that is at least equal to or better than what would be accomplished under the strict application of the current Teal Springs PUD Design Report.

    c. The proposed amendments do not violate the spirit and intent of the Teal Springs PUD.

    d. The proposed amendments will not adversely affect the rights of other property owners in a material matter.

2. The City Governing Body hereby approves and adopts the First Amendment amending the PUD Design Report for Teal Springs PUD.

3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

4. This ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2026.

City of Sheridan

DRAFT

_____

Richard Bridger, Mayor

ATTEST:

_____

Ashlee Foster, City Clerk

State of Wyoming)
) SS
County of Sheridan)

Signed and sworn (or affirmed) before me on this ____ day of _____ 20__

by _____

_____
Notary Public

My commission expires _____

1st Reading: _____
2nd Reading: _____
3rd Reading: _____
Published: _____

EFFECTIVE DATE: This Ordinance shall be in full force and effect on _(publication date)__, after the required approval and publication, according to law

DRAFT

"Exhibit A"

PUD Design Report

for

Teal Spring Subdivision
Planned Unit Development

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

PUD DESIGN REPORT

TEAL SPRING SUBDIVISION PUD

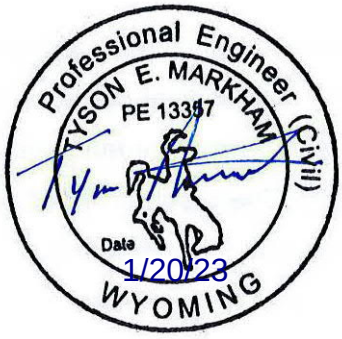
Prepared for: FP Little Goose, LLC

Prepared by: Morrison-Maierle, Inc.

1470 Sugarland Drive, Suite 1

Sheridan, WY 82801

Date of Issue: January 20, 2023



Morrison Maierle engineers • surveyors • planners • scientists
QUALITY ASSURANCE
Jeff Feck, PE
PROJECT MANAGER
Tim Brugger, PE
OFFICE QA COORDINATOR
Jeff Feck, PE
PEER REVIEWER
1/18/23
QA APPROVAL DATE
(001218) 22-30
QA PROJECT NUMBER

CERTIFICATE OF ENGINEER

State of Wyoming)
) ss
County of Sheridan)

I, Tyson Markham, do hereby certify that this Report was prepared by me, or under my direct supervision.

Morrison Maierle
engineers • surveyors • planners • scientists

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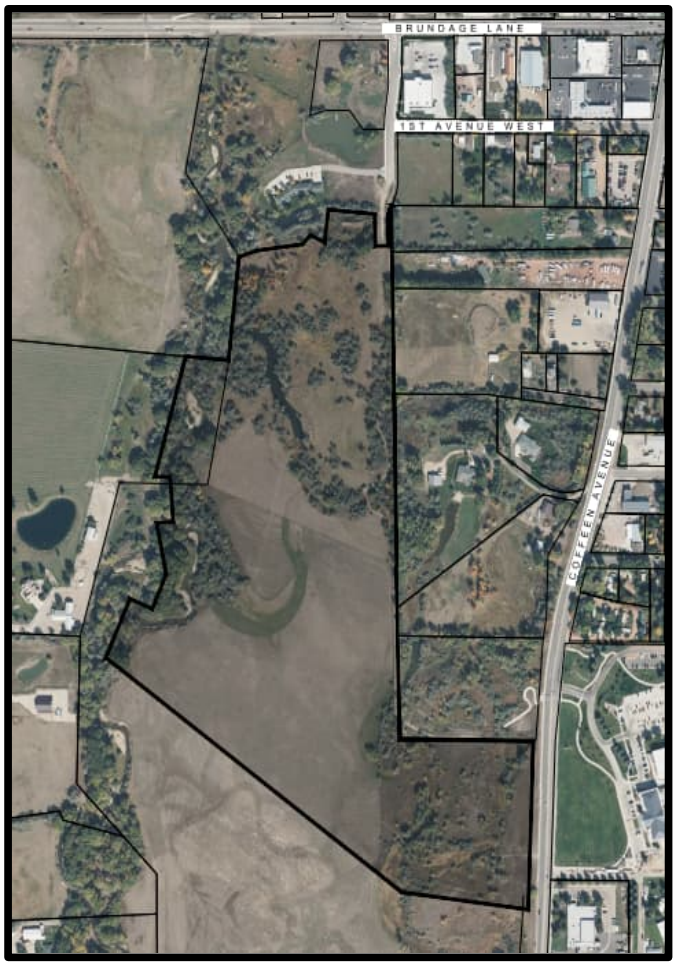
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1 PROJECT LOCATION AND DESCRIPTION

This PUD Design Report addresses the proposed Teal Spring Subdivision planned unit development (PUD) in Sheridan, Wyoming. The 64.99-acre subdivision is located east of Coffeen Avenue and south of Brundage Lane. The property is located in the SE1/4SW1/4, SW1/4SW1/4, and NW1/4SW1/4 of Section 2, Township 55 North, Range 84 West.



As noted in the petition for rezone petition, the applicants for this PUD are Teal Ponds, LLC and FP Little Goose, LLC. Though FP Little Goose, LLC will be the eventual owner and developer, purchasing the remainder (Lot 5 of Green Wing Minor Subdivision) in 2023 from Teal Ponds, LLC.

This development includes the following combination of uses:

- 57 single-family residential lots (Lots 2-50 and 52-58; ranging in size between 0.33 acre and 1.16 acre)
- One small commercial lot (Lot 52; 0.40 acres), B-1 zone permitted use applies.
- A future senior living community, planned for active independent 55+ living, but depending on demand, could be a location for all ranges of senior living, including independent, assisted living and/or memory care (Tract 1; 6.64 acres)
- A future commercial tract (Tract 2; 1.96 acres), B-1 zone permitted use applies.
- An existing zone B-1 lot north of the PUD boundary will remain B-1 (i.e. Not part of PUD; Lot 1; 1.45 acres), all B-1 zoning regulations apply



Undeveloped common space occupies six outlots (Outlots A through F) which will be owned and maintained through an HOA made up of all members of the subdivision. Outlot F is located along Little Goose Creek and will be designated for private resident use only. For this reason, the outlot is not included in open space calculations.

Access roadways consist of two connections; one at Coffeen Avenue to the south (Teal Spring Drive), and another a continuation of Wetlands Drive from the north. Four cul-de-sacs are planned: Crane Dance Court, Swan Drift Court, Heron Sedge Court, and a terminating cul-de-sac from Teal Spring Drive. The proposed Layout Plan is included in Appendix A.



2 ALLOWED USES AND GOALS OF THE PUD

Allowed uses for the PUD will be single family residential, multifamily residential, senior living, and business. The senior living facility includes a three-story apartment as well as duplex and four-plex patio homes.

The goals of this PUD are in line with the City's PUD requirements by supporting the following:

- An environment which contributes to a sense of community and a coherent living style by purposefully designing the subdivision layout with the existing natural elements in mind. Being respectful of the Little Goose Creek waterway and the various wetland features to lay out lots to maximize views and provide buffers around clustered lots. This allows for the various lots to have a unique opportunity to be a part of nature while still being a part of the neighborhood community.
- Protecting natural and cultural resources by working with local specialists, Steady Stream Hydrology, LLC, in designing, permitting, and restoring the riverbanks and bends of Little Goose Creek. This included extensive work with many boulders, buried logs, and planting/seeding to restore the banks to secure them for annual high-water events in the spring. A first phase of this work was completed fall 2022 with great results and a second phase will happen summer 2023 to continue to restore the next section of river.
- Protecting natural features by working with local water rights specialists. Out West, LLC, is assisting with providing the documentation and the proper filing for preserving the water rights to this land and keep the rights local. By retaining the water rights, the development will use the water for irrigation on all single-family lots and the independent senior living lot.
- Also, we worked with local hydrology specialists, WWC Engineering, to provide the hydrology calculations, cross sections, and filings for coordinating the overall development design layout and impact with FEMA. Each lot will be graded to have a buildable area above the 100-year floodplain.
- Creating a more balanced use of the land by providing single-family residential, multi-family/senior living, community pathway access, as well as including large outlots to remain as natural.
- Providing more appropriate infill development by connecting the previously planned extension of Wetlands Drive and underground utilities to the south and then to Coffeen Avenue in the southeast corner of the development. This existing stub of Wetlands Drive and the underground utilities were designed, sized, and installed with the anticipation of this site being developed. This infill connection ties the development into the City in two

key locations and provides great access to existing trails, businesses, Sheridan College, and other services.

- Reducing traffic demand by providing a connection to both Wetlands Drive and Coffeen Avenue to spread the traffic out (traffic study performed by Stantec). Also, the development is carefully planned to balance the housing density with traffic and the natural amenities and not over-build on this infill site.
- Offering enhanced vehicle circulation by creating connections to existing streets for ease of access. Also, for pedestrian circulation, the design and construction of additional bike and walking trails that extend through the development and tie into the existing City trail system.
- Providing more open space by creating larger lots with open space between houses and other buildings along with setting aside multiple outlots to preserve the creek, wetlands, and open space.

3 RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE



Construction of the development infrastructure will be the responsibility of the property developer, FP Little Goose, LLC. FP Little Goose will contract with local contractors to construct the streets/pathways, utilities, and storm drainage infrastructure.

A separate Homeowners Association (HOA) will be established for the PUD. The HOA will provide covenants regarding city water use, raw water irrigation, as well as pathway and outlot maintenance. Ownership and maintenance of specific infrastructure is provided below.

Street and utility infrastructure within the right-of-way will be public, and responsibility for maintenance by the City of Sheridan (upon final acceptance by City Council). Outlot areas which include soft/unsurfaced walking paths, stormwater conveyance, and stormwater detention will be the maintenance responsibility of the HOA. With joint ownership of all open areas, the residents will be provided use of all common areas for their enjoyment. A preliminary landscaping plan is provided per the PUD requirements and is found in Appendix B. This Appendix also provides the location for two planned subdivision monument signs at each entry to be HOA owned/maintained.

All water and sanitary sewer utilities in the development will be owned and maintained by the City, while gas, electrical, and communications will be provided easement and owned by these utility companies. Street lighting will be minimal and coordinated with Montana-Dakota Utilities (MDU) for design and installation in accordance with the City/MDU franchise agreement. Street lighting in the senior living community will also be coordinated with MDU and designed with the specific needs of seniors in mind while being night sky friendly. This may include features such as improved lighting levels in areas where seniors are more likely to walk, such as sidewalks and pathways, and the use of warm-toned LED lights to reduce glare and improve visibility for those with limited vision.

4 SCHEDULE

The schedule for the infrastructure development is to begin grading work and installation of the water and sanitary sewer utilities immediately upon final plat approval. Depending on the time of year, construction of the streets and other infrastructure will follow. FP Little Goose desires to install the main infrastructure as soon as possible in 2023.

The schedule for future areas include:

- Tract 1 (senior living village) - planned construction in 2024
- Tract 2 (commercial) - planned construction in 2023 or 2024
- Lot 52 (commercial) - planned construction in 2023 or 2024

Conceptual layouts for each future development listed above are provided in Appendix C.

5 PROJECT OBJECTIVES

The Teal Spring PUD aims to support responsible development in accordance with the findings of the 2021 Sheridan Housing Study, with a goal of fostering a sense of community and incorporating natural elements and open space into the site design. This includes preserving adjacent environmental resources, Little Goose Creek rehabilitation, and maintaining considerable land for existing vegetation and natural areas. The Teal Spring development includes sizeable single-family lots, future multi-family and commercial sites, and senior-living space, all connected by a safe system of roads and multi-use pathways.

6 STATEMENT OF ARCHITECTURAL THEME

The architectural theme of Teal Spring Subdivision will showcase craftsman and prairie-style homes with modern ranch and natural features. Design guidelines will be prepared and utilized by the HOA, although specific layouts and construction approaches are open to all builders.





Landscaping plans will be reviewed by the HOA. They may include a mix of natural elements, native grasses, lawns, trees, shrubs, boulders, etc. Residential lot maintenance will be the

responsibility of the individual lot owners with an HOA-owned raw water supply system pumping irrigation to lots supplied from Little Goose Creek.

7 DEVELOPMENT PROGRAMMING

7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures sized between 2,500 square feet to 4,000 square feet of living space. All homes will include full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways

7.2 Land Use Area Calculations

Proposed Lot Area (Multi-Family Residential)	2.0 ac
Proposed Lot Area (Single-Family Residential)	24.9 ac
Proposed Lot Area (Commercial)	2.0 ac
Proposed Area (Senior Living Facility)	6.6 ac
Roadway Right-of-Way	7.1 ac
Common Areas (Outlots A to E)	16.8 ac
Outlot F – not included as Open Space	5.6 ac
Total	65.0 ac

7.3 Off-street Parking

Single-family residential parking will primarily be accomplished within the lot boundary (i.e. garages and driveways). On-street visitor parking will be allowed but discouraged for long-term use. Because of larger residential lot size, it is anticipated to be occasional visitor-only parking on a limited basis. Parking within the PUD will exceed City code requirements of 2 spaces per dwelling unit for single-family and 1.5 spaces for multi-family. The proposed senior living facility



and proposed commercial lots will also operate under City municipal code, meeting or exceeding the City's necessary requirements depending on the projected use.

7.4 Other Restrictions

7.4.1 Building setbacks

Building setbacks for the development will vary due to the shape and size of each property. In general, the following setbacks are established:

Front setback:

- Lots 2-23: 20' setback
- Lots 24-59: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear setback:

- Lots 2-3, 5-23, 35, 37-51, 53-59: 20' setback
- Lot 4: 45' setback to prevent wetland encroachment
- Lots 24-34, 36: 50' setback to prevent Little Goose Creek encroachment
- Tract 1: 25' setback
- Tract 2: 30' setback

Side setback:

- Lots 2-24, 35-38, 53-59: 5' setback
- Lot 39-51: 10' setback
- Lot 52: 10' east, 30' west setback(1)
- Tract 1: 10' setback
- Tract 2: 10' east, 20' west setback

(1) - denotes added setback to account for elevation change

7.4.2 Structure Heights

Structure heights shall conform to the following:

- Single-family residential: not exceed two-stories and 30' max height
- Multi-family residential: not exceed 45', or three-stories
- Commercial: not exceed 45', or four-stories
- Senior Living facility: A three-story, pitched roof apartment building 45'-high and one-story patio-style homes



7.4.3 Access and grades

A small region of considerable grade change exists just inside the Coffeen Avenue entrance and ranges between 30% to 40% slope. This area will be flattened for the proposed entry road to maintain grades of 6-7%. Outside the roadway corridor, building footprints will be adequately placed outside these steep slope areas or designed to accommodate the elevation difference. The remainder of the site is reasonably flat and does not exceed 5% grade.

7.4.4 Street Width

Street width for all streets will maintain a City of Sheridan local street standard 36-foot back-of-curb width (31-foot paved width). To provide a more low-impact design, a small section of un-curbed, rural-style roadway will be provided just after the entrance from Coffeen Avenue, as no drainage or pedestrian paths are necessary in the vicinity. Additional design efficiencies were considered (narrower street widths throughout) but were not supported by City Engineering staff. Cul-de-sac turnarounds and restricted on-street parking provides improved emergency access capability.

A turnout will be installed in Outlot E for mailbox access and connection to the future senior village.

7.4.5 Pedestrian Access

A 10’ wide shared-use pathway is planned on the east side of Teal Spring Drive and is incorporated with connections to the existing City of Sheridan pathway system. With the condition of installing a 10-wide pathway, City staff has indicated that no sidewalk on the opposing side of the road is required. Per existing agreements, the city will design and construct approximately 1,000’ of hard surface pathway (where soft-surface path already exists) along Wetlands Drive to connect to this development. At the south end of the property, the pathway will connect to the existing system on Sheridan College Property, with no pathway or sidewalk proposed for approximately 650’ on Teal Spring Drive at the Coffeen Avenue access.

Other unsurfaced, walking trail access is proposed within open-space areas to provide on-site access to environmental features (e.g. ponds, Dry Creek, Little Goose Creek). The PUD Layout Plan provided as Appendix A provides the layout and development programming data in detail.

8 OVERALL DENSITY CALCULATIONS

Overall density calculations for the development are shown in Table 1 below:

Table 1 - OVERALL DENSITY CALCULATIONS

Road right of way (curb, gutter, 10-ft pathway, and pavement)	7.1 ac	11.0%
57 Single-Family Lot Area	24.9 ac	38.3%
Multi-family Lot 1 Area	1.5 ac	2.3%
Commercial Tract 2 & Lot 52 Area	2.5 ac	3.8%
Senior Living Facility Area (Tract 1)	6.5 ac	10.2%
Outlot A – E Area (open space)	16.8 ac	25.8%
Outlot F Area (not included as open space)	5.6 ac	8.5%
Total property	65.0 ac	100%

Note that without Outlot F, the open space is 25.8% of the overall area, above the 20% open space requirement for PUDs. The goal is to maintain a significant amount of valuable open space. This level of open space provides magnificent mountain views and wildlife observation that is important to preserve.

9 WATER SYSTEM IMPROVEMENTS

Water system improvements for the development will include primarily 8" PVC water mains following the street layout, with connections to an existing 16" main in Coffeen Avenue and an 8" main in Wetlands Drive. The looped water lines provide increased flowrates during fire flow situations, as well as provide redundancy during water line breaks or maintenance.

The single-family residential lots (and small commercial Lot 52) will be served with 1" water service lines. The commercial lot at the north end of the subdivision along Wetlands Drive will include a 2" water service line. An 8" main will be stubbed into the future senior living village to support domestic and fire flow demands expected for that area. Tract 2 adjacent to Coffeen Avenue will be served in the future by new tap(s) on the existing 16" line in Coffeen Avenue.

Lawns and landscaping within the subdivision will not use City water for irrigation. A separate raw water irrigation system is planned for the subdivision utilizing water rights on the property, with water pumped from Little Goose Creek.

10 SANITARY SEWER SYSTEM IMPROVEMENTS

Sanitary sewer system improvements for the development will include a network of 8" PVC sewer mains following the street layout. The proposed sewer system will connect into the existing interceptor sewer located along Little Goose Creek northwest of the site.

The sewer network draining to the above-described connection will serve the majority of the subdivision (all 57 residential lots and the future senior living village). Neighbors of existing residential homes to the east of the subdivision have expressed an interest in extending sewer into their properties, as they are currently served by septic systems. This would be possible with a new short extension of the sewer main along Wetlands Drive beyond the northeast cul-de-sac to reach the adjacent property line. Preliminary review indicates that a gravity flow sewer main would accommodate the neighbors should they choose to coordinate with the City to extend it.

Lot 1 located along the north end of Wetlands Drive will be served by a service line connection to the existing 8" main located in Wetlands Drive. This line was installed in 2020 for Restoration Ranch.

The commercially zoned Tract 2 located west of Sheridan College can be served by the existing 10" sewer line on the east side of Coffeen Avenue. A survey was conducted of the manholes along that line and depth is sufficient to serve Tract 2. Service for Tract 2 would be designed and permitted as a part of the commercial site plan process when the tract is developed.

11 DRY UTILITY IMPROVEMENTS

Communication has been underway with MDU (electric & gas) to supply the development. In addition, there has been interest from multiple communications providers in the area to serve the development and will be accommodated during the design and construction.

12 GEOTECHNICAL ENGINEERING STUDY

A geotechnical engineering study of the property was completed in August 2022 by American Engineering Testing (AET) of Sheridan and is provided in the accompanying Engineering Design Report. The geotechnical report includes recommendations for street pavement sections as well as structure foundations. No material abnormalities were identified. However due to its low-lying nature and creek proximity, shallow groundwater levels are apparent, and the data will be considered during design.

13 STORM DRAINAGE AND HYDROLOGY

Storm drainage for the development will be controlled primarily by the street curb/gutter system collected in curb inlets. Shallow swales/ditches will be utilized where applicable to provide a lower impact design. Stormwater detention is planned in open space areas and all pipe discharge will outfall to either Dry Creek or Little Goose Creek. Off-site stormwater will be routed through the existing Dry Creek drainage through larger stormwater conveyance structures, such as box culverts.

For more storm drainage information, refer to the Engineering Design Report for the Teal Spring Subdivision PUD provided under separate cover.

13.1 Little Goose Creek Rehabilitation

Steady Stream Hydrology has already performed construction during 2022 to repair and restore the southern section of Little Goose Creek in the PUD area. The goal of the project was to stabilize the banks, enhance the ecological integrity of Little Goose Creek and improve conditions for wildlife and recreational use. This included a variety of measures to improve the overall health and functioning of the creek and its surrounding ecosystem including stabilizing





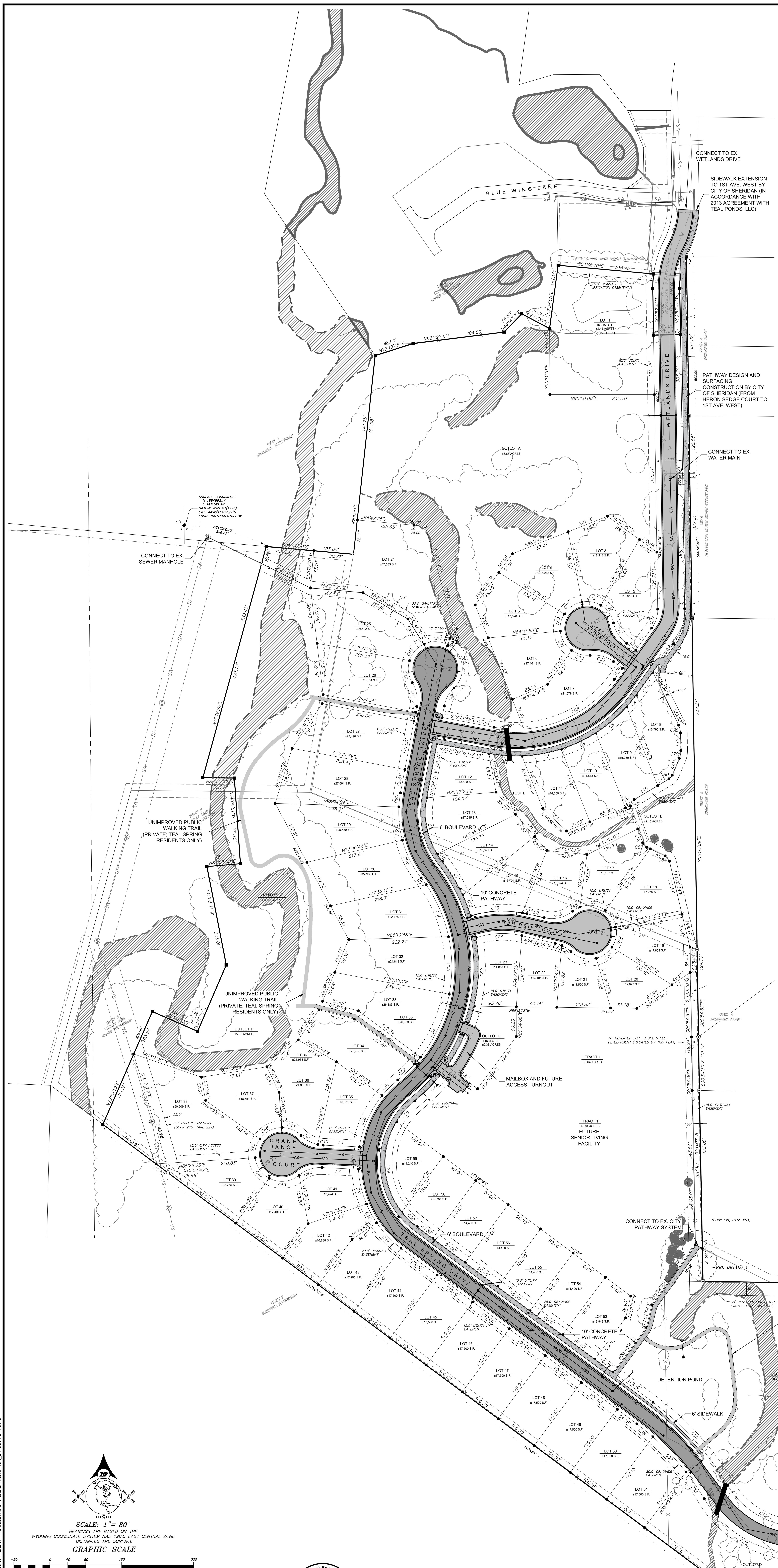
eroding banks, re-vegetating riparian areas, and installing fabric and boulder structures to improve stream flow and habitat for fish and other aquatic species. As shown in the accompanying photos, the work performed by Steady Stream Hydrology has been incredibly successful in restoring Little Goose Creek to a healthier state.

14 TRAFFIC DATA

A traffic impact study (TIS) was conducted for the project by Stantec Consulting Services, Inc. of Sheridan. The study concludes that projected 2042 traffic volumes result in a slightly decreased level of service (LOS), the volume is low and does not significantly alter traffic on or near the proposed development. The study specifically states that “no modifications to existing traffic control are necessary” and was submitted to WYDOT for review and approval. Any potential comments will be provided once received.

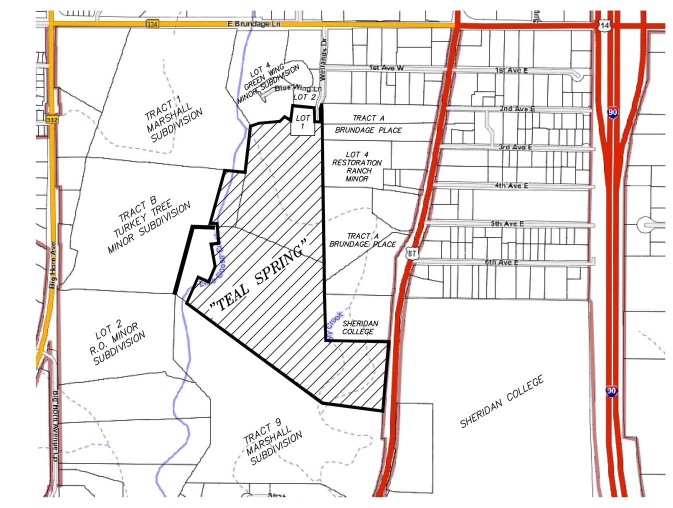
For more traffic information, refer to the full TIS included in the Engineering Design Report for the Teal Spring Subdivision PUD, provided under separate cover.

APPENDIX A
PUD LAYOUT PLAN



LEGEND:

- ● SET 2" ALUMINUM CAP PER PLS 6812
- ■ FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- WETLAND BOUNDARY
- WATER



LOCATION MAP

NO TRUE SCALE

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±8.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

DEVELOPERS OBJECTIVES:

THE TEAL SPRING PUD AIMS TO SUPPORT RESPONSIBLE DEVELOPMENT IN ACCORDANCE WITH THE FINDINGS OF THE 2021 SHERIDAN HOUSING STUDY, WITH A GOAL OF FOSTERING A SENSE OF COMMUNITY AND INCORPORATING NATURAL ELEMENTS AND OPEN SPACE INTO THE SITE DESIGN. THIS INCLUDES PRESERVING ADJACENT ENVIRONMENTAL RESOURCES, LITTLE GOOSE CREEK REHABILITATION, AND MAINTAINING CONSIDERABLE LAND FOR EXISTING VEGETATION AND NATURAL AREAS. THE TEAL SPRING DEVELOPMENT INCLUDES SIZEABLE SINGLE-FAMILY LOTS, FUTURE MULTI-FAMILY AND COMMERCIAL SITES, AND SENIOR-LIVING SPACE, ALL CONNECTED BY A SAFE SYSTEM OF ROADS AND MULTI-USE PATHWAYS.

BUILDING SETBACKS

FRONT SETBACK:
- LOTS 2-23: 20' SETBACK
- LOTS 24-59: 25' SETBACK
- TRACT 1: 25' SETBACK
- TRACT 2: 25' SETBACK

REAR SETBACK:
- LOTS 2-3, 5-23, 35, 37-51, 53-59: 20' SETBACK
- LOT 4: 45' SETBACK TO PREVENT WETLAND ENCROACHMENT
- LOTS 24-34, 36: 50' SETBACK TO PREVENT LITTLE GOOSE CREEK ENCROACHMENT
- TRACT 1: 25' SETBACK
- TRACT 2: 30' SETBACK

SIDE SETBACK:
- LOTS 2-24, 35-38, 53-59: 5' SETBACK
- LOT 39-51: 10' SETBACK
- LOT 52: 10' EAST, 30' WEST SETBACK (1)
- TRACT 1: 10' SETBACK
- TRACT 2: 10' EAST, 20' WEST SETBACK (1)

(1) - DENOTES ADDED SETBACK DUE TO ACCOUNT FOR ELEVATION CHANGE.

STRUCTURE HEIGHTS

STRUCTURE HEIGHTS SHALL CONFORM TO THE FOLLOWING:
- SINGLE-FAMILY RESIDENTIAL: NOT EXCEED TWO-STORIES AND 30' MAX HEIGHT
- MULTI-FAMILY RESIDENTIAL: NOT EXCEED 45', OR THREE-STORIES
- COMMERCIAL: NOT EXCEED 45', OR FOUR-STORIES
- SENIOR LIVING FACILITY: A THREE-STORY, PITCHED ROOF APARTMENT BUILDING 45'-HIGH AND ONE-STORY PATIO-STYLE HOMES

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOTS ARE UTILITY EASEMENTS (WHERE SHOWN), DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.
3) A (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.
4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	15°38'17"	330.00'	90.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°04'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'35"	60.00'	43.70'	S54°26'29"W	42.74'
C21	58°19'09"	60.00'	61.07'	N75°32'10"W	58.47'
C22	19°03'52"	75.00'	24.96'	N55°54'32"W	24.84'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'39"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°54'58"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°55'09"	177.00'	61.53'	S41°07'37"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N89°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S89°35'01"W	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°15'29"	570.00'	72.20'	N34°16'06"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°18'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°00'47"W	45.91'
C39	19°05'59"	237.00'	79.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.54'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'20"	75.00'	55.25'	S71°29'59"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'57"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°54'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	9°17'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	9°11'46"	323.00'	51.84'	N46°29'18"E	51.79'

LAND USE AREA CALCULATIONS

	AREA (ACRES)	AREA (%)
PROPOSED LOT AREA (MULTI-FAMILY RESIDENTIAL)	2.0	3.1%
PROPOSED LOT AREA (SINGLE-FAMILY RESIDENTIAL)	24.9	38.3%
PROPOSED LOT AREA (COMMERCIAL)	2.0	3.1%
PROPOSED AREA (SENIOR LIVING FACILITY)	6.6	10.2%
ROADWAY RIGHT-OF-WAY	7.1	10.9%
COMMON AREA (OUTLOTS A TO E)	16.8	25.8%
OUTLOT F - NOT INCLUDED AS OPEN SPACE	5.6	8.6%
TOTAL	**65.0**	**100.0%**

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'17"	323.00'	20.04'	N40°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N24°33'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N00°38'46"W	127.98'
C56	22°28'56"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	107°50'20"	60.00'	112.93'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°20'57"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	229.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'09"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.96'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°00'55"	42.50'	18.56'	S13°23'36"E	18.41'
C79	23°47'42"	42.50'	17.65'	S11°00'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'58"	17.50'	6.31'	S08°54'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S39°08'13"E	15.17'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°35'18"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°38'01"W	25.85'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.19'
L12	S00°53'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°07'18"E	16.00'

SCALE: 1"= 80'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-80 0 40 80 160 320

(U.S. SURVEY FEET)
1 inch = 80 FEET

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801

Professional Engineer (Civil) TYSON E. MARKHAM PE-13357 Date WYOMING

\\MMISHARE\WYOMING\PROJECTS\10256 - FP LITTLE GOOSE LLC\001 TEAL SPRING SUBDIVISION\ACAD\EXHIBITS\FIG 1_LAYOUT PLAN.DWG

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.
MODIFY SCALE ACCORDINGLY!

REVISIONS			
NO.	DESCRIPTION	BY	DATE

PLOTTED BY:KATELYN LOLLAR ON Apr/18/2023

Morrison Maierle
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DRAWN BY: KRL
DSGN. BY: TEM
APPR. BY: TEM
DATE: 12/2022
Q.C. REVIEW
BY: ____
DATE: ____

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING
PUD LAYOUT PLAN

PROJECT NUMBER 10256.001
SHEET NUMBER APP-A
DRAWING NUMBER APP-A

APPENDIX B
PRELIMINARY LANDSCAPE PLAN

SUBDIVISION MONUMENT SIGN;
FINAL LOCATION TBD

BOULEVARD TO BE GRASS SEED/SOD;
IRRIGATED BY HOA-OWNED RAW WATER
SUPPLY SYSTEM

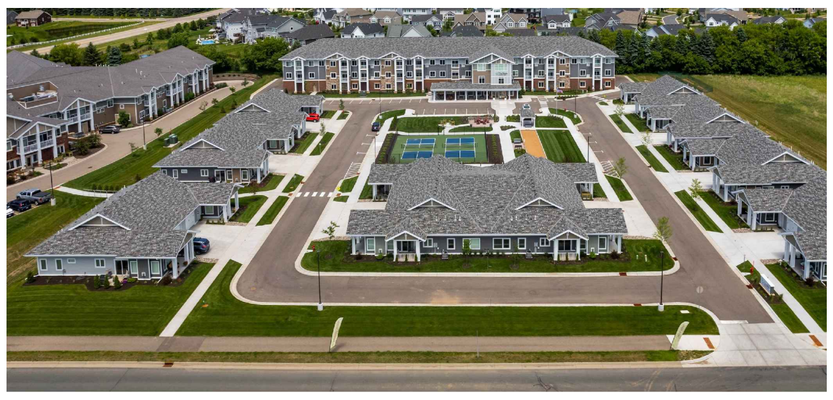
CREEK ACCESS CORRIDORS
LANDSCAPED AND IRRIGATED FROM
LITTLE GOOSE CREEK

UNSURFACED TRAIL FOR
SUBDIVISION RESIDENTS ONLY
(PRIVATE)

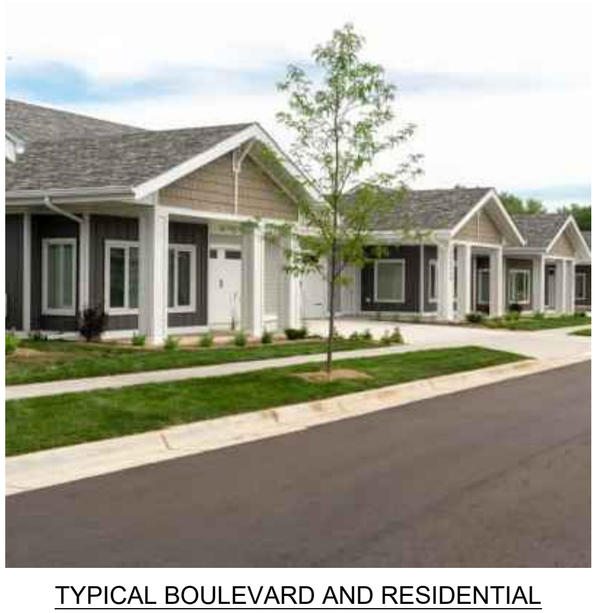
MAILBOX TURNOUT

CREEK ACCESS CORRIDORS
LANDSCAPED AND IRRIGATED FROM
LITTLE GOOSE CREEK

SUBDIVISION MONUMENT SIGN;
FINAL LOCATION TBD



SENIOR LIVING VILLAGE
CONCEPT PLAN



TYPICAL BOULEVARD AND RESIDENTIAL
LANDSCAPING PLAN

LEGEND

- ASPHALT
- BOULEVARD
- LOTS PROFESSIONALLY LANDSCAPED; IRRIGATED FROM CITY-SUPPLIED WATER SYSTEM AT THE TIME OF LOT DEVELOPMENT
- RESIDENTIAL LOTS; LANDSCAPED AND IRRIGATED BY INDIVIDUAL LOT OWNERS WITH HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- PATH - CONCRETE
- MOWED/UNSURFACED TRAIL
- FUTURE SENIOR LIVING VILLAGE AND OUTLOT E; ALL UNSURFACED AREAS PROFESSIONALLY LANDSCAPED, WITH IRRIGATION PROVIDED BY HOA-OWNED RAW WATER SUPPLY SYSTEM, WATER PUMPED FROM LITTLE GOOSE CREEK
- OPEN SPACE - LEFT NATURAL
- OPEN SPACE - IRRIGATED AND LANDSCAPED
- WATER
- WETLAND BOUNDARY

N

150 75 0 150 300

SCALE IN FEET

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 Sugarland Drive, Suite 1
Sheridan, WY 82801
307.672.9310
www.m-m.net

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DRAWN BY: KRL
DSGN. BY: TEM
APPR. BY: TEM
DATE: 12/2022

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 10256.001

FIGURE NUMBER APP-B

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\FIG 1_LandscapePlan.dwg
Plotted by tyson markham on Jan/18/2023

APPENDIX C
FUTURE DEVELOPED LOT CONCEPTS (FOR REFERENCE)

LOT 29
25,680 SF
±0.59 AC

LOT 30
22,935 SF
±0.53 AC

LOT 31
22,475 SF
±0.52 AC

LOT 32
24,813 SF
±0.57 AC

LOT 33
26,383 SF
±0.61 AC

LOT 34
22,785 SF
±0.52 AC

LOT 35
15,661 SF
±0.36 AC

LOT 13
17,015 SF
±0.39 AC

LOT 14
16,871 SF
±0.39 AC

LOT 15
16,704 SF
±0.38 AC

LOT 16
15,324 SF
±0.35 AC

LOT 17
15,137 SF
±0.35 AC

LOT 18
17,256 SF
±0.40 AC

OUTLOT B
94,011 SF
±2.16 AC

Trail System

SWAN DRIFT COURT

LOT 19
17,864 SF
±0.41 AC

LOT 20
12,897 SF
±0.30 AC

LOT 21
11,520 SF
±0.26 AC

LOT 22
13,404 SF
±0.31 AC

LOT 23
14,857 SF
±0.34 AC

Stormwater

Stormwater

Stormwater

mailboxes

COMMUNITY BUILDING

PICKLE BALL

TRACT 1
289,066 SF
±6.64 AC

greenhouse

THREE-STORY APARTMENT BUILDING

TRACT 1 BOUNDARY

ONE-STORY PATIO-STYLE HOME (TYP.)

LOT 41
13,424 SF
±0.31 AC

LOT 42
16,888 SF
±0.39 AC

LOT 43
17,295 SF
±0.40 AC

LOT 44
17,500 SF
±0.40 AC

LOT 45
17,500 SF
±0.40 AC

LOT 46
17,500 SF
±0.40 AC

LOT 47
17,500 SF
±0.40 AC

LOT 48
17,500 SF
±0.40 AC

LOT 49
17,500 SF
±0.40 AC

LOT 50
17,500 SF
±0.40 AC

LOT 51
17,500 SF

LOT 53
13,943 SF
±0.32 AC

LOT 54
14,400 SF
±0.33 AC

LOT 55
14,400 SF
±0.33 AC

LOT 56
14,400 SF
±0.33 AC

LOT 57
14,400 SF
±0.33 AC

LOT 58
14,304 SF
±0.33 AC

LOT 59
14,240 SF
±0.33 AC

TEAL SPRING DRIVE

SECONDARY DRIVE

PL

N

0 50 100

SCALE IN FEET

NOTE:

THIS IS A CONCEPTUAL SITE LAYOUT ONLY AND IS SUBJECT TO CHANGE. IT IS NOT A FINAL REPRESENTATION AND MAY BE MODIFIED BASED ON VARIOUS FACTORS INCLUDING ENGINEERING AND DESIGN REVISIONS. ANY DIMENSIONS, LOCATIONS, AND AMENITIES SHOWN ARE APPROXIMATE.

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APPR. BY: TEM
DATE: 12/2022

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

FUTURE SENIOR VILLAGE CONCEPTUAL LAYOUT

PROJECT NO.
10256.001

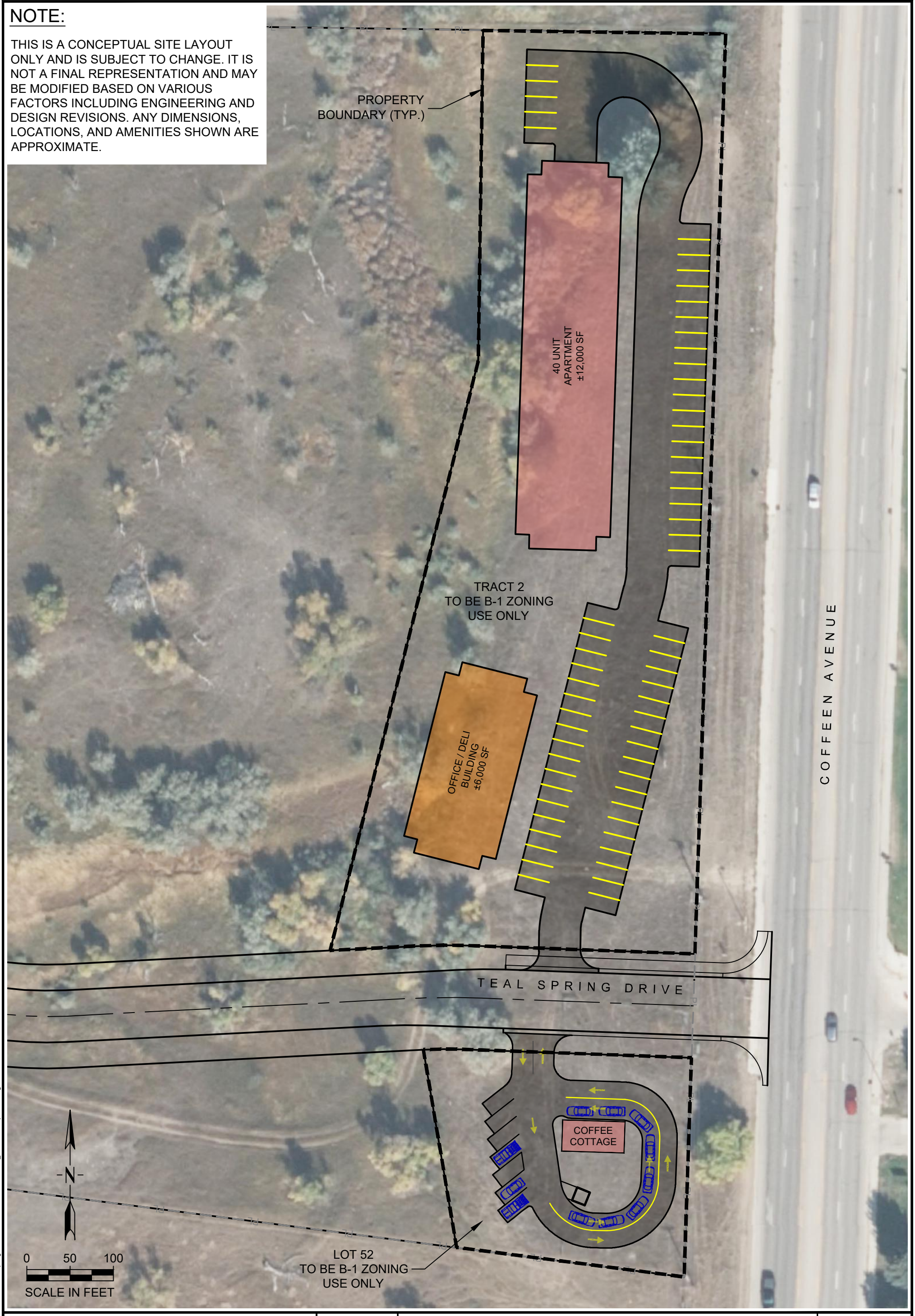
FIGURE NUMBER
APP-C1

Plotted by tyson markham on Jan/16/2023

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\APP-C_FutureDevelopments.dwg

NOTE:

THIS IS A CONCEPTUAL SITE LAYOUT ONLY AND IS SUBJECT TO CHANGE. IT IS NOT A FINAL REPRESENTATION AND MAY BE MODIFIED BASED ON VARIOUS FACTORS INCLUDING ENGINEERING AND DESIGN REVISIONS. ANY DIMENSIONS, LOCATIONS, AND AMENITIES SHOWN ARE APPROXIMATE.



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APPR. BY: TEM
DATE: 12/2022

TEAL SPRING SUBDIVISION PUD
SHERIDAN WYOMING

TRACT 2 & LOT 52 CONCEPTUAL LAYOUT

PROJECT NO. 10256.001

FIGURE NUMBER APP-C2

Plotted by katelyn lollar on Feb/28/2023

W:\10256 - FP Little Goose LLC\001 Teal Spring Subdivision\ACAD\Exhibits\APP-C_FutureDevelopments.dwg

APPENDIX D
DEVELOPERS NOTES

Developer's Notes
Proposed Teal Spring Subdivision PUD

Project Location:

The proposed 65-acre Teal Spring project is located across from the Sheridan College on Coffeen Avenue and will connect up through Wetlands Drive to East Brundage Lane. All the property is within the city limits. Wetlands Drive and city utilities have been sized and stubbed into the site in anticipation of this land being developed.

Project Market Area:

Proximity to employment and shopping are key factors when choosing where to live. Sheridan is a shopping/services destination for the surrounding rural area in Sheridan County, as well as the employment center. Many of Sheridan's retail stores and businesses are less than a mile away from the site including Walmart, Albertsons, Walgreens, Home Depot, Sportsman's Warehouse, Shipton's Big R, car dealerships, gas stations, various offices, and several restaurants. Another benefit to this location is the proximity to Sheridan College. Both the City of Sheridan's recent Housing Needs Assessment and the developer's market study for the site indicate strong demand for housing in the community and on this site.

The Sheridan Housing Needs Assessment and Strategy study completed by Gruen Associates Study in January 2022 indicated:

- For-sale housing market is extremely competitive – low available inventory accompanied by price increases.
- Rental housing market shows the typical signs of an under-supplied market (low vacancy and increasing rents).
- Workforce housing needs are estimated at about 700 units – 50% of the total projected need.
- Senior housing and non-workforce housing needs are estimated at about 300 units- 21% of total projected need.
- Housing replacement needs are estimated at 360 units over the next 10 years. Approximately 60% of the housing replacement need estimate is attributable to the replacement of units that are 65 years or older.
- The recommendations included:
  - Encourage the production of market-rate housing. This promotes affordability by helping to satisfy the demand of higher-income households, which would otherwise compete for (and bid up the price of) existing units.
  - Identify locations at which to increase allowable densities per acre and change zoning to encourage residential/mixed uses. Rezone some presently commercial or industrial lands in commercial corridors such as Coffeen Avenue to encourage their redevelopment into residential development and/or mixed-use developments.

The developer contracted with Viewpoint Consulting Group to complete a site-specific market study for multi-family and senior living housing in July 2022. That study indicated:

- Multi-Family Housing Market: Household growth, pent-up demand, and turnover combine to create demand for 517 additional market rate multi-family units in the PMA (primary market area) over the next five years. No single location or development can capture all the unmet demand in a PMA. Based on the strength of this development site, with easy access to shopping and employment in Sheridan, it is reasonable that the site can capture between 25% and 30% of the unmet demand potential in the PMA. This results in the support for 140 to 168 units on the Site through 2027. Other proposed developments in the PMA would compete for the remaining 70% to 75% of unmet demand.
- Senior Living Market:
  - Senior 55+ Independent Living: The unmet demand is for 180 units in the PMA in 2021. With no pending developments with independent living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 independent living units in 2021 increasing to 102 units in 2026.
  - Senior Assisted Living: The unmet demand is for 94 units in the PMA in 2021. With no pending developments with assisted living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 81 assisted living units in 2021 increasing to 102 units in 2026.
  - Senior Memory Care Living: The unmet demand is for 78 units in the PMA in 2021. With no pending developments with memory care living identified in the PMA, the unmet demand potential in the PMA is calculated for 226 units in 2026. No single site can capture all the demand in a PMA, so it is estimated that the site can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 35 memory care units in 2021 increasing to 43 units in 2026.

This proposed PUD has been carefully planned with a lot of thought to be in alignment with the previous planning by the City of Sheridan.

<u>Economic benefits of this development:</u>
The PUD provides various mixed-use building sites and single-family residential lots, creating a stronger positive impact to Sheridan than just a single building project. Some facts to note:

- Employment economic impact: The proposed senior living sites and other mixed use lots provide potential employment opportunities. The 6+ acre Tract 1 is planned for a senior living community of some type. An independent living community would employ 4-6 people, and an assisted living/memory care community would likely employ 15-25 FTE with good wages. The 1.45-acre Lot 1 could potentially be a memory care community, but other commercial/multi-family options are also a possibility there. With the nursing and CNA program at Sheridan College nearby, the project will provide good jobs here in our community for a range of careers. As the other commercial lots are sold, those businesses will add to the employment base in the area.

- Economic impact to local businesses: The project plans for a mix of senior living, single-family homes, multifamily living, and commercial businesses. There will likely be a mix of singles, couples, and families from all generations. Residents will impact local businesses by using local services, purchasing goods in local stores, eating out in restaurants, going to church, participating in Sheridan's many cultural and social events, as well as providing homes for employees to live in locally.
  The overall development and each individual project site will contract with local service providers for internet/cable, lawn maintenance, snow blowing, waste removal, utilities, insurance, etc. It's likely that each project and many homeowners will be working with local banks for financing.

- Economic impact of City of Sheridan seniors or others selling their homes and staying in the community: When people move from their older home (maybe starter homes) or when seniors move from their homes to a senior living community, most of them are homeowners. When they sell their homes, that opens up new housing opportunities for other people/families to purchase homes in the community. This new development and proposed building projects will provide capacity here in Sheridan for current residents to be able to continue to live in our community and not have to move elsewhere when they are ready to move out of their homes.

- Economic impact of new seniors moving to Sheridan: The Viewpoint Consulting Group market study shows that 15% of the anticipated seniors moving to this development would come from outside the PMA (primary market area). This means that this development would have new seniors moving to Sheridan to live, to be close to family, enjoy retirement, and just enjoy the community.

- Construction economic impact: Construction to prepare the 67-acre site will take about 6 to 8 months, with an estimated 20-30 people in various trades involved in building the site grading and infrastructure for most of that time. The senior living project will take about 14-16 months to build. On a similar-sized project the developer is just completing, between 40-60 people were on site working every day for the duration of the project. Each of the single-family resident lots will have contractors constructing homes over the next several years.

<u>Estimated total project cost for the land development:</u>
The total land development project cost (without buildings) is projected to be about $11 million. This number includes the land purchase, site engineering and other soft costs, site work with street and utility infrastructure, stream restoration, landscaping, legal and financing costs.

<u>Estimated cost for the independent senior living village:</u>
Based on past projects of this size, the total project cost from the initial design through construction is projected to be about $18 million.

<u>Anticipated timeline</u>:
We anticipate the overall development construction to start in Summer 2023 with the site grading and infrastructure construction to take 6 to 8 months. The 60-unit independent senior

living village would start construction in the spring or 2024. The single family lots plan to start being sold in summer 2023 and homes built over a 5+ year period.

Project Team:

Frisbie Companies, LLC

Frisbie Companies' owners Matt and Shari Frisbie have led the ownership and development of five senior housing communities and two multifamily communities totaling 611 units. In addition to developing projects, Matt and Shari previously owned an architecture firm where they worked on more than 1,000 projects over the last 25+ years, including offices and other commercial buildings, retail projects, multifamily projects, churches, and senior living. Matt Frisbie's role is to oversee the design/architectural work, coordinate with consultants and engineering, and lead the city/governing entity approval process. Shari Frisbie's role is in raising equity, and the legal, accounting, and corporate board meetings for each of the development projects. She is the asset manager for senior living projects and manages commercial real estate the couple owns.

Matt grew up in Sheridan and graduated from Sheridan High School and received his Master of Architecture from Montana State University in Bozeman. He still has family in the area and enjoys the connection to a great community and the Bighorn Mountains. Shari grew up on a farm in central Minnesota and graduated from Gustavus Adolphus College with a degree in Communications. She loves four-wheeling and camping adventures in the Bighorns.

Our Team of Valued Local Consultants:
Civil Engineering: Morrison-Maierle, Inc.
Surveying and Platting: Prestfeldt Surveying, LLC
Hydrology: WWC Engineering
Stream Restoration: Steady Stream Hydrology, LLC
Traffic Study: Stantec, Inc.
Water Rights: Out West, LLC
Realty: Chase Brothers
Geotech: American Engineering Testing (AET)
Legal Services: Chapman Valdez & Lansing
Financing: First Northern Bank of Wyoming

"EXHIBIT B"
FIRST AMENDMENT TO THE PUD DESIGN REPORT
FOR
TEAL SPRINGS SUBDIVISION PLANNED UNIT DEVELOPMENT

WHEREAS, by Ordinance No. 2300-26, the City of Sheridan Governing Body approved and adopted this First Amendment.

NOW THEREFORE, the PUD Design Report for Teal Springs Subdivision Planned Unit Development is hereby amended as follows:

Section 7.1 Type and Size of Dwelling Units

Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space. All homes will include full-sized finished garages. A geotechnical investigation and report will be required for each lot within the subdivision.

All residences and/or commercial buildings within the floodplain area will be provided with a preliminary elevation certificate indicating base flood elevation. All new construction sites will need to be constructed to meet the standards of the City of Sheridan Floodplain Administrator. Once constructed, a new Elevation Certification will be required by individual property owners to ensure sufficient building elevation relative to surrounding floodways.

Except as amended in this First Amendment, the PUD Design Report for the Teal Springs Subdivision Planned Unit Development shall remain in full force and effect.

"Exhibit C"

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lots 27,28,29, & 30, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Christopher Wagner	Christopher J Wagner	11-7-25
Ann Wagner	Ann Wagner	11-7-25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC	Shari Frisbie	12/2/25

CITY OF Sheridan
WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 16, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Jess Yeigh		11/17/2025
Print Name	Signature	Date
Doreen Choong		11/17/2025
Print Name	Signature	Date

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Matt Frisbie, FP Little Goose LLC		12/2/25
Print Name	Signature	Date
Shari Frisbie, FP Little Goose LLC		12/2/25
Print Name	Signature	Date

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 6, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

DeWayne Dillon	Dwayne E Dillon	11/17/25
Print Name	Signature	Date
Julie Dillon	Julie E Dillon	11/17/25
Print Name	Signature	Date

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Matt Frisbie, FP Little Goose LLC	Matt Frisbie	12/2/25
Print Name	Signature	Date
Shari Frisbie, FP Little Goose LLC	Shari L. Frisbie	12/2/25
Print Name	Signature	Date

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lot 52, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Kirk Kostiniemi		11/10/25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC		12/2/25

CITY OF Sheridan WYOMING

Planning Department
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4248

LETTER OF AUTHORIZATON

I am/we are the legal owner(s) of the property being considered under this application, the legal description hereby described as:

Lots 24, 25, & 26, Teal Spring Subdivision, Planned Unit Development, Phase - 1

and do hereby authorize the below applicant(s) and representative(s) to file and represent my/our interest in the following applications:

1. PUD Amendment Request for Teal Spring Subdivision dated October 2025
2. _____
3. _____

I am/we are the legal owners(s) of said property; have read this 'Letter of Authorization" and know the contents thereof; and so hereby certify under penalty of perjury under the laws of the State of Wyoming that the information contained in this application is true and correct.

OWNER(S) OF RECORD (if LLC or partnership, list name of authorized representative)

Print Name	Signature	Date
Pete Widener		12/1/25
Lucy Widener		11/30/25

I/we authorized the following people or persons to act as agent for of the subject application(s) and to perform all acts for development on my/our property.

APPLICANT(S)

Print Name	Signature	Date
Matt Frisbie, FP Little Goose LLC		12/2/25
Shari Frisbie, FP Little Goose LLC		12/2/25

October 29, 2025

City of Sheridan
Hanns Mercer, PE, Public Works Director
55 Grinnell Plaza
Sheridan, WY 82801

Re: PUD Amendment Request, Teal Spring Subdivision

Dear Hanns,

In accordance with Section 806.8 of City Municipal Code, this letter serves as a request to amend language within the Approved PUD Master Plan for the Teal Spring Subdivision, dated January 20, 2023.

The requested revisions are as follows:

PUD Design Report - Section 7.1 Type and Size of Dwelling Units

1) In the first sentence of the first paragraph, revise as follows:
   "Homes built within the single-family residential lots will be up to two-story structures ~~sized between 2,500 square feet to 4,000 square feet of living space~~."
   To:
   "Homes built within the single-family residential lots will be up to two-story structures with a minimum of 1,800 square feet of living space.

This revision is being proposed in response to current market trends and feedback from local builders, which suggest that some homebuyers—particularly within a certain age group—are increasingly drawn to smaller homes that still uphold the original PUD Master Plan building character, as well as quality of construction and finishes.

2) Remove the following sentence from the first paragraph: "Homes will be slab-on-grade construction with no basements planned" and add the following sentence: "A geotechnical investigation and report will be required for each lot within the subdivision."

This revision is being proposed because enforcing these criteria for the entire subdivision is not warranted, as well as feedback from local builders, who suggest some homebuyers prefer crawl spaces or basement foundations. Allowing this type of construction will be addressed on a case-by-case basis depending on each specific lot's geotechnical report and construction elevation requirements.

The above requests for the Teal Spring PUD present no adverse effect on surrounding property owners. We appreciate your assistance with and thank you for your consideration.

Sincerely,



Tyson Markham, PE
Project Engineer
tmarkham@m-m.net
(307) 675-7716

Ec: Matt and Shari Frisbie – FP Little Goose, LLC

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE - 1

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

AREA OF 33 LOTS ±15.71 ACRES
AREA OF 3 OUTLOTS ±14.56 ACRES
AREA OF 1 TRACT ±1.96 ACRES
AREA OF ROADS ±4.08 ACRES
AREA OF "PHASE 2 TRACT" ±28.68 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, LOT 52 & TRACT 2: ZONED B1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE-1,** IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE-1, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO TRACT, LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT F: IS A DRAINAGE EASEMENT, IRRIGATION EASEMENT, OTHER EASEMENTS (AS SHOWN & DEFINED), AND A OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 13 DAY OF December 2023

FP LITTLE GOOSE, LLC
BY: _____
MATT FRISBIE, MEMBER

FP LITTLE GOOSE, LLC
BY: Shari L. Frisbie
SHARI FRISBIE, MEMBER

STATE OF Wisconsin
COUNTY OF St Croix : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MATT & SHARI FRISBIE BEFORE ME THIS 13 DAY OF December 2023.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 21, 2026

NOTARY PUBLIC

AMALIA M JOHNSON
NOTARY PUBLIC
STATE OF WISCONSIN

SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2024-790109

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

3) A (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF September, 2023.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

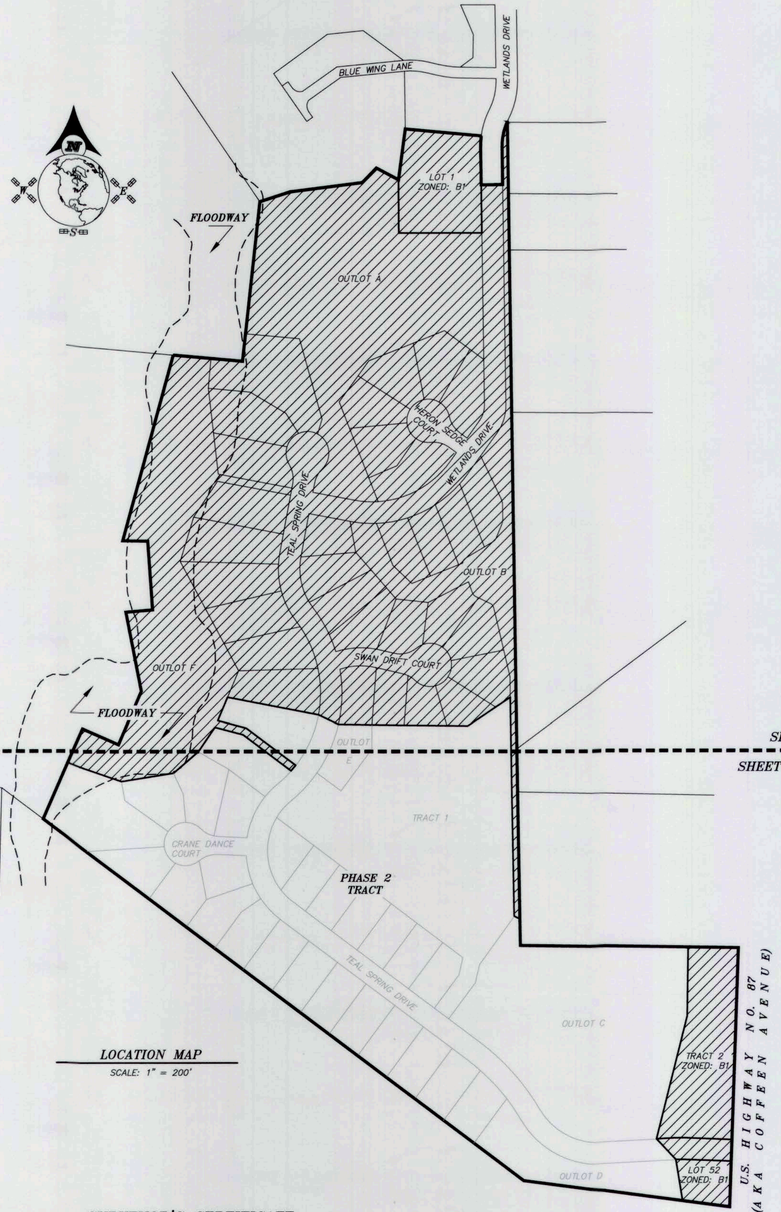
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 5th DAY OF February, 2024 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15th DAY OF January, 2024

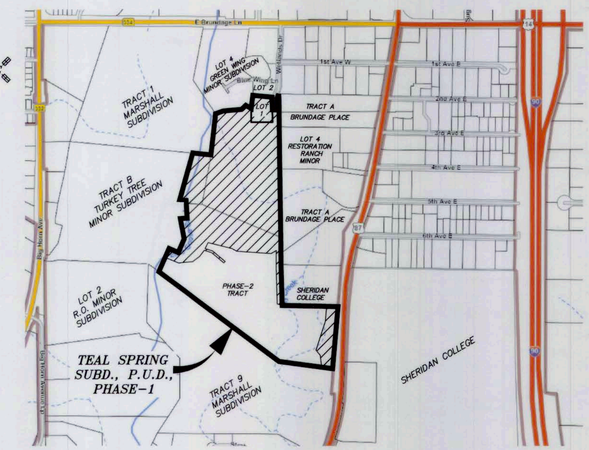
ATTEST: CITY CLERK

MAYOR



LOCATION MAP
SCALE: 1" = 200'

SHEET 3 OF 3
SHEET 2 OF 3



LOCATION MAP
NO TRUE SCALE

PHASE-1: CONSTRUCTION AREA

NOTES:

1) STRUCTURES BUILT WITHIN THE 100 TO 500-YEAR FLOODPLAIN WILL BE REQUIRED TO ACQUIRE A CERTIFIED ELEVATION CERTIFICATE AND TO BUILD A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE).

2) LOT OWNERS IN THIS SUBDIVISION ARE PROHIBITED FROM FLOODWAY ENCROACHMENTS THAT INCREASE OR DECREASE BASE FLOOD ELEVATIONS OR ALTER FLOODWAY BOUNDARIES.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE-1,** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: Dec. 14, 2023
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:12 O'CLOCK A.M., THIS 6, DAY OF February, 2024, AND IS RECORDED IN PLAT BOOK T, PAGE 45

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

Eda Schunke Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2024-790110

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE - 1

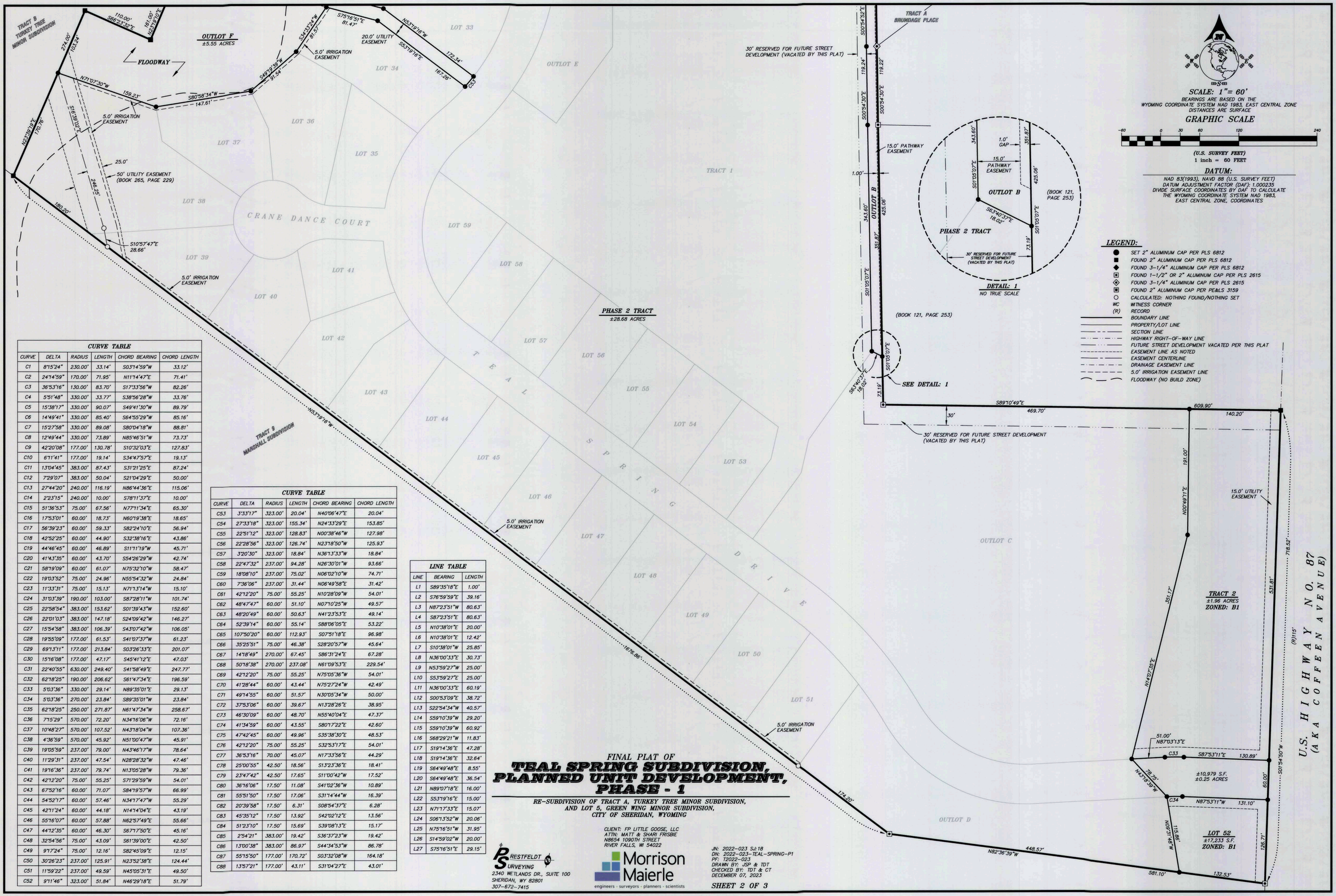
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SJ:18
DN: 2022-023-TEAL-SPRING-P1
PF: T2022-023
DRAWN BY: JSP & TDT
CHECKED BY: TDT & CT
DECEMBER 07, 2023



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	15°38'17"	330.00'	90.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°04'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'35"	60.00'	43.70'	S54°26'29"W	42.74'
C21	58°19'09"	60.00'	61.07'	N75°32'10"W	58.47'
C22	19°03'52"	75.00'	24.96'	N55°54'32"W	24.84'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'39"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°54'58"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°55'09"	177.00'	61.53'	S41°07'37"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N89°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S89°35'01"W	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°15'29"	570.00'	72.20'	N34°16'06"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°18'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°00'47"W	45.91'
C39	19°05'59"	237.00'	79.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.54'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'20"	75.00'	55.25'	S71°29'59"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'57"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°54'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	9°17'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	9°11'46"	323.00'	51.84'	N46°29'18"E	51.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'17"	323.00'	20.04'	N40°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N24°33'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N00°38'46"W	127.98'
C56	22°28'56"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	107°50'20"	60.00'	112.93'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°20'57"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	229.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'09"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.96'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°00'55"	42.50'	18.56'	S13°23'36"E	18.41'
C79	23°47'42"	42.50'	17.65'	S11°00'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'58"	17.50'	6.31'	S08°54'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S39°08'13"E	15.17'
C85	2°54'21"	383.00'	19.42'	S36°37'23"W	19.42'
C86	13°00'38"	383.00'	86.97'	S44°34'53"W	86.78'
C87	55°15'50"	177.00'	170.72'	S03°32'08"W	164.18'
C88	13°57'21"	177.00'	43.11'	S31°04'27"E	43.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'18"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°38'01"W	25.85'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.19'
L12	S00°53'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°07'18"E	16.00'
L22	S53°19'16"E	15.00'
L23	N71°17'33"E	15.07'
L24	S06°13'52"W	20.06'
L25	N75°16'51"W	31.95'
L26	S14°59'02"W	20.00'
L27	S75°16'51"E	29.15'

FINAL PLAT OF
TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE - 1

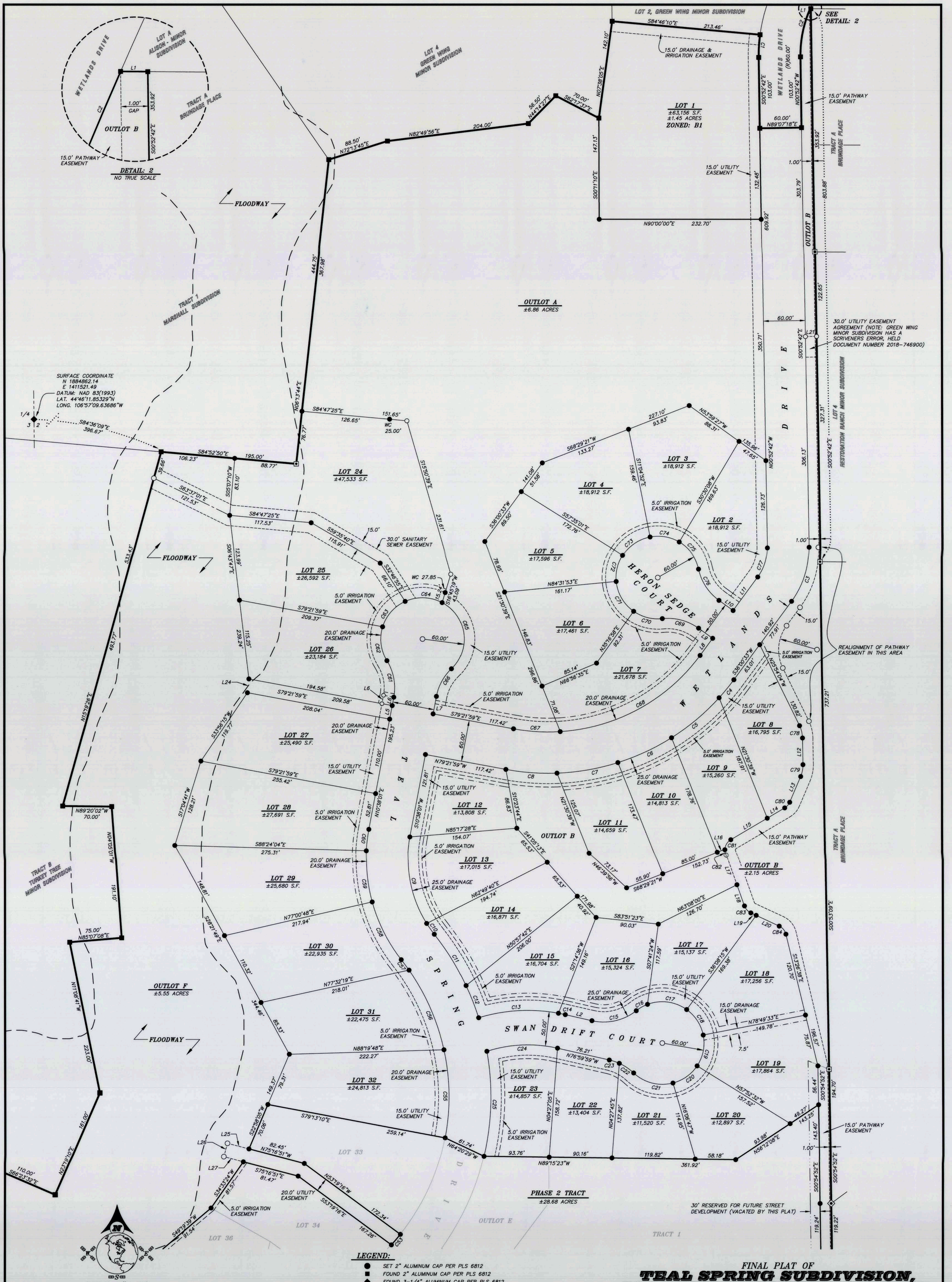
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022

PS WESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SJ:18
DN: 2022-023-TEAL-SPRING-P1
PF: T2022-023
DRAWN BY: JSP & TDT
CHECKED BY: TDT & CT
DECEMBER 07, 2023



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC — WITNESS CORNER
- (R) — RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- 5.0' IRRIGATION EASEMENT LINE
- FLOODWAY (NO BUILD ZONE)

SCALE: 1"= 60'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-60 0 30 60 120 240

(U.S. SURVEY FEET)
1 inch = 60 FEET

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE - 1

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

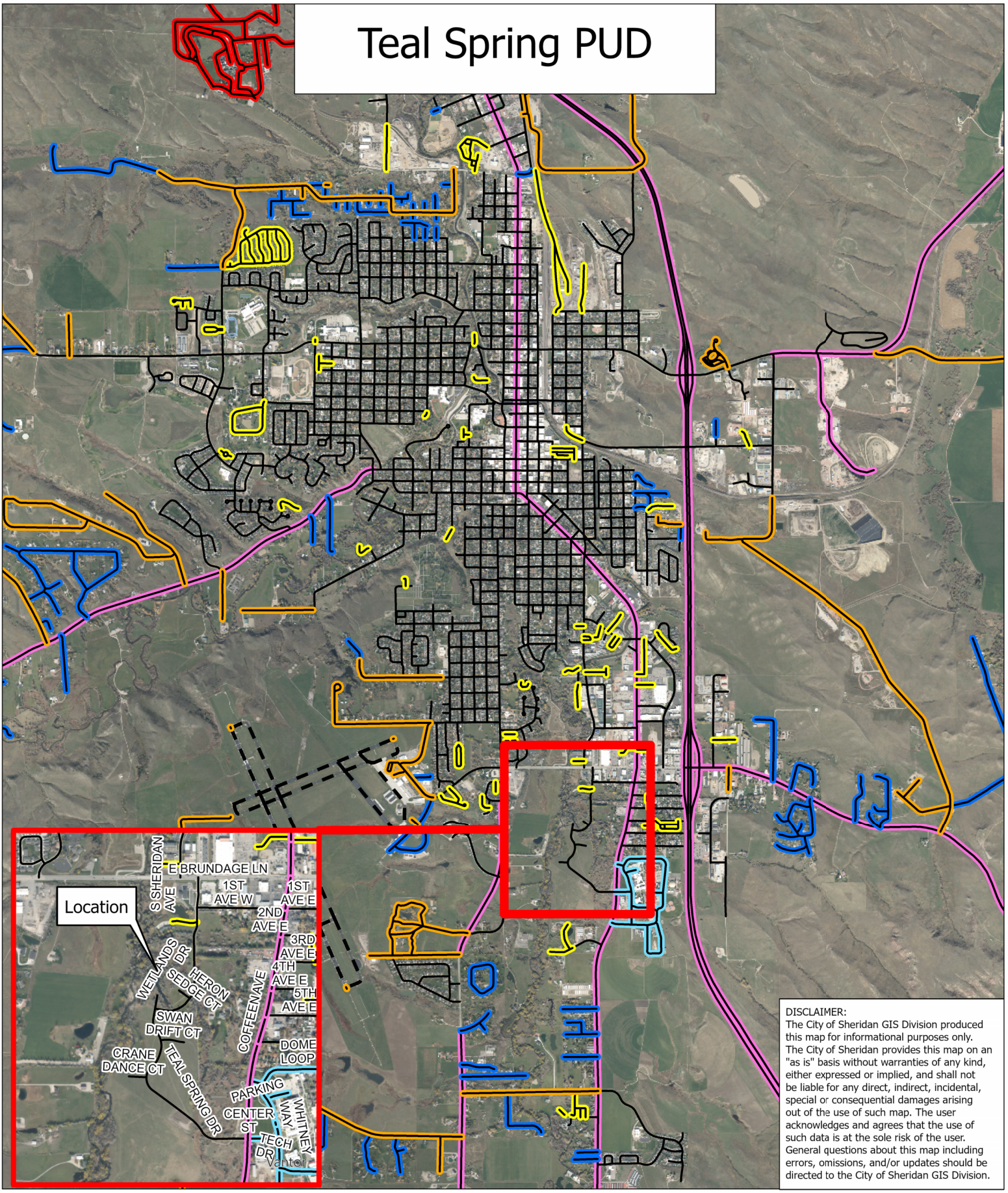
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DECEMBER 07, 2023

Teal Spring PUD



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CITY OF Sheridan WYOMING

N

Miles 0 0.45 0.9

Date: 12/19/2025 9:17 AM User: sgoodman