

CLIENT:
Guardian Development Company

OBJECTIVE:
Design 300-acre, 655-lot single family residential property on undeveloped land



Challenges	Solutions
Significant upstream and downstream drainage issues caused concern for runoff on both ends of property	Incorporated numerous detention ponds and one permanent lake into plan
Traditional policies and standards set precedence for less creative designs and more costly construction	Demonstrated to the City of Cheyenne the benefits of roll-over curbs, separated sidewalks and more narrower cul-de-sac areas
Efficient traffic circulation and access	Traffic-calming techniques included curves, medians and bump-outs to improve traffic flow
Site was outside of sewer access area, and topography had no natural gravity flow to accommodate sanitary sewer	Designed large sanitary lift station and one mile of offsite sewer to tie into existing sewer facilities
Creation of recreational park space	Optimized use of existing topography to include many open space areas with landscaped trails throughout site

RESULTS SUMMARY:
This four-phase project is a prime example of BenchMark’s innovation, efficiency and devotion to quality, resulting in a residential development property that set precedence in the Cheyenne region.

BME brought a savings of \$1.4M to Guardian Development by staying informed, thinking creatively and going the extra mile with their legislative homework.

When the City announced an upcoming revision of the water and tap fee structure, BME researched and confirmed the possibility of prepayment, avoiding a huge cost increase at actual construction time.

The BenchMark team was also creative in finding win-win solutions for the adverse topography elements. Their answers to various drainage issues were the inclusion of several attractive detention ponds and the integration of existing sewer facilities.

Finally, as the City of Cheyenne was not accustomed to creative design elements used in other markets — e.g. roll-over curbs, smaller cul-de-sacs and open space areas — it was necessary to perform due diligence in presenting new design concepts and substantiating them with fiscal support. A once-skeptical planning staff was so impressed with the final outcome, the City proceeded to purchase and maintain The Pointe’s park and lake; again not only reducing on going maintenance costs, but actually generating revenue for the client, as well.



CHEYENNE, WYOMING

THE POINTE SUBDIVISION

