Blackmore Marketplace

PLANNED UNIT DEVELOPMENT DEVELOPMENT GUIDELINES

City of Casper, Wyoming



Prepared by:



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Exhibits:

- A. Boundary/Legal Description
- B. Vicinity Map
- C. Zoning and PUD Location Plan
- D. PUD Phasing Plan
- E. PUD Site Plan
- F. Phase I Plan
- G. Architectural Elevations
- H. Architectural Materials and Colors
- I. Site Signage
- J. Concept Utility Plan
- K. Concept Grading and Drainage Plan
- L. Plant List
- M. Circulation and Amenities Plan
- N. Pedestrian Amenities

I. Project Location and General Intent:

Blackmore Marketplace Planned Unit Development (PUD) encompasses approximately 70.5 acres of land and is located east and west of Blackmore Road, south of E. 2nd Street near the Blackmore Road/E 2nd Street intersection (see Exhibit B).

Blackmore Marketplace is planned to be a retail/commercial/office/hospitality development that will provide the City of Casper, and the surrounding area, with much needed goods and services over time. The intent of this development is to create a vibrant gateway near the east end of Casper that will complement the existing commercial corridor on E. 2nd Street.

Blackmore Marketplace will be a phased development per the PUD Phasing Plan (see Exhibit D). It is envisioned that development of the site will occur in multiple phases. Per the Phase I Plan (see Exhibit F), it is anticipated that Phase "I" of the development (southwest of the intersection of E. 2nd Street/Blackmore Road) will be constructed within 1-year of final land use approvals. Future phases of the development will occur based on market demand and may or may not be developed in the order in which they are labeled on the PUD Phasing Plan.

II Definitions:

These standards will apply to all property contained within the Blackmore Marketplace PUD. These guidelines will become the governing standards for review, approval and modification of development activities on the Property. The subdivision and zoning ordinances and regulations for the City of Casper will apply where the provisions of this guide do not address a specific subject.

For the purposes of this PUD, the following terms shall have the meaning set forth below:

City – The City of Casper, Wyoming.

Code – The City of Casper Municipal Code, latest revision.

Commission – The Planning and Zoning Commission for the City of Casper.

Council – The City Council for the City of Casper.

Design Guidelines – The design guidelines for the Property as adopted by the Developer and the City.

Developer – Forward Development, LLC.

Owner – The owner of all or a portion of the Property.

Parcel – Any tract, parcel, lot or portion of the Property.

Planning Department – The Planning Department within the City of Casper's Community Development Department.

Property – The real property located in Natrona County, Wyoming as described in Exhibit A attached hereto.

PUD – Refers to this document, which constitutes the Planned Unit Development for this Property.

Site – Refers to the Property.

III. Contact Information:

Owner/Developer:

Forward Development, LLC. C/O: Broker One Real Estate 1701 East "E" Street Casper, WY 82602 Contact: Randy Hall (307) 234-2385

<u>Applicant/Engineer/Planner/Landscape Architect:</u>

CLC Associates, Inc. 8480 E. Orchard Road, Suite 2000 Greenwood Village, CO 80111 Contact: Steve Wilson & Casey Whiteman (303) 770-5600

Surveyor:

Civil Engineering Professionals, Inc. (CEPI) 6080 Enterprise Drive Casper, WY 82609 Contact: Bill Fehringer, PLS (307) 266-4346

Environmental and Geotechnical Engineer:

Inberg-Miller Engineers 1120 East C Street Casper, WY 82601 Contact: Kurt Nielson (307) 577-0806

IV. Site Analysis:

Blackmore Marketplace PUD encompasses approximately 70.5 acres of land and is located east and west of Blackmore Road, south of E. 2nd Street near the Blackmore Road/E 2nd Street intersection (see Exhibit B), more particularly described as: Elkhorn Valley No. 6 Lots 3 and 4, Scenic Addition Lot 3 and a portion of the east half of unplatted land to be annexed located south of E. 2nd Street and east of Luker Landmark Addition Block 2 in a portion of the NW ¼, W ½ NE ¼, N ½ SW ¼, of Section 7, Township 33N, Range 78W of the Sixth Principle Meridian, Natrona County, Wyoming.

The site is currently undeveloped land that generally slopes from southwest to northeast and falls approximately 100 feet throughout the site. Slopes are predominately between 2 ½ to 6 percent with localized steep areas in the existing drainage way near the northeast corner of the site.

Blackmore Marketplace is accessed off of I-25/US-87 by Wyoming Boulevard via Exit 185 located northwest of the site. Primary vehicular access to the site will be via E. 2nd Street and Blackmore Road. The extension of Newport Road to the north across Blackmore Road through the development to E. 2nd Street will allow for secondary access throughout the development and enhance internal circulation between the proposed uses. Cross ingress and egress easements shall be provided across lots for inter-parcel connectivity throughout the development.

The City of Casper provides water and sanitary sewer adjacent to the subject site. Water exists in E. 2nd Street/Blackmore Road and sanitary sewer exists in Blackmore Road. It is anticipated that any extension of water or sewer into the proposed development will be public and located within designated water/sewer easements. Dry utilities also exist adjacent to the site. As shown on the PUD Site Plan (see Exhibit E), stormwater will be detained in a regional public detention facility located on Lot 8, (Tract B).

On April 23, 2010, Civil Engineering Professionals, Inc. (CEPI) submitted a Petition for Annexation to include 59 acres of unincorporated land into the City of Casper, further identified as Blackmore Marketplace No 3. A portion of the east half of the area to be incorporated into the city through the annexation process will be part of this overall Planned Unit Development (see Exhibit E). It is anticipated that the unplatted area will be incorporated into the City and zoned C-2 General Business. Per the City of Casper Zoning Map, both Elkhorn Valley Lot 3 and 4 are zoned C2 General Business, and Scenic Addition Lot 3 is zoned Planned Unit Development (PUD).

The adjacent land uses surrounding the proposed PUD are (see Exhibit C): To the north are Blackmore Marketplace No. 2 (Lots 1-9) and Elkhorn Valley No. 6 (Lots 1 & 2) that are zoned General Commercial C-2. The area between Blackmore Marketplace No. 2 and Elkhorn Valley No. 6 is unincorporated Natrona County. To the south of the site is Scenic Addition No. 2 (Lots 2 & 3) that are zoned Planned Unit Development (PUD). South/east across Blackmore Road is Blackmore Vista Addition that is zoned High-Density Residential (R-4) and Elkhorn Valley No. 5 (Lots 1 & 4) that are zoned Urban Agriculture (AG). To the west of the site is unincorporated Natrona County, Luker Landmark Addition Block 2 (Lots 2-5) that are zoned C-2 and Lot 6 is zoned Neighborhood Convenience C-1. South of Luker Landmark Addition Block 2 and southwest of the site is East Land No. 1 that is zoned PUD. West of the site, which includes Elkhorn Valley No. 6 Lot 4, is unincorporated Natrona County.

V. Introduction:

The Casper Metropolitan Area has seen an increase over the past several years in manufacturing, healthcare, transportation, finance and energy/mining related jobs. It is anticipated that these very important jobs to the community will continue to flourish; thereby, creating a demand for office, hospitality, retail, wholesale goods and services to support the daily needs of those highly skilled jobs. As demand increases over time for goods and services, this development will provide for those uses in a planned development that will also focus on functionality in design through the framework of a PUD overlay.

The purpose of Blackmore Marketplace PUD is to provide standards and procedures to promote continuity in design, and allow integration of structures and uses through a phased comprehensive land use program. This program and any future amendments to the program provides the City of Casper with the authority to review and approve each phase of the development as deemed necessary. The primary uses envisioned in the PUD are retail, commercial, office and hospitality in nature. There are no residential uses proposed within the development at this time, though allowed under §17.52.010.B of the City of Casper Zoning Ordinance, and may be considered at a future time.

Blackmore Marketplace PUD is located .2 miles east of the Eastridge Mall. It is envisioned that as market conditions improve, and as population density increases over the next several years, a sensibly planned PUD in this location of the city will complement the existing commercial uses in the immediate area, while also serving the region as a whole.

Phasing of this development serves several functions to both the developer/end users and the City of Casper. Perhaps the main reason for phasing is that it provides flexibility to build as the local economic climate warrants. Construction of any of the anticipated building uses contemplated here without market demand is in neither the best interest of the Developer nor the City. A second function of phasing is also economically based. Given unforeseen future economic trends, phasing allows a developer flexibility to cater each phase to specific future demands for goods and services.

The character, design and theme of Blackmore Marketplace are critical contributors to the success of this development. The development guidelines discussed herein will provide direction and detail for future users of the planned development.

VI. Planned Unit Development Guidelines:

The commercial anchors, retail space, shops, office and hospitality uses identified on the PUD Site Plan (see Exhibit E) are to provide a guide for the development of Blackmore Marketplace. The phases, as depicted, are conceptual and subject to alteration and may or may not be developed in the order in which they are labeled. Each phase of the development will be reviewed and approved by the City of Casper Community Development Department. Alterations made to the PUD, if considered minor in nature, will be revised through an administrative process within the City's Community Development Department and will not be subject to public hearings by the City's Planning and Zoning Commission or City Council.

Any additional detailed site plans involving street layouts, easement locations, lot configuration, lot sizes, building envelopes, architectural features and landscape design will be required with the development of each individual phase. These additional plans will conform to the general guidelines established in this document, and the review and acceptance of additional detailed plans will be completed administratively within the City's Community Development Department.

After recordation of the initial final plat, replatting will be necessary in the future for each individual phase. The purpose of replatting is to establish final easement locations, building envelopes, lot lines and setbacks prior to final site work. Replatting will follow the review and approval guidelines as established by the City of Casper Community Development Department, and will require approval of the Planning and Zoning commission and the City Council.

The PUD Development Guidelines discussed herein will establish Land Use, Building Height, Setbacks, Phasing, Street Standards and Pedestrian Amenities, Architectural Standards, Parking, Landscaping, Site Lighting and Signage.

In addition, sustainable design consideration will be encouraged throughout this development.

a. Land Use and Dimensional Standards:

Objective:

To provide a guide for future users of the planned unit development regarding types of uses envisioned within the development and dimensional standards.

General Standards:

Minimum lot widths, sizes, intensity, building heights, setbacks and uses that are established by this Planned Unit Development may supersede the City of Casper Zoning Ordinance, where applicable.

Land Uses:

Except as otherwise permitted in the C-2 zoning district, the following land uses are permitted outright in the overall PUD:

| Permitted Land Uses | | | | |
|---------------------|--|--|--|--|
| Permitted Uses | Permitted uses within the overall PUD shall include: | | | |
| | | | | |
| | Animal clinics/veterinary (small scale); Appliance and furniture sales/service; Automobile sales/rental; | | | |
| | Automobile service stations; | | | |
| | Banks, savings and loans, and finance companies;Banks, drive-through; | | | |
| | Barber/beauty shops; | | | |
| | Bars, taverns, retail liquor stores, and cocktail lounges; | | | |
| | Big-box Retailer; | | | |
| | Building Supply and Home Improvement; | | | |
| | Business, general retail; Oarroads automated/aut/ automated. | | | |
| | Carwash, automated/self service; Convenience establishment, medium volume/gas pumps; | | | |
| | Convenience establishments, high volume/gas pumps; | | | |
| | Dance studios; | | | |
| | Dry Cleaning, retail; | | | |
| | Child care center; | | | |
| | Electrical, television, radio repair sales/service; | | | |
| | Equipment Rental shops; | | | |
| | Equipment sales, repair and maintenance; | | | |
| | Espresso/Latte Stands; | | | |
| | Exercise facility/gym athletic club; | | | |

Permitted Uses

- Fitness Center;
- Fueling Station;
- Grocery stores;
- Hotels, motels;
- Laundromat;
- Library;
- Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
- Motor vehicle parts sales/service;
- Municipal Services;
- Neighborhood groceries;
- Offices, general and professional;
- Oil and Lube;
- Pet shops;
- Print shops;
- Personal service shops;
- Pharmacies:
- Pharmacies, drive-through;
- Restaurants, cafes, and coffee shops;
- Restaurants, drive-through;
- Retail business;
- Retail office;
- Retail sales, indoor;
- · Retail sales, outdoor;
- Services, retail;
- Shopping Centers;
- Sundry shops and specialty shops;
- Tire Store;
- Theaters, auditoriums, and other places of indoor assembly;
- Thrift shops;
- Vocational centers, medical and professional institutions.

Permitted Accessory Land Uses

| Accessory Uses | Accessory uses within the overall PUD shall include: Outdoor restaurant seating; Outdoor plazas and gathering areas; Communication antennas, incidental to a principal | |
|----------------|--|--|
| | use only; Pedestrian and bicycle amenities; Stormwater detention facilities/ponds; Parking and parking related facilities, incidental to primary use; Other uses that are accessory or incidental to the | |
| | primary uses and/or similar to accessory uses permitted in the underlying C-2 zone. | |

Prohibited Land Uses

| Prohibited Uses | Prohibited uses within the overall PUD shall include: | |
|-----------------|---|--|
| | Adult book store; Adult movie theater; Adult video store; Casino or Gaming facilities; Funeral home; Mortuary. | |

Dimensional Standards:

Building Height:

§17.52.070.C of the City of Casper Zoning Ordinance allows for up to eight stories or seventy-five feet for commercial. More detail regarding uniform PUD height allowances is described below in Section C Architectural Standards.

Building Setbacks/Lot Area:

- Lot Area: None.
- <u>Lot Width</u>: None, except a commercially zoned lot adjoining a residentially zoned lot where the minimum lot width shall be forty feet.
- Front yard setback: Zero feet.
- Rear yard setback: None, except a commercially zoned lot adjoining a residentially zoned lot where the rear yard shall be a minimum of ten feet.
- <u>Side yard setback</u>: None, except a commercially zoned lot adjoining a residentially zoned lot where the side yard shall be a minimum of ten feet.
- <u>Buffering</u>: For commercial developments which adjoin residential properties, one of the six buffering alternatives expressed in Appendix C of the Casper Zoning Ordinance shall be developed to reduce noise and increase visual privacy.
- Minimum Lot Frontage Adjacent to Public ROW: None, this PUD allows for cross access over and across all drivable surfaces within the boundaries of the PUD.

b. Street Standards and Pedestrian Circulation:

Objective:

To create an aesthetically pleasing internal street network that efficiently moves vehicular traffic and encourages pedestrian circulation utilizing sidewalks and internal pathways.

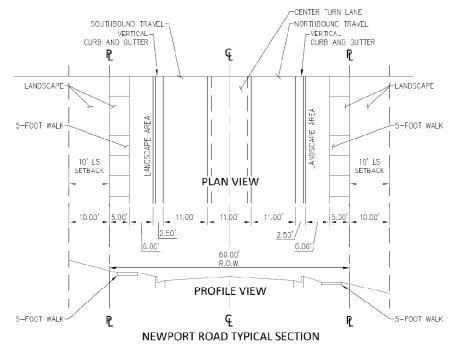
General Standards:

Newport Road, which will be a public street, will be constructed as part of the first phase of this development (Phase I). Because Newport Road is classified as a "Local Street" all aspects of design shall be per the City of Casper Design Standards for Local Streets. As shown below, Newport Road will provide a 6 foot landscape parkway, 5 foot detached sidewalk, 2.5 foot back of curb to front of gutter, two 11 foot travel lanes and one 11 foot center lane. Street trees located within the landscape parkway will be provided 40 feet on center.

Pedestrian routes will be provided within the boundary of the site connecting all buildings, facilities and elements. Routes within the boundary of the site will connect to public walkways and interior accessible parking areas. Access to public transportation is encouraged (see Exhibit M).

The development will incorporate both pedestrian and bicycle oriented amenities. This will decrease dependence on automobiles and encourage multi-modal transportation options.

If appropriate, improvements to public rights-of-way adjacent to the site to accommodate pedestrian and bicycle connectivity will be considered. This will allow for improved non-motorized access to surrounding public and private uses.



Blackmore Marketplace PUD Development Guidelines

c. Architectural Standards:

Objective:

To provide an integrated commercial development that provides a consistent architectural theme for a mixture of building uses as dictated by local market demand.

General Standards:

The goal of the development is to create a pleasing environment, whether viewing by motor vehicle or moving internally from building to building as a pedestrian.

All sides of buildings exposed to public view should receive design consideration. Rear and side wall elevations should incorporate design enhancements to create visual interest, and break up large expanses of uninterrupted wall planes at approximately 40' maximum spacing. Horizontal and vertical features should be used to create both visual interest and appropriate mass and scale. A combination of material and color changes, wall offsets, variations in parapet heights, projected/recessed banding, pilasters, decorative panels, wainscot, and canopies and awnings should be utilized to eliminate large uninterrupted wall planes. Buildings located along Newport Road are encouraged to have front architectural features carried to all sides. All buildings will consist of a common theme to enforce a unified development (see Exhibit G). The various buildings shall be designed in general accordance with the representative building elevations included for the following retail sizes:

- \geq 50,000 sf
- \geq 15,000 to < 50,000 sf
- < 15,000 sf

Materials / Colors:

The following quality materials may be used in combination in the construction and ornamentation of the buildings:

- Textured or patterned CMU (concrete masonry units)
- Textured or patterned pre-cast / tilt-up concrete panels
- EIFS (exterior insulating finish system)
- Brick
- Natural or manufactured stone
- Composite lap siding
- Architectural metal panels

Building colors shall blend with, compliment or enhance the base color pallet as indicated in Exhibit H – Architectural Materials and Colors.

Retail/Commercial Heights:

For buildings 15,000 sf or larger:

- Main building walls not to exceed 45 feet above adjacent grade
- Entry / Architectural elements not to exceed 55 feet above adjacent grade

For buildings less than 15,000 sf:

Maximum height of 40 feet above adjacent grade.

Office/Hospitality:

Maximum height of 8 stories or 75 feet above adjacent grade.

Awnings and Canopies:

Awnings and canopies are encourage and shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element and shall not act as an advertising medium. A minimum clearance of 8 feet above sidewalk grade shall be maintained for all such features.

Mechanical Equipment Screening:

Rooftop mechanical equipment shall be located or screened so as not to be visible from Blackmore Road, Newport Road, or East 2nd Street public rights-of-way or immediately adjacent properties (unless grade differences or adjacent multi-story buildings make screening impractical). Rooftop screening shall be accomplished either by way of raised parapets or by secondary screening. Secondary screens shall be of materials compatible with those of the buildings. Chain link with slat fencing is prohibited.

Ground mounted mechanical units shall be screened from view utilizing screen walls of the same material as the adjacent building wall.

Loading and Service Screening:

Refuse and waste removal areas, loading docks, truck parking areas and other areas typically deemed to be unsightly shall be screened from public view by the use of a combination of screen walls and plantings.

Trash dumpsters shall be enclosed within 6 foot high solid masonry walls with opaque gates. Bollards shall be used as necessary to protect masonry walls from collection vehicles. Chain link gates with opaque slats are prohibited.

Utility Boxes and Pedestals:

Vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals. Building mounted meters shall be enclosed in utility-approved boxes and painted to match the building.

Gas Station, Gas Island Canopies and Related Facilities:

All building materials and designs shall be consistent with the guidelines stated herein. All structures on the site (kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure. Gas island canopy colors shall match the primary structure on site and canopy structural columns shall utilize the same architectural materials as the primary structure on site.

National Tenant / National Franchise Architecture:

Building design elements incorporating signage, logo's, and unique architectural elements and features that are prototypical or identifiable with a particular regional or national chain or corporation, shall not be required to have those elements conform to these standards. All other elements of building design shall conform to the standards of this section.

Sustainable Design Considerations:

Objective: Long term viability and success of this project can be enhanced with upfront design considerations and operational measures. Site and building design options supporting sustainable design solutions are encouraged at this location. Some considerations are:

Site:

- Logical order and synergy to encourage walk ability within the center as well as from development beyond the center's boundaries
- Low water plants, native material plant selections and zeriscape design
- Plant material selections that thrive in high wind locations and placement of plant materials or building extensions to reduce the harsh effects from the prevailing winds
- Incorporate landscape irrigation that utilizes drip systems and water sensors
- Priority to hardscape products that reduce heat island effect and/or the reduction of impervious surfaces
- Site lighting that is energy efficient, cut off light fixtures, prevention of light pollution
- Measures to minimize storm water pollution and run off
- Consideration of solar exposure and shaded areas when planning walkable paths and building orientation and entrance placement
- Provisions for recycling of trash
- Provisions for bicycle parking on site

Building Materials:

- Preference to regional materials
- Preference to materials that are recycled or rapidly renewable
- Selection of materials and products that are low VOC

- Properly selecting roofing materials most appropriate for local conditions – with consideration to its effect on the heating and cooling load for the building
- Prioritize selection of building materials with enhanced insulative qualities roofing, walls, glazing, foundation insulation, etc.
- Consider skylights, light shelves and the use of daylighting and light sensors to reduce lighting loads
- Selection of energy star appliances
- Preference to plumbing fixtures that use less water
- Prioritize use of light sensors in rooms that are infrequently occupied
- Select interior light fixtures that are energy efficient, predominantly high efficient florescent and LED lighting
- Prioritize building LEED commissioning to ensure proper design, construction and operation of the building
- Prioritize energy high efficiency mechanical units and water heaters
- Provide for and encourage recycling of construction waste
- Encourage entry vestibules into conditioned spaces
- Prioritize walk-off mats at entrances
- Properly ventilate interior spaces such as trash rooms, janitor closets and such to enhance indoor air quality
- Prioritize durable, low maintenance materials
- Consider overhangs, canopies and roof extensions above glazed areas to reduce solar gain and to provide for an enhanced pedestrian connection between spaces
- Consider the incorporation of on-site renewable energy systems

Maintenance:

- Provide a recycling program
- Encourage the use of "green" cleaning products

Leasing:

- Encourage long term leases and those that minimize demo and reconstruction of spaces with their impact on the landfill
- Prioritize sub-metering so the individual tenants are aware of their utility billing and their energy saving behavior is encouraged

d. Parking:

Objective:

To provide a uniform standard for the entire development which facilitates ease of circulation and parking and minimizes congestion on the public roads through the use of common access points.

General Standards:

Parking stalls, drive aisle widths and layout will be uniform throughout the development. Each phase will be developed such that continuity and connectivity within the overall internal circulation system will be maintained. All parking stalls will be 90 degree, with minimum stall dimensions of 9.5 ft wide by 20 ft deep. Drive aisles will be a minimum of 24 ft wide, perpendicular to the predominant store frontages.

Parking ratio requirements are as follows:

| Parking Analysis | |
|--------------------------------------|--------------------------|
| Use | Minimum Parking Required |
| Bank | .63 per 1000 |
| Bank, drive-through | 4.23 per 1000 |
| High-volume Gas Facility | 1 per attendant |
| Hotel/Motel Convention | 1.03 per 1000 |
| Hotel/Motel Non Convention | 1 per sleeping room |
| Motel with restaurant/lounge | 1 per sleeping room |
| General Office | 2.79 per 1000 |
| Medical/Dental Office | 4.11 per 1000 |
| Restaurant (fast food) drive-through | 9.95 per 1000 |
| Restaurant without drive-through | 11.68 per 1000 |
| Convenience Store (Assume Gas) | 3.57 per 1000 |
| Home Improvement/Clothing/Pharmacy | 2.41 per 1000 |
| Supermarket | 2.87 per 1000 |
| Furniture Store | 1.22 per 1000 |
| Discount Store | 3.50 per 1000 |
| Retail Shopping Center | 3.23 per 1000 |

Handicapped Parking:

Handicapped parking for this development shall adhere to the most current ADA standards, and the regulations as set forth in §17.12.070.B of the City of Casper Zoning Ordinance. As shown in §17.12.070.B.i, handicapped parking spaces shall be provided in the following ratio:

| Total Parking Spaces | Required Minimum Number of Accessible Spaces |
|----------------------|--|
| 1 to 25 | 1 |
| 26-50 | 2 |
| 51-75 | 3 |
| 76-100 | 4 |
| 101-150 | 5 |
| 151-200 | 6 |
| 201-300 | 7 |
| 301-400 | 8 |
| 401-500 | 9 |
| 501-1000 | 2% of total |
| 1001 and over | 20, plus 1 for each 100 over 1,000 |

Off-Street Loading:

The size and number of off-street loading facilities shall be established with each individual use, and will be based upon the needs and requirements of the end user.

e. Landscaping and Buffering:

<u>Landscaping and Buffering Objective:</u>

Landscaping is an important component of quality development, resulting in the enhancement of character and image as well as providing benefits to the public. Landscape features and buffering will visually improve the look and feel of this development as a whole. These features will also provide transitions and buffers between adjacent parcels, streets and differing land uses.

General Standards:

The use of landscape will be provided to minimize the visual impact of parking areas and break-up the appearance of expansive parking fields. Landscaping, including trees, is encouraged adjacent to buildings, as well as throughout the general landscape area. The entrances to uses contemplated in this development should be designed in such a way to provide for an attractive year round landscape statement. A plant species list that identifies shade trees ornamental/accent trees, evergreen trees/conifers, deciduous shrubs, evergreen shrubs & broadleaf evergreen shrub, ornamental grasses, vines, and grasses is attached hereto and referenced as Exhibit L. The plant list will serve as a guide for future users as each phase is developed.

Parking Lot Landscaping, Buffering, Street Trees and Walkways:

Per City code, Subsections D and E of Section 5, Appendix B of Title 17 as it pertains to parking lot landscaping, buffering, street trees and walkways shall apply to each phase of this development. Below is a summary of subsections D and E:

Landscaping of off-street parking lots and loading and unloading spaces shall be located so as to break up the expanse of the paving, and shall be of such quality as to improve and enhance the site and its surrounding area. Parking lots of more than 15 spaces shall have interior planting areas (landscape islands). Parking lot landscape islands shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking), and generally every 15 spaces within a row. Each planter area shall be a minimum of six feet (6') in width by eighteen feet (18') in length (108 square feet in area), and shall contain at least two trees, or one tree and two shrubs. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation. The total landscaping to be provided need not exceed the minimum 15% percentage requirement.

Landscaping shall be required along the perimeter lot line(s) of all off-street parking lots which abut any public way, residential property, or property zoned for a less intensive use. Parking lots of one or more acres in size shall be buffered by a landscaping strip, at least ten feet in width, which shall be located between the parking area and the abutting property or roadway and may encroach on the

abutting street right-of-way. The minimum width of the required landscaping strip for parking lots less than an acre in size shall be five feet (5'). The plant materials in said parking lot landscaping strips shall be of a height and density to partially screen the parking lots from adjoining properties or public streets. Planting of trees along street frontages shall be required. Trees shall have a maximum spacing requirement of one tree every forty feet (40"). In parking lots with more than 100 parking spaces, one continuous walkway to adequately serve customer entrances is required to provide pedestrian access through the parking lot. Said sidewalk shall be a minimum of five feet (5') in width with a landscaping strip on each side providing a separation from the adjacent parking spaces. The walkway shall extend from the customer entrance to the farthest extent of the parking lot, and shall connect with the adjacent street sidewalk, if existing. Parking lot landscape islands and perimeter buffer strips may be included in the minimum percentage of the land to be landscaped computation. The total landscaping to be provided need not exceed the minimum 15% percentage requirement.

Retaining Walls:

Retaining walls are commonly used to reduce steep slopes and create level areas. Terracing steep slopes with a series of retaining walls is a design solution for changes in grade. Dry-stacked stone, pre-cast masonry, or masonry block walls are encouraged materials for retaining walls. Landscaping, including irrigation within any terraced areas with the use of low water plantings and/or low volume irrigation is required in these areas.

Stormwater Detention Areas:

Installation of landscaping and irrigation for stormwater detention ponds shall be required. The design of these areas must consider maintenance issues such as: weed control measures, maximum heights of grasses/turf, mowing, and water retention and release rates that can result in soggy ground at the bottoms of these pond areas. When channelization occurs, design incorporating physical elements or plants for a natural appearance may be required.

Xeriscape:

Because landscape design in Casper often incorporates the use of plants that are native to regions that have higher levels of annual precipitation, xeriscaping will be encouraged in this development to provide supplemental water, and ensure the survivability of landscaping. The xeriscape concept promotes waterwise/water conservation in landscape design, to result in landscapes within a semi-arid climate that can have seasonal interest, flowers, and greenery.

Because xeriscaping is an important element to this development, the following seven water conservation principles will be encouraged in landscape design. These are as follows:

- Design The water conserving landscape requires careful attention to design. The design is one that identifies and develops zones of different water requirements. Designing with different area of water demands is called "hydrozoning."
- Irrigation Irrigation is necessary to effectively establish the landscape and to maintain plant life that requires supplemental water on a regular or periodic basis, or in periods of drought. Watering deeply and less frequently will typically result in plants that are deeper rooted and more drought tolerant.
- Soil Preparation Soil preparation is very important to the success of the landscape. Adding organic material (compost) results in soils that will hold moisture longer. Loosening the soil (rototilling) provides water and air infiltration for improved root development.
- Mulch Mulch covers bare soil, reducing evaporation, soil temperature and erosion. This improves plant growth and assists in reducing weeds and their competition for water and nutrients, mulch also makes weeding easier to perform.
- Appropriate Use of Turf Careful consideration of where turf is desired and type of grass used is a major component of xeriscaping. Determine the function of turf in the proposed landscape, and then consider the various grasses, suitability for active use, their growth habits, and maintenance requirements.
- Use of Low Water Plants Careful plant selection and grouping based upon water requirements, with the goal of conserving water, can result in a landscape design of great beauty and interest. Xeriscaping has increased the popularity of many plants that do not require significant levels of water.
- Maintenance All landscapes require regular and periodic maintenance. Replacement of mulches, weeding, pruning, mowing, and irrigation adjustment are routine requirements of both the xeriscape and traditional landscape

Open Space:

Per City code §17.52.060.B, a minimum of fifteen percent 15% of land within a commercial PUD must be set aside for open space for the entire development. Each phase of the development will provide a cumulative total of 15% landscaping that will be included as open space. The attached PUD Site Plan (see Exhibit E) provides a table for each phase and what estimated percentage will be dedicated to landscaping.

f. Pedestrian Amenities:

Pedestrian Amenities Objective:

The intent of providing internal pedestrian amenities within this development is to create a sense of place and destination for users by providing walkable, pedestrian friendly 'human scale' spaces which compliment the architectural theme and encourage internal pedestrian circulation. Encouraging pedestrian amenities will assist to create a uniquely interconnected development with mass market appeal.

General Standards:

Certain elements from the City of Casper Design Standards for Commercial/Downtown Streetscapes and Parks as they pertain to pedestrian amenities may be incorporated into the development of individual parcels. Pedestrian pathways within the parking areas will encourage pedestrian connectivity both internally and to the surrounding roadway/pedestrian network.

Street Furniture and Amenities:

Street furniture includes benches, trash receptacles, bike racks, snuffers, pedestrian lighting, and other such items (see Exhibit N). Street furniture should be of a contemporary design constructed of metal to complement the surrounding building architecture. Street furniture, if provided and utilized, should be placed at appropriate locations within the development. Additional furniture should be placed at regular intervals along storefronts and near major entries if feasible, and if it does not interfere with store operations.

g. Site Lighting

Objective:

To provide a uniform standard of illumination for the entire development.

General Standards:

All light fixtures throughout the development shall utilize metal halide lights. Low-pressure, high-pressure or LED lights are not allowed. To reduce illumination of the night sky, full cutoff fixtures will be used. Light fixtures mounted along the perimeter of the site shall be shielded so that no fugitive light illuminates adjacent properties.

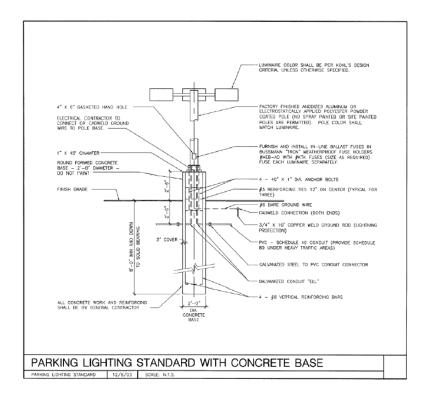
Minimum Maintained Lighting Intensity:

The minimum maintained lighting intensity shall be as follows:

- a) Five footcandles at curb in front of the entrance to any Building.
- b) Two footcandles at entry drives to the Shopping Center.
- c) Two footcandles in the general parking areas.
- d) One footcandle at the perimeter of the parking areas.

Pole Mounted Lighting:

Pole mounted lights shall have an anodized bronze aluminum finish, with fixtures mounted 40' above finished grade (see example below). Each pole mounted light fixture must be of the same design and be a consistent height throughout the development. Variations in pole height and up lighting is not acceptable.



Pedestrian Lighting:

Lighting of designated pedestrian paths, that are located outside of parking areas or public streets, should be lit to an acceptable level of illumination. All pedestrian light fixtures within the PUD should have the same finish and color, such as anodized bronze aluminum finish. Details for pedestrian lighting standards are provided in Exhibit N.

Building Mounted Lighting:

Architectural building lighting utilized as a design element is encouraged.

Street Lighting:

Street lighting will meet the City of Casper's light standards for E. 2nd Street, Blackmore Road and Newport Road.

h. Signage

Objective:

To provide a program for site signage that meets city standards and clearly illustrates to owners/tenants the permissible square footage of brand advertising they will be allowed to display.

Freestanding Signage:

Freestanding project signs consist of double faced multi-tenant project identification signs located at key entrances, and double faced multi-tenant monument signs to be located throughout the entire development (see Exhibit I). The attached signage exhibits identify the location of the multi-tenant project identification signs, and monument signs. The purpose of the multi-tenant project identification signs is to identify the center and tenants to nearby traffic off of Blackmore Road and 2nd Street. The purpose of multi-tenant monument signs is to internally direct traffic to major destinations and identify major tenants. Multi-tenant project identification and monument signage are labeled as A, B, C and D on Sheet 1 of Exhibit I. Both A and B multi-tenant project identification signs will have 140 sq. ft. of tenant signage on two faces equaling a total of 280 sq. ft. (see Exhibit I Sheet 2 & 3) Multi-tenant monument signs labeled as C will have 65 sq. ft. of tenant signage on two faces equaling a total of 130 sq. ft. Multitenant monument signs labeled as D will have 8 sq. ft. of tenant signage on two faces equaling a total of 16 sq. ft. (see Exhibit I Sheet 4) The area on the signs identifying the center "Blackmore Marketplace" shall not be subtracted from the above referenced tenant signage areas and will be approved substantially as shown.

As identified on the attached signage exhibits both the multi-tenant identification signs and multi-tenant monument signs will be double faced and internally illuminated. All of which will be constructed with quality material.

Each tenant shall be entitled to multi-tenant "Signage" as determined by the developer. Tenants will be displayed on multi-tenant "Project Signs" based on building square footage.

Perimeter "Pad" tenants and stand-alone shops will be entitled to identification on a single freestanding "Monument Sign".

Building Wall Signage:

The maximum allowable area of a wall sign shall be 300 sq. ft, not to exceed 4 sq. ft per linear foot of building frontage. The area of each sign shall be measured by determining the sum of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single perimeter enclosing the extreme limits of each word, written representation, logo, figure or character. All signs on building faces are to be internally illuminated individual letters. "Can" type cabinet signs are prohibited. Signs consisting of any moving,

swinging, rotating, flashing, blinking, oscillating, fluctuating or otherwise animated lights or audible features are prohibited. Digital signage as a function of an architectural element is permitted.

Governmental Flags:

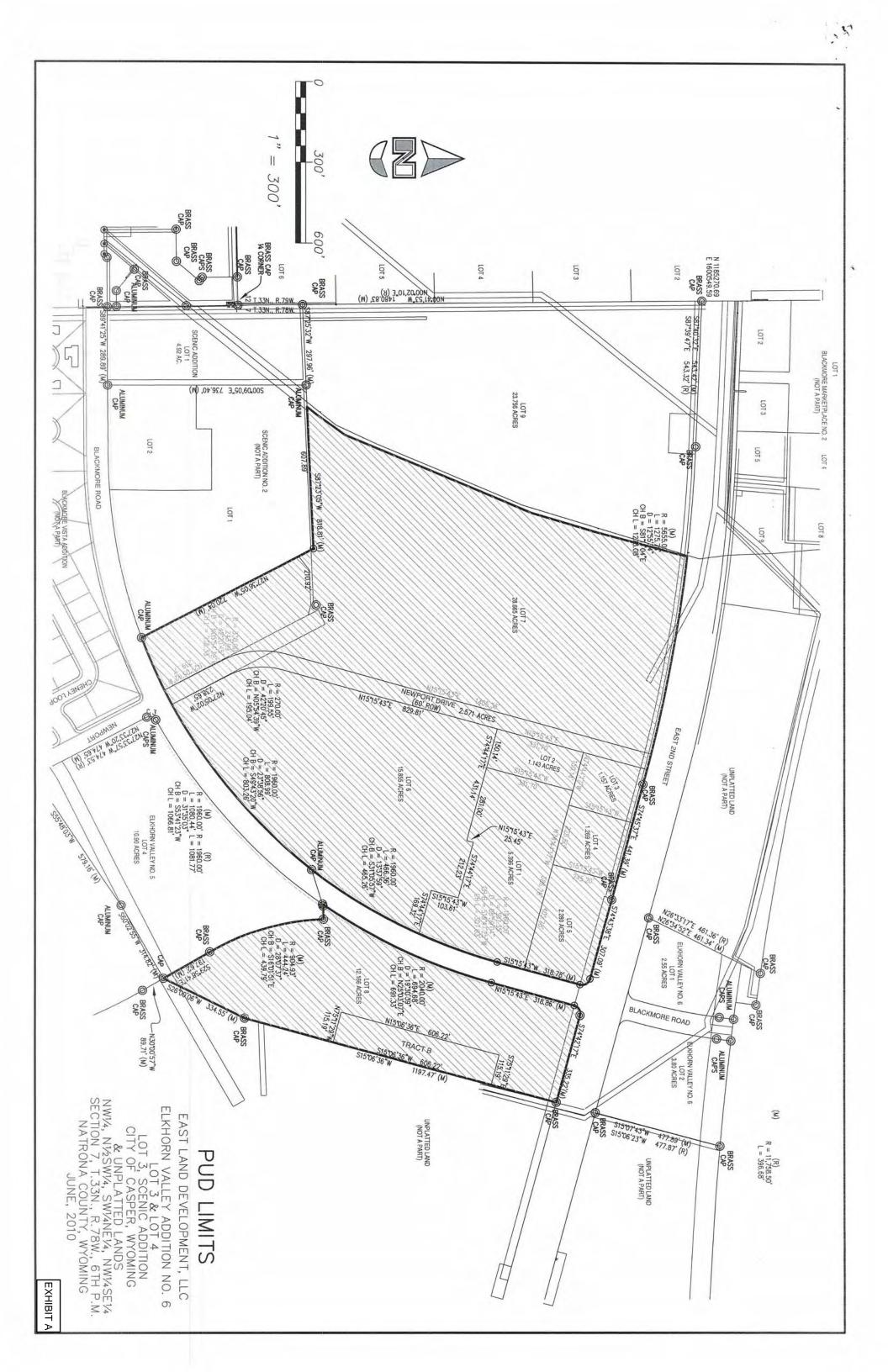
Per §17.96.020 of the Casper Zoning Ordinance, Flags, pennants, or insignia of governmental, fraternal, religious, and civic organizations, or any educational institution are considered exempt from sign regulations.

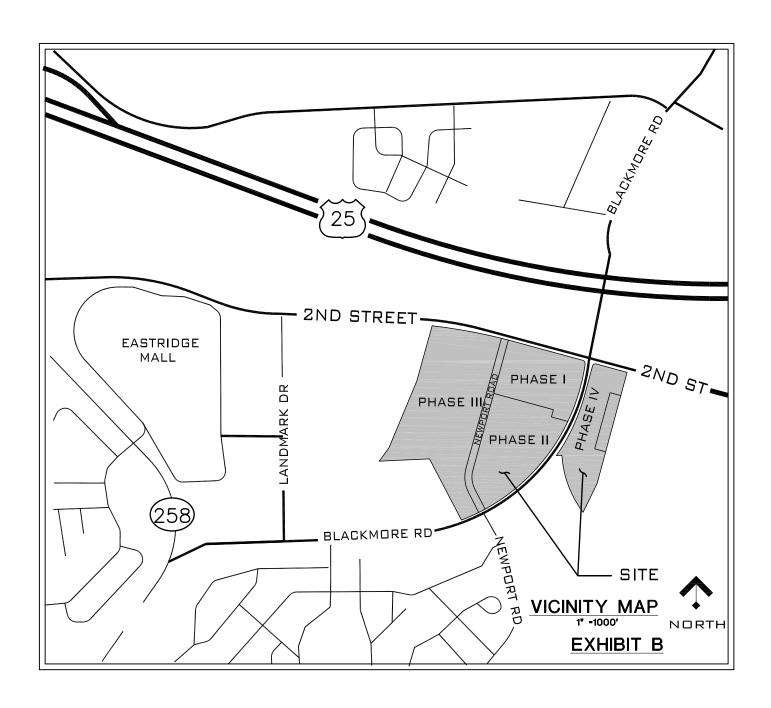
Exhibits Blackmore Marketplace

- A. Boundary/Legal Description
- **B.** Vicinity Map
- C. Zoning and PUD Location Plan
- D. PUD Phasing Plan
- E. PUD Site Plan
- F. Phase I Plan
- **G. Architectural Elevations**
- H. Architectural Materials and Colors
- I. Site Signage
- J. Concept Utility Plan
- K. Concept Grading and Drainage Plan
- L. Plant List
- M. Circulation and Amenities Plan
- N. Pedestrian Amenities

BLACKMORE MARKETPLACE PUD LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NW1/4, N1/2SW1/4, SW1/4NE1/4, NW1/4SE1/4, OF SECTION 7, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING ALL OF LOT 3 AND LOT 4 OF THE ELKHORN VALLEY NO. 6 ADDITION, LOT 3, SCENIC ADDITION TO THE ICTY OF CASPER, WYOMING, AND CURRENTLY UNPLATTED LANDS LOCATED WITHIN PORTIONS OF SAID SECTION 7, CONSISTING OF PROPOSED LOTS 1-8, OF THE PROPOSED BLACKMORE MARKETPLACE ADDITION NO. 4 TO THE CITY OF CASPER, WYOMING.







LEGEND

GENERAL BUSINESS (C2)

NEIGHBORHOOD CONVENIENCE (C1)

URBAN AGRICULTURE (AG)

PLANNED UNIT DEVELOPMENT (PUD)

HIGH-DENSITY RESIDENTIAL (R4)

PROPOSED C-2 BY ANNEXATION

— - - — BUB LIMITE

EITY LIMIT

NORTH

NOT TO SCALE

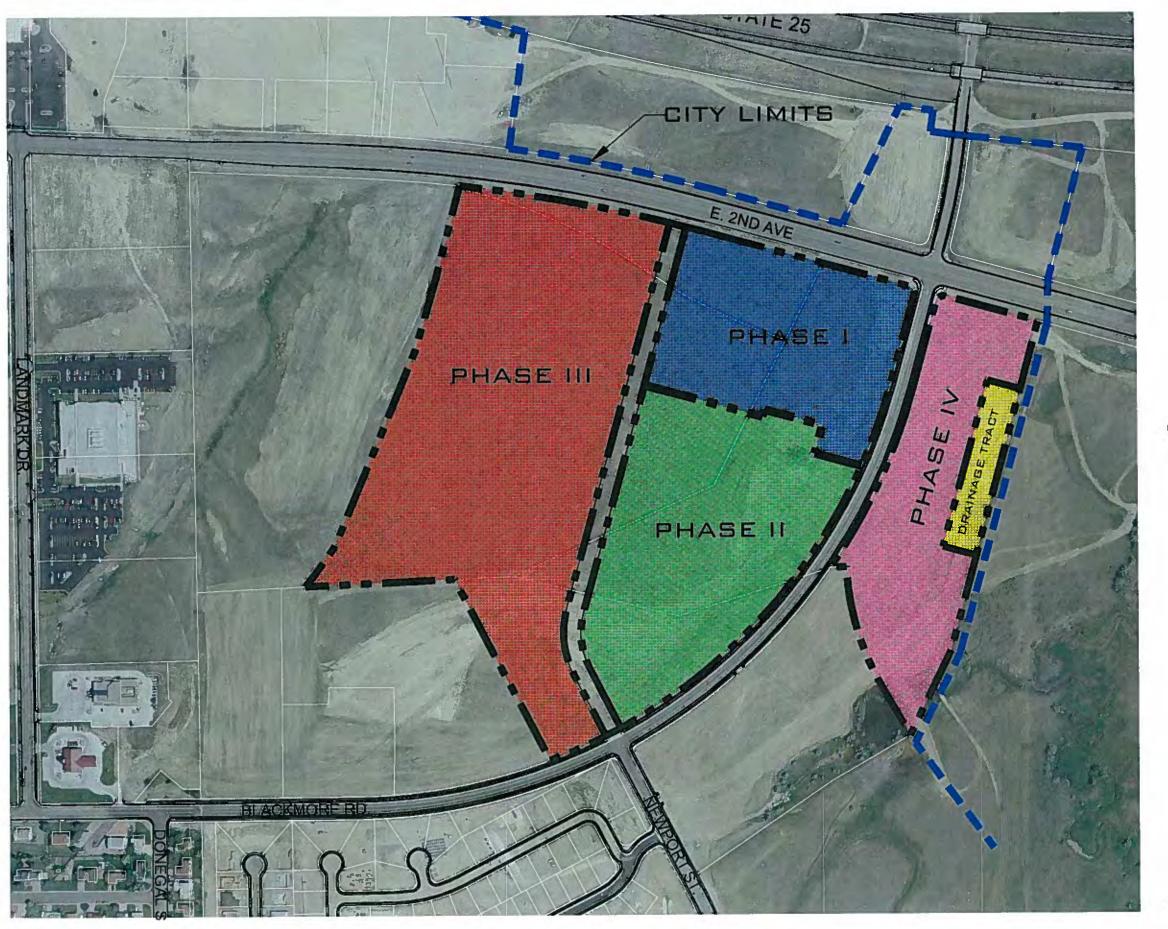
SURROUNDING ZONING & PUD LOCATION

BLACKMORE MARKETPLACE

SW CORNER OF 2ND ST. AND BLACKMORE RD.

GASPER, WYOMING

EXHIBIT C





PUD LIMITS

CITY LIMITS

NORTH

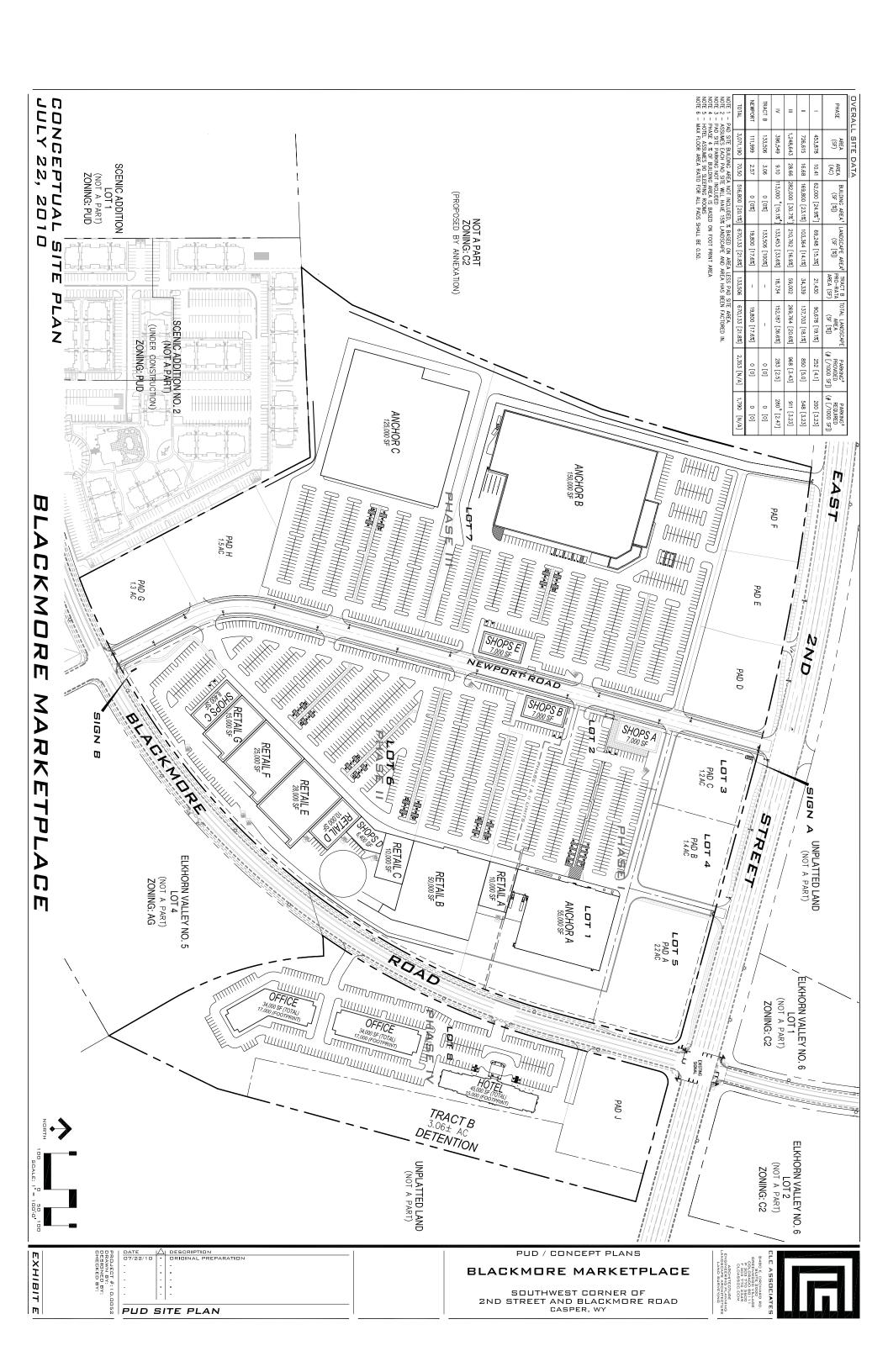
NOT TO SCALE

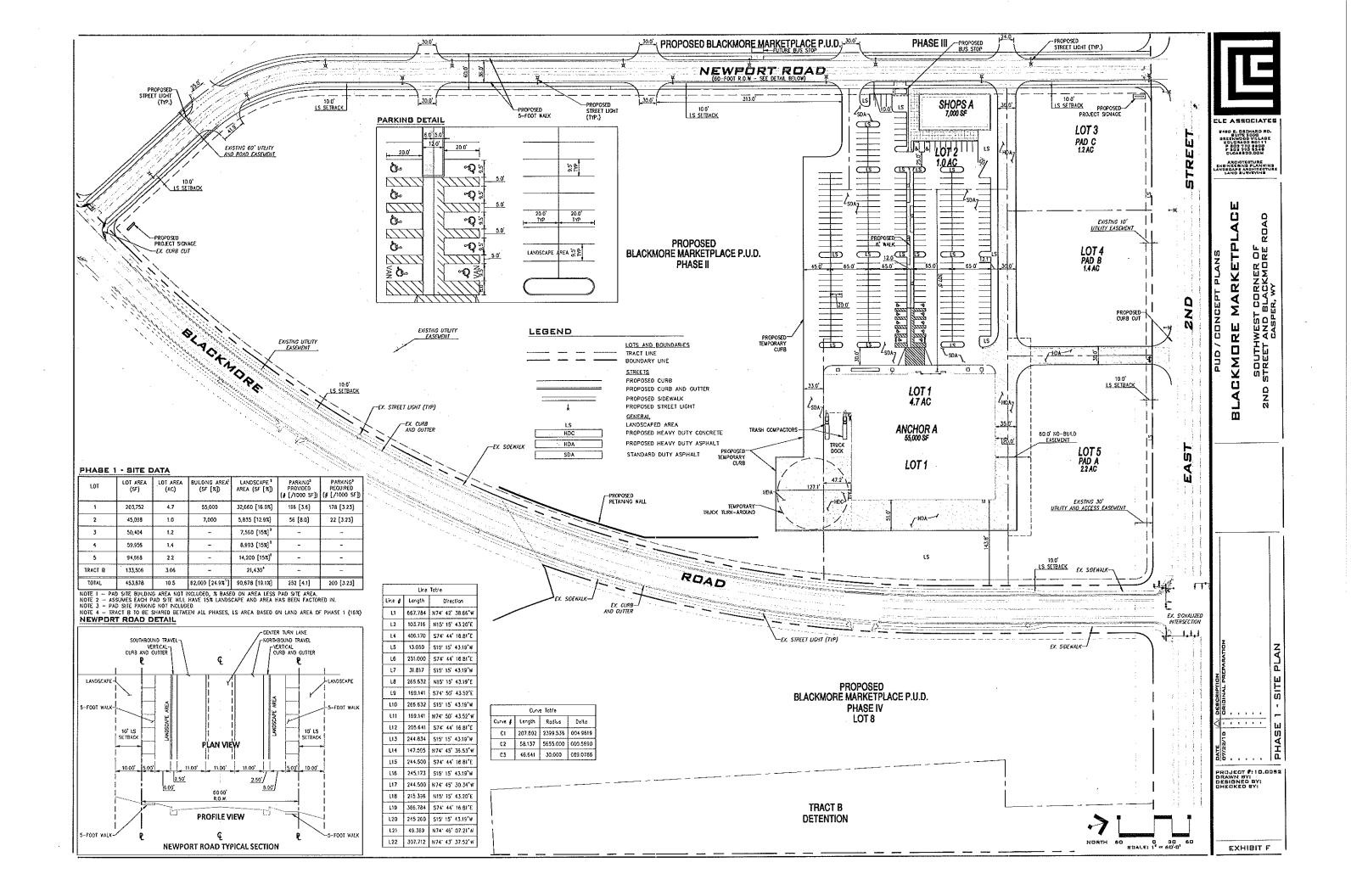


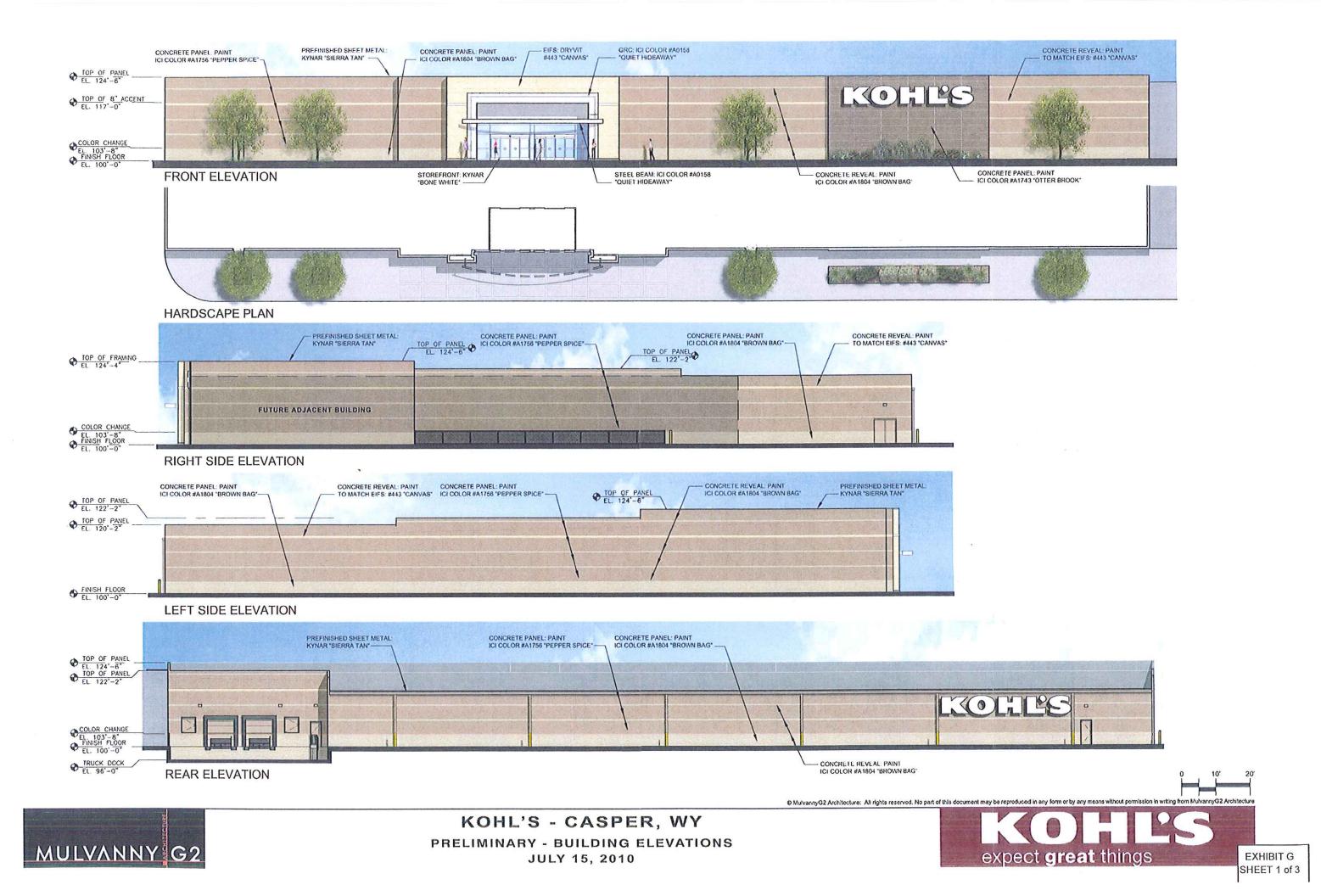
SW CORNER OF 2ND ST. AND BLACKMORE RO. CASPER, WYOMING PUD PHASING BLACKMORE MARKETPLACE

PROJECT #; ID-0052 DRAWN BY: 009 DESIGNED BY: TGV

EXHIBIT D





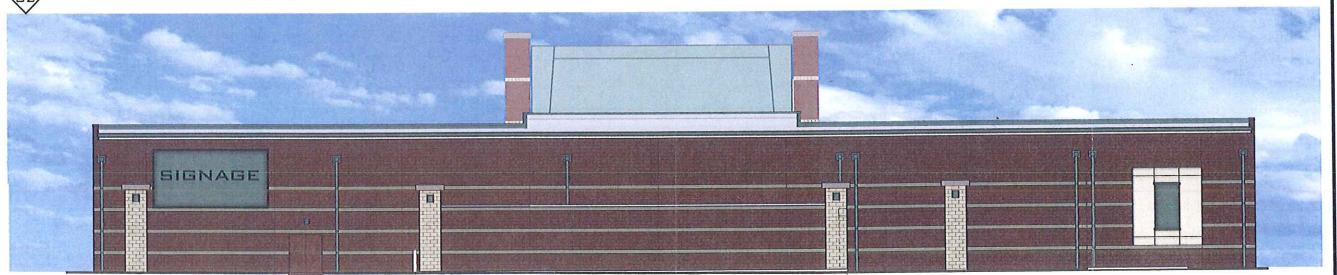




FRONT BUILDING ELEVATION



62 FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION

BLACKMORE MARKETPLACE

SOUTHWEST CORNER OF ZND STREET AND BLACKMORE ROAD CASPER, WY

PROJECT #: 10.0052 DRAWN BY: KADS DESIGNED BY: KADS GHECKEO BY: JAJ

EXHIBIT G SHEET 2 OF 3



EAST BUILDING ELEVATION
SCALE: 1/8' = 1'-0'

NORTH BUILDING ELEVATION

SCALE: 1/8' = 1'-0'



WEST BUILDING ELEVATION
SCALE: 1/8' = 1'.0'

50UTH BUILDING ELEVATION

50ALE: 1/8" = 1-0"

SOUTHWEST CORNER OF ZND STREET AND BLACKMORE ROAD CASPER, WY

PROJECT #: 10.0052 DRAWN BY: KADS DESIGNED BY: KADS GHECKED BY: JAJ

EXHIBIT G SHEET 3 OF 3

PROPOSED MATERIAL PALETTE

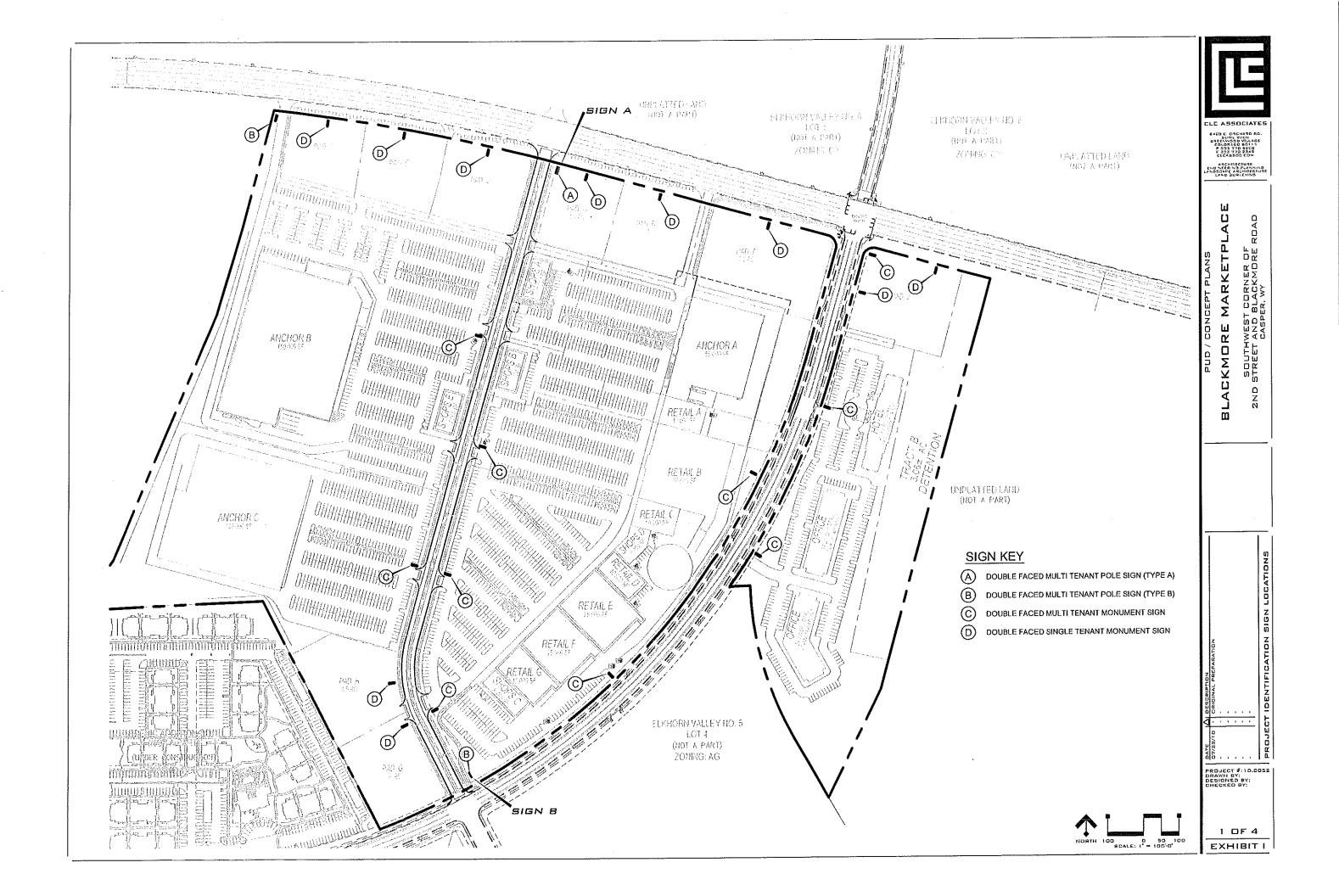


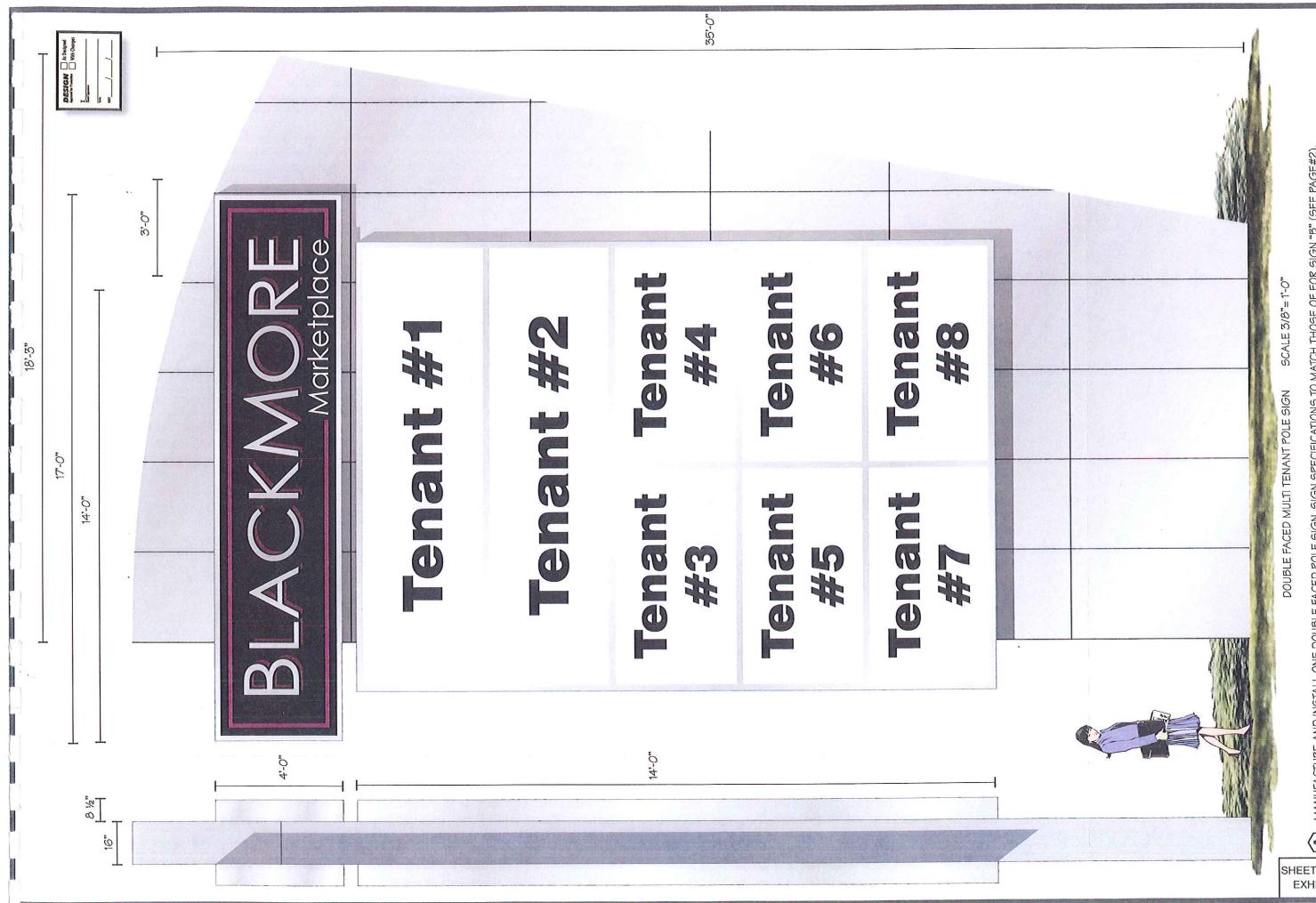
T CORNER OF BLACKMORE F SER. WY

STREET)

BLACKMORE

EXHIBIT H





MANUFACTURE AND INSTALL ONE DOUBLE FACED POLE SIGN, SIGN SPECIFICATIONS TO MATCH THOSE OF FOR SIGN "B" (SEE PAGE#2), MOUNT SIGN IN AREA SHOWN ON SITE PLAN ON PAGE#3

SHEET 2 OF **EXHIBIT I**

SIGN PRODUCTS, INC. 1425 MONAD, BILLINGS, MT 59104 Phone: (409) 252-6348 Fact(409) 252-6854 PRODUCTS

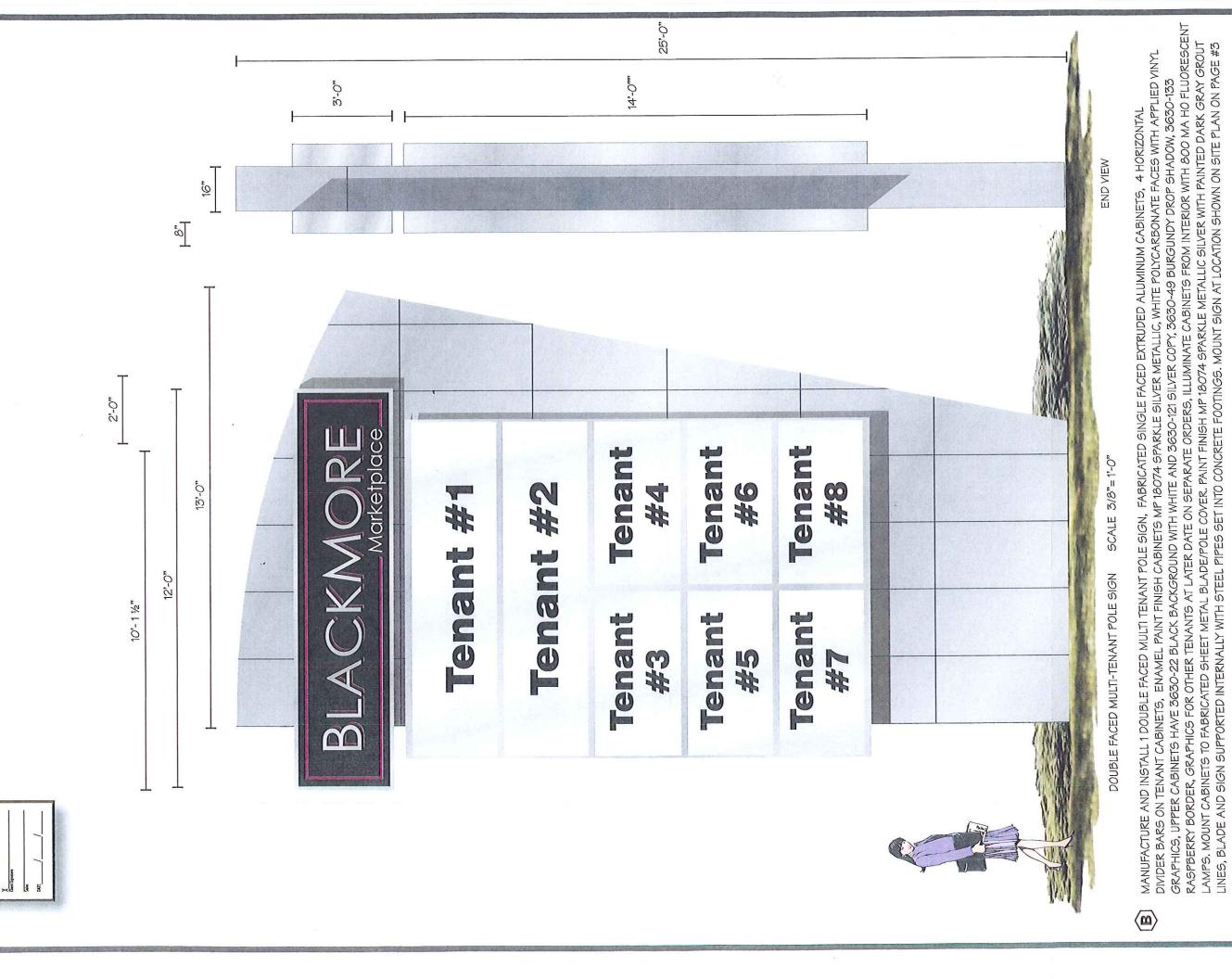
CLIENT
BLACKMORE MARKETPLACE
CASPER, WY

3/8"=1"-0"

in # 16597-10 MIKE N. 06-21-10

10F3

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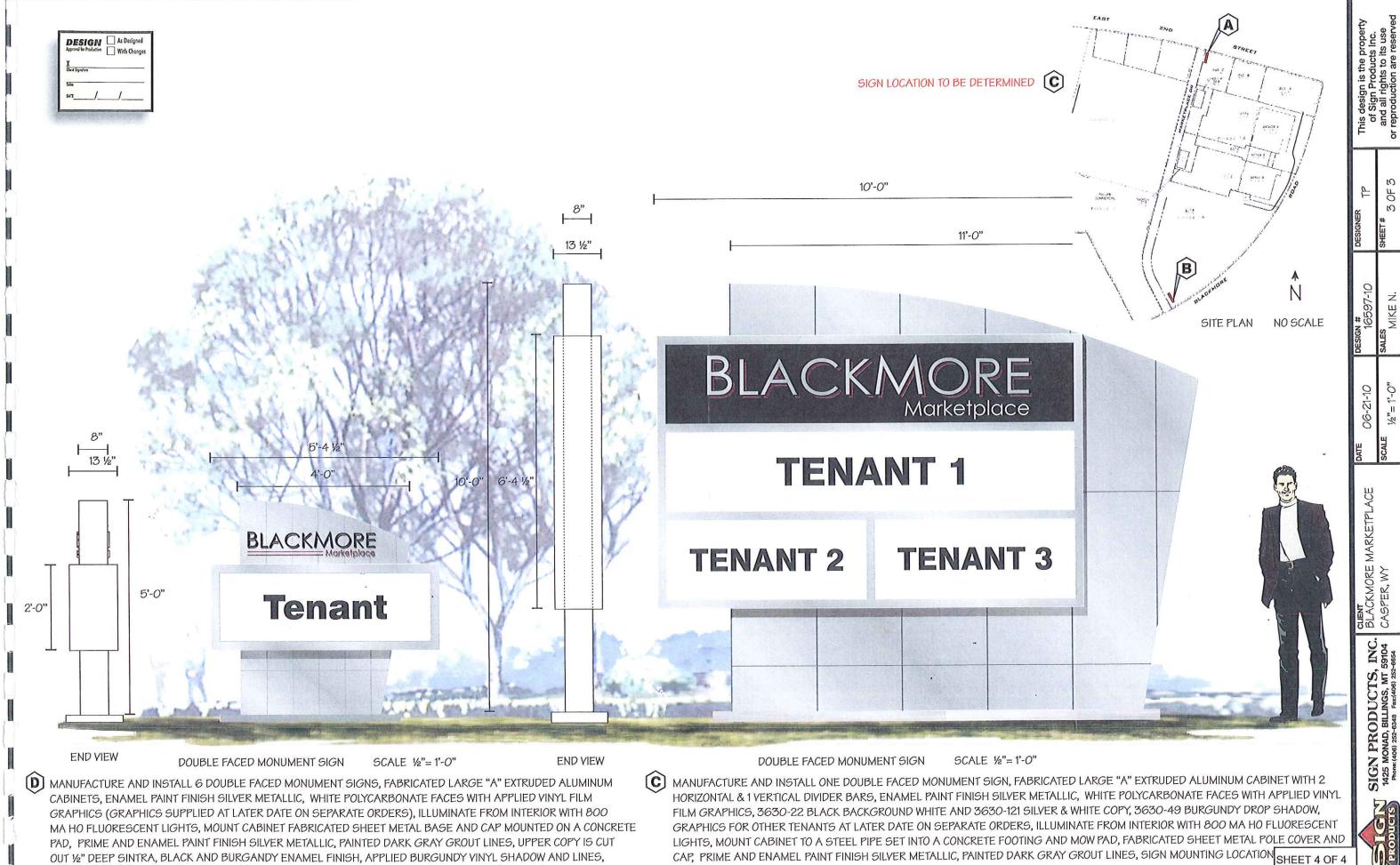
DESIGN As Designed Append for Production With Change

SHEET 3 OF 4 EXHIBIT I SIGN PRODUCTS Inc. BLACKMORE MARKETPLACE
1425 MONAD, BILLINGS, MT 59104
CASPER, WY

NRKETPLACE | SCALE | SALE | SA

11-10 16597-10 TP 17-0" TP SALES MIKE N. SHEET# 2.0F 3

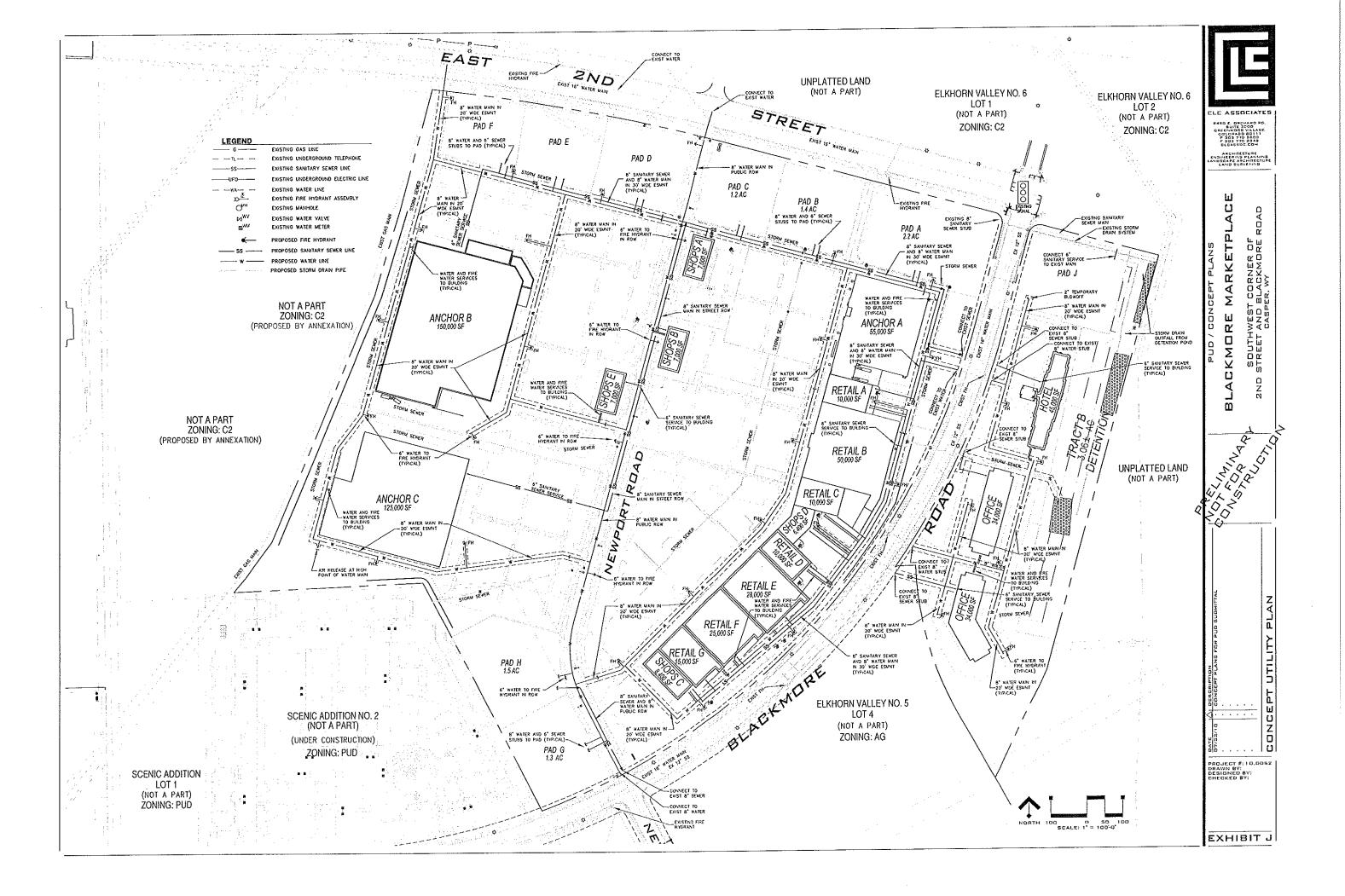
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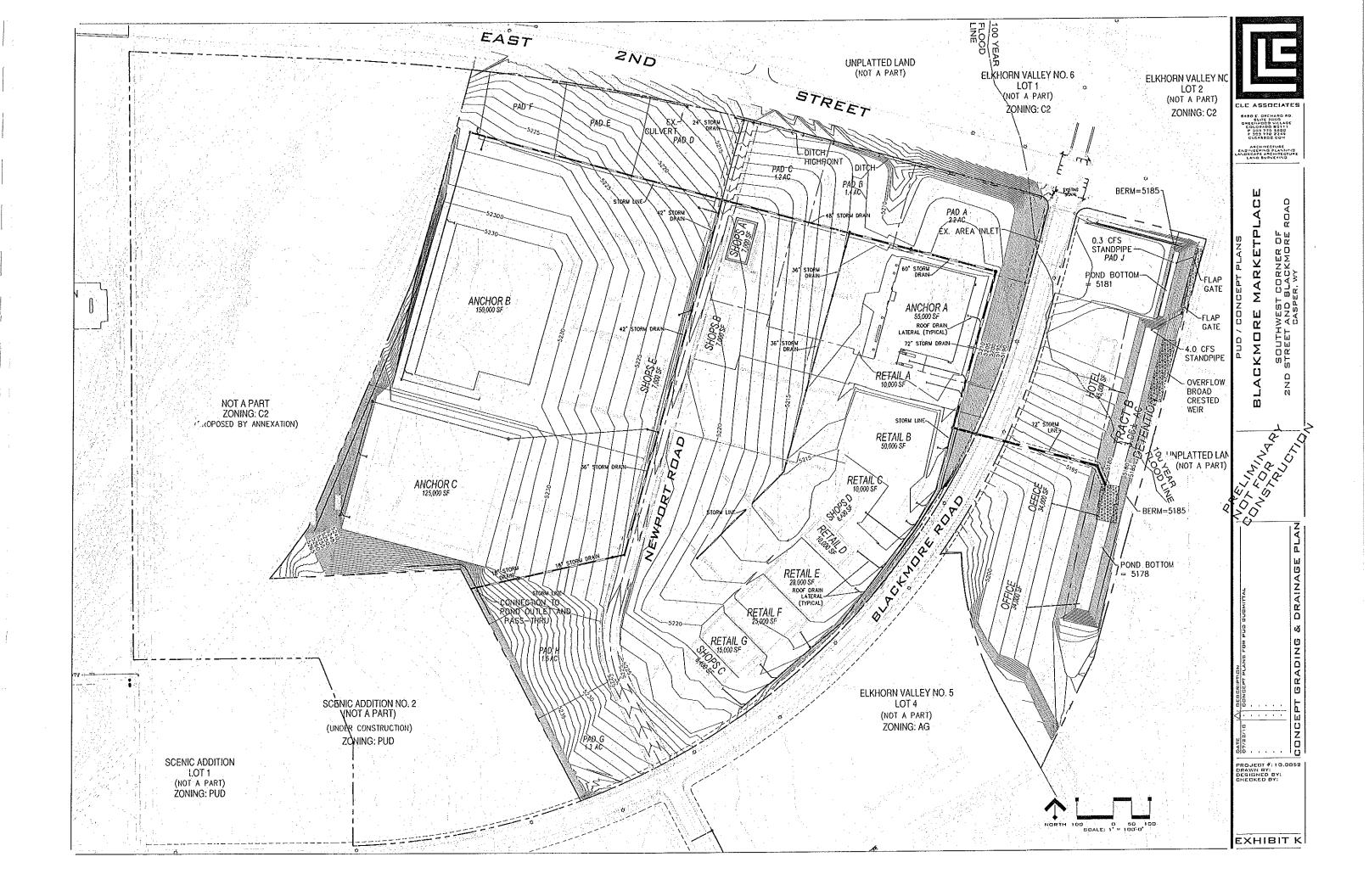


TO BE DETERMINED.

MOUNTING LOCATION OF SIGNS ON PROPERTY TO BE DETERMINED.

EXHIBIT I





BLACKMORE MARKETPLACE PUD PLANT LIST

GENERAL INFORMATION

This plant list suggests species for Low, Moderate, and High Hydrozones (water needs). This list is not inclusive of every species and is intended to serve as a guide. Factors such as dramatic temperature changes over short periods of time, wind, soil, slope, exposure, moisture, and other environmental and maintenance factors can affect the hardiness and health of plant material. This list is not a guarantee of sustainability of any particular species within any particular zone.

Shade and Evergreen trees should generally not be planted closer than 30 feet apart (measured trunk to trunk).

PLANT MATERIALS FOR LOW HYDROZONES

Shade Trees

Hackberry- Celtis occidentalis

Kentucky Coffeetree- Gymnocladus dioica

Burr Oak- Quercus macrocarpa

Yellowhorn- Xanthoceras sorbifolium

Ornamental/Accent Trees

Russian Hawthorn- Crataegus ambigua

Cockspur Hawthorn- Crataegus crus-galli

Wafer Ash/Hop Tree- Ptelea trifoliata

Gambel Oak- Quercus gambelli

Evergreen Trees/Conifers

Upright Junipers- One Seed, Rocky Mountain, Cologreen, Gray Gleam, Green Ice, Medora,

Moonglow, Pathfinder, Skyrocket, Welchi, Whichita Blue

Eastern Red Cedar- Juniperus virginiana

Bristlecone Pine- Pinus aristata

Pinion Pine- Pinus cembroides edulis

Limber Pine- Pinus flexilis

Ponderosa Pine- Pinus ponderosa

Deciduous Shrubs

Leadplant- Amorpha canescens

Indigobush- Amorpha fruticosa

Silver Sage- Artemisia cana

Fringed Sage- Artemisia frigada

Tall Western Sage- Artemisia tridentate

Four Wing Saltbush- Atriplex canescens

Siberian Peashrub- Caragana aborescens

Fern-leaf Siberian Peashrub- Caragana arborescens 'Logergii'

Globe Peashrub- Caragana frutex 'Globosa'

Blue Mist Spirea- Caryopteris x clandonensis

Dark Knight Spirea- Caryopteris x incana "Dark Knight'

Winterfat- Cerotoides lantana

Curl Leaf Mountain Mahogany- Cercocarpus ledifolius

True Leaf Mountain Mahogany- Cercocarpus montanus

Fernbush- Chamaebatiaria millefolium

Rabbitbrush- Chrysothamnus nauseosus

Cliffrose- Cowania mexicana

Allgold Warmister Broom- Cytis x praecox 'Allgold'

Apache Plume- Fallugia paradoxa

New Mexican Privet-Forestiera neo-mexicana

Sea Buckthorn- Hippophae rhamnoides

Rock Spirea-Holodiscus dumosus

Waxflower- Jamesia Americana

Russian Sage- Perovskia atriplicifolia

Lewis Mockorange-Philadelphus lewisii

Antelope Bitterbrush- Purshia tridentate

Smith's Buckthorn-Rhamnus smithii

Gro-low Sumac- Rhus aromatica 'Gro-low'

Smooth Sumac-Rhus glabra

Rocky Mountain Sumac-Rhus glabra cismontane

Three-leaf Sumac-Rhus triobata

Staghorn Sumac-Rhus typhina

Golden Currant- Ribes aureum

Wax Currant- Ribes cereum

Yellow Flowering Currant- Ribes odoratum

Crandall Clove Currant- Ribes odoratum 'Crandall'

Silver Buffaloberry- Shepherdia argentea

Altai Spirea- Sibeiraea laevigata

Saugeana Chinese Lilac-Syringa x chinensis "Saugeana"

Evergreen Shrubs & Broadleaf Evergreen Shrubs

Junipers- Armstrong, Gold Coast, Holbert, Old Gold, Green Pfitzer, Gold Tip Pfitzer, Compact Pfitzer, Blue Pfitzer, Sea Green, Bar Harbor, Blue Chip, Hughes, Prince of Wales, Wilton Carpet, Scandia, Tami, New Blue Tami, Blue Creeper, Table Top Blue

Tyrolean Mugo Pine- Pinus mugo 'Mughus"

Colorado Manzanita- Arctostaphylos x coloradoensis

Ornamental Grasses

Feather Reed Grass- Calamagrostis x acutiflora 'Strictus'

Blue Oat Grass-Helictotrichon sempervirens

Vines

Virginia Creeper- Parthenocissus quinquefolia englemanni

Silver Lace Vine- Polygonum aubertii

Grasses

Wheat Grasses- Agropyron spp.

Big Bluestem Grass- Andropogon gerardii

Sand Bluestem- Andropogon hallii

Sideoats Grama- Bouteloua curtipendula

Blue Grama- Boutelous gracilis

Smooth Brome- Bromus ineris

Buffalo Grass- Buchloe dactyloides

Prairie Sandreed- Calamovifa longifolis

Arizona Fescue-Festuca arizonica

Blue Fescue-Festuca glauca, ovina

Blue Avena Grass- Helictotrichon sempervirens

Indian Rice Grass- Oryzopsis hymenoides

Switchgrass- Panicum virgatum

Reed Canary Grass-Phalaris arundinacea

Plum Grass- Saccharum ravannae

Little Bluestem Grass- Schizachyrium

Indian Grass- Sorghastrum nutans 'Souix Blue' Mexican Feather Grass- Stipa tenuissuma

PLANT MATERIALS FOR MODERATE HYDROZONES

Shade Trees

Horsechestnut- Aesculus hippocastanum

Hackberry- Celtis occidentalis

Green Ash- Fraxinus pennsylvanica lanceolata

Fallgold Ash- Fraxinus nigra 'Fallgold'

Imperial Honeylocust- Gleditsia tricanthos inermis 'Impcole'

Shademaster Honeylocust- Gleditsia tricanthos inermis 'Shademaster'

Skyline Honeylocust- Gleditsia tricanthos ineermis 'Skyline'

Sunburst Honeylocust- Gleditsia tricanthos inermis "Sunburst"

Kentucky Coffee Tree- Gymnocladus dioica

Black Walnut- Juglans nigra

White Oak- Quercus alba

Swamp White Oak- Quercus bicolor

Burr Oak- Quercus macrocarpa

English Oak- Quercus robur

Columnar English Oak- Quercus robur 'Fastigiata'

Purple Robe Locust-Robinia pseudoacacia 'Purple Robe'

Frisia Black Locust-Robinia pseudoacacia 'Frisia'

Yellowhorn- Xanthoceras sorbifolium

Ornamental/Accent Trees

Amur Maple- Acer ginnala

Flame Amur Maple- Acer ginnala 'Flame'

Wasatch Maple- Acer grandidentatum

Tatarian Maple- Acer tataricum

Ohio Buckeye- Aesculus glabra

Red Buckeye-Aesculus pavia

Autumn Brilliance Serviceberry- Amelanchier 'Autumn Brilliance'

Shadblow Serviceberry- Amelanchier Canadensis

Gray Dogwood- Cornus racemosa

Russian Hawthorn- Crataegus ambigua

Arnold's Hawthorn

Cockspur Hawthorn- Crataegus crusgalli

Thornless Cockspur Hawthorne- Crataegus crus galli inermis

Downy Hawthorne- Crataegus mollis

Toba Hawthorn- Crataegus x mordenensis 'Toba'

Washington Hawthorn- Crataegus phaenopyrum

Apples and Crabapples- Malus spp.

Amur Corktree- Phellodenron amurense

American Plum- Prunus Americana

Mayday Tree- Prunus padus

Canada Red Chokecherry- Prunus virginiana 'Canada Red'

Wafer Ash/Hop Tree- Ptelea trifoliate

Pear- Pyrus calleryana

Prairie Gem Pear-Pyrus ussuriensis "Mordak"

Japanese Pagoda Tree- Sophora japonica

Peking Lilac- Syringa pekinensis

Japanese Tree Lilac- Syringa reticulata

Evergreen Trees/Conifers

Serbian Spruce-Picea omorika

Baby Blue Eyes Spruce- Picea pungens 'Baby Blue Eyes'

Bakeri Spruce-Picea pungens 'Bakeri'

Fat Albert Spruce- Picea pungens 'Fat Albert'

Hoopsi Spruce-Picea pungens 'Hoopsii'

Artic Night Pine- Pinus cembra 'Artic Night'

Lacebark Pine- Pinus bungeana

Limber Pine- Pinus flexilis

Tanyosha Pine- Pinus densiflora umbraculifera

Bosnian Pine- Pinus heldreichii var. leucodermis

Austrian Pine- Pinus nigra

Southwestern White Pine- Pinus strobiformis

Scotch Pine-Pinus sylvestris

Deciduous Shrubs

Amur Maple varieties- Acer ginnala cultivars

Tatarian Maple- Acer tataricum

Serviceberry varieties- Amelanchier alnifolia, A. 'Autumn Brilliance', A. Canadensis

Barberry varieties- Berberis mentorensis, B. thunbergii

Butterfly Bush- Buddleia davidii cultivars

Flowering Quince- Chaenomeles cultivars

Cotoneaster varieties- Cotoneaster apiculatus, C. dammeri 'Coral Beauty', C. divaricutas, C.

horizontalis, C. lucidus

Rock Spirea- Holodiscus dumosus

Twinberry Honeysuckle-Lonicera involucrate

Lewis Mockorange-Phiadelphus lewisii

Mountain Ninebark- Physocarpus monogynus

Potentilla varieties- Potentilla fruticosa cultivars

Ground Cherry- Prunus fruticosa

Nanking Cherry- Prunus tomemtosa

Native Chokecherry- Prunus virginiana

Shubert Chokecherry- Prunus virginiana 'Shubert'

Fern-Leaf Buckthorn- Rhamnus frangula 'Aspenfolia'

Columnar Buckthorn- Rhamnus franfula 'Columnaris'

Alpine Current- Ribes alpinum, R. alpinum 'Green Mound', R. alpinum 'Red Lake'

Pixwell Gooseberry- Ribes 'Pixwell'

Red Jacket Gooseberry- Ribes uva crispa 'Red Jacket'

Shrub rose-Rosa varieties and cultivars

Siperian Spirea

Siberaea laevigata

Ash-Leaf False Spirea- Sobaria sorbifolia

White Snowberry-Symphoricarpos alba

Hancock Coralberry- Symphoricarpos chenaultii 'Hancock'

Magic Berry Coralberry- S. doorenbosii 'Magic Berry'

White Hedge Coralberry- S. doorenbosii 'White Hedge'

Western Snowberry- Symphoricarpos occidentalis

Red Coralberry- S. orbiculatus

Mountain Snowberry- S. oreophilus

Chinese Lilac- Syringa chinensis

Miss Kim Lilac- Syringa patula 'Miss Kim'

Late Lilac-Syringa villosa

Wayfaringtree Vibernum- Vibernum lantana

Mohican Vibernum-Vibernum lantana 'Mohican'

Nannyberry Vibernum- Vibernum lentago

Alleghany Leatherleaf Vibernum-Vibernum rhytidophylloides"Alleghany"

Evergreen Shrubs

Effusa Juniper- Juniperus communis var. depress 'Effusa'

Silver Miles Juniper- Juniperus communis 'Silver Miles'

Dwarf Japanes Garden Juniper- Juniperus procumbens 'Nana'

Arcadia Juniper- Juniperus sabina 'Arcadia'

Broadmoor Juniper- Juniperus sabina 'Broadmoor'

Buffalo Juniper- Juniperus sabina 'Buffalo'

Calgary Carpet Juniper- Juniperus sabina "Calgary Carpet"

Blue Star Juniper- Juniperus squamata 'Blue Star'

Bird's Nest Spruce-Picea abies 'Nidiformis'

R.H. Montomery Spruce-Picea pungens 'R.H. Montgomery'

Big Tuna Mugo Pine- Pinus mugo 'Big Tuna'

Mops Mugo Pine- Pinus mugo 'Mops'

Dwarf Mugo Pine- Pinus mugo 'Pumilo"

Ornamental Grasses

Feather Reed Grass-Calamogrostis x acutiflora 'Strictus'

Pampas Grass- Erianthus ravennae

Japanese Blood Grass- Imperata cylindrical rubra

Maiden Grass- Miscanthus sinensis varieties

Vines

Trumpet Vine- Campsis radicans

Grasses

Northern Sea Oats- Chasmanthium latifolium

Ravenna Grass- Eranthus ravennae

Tall Fescue-Festuca arundinacae

Perennial Rye-Lolium perenne

Ribbon Grass-Phalaris arundinacea picta

Switch Grass- Panicum virgatum 'Heavy Metal'

PLANT MATERIALS FOR HIGH HYDROZONES

Shade Trees

Maple varieties- Acer varieties

Ginko- Ginko biloba

Linden varieties- Tilia Americana, T. cordata

English Oak- Quercus robur

Northern Red Oak- Quercus rubra

Swamp White Oak- Quercus bicolor

White Ash- Fraxinus americana

Ornamental/Accent Trees

Alder- Alnus glutinosa

Serviceberry varieties- Amelanchier grandiflora, A. canadensis, A. leavis

River Birch- Betual occidentalis, B. fontinalis

Hornbeam- Carpinus betulus

Redbud- Cercis Canadensis

Crabapples- Malus spp. (chose fireblight resistant species)

Newport Plum- Prunus ceracifera 'Newport'

Princess Kay Plum- Prunus nigra 'Princess Kay'

Blackmore Marketplace

Plant List

Cherry- Prunus

Japanese Tree Lilac- Syringa retculata

Pear, ornamental-Pyrus ussuriensis, P. calleryana

Evergreen Trees/Conifers

White Fir- Abies concolor

Norway Spruce- Picea abies

Black Hills Spruce- Picea glauca 'Densata'

Colorado Spruce-Picea pungens

FastigiateWhite Pine- Pinus stobis 'Fastigiata'

Douglas Fir- Pseudotsuga menziesii

Deciduous Shrubs

Rocky Mountain Maple- Acer glabrum

Dogwood varieties- Cornus alba, C. alternafolia, Cornus sericea, C. sericea 'Flaviramea,' C. serica 'Kelseyi'

Cranberry Cotoneaster- Cotoneaster apiculatus

Burning Bush- Euonymous alatus

Compact Burning Bush- Euonymous alatus 'Compacta'

Carol Mackie Daphne- Daphne burkwoodii 'Carol Makie'

Shrub Euonymous- Euonymous fortunei

Forsythia varieties- Forsythia x intermedia 'Northern Sun,' F. x intermedia 'Meadowlark'

Anabelle Hydrangea- Hydrangea arborescens 'Anabelle'

Pee Gee Hydrangea- Hydrangea paniculata "Grandiflora'

Hidcote St. Joh's Wart- hypericum patalum 'Hidcote' High Hydrozones

Honeysuckle-Lonicera varieties

Purple-leaf Plum- Prunus cistina

Rose Tree of China- Prunus triloba

Shrub Roses-Rosa varities

Dwarf Artic Willow- Salix pupurea nana

Elder- Sambucus spp.

Spirea varieties- Spirea japonica, S. bumalda, S. trilobata, S. nipponica

Dwarf Korean Lilac-Syringa patula, S. meyeri

Vibernum varieties- Vibernum prunifolium, V. brukwoodi, V. trilobum, V. dentatum, V. carleis, V. opulus 'Nanum'

Evergreen Shrubs & Broadleaf Evergreen Shrubs

Euonymus shrub forms- Euonymous fortunei spp., Euonymous kiautschovicus

Holly- llex x meservea 'Blue Boy,' I. X meserveae 'Blue Girl'

Oregon Grape Holly- Mahonia aquifolium, M. aquifolium 'Compacta'

Gnome Pyrcantha- Pyracantha angustfolia 'Gnome'

Yew- Taxus

Ornamental Grasses

Japanese Blood Grass- Imerata cylindrical 'Red Baron'

Ribbon Grass-Phalaris arundinacea 'Picta'

<u>Vines</u>

Boston Ivy- Parthenocissus treicuspidata

English Ivy- Hedera helix

Hop Vine- Humulus lupunus

Honeysuckle varities- Lonicera varieties

Bittersweet-

Grapes-Vitis

Grasses

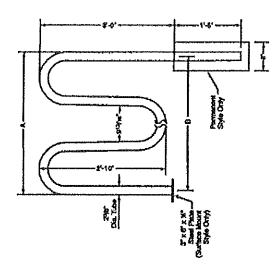
Bluegrass

Blackmore Marketplace

Plant List



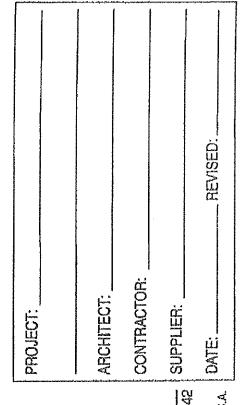
Loop Style Bike Packs



Please Mark Appropriate Selections Select Bike Racks

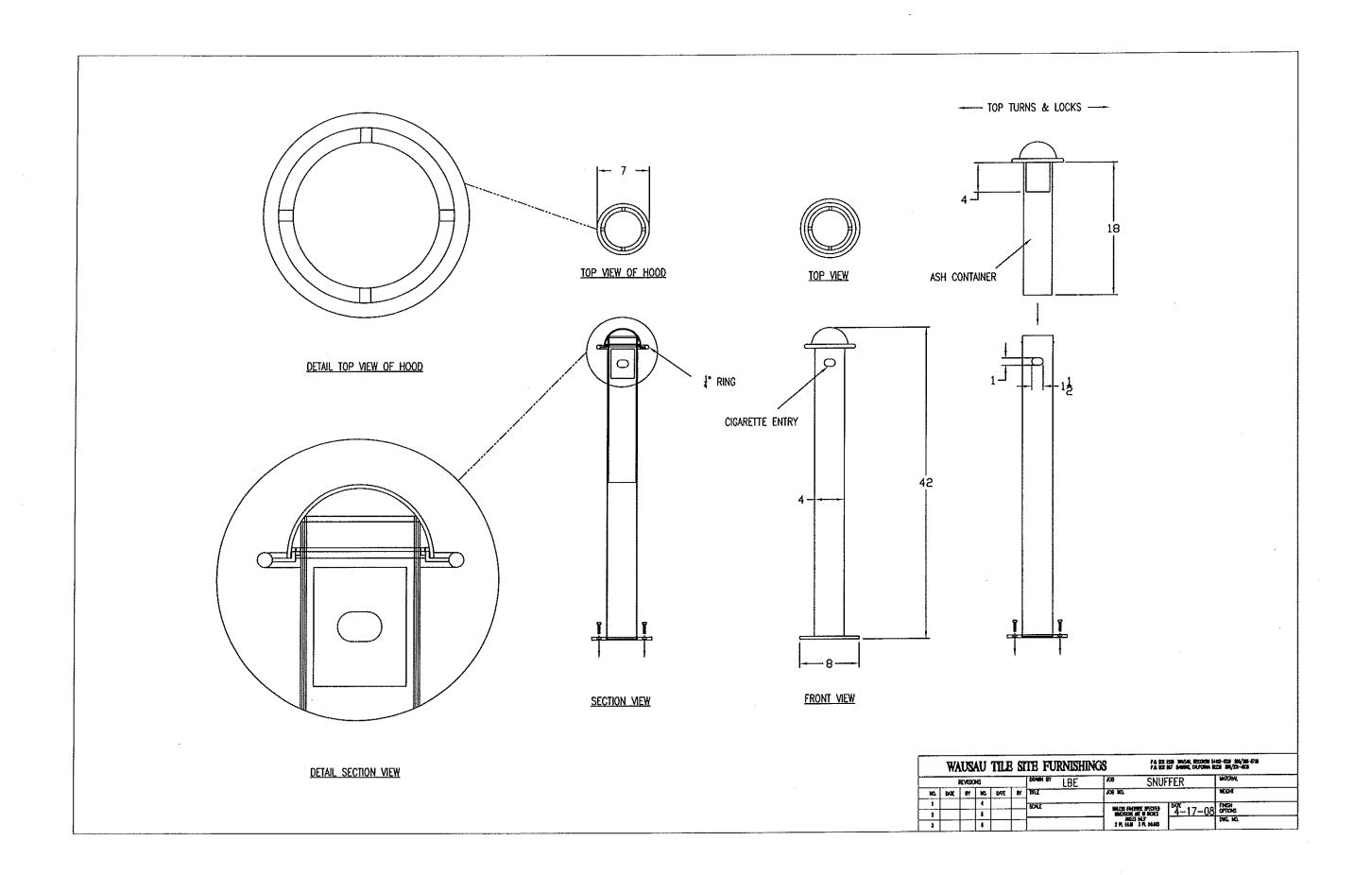
| Dimension | Ø | 36% | 60 ¹⁵ / ₁₈ ° | 855/16 | 10911/18 |
|------------|----------|------------|------------------------------------|------------|------------------------------------|
| Dimension | ব | 391/4" | 635/1s ^a | 8711/na* | 112 ¹ / ₁₈ * |
| Portable | 影 | 505323 | 505325 | 505327 | 505329 |
| E S | Mam/C | | | | |
| Permanent | Style | 505313 | 505315 | 505317 | 505319 |
| Loop Style | Capacity | 5 Bicycles | 7 Bicycles | 9 Bicycles | 11 Bicycles |
| | | 3 Loop | 5 Loop | 7 Loop | d∞16 ↑ |

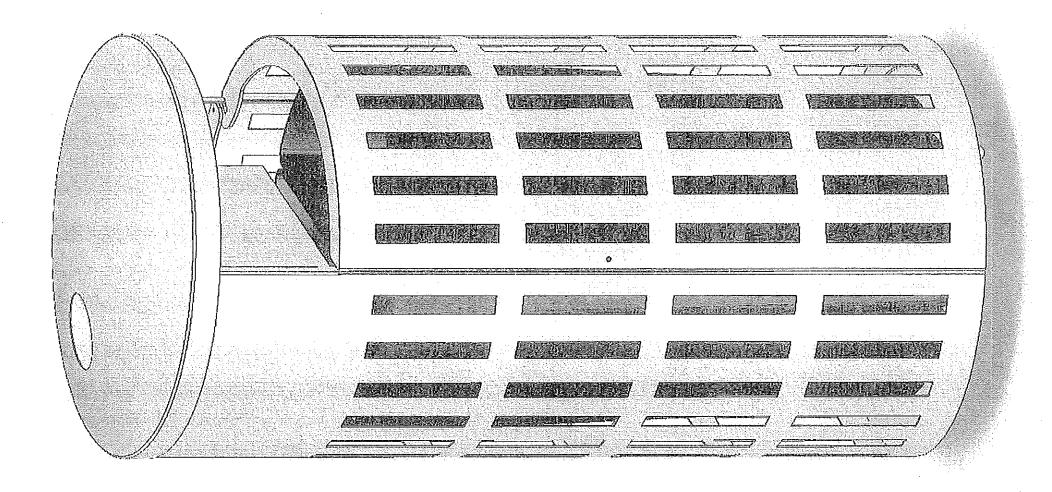
How Many?

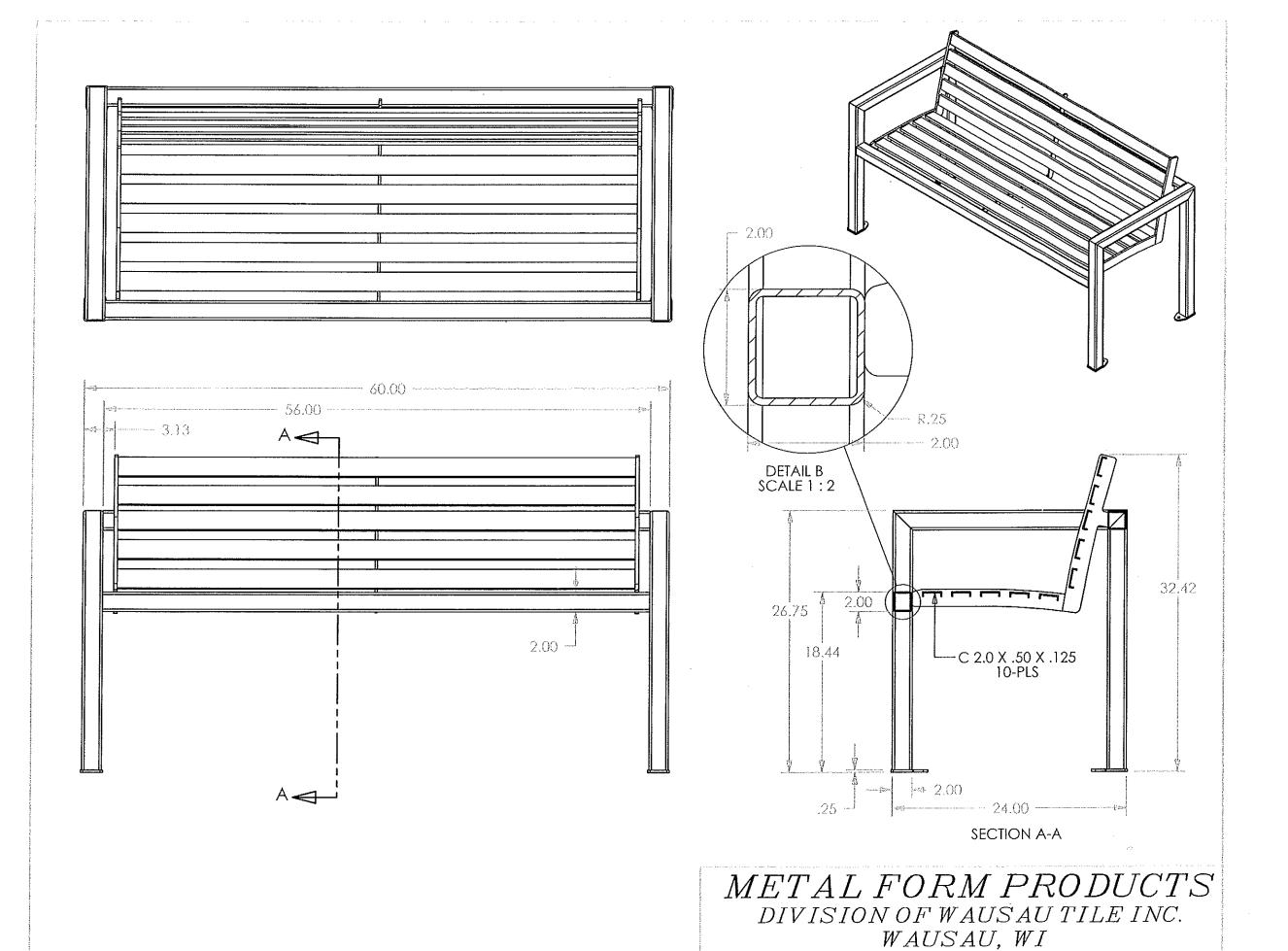


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Sheet 1 of 5 EXHIBIT N







Sheet 4 of 5 EXHIBIT N



Gardco-BRM824 Bevel Top
Louver Bollard;
36" High; Powdercoat bronze;
277 watt lamp
To be installed per manufacturer's specifications
Item subject to design resolution (type, size and color)