

THE PRESERVE AT GREENWAY PARK
PHASE II
SITE PLAN AGREEMENT

THIS AGREEMENT is made and entered into this 24th day of February, 2012, by and between the City of Casper, Wyoming, a Wyoming Municipal Corporation, 200 North David Street, Casper, Wyoming, 82601, hereinafter designated as "City," and Haystack Properties, LLC, 13394 East Control Tower Road, Englewood, CO 80112, hereinafter designated as "Owner."

WHEREAS, Owner has applied for site plan approval for construction of Phase II Greenway Park Addition, a 160 unit apartment complex and related accessory buildings, comprising 12-acres, more or less, and located on Tract G, Greenway Park II; and

WHEREAS, pursuant to the terms of the Greenway Park PUD (Planned Unit Development) Site Plan Agreement between the City of Casper and Haystack Properties, LLC, dated February 2, 2008, the Owner is required to submit a site plan prior to the construction of any phase of the subdivision, which requires the approval of the Community Development Director; and,

WHEREAS, a copy of said site plan, "The Preserve at Greenway Park – Phase II" (Sheets 1-7), dated November 7, 2011 and revised January 10, 2012, is attached hereto as Exhibit "A," and is incorporated herein at this point as if fully set forth; and,

WHEREAS, a copy of the landscape plan, "The Preserve at Greenway Park – Phase II" (Sheets 1-2), dated December 19, 2011, is attached hereto as Exhibit "B," and is incorporated herein at this point as if fully set forth; and,

WHEREAS, a copy of the lighting plan, "The Preserve at Greenway Park – PH II" (Sheet E-1), dated January 4, 2012, is attached hereto as Exhibit "C," and is incorporated herein at this point as if fully set forth; and,

WHEREAS, a copy of architectural elevations, "The Preserve at Greenway Park" (Sheets A4.1-C, A6.10, A6.11), dated April 29, 2009, (Sheets A4.1-A, A4.1-BA, A4.1-BB) dated April 29, 2009 and revised June 16, 2009, and (Sheets A41.AT, A4.1-BT) dated January 5, 2011, are attached hereto as Exhibit "D", and are incorporated herein at this point as if fully set forth;

NOW, THEREFORE, the parties hereto agree as follows:

I. EXPLICIT CONDITIONS:

- A. The Owner shall construct Pinyon Parkway, to City standards, from Missouri Avenue to the east boundary of Phase II concurrent with this phase of development. Said construction shall be completed prior to the



NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Mar 8, 2012 02:54:11 PM
Pages: 30 Fee: \$95.00
CITY OF CASPER

issuance of any Certificate of Occupancy in The Preserve at Greenway Park Phase II.

- B. Prior to the issuance of a Certificate of Occupancy for any of the structures in Phase II, the Owner shall construct the proposed pedestrian trail to standard City specifications for pedestrian trails, running parallel to South Missouri Street, along the east side of Sage Creek, from the north property line to the south property line of Greenway Park II. Said trail shall be constructed to street standards (4" asphalt/6" base) to allow use for maintenance. The Owner shall also construct sidewalk, to City standards, along South Missouri Avenue from the north property boundary to Pinyon Parkway; however, is relieved from its obligation to construct sidewalk along South Missouri Avenue from Pinyon Parkway to the south property boundary.
- C. Prior to the issuance of a Permit to Construct public improvements, the Owner shall provide the City with recorded "public access easements," in a form acceptable to the City, for all internal drives in Phase II.
- D. Prior to the issuance of a Permit to Construct public improvements, the Owner shall submit a revised or updated storm drainage study to the City Engineer for review and approval.
- E. Prior to the issuance of a Permit to Construct public improvements, the Owner shall provide a revised garbage collection plan to the City Engineer for review and approval.
- F. Prior to the issuance of a Permit to Construct public improvements, the Owner shall provide all necessary utility (water and/or sewer) easements to the City, in a form acceptable to the City.
- G. Prior to the issuance of a Permit to Construct public improvements, the Owner shall provide the City with written clearance from the U.S. Army Corp of Engineers (USACOE) for any wetland impacts that may occur due to the Phase II development.

II. OBLIGATIONS OF THE OWNERS:

Upon written demand of the Council or the City Manager, the Owner, at their sole cost and expense, shall do, or cause to be done, the following:

- A. The Owner shall landscape the property in keeping with the Landscape Plan approved by the Community Development Director, and comply with the following landscaping requirements:
1. Landscape and beautify the areas identified on the Landscape Plan.
 2. Plant material used for landscaping shall meet the criteria and specifications set forth in that certain manual entitled "Building Casper's Urban Forest."
 3. All planted areas on the property shall be maintained to the degree that they will not create a fire hazard or become unsightly to the development.
 4. Upon demand of the Council, the Owner shall replace and replant any required on-site plant material that dies, or is not in conformity with the approved landscaping plan. The landscaping requirements shall not be applied to the owner of vacant property until such time as an active commercial or residential use is established on that property.
 5. Said on-site landscaping shall be completed before a Certificate of Occupancy will be issued. If said landscaping is delayed due to construction of on or off-site improvements, the Owner may request, in writing, an extension not exceeding six (6) months. If the request demonstrates that, as a result of conditions beyond the control of the Owner, the landscaping cannot be completed, the Community Development Director is authorized to grant the Owners' request for an extension, which shall not exceed six (6) months. Once an extension is granted, the building official may issue a Certificate of Occupancy for the structure.
 6. In the case of an extension granted by the Community Development Director for the installation of landscaping, the owner is required to post, with the city, a performance security in the form of a bond, cash, letter of credit, or other form acceptable to the city, and otherwise comply with the "Performance Security" section of Title 17, Appendix B of the Casper Municipal Code. The posted amount shall be in an amount of no less than one-hundred twenty five (125%) percent of an itemized estimate prepared by a landscape architect or professional landscaping contractor, for all landscaping material and installation costs necessary to comply with the approved landscaping plan. The Community Development Director shall have the discretion to determine if the amount of the itemized estimate is reasonable, and may request subsequent written estimates to verify the accuracy and validity of the original estimate.

- B. The Owner shall comply with Section 12.20 of the Casper Municipal Code regarding erosion and sediment control. The Owner is required to post cash, an irrevocable letter of credit, performance bond, or other approved surety in the amount of ten cents (\$0.10) per square foot of area disturbed, with a minimum amount of Five Thousand Dollars (\$5,000.00). The amount of the surety will be based on the actual area of land disturbed and will be determined when the Owner submits either an Erosion Control Plan or a building permit for the development. It shall be the obligation of the Owner to keep any bond or letter of credit in full force and effect for the entire duration of the project. As provided herein, the Owner shall furnish proof of the same upon demand of the City.
- C. If the Owner fails to implement the Erosion Control Program, as proposed and approved by the City Engineer, the Owner, by this agreement, hereby authorizes the City to use said bond for implementation and completion of the approved Erosion Control Program. In the event the City incurs costs in completing said program over and above the amount of the bond, cash deposit, or letter of credit, Owner agrees to pay City said costs upon demand by the City. The City shall release the security one year following the date of final completion of implementation of best management practices on the construction site, or as determined by the City Manager or his designee.
- D. All signs on said site must be approved by the Community Development Director or her designee prior to installation.
- E. All street, alley, and parking surfaces shall be covered with concrete or asphalt concrete pavement materials in accordance with Chapter 16.16 of the Casper Municipal Code. The minimum pavement section for parking and alley surfaces shall be two inch (2") asphaltic concrete surface over two inches (2") asphaltic concrete binder course over six inches (6") of grading W base course. The minimum pavement section for street sections, in accordance with the collector street classification in Chapter 16.16 of the Casper Municipal code, shall be three inch (3") asphaltic concrete surface over three inches (3") of asphaltic binder course over eight inches (8") of grading "W" base. Alternative pavement designs may be substituted upon approval of the City Engineer. All designs shall be in accordance with Chapter 16.16 of the Casper Municipal Code.
- F. Any and all storm drainage sewer lines, trunk lines, lateral catch basins, manholes, and detention areas shall be designed and installed in accordance with the Drainage Plan prepared by the Owner, and approved by the Community Development Director and City Engineer.
- G. Owner shall construct all trash enclosures according to City requirements as shown in the City Engineering Department handouts titled "Minimum

Standards for Commercial Sanitation Container Facility” dated March 2002, or “Minimum Standards for Double Bin Commercial Sanitation Facilities.” Alternately, upon approval by the City Sanitation Department, other designs may be accepted.

- H. All public improvements shall be designed and inspected by a Wyoming registered Professional Engineer, who shall certify that the improvements, including curbs, gutter, sidewalks, paving, utility systems, storm sewers, street lighting, street signs, etc., have been constructed in accordance with the approved plans and specifications. The certification by the engineer is required to be in writing.
- I. The Owner shall maintain, repair, and replace, if necessary, the water and sewer system improvements for a period of eighteen (18) months from the date the certification is approved. This obligation includes maintenance, repair or replacement for any cause during such period, including acts of subcontractors. Upon completion of all maintenance, repair, and replacement to the satisfaction of the City Engineer, the City shall accept the construction thereof in writing and thereafter maintain said water and sewer mains and appurtenances dedicated to the public. In the event the Owner fails to maintain, repair, or replace said improvements, City may, at its option, maintain, repair, or replace the same and Owner agrees to pay for any cost incurred thereby. Maintenance, repair, or replacement by the City does not relieve the Owner from its obligation under this paragraph and shall not be construed to be an acceptance of the improvements by the City.
- J. Curb boxes shall be left at the water main easement lines in front of each building and the Owner shall protect, during the subsequent course of developing the Development, valve boxes and curb boxes from damage, and be wholly responsible for the repair and replacement to the City's satisfaction of such that are damaged or destroyed. If the Owner shall fail or refuse to promptly repair or replace such boxes as required, the City may do so and charge the Owner directly for said cost. The Owner shall adjust said valve and curb boxes to finished grade, at the time the paving and/or landscaping work is completed in the Development.
- K. The Owner shall construct the necessary water mains up to and through the Development. All work shall be in accordance with plans and specifications to be prepared by the Owner's engineer and approved by the City. Water main sizes shall be as determined by the City.
- L. The Owner at its cost shall install water service lines in accordance with City specifications to the easement lines so as to serve each building site in the Development.

- M. The Owner shall construct the necessary sewer mains to and through the Development. All work shall be in accordance with plans and specifications to be prepared by the Owner's engineer and approved by the City. Sewer main sizes shall be as determined by the City.
- N. The Owner, at its own cost, shall install sewer service lines, in accordance with City specifications, to each building site in the Development.
- O. The Owner shall protect manhole covers and rings from damage in the course of constructing the sewer main, and shall be solely responsible for repair or replacement to the City's satisfaction. The Owner shall adjust such manhole rings and covers to finished grade. The Owner agrees to protect and save the City harmless from any loss or claim suffered by other sewer users to their real or personal property, and from personal injury or damages by reason of obstruction or damage to the sewer lines or any part thereof occasioned by present or future construction work on said Development by the Owner, and said obligation shall continue until the sewer line and the system within the Development is accepted by the City's representatives; provided, however, that acceptance of part of the system shall not relieve the Owner of the obligations herein imposed in the event of damage by reason of future sewer construction within said Development.
- P. Prior to the issuance of a building permit for any new structure, or prior to the issuance of a plumbing permit to connect existing buildings to the water and sewer systems, the then-existing water system investment charge (connection charge), sewer system investment charge (connection charge) and water meter charge shall be paid to the City. The Owner will also pay to the Central Wyoming Regional Water System Joint Powers Board the then current Regional Water System investment charge for each building to be served with water.
- Q. All necessary water and sewer easements, in forms acceptable to the City, up to and through the Development shall be obtained by the Owner, which grant to the City the right of ingress and egress thereto for purposes of laying out, constructing, inspecting, maintaining and replacing water mains, sewer mains, fire hydrants, water service lines, and other appurtenances. Appropriate easements or utility rights-of-way shall be provided on all private streets within the subdivision for the water and sewer mains, fire hydrants, water service lines, and other appurtenances.
- R. Easements for all off-site utilities must be provided prior to application for a permit to construct being made to City.
- S. The Owner agrees to abide by the rules and regulations of the City regarding the use of its water and sewer facilities, all relevant ordinances of the City of Casper relating to water and sewer service; and all other

state and federal laws, rules, and regulations including but not limited to all provision of the Federal Pretreatment Regulations (40CFR, Part 403) and all City ordinances relating to industrial pretreatment.

- T. At such time as said water and/or sewer mains are installed by the Owner and the work accepted by the City, the City shall reimburse the Owner twice the difference in material cost between an 8-inch water and/or sewer main, or larger size if required by the development, and the required oversized main pursuant to Chapter 16.19 of the Casper Municipal Code, as amended. Such reimbursement will be determined by the City based upon its most recent applicable materials cost at the time of the agreement execution. Reimbursement will only be based on oversizing of water and sewer mains larger than the size required by system analysis and approved by the City.
- U. In addition to and separate from the surety required for erosion control, the Owner shall provide financial surety for construction of improvements to be owned by the City (water and sewer system improvements) and for the warranty period in accordance with one of the alternatives provided for in Chapter 16.28.070 of the Casper Municipal Code.
- V. The Owner shall provide financial security as provided herein in order to assure that the required water distribution systems, and sewerage collection systems and any other required public improvements as outlined in the site plan agreement are constructed in compliance with the City's specifications. The financial security for the construction of any such improvements shall be in the amount of one hundred percent of the total cost of construction thereof. This financial security shall be secured and delivered to the City prior to issuance of a permit to construct by the City.
- W. A project may be constructed without financial security as otherwise required herein provided that the owner/subdivider submits to the City a bonded agreement between the Owner and its contractor bonded by a Wyoming-licensed bonding company to complete the work covered by a permit to construct as outlined in the subdivision agreement. No permits will be issued for construction of buildings or foundations in the development until the improvements have been completed, a letter of completion has been issued, and the warranty period has begun pursuant to Section 16.28.050 of this chapter.
- X. In the event the Owner elects to construct a project without a bonded agreement between them as set forth above, the owner/subdivider shall provide a written affidavit to the City stating that no sales of real property within the subdivision will be closed until after a letter of completion is issued by the City and the warranty period has begun pursuant to Section 16.28.050 of this chapter. No permits will be issued for construction of foundations of residences or buildings in the development by the City until

a letter of completion is issued by the City and the warranty period has begun pursuant to Section 16.28.050. If, prior to the issuance of a letter of completion and the commencement of the warranty period, should the Owner desire to sell lots and have building or foundation permits issued within the project, the Owner shall provide: (1) financial security in a form as required in subsection B of this section in an amount as calculated pursuant to subsection (C) of this section that will cover the estimated cost of the remaining public improvements to be constructed for all or a phase of the subdivision as approved by the City; or (2) a bonded agreement between the Owner and the contractor as set forth in subsection (A)(2) of this section shall be provided to the City.

Y. The Owner shall provide financial security to the City of Casper during the warranty period for the above-described public improvements. The financial surety shall be available to the City for the repair, maintenance, and replacement of such improvements that fail within the warranty period. The financial security during the warranty period shall be in the amount of twenty percent of the total construction costs of such improvements. This financial security for the warranty period of eighteen months from the date stated in the letter of completion issued by the City shall be acquired and delivered to the City prior to issuance of any building permits in the subdivision by the City.

Z. Forms of Financial Security.

1. Financial security may be provided in one of the following forms:

- a. An escrow agreement providing for the pledging of the Owner's line of credit or other assets in an amount and form approved by the city;
- b. Cash;
- c. Surety bonds on forms provided by the City;
- d. Unconditional letter of credit subject to the laws and courts of the state of Wyoming in a form approved by the City.

AA. The Owner's engineering consultant shall provide actual construction costs to the city for the purposes of determining the amount of the financial security for the construction phase and warranty period of the improvements. Should actual construction costs not be available to acquire the necessary financial security in a timely manner, the Owner may rely on estimated construction costs as approved of by the City Engineer. All cost estimates shall be supported by documents of the proposed improvements. Construction costs shall cover and include water and sewer lines, as outlined in the Development's drawings and specifications.

BB. The financial security will be released when that portion of the work or period to which it relates has been completed. All requests for release or

reduction of a financial security shall be provided in writing to the City Engineer's office, 200 North David Street, Casper, Wyoming 82601. The City Engineer's office will review the request for release and provide a written response back to the owner/developer within ten calendar days.

III. OBLIGATIONS OF THE CITY:

The City shall issue a building permit pursuant to Title 15 of the Casper Municipal Code, under the terms of this agreement and upon performance by the Owner of the conditions set forth above. All building permits will be issued by the Community Development Director in accordance with Casper Municipal Code.

IV. REMEDIES:

In the event the Owner fails to do, or fails to cause to be done, any of the requirements set forth in this contract in an expeditious manner, the City may at its option, do any or all of the following:

- A. Refuse to issue a building permit or certificate of occupancy to the Owner, its successors, or assigns in interest.
- B. After written notice to Owner of those items which have not been completed or properly completed, and upon failure to cure the same by Owner within a reasonable period of time, the City may complete any and all of the public improvements required by this contract, by itself, or by contracting with a third party to do the same. In the event the City elects to complete said improvements or contracts with third party to do so, the Owner agrees to pay any and all costs resulting therefrom upon demand by the City.
- C. The remedies provided in this section are in addition to any other remedies specifically provided for in this agreement, the property lease agreement, or which the City may otherwise have at law or in equity, and are not a limitation on the same. The Owner further agrees to pay all the City's reasonable attorney's fees, court costs, and litigation costs in the event the City is required to enforce the provisions of this agreement in a court of law. This document, its interpretation, and enforcement shall be governed by the laws of the State of Wyoming.

V. MISCELLANEOUS AGREEMENTS:

- A. Authority: All individuals executing this Agreement on behalf of their principals hereby state and certify that they have full authority to bind and obligate their principals to each and every term and provision of this Agreement.

- B. Successors and Assigns: This agreement shall be binding upon and shall inure to the benefits of all parties hereto, their successors, and assigns.
- C. Wyoming Governmental Claims Act: The City does not waive any right or rights it may have pursuant to the Wyoming Governmental Claims Act, Wyoming Statute Sections 1-39-101, et seq. The City specifically reserves the right to assert any and all immunities, rights and defenses it may have pursuant to the Wyoming Governmental Claims Act.
- D. Governing Law and Venue: Any litigation regarding this agreement shall be resolved in a court of competent jurisdiction situated in Natrona County, Wyoming.
- E. No Third Party Beneficiary Rights: The parties to this Agreement do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties and obligations contained in this Agreement shall operate only between the parties to this Agreement, and shall inure solely to the benefit of the parties to this Agreement. The parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

APPROVED AS TO FORM:

Wallace Trenchard III

CITY OF CASPER, WYOMING
A Municipal Corporation

WITNESS:

Dee Hardy
By:
Printed Name: Dee Hardy

Linda L. Witko
Linda L. Witko
Acting Community Development Director

WITNESS:

OWNER
HAYSTACK PROPERTIES, LLC

Karen L. Delicate
By:
Printed Name: Karen L. Delicate

Anthony Cleberg
Anthony Cleberg
Member

WITNESS:

OWNER
HAYSTACK PROPERTIES, LLC

Matt Thomas
By:
Printed Name: Matt Thomas

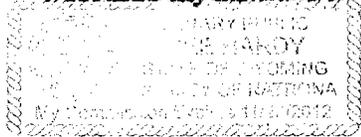
Donald B. Berland
Donald B. Berland
Member

ACKNOWLEDGEMENT

STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by LINDA L WITKO, as ACTING COMMUNITY DEVELOPMENT DIRECTOR of the CITY OF CASPER, WYOMING, a Municipal Corporation, this 8th day of March, 2012.

WITNESS my hand and official seal.



Mary Binko
Notary Public

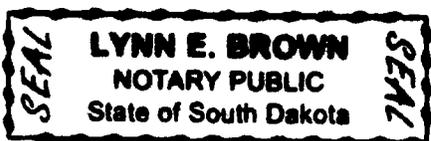
My Commission Expires: 11/20/12

ACKNOWLEDGEMENT

STATE OF South Dakota)
)ss.
COUNTY OF Pennington)

The foregoing instrument was acknowledged before me by ANTHONY CLEBERG, as MEMBER of HAYSTACK PROPERTIES, LLC this 24th day of February, 2012.

WITNESS my hand and official seal.



Lynn E. Brown
Notary Public

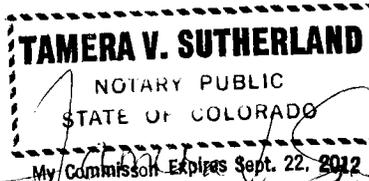
My Commission Expires: June 27, 2012

ACKNOWLEDGEMENT

STATE OF Colorado)
)ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me by DONALD B. BERLAND, as MEMBER of HAYSTACK PROPERTIES, LLC this 28th day of February, 2012.

WITNESS my hand and official seal.



Tamera V. Sutherland
Notary Public

My Commission Expires: 9/22/12

East 15th Street

Residential:
Casper PUD

Windsor Heights

Future connection to Forest Drive & Pratt
Boulevard. Forest Drive has a 30-foot paved
cross section.

Residential:
Casper R3

Rustic Pines
Existing Homes

Park Historic (PH)
Casper
Pratt Park

Existing
Apartments

Existing Gas
Line to Remain

East
18th St.

Existing
Apartments

South Missouri Street

Culvert
Over
Wetlands

Residential:
Casper PUD

Unplatted

Range Land:
Natrona County UA

1232.82'
TO THE INTERSECTION OF
EAST 18TH STREET & SOUTH
MISSOURI STREET.

5' Concrete
Attached Sidewalk

Existing 100-Year
Floodplain

Asphalt
Pathway

Existing
Wetlands

8' Asphalt
Pathway

PHASE 2
(PROJECT LIMITS)

PINYON PKY.

Sage Creek

PHASE 2
(PROJECT LIMITS)

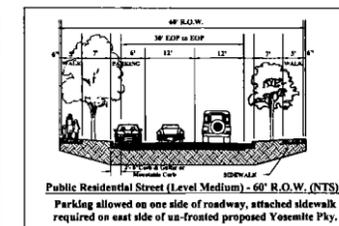
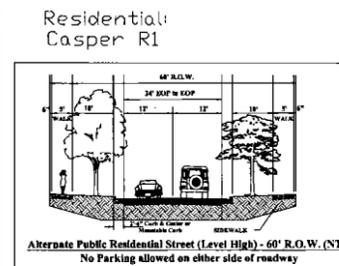
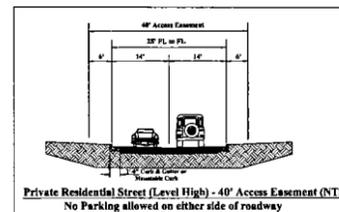
EAST 21ST STREET

PHASE 2
(PROJECT LIMITS)

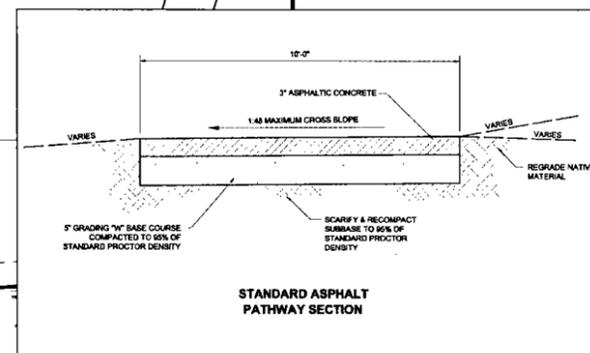
Access
Easement

Right-of-Way

Blade, Setback



Rustic Ridge
Existing Homes



LEGEND:

- BUILD A (3 TOTAL) : 2 STORY,
8-ONE BEDROOM UNITS EACH.
- BUILD B (2 TOTAL) : 3 STORY,
24-ONE BEDROOM UNITS EACH.
- BUILD BA (2 TOTAL) : 2 STORY,
8-TWO BEDROOM UNITS EACH.
- BUILD BB (3 TOTAL) : 2 STORY,
8-TWO BEDROOM UNITS EACH.
- BUILD BT (1 TOTAL) : 3 STORY,
20-TWO BEDROOM UNITS &
4-ONE BEDROOM UNITS EACH.
- BUILD C (3 TOTAL) : 2 STORY,
8-THREE BEDROOM UNITS EACH.
- COVERED GARAGE PARKING
(15 TOTAL)
7 PARKING SPACES
- 10' ASPHALT PATHWAY
- HANDICAP ACCESSIBILITY ROUTE
- TRASH RECEPTACLES

SITE DATA:
TOTAL LAND AREA: 12.0 ACRES
522,450 SF.

TOTAL APTS: 160 UNITS
TOTAL GROUND FLOOR
BUILDING AREA: 117,800 SF.
PERCENTAGE OF LAND
COVERED BY BUILDINGS: 22.5%

DENSITY 160 UNITS/ 12.0 AC.
= 13.33 DU/AC

PARKING DATA:
PROVIDED APARTMENTS: 160
GARAGE SPACES: 105
0.76 STALLS/ 1 UNIT
SURFACE STALLS: 220
1.25 STALLS/ 1 UNIT
OVERALL SPACES: 325
2.03 STALLS/ 1 UNIT
2.00 STALLS/ 1 UNIT REQUIRED

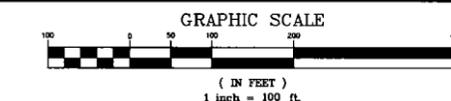
ON STREET PARKING SPACES 33
(PINYON PKY.)

SQUARE FOOTAGE OF
HARDSCAPE/PAVED AREA: 144,750 SF.
PERCENTAGE OF LAND
COVERED BY
HARDSCAPE/PAVING: 27.7%

LANDSCAPE DATA:
SQUARE FOOTAGE OF ALL
LANDSCAPED AREAS: 259,900 SF.
PERCENTAGE OF SITE
COVERED BY LANDSCAPING: 49.8%

KEY SITE DIMENSIONS:
INTERNAL ROAD WIDTH: 28'
TYPICAL BUILDING DISTANCE
FROM INTERNAL ROAD: 21'

OFF-SITE ASPHALT PATHWAY:
LINEAL FEET OF PATH: ±1,810'



CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY

7440 South Town Way, Suite 100A, Casper, WY 82411 • 307.293.8855 • 307.293.8850
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE PRESERVE AT GREENWAY PARK - PHASE II

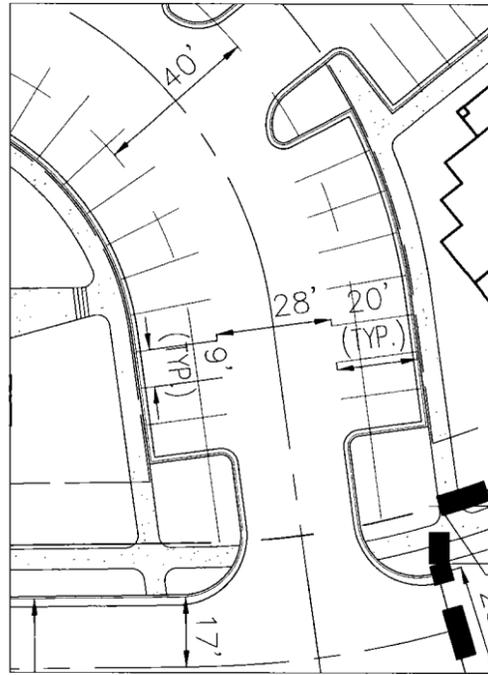
CASPER, WYOMING

SITE PLAN

PROJ. NO.: TTN
PROJ. ASSOC.: RJK
DRAWN BY: RJK
DATE: 11/20/11
SCALE: 1"=100'
SHEET
3 OF 7
BRCAW4 070944

PENDING APPROVAL - NOT FOR CONSTRUCTION

EXHIBIT
A 3 of 7



TYPICAL SITE DIMENSION DETAIL
SCALE: 1"=20'

South Missouri Street

Existing 100-Year Floodplain

Sage Creek

PHASE 2
(PROJECT LIMITS)

PINYON PKY.

PHASE 2
(PROJECT LIMITS)

PHASE 2
(PROJECT LIMITS)

PHASE 2 AREA =
11.95 ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:



HANDICAP ACCESSIBILITY ROUTE
TRASH RECEPTACLES

EXHIBIT

A 467

THE PRESERVE AT GREENWAY PARK - PHASE II
CASPER, WYOMING
DIMENSIONAL PLAN

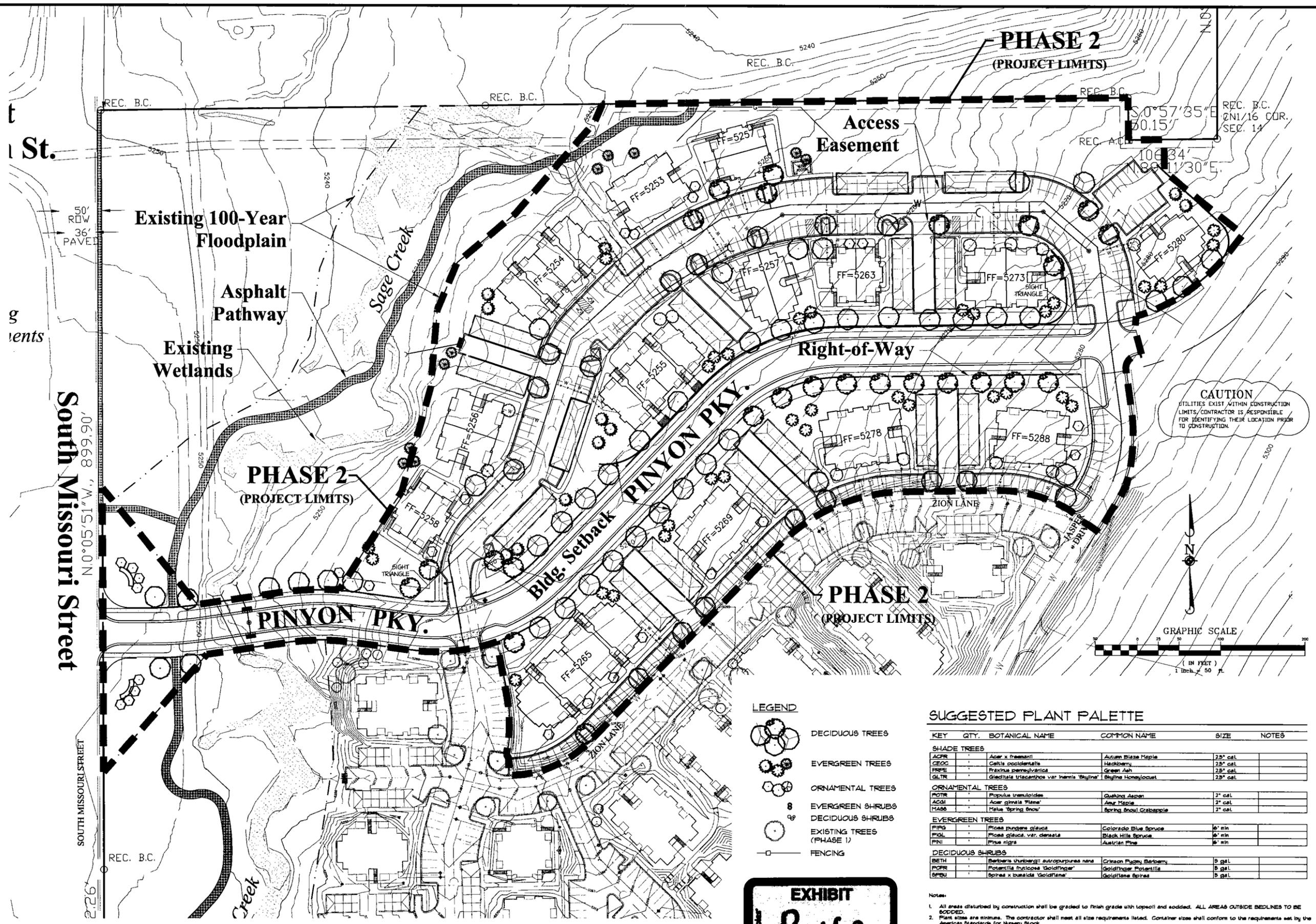
PROJ. NO.: 1111
PROJ. ASOC.: RK
DESIGN BY: RK
DATE: 11/07/11
SCALE: 1"=50'
SHEET
4 OF 7
BRCAW4 070944

CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY

1444 Park Tower Way, Suite 1000, Casper, WY 82401
Cell Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
01-10-12	REVISED PER CITY COMMENTS	JK

PENDING APPROVAL - NOT FOR CONSTRUCTION



South Missouri Street
N. 0° 05' 51" W., 899.90'

SOUTH MISSOURI STREET
2.26'

LANDSCAPE PLAN

SCALE: 1"=50'

LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- EXISTING TREES (PHASE I)
- FENCING

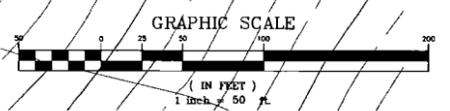
EXHIBIT
B 1 & 2

SUGGESTED PLANT PALETTE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii	Austrian Blaze Maple	25" cal.	
CEOC		Quercus occidentalis	Hickories	25" cal.	
FRPE		Fraxinus pennsylvanica	Green Ash	25" cal.	
GLTR		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	25" cal.	
ORNAMENTAL TREES					
POTR		Populus tremuloides	Quaking Aspen	2" cal.	
ACGI		Acer glabre 'Flame'	Amr Maple	2" cal.	
HA80		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	
EVERGREEN TREES					
PIBG		Picea pungens glauca	Colorado Blue Spruce	6" min	
PIGL		Picea glauca var. densata	Black Hills Spruce	6" min	
PN1		Pinus nigra	Austrian Pine	6" min	
DECIDUOUS SHRUBS					
BETH		Berberis thunbergii atropurpurea nana	Crimson Pigmy Barberry	5 gal.	
POPR		Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 gal.	
SPBU		Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	5 gal.	

- Notes:**
- All areas disturbed by construction shall be graded to finish grade with topsoil and sodded. ALL AREAS OUTSIDE BEDLINES TO BE SOODED.
 - Plant sizes are minimum. The contractor shall meet all size requirements listed. Container sizes shall conform to the requirements set by the American Standards for Nursery Stock.
 - All plant material shall conform to the latest edition of American Standard for Nursery Stock published by The American Association of Nurserymen.
 - The quantities in the Plant Schedule are provided to the Landscape Contractor as a convenience. It is the Landscape Contractor's responsibility to verify all quantities and availability of plants and materials shown on the plan and schedule prior to submitting a bid. If selected, the Landscape Contractor shall make provisions necessary to have the necessary material to complete the landscape installation by the established deadlines.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS/CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



DATE	
REVISION	

CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY
1000 West Lincoln Ave., Suite 1000, Casper, Wyoming 82401
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE PRESERVE AT GREENWAY PARK - PHASE II
CASPER, WYOMING
PRELIMINARY LANDSCAPE PLAN

PROJ. NO.: TTN
PROJ. ASSOC.: JRK
DRAWN BY: JRK
DATE: 12/19/11
SCALE: 1"=50'
SHEET
1 OF **2**
BRCAW4 070944

PENDING APPROVAL - NOT FOR CONSTRUCTION

SPECIFICATIONS

1. Field Verification

The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features

The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or posting as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible.

All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed.

The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques

All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseries, Inc." and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material

All plant material shall be subject to inspection and approval. The Landscape Architect/Owner's Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution

Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil

Planting soil shall be replaced in all disturbed areas at a minimum depth of eight inches. The planting soil shall be improved and amended by the contractor at the time of placement. The amended topsoil shall consist of 3 cy. yds. of organic matter per 1000 sq. ft. tilled to a depth of four inches or as determined by an independent soil analysis and approved by the landscape architect.

7. Mulch

All planting areas including shrub beds and individual trees shall be mulched with 3/4" to 1 1/2" river rock mulch to be approved by the Landscape Architect or Owner's Representative.

8. Pre-emergent Herbicide

All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be used free prior to herbicide application.

9. Sodding

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding

All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil

Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.

B. Seed Mixture and Application Rate

Kentucky Bluegrass (4 varieties)	60%
Perennial Ryegrass	20%
Redtop or Creeping Red Fescue	20%

Apply at the rate of 55 lbs. per 1000 sq. ft.

C. Fertilization

The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering

Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owner's Representative.

E. Establishment

Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

11. Preliminary Acceptance

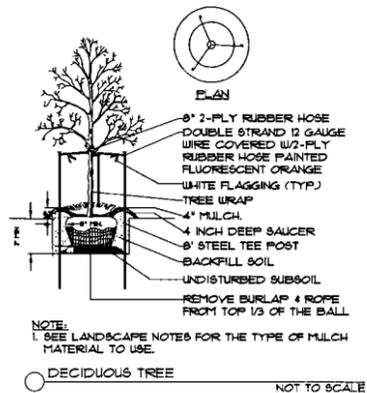
All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Final Acceptance

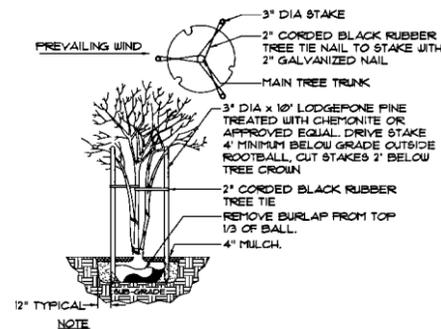
Final acceptance will be granted by the Landscape Architect/Owner's Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owner's Representative. All plant material (excluding annual flowers), shall be guaranteed for two year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owner's Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified quantities of the original plant materials and carry the same guarantee from the time of replacement.

13. Site Cleanup

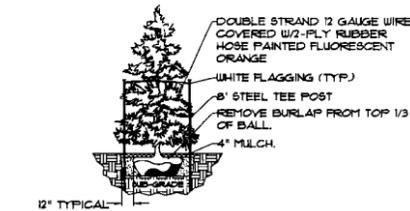
The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities at no additional expense to the owner and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect/Owner's Representative.



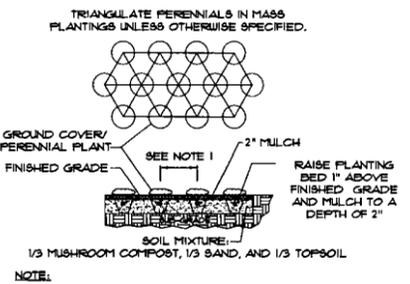
DECIDUOUS TREE NOT TO SCALE



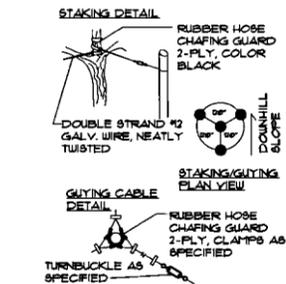
ORNAMENTAL TREE NOT TO SCALE



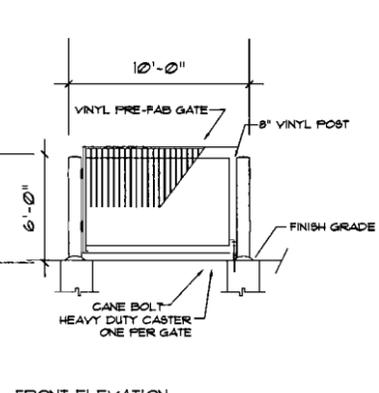
EVERGREEN TREE NOT TO SCALE



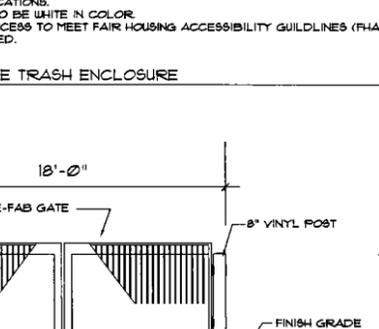
GROUNDCOVER AND PERENNIALS



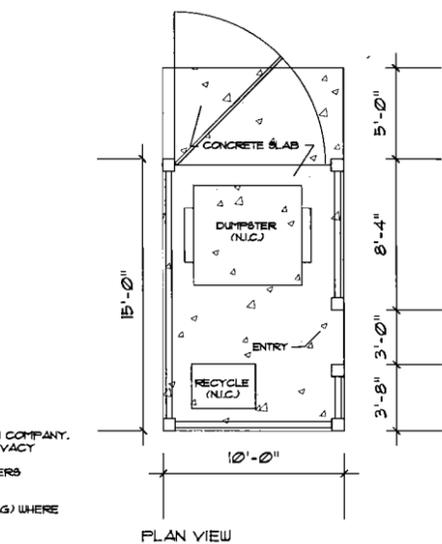
TREE STAKING AND GUYING NOT TO SCALE



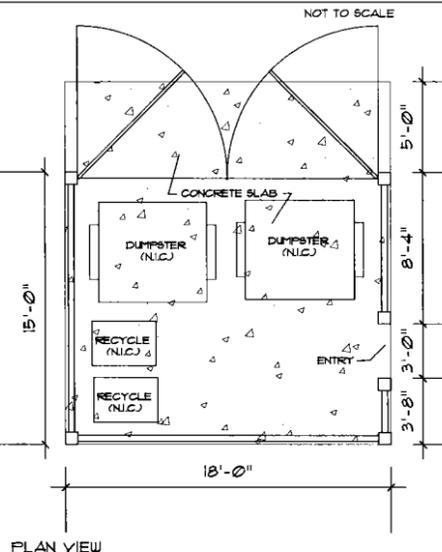
SINGLE TRASH ENCLOSURE



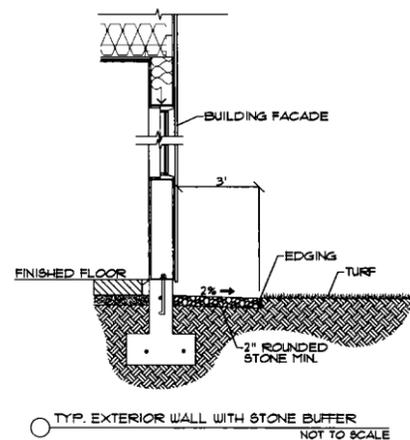
DOUBLE TRASH ENCLOSURE



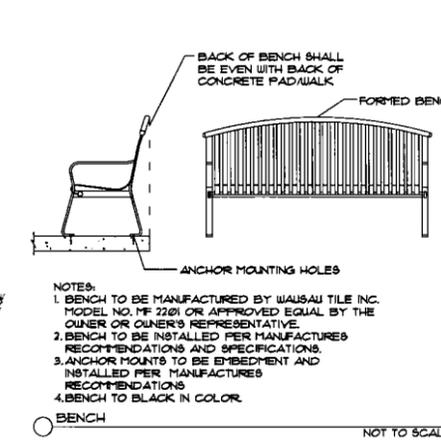
SINGLE TRASH ENCLOSURE NOT TO SCALE



DOUBLE TRASH ENCLOSURE NOT TO SCALE



TYP. EXTERIOR WALL WITH STONE BUFFER NOT TO SCALE



BENCH NOT TO SCALE

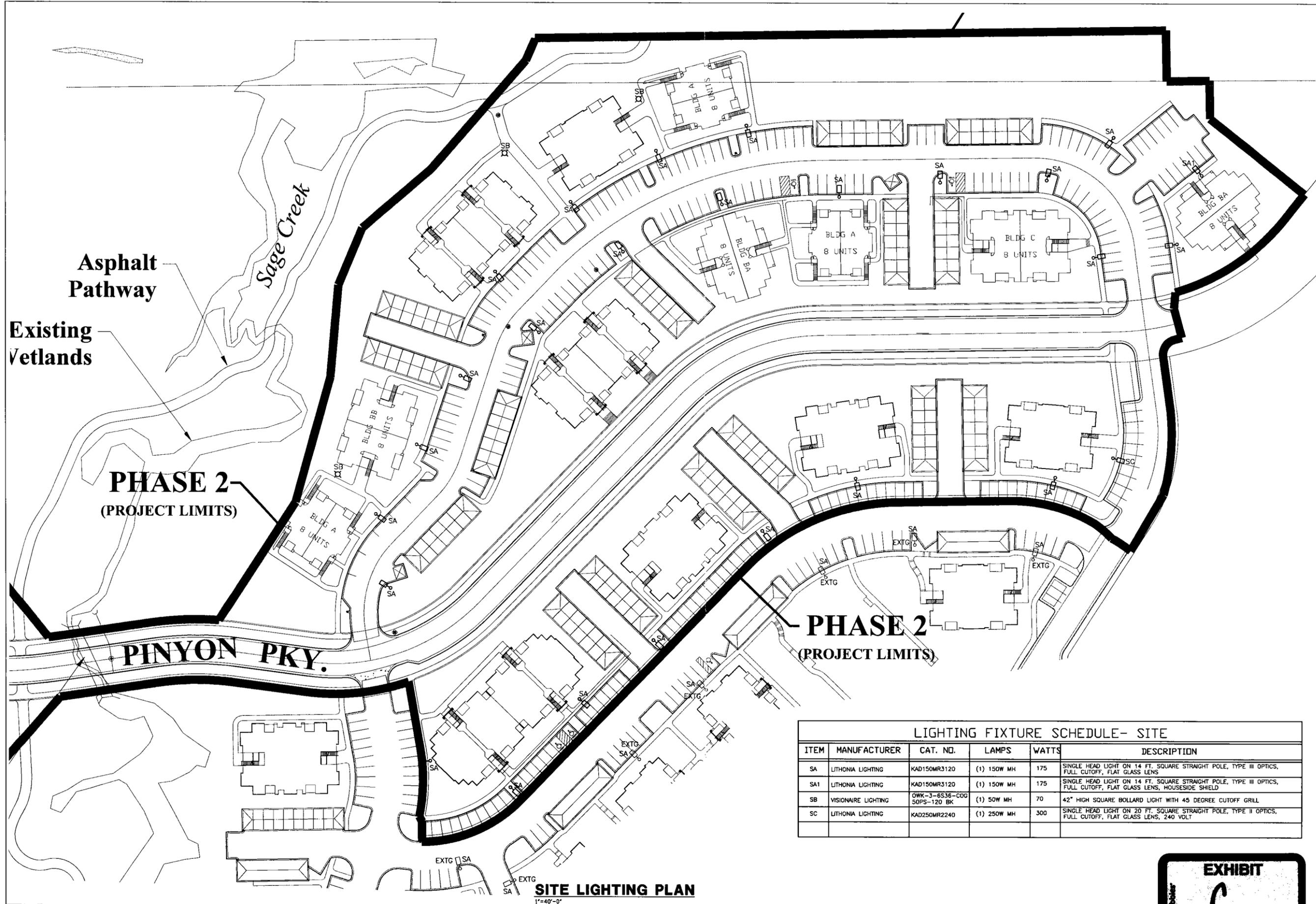
EXHIBIT
B 2 & 2

DATE	
REVISIONS	

CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY
7445 Rock Trees Way, Suite 100A, Greenwood, CO 80111 • 303.796.0500 • 303.796.0400
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE PRESERVE AT GREENWAY PARK - PHASE II
CASPER, WYOMING
LANDSCAPE DETAILS AND SPECIFICATIONS
PROJ. NO.: TTN
PROJ. ASSOC.: TTN
DRAWN BY: TTN
DATE: 12/19/11
SCALE: AS SHOWN
SHEET
2 OF 2
BRCAW4 070944

PENDING APPROVAL - NOT FOR CONSTRUCTION



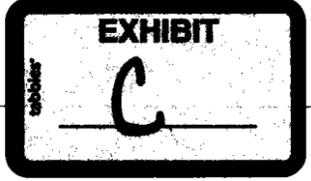
PHASE 2
(PROJECT LIMITS)

PHASE 2
(PROJECT LIMITS)

PINYON PKY.

LIGHTING FIXTURE SCHEDULE- SITE					
ITEM	MANUFACTURER	CAT. NO.	LAMPS	WATTS	DESCRIPTION
SA	LITHONIA LIGHTING	KAD150MR3120	(1) 150W MH	175	SINGLE HEAD LIGHT ON 14 FT. SQUARE STRAIGHT POLE, TYPE III OPTICS, FULL CUTOFF, FLAT GLASS LENS
SA1	LITHONIA LIGHTING	KAD150MR3120	(1) 150W MH	175	SINGLE HEAD LIGHT ON 14 FT. SQUARE STRAIGHT POLE, TYPE III OPTICS, FULL CUTOFF, FLAT GLASS LENS, HOUSESIDE SHIELD
SB	VISIONAIRE LIGHTING	QWK-3-6536-COG SOPS-120 BK	(1) 50W MH	70	42" HIGH SQUARE BOLLARD LIGHT WITH 45 DEGREE CUTOFF GRILL
SC	LITHONIA LIGHTING	KAD250MR2240	(1) 250W MH	300	SINGLE HEAD LIGHT ON 20 FT. SQUARE STRAIGHT POLE, TYPE II OPTICS, FULL CUTOFF, FLAT GLASS LENS, 240 VOLT

SITE LIGHTING PLAN
1"=40'-0"



ELECTRICAL ENGINEERING
RG ENGINEERING CONSULTANTS, INC.
 720 So. Colorado Blvd., Suite 740-N
 Denver, Colorado 80246
 (303) 355-5534 Fax (303) 355-5509

THE PRESERVE AT GREENWAY PARK - PH II
 SOUTH MISSOURI STREET AND EAST 21ST STREET
 CASPER, WYOMING
 PRESERVE CASPER LLC
 13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

REVISION	
AutoCAD FILE	
AutoCAD	
PROJECT NO.	
CHECKED	
DRAWING DATE	01/04/12
TITLE	SITE LIGHTING PLAN
SHEET NO.	E-1



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



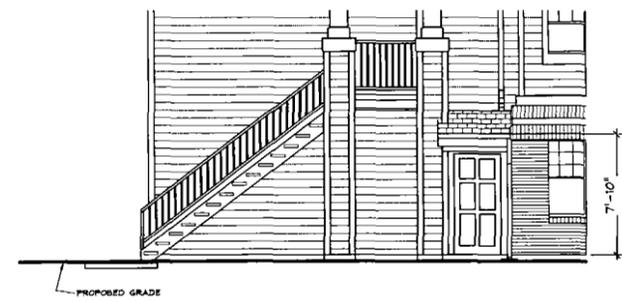
SIDE ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

1- SIDING	TEXTURED HARDBOARD LAP, 6" MAX. EXPOSURE/PAIN.
2- BRICK	RUNNING BOND W/ROCKLOCK/COURSES/ROCKLOCK BAND.
3- TRIM	2X OR 3" X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHIT. A6.3 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7.8 SHEET A6.5 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- WOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE MASONITE VENEER WITH 1X2 BANDS. SEE DETAIL 1.4.5 SHEET A6.6.
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-0" O.C. SEE DETAIL 2 SHEET A6.4
6- FASCIA	5 1/2" HARDBOARD/PAINT. SEE SHEET A6.6.
7- ROOFING	HEAVYWEIGHT FIBERGLASS CLASS A SHINGLES. PROVIDE 12"X12" ROOF VENTS AT ALL LOCATIONS SHOWN ON ROOF PLANS-SEE SHEET A6.4 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL SAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A6.1 FOR SCHEDULES.



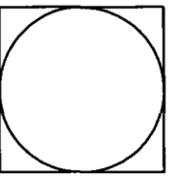
PARTIAL ELEVATION AT EQUIPMENT SCREEN
SCALE: 1/8" = 1'-0"
SEE SITE PLAN FOR LOCATIONS



PARTIAL ELEVATION AT SPRINKLER RISER ROOM
SCALE: 1/8" = 1'-0"
SEE SITE PLAN FOR LOCATIONS

EXHIBIT
D 1088

BUILDING TYPE A



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SMOOK DESIGN GROUP
ARCHITECTURE

6154 HORNED OWL WAY
PARKER, COLORADO 80134
303 770 5510 303 770 1592 FAX

EXTERIOR ELEVATIONS

THE PRESERVE AT GREENWAY PARK
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project BE0910
Date 04/29/09
Drawn EJS
Checked EJS, KTE
Revised
06/16/09

sheet 56 of 220
A4.1-A



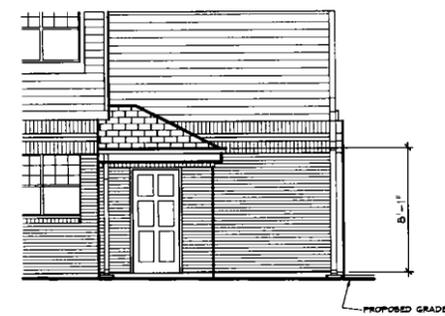
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

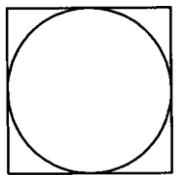
1- SIDING	TEXTURED HARDBOARD LAP, 6" MAX. EXPOSURE/PANT.
2- BRICK	RUNNING BOND W/ROUNDLOCK'S COURSES/ROUNDLOCK BAND.
3- TRIM	2X OR 1X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHIT. A6.3 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7, 8 SHEET A6.5 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- WOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE PASTONITE VENEER WITH 1X6 BANDS. SEE DETAIL 1, 4.9 SHEET A6.4.
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-7 1/2" C. SEE DETAIL 2 SHEET A6.6
6- FASCIA	5/2" HARDBOARD/PAINT. SEE SHEET A6.5.
7- ROOFING	HEAVYWEIGHT FIBERGLASS CLASS A SHINGLES. PROVIDE 12X12 ROOF VENTS PER CODE. SEE SHEET A6.4 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL EAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A6.1 FOR SCHEDULES.



PARTIAL ELEVATION AT SPRINKLER RISER ROOM/DOMESTIC WATER SERVICE ROOM
SCALE: 3/16" = 1'-0"
SEE SITE PLAN FOR LOCATIONS

EXHIBIT
D 268

BUILDING TYPE AT



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SMOOK DESIGN GROUP
ARCHITECTURE

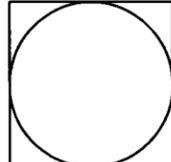
5154 HORNED OWL WAY
PARKER, COLORADO 80134
303 770 5510 303 770 1592 FAX

EXTERIOR ELEVATIONS

**THE PRESERVE AT GREENWAY PARK
PHASE II**
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project	BE0910
Date	01/05/11
Drawn	EJS
Checked	EJS, KTE
Revised	

sheet
A4.1-AT



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SMOOK DESIGN GROUP ARCHITECTURE

5154 HORNED OWL WAY
PARKER, COLORADO 80134
303 770 5510 303 770 1592 FAX

EXTERIOR ELEVATIONS

THE PRESERVE AT GREENWAY PARK
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project BE0910
Date 04/29/09
Drawn EJS
Checked EJS, KTE
Revised
06/16/09

sheet 75 of 220
A4.1-BA



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

1- SHINGLE ROOF	TEXTURED HARDIBOARD LAP, 6" MAX. EXPOSURE/PAIN.
2- BRICK	RUNNING BOND W/ROCKLOCK'S COURSES/ROCKLOCK BAND.
3- TRIM	2X OR 1X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHT. A6.5 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7, 8, SHEET A6.9 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- WOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE MASONITE VENEER WITH 1X6 BANDS. SEE DETAIL 1, 4, 5 SHEET A6.6.
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-7 1/2" C. SEE DETAIL 2 SHEET A6.6
6- FASCIA	6 1/2" HARDIBOARD/PAIN. SEE SHEET A6.5.
7- ROOFING	HEAVYWEIGHT FIBERGLASS CLASS A SHINGLES. PROVIDE 12X12 ROOF VENTS PER CODE. SEE SHEET A6.4 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL EAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A6.1 FOR SCHEDULES.



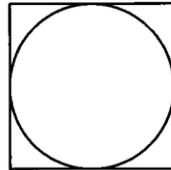
PARTIAL ELEVATION AT SPRINKLER RISER ROOM/DOMESTIC WATER SERVICE ROOM
SCALE: 1/8" = 1'-0"
SEE SITE PLAN FOR LOCATIONS



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXHIBIT
D3&8

BUILDING TYPE BA



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1514 HORNED OWL WAY
PARKER, COLORADO 80134
303 770 5510 303 770 1592 FAX



THE PRESERVE AT GREENWAY PARK
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project BE0910
Date 04/29/09
Drawn EJS
Checked EJS, KTE
Revised
06/16/09

sheet
83 of 220
A4.1-BB

TYPICAL EXTERIOR MATERIALS:

1- SIDING	TEXTURED HARDBOARD LAP, 6" MAX. EXPOSURE/PANT.
2- BRICK	RUNNING BOND H/4X8X8 COURSES/H/4X8X8 BAND.
3- TRIM	2X OR 1X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHT. A4.5 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7, 8 SHEET A4.5 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- WOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE MASONITE VENEER WITH 1X8 BANDS. SEE DETAIL 1, 4, 5 SHEET A4.6.
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-7 1/2" C. SEE DETAIL 2 SHEET A4.6.
6- FASCIA	5 1/2" HARDBOARD/PANT. SEE SHEET A4.5.
7- ROOFING	HEAVYWEIGHT FIBERGLASS CLASS A SHINGLES. PROVIDE 12X12 ROOF VENTS PER EDGE. SEE SHEET A4.6 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL EAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A4.1 FOR SCHEDULES.



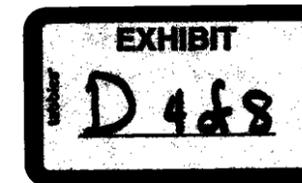
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PARTIAL ELEVATION AT SPRINKLER RISER ROOM / DOMESTIC WATER SERVICE
SCALE: 1/8" = 1'-0"
SEE SITE PLAN FOR LOCATIONS



BUILDING TYPE BB

TYPICAL EXTERIOR MATERIALS:

1- SIDING	TEXTURED HARDIBOARD LAP, 6" MAX. EXPOSURE/PAIN.
2- BRICK	RUNNING BOND W/ROWLOCK'S COURSES/ROWLOCK BAND.
3- TRIM	2X OR 1X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHT. A6.3 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7, 8 SHEET A6.3 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- HOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE MARBONITE VENEER WITH 1/8" BANDS. SEE DETAIL 1, 4, 5 SHEET A6.4.
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-7 1/8" C. SEE DETAIL 2 SHEET A6.4.
6- FASCIA	5/8" 1/2" HARDIBOARD/PAINT. SEE SHEET A6.5.
7- ROOFING	HEAVYWEIGHT FIBERGLASS CLASS A SHINGLES. PROVIDE 12X12 ROOF VENTS PER CODE. SEE SHEET A6.4 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL EAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A6.1 FOR SCHEDULES.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



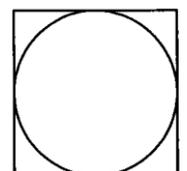
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL ELEVATION AT SPRINKLER RISER ROOM/DOMESTIC WATER SERVICE ROOM
SCALE: 1/8" = 1'-0"
SEE SITE PLAN FOR LOCATIONS

EXHIBIT
D 5 of 8

BUILDING TYPE BT



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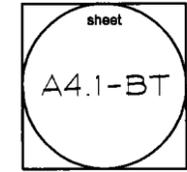


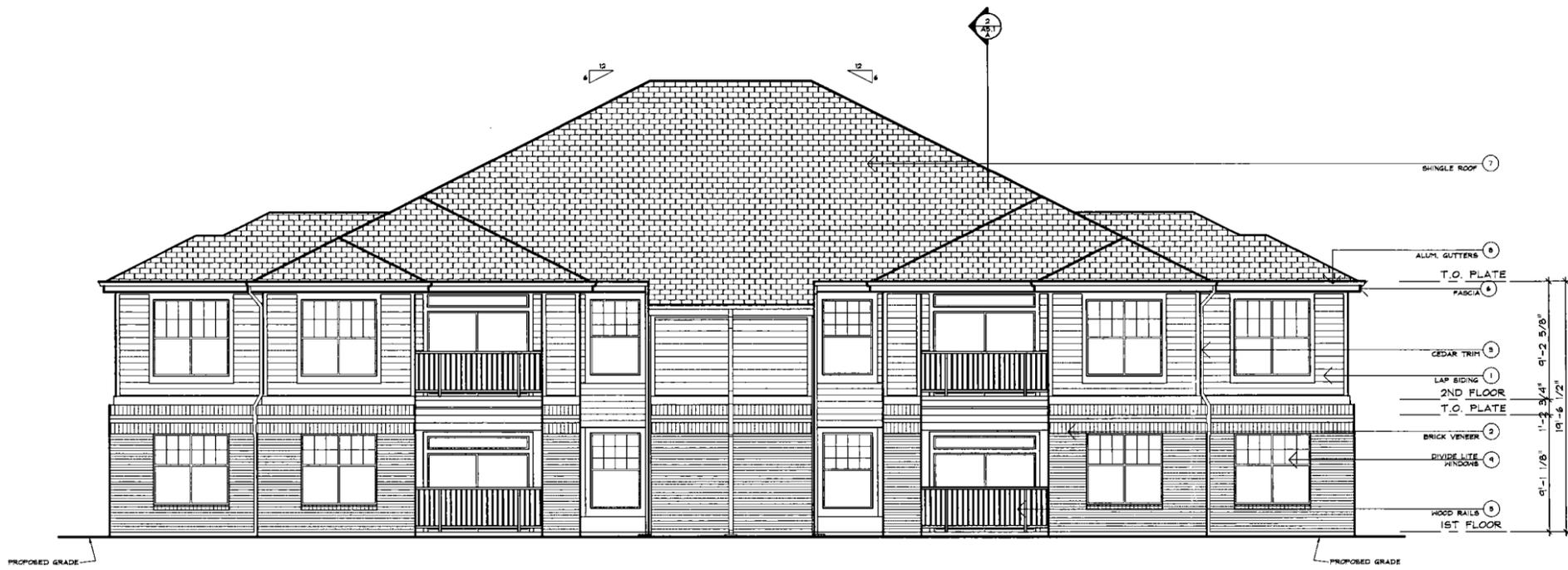
5154 HORNED OWL WAY
PARKER, COLORADO 80134
303 770 5510 303 770 1992 FAX



**THE PRESERVE AT GREENWAY PARK
PHASE II**
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project	BE0910
Date	01/05/11
Drawn	EJS
Checked	EJS, KTE
Revised	



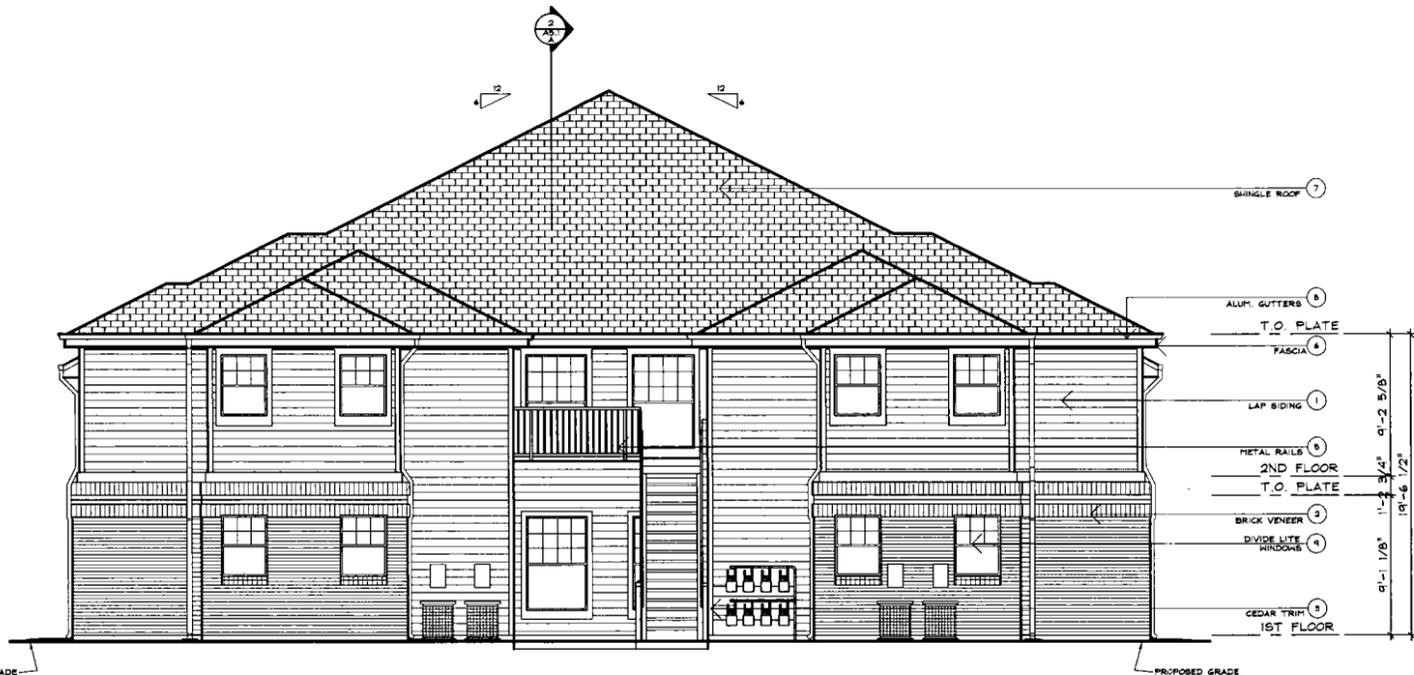


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

1- SIDING	TEXTURED HARDBOARD LAP, 6' MAX. EXPOSURE/PANT.
2- BRICK	RUNNING BOND W/ROWLOCK'S COURSES/ROWLOCK BAND.
3- TRIM	2X OR 1X CEDAR AS SHOWN AND DETAILED ON ELEVATIONS AND TYPICAL PROJECT DETAILS. SEE SHT. A6.3 FOR TRIM AT WINDOWS AND DOORS. SEE DETAILS 7,8 SHEET A6.3 FOR CORNER BOARD DETAILS. ALL TRIM SHALL BE PAINTED.
4- WOOD COLUMNS	ALL WOOD COLUMNS AT PORCHES SHALL BE MASONITE VENEER WITH 1X8 BANDS. SEE DETAIL 1,4,5 SHEET A6.4
5- PORCH RAILS	2" SQUARE STEEL TUBE TOP & BOTTOM WITH 1" SQUARE STEEL BALUSTERS @ 4'-7 1/2" C. SEE DETAIL 2 SHEET A6.6
6- FASCIA	5/8" HARDBOARD/PAINT. SEE SHEET A6.5.
7- ROOFING	HEAVYWEIGHT FIBERGLASS GLASS A SHINGLES PROVIDE 12X2 ROOF VENTS PER CODE. SEE SHEET A6.4 FOR DETAIL.
8- GUTTER & DOWNSPOUT	PROVIDE COMPLETE ALUM. GUTTER AND DOWNSPOUT SYSTEM AT ALL SAVE LOCATIONS. ALL GUTTERS AND DOWNSPOUTS SHALL BE PAINTED.
9- WINDOWS AND DOORS	SEE BUILDING ELEVATIONS AND SHEET A6.1 FOR SCHEDULES.



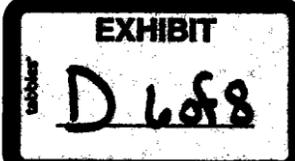
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

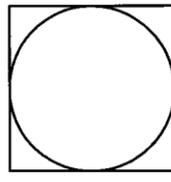


PARTIAL ELEVATION AT SPRINKLER RISER ROOM/DOMESTIC WATER SERVICE ROOM

SCALE: 3/16" = 1'-0"
SEE SITE PLAN FOR LOCATIONS



BUILDING TYPE C



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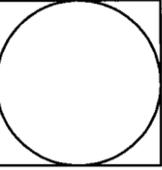
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303 770 5510 303 770 1592 FAX



THE PRESERVE AT GREENWAY PARK
SOUTH MISSOURI STREET AND EAST 21ST STREET
CASPER, WYOMING
PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

Project BE0910
Date 04/29/09
Drawn EJS
Checked EJS, KTE
Revised

sheet
103 of 220
A4.1-C



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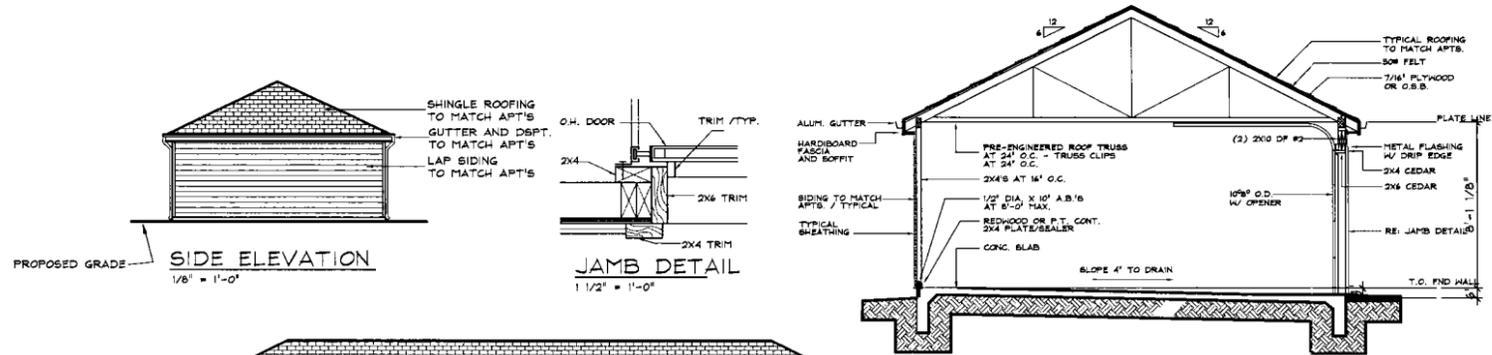
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PARKER, COLORADO 80134
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CARPENT
PLANS,
ELEVATIONS
AND
SECTIONS

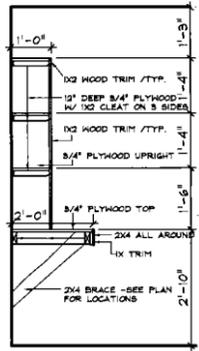
THE PRESERVE AT GREENWAY PARK
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PRESERVE CASPER LLC
13394 E. CONTROL TOWER ROAD, ENGLEWOOD, CO 80112

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Date 04/29/09
Draw EJS
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Revised

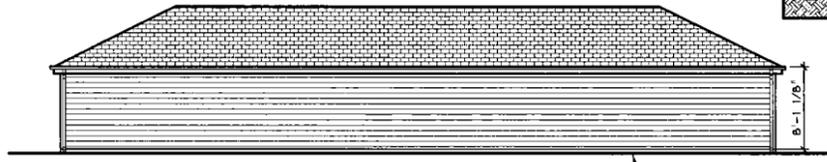
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132 of 220
A6.10



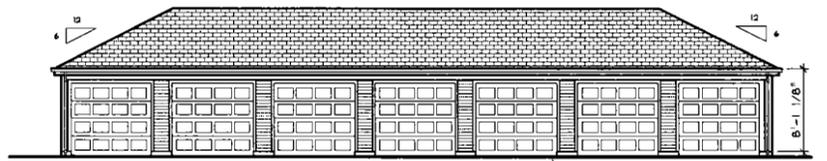
SECTION 1
1/4" = 1'-0"



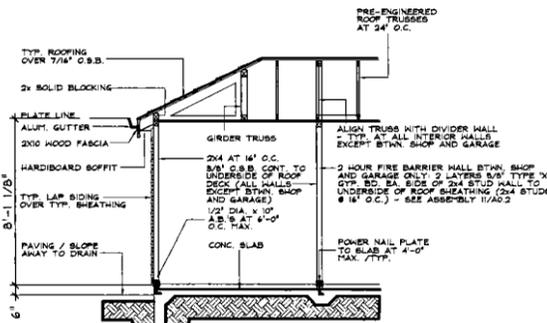
WORKBENCH SECTION
3
6.10 1/2" = 1'-0"



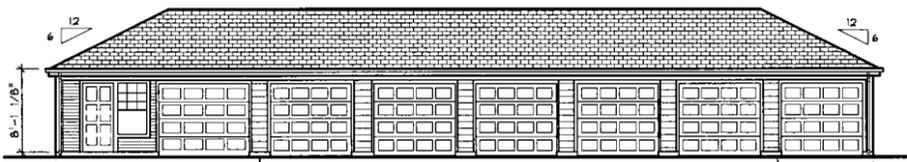
REAR ELEVATION
1/8" = 1'-0"



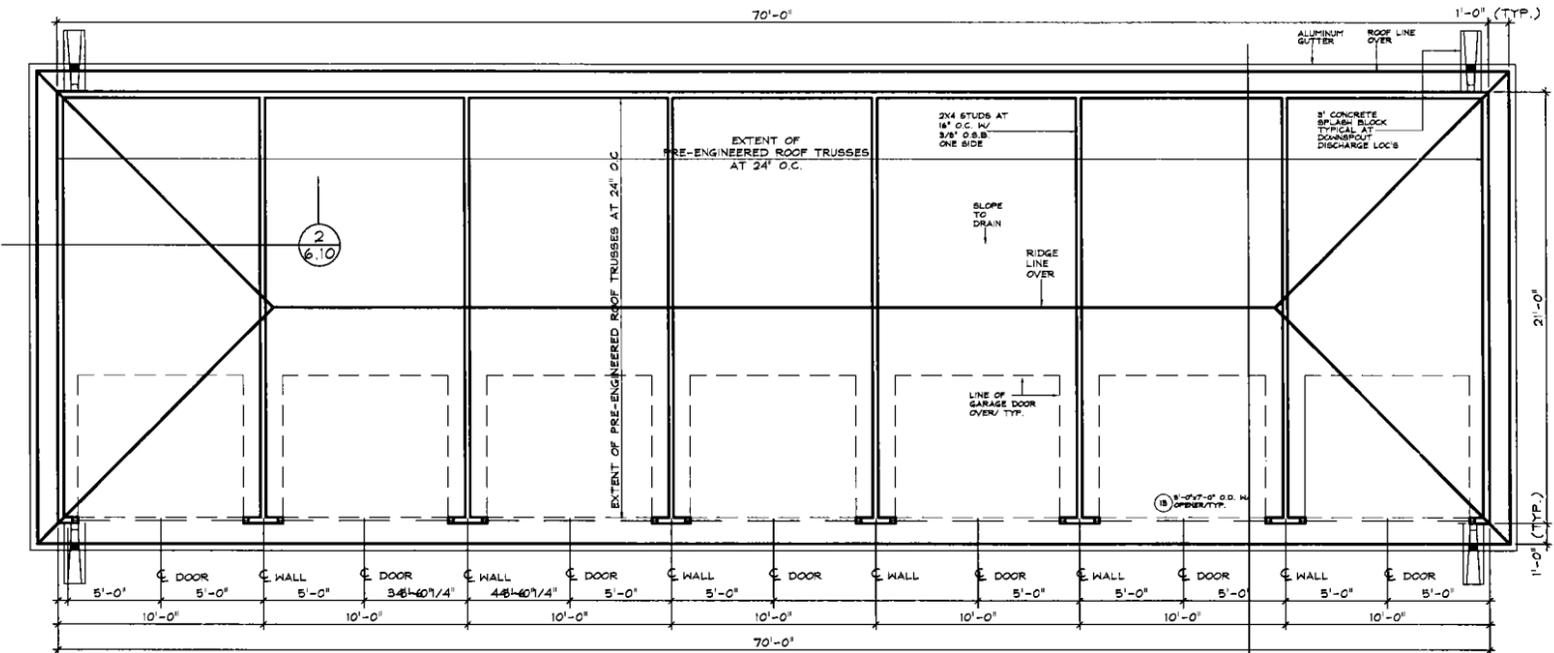
FRONT ELEVATION
1/8" = 1'-0"



SECTION 2
1/4" = 1'-0"

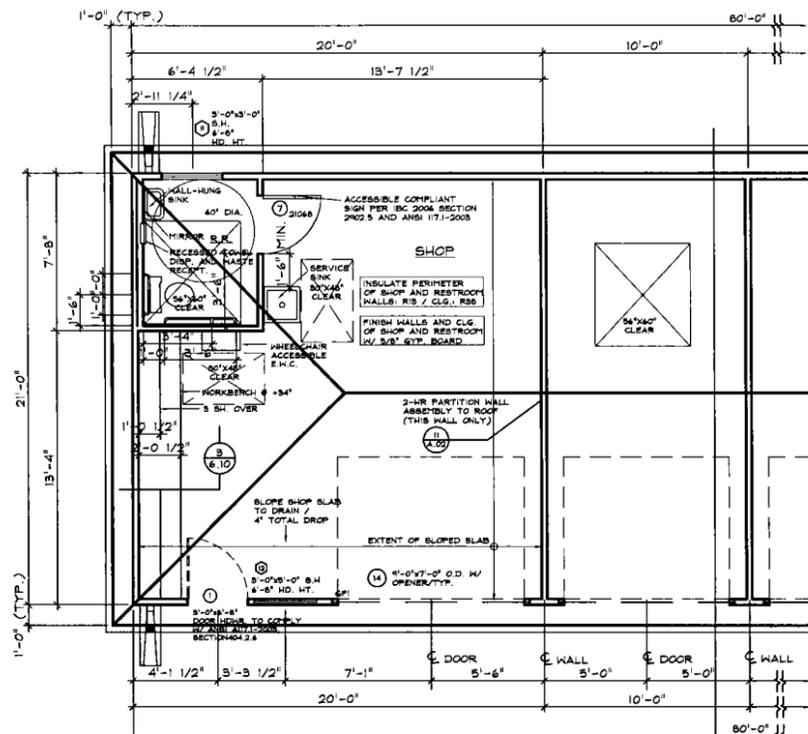


FRONT ELEVATION
1/8" = 1'-0"
REAR AND SIDE ELEVATIONS SIMILAR TO TENANT GARAGE



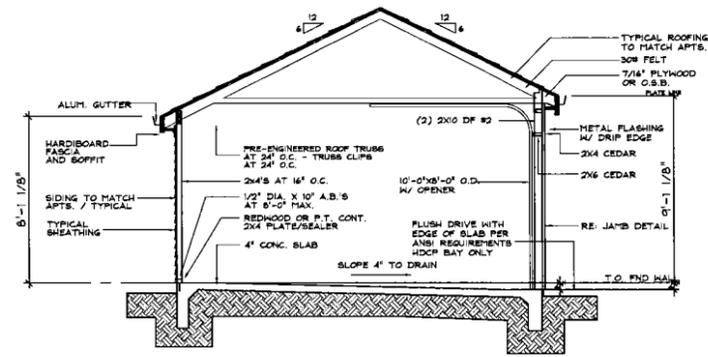
DETAIL FLOOR PLAN
1/4" = 1'-0"
SEE SITE PLAN FOR LOCATIONS

DETACHED 7-CAR TENANT GARAGE

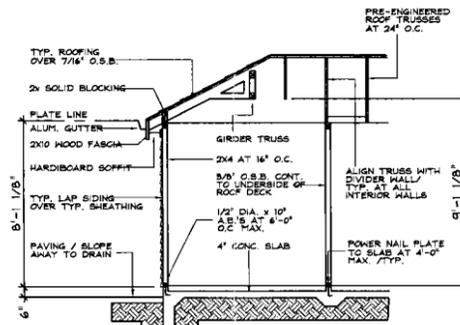


DETAIL FLOOR PLAN
1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION

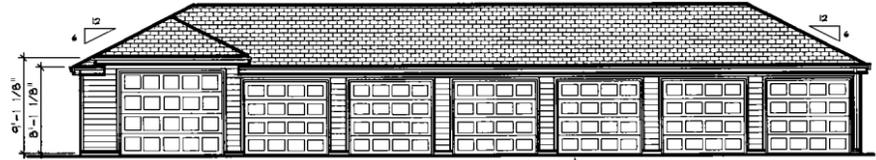
MAINTENANCE SHOP



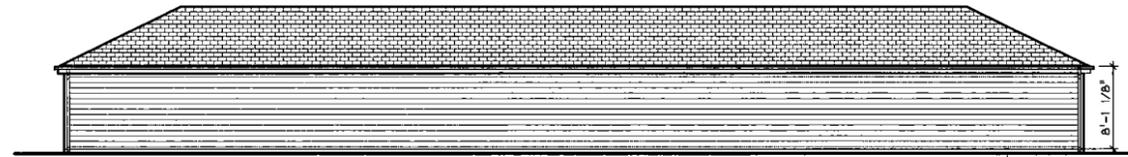
SECTION 1
A6.11 1/4" = 1'-0"



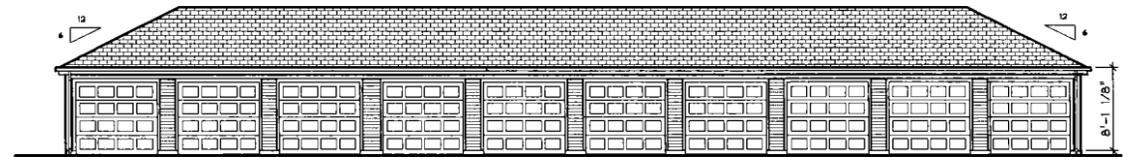
SECTION 2
A6.11 1/4" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



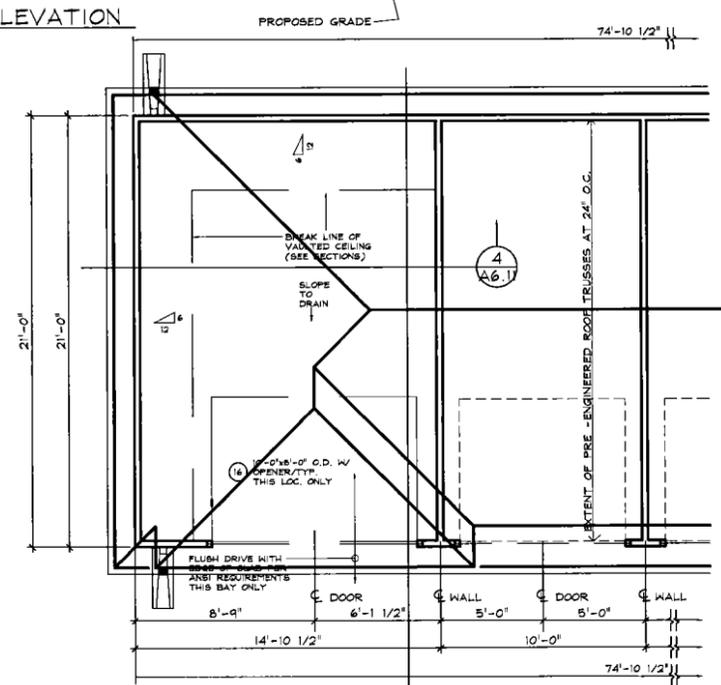
REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

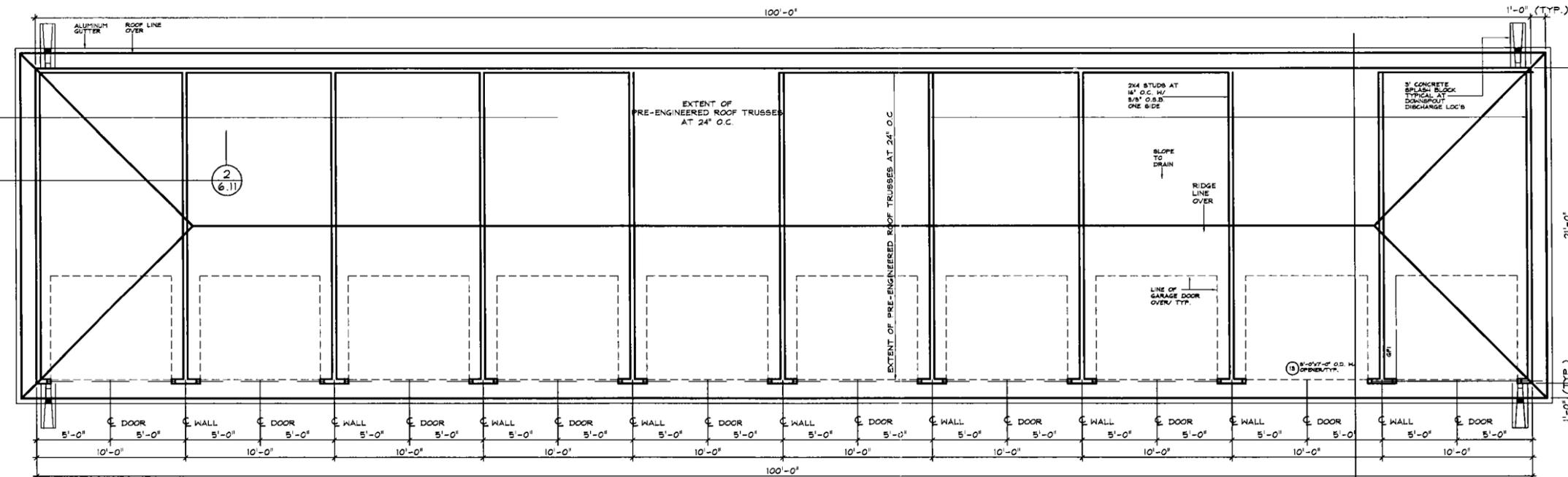


SIDE ELEVATION
1/8" = 1'-0"



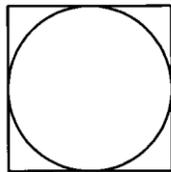
DETAIL FLOOR PLAN
1/4" = 1'-0"

HANDICAP ACCESSIBLE GARAGE BAY



FLOOR PLAN
1/4" = 1'-0"

DETACHED 10-CAR TENANT GARAGE



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SMOOK DESIGN GROUP
ARCHITECTURE

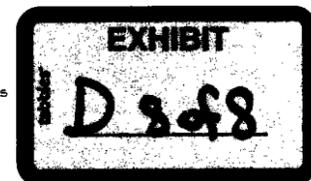
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CARPENT PLANS,
ELEVATIONS
AND
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Supporting documents for this file are being maintained in the Community Development Department.