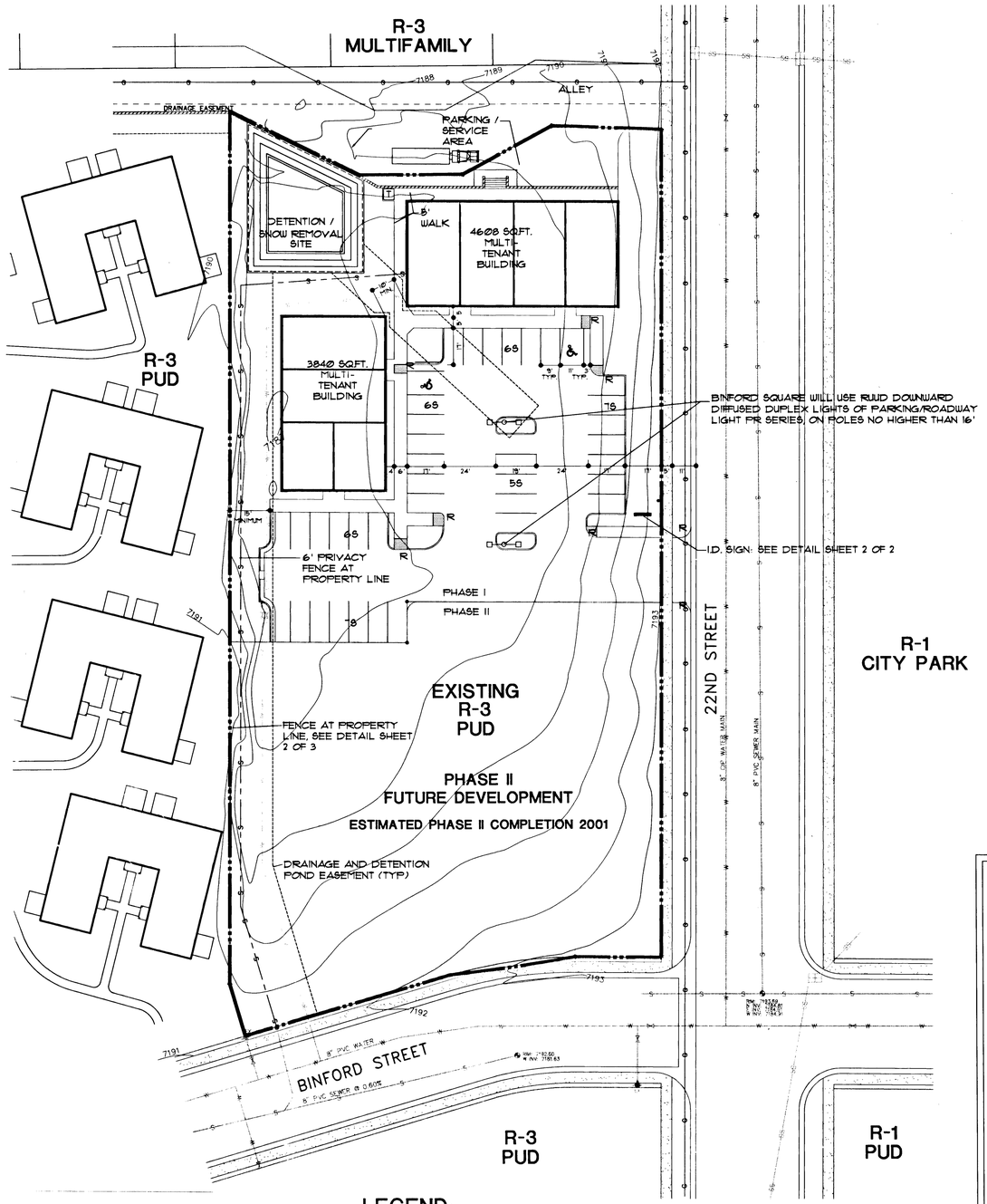


GENERAL NOTES

1. See on Phase I site Plan of Binford Square Lot 10 Block 5, Fairfield Addition for exact geometrics of all improvements.
2. Minor alterations to this Final Development Plan shall be in accordance with Laramie Municipal Code 17.38.030.
3. Location and number of secondary building entries may vary with completion of construction.
4. The trash enclosures shall feature the same siding materials as the buildings. The swinging gates may be made of wood.
5. Uses for this Binford Square PUD, Block 5, Lot 10, Phase I, are those contained in the BIR ordinance of the Laramie Municipal Code (17.24)
6. Location of site amenities and landscape elements is approximate.
7. Individual building signs shall be located on building fronts not more than 12 sq. ft. per each use.

COMMON AREA MAINTENANCE COMMITMENT

The owner, successors and assigns, hereinafter called OWNER hereby agree to maintain all common areas and amenities indicated on the Final Site Plan for Block 5, Lot 10, Phase I of Binford Square Planned Unit Development. Final Development Plan consists of the following recorded documents:

1) Binford Square, Final Site Plan, Block 5, Lot 10, Phase I
2) Binford Square, Final Landscape Plan, Block 5, Lot 10, Phase I
3) Phase I Site Plan of Binford Square Lot 10, Block 5, Fairfield Addition
4) Final Plat of Fairfield Addition, Lots 9 and 10, Block 5, and Lots 2 and 3 Block 6

The OWNER is responsible for liability insurance, taxes and maintenance of all common areas and amenities. The City of Laramie is hereby granted the power to levy assessments which can become a lien on all property described on the Final Development Plan for the purpose of paying the cost of operating and maintaining common areas and amenities. [redacted]

Maintenance of common areas and amenities shall be based upon the following standards:

Landscaping- The living components must be maintained through proper watering, fertilizing, pruning, and weed control, and removal and replacement of dead and dying plant material. The non-living components must no be allowed to deteriorate or become dislodged. [redacted]

Lighting- shall be maintained in accordance with the footcandles as shown at grade based on the RUUD Lighting plan as shown on page 1 of 3 of the Final Development Plan. For purposes of enforcement, footcandles shown at grade shall reflect a 16' light pole height.

Roadways, Parking Area, Signage, Sidewalks, and Curb- shall be maintained in compliance with standards and specifications indicated on the Final Development Plan and all related building permits approved for this site.

Failure of the OWNER to maintain common areas and amenities to the identified standards shall be ordered to conduct such maintenance by the City Manager. [redacted] Any order issued by the City Manager shall be in writing and shall designate the deadline for compliance, location and manner of maintenance required. [redacted] In the event the OWNER fails to proceed in compliance with the City Manager's order, the City Manager shall proceed without delay to cause the maintenance to be performed, the cost thereof out of available funds of the city authorized by law, and shall immediately assess and levy the cost thereof against the OWNER, certify the same to the county treasurer, where it shall be collected in the manner provided for the collection of city taxes, and shall, upon becoming delinquent, be subjected to the same interest penalty and liens as other delinquent city, county, or state taxes. [redacted]

LAND USE BREAKDOWN

AREA	GROSS	54,351 sq.ft.	1.25 AC
	NET	41,161 sq.ft.	.95 AC
COVERAGE	STREET R.O.W.	13,190 sq.ft.	24.3%
	BUILDINGS	8450 sq.ft.	15.5%
	PARKING & DRIVES	15,306 sq.ft.	28.2%
	OPEN SPACE	17,405 sq.ft.	32%
•FLOOR AREA	MIXED USE	8450 sq.ft.	
MINIMUM PARKING PROVIDED	STANDARD (9x19)	37 spaces	
	HANDICAPPED	2 spaces	
	TOTAL VEHICLES	39 spaces	
MAXIMUM BUILDING HEIGHT		36 ft.	

SIGNATURE BLOCKS

APPROVED

LARAMIE PLANNING COMMISSION

Doug Bryant — 9/23/98
CHAIRMAN — DATE

CITY OF LARAMIE

David F. Williams — 9/23/98
VICE-MAYOR — DATE

ATTEST Sue Morris Jones — 9/23/98
CITY CLERK — DATE

ACKNOWLEDGMENTS

STATE OF WYOMING)
SS
COUNTY OF ALBANY)

The foregoing instrument was subscribed before me by T.O.G. development corporation by Kerry Greaser as president and Paul Greaser as secretary-treasurer on this 17th day of September a.d. 1998.

WITNESS MY HAND AND SEAL

Michelle L. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES August 10, 1999

OWNERS

Owners, successors and assigns agree to be bound by all representations made on or pursuant to this document.

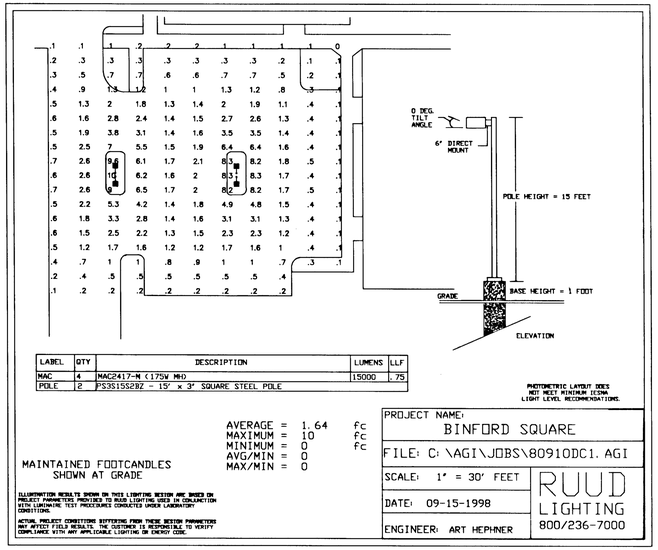
T.O.G. DEVELOPMENT

Kerry J. Greaser
KERRY GREASER, PRESIDENT

W. Paul Greaser
PAUL GREASER, SECRETARY-TREASURER

CITY OF LARAMIE

David F. Williams
~~TRUDY MCCRACKEN~~ MAYOR
David F. Williams, Vice



LABEL	QTY	DESCRIPTION	LUMENS	LLF
MAC	4	MAC2417-M C175W MHD	15000	.75
POLE	2	PS351552BZ - 15' x 3" SQUARE STEEL POLE		

PHOTOMETRIC LAYOUT DOES NOT MEET MINIMUM IESNA LIGHT LEVEL RECOMMENDATIONS.

AVERAGE = 1.64 fc
MAXIMUM = 10 fc
MINIMUM = 0 fc
AVG/MIN = 0
MAX/MIN = 0

MAINTAINED FOOTCANDLES SHOWN AT GRADE

ILLUMINATION RESULTS SHOWN ON THIS LIGHTING DESIGN ARE BASED ON PROJECT PARAMETERS PROVIDED TO RUUD LIGHTING USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS.

ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE DESIGN PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE TO VERIFY COMPLIANCE WITH ANY APPLICABLE LIGHTING OR ENERGY CODE.

PROJECT NAME:	BINFORD SQUARE
FILE:	C:\AGI\JOBS\80910DC1.AGI
SCALE:	1" = 30' FEET
DATE:	09-15-1998
ENGINEER:	ART HEPHNER

RUUD LIGHTING 800/236-7000

LEGEND:

S	STANDARD PARKING SPACE
&	HANDICAPPED PARKING SPACE
T	TRASH ENCLOSURE
B	BIKE RACK
E	ELECTRIC TRANSFORMER
I.D.	IDENTITY SIGN•
R	HANDICAPPED ACCESS RAMP

FIRST AMERICAN TITLE INSURANCE COMPANY

FILE DATE: 09/23/1998 FILE TIME: 05:00 PAGE #: 0001 OF 0003
ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 1998 6696 **

Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(970) 226-4074

BINFORD SQUARE

FINAL SITE PLAN
BLOCK 5, LOT 10, PHASE I

ACAD FILE: 26@156
PROJECT NO. 26@5
SCALE: 1"=30'

DATE OF PREPARATION: 7-21-98

REVISIONS:

DATE	DESCRIPTION	BY
8/25/98	COMMENTS	AJ
9/14/98	COMMENTS	AJ

NORTH

0 30 60 120

SHEET NO. 1 OF 3