SUBDIVISION SETUP FORM

Subdivision Proper Name  NORTH RANGE BUSINESS PARK 5TH FILING

Received from  A V I, PC

Grantor  CHEYENNE-LARAMIE CO CORP-LEADS  Document Date 10/2/12

Grantee  RE NORTH RANGE BUS PK 5F

Legal Description  L3 BL6 NORTH RANGE BUS PK 03F

SUBDIVISION INFORMATION

Short Alpha Name  NORTH RANGE BUS PK 05F  Number 3207

Block Name  BLOCK  Lot Name  LOT

Replats Previous Platting  Y/N  Defunct Subdivision  Y/N

Covenants Book/Page  Old Hard Copy Book/Number  COMP

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)  

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For suffix 70-99 (New Parcels Created)  

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NORTH RANGE BUSINESS PARK,
THIRD FILING;

NORTH RANGE BUSINESS PARK,
FOURTH FILING;

and

NORTH RANGE BUSINESS PARK,
FIFTH FILING;

DECLARATION OF COVENANTS,
CONDITIONS AND
RESTRICTIONS

Please note, this document is part of an integrated plan. This
document should be read in conjunction with the following
documents:

1. PLANNED UNIT DEVELOPMENT

   a. This document describes the building development, the
      infrastructure development, and the regulatory process
      for the North Range Business Park. It also specifies the
      zoning and permitted uses for the North Range Business
      Park.

2. DESIGN GUIDELINES

   a. This document sets forth a unified development plan for
      the landscaping of the North Range Business Park. It
      creates an attractive and fitting setting for businesses
      while honoring the native animal and vegetative species of
      Wyoming.

This Declaration has been re-recorded to include a Cover Page; Table of Contents; and to replace
Appendix A to clarify the legal description.
NORTH RANGE BUSINESS PARK, THIRD FILING;
NORTH RANGE BUSINESS PARK, FOURTH FILING;
AND
NORTH RANGE BUSINESS PARK, FIFTH FILING;
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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i. Appendix A - Legal Description

ii. Appendix B - Planned Unit Development (PUD)

iii. Appendix C - Design Guidelines
THIS DECLARATION, made this 19 day of August, 2010, by the Cheyenne-Laramie County Corporation for Economic Development (a/k/a Cheyenne LEADS), a Wyoming Corporation, hereinafter referred to as the "Declarant." These conditions, covenants, restrictions and easements apply to the North Range Business Park, Third Filing, and North Range Business Park, Fourth Filing, (sometimes collectively referred to herein as "North Range Business Park"), which is an industrial park and real property located in Laramie County, Wyoming, and described on Appendix "A" attached hereto ("the Property"). This Declaration restates, amends, and supersedes all prior Declarations of a similar nature, including the Declaration of Covenants Conditions and Restrictions dated and recorded September 22, 2005, in Book 1906, at pages 942 through 967.

WHEREAS, Declarant is a private, not-for-profit economic development organization serving as the economic development entity for the City of Cheyenne and Laramie County, Wyoming, and seeks as its mission to bring about progress and prosperity to the entire community of Laramie County through job creation by promoting, among other things, business parks such as the North Range Business Park, Third Filing.

WHEREAS, Declarant, together with University Corporation for Atmospheric Research ("UCAR") and Westcom Properties, LLC ("Westcom"), are the owners of the Property described on Appendix "A" attached hereto, and are desirous of the Property being subject to the conditions, covenants, restrictions and easements hereinafter set forth, all of which shall be for the benefit of the Property and for the existing and future owners thereof, and shall inure to the benefit of and pass with said Property, and each parcel thereof, and shall apply to and bind the successors in interest, and any and all existing and future owners thereof.

NOW, THEREFORE, the Declarant, with the full acceptance, agreement and consent of UCAR and Westcom, hereby makes, declares, and establishes the following covenants, conditions, restrictions, and easements ("the Covenants") which shall affect all of the Property from this day forward, and the Property shall be held, sold and conveyed subject to these Covenants. These Covenants shall run with the land and shall be binding upon all persons, associations, and entities having any right, title, or interest in all or any part of the Property, including Declarant, and its successors, assigns, tenants, employees, guests, and invitees. These Covenants shall inure to the benefit of each Owner of the Property or part thereof. These Covenants supersede and replace the North Range Business Park Declaration of Covenants, Conditions, and Restrictions recorded on September 22, 2005, in Book 1906, Page 942, but only with respect to the Property shown in Appendix A attached hereto.

I. Purposes and Objectives

A. The Property, which is presently owned by Declarant, UCAR and Westcom, was purchased to provide land for economic development. These Covenants shall govern the development and maintenance of the Property and are intended to provide a positive incentive for prospective buyers and tenants. These Covenants support creative, visually appealing site and building design in an inter-related environment that encourages architectural variation in the
structures to be built on the Property while maintaining continuity. The Declarant, in establishing these protective covenants, seeks to achieve the following purposes and objectives:

1. Provide economic development opportunities.
2. Provide adequate natural light, clean air, and the provision of safety from fire and other dangers.
3. Provide for long-term economic protection and enhancement of the value of land and structures through well-managed development and maintenance practices.
4. Minimize congestion of vehicular and pedestrian circulation.
5. Preserve and enhance aesthetic values.
6. Promote public health, safety, comfort, convenience and general welfare.

B. These Covenants are intended to complement and be a supplement to existing local, state and federal laws and regulations, including the Planned Unit Development ("PUD") which specifies, among other things, the zoning and permitted uses allowed on the Property. The PUD, designated Resolution No. 091006-32, was adopted by the Board of Laramie County Commissioners on October 6, 2009, and recorded on October 21, 2009 in Book 2136 at page 474 of the real estate records of Laramie County. A copy of the PUD is attached hereto as Appendix "B." In the event of a conflict between the provisions of this Declaration and the PUD, the provisions of the PUD shall control.

II. Definitions

A. Unless the context otherwise specifies or requires, and whether or not capitalized, the terms defined in this Article II shall be used in this Declaration, and have the meanings herein set forth:

1. **Association**: The term “Association” shall mean the North Range Business Park Commercial Owner’s Association, a Wyoming non-profit corporation.

2. **Assessment**: The term “Assessment” shall mean monthly and/or annual assessments for routine expenses of operating and maintaining the Common Areas.

3. **By Laws**: The term “By Laws” shall mean the Bylaws of the North Range Business Park Commercial Owner’s Association.

4. **Common Areas**: The term “Common Areas” shall mean those portions of North Range Business Park conveyed by Declarant to the North Range Business Park Commercial Owner’s Association and which are intended to be devoted to the common benefit, use and enjoyment of the Owners of all of the building sites, including but not in any way limited to...
parks, retention ponds, drainage ways, medians, signs, landscaped areas, and other common facilities or structures. The Common Areas shall include Lots designated as “Open Space Lots.”

5. **Covenants**: The term "Covenants" shall collectively mean the conditions, covenants, restrictions and easements created by this Declaration.

6. **Declarant**: The term "Declarant" shall collectively mean the Cheyenne-Laramie County Corporation for Economic Development, (Cheyenne LEADS), and/or its successors and assigns.


8. **Declaration**: The term "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for North Range Business Park, Third Filing as it may from time to time be amended or supplemented.

9. **Improvement-Improvements**: The term "improvement" or "improvements" shall include buildings, outbuildings, roads, sidewalks, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, decks, water lines, sewers, electrical and gas distribution facilities, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, loading areas, and all other structures, construction, installations, and landscaping of every type and kind, whether above or below the land surface.

10. **Landscaping**: The term "landscaping" shall mean and refer to a space of ground covered with decorative fixtures, lawn, ground cover, shrubbery, boulders, trees, flowers and other plant materials which may be complimented with earth berms, masonry, rock or bark mulch or other ground cover and other similar landscaping materials, together with irrigation/sprinkler systems associated with same (but excluding such systems if owned by another entity with which the Association contracts for such service), all harmoniously combined with other improvements.

11. **Landscaped Area**: The term “landscaped area” shall mean all portions of each Lot upon which there is no permanent structure, permanent improvement (such as roads, parking lots, or walkways), or drainage ponds, the engineering specifications for which do not allow for trees and shrubs.

12. **Lot**: The term "Lot" shall mean a fractional part of the Property as subdivided on subdivision or parcel maps recorded from time to time in the Real Estate Records of the County Clerk for Laramie County, Wyoming.

13. **Master Plan**: The term "Master Plan" shall mean the Master Plan described in the Design Guideline, and any subsequent revisions or additions thereto, including a master drainage, grading, lighting, landscaping, street scaping, signage and/or other plans as adopted and approved by the Association.
14. **Mortgage**: The term "mortgage" shall mean an interest in land created by a written instrument providing security for the performance of a duty or a payment of a debt.

15. **Net Acreage**: The term "net acreage" shall mean the total number of square feet of land of the Property, less any square feet of land included in dedicated streets, roadways, parks, or natural open space.

16. **North Range Business Park**: The term "North Range Business Park" shall be synonymous with the term "the Property" and "site" and shall mean all of the Property now or hereafter made subject to this Declaration.

17. **Occupant**: The term "occupant" shall mean a lessee or licensee of an Owner, or any other person or entity other than an Owner in lawful possession of a Lot with the permission of the Owner.

18. **Open Space Lots**: See definition for "Common Areas."

18. **Owner**: The term "Owner" shall mean: (i) the person or persons holding record fee title to any portion of the Property; or (ii) the lessee or lessees entitled to occupy all of a parcel under a lease for a fixed term of thirty (30) years or longer, in which case the fee owner of the parcel demised by such lease shall not be deemed to be the owner of such parcel for purposes of this Declaration during the term of said lease. In the event that the ownership of the improvements on any parcel shall ever be severed from the ownership of the land, whether by lease or by deed, only the owner of the improvements shall be deemed an Owner hereunder and shall be entitled to act on behalf of the Owner of the land for all purposes hereunder.

18. **Person**: The term "Person" shall mean a natural person, a corporation, a partnership, a limited liability company, an association, a trust or any other entity or combination of the foregoing.

19. **Planned Unit Development or PUD**: The term "Planned Unit Development," or "PUD" shall mean the Planned Unit Development designated Resolution No. 091006-32, adopted by the Board of Laramie County Commissioners on October 6, 2009, and recorded on October 21, 2009, in Book 2136 at Page 474 of the Laramie County Real Estate Records.

20. **Property**: The term "Property" shall be synonymous with the term "North Range Business Park, Third Filing" and "North Range Business Park, Fourth Filing," and shall mean all of the real property now or hereafter made subject to this Declaration, which is specifically described on Appendix "A".

21. **Record-Recorded-Recordation**: The terms "record," "recorded," or "recordation" shall mean, with respect to any document, the recordation of said document in the Real Estate Records of the Office of the Laramie County Clerk, State of Wyoming.

22. **Sign**: The term "sign" shall mean any structure, device or contrivance, electric or non-electric, upon which any poster, bill, bulletin, printing, lettering, painting, device or other
identification or advertising of any kind is used, placed, posted, tacked, nailed, pasted or otherwise fastened or affixed.

23. **Site:** The term "Site" shall have the same meaning as "Lot."

24. **Storm Water Facilities:** The term "storm water facilities" shall mean all facilities (above and below ground level) that serve the purpose of collecting, storing, and/or treating water runoff from the land and/or impervious surface of parking lots, roads and/or streets.

25. **Street or Streets:** The term "street or streets" shall mean any street, highway, road, or thoroughfare within or adjacent to the Property and shown on any recorded subdivision, or recorded survey, whether designated thereon as street, boulevard, place, drive, road, court, terrace, way, lane, circle, or otherwise.

### III. The Property

A. **General Declaration, Zoning, Design, and Use Restrictions:** Declarant hereby declares that all of that real property known as the North Range Business Park, Third Filing, and North Range Business Park, Fourth Filing, more particularly described in Appendix "A", attached hereto ("the Property"), located in the County of Laramie, State of Wyoming is, and shall be, conveyed, hypothecated, encumbered, leased, occupied, built upon, or otherwise used, improved or transferred in whole or in part, only in accordance with and subject to this Declaration, the PUD, the Design Guidelines, or as approved by the Association. All of the covenants, conditions, restrictions, assessments, and easements set forth herein are declared and agreed to be in furtherance of the PUD, Design Guidelines, and Master Plan for the subdivision, improvement, and sale of the Property and are established for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Property and every part thereof. All of said covenants, conditions, restrictions, assessments, and easements shall run with all of the Property for all purposes and shall be binding upon and inure to the benefit of Declarant and all owners, occupants, and their successors in interest as set forth in this Declaration.

### IV. Property Rights in Common Areas

A. **Common Areas.** Every Lot Owner consents to a proportionate ownership interest in the Common Areas and Open Space Lots of the North Range Business Park. Such proportionate ownership shall be determined by Declarant and shall generally correspond to the proportion of acreage in each Lot as it bears to the total Net Acreage in the entire North Range Business Park. All ownership interests in and to the Common Areas are expressly made subject to this Declaration, and the rights of the Members of the Association. The Declarant shall at all times have the right to transfer any or all of its rights in the Common Areas and Open Space Lots to the other Lot owners in such proportionate ownership as shall be determined by the Declarant.

B. **Limitation on Use.** A Member's right, use and enjoyment concerning the Common Areas is subject to the following:
1. Non-Payment of Assessments. The right of the Association to suspend a Member's right to the use of any portion of the Common Areas for any period during which an Assessment on such Member's Lot remains unpaid;

2. Infractions. The right of the Association to suspend a Member's right to use any of the Common Areas in the case of an infraction or violation of this Declaration or any rule or regulation promulgated by the Association under this Declaration;

3. Public Dedication. The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association. Any such dedication or transfer must, however, be assented to by two-thirds (2/3) of the vote of the Membership in a meeting duly called for that purpose. Written or printed notice setting forth the purpose of the meeting and the action proposed shall be sent to all Members at least ten (10) days but not more than thirty (30) days prior to the meeting; and

4. Utility Easements. The Declarant or the Association may, without a vote of the Membership of the Association, grant utility easements within the Common Areas as necessary to extend utility services to Lots.

V. Assessments

A. Personal Obligation and Lien. Each Owner shall, by acquiring or in any way becoming vested with his interest in a Lot, be deemed to covenant and agree to pay to the Association the monthly and the special assessments described in this Declaration or otherwise assessed by the Association, together with interest and costs of collection as provided below. All such amounts shall be, constitute and remain (i) a charge and continuing lien on the Lot against which it is made, regardless of the nature, source, or location of the assessment; and (ii) the personal obligation of the Owner of such Lot at the time the assessment falls due. No Owner may exempt himself or his Lot from liability for payment of Assessments by waiver of his rights concerning the Common Areas, or by abandonment of his Lot or ownership in the Common Areas.

B. Routine or Annual Assessments. Assessments levied by the Association may be on an annual basis or such other routine basis as the Association shall determine, shall be used for expenses reasonably determined by the Association, and shall be calculated by the Association on any reasonable basis. Such Assessments may include but shall not be limited to amounts to be collected for payment of the cost of: advertising for the common benefit of the Owners; taxes and insurance on the Common Areas; maintenance, repair, and improvements of the Common Areas; management and supervision of the Common Areas; establishing and funding a reserve to cover the major repair or replacement of improvements within the Common Areas, and any expense necessary or desirable to enable the Association to perform or fulfill its obligations, functions, or purposes under this Declaration, its Articles of Incorporation or Bylaws.

C. Special Assessments. The Association may levy special assessments for the purpose of defraying, in whole or in part, any legitimate expense of the Association or related to the Common Areas, the easements within the Property, or for any expense that may benefit any portion of or the Property as a whole, including but not limited to: (i) any expense or expenses not reasonably capable of being paid with funds generated by monthly assessments; or (ii) the cost of any construction, reconstruction, or unexpectedly required repair or replacement of an improvement or of personal property upon the Common Areas. Any such special assessment

D. Unpaid Assessments. Any Owner or Member of the Association who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier. Any Owner or Member who fails to pay any Assessment as provided for herein shall be subject to the provisions of this Declaration providing for the suspension of such Owner's right to use the Common Areas or any portion thereof or to suspend any other rights of such Owner or Member. The amount of the Assessment shall be due and payable upon the date of the notice, or within thirty (30) days after the date of notice, whichever is earlier.
must be assented to by two-thirds (2/3) of the votes present in person or by proxy at a meeting duly called for that purpose. Written notice setting forth the purpose of the meeting shall be sent to all Members at least ten (10) but not more than thirty (30) days prior to the meeting date.

D. Creation of the Lien. In the event an assessment is not paid when due, then the Declarant or Association may record a Memorandum of Lien in the real estate records of Laramie County. The Memorandum of Lien representing unpaid assessment(s) shall be a continuing lien upon the Lot or other property described in the Memorandum from the date of its recording, which shall also establish its priority date.

E. Effect of Sale or Transfer of Lot: The sale or transfer of any Lot shall not affect the lien of assessments that arise prior to the date of such sale or transfer.

F. Priority of Lien: The Memorandum of Lien representing unpaid assessments provided for herein shall have priority over all other liens or encumbrances that may or shall be recorded after the recording of the Memorandum of Lien on any of the Lots or any portion of the Property, except for Laramie County real property taxes and special assessments made by governmental entities or utilities.

G. Other Charges: Once an assessment is established by the unanimous vote of the Lot owners, the Declarant or Association may charge an Owner:

1. A late fee on an overdue assessment not to exceed ten percent of the Assessment;

2. The costs, including attorney's fees and court costs, for collection of assessments and of enforcing any of the provisions of this Declaration; and

3. Interest on overdue sums, up to the maximum rate permitted by law.

4. Any such charges shall be added to and become a part of the lienable assessment on the Lot.

H. Certificate Regarding Payment. Upon the request of any Owner or prospective purchaser or encumbrancer of a Lot the Association shall issue a certificate stating whether or not all assessments respecting such Lot is current and, if not, the amount of the delinquency, including accrued interest. Such certificate shall be conclusive in favor of all persons who in good faith rely thereon.

I. Effect of Non-Payment - Remedies. Any assessment not paid when due shall, together with interest and costs of collection, be, constitute, and remain a continuing lien on the Lot against which it is made, regardless of the nature, source, or location of the assessment. The person or entity who is the Owner of the Lot at the time the assessment falls due shall be and remain personally liable for payment. Such personal liability shall not pass to the Owners successors in title unless expressly assumed by them. If the assessment is not paid within 30 days after the date on which it becomes delinquent, the amount thereof shall bear interest from the date of delinquency at the rate of 18% per annum (provided that the Association may establish a lower rate of interest if appropriate) and the Association may bring an action either against the Owner who is personally liable or to foreclose the lien against the Lot. Any judgment obtained
by the Association shall include reasonable attorneys' fees, court costs, and each and every other expense incurred by the Association in enforcing its rights.

VI.
Storage

A. Storage Areas: All outdoor storage areas shall be visually screened from adjacent properties and public streets by means of landscaping, sight-obscuring fences, or walls of material compatible with that of the related structure.

VII.
Exterior Lighting Standards

A. Exterior Lighting: The Association must approve all exterior lighting systems.

1. Lighting shall be designed to provide safety and security for occupants of the Property and supply reasonable illumination for on-site areas such as parking, loading, shipping and pathways.

2. Lighting shall be designed to minimize glare, objectionable effects, and light pollution to motorists, adjacent properties and residential areas.

3. Site lighting poles shall not exceed 20 feet in height and shall direct the light downward.

4. Lighting fixtures and mountings shall be substantially similar.

5. Lighting sources shall be shielded from adjacent properties.

6. Lighting sources shall be used and maintained in a manner that preserves and protects the night-time environment.

7. All exterior lighting shall continuously conform to all local, state, and federal regulations.

8. No exterior flashing lights shall be permitted.

VIII.
Alternative Design

A. In the event that a proposed building and/or Site do not meet the literal standards identified in this Declaration, an Owner may apply to the Association for a deviation from any of the design standards contained herein. The Association shall consider said deviation and may approve any deviation based on its review and a determination the application meets the following findings:
1. The proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this Declaration and the PUD; and

2. The proposal addresses all applicable provisions of the Design Guidelines in a manner which fulfills their basic purpose and intent.

3. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the Property and immediate vicinity.

IX. Maintenance

A. The following standards are intended as general guidelines to encourage maintenance practices that will contribute to a Site that is attractive to the community, Owners, occupants and tenants of other properties on the Site. These standards are supplemental to any maintenance standards contained in local, state, or federal laws and regulations. Generally, the maintenance standards listed below are common management practices.

1. Property: Each Owner shall be responsible for the maintenance of its Lot including driveways, walkways, trails, parking areas, storm water facilities, fences and other components within the Property boundaries.

   a. Repairs and rehabilitation will be done with the type of material originally installed thereon or such substitute as shall, in all respects, be equal in quality, appearance and durability.

   b. Snow and ice removal, the removal of debris and waste material and the washing and sweeping of paved areas is required, when needed.

   c. All property, grounds and improvements shall be maintained to be clean, safe and functional as originally designed.

2. Buildings: Each structure erected at a Site shall be maintained in a neat and clean condition in reference to exterior appearance.

   a. Owners shall keep the buildings, Improvements and appurtenances thereon in a neat, clean and safe condition compatible with an urban light industrial park, and comply at their own expense in all respects with applicable local, state and federal governmental ordinances, laws, regulations, requirements or directives.

   b. Buildings, structures and appurtenances shall be painted or refinished when appearance dictates.
3. Utilities: External utility lines for electrical, telephone or telecommunications services shall be properly maintained such that wiring is not exposed to introduce safety hazards or to threaten service interruptions due to shorting, grounding or other causes due to negligent maintenance. Other utility infrastructure systems shall be maintained in such a manner as to not create property damage or health hazards to occupants or neighboring owners or tenants.

4. Parking Lots: Parking lots, including the landscaping within the general area, shall be maintained on a regular basis so as to provide safe and efficient vehicle and pedestrian usage and to ensure a satisfactory visual appearance.
   
a. Activities shall include periodic sweeping or washing of the surface; refuse removal, and painting of parking stall markers.

b. Signs or pavement markings shall also be kept clean and in good repair.

c. Snow and ice removal will also be required as necessary.

5. Exterior Lighting: All external lighting systems on buildings or structures or on lighting poles will be kept clean and re-lamped to promote efficiency of systems and safety. This includes lighted signs.

6. Landscaping: All landscaped areas shall be routinely maintained including the trimming, watering and fertilization of all grass, groundcover, shrubs or trees, removal of dead or waste materials and rapid replacement of any dead or diseased grass, groundcover, shrubs or trees.
   
a. Trash will be collected and removed as necessary to provide a visually acceptable view.

b. All landscaped areas and plants required by these standards must be permanently maintained in a healthy growing condition.

   c. Dead or diseased plants must be replaced no later than July 1st in the year following their apparent death or failure to thrive, or within 30 days of notification by the Declarant or the Association.

   d. All plantings must be fertilized, irrigated and pruned at such intervals necessary to promote optimum growth.

   e. All landscaped areas must be kept free of debris and weeds.

   f. Plant material must not interfere with public utilities, restrict pedestrian or vehicular access or constitute a traffic hazard.

6. Signs: All signs shall be constructed in accordance with the Design Guidelines and shall be maintained so as to be visually pleasing and readable.
a. Maintenance activities will include washing, painting, repairing the surface of mechanical or electrical components of the sign and any other activity required to return the sign to its original visual and functional condition.

b. Signs, poles, wiring, conduits and other related support features would also be maintained.

X. Permitted and Prohibited Uses

A. Permitted Uses: All uses listed and described in the Planned Unit Development are permitted uses. In addition, all uses approved by the Association are permitted uses.

B. Prohibited Uses: Uses that would violate federal, state or local laws or codes, or would likely constitute a nuisance are prohibited. In addition, the following operations and uses are prohibited:

1. Trailer courts or recreational vehicle campground.

2. Junkyards, body or fender shops, wrecking yards including battery and commercial solvent recycling or reclamation facilities.

3. Oil drilling, oil development operations, petroleum refining or its products, drilling for gas or other hydrocarbon substances.

4. Commercial gravel pit excavation, rock quarry or mining operations.

5. Storage, treatment or disposal facility for hazardous substances. Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals, hazardous substances or refuse.

6. Fat rendering, stockyard or slaughter of animals.

7. Cemeteries, mortuaries, or crematoria.

8. Long-term detention facilities such as jails, prisons, honor farms, and labor camps.

9. Automobile, go-cart, motorcycle or other racetracks.

10. Wood treating facilities or asphalt production.

12. Bars, taverns, pool halls, billiard rooms, game parlors, video arcades, massage parlors, dance halls, adult book stores, nude or partially nude entertainment establishments or any other adult entertainment establishments. This restriction shall not apply to the incidental or accessory sale and/or dispensing of alcohol by a business whose primary function is other than alcohol sales, such as a hotel, motel, restaurant, or similar business.

13. Residential dwellings

14. Any other matter which, in the judgment of the Association, would render the proposed improvements or use inharmonious with the general plan for improvement of the Property, the Master Plan, or with improvements located upon other Lots or other property in the vicinity within said development.

15. Yards for storing equipment and materials may be erected and maintained on the Site only after approval from the Association has been obtained, and only to supplement a business whose primary operation has been approved by the Association.

B. Nuisances: No noxious or offensive activity shall be conducted upon the Property. Allowed uses shall not cause or produce a nuisance to surrounding property. They shall not produce excessive vibration, sound, electromechanical disturbances, electromagnetic disturbances, radiation, air or water pollution, fumes, gases, vapors, acids, dust or the emission of odorous or toxic matter as defined by law or regulation. Nuisance shall include, but not be limited to any of the following conditions:

1. Any activity or occurrence that is not in strict compliance with applicable federal, state or local law, regulation or ordinance.

2. Any use not specifically allowed by this Declaration or the Association.

C. Water and Sewer: No individual water or sewer system shall be permitted on the Property.

XII. Legal and Enforcement Provisions

A. Enforcement of this Declaration: This Declaration may be enforced, in whole or in part, as provided hereinafter, by each Declarant and owner as well as by the Association acting for itself or on behalf of the Declarant and Owners. In the event of any violation, attempted violation or breach of this Declaration, notice shall be forwarded in writing by the Declarant or the Association. Notice shall specify the deficiency, omission or violation and set forth the corrective action, if any, which must be taken, and the time limit for such action to be completed.

Violation of any part of this Declaration shall give to the Declarant, the Association and to the Owners, or any of them the right to commence the appropriate legal action in a court of competent jurisdiction against the party or parties violating any provision of this Declaration to either prevent such party or parties from perpetrating the violation or recover damages in
compensation for such violation or seek any other remedies provided by this Declaration. In addition, a violation of any part of this Declaration shall give to the Declarant or the Association, the right to enter upon the premises and remove, at the expense of the Owner thereof, any structure, thing, improvement or condition that may be or exist thereon contrary to the provisions hereof.

In any dispute in any way related to the Property or this Declaration, the prevailing party may be awarded its costs, including the costs of subpoenas, depositions, transcripts and the like, witness fees, payment of reasonable attorney's fees, and similar costs.

XII.
Indemnification

A. To the fullest extent permitted by law, each member of the Association, Declarant, and/or its successors and assigns shall be and are hereby indemnified by the Owners against any and all expenses and liabilities relating to this Declaration, including attorneys' fees, reasonably incurred by or imposed upon them in any proceeding to which they may be a party, or in which they may become involved, by reason of their being or having been a member of the Association, Declarant and/or its successors and assigns, or any settlement thereof, except in such cases where such member is adjudged guilty of willful misfeasance or malfeasance in the performance of its, his or her duties.

1. No Gift: Nothing contained herein shall be deemed a gift or dedication of any portion of the Property to or for the general public, or for any public purpose whatsoever. It is the intention that this Declaration shall be strictly limited to and for the purposes herein expressed.

2. Severance: Invalidation of any provision of this Declaration shall in no way affect any of the other provisions, which shall remain in full force and effect.

XIII.
Amendments

This Declaration and the Covenants, Conditions, and Restrictions contained herein may only be amended by the unanimous vote of all Owners whose Lots shall be affected by the amendments.

IN WITNESS WHEREOF, Declarant Cheyenne-Laramie County Corporation for Economic Development (Cheyenne LEADS), the University Corporation for Atmospheric Research (UCAR) and Westcom Properties, LLC, have caused this Declaration to be executed on the dates indicated below.

[signature pages follow]
CHEYENNE-LARAMIE COUNTY CORPORATION
FOR ECONOMIC DEVELOPMENT (CHEYENNE LEADS),
A Wyoming Corporation.

By: [Signature] Randy Brun, Chief Executive Officer
Date: 9 Sept 2010

STATE OF WYOMING  
COUNTY OF LARAMIE  

ss.

The foregoing instrument was acknowledged before me this 9th day of September 2010, by Randy Brun, as Chief Executive Officer of the Cheyenne-Laramie County Corporation for Economic Development.

WITNESS my hand and official seal.

KAREN J. GASTINEAU - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES MAY 24, 2012

[Signature]
Notary Public
My Commission Expires: May 24, 2012

UNIVERSITY CORPORATION FOR ATMOSPHERIC RESEARCH (UCAR)
A Colorado Corporation.

By: [Signature] Jeff Reaves, its Assoc. Vice President
Date: 19 Aug 2010

STATE OF WYOMING  
COUNTY OF LARAMIE  

ss.

The foregoing instrument was acknowledged before me this 19th day of August 2010, by Jeff Reaves, as Assoc. Vice President of the University Corporation for Atmospheric Research (UCAR).

WITNESS my hand and official seal.

KELLY A. COLEMAN
Notary Public
My Commission Expires: Feb. 27, 2014

[Signature]

RECORDED 12/06/2013 AT 4:29 PM REC#: 628961 BK#: 2369 PG#: 1611
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 16 OF 62

RECORDED 11/12/2010 AT 2:31 PM REC#: 557002 BK#: 2192 PG#: 1425
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 14 OF 50

RECORDED 10/15/2010 AT 3:01 PM REC#: 555154 BK#: 2108 PG#: 313
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 14 OF 15.
WESTCOM PROPERTIES, LLC
A Wyoming Limited Liability Company

By: ____________________________ Date: __10/14__
Title: Operation Manager

STATE OF WYOMING )
COUNTY OF LARAMIE ) ss.

The foregoing instrument was acknowledged before me this 14 day of October, 2010, by Kemp Graham, as Member/Manager of Westcom Properties, LLC.

WITNESS my hand and official seal.

By: ____________________________
Notary Public
My Commission Expires: __May 24__, 2012__
Appendix “A”

LEGAL DESCRIPTION

ALL OF NORTH RANGE BUSINESS PARK 3RD FILING ACCORDING TO THAT OFFICIAL PLAT FILED FOR RECORD ON DECEMBER 18, 2009 IN P/C 9 SLOT 121:

BEING A REPLAT OF LOTS 1, 2 & 4, BLOCK ONE;
LOTS 1, 2, 3, & 4, BLOCK TWO;
LOTS 1, 2, 3, & 4, BLOCK THREE;
LOTS 1, 2, & 3, BLOCK FOUR;
LOTS 1, 3, & 4, BLOCK FIVE;
NORTH RANGE BUSINESS PARK AND LOT 5, BLOCK ONE AND LOT 2, BLOCK FIVE, NORTH RANGE BUSINESS PARK 2ND FILING, LARAMIE COUNTY, WYOMING.

ALL OF NORTH RANGE BUSINESS PARK 4TH FILING ACCORDING TO THAT OFFICIAL PLAT FILED FOR RECORD ON JUNE 1, 2010 IN P/C 9 SLOT 129:

BEING A REPLAT OF LOT 2, BLOCK 7 NORTH RANGE BUSINESS PARK 3RD FILING, LARAMIE COUNTY, WYOMING.

ALL OF NORTH RANGE BUSINESS PARK 5TH FILING ACCORDING TO THAT OFFICIAL PLAT FILED FOR RECORD ON NOVEMBER 15, 2012 IN P/C 10 SLOT 7:

BEING A REPLAT OF LOT 3, BLOCK 6 NORTH RANGE BUSINESS PARK 3RD FILING, LARAMIE COUNTY, WYOMING.
RESOLUTION TO ADOPT A CHANGE IN ZONE DISTRICT FROM LI AND CB TO PUD (PLANNED UNIT DEVELOPMENT) FOR NORTH RANGE BUSINESS PARK, 3rd FILING, A REPEAT OF LOTS 1, 2 & 4, BLOCK ONE; LOTS 1, 2, 3 & 4, BLOCK TWO; LOTS 1, 2, 3 & 4, BLOCK THREE; LOTS 1, 2 & 3, BLOCK FOUR; LOTS 1, 3 & 4, BLOCK FIVE; NORTH RANGE BUSINESS PARK AND LOT 1-6, BLOCK ONE AND LOT 2, BLOCK FIVE, NORTH RANGE BUSINESS PARK 2nd FILING, LOCATED AT THE SOUTHWEST CORNER OF HAPPY JACK ROAD AND ROUNDTOP ROAD, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Board of Laramie County Commissioners previously adopted the Cheyenne and Laramie County Zoning Ordinance, 1988; and

WHEREAS, The proposed zone changes is in accordance with sections 46.000, 81.010 and 81.020 of the Cheyenne and Laramie County Zoning Ordinance, 1988; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, that the following actions are hereby made.

The Board of Laramie County Commissioners finds that:

a. This application is in conformance with section 46.000 of the Cheyenne and Laramie County Zoning Ordinance, 1988 governing the criteria for a Planned Unit Development.

b. The criteria for public hearings has been met pursuant to section 81.010 of the Cheyenne and Laramie County Zoning Ordinance, 1988.

c. The PUD regulation is consistent with plans and policies of Laramie County.

d. Based on plans for uniform development of the North Range Business Park, the future character of the area will evolve beyond the current industrial use projections; the PUD will not detrimentally affect the area involved.

and that the Board approves the final plan of the North Range Business Park, 3rd Filing PUD as presented in Exhibit 1.

PRESENTED, READ AND ADOPTED this 28th day of OCTOBER 2009.

BOARD OF LARAMIE COUNTY COMMISSIONERS

\[Signature\]
Jeff Ketchum, Chairman

COPY OF RECORD
Reviewed and approved as to form:

Mark T. Voelk, Laramie County Attorney
Definitions for this PUD:
Electric Sign - Any sign activated or illuminated by means of electrical energy.
Freestanding Sign - A sign principally supported by a foundation, and/or one or more columns, poles, or braces placed in or upon the ground. Refer also to Section III herein for visual reference examples.
Food Service Facilities - any operation that distributes food to the public
Ground Sign - A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
Master Preliminary Plat - Commercial Preliminary Plat provided with PUD language that is designed to be further subdivided
Master Final Plat - Commercial Final Plat provided with PUD language that is designed to be further subdivided.
Any other definitions refer to County zoning ordinance

A. Use Districts (See Appendix A)

1. Commercial/Industrial (CI) Allowed Uses: Lots 1 & 3, Block 6, Lot 2, Block 7, Lot 2, Block 8, Lots 1, 3 & 4, Block 9, Lots 1, 3, 4 & 6 Block 10 and Lot 1, Block 11
   a. Any industrial, manufacturing, fabrication or processing uses, associated offices and accessory commercial activities which do not emit noxious noise, smoke, odor or dust beyond the confines of the property, and which do not emit pollutants to the soil;
   b. Child care center minor and major;
   c. Accessory structures;
   d. Recreational facilities;
   e. Retail uses;
   f. Transportation facilities;
   g. Warehousing/Wholesale uses;
   h. Drive-up facilities;
   i. Entertainment facilities and uses;
   j. Food service facilities;
   k. Hotels and motels;
   l. General and Medical Offices;
   m. Service businesses;
   n. Educational Facilities;
   o. Wireless facilities;
   p. Wind Generators;
   q. Solar Generators;

2. Community Open Space (CO): Lot 2, Block 6, Lot 1, Block 7, Lot 1, Block 8, Lots 3 & 5, Block 9, Lots 2 & 5, Block 10, Lot 2, Block 11
   a. Open Space/Natural Areas
b. Detention

c. Signage/Kiosk

d. Trails and Park Amenities

e. Picnic Shelters/Pavilions

f. Recreational Courts/Facilities

g. Public Art

B. Plating Requirements

A new Master Preliminary Plat, Master Final Plat and Subdivision Permit shall be submitted for approval prior to the issuance of any building permit for property within this PUD. All of the property within this PUD shall be platted into appropriate lots, rights of ways and tracts. The requirements for platting as defined in Wyoming State Statute §18-5-306 shall be submitted to the County for approval. The Master Preliminary Plat, Master Final Plat and Subdivision permit shall be processed and administered in accordance with the applicable State Statutes and County regulation.

Subsequent to the approval of the Master Final Plat and Subdivision Permit, each lot or tract created with the Master Final Plat and located in the CI use area may be further subdivided up to a maximum of four (4) lots. The provisions required under Wyoming State Statute §18-5-306(a) allow the Board to exempt the requirements for subdivision permits outlines in W.S. 18-5-306. For divisions of four or less, the County shall exempt these divisions from the requirements of W.S. 18-5-306 provided that the proposed subdivision is in conformance with the Master Final Plat, Master Drainage Plan and the requirements of this PUD. Any division of lots and tracts of more than four divisions or for those lots within the CI use area, the requirements of W.S. 18-5-306 shall be met and shall require a subdivision permit to be processed and administered in accordance with all applicable State Statutes and County regulations. Any division of land created pursuant to an exemption from the provisions of W.S. 18-5-306 shall not be further subdivided without meeting the provisions of W.S. 18-5-306.

Applications for subdivision permits of four or less for said lots or tracts shall be accompanied by a final plat drawing and a fee equivalent to the cost of processing the application per County requirements,

1. Upon receipt and acceptance of the application for subdivision permit, the County shall schedule a hearing before the Planning Commission at the next available date, but in no case more than 30 days. The Planning Commission shall make recommendation to the Laramie County Board of Commissioners regarding the application. The Planning Commission shall review the application to find the following:
   a. That the proposed subdivision permit is in substantial conformance with the approved Master Final Plat
   b. That public access is provided to all lots and tracts
   c. That drainage is addressed in conformance with the Master Drainage Plan.

The recommendation of Planning Commission shall be forwarded to the Board at the next available Board hearing, but in no case more than 30 days. The Board shall hear and
act on the subdivision permit as expediently as possible.

C. Development Standards

A. Maximum Building and Site Coverage:

1. Commercial/Industrial lots shall not exceed 90% coverage of the property area for building, parking and outdoor storage.

2. Open Space, Detention, Signage and Trail lots shall not exceed 20% coverage of the property area for building, parking and outdoor storage.

B. Maximum Building Height:

1. There are no height limitations in this district

C. Setbacks:

1. All buildings, parking and outside storage within CI and CO use areas shall be setback a minimum of 30 feet from all dedicated public rights of ways.

2. All buildings, parking and outside storage within CI and CO use areas shall be setback a minimum of 10 feet from all other internal property lines located within this PUD. Setbacks may be reduced to zero (0) if a minimum separation of 20 feet is provided from all other buildings, outdoor storage or parking areas on adjacent lots.

3. All buildings, parking and outside storage within CI and CO use areas shall be setback a minimum of 25 feet from all perimeter property lines outside of this PUD.

D. Development Performance Standards:

1. The primary building and any accessory buildings to the primary building shall complement each other in architectural style and materials. A letter from the commercial owners association shall be provided to the County with the site plan approving the architectural style and materials.

2. Monument signage, wayfinding signage and landscaping throughout and/or at entrances to Park shall be allowed. Appendix B illustrates possible locations of these signs.

3. The North Range Business Park shall incorporate a trail system for connectivity of lots. The trail shall be 10' wide and consist of stabilized crusher fines or other approved soft trail system. Appendix C illustrates typical design parameters of trails.
E. Site Plan, Landscaping, Buffering and Screening Requirements:

1. Site Plan Requirements.

A County approved Site Plan is required prior to issuance of any building permit and for any new or change of use of land as defined in the Cheyenne and Laramie County Zoning Ordinance, 1988, as amended. All site plans shall be prepared and completed in conformance with these regulations and any items not specified within these regulations must meet the Cheyenne & Laramie County Zoning Ordinance 1988 as amended. Site specific drainage, traffic and construction design plans may be required as part of any site plan submittal.

A site plan shall be valid for a period of two (2) years from the date of approval. If substantial start of construction has not commenced within this two (2) year period, the site plan approval shall expire. A site plan approval may be extended by the Director of Planning for up to 12 months if it is found that the site plan is in substantial conformance with existing and amended regulations and that substantial construction will commence within the 12 month extension period. Substantial start of construction shall mean that building permits have been issued for principle structures and grading and earthwork has begun.

2. Landscape Plan Requirements.

A landscape plan, that includes abutting adjacent right-of-way landscaping, shall be submitted for review and approval as part of any required site plan review.

3. Landscape Material Specifications

The minimum planting/installation size and characteristics of plant materials which are required by this Article shall be as follows:

a. Deciduous shade trees: one and a half (1 1/2") caliper measured six inches (6") above ground.

b. Deciduous ornamental trees: one and one-half inch (1 1/2") caliper measured six inches (6") above ground.

c. Evergreen trees: six feet (6') in height when measured from the ground to the midpoint between the uppermost whorl and the tip of the leader.

d. Evergreen and deciduous shrubs: minimum five (5) gallon container.

e. Ground covers and vines: 2 1/2 inch container.

f. All landscape areas shall have the existing soil prepared. Soil preparation and topdress fertilization shall be consistent with the cultural needs of the plant species proposed for each category. Minimum incorporation requirements are 3 cubic yards of organic matter per 1,000 square feet in landscape planting areas. Acceptable organic matters
include aged compost, wood humus from soft/non-toxic trees, sphagnum moss, or aged/treated (minimum two years aged) manures. Fertilizer should be consistent with soil analysis requirements and cultural plant needs. Soil amendments shall be properly prepared (composted manures processed 3-5 years, with carbon to nitrogen ratio of 11:15% to 1.) Tilling of soil to incorporate amendments and counter any compaction or soil consolidation shall be required for all landscape planting areas. Recommended tilling depths are 6-12". Minimum required depth is 4'. Prior to issuance of a certificate of occupancy for any structure, the owner shall provide to the County verification that the soil has been prepared as required.

h. The following minimum requirements shall apply to any development plan:

<table>
<thead>
<tr>
<th>Number of trees on site</th>
<th>Maximum percentage of any one species</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-19</td>
<td>60%</td>
</tr>
<tr>
<td>20-39</td>
<td>45%</td>
</tr>
<tr>
<td>40-59</td>
<td>35%</td>
</tr>
<tr>
<td>60 or more</td>
<td>25%</td>
</tr>
</tbody>
</table>

4. General Landscape Requirements

a. Required minimum perimeter landscaped areas.

(i) Minimum depth of perimeter landscaped area:

The required perimeter landscaped area shall be the area defined from the lot line to the building setback line for each lot. The required perimeter landscaped area shall consist of a minimum of ninety-five percent (95%) ground cover by living materials that are listed within this PUD. The remaining five (5%) may be covered with bark, wood chips, rock, stone, or similar non-living materials.

(ii) Percentage in Living Materials: All areas not covered by building or parking must be landscaped with the plant materials listed within this PUD. Required landscape area shall consist of a minimum of ninety-five percent (95%) ground cover by living materials. The foliage crown of deciduous trees shall not be used in the ninety-five percent (95%) or other required percentage calculation. The remaining five percent (5%) of the required landscape area may be covered with bark, wood chips, rock, stone, or similar non-living materials.

(iii) No display of merchandise, goods, equipment for sale or lease, advertising banners, or portable signs shall be allowed within the landscape setback areas unless designed and approved with the site plan.

b. Required Internal Landscaping for commercial/industrial lots:

(i) Purpose. "Internal" landscaping requirements are intended to augment the perimeter landscape area requirements and promote the uniqueness and quality of the
North Range Business Park. The purpose of "internal" landscaping around the building and parking is to visually soften the mass of buildings and to visually separate building areas from parking areas. Landscaping of large areas away from building and parking is designed to incorporate the look and feel of natural landscape within the area. It is recognized that some flexibility in the design of spaces and tree selection is needed. This flexibility is needed because of:

(a) the diversity of building designs; and

(b) the possible limitations on plant selections due to building foundation problems posed by the root growth of some trees; and

(c) the building foundation problems posed by the irrigation of expansive soils.

(d) Appendix F establishes the overall design intent for the North Range Business Park that is promoted with these landscape regulations.

(ii) The area of a property that requires internal trees is ten percent (10%) of the property. These requirements apply to all projects requiring site plan review.

(iii) Minimum number of trees in the internal landscaping area: A minimum of one living tree for every one thousand (1000) square feet of the required minimum internal landscaping area.

(a) Up to ten (10) percent of the required trees may be substituted by shrubs. Ten (10) shrubs with a minimum container size of five (5) gallons shall be provided for each tree that is replaced.

(b) Up to ten (10) percent of the required trees may be substituted by boulders. One (1) tonnage of moss rock shall be provided for each tree that is replaced.

(c) Up to twenty (20) percent of the required trees may be located in CO lots instead of the CI lot.

(iv) Standards for the minimum area: To be credited toward the minimum internal landscaping area requirement, forty (40) percent of the landscaping area shall be located as follows and be on a permanent irrigation system:

(a) Adjacent to those building elevations which form the major public views of the building from adjacent streets and properties and to the users of the building; or

(b) Within a plaza or courtyard between buildings or portions of buildings; or
(c) In a space provided to separate building areas from parking lots; or

(d) Surrounding parking lots;

(v) Design Standards: The minimum required internal landscaping area shall consist of a minimum of ninety-five percent (95%) ground cover by living grass or other plant materials. This percentage provides flexibility where plants and their irrigation should be limited next to building foundations.

(vi) To provide for continuity with the business park the developer may select the types and the planting spaces between the required trees based on the list in Appendix D. The planting spacing should allow for the growth characteristics of the trees without adversely affecting the maintenance of structures, walks, or drives. Appendix D provides a list of acceptable plant species, however if a different species is requested, a letter from the commercial owners association shall be provided to the County with the site plan approving the plant.

(vii) The minimum planting sizes of trees shall comply with the specifications provided in this ordinance above except within wind and snow rows.

c. Required Internal Landscaping of open space, detention and signage and trail lots.

(i) Purpose. The landscaping of these areas to create landscaping in the areas that are better suited to support the landscaping with no supplemental irrigation while still providing an inviting area for the users of the park to enjoy.

(ii) The area of a property that requires internal trees is ten percent (10%) of the property. These requirements shall be met when the subject area is to be used for stormwater detention and therefore shall be submitted with the Site Plan for the corresponding commercial/industrial site. However the developer may submit a separate site plan for these locations without a corresponding site.

(iii) Minimum number of trees in the open space, detention, signage and trail lots: A minimum of one living tree for every one thousand (1000) square feet of the required minimum internal landscaping area.

(a) Up to ten (10) percent of the required trees may be substituted by shrubs. Ten (10) shrubs with a minimum container size of five (5) gallons shall be provided for each tree that is replaced.

(b) Up to ten (10) percent of the required trees may be substituted by boulders. One (1) tonnage of moss rock shall be provided for each tree that is replaced.

(iii) Any areas not covered with parking, park amenities, signage and trails
must be landscaped with the approved types of ground cover within Appendix D. Due to the specific type of trees and their location, an irrigation system may not be required on these lots.

(iv) The planting spacing and location should allow for the growth characteristics of the trees without adversely affecting the maintenance of structures, walks, or drives.

(vii) The minimum planting sizes of trees shall comply with the specifications provided in this ordinance above except within wind and snow rows.

d. Screening and Buffering:

Parking areas shall not be allowed in screening and buffering areas.

Trash collection areas and trash bins shall not be allowed within screening and buffering areas.

There shall be no storage of merchandise and supplies within screening and buffering areas.

(e) Other Landscape Regulations:

(i) Landscaping shall not conflict with the traffic visibility requirements as required by County regulations.

(ii) Artificial trees, shrubs, vines, turf, or other plants shall not be considered as outside landscape materials for projects requiring site plan review.

(iii) Clumps of trees (such as Populus Tremuloides), where used, shall be credited as only one of the required trees.

(iv) Landscaping should not interfere with the general function, safety or acceptability of any gas, electric, water, sewer, telephone, or other utility easement. Landscaping shall be limited to an eight inch (8") mature height within three feet (3') of a fire hydrant.

(v) The healthy existing indigenous vegetation on a site may be credited toward required landscaping as determined by the Director.

(vi) Where two (2) different landscape requirements apply, the greater requirements shall be met.

5. Maintenance:

a. The landowner is responsible for the maintenance of the landscaping as
originally approved.

b. The landowner is responsible for all regular and normal maintenance of landscaping including weeding, irrigation, fertilizing, pruning and mowing.

c. Plant materials which exhibit evidence of insects, pests, disease and/or damage shall be appropriately treated and all dead plant material shall be removed and replaced with living plant material. Trees that expire before July 1 will be replaced by that July 1.

d. Performance Standard for Seeded Areas: Seeded landscape areas shall have no bare areas larger than one hundred forty-four (144) square inches after germination. Ground cover that dies within the growing season must be replaced within thirty (30) days. Ground cover that dies after the growing season shall be replaced by the following June 1.

G. Signage:

Purpose: To provide signage and way finding that is consistent and promotes the uniqueness and quality throughout the North Range Business Park

1. The following temporary signs are allowed and exempt from the design standards set forth for permanent signage:

a. Construction signs: one construction sign for each street frontage of a construction project, not to exceed sixty-four (64) square feet in area. Such signs may be erected forty-five (45) days prior to construction and shall be removed within ten (10) days following completion of construction;

b. Real estate signs: one non-illuminated, double-faced real estate sign is allowed per street frontage, not to exceed 48 square feet in area and 10 feet in height; non-illuminated incidental commercial signs not exceeding nine square feet in area;

c. Holiday or Other Special Event Signs and Decorations. Such signs and decorations may be erected sixty (60) days prior to a holiday or special event and shall be removed within ten (10) days following the holiday or special event;

d. Government signs;

e. Temporary signs identifying an architect, engineer, contractor, subcontractor, financing institution and/or material supplier participating in construction on the property upon which the sign is located. The sign may be placed the day construction commences and shall be removed the day of completion. Signs shall be located on private property and shall not exceed sixteen (16) square feet in area.

2. The following signs are allowed on the individual commercial lots. Designs
shall meet the standards for signs as provided in this PUD including but not limited to size and location. The approved design standards of primary entry monuments, way finding, tenant ID and street signs and must not be located within the setback area.
A letter from the commercial owners association stating the sign meets their requirements must be provided to the County when the developer submits for a sign permit.

a. Window signs and signs in the interior of buildings;
b. Drive-up menu boards, provided such signs do not exceed forty (40) square feet in area and eight feet in height;
c. Flags not exceeding sixty (60) square feet in area and flown from a pole the top of which is not more than forty (40) feet in height. Flags of the US, State of Wyoming, and government flags are exempt. The Stars and Stripes shall be flown in accordance with protocol established by the Congress of the United States;
d. Works of art that do not include a commercial message;
e. Banners and pennants;
f. Electronic signs;
g. Wall signs;
h. Awning signs;
i. Canopy signs;
j. Integral roof signs;
k. Projecting signs;
l. Icon signs;
m. Lot profile signs;
n. Changeable signs;
o. Nameplates: one non-illuminated nameplate, attached to a building, not exceeding two square feet in area, per occupancy;

3. Primary entrance signs, tenant ID signs, way finding signs and street signs must comply with the following. These signs may be placed within the easements of North Range Business Park 3rd Filing if written approval is granted by the users and grantees of the easements and the County Engineer. Appendix E illustrates the signs listed below:

a. Primary entrance signs
   (i) Background consists of Corten Steel Panel. Stainless steel accents and raised lettering. Include boulder accents.
   (ii) Sign may not exceed 40" in width or 8' in height. The height of the related boulder shall not exceed 15 feet.
b. Tenant ID signs and Way Finding Sign
   (i) Background consists of Corten Steel Panel. Stainless steel accents and raised lettering. Stone base to sign to match primary entrance stone in color.
   (ii) Tenant ID Sign to not exceed 12" in width and 8' in height including base.
   (iii) Way Finding Sign to not exceed 10' in width and 8' in height.
including base.

c. Street Signs
   (i) Mounted on 3" x 3" black painted steel post with steel support
       brackets.
   (ii) Steel Panel painted brown with white reflective lettering not to
       exceed 4' in length.
   (iii) Stop signs to be mounted 8' above ground.

4. Size Restrictions. Signs allowed in the NRB PUD zone shall comply with
size, height and location requirements in Figure 2 below:

   Figure 2

<table>
<thead>
<tr>
<th>Requirements for Ground Signs</th>
</tr>
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<tbody>
<tr>
<td>Distance from Street Right-off-</td>
</tr>
<tr>
<td>Way Line (feet)</td>
</tr>
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<table>
<thead>
<tr>
<th>Requirements for Freestanding Signs</th>
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<tr>
<td>Distance from Street Right-off-</td>
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<tr>
<td>Way Line (feet)</td>
</tr>
<tr>
<td>25</td>
</tr>
<tr>
<td>30</td>
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<tr>
<td>35</td>
</tr>
<tr>
<td>40</td>
</tr>
<tr>
<td>45</td>
</tr>
<tr>
<td>50 and more</td>
</tr>
</tbody>
</table>

a. Business centers with multiple businesses per lot and building complexes
   are allowed one freestanding or ground sign per street frontage.

b. Wall signs are allowed provided the sign area does not exceed twenty (20)
   percent of the area of the wall to which the sign is attached, not to exceed four
   hundred (400) square feet.

c. Awning and canopy signs are allowed, provided they are placed at least
   eight feet above the sidewalk or grade and do not exceed six feet in awning or
   canopy height. Illuminated awnings are allowed only with reverse copy with no
   white or ivory background.

d. Projecting signs shall be designed and installed to accommodate
   pedestrian traffic. Such signs shall not exceed twenty (20) square feet in area, and
shall have a minimum of eight feet of clearance above the sidewalk or grade. The maximum projection (feet), clearance (feet) and thickness (feet) of projecting signs shall be determined by the Uniform Sign Code requirements.

e. Sign cabinets shall be finished. Aluminum sign cabinets shall be painted or anodized and shall not be mill-finished aluminum. Electrical conduit shall not be routed along the outside of walls to a sign, but shall be routed through the wall at the sign location. Indirect lighting shall be shielded so as not to create a glare to vehicle or pedestrian traffic.

H. Parking:

Parking requirements for each specific use shall be required in conformance with the most recent edition of the International Traffic Engineers Parking Generation Manual. The Director of Planning may grant a 25% reduction for mixed use areas or for overall reductions related to alternative transportation efforts and combined use areas.
# Upland Zone Planting

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Water Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer glabrum</td>
<td>Rocky Mountain Maple</td>
<td>L</td>
</tr>
<tr>
<td>Acer grandidentatum</td>
<td>Bigtooth Maple</td>
<td>M</td>
</tr>
<tr>
<td>Prunus americana</td>
<td>American Plum</td>
<td>M</td>
</tr>
<tr>
<td>Fraxinus pennsylvanica</td>
<td>Green Ash</td>
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</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
<td>L</td>
</tr>
<tr>
<td>Quercus macrocarpa</td>
<td>Bur Oak</td>
<td>L</td>
</tr>
<tr>
<td><strong>Evergreen Trees</strong></td>
<td></td>
<td></td>
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<tr>
<td>Juniperus osteosperma</td>
<td>Utah Juniper</td>
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<tr>
<td>Juniperus scopulorum</td>
<td>Rocky Mountain Juniper</td>
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<tr>
<td>Pinus edulis</td>
<td>Pinyon Pine</td>
<td>VL</td>
</tr>
<tr>
<td>Pinus flexilis</td>
<td>Limber Pine</td>
<td>L</td>
</tr>
<tr>
<td>Pinus nigra</td>
<td>Austrian Pine</td>
<td>L</td>
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<tr>
<td><strong>Deciduous Shrubs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amelanchier alnifolia</td>
<td>Serviceberry</td>
<td>VL</td>
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<td>Amorpha canescens</td>
<td>Leadplant</td>
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<tr>
<td>Amorpha fruticosa</td>
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<td>Artemisia frigida</td>
<td>Fringed Sage</td>
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<td>Atriplex canescens</td>
<td>Four-Wing Saltbrush</td>
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<tr>
<td>Chrysothamnus nauseosus</td>
<td>Rabbitbrush</td>
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<tr>
<td>Physocarpus malvaceus</td>
<td>Mallow Ninebark</td>
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<tr>
<td>Prunus besseyi</td>
<td>Western Sand Cherry</td>
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<tr>
<td>Prunus besseyi 'Pawnee Buttes'</td>
<td>Creeping Western Sand Cherry</td>
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<tr>
<td>Prunus virginiana</td>
<td>chokecherry</td>
<td>L</td>
</tr>
<tr>
<td>Purshia tridentata</td>
<td>Antelope Brush</td>
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</tr>
<tr>
<td>Rhus glabra</td>
<td>Smooth Sumac</td>
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<tr>
<td>Rhus frlobata</td>
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<td>Ribes aureum</td>
<td>Golden Currant</td>
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<tr>
<td>Ribes cereum</td>
<td>Wax Currant</td>
<td>L</td>
</tr>
<tr>
<td>Ribes odoratum</td>
<td>Golden Currant</td>
<td>L</td>
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<tr>
<td>Rosa woodsii</td>
<td>Woods Rose</td>
<td>M</td>
</tr>
<tr>
<td>Rubus parviflorus</td>
<td>Thimbleberry</td>
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</tr>
<tr>
<td>Sambucus racemosa var. melanocarpa</td>
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<tr>
<td>Shepherdia argentea</td>
<td>Silver Buffaloberry</td>
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<tr>
<td>Symphoricarps albua</td>
<td>Snowberry</td>
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<tr>
<td><strong>Evergreen Shrubs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arctostaphylos uva-ursi</td>
<td>Kinnikinnik</td>
<td>VL</td>
</tr>
<tr>
<td>Artemisia tridentata</td>
<td>Tall Western Sage</td>
<td>M</td>
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<tr>
<td>Ceanothus velutinus</td>
<td>Buckbush</td>
<td>L</td>
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<tr>
<td>Cerocarpus ledifolius</td>
<td>Curt-Leaf Mountain Mahogany</td>
<td>L</td>
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<tr>
<td>Cerocarpus montanus</td>
<td>Mountain Mahogany</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus communis var</td>
<td>Common Juniper</td>
<td>L</td>
</tr>
<tr>
<td>Juniperus horizontalis var</td>
<td>Creeping Juniper</td>
<td>L</td>
</tr>
</tbody>
</table>
## Grasses
- Deschampsia caespitosa
- Festuca idahoensis 'Siakyou Blue'
- Hesperostipa comata
  - Common Name: Winterfat
  - Water Use: L

## Perennials
- Antennaria parviflora
- Erigeron speciosus
- Erigeron umbellatum
- Gaylardia aristata
- Genus ericoides
- Penstemon cyananthus
- Penstemon grandiflorus
- Penstemon strictus
  - Common Name: Pussytoes
  - Water Use: L

### Riparian Zone Planting

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Water Use</th>
</tr>
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<tbody>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td>Thinline Alder</td>
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<tr>
<td>Ailus incana ssp. Tenutolia</td>
<td>Mountain Birch</td>
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</tr>
<tr>
<td>Betula occidentalis</td>
<td>Highland Cottonwood</td>
<td>M</td>
</tr>
<tr>
<td>Populus acuminata x sargenti 'Highland'</td>
<td>Plains Cottonwood</td>
<td>M</td>
</tr>
<tr>
<td>Populus deltoides ssp. Monilifera</td>
<td>Quaking Aspen</td>
<td>M</td>
</tr>
<tr>
<td>Populus tremuloides</td>
<td>Peachleaf Willow</td>
<td>H</td>
</tr>
<tr>
<td>Salix amygdaloides</td>
<td>Blue Spruce</td>
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</tr>
<tr>
<td><strong>Evergreen Trees</strong></td>
<td>Picea pungens</td>
<td>M</td>
</tr>
<tr>
<td><strong>Deciduous Shrubs</strong></td>
<td>Red Osier Dogwood</td>
<td>H</td>
</tr>
<tr>
<td>Cornus sementes</td>
<td>Blackberry Honeysuckle</td>
<td>H</td>
</tr>
<tr>
<td>Lonicera involucrata</td>
<td>Pink Mountain Heather</td>
<td>M</td>
</tr>
<tr>
<td>Phlomis empetrifolius</td>
<td>Nodoka Rose</td>
<td>H</td>
</tr>
<tr>
<td>Rosa spicata</td>
<td>Coyote Willow</td>
<td>H</td>
</tr>
<tr>
<td>Salix exigua</td>
<td>Western Mountain Ash</td>
<td>M</td>
</tr>
<tr>
<td>Sorbus scopolina</td>
<td>Subalpine Spirea</td>
<td>M</td>
</tr>
<tr>
<td>Spirea splendens var. splendens</td>
<td>Bluejoint Reedgrass</td>
<td>M</td>
</tr>
<tr>
<td><strong>Grasses</strong></td>
<td>Prairie Junegrass</td>
<td>H</td>
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<tr>
<td>Calamagrostis canadensis</td>
<td>Blue Columbine</td>
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</tr>
<tr>
<td>Koeleria macrantha</td>
<td>Yellow Columbine</td>
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</tr>
<tr>
<td><strong>Perennials</strong></td>
<td>Woodland Strawberry</td>
<td>M</td>
</tr>
<tr>
<td>Aquilegia caerulea</td>
<td>Rocky Mountain Iris</td>
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</tr>
<tr>
<td>Aquilegia flavaeagens</td>
<td>Western Cone Flower</td>
<td>H</td>
</tr>
<tr>
<td>Fragaria vesca</td>
<td>Iris missouriensis</td>
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</tr>
</tbody>
</table>
Appendix C

North Range Business Park
Design Guidelines

Cheyenne LEADS
The Cheyenne-Laramie County Corporation
for Economic Development

July 2010
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North Range Business Park
Design Guidelines

Executive Summary

North Range Business Park is a unique opportunity for the City of Cheyenne to create a light industrial and office complex to enhance the tax base and create quality employment opportunities while maintaining the integrity of the site and set a new standard for industrial and commercial land use in Wyoming.

Goals

- Create a unified development with flexibility for future users.
- Integrate intelligent design solutions (low water consumption, sidewalk quantity and locations, designing with the natural landforms in mind).
- Honor the native landscape character of Cheyenne’s high plains plateau.
- Allow/encourage antelope to co-exist within the businesses park.
- Create an attractive and fitting setting for businesses to call home.

Project Vision

The inspirational vision for North Range Business Park originates in the Vedauwoo area just west of the site. Vedauwoo’s rough translation means ‘earth-born’, and as the giant boulders in Vedauwoo arose from the erosion of their surroundings, the buildings in North Range represent those boulders and the surrounding landscape shall reflect that ecosystem.

The developer of the project, Cheyenne LEADS, is the premier economic development organization that brings progress and prosperity to the entire community of Laramie County. This attitude brings an elevated set of standards for what North Range Business Park can be. Through careful planning the project can realize the goal of attracting quality long term tenants with a comfortable, beautiful setting that is kind to businesses and employees alike.

The following images provide the inspiration for the setting created at North Range Business Park:
Project Vision Photos

Grasslands, large granite boulders and evergreen trees are the dominant upland landscape features.

Stacked boulder formations are prevalent throughout Vedauwoo.
Project Vision Photos, continued...

Riparian corridors found in the lowlands of Vedauwoo provide valuable habitat.

Grasslands, low shrub meadows, and large granite rocks lead to the upland evergreen forest.
Project Location

North Range Business Park is located just west of the City of Cheyenne and Warren Air Force Base. The business park has immediate access to Interstate 80, and is less than 2 miles west of Interstate 25, providing convenient access to these critical transportation routes.

Local Vicinity Map

Regional Vicinity Map
Site Analysis

a) The site consists of rolling hills and grassland. There are prominent ridges and drainage channels that present opportunities for site features.

b) Existing site elements consist of the road network and the Wal-Mart Distribution Center. The distribution center is an anchor tenant that sees the value in the location of the business park.

c) With I-80 as the south border of the business park and Roundtop Road being the main access for the project, this is the preferred location for the main project signage and entry location. Signage along the north side of the project is also important as Happy Jack road is a heavily travelled collector road.

d) Other than the Wal-Mart Distribution Center, the most visible man-made feature on the property is the high tension power lines traversing through the property. These power lines are an asset to the business park as they provide tenants ample amounts of power for their facilities.

e) Just west of the site is a wind farm which provides a great alternative energy source. The close proximity to the wind farm bolsters the image of green powered facilities.

f) The two commercial properties located on the east side of the project are not owned by LEADS Development, but are being planned along with the business park. Early plans for these lots include retail, gas/convenience, restaurants and other similar use which compliment the industrial/office/warehouse uses planned in the business park.
Master Plan Summary

a) The lot configuration responds to the existing land forms, with particular emphasis on natural drainage ways.

b) Common open space areas are set aside to maximize continuity of open space, provide trail connections, and for regional detention.

c) Open space areas will be transformed to create a beautiful setting within the business park, and will be available for the tenants for passive recreation.

d) Prairie landscapes are characterized as by their expansive nature. Generous street setbacks are recommended to reinforce the prairie landscape.

e) The overall planting scheme highlights drainage ways, uses detention area as open space buffers, as well as habitat establishment and groundwater recharging.

f) Open space areas near entries and intersections reinforce the expansive character and prairie aesthetic.
North Range Business Park
Design Guidelines

Streetscapes

Consistent streetscapes throughout the site solidifies the prairie aesthetic.

a) Provide 75' setbacks from the public right-of-way to establish a prairie setting

b) Using large setbacks generates an opportunity to provide gentle earthen berms for the screening of parking lots and buildings

c) Sweeping trails along roadways emphasize the scale of the site

d) Trees concentrated in wide borrow ditches and low lying areas give the sense of natural distribution

e) Trees are placed in clumps rather than uniform distribution

f) Trees concentrated at intersections give a feeling of destination and provide shade at resting stops

g) Borrow ditches with non-uniform depth and width make them look as if they were naturally created

h) The frontage along I-80 is an important streetcape experience as it sets the stage for entry into the business park. This corridor shall incorporate similar landscape concepts while allowing marketable views into the business park for drivers on the highway.
Regional Stormwater Management

Regional stormwater detention takes advantage of the sites low areas and provides an amenity for users and wildlife.

a) Regional stormwater solutions for the business park are integrated into the site plan to maximize the build out area for each lot.

b) Offering the detention areas as multi use areas maximizes their value and provides many functions for the user and ecosystem.

c) Detention areas that are shallow with varying side slopes mask their true intent and give the look of depressions on in the prairie, where cottonwood groves would occur naturally.

d) Creating seasonal wet areas on the site will attract wildlife, recharge groundwater, and encourage different microclimates that are essential to a healthy ecosystem.

e) Provide passive recreation areas in and around detention areas. Having trails wind around and through detention ponds changes them from a pond to an actual nature experience.
Signage

Entry Monuments

Consistent signage creates a cohesive image for the park.

a) Signs have horizontal massing and are of a larger scale to reflect the sweeping prairie and the breadth of the horizon.

b) Boulders are a major component of the signage and connect the signage with the amazing natural rock formations found near the site. These stacked, weathered boulders are found throughout Vedauwoo and stand like sculptures on the weathered plains.

c) Boulders are accompanied by a clump of wind ridden pine trees that have the look of a wise, resilient tree. This combination is found throughout Vedauwoo as the boulders provide shelter and protection for young trees.

d) The materials used on the signage are meant to echo the rustic nature of the Wyoming countryside. The brown mottled corten steel sign panel offers a striking contrast with the golden prairie. Stainless steel lettering and accents add a crisp contemporary edge to the signage, showing that NRBP reflects the progressive nature of the business park.

e) Refer to the Signage Plan (page 14) for Entry Monument locations.
Tenant and Wayfinding Signs

Wayfinding Signs are intended to inform visitors of the various destinations, amenities, services, and uses within North Range Business Park on a permanent basis.

a) Wayfinding Sign Content: These signs may include names of major tenants, park amenities, civic uses, directional arrows, etc.

b) Wayfinding signs may be used at several locations along the streets within the Business Park. The signs are typically associated with intersections and decision points.

Tenant I.D. Signs will be used to identify business park tenants.

a) One Tenant I.D. sign is allowed per street frontage (or a maximum of two). Provide a minimum 100 foot separation between individual Tenant I.D. Signs on the same side of the street.

b) Multiple tenants may be identified on a single sign, but the sign dimensions are fixed.

General

a) Sign materials are meant to echo the rustic nature of the Wyoming countryside. The brown mottled corten steel sign panel offers a striking contrast with the golden prairie. Stainless steel lettering and accents add a crisp contemporary edge to the signage.

b) Refer to the Signage Plan (Page 14) for wayfinding sign locations. Tenant I.D. Sign locations will be reviewed on a case-by-case basis with each tenant.
Street Signs

Street Signs will be located at public street intersections around the perimeter of the business park and at internal intersections.

a) Custom street signs present a high quality image that the business park is trying to embody.

b) The materials used on the signage are meant to echo the rustic nature of the Wyoming countryside. The brown mottled corten steel sign panel offers a striking contrast with the golden prairie. The black sign posts project a rugged strength, and the white reflective lettering and accents add a crisp contemporary edge to the signage.

c) Refer to the Signage Plan (page 14) to conceptual sign locations.
Signage Plan

Sign locations depicted on this map are conceptual only. Final sign locations will be determined with future sign permit applications.
Site Design Guidelines

Site Planning

Site planning guidelines are intended to create a cohesive image for the North Range Business Park

a) New facilities and private open spaces shall be designed to work together to manage stormwater, create connections to common open space and regional trails.

b) Large expenses of parking are discouraged and should instead be designed as smaller modules, separated by vegetation. Where possible, parking areas should be concentrated at the side and rear of the building and away from any common open space.

c) Locate buildings to minimize cut and fill, while respecting natural drainage ways.

d) Reroute existing drainage ways around buildings and divert to regional detention area.

e) Service areas should be oriented away from abutting common open space areas and public ROW, whenever possible.

f) Direct water from parking lots, roof drains and other areas into landscape areas that could benefit from additional water and/or improve the quality of the storm water.

g) Grade borrow ditches and detention ponds in irregular shapes and varied side slopes, in an aesthetically pleasing character.

h) Site buildings to protect main entrances and outdoor areas from prevalent northwest wind.
Stormwater Management

Cost effective natural systems use water efficiently and enhance water quality.

a) Detention ponds should be integrated into the existing landscape as an enhancement to the existing topography

b) Design the stormwater conveyance system to use a connected series of vegetated swales and channels for stormwater infiltration in place of enclosed storm sewers.

c) Ponds should be created with some topographic diversity on the bottom including high spots, low areas, and peninsulas of higher ground while maintaining positive drainage to the outlet.

d) Establish Cottonwood corridors that give shade, slow evaporation and provides habitat.

e) Grade borrow ditches and detention ponds in irregular shapes and varied side slopes, in an aesthetically pleasing character

f) Stormwater management techniques that use vegetated areas and bioretention swales to naturally treat and slow down stormwater are strongly recommended.

g) Incorporate best management practices, and water quality features where possible.
Landscape

Well designed landscaping with native species reduces water consumption and long-term maintenance costs and improves building efficiency and aesthetics.

a) Open native grassland shall be the predominant element in the landscape.

b) Weathered granite boulders paired with pine and junipers planted in pockets is the unifying landscape theme.

c) Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements, and the use of herbicides and pesticides.

d) Plant evergreen trees on uplands, while locating cottonwoods, willows, and other riparian plants in drainages.

e) Use large scale plantings with the intent of creating thickets of shrubs and broad sweeps of flowers in meadows that occur naturally in the Wyoming plains and foothills regions.

f) Wildflowers are essential components of landscapes and should be considered as a part of each restoration project. Wildflowers enhance diversity, structural complexity, food and shelter for wildlife, beauty, color, fragrance, texture, form, seasonal interest, and educational opportunities. The restoration of wetland, riparian, and prairie communities should include the use of a diverse array of site appropriate, native wildflowers.

g) Encourage low maintenance landscapes and areas of no mow prairie at periphery of site.

h) Blend on-site perimeter landscapes with off-site tree and shrub masses within the public ROW. Grass and ground plane landscape treatments shall also harmonize with the streetscape design, and transition gradually to the internal on-site landscape.

i) Strategically place landscape materials to buffer structures from winter winds (predominantly north/northwest) allowing solar exposure in the winter, and shade in the summer.
Granite Boulders

Granite boulders are a thematic design element and should be used as accents in focal areas.

a) Supplier: Granite boulder supplier/source shall be Trinity Stone, (970) 419-4719, or approved equivalent.

b) Stone Type: Surface Moss Rock Granite Boulders

c) Shape: Rounded weathered stone (not fractured)

d) Color: Rose Granite (light reddish-pink) similar to stone colors found in Vedauwoo.

e) Size: varies, ½ ton minimum.

Mulch

Planting beds shall be top dressed with mulch that is neutral in color and appears as a naturally occurring element in the landscape.

a) Mineral Mulch: Crushed granite mulch should be used in planting beds.

   i) Color: Mineral mulch color to match color of granite boulders. Bright contrasting colors are discouraged.

b) Wood Mulch: Shredded Cedar mulch may be used sparingly around the base of individual plants to assist in moisture retention. Requests for additional wood mulch will be reviewed and considered on a case-by-case basis.

   i) Color: Natural color.

c) Size: Particle sizes must be large so as to reduce the chance of being blown away by strong winds. Minimum size should range from 3/8" to 1.5". Larger sizes (3" to 8") may be mixed into the mineral mulch for a varied appearance.

d) Edger: Use of edging around planting beds is optional. Appearance of edging, where used, should be subtle. The use of concrete headers is discouraged, except in plazas and patio areas.

e) Weed Barrier: Weed barrier may be used in planting beds, if desired. Weed barrier must be pinned down securely along edges and seams.
Crusher-Fines Pathways

a) Materials: Soft surface pathways and trails shall be constructed using stabilized crusher-fines.

b) Depth: Provide a minimum 4" layer of stabilized crusher-fines.

c) Soil Separator Fabric: Soil separator fabric should be placed between subgrade and stabilized crusher-fines to reduce weed growth within trails. Weed barrier must be pinned down securely along edges and seams.

d) Color: crusher fines shall be similar in color to the native soil color. Color shall be approved by the North Range Business Park Owners’ Association.

Plant Palette

Plant should be selected in order to create year-round visual interest, diversity, color and structure. Plants must be proven hardy in the harsh Cheyenne climate.

Please see Appendix A for recommended plant list

Native Seed Mixes

Native seed will be the predominant landscape feature within the business park. Three seed mixes are specified below which should be used to create a consistent appearance in the business park.

Upland Seed: Foothills Native Mix by Pawnee Buttes Seed, Inc. or approved equal that matches the following:

- a. Indian Ricegrass 10%
- b. Little Bluestem 10%
- c. Blue Grama 10%
- d. Indian Grass 10%
- e. Sandberg Bluegrass 7.5%
- f. Arizona Fescue 10%
- g. Sideoats Grama 10%
- h. Green Needlegrass 10%
- i. Big Bluestem 10%
- j. Western Wheatgrass 10%
- k. Spike Muhly 2.5%

Transition Seed Mix: Native Prairie Mix by Pawnee Buttes Seed, Inc, or approved equal that matches the following:

- a. Blue Grama 23%
- b. Buffalo Grass 10%
- c. Green Needlegrass 20%
- d. Sideoats Grama 20%
- e. Western Wheatgrass 20%
- f. Sand Dropseed 7%
Wetland Seed Mix: Prairie Wetland Mix by Pawnee Buttes Seed, Inc., or approved equal that matches the following:

a. Alkali Bulrush 12%
b. Switchgrass 12%
c. Canada Wildrye 12%
d. Prairie Cordgrass 10%
e. Softstem Bulrush 7.5%
f. Black Creeper Sedge 6%
g. Alkali Grass 6%
h. Nebraska Sedge 6%
i. Three Square Bulrush 6%
j. Hardstem Bulrush 5%
k. Creeping Spikerush 4%
l. Sloughgrass 4%
m. Fowl Mannagrass 2%
n. Indian Grass 2%
o. Smallwing Sedge 2%
p. Big Bluestem 2%
q. Baltic Rush 1%
r. Colorado Rush .5%

When applying seed mixes, an initial application of the Upland Seed Mix, followed by the application of other seed mixes is desired in order to provide the correct species for all potential moisture conditions.

Bluegrass Turf

Bluegrass turf, if desired, shall be used sparingly and only in the following areas:

a) Outside of the 75 foot street setbacks;
b) Near primary visitor entrances;
c) Enclosed courtyards;
d) Small areas surrounding patios and other outdoor spaces for employees;
e) Active spaces, such as places areas intended for volleyball and other similar activities.
Landscape Irrigation

Underground automatic irrigation systems shall be installed in order to establish and maintain an attractive appearance.

a) Irrigation Controllers: Programmable irrigation controllers shall be installed. Controllers offering weather smart features are encouraged, which have the ability to adjust itself according to accurate real-time weather data.

b) Native Seed: Permanent irrigation is optional in native seed areas, but is encouraged for quicker establishment of seed. Temporary surface irrigation systems require specific approval by the North Range Business Park Owners' Association.

c) Bluegrass Turf: A permanent underground irrigation system is required for irrigation of bluegrass turf.

d) Planting Beds: Provide drip irrigation, or another form of efficient sub-terrain irrigation in planting beds.

e) Trees and shrubs in native seed areas shall be drip irrigated.

Maintenance

a) Exterior spaces must be well cared-for in order to maintain a positive image for the business park.
### Appendix A – Recommended Plant List

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>UPLAND</th>
<th>RIPERIAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer negundo 'Sensation'</td>
<td>Sensation Boxelder</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Alnus tenufolia</td>
<td>Thinline Alder</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Betula occidentalis</td>
<td>Mountain Birch</td>
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<tr>
<td>Celtis occidentalis</td>
<td>Hackberry</td>
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<tr>
<td>Gleditsia triacanthos</td>
<td>Honeylocust</td>
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<tr>
<td>Gymnocladus dioicus</td>
<td>Kentucky Coffeetree</td>
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<td></td>
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<tr>
<td>Populus x acuminata</td>
<td>[p]</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Populus sargentii</td>
<td>Plains Cottonwood</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Quercus macrocarpa</td>
<td>Bur Oak</td>
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<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
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<tbody>
<tr>
<td>Acer ginnala</td>
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<tr>
<td>Acer tataricum</td>
<td>Tatarian Maple</td>
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<tr>
<td>Acer grandidentatum</td>
<td>Big-tooth Maple</td>
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<tr>
<td>Crataegus ambigua</td>
<td>Russian Hawthorn</td>
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<tr>
<td>Crataegus crus-galli inermis</td>
<td>Thornless Cockspur Hawthorn</td>
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<tr>
<td>Crataegus laevigata</td>
<td>Crimson Cloud Hawthorn</td>
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<tr>
<td>Quercus gambeli</td>
<td>Gambel Oak</td>
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<tr>
<td>Rhus glabra</td>
<td>Smooth Sumac</td>
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<tr>
<td>Rhus typhina</td>
<td>Staghorn Sumac</td>
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<table>
<thead>
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<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>UPLAND</th>
<th>RIPERIAN</th>
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<tbody>
<tr>
<td>Abies concolor</td>
<td>White Fir</td>
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<td>Juniperus scopulorum</td>
<td>Rocky Mountain Juniper</td>
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<td>Juniperus osteopectina</td>
<td>Utah Juniper</td>
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<td>Picea pungens</td>
<td>Colorado Spruce</td>
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<tr>
<td>Pinus aristata</td>
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<td>Pinus edulis</td>
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<td>Pinus flexilis</td>
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<td>Pinus nigra</td>
<td>Austrian Pine</td>
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<td>Pinus ponderosa</td>
<td>Ponderosa Pine</td>
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<tr>
<td>Pinus sylvestris</td>
<td>Scotch Pine</td>
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## Appendix A - Recommended Plant List (continued)

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Upland</th>
<th>Riparian</th>
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<tbody>
<tr>
<td>Amelanchier alnifolia</td>
<td>Saskatoon Serviceberry</td>
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<td>Amelanchier utahensis</td>
<td>Utah Serviceberry</td>
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<td>Amorpha canescens</td>
<td>Leadplant</td>
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<td>Aronia melanocarpa 'Iriquois Beauty'</td>
<td>Dwarf Black Chokeberry</td>
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<tr>
<td>Artemisia cana</td>
<td>Silver Sagebrush</td>
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<td>Artemisia filifolia</td>
<td>Sand Sagebrush</td>
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<tr>
<td>Artemisia tridentata wyomingensis</td>
<td>Wyoming Big Sagebrush</td>
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<tr>
<td>Caragana arborescens</td>
<td>Siberian Peashrub</td>
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<tr>
<td>Caryopteris x clandonensis 'Blue Mist'</td>
<td>Blue Mist Spirea</td>
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<tr>
<td>Cercocarpus montanus</td>
<td>Mountain Mahogany</td>
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<tr>
<td>Chrysothamnus sp</td>
<td>Rabbitbrush</td>
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<td>Chamaeberia millefolium</td>
<td>Fernbush</td>
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<td>Cornus stolonifera 'Bailey'</td>
<td>Bailey's Redtwig Dogwood</td>
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<td>Cornus sericea</td>
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<td>Forestiera neomexicana</td>
<td>New Mexico Privet</td>
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<td>Krashnikovia lanata</td>
<td>Winterfat</td>
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<td>Ligustrum vulgare 'Lodense'</td>
<td>Lodense Privet</td>
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<td>Lonicera involucrata</td>
<td>Black Berry Honeysuckle</td>
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<td>Physocarpus malvaceus</td>
<td>Mallow Ninebark</td>
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<td>Potentilla fruticosa</td>
<td>Shrub Potentilla</td>
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<td>Prunus bessei</td>
<td>Western Sand Cherry</td>
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<td>Prunus bessei 'Pownee Buttes'</td>
<td>Creeping Western Sand Cherry</td>
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<td>Prunus virginiana</td>
<td>Chokecherry</td>
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<td>Purshia tridentata</td>
<td>Antelope Bitterbrush</td>
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<td>Ribes alpina</td>
<td>Alpine Currant</td>
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<td>Ribes aureum</td>
<td>Yellow Currant</td>
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<tr>
<td>Ribes cereum</td>
<td>Edible Currant</td>
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<tr>
<td>Rubus deliciosus</td>
<td>Boulder Raspberry</td>
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<td>Rhus aromatica 'Gro-Low'</td>
<td>Dwarf Fragrant Sumac</td>
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<td>Rhus trilobata</td>
<td>Three-Leaf Sumac</td>
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<td>Rosa nutkana</td>
<td>Nootka Rose</td>
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<td>Rosa woodsii</td>
<td>Woods Rose</td>
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<td>Salix amygdaloides</td>
<td>Peachleaf Willow</td>
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<td>Salix exigua</td>
<td>Coyote Willow</td>
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<td>Sambucus racemosa</td>
<td>Red Elderberry</td>
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<td>Shepherdia argentea</td>
<td>Silver Buffaloberry</td>
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<td>Sorbus scopulina</td>
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<td>Symphoricarpus albus</td>
<td>White Snowberry</td>
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<tr>
<td>Yucca glauca</td>
<td>Yucca/Soapweed</td>
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### EVERGREEN SHRUBS

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<th>BOTANICAL NAME</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Cercocarpus ledifolius</td>
<td>Curl Leaf Mountain Mahogany</td>
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<td>Cercocarpus intricatus</td>
<td>Little Leaf Mountain Mahogany</td>
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<td>Juniperus chinensis 'Holbert'</td>
<td>Holbert Juniper</td>
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<tr>
<td>Juniperus communis</td>
<td>Common Juniper</td>
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<tr>
<td>Juniperus horizontalis 'Hughes'</td>
<td>Hughes Juniper</td>
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<tr>
<td>Juniperus horizontalis 'Youngstown'</td>
<td>Youngstown Creeping Juniper</td>
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<tr>
<td>Juniperus sabina 'Buffalo'</td>
<td>Buffalo Juniper</td>
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<tr>
<td>Juniperus sabina 'Scandia'</td>
<td>Scandia Juniper</td>
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### ORNAMENTAL GRASSES

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<th>COMMON NAME</th>
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<th>RIPERIAN</th>
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<tbody>
<tr>
<td>Achnatherum hymenoides</td>
<td>Indian Rice Grass</td>
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<tr>
<td>Andropogon gerardii 'Pawnee'</td>
<td>Big Bluestem</td>
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<tr>
<td>Bouteloua gracilis</td>
<td>Blue Grama</td>
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<tr>
<td>Calamagrostis canadensis</td>
<td>Bluejoint Reedgrass</td>
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<td>Deschampsia caespitosa</td>
<td>Tufted Hairgrass</td>
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<tr>
<td>Festuca idahoensis 'Siskyou Blue'</td>
<td>Blue Fescue</td>
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<tr>
<td>Helictotrichon sempervirens</td>
<td>Blue Oat Grass</td>
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<tr>
<td>Hesperostipa comata</td>
<td>Needle and Thread Grass</td>
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<tr>
<td>Imperata cylindrica</td>
<td>Japanese Blood Grass</td>
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<td>Koeleria macrantha</td>
<td>Prairie Junegrass</td>
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<td>Nassella tenuissima</td>
<td>Mexican Feather Grass</td>
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<td>Panicum virgatum 'Cheyenne Sky'</td>
<td>Switch Grass</td>
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<td>Saccharum ravennae</td>
<td>Plume Grass</td>
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<tr>
<td>Schizachyrium scoparium</td>
<td>Little Bluestem</td>
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</table>
Appendix A - Recommended Plant List (continued)

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>UPLAND</th>
<th>RIPERIAN</th>
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<tbody>
<tr>
<td>Achillea x 'Moonbeam'</td>
<td>Moonbeam Yarrow</td>
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<tr>
<td>Agastache spp.</td>
<td>Hyssop</td>
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<tr>
<td>Aquilegia spp.</td>
<td>Columbine</td>
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<tr>
<td>Artemisia spp.</td>
<td>Sage</td>
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<tr>
<td>Callirhoe involucrata</td>
<td>Winecups</td>
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<tr>
<td>Centranthus ruber</td>
<td>Jupiter's Beard</td>
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<td>Cerastium tomentosum</td>
<td>Snow-In-Summer</td>
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<td>Heuchera spp.</td>
<td>Coral Bells</td>
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<tr>
<td>Coreopsis spp.</td>
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<tr>
<td>Echinacea purpurea</td>
<td>Purple Coneflower</td>
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<tr>
<td>Erigeron speciosus</td>
<td>Aspen Daisy</td>
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<td>Eriogonum umbellatum</td>
<td>Sulfur Flower</td>
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<td>Gaillardia aristata</td>
<td>Blanket Flower</td>
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<td>Gazania linearis</td>
<td>Colorado Gold Gazania</td>
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<tr>
<td>Hemerocallis spp.</td>
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<td>Iris sibirica</td>
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<td>Lavender</td>
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<td>Gayfeather</td>
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<td>Nepeta x faassenii</td>
<td>Catmint</td>
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<tr>
<td>Oenothera caespitosa</td>
<td>White Evening Primrose</td>
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<tr>
<td>Ratibida columnifera</td>
<td>Prairie Coneflower</td>
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<tr>
<td>Rudbeckia spp.</td>
<td>Coneflower</td>
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<tr>
<td>Santolina chamaecyparissus</td>
<td>Lavender Cotton</td>
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<tr>
<td>Sedum sp.</td>
<td>Stonecrop</td>
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<tr>
<td>Stachys byzantina</td>
<td>Lamb's Ears</td>
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<tr>
<td>Stanleya pinnata</td>
<td>Prince's Plume</td>
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