

Introduction:

This Design Criteria creates a framework for the design and implementation of the Commercial and Flex-Tech Commercial areas within the Cloud Peak Ranch development. This criteria acts as an appendix to the Cloud Peak Ranch Business Park Association Covenants. If there is a conflict between this document and the Cloud Peak Ranch Business Park Association Covenants and/or the requirements of the City of Sheridan the Covenants and/or the requirements of the City of Sheridan shall prevail.

Proposed developments within the Commercial Districts of the Cloud Peak Ranch development shall be reviewed by the City of Sheridan and the Cloud Peak Ranch Business Park Association based upon this Criteria and the requirements of the City of Sheridan.

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Design Criteria:

The Site Design Criteria is intended to accompany the Site Design Criteria Plan (page 7) and the Design Criteria Area Map (Page 3). This Design Criteria is divided into two categories: Commercial Design Criteria and Flex-Tech Commercial Design Criteria. The Residential areas are not included with this Design Criteria.

Commercial Design Criteria::

Building Coverage:

- No maximum – contingent upon meeting the requirements of this Design Criteria

Building Height:

- Maximum of 2 stories of usable floor area
- Architectural elements such as towers, clock towers, flagpoles, stairwells, elevator shafts, etc. may be allowed to exceed the 2 story maximum height with approval.

Building Setback:

- 30' to Right of Way of West Fifth Street
- 30' to Right of Way of Mydland Road
- 20' to Public Right of Way
- 20' to private driveway
- 5' minimum setback between parking lots and/or sidewalks that are adjacent to buildings to accommodate landscape areas.

Building Materials:

- Siding
 - Minimum 50% masonry (not including windows)
 - Masonry includes: brick, stone, and stucco (large expanses of stucco may not be allowed and shall be broken up by architectural details such as bumpouts etc.)
 - Allowed siding includes: vertical architectural metal siding, wood and composite/wood siding with a maximum 6 inch exposed lap.
 - Accents of exposed wood are encouraged.

Building Roofing:

- Roofing materials allowed
 - standing seam architectural steel
 - tile
 - 35 year warranty, minimum, composition shingles
- Roofing must be residential in scale and design
 - sloped roofs are required and must be appropriate to architectural style of building; i.e. Lower sloped roofs generally require larger overhangs etc.
 - minimum 18 inch overhang

Building Design:

- Long uniform roof lines or walls shall be articulated with dormers and/or other architectural elements
- Architectural elements such as dormers shall be utilized to accent building entries.
- A mix of materials such as stone, stucco, wood accents and/or siding shall be utilized to create visual interest.
- Main entry to building is encouraged to be at grade.



- Incorporate handicap ramp with main building entry if ramp is required due to site conditions.
- Utilize earth tone colors.
- Window placement and design shall reflect architectural style of building and shall be used to create visual interest.
- Buildings shall be located as to minimize impacts to existing trees.

Lighting:

- Building and site lighting shall be provided for security and character. All lighting shall be designed to be cut-off style to not allow light to spill outside of the boundaries of the site.
- Lighting shall be designed to be compatible with building architecture and overall development.
- No neon lighting shall be allowed.

Parking:

- Parking shall be designed to be easily accessible from the public right of way and/or private drives.
- Access drives into parking lots are encouraged to be located away from intersections of West Fifth Street and Mydland Road.
- Access drives into parking lots shall, where possible, shall be aligned with drives into adjacent parking lots.
- Parking shall be setback a minimum of 8 feet from public right of way and private drives.
- Parking spaces shall meet City of Sheridan design standards.
- Numbers of parking spaces shall meet City of Sheridan standards.
- Handicap parking spaces shall meet the standards of the Americans for Disabilities Act.
- Drop off areas near the main entry of the building is encouraged.

Signage:

- Signage shall be designed to be complimentary to the architectural style of buildings and overall development.
- Building signage shall be designed to be integrated into the building design.
- Site signage shall be 6 feet in height maximum.
- Site signage cannot block site visibility adjacent to intersections of public right of way and/or private drives.
- Signs shall be lit to increase night visibility.
- Signs shall be lit so that the source of light is not visible.
- No neon lighting shall be allowed.

Sidewalk Connections:

- Sidewalk connections shall be provided to connect buildings to adjacent public right of way and private drives.
- Sidewalks, where possible, shall be aligned with sidewalks from adjacent properties.
- Sidewalks shall be a minimum of 4 feet in width.
- Sidewalks adjacent to parking shall be a minimum of 6 feet in width.



Building HVAC:

- All rooftop or site placed HVAC shall be completely screened from all public right of way and private drives.

Trash Enclosure:

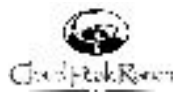
- Trash enclosures shall be 100% masonry construction to match the masonry of the building.
- Gates of trash enclosure shall be steel frame with steel and/or wood panels. Gates shall be painted to match building.

Outdoor Storage:

- Outdoor storage shall be completely enclosed with a 100% masonry wall that matches the masonry of the building.
- Gates of outdoor storage shall be steel frame with steel and/or wood panels. Gates shall be painted to match building.

Landscape:

- All open areas not covered by buildings, sidewalks, outside storage, and/or parking lots shall be completely landscaped. Landscape is defined as: turf; and mulched planting areas with trees, shrubs, groundcovers, and flowers.
- Native grass and wildflower areas may be allowed in limited areas if accompanied by a detailed installation, maintenance and management plan.
- Landscaping shall be between 50% - 80% turf.
- Landscape areas shall include a minimum of 20% planting beds. Planting beds shall be substantially planted. Large areas of mulched beds without plantings shall not be allowed.
- Existing trees shall be preserved if possible.
- Buildings, parking lots, trash enclosures and outdoor storage areas shall be substantially landscaped to buffer visual impact from public right of way and private drives.
- Landscape areas between buildings and parking lots and public right of way should receive enhanced landscape.
- Landscaping shall accent entries into buildings, and entries into parking lots from public right of way and private drives.
- Mulch in landscape beds shall consist of: 1 ½" washed river rock, and/or non-stained shredded cedar wood mulch over fabric weed barrier.



Commercial Design Criteria Images:



- Use a mix of materials to create visual interest
- Incorporate signage into the building design
- Site signage shall reflect the architecture of the building
- Entry to building is encourage to be on-grade (no steps)



- Utilize masonry elements as accents
- Design building as compatible with a residential scale
- Select site lighting that is compatible with site and building



- Utilize residential scale and materials
- Incorporate signage into building design



- Integrate handicap ramp into main building entry
- Buffer parking lot and building with landscape



- Incorporate signage into architecture of building
- Enhance landscape adjacent to public ROW



- 2 story maximum except for architectural elements, i.e.: stairwells
- Utilize mixed materials to help reduce scale of large building





- Locate handicap parking spaces near the entry of the building
- Utilize dormers to accent building entry



- Utilize dormer elements to create visual interest and accent building entry.



- Utilize a mix of materials and colors.
- Mimic the architecture of building with site elements and signage



- Utilize residential scale and materials
- Use landscape to buffer parking lot and building from street
- Utilize window placement to create visual interest



- 2 story maximum height except architectural elements
- Utilize landscape to buffer parking lot and building



- Utilize dormers and architectural elements to create visual interest and variation to long building walls.



Flex-Tech Commercial Design Criteria::

Building Coverage:

Shall meet the Commercial Design Criteria, see page 3-5

Building Height:

Shall meet the Commercial Design Criteria, see page 3-5

Building Setback:

Shall meet the Commercial Design Criteria, see page 3-5

Building Materials:

- Siding
 - Requirements for sides of buildings that face public right of way or private drives
 - Minimum 50% masonry (not including windows)
 - Masonry includes: brick, stone, and stucco
(large expanses of stucco may not be allowed and shall be broken up by architectural details such as bumpouts etc.)
 - Allowed siding includes: vertical architectural metal siding, wood and composite/wood siding with a maximum 6 inch exposed lap.
 - Accents of exposed wood beams are encouraged.
 - Requirements for sides of buildings that do not face public right of way or private drives
 - No masonry requirement
 - Allowed siding includes: vertical architectural metal siding.

Building Roofing:

- Roofing materials allowed
 - Predominant Building
 - flat roofs are allowed for overall building
 - Accents
 - standing seam architectural steel
 - tile
 - 35 year warranty, minimum, composite shingles
 - architectural flat steel awnings

Building Design:

- Long uniform roof lines or walls that face public right of way or private drives shall be articulated with dormers and/or other architectural elements.
- Architectural elements such as dormers shall be utilized to accent building entries that face public right of way or private drives.
- A mix of materials such as stone, stucco, wood accents and/or siding shall be utilized to create visual interest on all sides of buildings that face public right of way or private drives.
- Main entry to building is encouraged to be at grade.
- Incorporate handicap ramp with main building entry if ramp is required due to site conditions.
- Utilize earth tone colors.
- Window placement and design shall reflect architectural style of building and shall be used to create visual interest for sides of building that face public right of way or private drives.
- Buildings shall be located as to minimize impacts to existing trees.



<u>Lighting:</u>	Shall meet the Commercial Design Criteria, see page 3-5
<u>Parking:</u>	Shall meet the Commercial Design Criteria, see page 3-5
<u>Signage:</u>	Shall meet the Commercial Design Criteria, see page 3-5
<u>Sidewalk Connections:</u>	Shall meet the Commercial Design Criteria, see page 3-5
<u>Building HVAC:</u>	<ul style="list-style-type: none"> • All rooftop or site placed HVAC shall be completely screened from all public right of way and private drives and/or contained within outdoor storage area.
<u>Trash Enclosure:</u>	<ul style="list-style-type: none"> • Trash enclosures shall be 100% masonry construction to match the masonry of the building and/or contained within outdoor storage area. • Gates of trash enclosure shall be steel frame with steel and/or wood panels. Gates shall be painted to match building.
<u>Outdoor Storage:</u>	<ul style="list-style-type: none"> • Outdoor storage shall be completely enclosed with a solid fence. • Fencing and/or gates shall be constructed of wood, steel, masonry, and/or vinyl in a style and color that is complimentary to the building. • Masonry columns are encouraged to be located on the corners of outdoor storage enclosures.
<u>Landscape:</u>	Shall meet the Commercial Design Criteria, see page 3-5



Flex-Tech Commercial Images:



- Flat roofs are allowed. Building shall be articulated with awnings, variations in roof heights, and avoiding long straight walls



- Building entries shall be accented with higher roofs, plaza, awnings, changes to materials, and articulation of walls



- Utilize awnings, variations in materials, roof type to accent entry
- Buffer entry, parking lot and building with landscape



- Utilize berming and landscape near building to buffer long walls



- Rear areas of buildings and sites may include outdoor storage and yards. These areas shall be completely screened with fencing and landscape



- Building entries and portions of buildings that front onto public ROW shall have architectural elements that reduce the scale of the building and accent the entry of the building.



Commercial and Flex-Tech Commercial

Submittal Checklist:

This Application and Submittal Checklist is for the purposes of review and approval by System Land LLC. System Land LLC approval of all Commercial and Flex-Tech Commercial applications is required prior to submittal to the City of Sheridan.

Copies

- 2 Application: (see last page of this document for application)
- 1 Application Fee:
Application fee is paid to System Land LLC for cost of reviewing Commercial Applications. If initial applications are not accepted, all subsequent submittals shall be required to pay the Subsequent Submittal charge unless waived unless waived by System Land LLC.
- Initial Submittal - \$500.00
Subsequent Submittals - \$250.00
- 2 Project Description
Narrative describing the proposal.
- 2 Plans
Architectural Plans (1/8 scale minimum – 1/4 scale encouraged)
- elevations of all sides of building
- floor plans
- tenant finish and uses
- building signage
- elevations of all sides of trash enclosure
- elevations of all proposed site signage
- 2 Site Plan (40 scale minimum)
- fully dimensioned site plan(s) showing lot size, drive aisles, parking, sidewalks, building setbacks, landscape setbacks, landscape areas, detention areas, site signage, lighting locations and cut sheets of all lighting proposed, curb radii, site elements such as columns, etc.
- 2 Landscape Plan (40 scale minimum)
- landscape plan(s) with turf, mulch, and hard surface areas detailed. All proposed plantings including phased plantings shall be shown. planting details and a landscape schedule indicating areas and numbers of plantings are required.
- irrigation notes and/or plans indicating proposed irrigation source, point of connection, type of irrigation system proposed.



Submittal Checklist (continued):

- 2 Drainage Plans and report (40 scale minimum)
- drainage plan(s) with minimum of 2 foot contours showing existing and proposed grades. Spot elevations shall be included as required to clearly demonstrate proposed drainage patterns. Slopes on all surfaces shall be noted.
 - detention areas shall be clearly indicated on plan and detailed including storage, conveyance and release points.
 - drainage report shall meet all applicable City of Sheridan drainage standards.
- 2 Utility Plans (40 scale minimum)
- utility plan(s) shall locate and detail all proposed utility connections including but not limited to Potable Water, Sanitary Sewer, Electrical, Gas, and Phone.
- 2 Color Samples
- samples of all proposed colors on 8 ½ x 11 paper. Samples of material colors such as roofing, stone, stucco etc. shall be submitted as images (not physical samples).



Commercial and Flex-Tech Commercial

Application:

Submittals and questions shall be addressed to:

System Land LLC

20 Pine Lane

Sheridan, WY 82801

dbr@fiberpipe.net

Date: _____

Project Name: _____

Project Location (Street Address and/or Legal Description): _____

Proposed Land Use Information: _____

Gross Acreage/Square Footage of Lot: _____

Proposed Use: _____

Total Commercial Floor Area: _____

List all property owners having a legal/equitable interest in the property (attach separate sheets if necessary)

Owner's Name (s): _____

Street Address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Applicant's/Consultant's Name: _____

Name of Firm: _____

Contact: _____

Street Address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____

Email: _____

