LARAMIE
ECONOMIC DEVELOPMENT CORPORATION

MASTER PLAN

Laramie River Business Park II

May 18th, 2000
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Plan Summary

Scope

This Master Plan is intended to be a contemporary and flexible land use document for the Laramie River Business Park II (LRBP II), an industrial and business park owned by the Laramie Economic Development Corporation (LEDC).

Approximate Location and Boundary:

The business park is located in west Laramie next to Interstate 80 as indicated on "Exhibit A." The area is bordered by Adams Street on the east, the soon-to-be-completed Colorado Avenue on the west, residential land on the south, and residential and commercial land on the north. Attached as "Exhibit B" is an artist's rendering of what this commercial park might look like.

Background

The property itself had previously been vacant agricultural county land bordering the corporate border of the City of Laramie.

Previous to this development, LEDC had developed the Laramie River Business Park I (LRBP I) in an LM (Limited Manufacturing) zone to allow for light manufacturing. LRBP I is located just east of LRBP II. Covenants on this first development also restricted the construction of metal buildings. More importantly, LRBP I limited LEDC in the flexibility it needed in recruiting a wide variety of companies beneficial to the Laramie economy. Thus was the impetus behind the development of the LRBP II in 1998 as a business park for metal buildings.

Site Characteristics:

The easterly 2/3 of the site is generally flat as indicated on the preliminary plat, "Exhibit C." Soils are generally good (with minor deviations) as indicated in the extensive soils report, "Exhibit F."
LEDC also conducted a Class III Cultural Resource Inventory of the LRBP II. The Inventory concluded that no archaeological sites were found in the park. The survey also recommended clearance for construction on the property. The results of this study are attached as “Exhibit I.” In addition, LEDC completed a threatened, endangered, and candidate species survey on the property. It was concluded that this development posed no threat to any such species. The results of this survey are attached as “Exhibit J.” Finally, it should be noted that no wetlands existing on the property, as noted by the Department of the Army’s letter, “Exhibit L.”

On Block 7, Lot 1 of the LRBP II, there exists an abandoned dairy barn that was moved to the property over 30 years previously. LEDC plans to remove this barn from the site as some point in the future. Although there is no historic value to this barn (please see the letter attached from the Wyoming State Historic Preservation Office, “Exhibit M”), LEDC plans to make every effort to ensure that the opportunity exists for the barn to be put to some favorable use in the community.

Zoning:

The LRBP II preliminary plat contains 80 acres located in the Northerly line of the Northeast ¼, Section 6, Township 15 North, Range 73 West, Albany County, Wyoming. This area has been annexed in to the City of Laramie. Approximately 24 acres along the northerly 530 feet of the property was zoned R2M (a zone allowing for independent mobile homes) as a buffer zone between the business park and the existing residents and businesses in west Laramie. The remaining 56 acres was zoned Commercial 2 (C-2). This zone was chosen for its flexibility (under present city ordinances) and will allow LEDC to assist a variety of existing industrial, educational, and commercial clients in their expansion needs. “Exhibit H” from the Laramie municipal code illustrates the flexibility of C-2 zoning.

Approximately 7 acres of land (including a portion of Colorado Avenue) lying westerly from the easterly 25% of the LRBP II remains to be final platted.

Streets and Street Access:

Present access to the LRBP II is via Adams Street, which lies along the easterly boarder of the property as shown on the site plan, indexed under “Exhibit D.” Adams Street accesses Highway 230, which, in turn, accesses Interstate 80 (I-80). During the planning for the LRBP II, it was decided not to extend Venture Drive to Colorado Avenue so that light industrial traffic will be minimally mixed with residential traffic upon completion of Colorado Avenue.
LEDC will construct Venture Drive into the LRBP II from Adams Street as shown on the Street Plans and Profiles, indexed under “Exhibit D.” Venture Drive will have a width of 80 feet.

It should also be noted that Colorado Street, currently lying in land not final platted, will be developed to full City standards by the City of Laramie in the near future using federally allocated Urban Transit Systems funds. This will provide another access to the LRBP II on its westerly border. The preliminary plat, “Exhibit C,” shows how Colorado will look upon completion.

Utilities:

A 24” water transmission line crosses the property in an east-west direction immediately south of Venture Drive. Existing City water and sewer lines run under Adams Street. In addition, a gas line runs under Adams Street.

LEDC will construct a gas line, and both an 8” water line and an 8” sewer line to run underneath Venture Drive in order to serve properties on the north and south sides of Venture Drive. The Utilities Plan, under “Exhibit D,” details this further.

Electrical conduit and telephone conduit are buried immediately north of Venture Drive to serve properties on both the north and south sides of the street, as shown in the Electrical Trench Profile, Venture Drive, under “Exhibit D.” Streetlights will also be constructed along the north side of Venture Drive.

LEDC anticipates having high speed fiber optic cable feed directly into the LRBP II in the future, but this can’t be realistically pursued until 2001. At this point, phone lines will be installed in the park as indicated in the Telephone Trench Profile, under “Exhibit D.”

Development Plan:

As noted, the LRBP II is designed to be adaptable to fit the needs of typical business relocation and expansion both in terms of zoning and area. A variety of lots sizes, ranging from just under 2 acres to over 23 acres will accommodate most of the businesses desiring to move to Laramie. The preliminary plat, “Exhibit C,” illustrates the diversity of these lots.

The LRBP II will be developed in two phases. The 1st phase of development encompasses the northerly 80 acres of the LRBP II. The 2nd phase is anticipated to be located in the southerly 80 acres. LEDC presently has an option to purchase the
southerly tract, which LEDC anticipates will be needed to meet Laramie’s growth needs within the next decade. The area within the 2nd phase of development requires annexation and zoning.

Although the LRBP II will be developed to allow for flexibility, some general development principles will be applied. First, the lots lying west and south of the proposed Venture Drive will be available for larger scale business operations. Conversely, the lots lying north and east of the proposed Venture Drive will be available for smaller businesses.

One of the goals of LEDC is to bring technology and clean business to Laramie. Therefore, LEDC hopes to fill the whole of the LRBP II with highly technical or technology-related businesses.

Covenants on the LRBP II property will also help to shape the pattern of development. Again, the general principal was to create flexible opportunities for development, while still maintaining the integrity of the surrounding environment. A copy of these covenants is attached as “Exhibit E.”

Impact on the Community:

To a large extent, the LRBP II will have a positive impact on the community. First and foremost, it gives the community the important tool of readily available land with which to bring new companies to Laramie and diversify the local economy. This type of readily available land has been lacking in the past. Second, the LRBP II will result in higher paying jobs. With higher paying jobs, several things will happen: 1) Laramie’s tax base will increase, resulting in a more adequately funded city services; 2) School enrollments will stabilize and begin to rise as the labor force grows; 3) More people will have more disposable income to purchase goods in the local economy. Last and extremely important, the LRBP II will result a second access point for residents who live south and southwest of the LRBP II. Currently, as shown in “Exhibit K,” the residential areas of Cottonwood Estates and the Laramie River Subdivision are served by Adams Street, the only ingress-egress route into the area. However, due to the development of the LRBP II, the City of Laramie (as noted previously) will develop Colorado Street to full City standards. This creates a second access point into Cottonwood Estates and the Laramie River Subdivision, which becomes extremely imperative during emergency situations.

Along with more jobs and higher wages, this development will have impact on the area in the way of increased traffic, unit density, pedestrian safety, and infrastructure demand. These issues will be alleviated by a variety of factors:

- **Buffer Zone:** It is anticipated that a buffer zone of trees will be created along the southerly border of the southerly 80 acres of phase 2 of the development. This
buffer zone is necessary to minimize any potential negative impact upon the residential neighborhood of the Laramie River Subdivision. Additionally, the buffer zone will offset density concerns in the LRBP II. Moreover, this buffer zone, along with the bike path that is projected to pass through it, will give the LRBP II more of a park setting, as indicated in the artist’s rendering of the park, “Exhibit B.”

- Colorado Avenue: As mentioned previously, Colorado Avenue will be developed to full City standards by the City of Laramie, creating a second access point into the area (along with Adams Street). This second access point will help to alleviate potential traffic congestion and divert much of the residential traffic to Colorado Avenue from Adams Street.

A brief estimation of the traffic potential helps demonstrate the impact to the area. The LRBP II has 23 lots. Assuming that each lot was filled by a business with 50 employees (50 cars), one could estimate that the total number of cars accessing the LRBP II property would be 1,150/day. If the same employees made two trips/day to the property, the estimate would be 2,300 cars/day. Colorado Avenue and Adams Street should easily handle this kind of volume.

- Bike / Pedestrian Walking Path:

LEDC desires to construct a bike/pedestrian path along the east side of Adams Street, running from Snowy Range Road on the north to Riverside Drive on the south. This should greatly improve pedestrian and bicycle safety along Adams Street. This path will be bordered on the west by the LRBP II and on the east by the Laramie River Business Park I.

There will also be a lengthy bike path running through the entire portion of the LRBP II. The path is highlighted in “Exhibit G.” This lengthy path though the LRBP II will contribute to the beauty of the LRBP II and also encourage pedestrian traffic. In turn, this should further reduce automobile traffic along both Adams Street and Colorado Avenue.

- Utility Construction

Existing City of Laramie infrastructure and public utility infrastructure has been extended into the LRBP II subdivision to serve the anticipated needs of businesses locating there.

Summary:
The LRBP II is a progressive, adaptable business park that will serve as an asset to the Laramie community. It will greatly enhance the community's ability to attract new industry, add high quality jobs, while maintaining the quality of life in the surrounding area and enhancing pedestrian safety.
CONSTRUCTION PLANS FOR LOTS 1-5, BLOCK 8, LARAMIE RIVER BUSINESS PARK II

OWNER/DEVELOPERS:

Laramie Economic Development Corporation

ENGINER/SURVEYOR:

Laramie, WY 82070

INDEX

PLAIN PLAN

ENGINEER'S CERTIFICATE

Laramie, Wyoming Vicinity Map

BEFORE YOU DIG

CALL

1-800-348-0330

1-800-848-2476

Exhibit D
FINAL PLAT
OF
LOTS 1-5, BLOCK 8,
LARAMIE RIVER
BUSINESS PARK II
CITY OF LARAMIE,
ALBANY COUNTY, WYOMING

PREPARED BY:
COFFEE & ASSOCIATES, L.L.C.
903 GRAND AVENUE
LARAMIE, WYOMING 82070
(307) 742-7425
SEPTEMBER 1999
PROJECT NO. 9900
SCALE: 1" = 80' FT

LOT 5  LOT 3  LOT 2  LOT 1

NORTH SIDE PROFILE

CROWN PROFILE

SOUTH SIDE PROFILE

HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE: 1" = 2'

STREET PLANS & PROFILES
PREPARED BY:
COFFEY & ASSOCIATES, P.L.C.
602 GRAND AVENUE
LARAMIE WYOMING 82070
(307) 742-7425
PROJECT NO. 92209
37TH DECEMBER 1989
PROTECTIVE COVENANTS

The undersigned, Laramie Economic Development Corporation, ("LEDC") a Wyoming corporation, and the MJB Acquisition Corporation, a Wyoming corporation doing business as Wyoming Technical Institute, ("WTI") hereafter sometimes referred to as Declarants, being the GRANTOR of the land known as the Laramie River Business Park II, and described as Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming Section 6: N1/2NE1/4 "covenanted portion", hereby makes said land subject to the following covenants, conditions and restrictions, all of which shall be to assure the beneficial and appropriate development and improvement of said property and to protect owners and tenants of building sites against such use of surrounding premises and buildings as will depreciate the value of their property.

ARTICLE I - Definition of Terms

The following terms and words as used hereinafter shall be defined as follows:

(a) Building site - shall mean a plot of land the size and dimensions of which shall be established by the legal description in the original conveyance from Declarant, LEDC, to the first subsequent fee
owner thereof, which shall include WTI for purposes herein. A building site may also be established by Declarant by an instrument in writing executed, acknowledged and recorded by Declarants which designates a plot of land as a building site for purposes of these Protective Covenants. If two or more building sites, as defined hereinabove, are acquired by the same owner in fee, such commonly owned building sites may, at the option of said owner, be combined and treated as a single building site for purposes of this Declaration of Protective Covenants, provided that where two or more building sites are so combined, the location of the improvements shall always be subject to the prior written approval of the Architectural Control Committee.

(b) Improvement - shall mean and include all construction and work necessary or appurtenant to conditioning a building site for occupancy for a permitted use and shall include but not be limited to buildings, parking areas, driveways, access roads, loading areas, signs, utilities, fences, lawns and landscaping.

c) Owner - shall mean the party or parties owning fee title to a building site.

(d) Street - shall mean a right-of-way dedicated to the public for use as a public street.

(e) One parking space - shall mean an area measuring at least 10 feet
by 20 feet.

(f) **Parking area** - shall mean that area occupied by parking spaces together with adequate ingress, egress and circulation to the parking spaces.

(g) **Front lot line** - shall mean any boundary line of a building site which abuts upon any street whether one or more.

(h) **Side lot line** - shall mean any boundary line of a building site which is not a front lot line, but which extends to a front lot line.

(i) **Rear lot line** - shall mean the line opposite and most distant from the front lot line.

(j) **Front yard** - shall mean the space between the front lot line and a line parallel thereto and sufficiently removed therefrom to satisfy the front yard requirements set forth in paragraphs (a) and (d) of Article III.

(k) **Side yard** - shall mean the space between a side lot line and the building.

(l) **Rear yard** - shall mean the space between the rear lot line and a line parallel thereto and sufficiently removed therefrom to satisfy the rear yard requirements set forth in paragraphs (a) and (d) of Article III.
ARTICLE II - Permitted Uses and Performance Standards

(a) No noxious trades, services or activities shall be conducted on the premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of other building sites or their tenants by reason of unsightliness or the excessive omission of odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise. This paragraph specifically excludes any use by WTI for the operation of an automotive or diesel school, including the operation of gasoline, diesel, or other engines during class times or for instructional purposes, so long as the emissions described in the previous sentence are ordinary and necessary to such use.

ARTICLE III - Required Yards

(a) No building shall at any time be erected on any building site within twenty-five (25) feet of any street rights-of-way adjoining the building site, whether one or more, or within then fifteen (15) feet from any side of any building site, or within fifteen (15) feet from the rear boundary line of any building site.

(b) No loading dock shall be erected on any building site fronting on any streets, unless the front of such loading platform shall be set
back at least sixty (60) feet from the property line abutting the street on which said loading dock fronts.

(c) No fence or wall (other than a retaining wall) shall be permitted to be constructed within the front yard except upon prior written approval of the Architectural Control Committee.

(d) Where building sites have more or less than four (4) sides, or are intersected by railroad or community ditch easements, the Architectural Control Committee shall determine the required yards and set back requirements with respect thereto in a manner which said Committee deems to be consistent with the intention of the foregoing provisions of this Article III, and the decision of the Architectural Control Committee in such cases shall be final.

ARTICLE IV - Parking

(a) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:

(1) One parking space for each four hundred (400) square feet of gross floor space in office, commercial, retail, or service use.

(2) One parking space for each one thousand (1,000)
square feet of gross floor space in storage use.

(3) One parking space for each six hundred (600) square feet of gross floor space in industrial use.

(b) Adequate off-street loading and maneuvering space shall be provided for every use, which shall not be a part of the off-street parking space required under subparagraph (a) above.

(c) Truck loading and receiving areas shall not be permitted in the front yard of a building, provided that the Architectural Control Committee may approve such necessary areas in the front yard of a building when the facilities are so screened as not to be visible from the public street in front of the building.

(d) All off-street parking, access drives and loading areas shall be paved and graded to assure adequate drainage consistent with the drainage plan for the entire subdivision.

ARTICLE V - Landscaping, Outside Storage and Maintenance

(a) Building sites shall be landscaped in accordance with a plan submitted to and approved in writing by the Architectural Control Committee. Such landscaping shall include sodding, planting of trees, shrubs and other customary landscape treatment for a
minimum of 10% of the site, including adequate landscaping of parking areas. A portion of a lot may be identified as undeveloped land and left un-landscaped in its native condition. This land cannot be used for any purpose including but not limited to storage, parking, recreation site. This determination of native condition must be approved in writing by the Architectural Control Committee, but any plans and construction commenced by WTI as off the date of these covenants, which include undeveloped spaces, shall be deemed to have been approved by the Architectural Control Committee without further action required by WTI.

(b) The landscape development, having once been installed, shall be maintained in a neat and adequate manner.

(c) The entire business operation, including outside storage and handling yards shall be conducted within a building or an enclosed and screened yard, or both. All outside storage and handling areas shall be screened from view.

ARTICLE VI - Signs - Advertising Space

(a) Directional signs of two square feet or less may be erected as needed.

(b) Maximum height of any attached sign shall not exceed the actual height of the building.
(c) All proposed plans and specifications for signs to be erected, substituted, changed or modified, including details of design, materials, location, size, height, color and lighting shall be subject to the prior written approval of the Architectural Control Committee.

ARTICLE VII - Construction

(a) Water towers, water tanks, standpipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain any building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless radio or television masts, flagpoles, chimneys, smoke stacks, gravity flow storage, and mixing towers or similar structures may exceed a height of sixty-five (65) feet from the established building grade only with the prior written approval of the Architectural Control Committee.

(b) Prior to construction any owner, tenant or occupant of any building site shall submit to the Architectural Control Committee all plans and specifications for buildings to be erected, substituted, changed or modified on the premises, including details of design, materials, locations, size, heights, color and lighting.
ARTICLE VII - Architectural Control Committee

(a) An Architectural Control Committee consisting of six (6) members shall be appointed and approved annually by the Laramie Economic Development Corporation Board of Directors and shall consist of the following: 1.) The Chairman of the Industrial Properties Committee; 2.) The President of the Laramie Economic Development Corporation; 3.) The Chairman of the Board of the Laramie Economic Development Corporation; 4.) one (1) member of the Board of Directors of the Laramie Economic Development Corporation as appointed by the Chairman of the LEDC Board of Directors; 5) two (2) members from the Park Tenants (Owners) as defined in Article I (c) above, one of which shall be appointed by the Chairman of the Board of LEDC, and one of which shall be a representative of WTI or its successor. All members of the Architectural Review Committee shall be residents of Laramie, Wyoming, and is hereby created. The vote of three members shall constitute the action of the Architectural Control Committee on any matter before it.

No building improvement or landscaping shall be erected, substituted, placed or altered on any building site covered by these covenants nor shall any construction be commenced thereon until plans for such building or other improvement or landscaping have been approved by action of the Architectural Control Committee, provided that
improvements and alterations which are completely within a building may be undertaken without such approval. The Architectural Control Committee shall exercise its best judgment to see that all buildings, improvements and landscaping conform and harmonize with existing structures and landscaping then located within the Laramie River Business Park II as to external design, quality and type of construction, materials, color, siding, height, grade and finished ground elevation. The actions of the Architectural Control Committee through its approval or disapproval of plans and other information submitted pursuant hereto, or with respect to any other matter before it, shall be conclusive and binding on all interested parties.

The Architectural Control Committee shall reply to all submissions or plans made in accordance herewith in writing within thirty days of receipt thereof where prior written consent or approval of the Architectural Control Committee is required under this Declaration of Protective Covenants with respect to construction, installations or location of any building or other improvements or landscaping, such plans and specifications shall be conclusively deemed to be in compliance with this Declaration of Protective Covenants unless a notice objecting thereto shall be mailed by certified mail to the person submitting the same writing thirty (30) days of the delivery of the plans.
and specifications to the Architectural Control Committee at the address hereafter provided.

All communications and submitted documents shall be addressed to the Architectural Control Committee in care of Laramie Economic Development Corporation, 1482 Commerce Drive, Suite A, Laramie, Wyoming 82070, or to any such address as the Architectural Control Committee shall hereafter designate in writing addressed and mailed by certified mail to the owners and tenants of record of land in the portion of the Laramie River Business Park covered hereby.

Neither the Architectural Control Committee, nor any member, employee or agent thereof shall be liable to any owner or tenant or to anyone submitting plans for approval, or to any other party by reason of mistake in judgment, negligence, or non-feasance, arising out of or in connection with the approval, disapproval or failure to approve any such plans or for any other action in connections with its or their duties hereunder. Likewise, anyone so submitting plans to the Architectural Control Committee for approval, by submitting such plans, and any person when he becomes an owner or tenant, agrees that he or it will not bring any action or suit to recover any damages against the Architectural Control Committee, or any member, employee or agent of said Committee.
ARTICLE IX - Duration Amendment and Notice

(a) This Declaration of Protective Covenants, and any amendments hereto, shall remain in effect until January 1, 2025, unless sooner terminated as hereinafter provided.

(b) These Protective Covenants may not be amended unless said amendment is executed by an instrument in writing by all owners of property within the “covenanted portion” and acknowledged by the Laramie Economic Development Corporation.

(c) A certificate of a title insurance company showing record ownership of the premises as owner or tenant shall be evidence of such ownership and status for voting purposes and for notices under this Declaration.

ARTICLE X - Enforcement

The conditions, covenants, restrictions, and reservations herein contained and amendments made hereunder shall run with the land, and be binding upon and inure to the benefit of the Declarant and owners of every part and parcel of the premises, and the owners of any parcel of land contained in Township 15 North, Range 73 West of the 6th
P.M., Albany County, Wyoming Section 6: N1/2NE1/. These conditions, covenants, restrictions and reservations may be enforced, as provided hereinafter, by Declarant and each owner, as well as by the Architectural Control Committee acting for itself and as Trustee on behalf of the Declarant and owners. Each owner, by acquiring an interest in the premises, shall be conclusively deemed to appoint irrevocably the Architectural Control Committee as his Trustee for such purposes. The Architectural Control Committee and the Laramie Economic Development Corporation are not required to enforce through legal action these covenants. Violation of any condition, covenant, restriction, or reservation herein contained shall give to the Declarant, the Architectural Control Committee and to the owners, or any of them, the right to bring proceedings in law or equity against the party or parties violating or attempting to violate any of said covenants, conditions, restrictions and reservations, to enjoin them from so doing, to cause any such violation to be remedied, or to recover damages resulting from such violation. In addition, violation of any such covenants, conditions, restrictions, and reservations shall give to the Architectural Control Committee, acting as such Trustee, the right to enter upon the premises and remove at the expense of the owner thereof any structure, thing or condition that may be or exist thereon contrary to the provisions hereof. Every act, omission to act, or condition which violates the covenants,
conditions, restrictions and reservations herein contained shall constitute a nuisance and every remedy available in law or equity for the abatement of public or private nuisances shall be available to the Declarant, the owners and the Architectural Control Committee. In any legal or equitable proceeding to enforce the provisions hereof or to enjoin their violation, the party or parties against whom judgment is entered shall pay the attorneys' fees of the party or parties for whom judgment is entered in such amount as may be fixed by the court in such proceeding. Such remedies shall be cumulative and not exclusive.

ARTICLE XI - Separability

Invalidation of any of these covenants or any part thereof by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
IN WITNESS THEREOF, Laramie Economic Development Corporation, a Wyoming corporation, has executed this instrument this 3rd day of February, 2000.

ATTEST

LARAMIE ECONOMIC DEVELOPMENT CORPORATION

[Signatures]

Ken Patel
Secretary

Timothy L. Stamp
President

STATE OF WYOMING )
) ss.
COUNTY OF ALBANY )

The forgoing instrument was acknowledged before me this 3rd day of February, 2000 by Timothy L. Stamp as President and Ken Patel as Secretary of Laramie Economic Development Corporation, a corporation.

My notarial commission expires 7-17-2000.

Witness my hand and official seal.

Notary Public

IN WITNESS THEREOF, MJB Acquisition Corporation, a Wyoming corporation doing business as Wyoming Technical Institute, has executed this instrument this 10th day of February, 2000.

PROTECTIVE COVENANTS
ATTEST

MJB Acquisition Corporation, doing business as Wyoming Technical Institute,

Shirley Meyer  
Secretary

Jim Mathis  
President

STATE OF WYOMING )
COUNTY OF ALBANY ) ss.

The forgoing instrument was acknowledged before me this 1ST day of February, 2000, by Jim Mathis as President and Shirley Meyer as Attesting Secretary of MJB Acquisition Corporation, a Wyoming corporation doing business as Wyoming Technical Institute.


Witness my hand and official seal.

PROTECTIVE COVENANTS
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August 31, 1999

Mr. Joel Coffey
Coffey and Associates
903 Grand Avenue
Laramie, WY,

RE: TEST BORING LOG TRANSMITTAL
LOT 4/BLOCK 8
LARAMIE RIVER BUSINESS PARKWAY II
LARAMIE, WYOMING

Gentlemen:

We have attached the test boring log for B-11 which was drilled in the middle of Lot 4/Block 8 of the Laramie River Business Parkway. This test boring was drilled on August 15 as part of the field work for your Wyoming Technical Institute and Venture Drive project.

Site conditions at Test Boring B-11 appear similar to those encountered at the adjacent Wyoming Technical Institute site and the adjacent Venture Drive route. However, any proposed project for the Lot 4 site should have additional test borings performed and a geotechnical report prepared to address the specific requirements of the buildings and pavements. Site conditions including loose surficial soils and high ground water will complicate earthwork at the site and will require extra attention for foundation subgrade preparation.

It has been a pleasure participating in this project. Please contact us or direct the developers of the site to contact us regarding performing a complete subsurface exploration and geotechnical engineering report for the site.

Sincerely,

INBERG-MILLER ENGINEERS

[Signature]
Lawrence N. Wright, P.E.
Geotechnical Engineer

Enclosures: As stated
## LOG OF TEST BORING NO. B-11

### Project: Wyoming Technical Institute & Venture Drive
### Location: Laramie, WY
### Job No.: 8869-HX
### Client: Coffey & Associates, LLC

### Surface El. (Ft): 7153.0
### Benchmark/Datum (Ft): Site Plan

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<th>SAMPLING TYPE - NO.</th>
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<th>PL (%)</th>
<th>LL PL (%)</th>
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<tr>
<td>5</td>
<td>SS-3</td>
<td>5.0-6.5</td>
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<td>8.4</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>SS-4</td>
<td>7.5-9.0</td>
<td>18</td>
<td>Stiff, moist, gray, sandy CLAY. (Claystone)</td>
<td>28</td>
<td></td>
<td>36.0</td>
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</tr>
<tr>
<td>10</td>
<td>SS-5</td>
<td>10.0-11.5</td>
<td>18</td>
<td>Grades drier and harder with depth.</td>
<td>44</td>
<td></td>
<td>24.5</td>
<td></td>
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<tr>
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</tr>
</tbody>
</table>

### WATER LEVEL OBSERVATIONS

| Initial Occurrence While Drilling (ft) | 3.0 |
| Time After Drilling                   | 1.0 |
| Depth to Water (ft)                   | 3.0 |
| Depth to Cave-In (ft)                  | 3.5 |

### DRILLING AND SAMPLING NOTES

<table>
<thead>
<tr>
<th>Date Begun</th>
<th>Comp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/15/99</td>
<td>8/15/99</td>
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<table>
<thead>
<tr>
<th>Crew</th>
<th>Rig</th>
</tr>
</thead>
<tbody>
<tr>
<td>JRW/JSP</td>
<td>CME-55</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Method:</th>
<th>Hollow-Stem Auger</th>
</tr>
</thead>
<tbody>
<tr>
<td>Termination Depth (ft)</td>
<td>11.5</td>
</tr>
</tbody>
</table>
Test Borings by Inberg-Miller Engineers on August 14th and 15th, 1999.

Source: Site Map
RECOMMENDATIONS

I. Site Preparation and Fill

A. Structural Fill required beneath foundations and slab-on-grade should consist of sands or gravels obtained from off-site sources. On-site soils are generally suitable for use as general landscaping or to establish pavement subgrades. We recommend that imported structural fill comply with the Envelope A gradation included in Appendix E. Other material may be utilized if approved by the geotechnical engineer.

B. All fill soils used at the site should be placed in loose lifts, not exceeding 8 inches in thickness. Fill required to establish subgrade beneath the structure and pavements should be compacted to a minimum of 95 percent of Standard Proctor (ASTM D-698) maximum dry density at moisture contents ranging from 2 percent below to 2 percent above the optimum moisture content. In-place density and water content of the fill materials should be tested and approved prior to placement of subsequent lifts.

C. Prior to construction on the site, all vegetation and organic surface matter should be stripped from the site. Based on the test borings, it appears that stripping depths on the order of 6 to 12 inches may be required. The limits of stripping should be at least 10 feet beyond the proposed construction limits.

D. In fill areas, we recommend that the natural subgrade be proofrolled with a loaded triaxle dump truck or equivalent heavy construction equipment to compact surficial soils that may have been loosened from past frost action or stripping operations, and to allow identification of possible soft or loose zones. Proofrolling should be performed under the observation of a qualified geotechnical engineer to allow correct identification of soft or loose zones that may require improvement. Any soft or loose zones identified by the geotechnical engineer during the proofrolling process should be overexcavated and replaced with properly compacted fill as described in Items A and B, above.
RECOMMENDATIONS, Continued

I. Site Preparation and Fill, Continued

E. If construction takes place during the colder months, care should be taken to prevent construction on frozen soils. In addition, fill materials should not be placed in a frozen condition.

II. Foundation Design

A. Continuous strip or individual pad (spread) footings are recommended to support the proposed building. **Exterior footings** should bear on properly compacted fill as described in Section I. Site Preparation and Fill above, extending to the sand and gravel layer encountered at depths of 2 to 5 feet beneath the original grade. Exterior footings should be founded a minimum of 3.5 feet below final exterior grade for frost protection.

B. **Interior footings** should bear on a minimum of 24-inches of properly compacted fill as described in Section I. Site Preparation and Fill above.

C. The overexcavations performed at the footing locations should extend horizontally on all sides of the footing a minimum distance equal to the depth of the overexcavation.

D. Footings founded as specified in this report should be designed based on a maximum net allowable bearing capacity of 2500 pounds per square foot (psf).

E. Slab-on-grade floors for the building should be underlain by a minimum of 4 inches of free-draining, well-graded sand and gravel devoid of fines to provide uniform slab support and act as a capillary moisture break. The depth of this free-draining soil layer can be counted as part of the 24 inches minimum of compacted fill beneath slab-on-grades.
RECOMMENDATIONS, Continued

II. Foundation Design, Continued

F. Footing subgrades should be observed by a qualified geotechnical engineer prior to concrete placement, to identify suitable bearing materials and to observe whether or not the foundation soils have been properly prepared.

III. Parking and Drive Areas

A. Pavement section designs for Venture Drive and the Wyoming Technical Institute parking lot were performed in accordance with procedures given in Thickness Design Asphalt Pavement for Highways and Streets, The Asphalt Institute, MS-1, and the AASHTO Guide for Design of Pavement Structures, American Association of State Highway Transportation Officials, 1986. Design traffic volumes for the parking lot were estimated utilizing the assumption that a moderate number of heavy trucks will frequent the area for the purpose of delivery and utility services. A reduction in pavement section for “automobile only” parking areas can be justified if measures are taken to prevent heavy trucks from travelling through those areas. Traffic on Venture Drive was estimated as 150 heavy trucks per day. A design CBR value of 2.5 percent was utilized for the pavement design. Pavement section designs and material specifications follow:
III. Parking and Drive Areas, Continued

### TABLE I – PAVEMENT SECTION DESIGN

<table>
<thead>
<tr>
<th>FLEXIBLE PAVEMENT</th>
<th>Venture Drive</th>
<th>WyoTech Parking Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Mix Asphalt Concrete Surface</td>
<td>5.0”</td>
<td>3.5”</td>
</tr>
<tr>
<td>Crushed Aggregate Base – WYDOT Grade W</td>
<td>5.0”</td>
<td>8.0”</td>
</tr>
<tr>
<td>Subbase – Gradation Envelope A</td>
<td>12.0”</td>
<td>0.0”</td>
</tr>
<tr>
<td>Total Section Thickness</td>
<td>22.0”</td>
<td>11.5”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RIGID PAVEMENT</th>
<th>Venture Drive</th>
<th>WyoTech Parking Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portland Cement Concrete</td>
<td>7.0”</td>
<td>6.0”</td>
</tr>
<tr>
<td>Subbase – Gradation Envelope A</td>
<td>12.0”</td>
<td></td>
</tr>
</tbody>
</table>

B. Asphalt pavement materials should meet the requirements of the Wyoming Department of Transportation Specifications for Road and Bridge Construction, 1996 edition. Asphalt mix design should be performed using 50 blow Marshall compaction (ASTM D-1559) effort to achieve a minimum stability of 1,500 pounds, flow between 8 and 18 hundredths of an inch, and air voids between 3 and 5 percent. In-place density of compacted asphalt pavement should be at least 95 percent of Marshall density.
RECOMMENDATIONS, Continued

III. Parking and Drive Areas, Continued

C. Crushed base course material should conform to Grading “W” of the Wyoming Highway Department Specifications for Road and Bridge Construction, 1996 edition, included in Appendix E. The crushed base course should be placed in loose lifts not exceeding 8 inches in thickness. Crushed base course should be compacted to a minimum of 95 percent of the maximum Standard Proctor dry density (ASTM D-698), at moisture contents ranging from 2 percent above or below ASTM D-698 optimum moisture content.

D. Granular sub-base should conform to Gradation Envelope A shown in Appendix E of this report. This layer should be placed and compacted as described in the Site Preparation and Fill section of the Recommendations.

E. Native soils, free of organics and debris, can be used to construct embankments for Venture Drive and parking areas.

F. Portland Cement concrete materials should meet the requirements of the Wyoming Highway Department Specifications for Road and Bridge Construction, 1996 edition. Four to six percent air entrainment is recommended for concrete exposed to weather and for concrete workability. The modulus of rupture for Portland Cement concrete should be at least 600 psi at 28 days. Flexural reinforcement of pavements is not required. However, reinforcement should be provided across joints to transfer loads and resist pavement displacement while at the same time allowing horizontal movement due to temperature induced volume changes.

G. Provisions should be made to periodically observe the conditions of the pavements and perform maintenance on cracks and joints as required. Observed drainage problems should be promptly remedied. A primary focus of the pavement maintenance plan is to prevent the clayey subgrade soils from becoming wet.
RECOMMENDATIONS, Continued

IV. General
A. Based on a measured Water Soluble Sulfates content of 1.07 percent, Portland cement used for concrete in contact with the soil should be Type V, high sulfate resistant.

B. Rainwater discharge from the building roofs, parking, and drive areas should be directed toward collection points and disposed of away from the building and pavement in an adequate and efficient manner.

C. In order to promote drainage away from the building, we recommend that final exterior grades slope away from the building at a slope of 5 percent, for a minimum distance of 10 feet.

D. In order to reduce the presence of moisture near the structure, landscaping should consist of plants and vegetation adjacent to the building that do not require much irrigation. Furthermore, sprinkler heads should not be placed closer than 10 feet to the structure.

E. The site is in Seismic Zone 1, as identified by the Uniform Building Code, 1991 Edition.

F. A Geotechnical Engineer should review final plans and specifications in order to determine whether the intent of our recommendations have been properly implemented. In addition, a qualified Geotechnical Engineer and Testing Laboratory should be retained during construction to provide the following services:

a. Observe all excavations to determine:

1. Subsurface conditions revealed are consistent with those discovered in the exploration.
RECOMMENDATIONS, Continued
IV. General, Continued

2. Proper bearing stratum is exposed at proposed foundation excavation depths.

3. Foundation excavations are properly prepared, cleaned, and dewatered prior to concrete placement.

b. Test materials for:

1. Field density testing of compacted fills.

2. Portland cement and asphalt concrete mix designs.

3. Field and laboratory asphalt and/or concrete testing.

CONSTRUCTION CONSIDERATIONS

The primary concern for earthwork at the site is the high ground water table. We recommend that dewatering be performed prior to excavation beneath the building exterior footings. We anticipate that excavation will extend to, or slightly below, the water level observed at the time of the field exploration in August 1999. Dewatering points, or sumps, should extend to the full depth of the fine to coarse sand and gravel which extends to approximately 10 feet below existing grade. Due to the coarse nature of the sand and gravel, we anticipate that dewatering may discharge large quantities of water.

Surficial soils should be considered extremely sensitive to moisture following stripping of vegetation. We suspect that wheeled equipment may sink into site soils following stripping and heavy precipitation. Water accumulation within excavations should be promptly removed. If excavation bottoms become wet, excavation of soils beyond the minimum required depth may be necessary to provide a firm base for fill placement.

Excavations should be designed to be stable and to comply with State and Federal rules and regulations.
CLOSURE

This report has been prepared for the exclusive use of our client, Coffey and Associates, LLC, for evaluation of the site, design, and construction planning purposes of the described project. It may contain insufficient information for applications other than those herein described.

We appreciate participating in your project. We can offer services, under a separate contract, to review final plans and specifications, examine excavations, and perform field and laboratory construction materials testing, as may be required. Please call if you have any questions regarding this report.

Sincerely,
INBERG-MILLER ENGINEERS

[Signature]
Lawrence N. Wright, P.E.
Geotechnical Engineer

REVIEVED BY:

[Signature]
Steven F. Moldt, P.E.
Executive Vice President
SITE LOCATION MAP

Project: Wyoming Technical Institute & Venture Drive
Location: Laramie, WY
Job No.: 8869-HX
Client: Caffey & Associates

Source: U.S. Dex Directory: Laramie, WY
# SITE OBSERVATIONS

Project: Wyoming Technical Institute & Venture Drive  
Job No.: 8869-HX  
Location: Laramie, WY  
Client: Coffey & Associates

1. LOCATION OF SITE  
   Adams Street  
   CITY Laramie

2. SLOPE OF GROUND SURFACE  
   Approx. 1%  
   DOWNHILL DIRECTION East

3. ESTIMATED CHANGE OF ELEVATION  
   4 feet across building pad

4. BODIES OF WATER NEARBY  
   None

5. TOPSOIL TYPE  
   Brown, clayey, fine to medium SAND

6. VEGETATION  
   Grass

7. SITE SUBJECT TO FLOODING?  
   Possible  
   WHEN? Severe precipitation

8. ROCK OUTCROPS  
   None  
   ESTIMATED DEPTH TO BEDROCK 10

9. ARTIFICIAL FILLS?  
   No

10. NEARBY LAND FEATURES  
    None

11. PRESENT SITE IMPROVEMENTS  
    Water Lines / Fences

12. BURIED UTILITIES ON SITE  
    Water

13. NEARBY BUILDING  
    None

14. CONDITION OF NEARBY FOUNDATION  
    N/A

15. CONDITION OF NEARBY STREETS AND WALKS  
    Good

16. BURIED OBSTRUCTIONS ENCOUNTERED  
    None

17. HISTORY OF LAND USE  
    Grazing, irrigated fields

18. EXISTING DRAINAGE FEATURES  
    None

19. OVERHEAD UTILITIES CROSSING SITE  
    None

20. GEOLOGIC DESCRIPTION OF SITE  
    Alluvial soils overlying claystone bedrock at  
    depths of 7 to 15 feet

INBERG-MILLER ENGINEERS
Test Boring Location Plan

Project: Wyoming Technical Institute & Venture Drive
Location: Laramie, WY
Job No.: 8869-HX
Client: Caffey & Associates

Test Borings by Inberg-Miller Engineers on August 14th and 15th, 1999.
Source: Site Map

INBERG-MILLER ENGINEERS
APPENDIX C - TEST BORING INFORMATION
# LOG OF TEST BORING NO. B-1

## Project: Wyoming Technical Institute & Venture Drive

## Location: Laramie, WY

## Client: Coffey & Associates, LLC

### Surface El. (Ft): 7159.0

### Benchmark/Datum (Ft): Site Plan

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<th>Depth (ft)</th>
<th>Sampling Type - No.</th>
<th>Soil Description</th>
<th>USCS N BLOWS PER FT</th>
<th>qp (TSF)</th>
<th>W (%)</th>
<th>γm (PCF)</th>
<th>LL PL PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0-1.5</td>
<td>SS-1</td>
<td>Loose, moist, red, silty, fine to medium SAND.</td>
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<td>5.5</td>
<td></td>
<td></td>
<td></td>
<td>Consol-swell</td>
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<tr>
<td>2.5-4.0</td>
<td>DC-2</td>
<td>Medium dense to dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td>24</td>
<td>18.4</td>
<td></td>
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<tr>
<td>7.5-9.0</td>
<td>SS-4</td>
<td></td>
<td>30</td>
<td>17.2</td>
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<tr>
<td>10.0-11.5</td>
<td>SS-5</td>
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<td>18</td>
<td>8.7</td>
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<tr>
<td>15.0-16.5</td>
<td>SS-6</td>
<td>Hard, dry, gray, sandy CLAY. (Claystone)</td>
<td>15.0</td>
<td>50/8&quot;</td>
<td>37.4</td>
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<tr>
<td>16.5</td>
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<td>Auger refusal at 16.5'</td>
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</tr>
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</table>

## WATER LEVEL OBSERVATIONS

- Initial Occurrence While Drilling (ft): 4.0
- Time After Drilling: 0.1
- Depth to Water (ft): 4.0
- Depth to Cave-In (ft): 7.0

## DRILLING AND SAMPLING NOTES

- Date Begun: 8/14/99
- Comp.: 8/14/99
- Crew: KNW/JSN/JSW
- Rig: CME-55
- Method: Hollow-Stem Auger
- Termination Depth (ft): 16.5
# Log of Test Boring No.

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Job No.:** 8869-HX  
**Client:** Coffey & Associates, LLC  
**Surface El. (Ft):** 7156.0  
**Benchmark/Datum (Ft):** Site Plan

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<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>RECOVERY (in)</th>
<th>SOIL DESCRIPTION</th>
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<th>N BLOWS PER FT</th>
<th>q_p</th>
<th>W (%)</th>
<th>γ_m</th>
<th>γ_d</th>
<th>LL PL PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td></td>
<td>Loose, moist, red, clayey, fine to medium SAND.</td>
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<td></td>
<td>6</td>
<td>11.2</td>
<td></td>
<td></td>
<td></td>
<td>-#200 = 40%</td>
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<td>18.8</td>
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<tr>
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<td>Dense, wet, reddish-brown, clayey, fine SAND.</td>
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<td>59.8</td>
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<tr>
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<td>7.5-9.0</td>
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<td>Hard, moist, gray, sandy, CLAY. (Claystone)</td>
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<td>34</td>
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<td>10.0-12.0</td>
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<td>37</td>
<td>25.6</td>
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</tr>
<tr>
<td></td>
<td>SS-5</td>
<td>14.5-16.0</td>
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<td>Auger refusal at 16'.</td>
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<td></td>
<td>50/6°</td>
<td>35.7</td>
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</table>

### Water Level Observations
- **Initial Occurrence While Drilling (ft):** 4.0
- **Time After Drilling:** 0.1
- **Depth to Water (ft):** 4.0
- **Depth to Cave-In (ft):** 14.0

### Drilling and Sampling Notes
- **Date Begun:** 8/14/99  
- **Comp.:** 8/14/99  
- **Crew:** KMWJSP/JRW  
- **Rig:** CME-55  
- **Method:** Hollow Stem Auger  
- **Termination Depth (ft):** 16.0
## LOG OF TEST BORING NO. B-3

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Job No.:** 8869-HX  
**Client:** Coffey & Associates, LLC

**Surface Elevation (Ft):** 7156.0  
**Benchmark/Datum (Ft):** Site Plan

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<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>RECOVERY (in)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS N BLOWS PER FT</th>
<th>q_p (TSF)</th>
<th>W (%)</th>
<th>γ_m (PCF)</th>
<th>LL PL (%</th>
<th>OTHER TESTS</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>18</td>
<td>Loose, moist, brown, silty, fine to medium SAND, little gravel.</td>
<td>7</td>
<td>9.8</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-2</td>
<td>2.5-4.0</td>
<td>18</td>
<td>Dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td>43</td>
<td>11.4</td>
<td></td>
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<td></td>
<td>-#200 = 29%</td>
</tr>
<tr>
<td>10</td>
<td>SS-3</td>
<td>5.0-6.5</td>
<td>18</td>
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<td>80</td>
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<td>10</td>
<td>SS-4</td>
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<td>49</td>
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<tr>
<td>15</td>
<td>SS-5</td>
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<tr>
<td>15</td>
<td>SS-6</td>
<td>12.5-14.0</td>
<td>18</td>
<td>Hard, dry, gray, sandy CLAY. (Claystone)</td>
<td>62</td>
<td>23.1</td>
<td></td>
<td></td>
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<td>-#200 = 35%</td>
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</table>

**WATER LEVEL OBSERVATIONS**

<table>
<thead>
<tr>
<th>Initial Occurrence While Drilling (ft)</th>
<th>5.0</th>
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</thead>
<tbody>
<tr>
<td>Time After Drilling</td>
<td>0.1</td>
</tr>
<tr>
<td>Depth to Water (ft)</td>
<td>5.0</td>
</tr>
<tr>
<td>Depth to Cave-In (ft)</td>
<td>5.0</td>
</tr>
</tbody>
</table>

**DRILLING AND SAMPLING NOTES**

- **Date Begun:** 8/14/99  
- **Comp.:** 8/14/99  
- **Crew:** KNW/JSP/JRW  
- **Rig:** CME-55  
- **Method:** Hollow-Stem Auger, 4" Solid Flight Auger  
- **Termination Depth (ft):** 19.5
# LOG OF TEST BORING NO.

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Client:** Coffey & Associates, LLC  
**Job No.:** 8869-HX

**Surface El. (ft):** 7157.0  
**Benchmark/Datum (ft):** Site Plan

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<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE</th>
<th>NO. RECOVERY</th>
<th>DEPTH (ft)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS</th>
<th>N BLOWS/PER FT</th>
<th>øp</th>
<th>W (%)</th>
<th>γm (PCF)</th>
<th>LL PL (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>18</td>
<td>Loose, moist, brown, clayey, fine to medium SAND.</td>
<td>6</td>
<td>8.8</td>
<td></td>
<td></td>
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<tr>
<td>5</td>
<td>SS-3</td>
<td>5.0-8.5</td>
<td>18</td>
<td>Dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SS-5</td>
<td>10.0-11.5</td>
<td>18</td>
<td>Very stiff, moist, gray, sandy, CLAY. (Claystone) Grades drier with depth.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>11.0</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td>Auger refusal at 13.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13.0</td>
<td></td>
</tr>
</tbody>
</table>

## WATER LEVEL OBSERVATIONS

<table>
<thead>
<tr>
<th>Initial Occurrence While Drilling (ft)</th>
<th>5.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time After Drilling</td>
<td>1.0</td>
</tr>
<tr>
<td>Depth to Water (ft)</td>
<td>5.0</td>
</tr>
<tr>
<td>Depth to Cave-In (ft)</td>
<td>10.0</td>
</tr>
</tbody>
</table>

## DRILLING AND SAMPLING NOTES

- Date Begun: 8/14/99  
- Comp.: 8/14/99  
- Crew: KNW/JSP/JRW  
- Rig: CME-55  
- Method: Hollow-Stem Auger  
- Termination Depth (ft): 13.0
## LOG OF TEST BORING NO.

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Client:** Coffey & Associates, LLC  
**Job No.:** 8869-HX  
**Surface El. (ft):** 7156.0  
**Benchmark/Datum (ft):** Site Plan

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>RECOVERY (in)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS N BLOWS PER FT</th>
<th>( q_p ) (TSF)</th>
<th>( W ) (%)</th>
<th>( \gamma_m ) (pcf)</th>
<th>( \gamma_d ) (pcf)</th>
<th>LL PL PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>18</td>
<td>Medium dense, moist, brown, clayey, fine to medium SAND.</td>
<td>10</td>
<td>15.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-2</td>
<td>2.5-4.0</td>
<td>18</td>
<td>Dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td></td>
<td>17</td>
<td>9.3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>DC-5</td>
<td>10.0-11.5</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>SS-6</td>
<td>12.5-14.0</td>
<td>18</td>
<td>Grades harder and drier with depth.</td>
<td></td>
<td>62</td>
<td>20.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### WATER LEVEL OBSERVATIONS

<table>
<thead>
<tr>
<th>Initial Occurrence While Drilling (ft)</th>
<th>5.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time After Drilling</td>
<td>1.0</td>
</tr>
<tr>
<td>Depth to Water (ft)</td>
<td>5.0</td>
</tr>
<tr>
<td>Depth to Cave-In (ft)</td>
<td>11.0</td>
</tr>
</tbody>
</table>

### DRILLING AND SAMPLING NOTES

- **Date Begun:** 8/14/99  
- **Comp.:** 8/14/99  
- **Crew:** KNW/JSP/JRW  
- **Rig:** CME-55  
- **Method:** Hollow-Stem Auger  
- **Termination Depth (ft):** 14.0
# Log of Test Boring No.

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Client:** Coffey & Associates, LLC

### Depth (ft)  
<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Sampling Type - No.</th>
<th>Recovery (in)</th>
<th>Soil Description</th>
<th>USCS N BLOWs (Per Ft)</th>
<th>qp (TSF)</th>
<th>W (%)</th>
<th>Ym (PCF)</th>
<th>LL PL PI (%)</th>
<th>Other Tests</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1 0.0-1.5</td>
<td>18</td>
<td>Loose, moist, brown, clayey, fine to medium SAND.</td>
<td>6</td>
<td>9.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-2 2.5-4.0</td>
<td>18</td>
<td>Medium dense to dense, wet, silty, fine to coarse SAND.</td>
<td>6</td>
<td>16.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SS-3 5.0-6.5</td>
<td>14</td>
<td></td>
<td>20</td>
<td>17.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SS-4 7.5-9.0</td>
<td>18</td>
<td></td>
<td>58</td>
<td>7.6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>SS-5 10.0-11.5</td>
<td>18</td>
<td></td>
<td>49</td>
<td>8.7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>SS-6 14.0-15.5</td>
<td>18</td>
<td>Hard, moist, gray, sandy CLAY. (Claystone).</td>
<td>14.0</td>
<td>23.4</td>
<td></td>
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<td></td>
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</table>

| Auger refusal at 15.5. |

### Water Level Observations

<table>
<thead>
<tr>
<th>Initial Occurrence While Drilling (ft)</th>
<th>5.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time After Drilling</td>
<td>1.0</td>
</tr>
<tr>
<td>Depth to Water (ft)</td>
<td>5.0</td>
</tr>
<tr>
<td>Depth to Cave-In (ft)</td>
<td>6.0</td>
</tr>
</tbody>
</table>

### Drilling and Sampling Notes

- **Date Begun:** 8/14/99  
- **Comp.:** 8/14/99  
- **Crew:** KNW/JSP/JRW  
- **Rig:** CME-55  
- **Method:** Hollow-Stem Auger  
- **Termination Depth (ft):** 15.5

**INBERG-MILLER ENGINEERS**
## LOG OF TEST BORING NO.  

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Client:** Coffey & Associates, LLC  
**Job No.:** 8859-HX  
**Surface El. (Ft):** 7161.0  
**Benchmark/Datum (Ft):** Site Plan

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS N BLOWS PER Ft</th>
<th>q_p (TSF)</th>
<th>W (%)</th>
<th>Y_m (PCF)</th>
<th>LL PL PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>Medium dense, moist, brown, clayey, fine to medium SAND.</td>
<td>16</td>
<td>6.0</td>
<td>32</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SS-2</td>
<td>2.5-4.0</td>
<td>Medium dense to dense, moist, brown, silty, fine to medium SAND.</td>
<td>11</td>
<td>9.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-3</td>
<td>5.0-6.5</td>
<td></td>
<td>10</td>
<td>16.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SS-4</td>
<td>7.5-9.0</td>
<td></td>
<td>34</td>
<td>22.3</td>
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<tr>
<td>10</td>
<td>SS-5</td>
<td>10.0-11.5</td>
<td>Dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td>10.0</td>
<td>15.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### WATER LEVEL OBSERVATIONS

| Initial Occurrence While Drilling (ft) | 7.0 |
| Time After Drilling                    | 1.0 |
| Depth to Water (ft)                    | 7.0 |
| Depth to Cave-In (ft)                  | 8.0 |

### DRILLING AND SAMPLING NOTES

<table>
<thead>
<tr>
<th>Date Begun</th>
<th>Comp.</th>
<th>Crew</th>
<th>Rig</th>
<th>Method</th>
<th>Termination Depth (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/14/99</td>
<td></td>
<td></td>
<td></td>
<td>Hollow-Stem Auger</td>
<td>11.5</td>
</tr>
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</table>
**LOG OF TEST BORING NO.**

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Job No.:** 8669-HX  
**Client:** Coffey & Associates, LLC

**Surface El. (Ft):** 7154.0  
**Benchmark/Datum (Ft):** Site Plan

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>RECOVERY (in)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS</th>
<th>N BLOWS PER Ft</th>
<th>q_p (TF)</th>
<th>W (%)</th>
<th>y_M (PCF)</th>
<th>LL</th>
<th>PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>18</td>
<td>Dense, moist, reddish-brown, silty, fine to medium SAND.</td>
<td></td>
<td>40</td>
<td>5.8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>2.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SS-2</td>
<td>2.5-4.0</td>
<td>18</td>
<td>Dense, wet, brown, silty, fine to coarse SAND, little gravel.</td>
<td></td>
<td>65</td>
<td>5.8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5</td>
<td>SS-3</td>
<td>5.0-6.5</td>
<td>18</td>
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<td>64</td>
<td>8.7</td>
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</tr>
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<td>SS-4</td>
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<td></td>
<td></td>
<td>18</td>
<td>41.9</td>
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<td></td>
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</tr>
<tr>
<td>10</td>
<td>SS-5</td>
<td>10.0-11.5</td>
<td>18</td>
<td>Stiff, moist, gray, CLAY. (Claystone)</td>
<td></td>
<td>10.0</td>
<td>47.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**WATER LEVEL OBSERVATIONS**

- Initial Occurrence While Drilling (ft) | 5.0
- Time After Drilling (ft) | 1.0
- Depth to Water (ft) | 5.0
- Depth to Cave-In (ft) | 5.2

**DRILLING AND SAMPLING NOTES**

- **Date Begun:** 8/15/99  
- **Comp.:** 8/15/99
- **Crew:** JRW/JSP  
- **Rig:** CME-55
- **Method:** Hollow-Stem Auger
- **Termination Depth (ft):** 11.5
## LOG OF TEST BORING NO. B-9

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Client:** Coffey & Associates, LLC  
**Job No.:** 8869-HX  
**Surface El. (Ft):** 7153.0  
**Benchmark/Datum (Ft):** Site Plan

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS</th>
<th>N BLOWS PER Ft</th>
<th>q_p (TSF)</th>
<th>W (%)</th>
<th>γₘ (POC)</th>
<th>γ_d (%)</th>
<th>LL PL PI (%)</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>-</td>
<td>SC-SM</td>
<td>18</td>
<td>4.3</td>
<td>23</td>
<td>17</td>
<td>6</td>
<td>#200 = 22%</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>Medium dense, moist, reddish-brown, silty, clayey, fine to coarse SAND, little gravel.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>SS-2</td>
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<td>-</td>
<td></td>
<td>30</td>
<td>1.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>Dense, moist, brown, silty, fine to coarse SAND, little gravel.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-3</td>
<td>5.0-6.5</td>
<td>-</td>
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<td>44</td>
<td>5.9</td>
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<td></td>
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</tr>
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</tr>
<tr>
<td>7</td>
<td>SS-4</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SS-5</td>
<td>10.0-11.5</td>
<td>-</td>
<td></td>
<td>14</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>Stiff, moist, gray, sandy CLAY.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### WATER LEVEL OBSERVATIONS
- **Initial Occurrence While Drilling (ft):** 3.0
- **Time After Drilling:** 1.0
- **Depth to Water (ft):** 3.0
- **Depth to Cave-In (ft):** 6.0

### DRILLING AND SAMPLING NOTES
- **Date Begun:** 8/15/99  
- **Comp.:** 8/15/99  
- **Crew:** JRW/JSP  
- **Rig:** CME-55  
- **Method:** Hollow-Stem Auger  
- **Termination Depth (ft):** 11.5
# LOG OF TEST BORING NO. B-10

**Project:** Wyoming Technical Institute & Venture Drive  
**Location:** Laramie, WY  
**Job No.:** 8869-HX  
**Client:** Coffey & Associates, LLC  
**Surface El. (Ft):** 7153.0  
**Benchmark/Datum (Ft):** Site Plan

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>SAMPLING TYPE - NO.</th>
<th>DEPTH (ft)</th>
<th>SOIL DESCRIPTION</th>
<th>USCS BLOWS/PER Ft</th>
<th>(q_p) (TSF)</th>
<th>W (%)</th>
<th>(\gamma_m) (PCF)</th>
<th>LL PL PI</th>
<th>OTHER TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SS-1</td>
<td>0.0-1.5</td>
<td>Medium dense, moist, reddish-brown, silty, fine to medium SAND.</td>
<td>16</td>
<td>9.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SS-2</td>
<td>2.5-4.0</td>
<td>Dense, moist, brown, silty, fine to coarse SAND.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SS-3</td>
<td>5.0-6.5</td>
<td></td>
<td>53</td>
<td>8.2</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>SS-4</td>
<td>7.5-9.0</td>
<td>Stiff, wet, gray, sandy, CLAY. (Claystone) Auger refusal at 9'.</td>
<td>50/6&quot;</td>
<td>10.9</td>
<td></td>
<td></td>
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<tr>
<td></td>
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<td>12</td>
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</table>

**WATER LEVEL OBSERVATIONS**

- **Initial Occurrence While Drilling (ft):** 7.5
- **Time After Drilling:** 0.1
- **Depth to Water (ft):** 7.5
- **Depth to Cave-In (ft):** 5.0

**DRILLING AND SAMPLING NOTES**

- **Date Begun:** 8/15/99
- **Comp.:** 8/15/99
- **Crew:** JRW/JSP
- **Rig:** CME-55
- **Method:** Hollow-Stem Auger
- **Termination Depth (ft):** 9.0
LOG OF TEST BORING/TEST FIT - GENERAL NOTES

DESCRIPTIVE SOIL CLASSIFICATION

<table>
<thead>
<tr>
<th>Soil Fraction</th>
<th>Particle Size</th>
<th>U.S. Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulders</td>
<td>Larger than 12&quot;</td>
<td>Larger than 12&quot;</td>
</tr>
<tr>
<td>Cobble</td>
<td>3&quot; to 12&quot;</td>
<td>3&quot; to 12&quot;</td>
</tr>
<tr>
<td>Gravel: Coarse</td>
<td>3/4&quot; to 3&quot;</td>
<td>3/4&quot; to 3&quot;</td>
</tr>
<tr>
<td>Fine</td>
<td>4.76mm to 3/4&quot;</td>
<td>4 to 3/4&quot;</td>
</tr>
<tr>
<td>Sand: Coarse</td>
<td>2.00mm to 4.76mm</td>
<td>10 to 14</td>
</tr>
<tr>
<td>Medium</td>
<td>0.42mm to 2.00mm</td>
<td>40 to 140</td>
</tr>
<tr>
<td>Fine</td>
<td>0.074mm to 0.42mm</td>
<td>200 to 100</td>
</tr>
<tr>
<td>Silt</td>
<td>0.005mm to 0.074mm</td>
<td>Smaller than 200</td>
</tr>
<tr>
<td>Clay</td>
<td>Smaller than 0.005mm</td>
<td>Smaller than 200</td>
</tr>
</tbody>
</table>

Plasticity characteristics differentiate between silt & clay

Relative Density | "n" Value | Consistency | q-tons/sq.ft. |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Loose</td>
<td>.0-4</td>
<td>Very Soft</td>
<td>.0.0 to 0.25</td>
</tr>
<tr>
<td>Loose</td>
<td>.4-10</td>
<td>Soft</td>
<td>.0.25 to 0.5</td>
</tr>
<tr>
<td>Medium Dense</td>
<td>.10-30</td>
<td>Firm</td>
<td>.2.5 to 1.0</td>
</tr>
<tr>
<td>Dense</td>
<td>.30-50</td>
<td>Stiff</td>
<td>.5 to 2.0</td>
</tr>
<tr>
<td>Very Dense</td>
<td>Over 50</td>
<td>Very Stiff</td>
<td>.2.0 to 4.0</td>
</tr>
<tr>
<td>Hard</td>
<td>Over 50</td>
<td>Hard</td>
<td>.4.0 to 6.0</td>
</tr>
</tbody>
</table>

NOTE: The penetration number, N, is the summation of blows required to effect two successive 6" penetrations of the 2" split-barrel sampler. The sampler is driven with a 140-lb. weight falling 30" and is seated to a depth of 6" before commencing the standard penetration test.

DESCRIPTIVE ROCK CLASSIFICATION

Engineering Hardness Description of Rock

Very Soft Can be carved with knife. Can be excavated readily with point of pick. Pieces one inch or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Soft Can be gouged or gouged readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.

Medium Soft Can be gouged or gouged 1/16-inch deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about one-inch maximum size by hard blows of the point of a geologist's pick.

Medium Hard Can be scratched with knife or pick. Gouges or grooves to 1/16-inch deep can be excavated by hard blow of a geologist's pick. Hand specimens can be detached by moderate blow.

Hard Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.

Very Hard Cannot be scratched with knife or sharp pick. Breaking of hand specimen requires several hard blows of geologist's pick.

NOMENCLATURE

Drilling and Sampling

SS - Split barrel (spoon) sample
N - Standard Penetration Test No. (ASTM D1586), blows per foot
ST - Thin-walled Tube (Shelby Tube) sample (ASTM D1587)
DC - Drive Cylinder - Thick-wall drive sampler with stainless steel liner (O.D. = 2-1/8", I.D. = 2-1/2"), Sampler driven with ASTM D1586 effort.
A - Auger Sample (disturbed)
D - Disturbed Sample (backhoe, shovel, etc.)

Laboratory Tests

USCS - Unified Soil Classification System - Soil Type

W - Water Content, %
LL - Liquid Limit, %
PL - Plastic Limit, %
PI - Plasticity Index (LL-PL), %
q_u - Unconfined Strength, TSF
q_p - Penetrometer Reading (estimate of unconfined strength), TSF
γ_m - Moist Unit Weight, PCF
γ_d - Dry Unit Weight, PCF
WSS - Water Soluble Sulfate, %
φ - Angle of Internal Friction, degrees
c - Soil Cohesion, TSF
SG - Specific gravity of soil solids
S - Degree of Saturation, %
a - Void Ratio
n - Porosity
k - Permeability, cm/sec.

Water Level Measurement

Water Level at Time Shown

Notes: Water level measurements shown on the boring logs represent conditions at the time indicated and may not reflect static levels, especially in cohesive soils. The available water level information is given at the bottom of each log.
## Classification of Soils for Engineering Purposes

**ASTM Designation:** D2487-69 and D2488-69  
( Unified Classification System)

<table>
<thead>
<tr>
<th>Major Divisions</th>
<th>Group Symbols</th>
<th>Typical Names</th>
<th>Laboratory Classification Criteria</th>
</tr>
</thead>
</table>
| Coarse-grained soils (over No. 200 sieve size) | GW | Well-graded gravels, gravel-sand mixtures, little or no fines | \[
C_e = \frac{D_{10}}{D_{60}} \quad \text{greater than 6}; \quad C_u = \frac{(D_{60})^{1.5}}{D_{10} \times D_{60}} \quad \text{between 1 and 3}
\]
| | GP | Poorly graded gravels, gravel-sand mixtures, little or no fines |
| | GM | Silty gravels, gravel-sand-silt mixtures |
| | GC | Clayey gravels, gravel-sand-clay mixtures |
| | SW | Well-graded sands, gravelly sands, little or no fines |
| | SP | Poorly graded sands, gravelly sands, little or no fines |
| | SM| Silty sands, sand-silt mixtures |
| | SC | Clayey sands, sand-clay mixtures |
| | ML | Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity |
| | CL | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays |
| | OL | Organic silts and organic silty clays of low plasticity |
| | MH | Inorganic silts, miscellaneous or diatomaceous fine sands or silty soils, elastic silts |
| | CH | Inorganic clays of high plasticity, fat clays |
| | OH | Organic clays of medium to high plasticity, organic silts |
| | PI | Peat and other highly organic soils |

\*Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits; suffix d used when L.L. is less than 20% and the P.I. is 6 or less; the suffix u is used when L.L. is greater than 20%.

\*Subdivision classification, used for soils possessing characteristics of two groups, are designated by combination of group symbols. For example: GW-GC, well-graded gravel-sand mixture with clay binder.

### Plasticity Chart

![Plasticity Chart](chart.png)
APPENDIX D - LABORATORY TEST RESULTS
CONSOLIDATION-SWELL TEST
ASTM D2435

Project: Wyoming Technical Institute
Job No: 8869-HX
Client: Coffey & Associates
Test Date: 8/24/99
Tested By: LNW
Sample No: B1-2
Depth: 2.5-4.0

![Graph showing void ratio vs. pressure](image)

| Soil Description: | Brown, clayey fine SAND |
| Specimen Diameter: | 2.42 in. |
| Specimen Height: | 1.00 in. |
| Swell Pressure: | N/A psf |
| Percent Swell: | 0.0% |
| Comp. Index (Cc): | 0.064 |
| Consol. Index (Cr): | 0.002 |
| Swell Pressure: | 300 psf |
| Overburden Pressure (Po): | 1100 psf |
| Preconsol. Pressure (Pp): | |
| Liquid Limit: | |
| Plastic Limit: | |
| Plasticity Index: | |
| Moisture Content %: | Initial | Final |
| Void Ratio: | 0.583 | 0.523 |
| Saturation %: | 78 | 83 |
| Dry Density (pcf): | 104.4 | 109.5 |
PARTICLE SIZE ANALYSIS

PROJECT: Wyoming Technical Institute & Venture Drive
JOB NO.: 8669-HX
CLIENT: Coffey & Associates, LLC
TEST DATE: 8/20/99
TESTED BY: RNS
TEST METHOD: ASTM D422

U.S. STANDARD SIEVE OPENINGS
(inches) (numbers)

3 2 1.2 1 4 8 16 40 100 200

HYDROMETER

PERCENT FINER BY WEIGHT

100 90 80 70 60 50 40 30 20 10 0

100 0.1 0.01 0.001

GRAIN SIZE IN MILLIMETERS

COBBLES COARSE GRAVEL FINE GRAVEL COARSE SAND MEDIUM SAND FINE SAND SILT CLAY

SOIL DESCRIPTION: Gray, sandy CLAY. (Sand and gravel sized fragments of claystone)
SOURCE: B-3
SAMPLE NO.: 6
SAMPED BY: IME
DEPTH: 12.5

LIQUID LIMIT: __________ PERCENT GRAVEL: 25.1
PLASTIC LIMIT: __________ PERCENT SAND: 40.3
PLASTICITY INDEX: __________ PERCENT SILT & CLAY: 34.7
PARTICLE SIZE ANALYSIS

PROJECT: Wyoming Technical Institute & Venture Drive
JOB NO.: 8869-HX
CLIENT: Coffey & Associates, LLC
TEST DATE: 8/20/99
TESTED BY: RNS
TEST METHOD: ASTM D422

U.S. STANDARD SIEVE OPENINGS (inches) (numbers)

100 90 80 70 60 50 40 30 20 10 1

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

COBBLES COARSE GRAVEL FINE GRAVEL COARSE SAND MEDIUM SAND FINE SAND SILT CLAY

SOIL DESCRIPTION: Brown, clayey, fine to medium SAND.
SOURCE: B-6

SAMPLE NO.: 1
SAMPLED BY: IME
DEPTH: 0

LIQUID LIMIT: PERCENT GRAVEL: 1.0
PLASTIC LIMIT: PERCENT SAND: 52.3
PLASTICITY INDEX: PERCENT SILT & CLAY: 46.7
PARTICLE SIZE ANALYSIS

PROJECT: Wyoming Technical Institute & Venture Drive
JOB NO.: 8869-HX
CLIENT: Coffey & Associates, LLC
TEST DATE: 8/20/99
TESTED BY: RNS
TEST METHOD: ASTM D422

U.S. STANDARD SIEVE OPENINGS
(inches)

3 2 1 1/2 4 8 16 40 100 200

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

COBBLES
COARSE GRAVEL
FINE GRAVEL
COARSE SAND
MEDIUM SAND
FINE SAND
SILT
CLAY

SOIL DESCRIPTION: Brown, clayey, fine to medium sand.
SOURCE: B-7

SAMPLE NO.: 1
SAMPLED BY: IME
DEPTH: 0

LIQUID LIMIT: 32
PLASTIC LIMIT: 17
PLASTICITY INDEX: 15

PERCENT GRAVEL: 0.8
PERCENT SAND: 59.3
PERCENT SILT & CLAY: 39.8
PARTICLE SIZE ANALYSIS

PROJECT: Wyoming Technical Institute & Venture Drive

JOBS NO.: 8869-HX

CLIENT: Coffey & Associates, LLC

TEST DATE: 8/20/99

TESTED BY: RNS

TEST METHOD: ASTM D422

U.S. STANDARD SIEVE OPENINGS
(Inches) (numbers)

HYDROMETER

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

<table>
<thead>
<tr>
<th>COBBLES</th>
<th>COARSE GRAVEL</th>
<th>FINE GRAVEL</th>
<th>COARSE SAND</th>
<th>MEDIUM SAND</th>
<th>FINE SAND</th>
<th>SILT</th>
<th>CLAY</th>
</tr>
</thead>
</table>

SOIL DESCRIPTION: Reddish-brown, silty, clayey, fine to coarse SAND, little gravel.

SOURCE: B-9

SAMPLE NO.: 1

SAMPLED BY: IME

DEPTH: 0

LIQUID LIMIT: 23

PLASTIC LIMIT: 17

PLASTICITY INDEX: 6

PERCENT GRAVEL: 13.7

PERCENT SAND: 63.5

PERCENT SILT & CLAY: 22.8
PARTICLE SIZE ANALYSIS

PROJECT: Wyoming Technical Institute & Venture Drive
JOB NO.: 8869-HX
CLIENT: Coffey & Associates, LLC
TEST DATE: 8/20/99
TESTED BY: RNS
TEST METHOD: ASTM D422

U.S. STANDARD SIEVE OPENINGS

<table>
<thead>
<tr>
<th>Inches</th>
<th>(numbers)</th>
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<tr>
<td>3</td>
<td>100</td>
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<td>2</td>
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<tr>
<td>1</td>
<td>80</td>
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<tr>
<td>1/2</td>
<td>70</td>
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<tr>
<td>4</td>
<td>60</td>
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<tr>
<td>8</td>
<td>50</td>
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<tr>
<td>16</td>
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<tr>
<td>0.01</td>
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<tr>
<td>0.001</td>
<td>0</td>
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</tbody>
</table>

HYDROMETER

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

<table>
<thead>
<tr>
<th>COBBLES</th>
<th>COARSE GRAVEL</th>
<th>FINE GRAVEL</th>
<th>COARSE SAND</th>
<th>MEDIUM SAND</th>
<th>FINE SAND</th>
<th>SILT</th>
<th>CLAY</th>
</tr>
</thead>
</table>

SOIL DESCRIPTION: Brown, silty, fine to coarse
SAND, some gravel.
SOURCE: B-11

SAMPLE NO.: 2
SAMPLED BY: IME
DEPTH: 2.5

LIQUID LIMIT: 
PLASTIC LIMIT: 
PLASTICITY INDEX: 

PERCENT GRAVEL: 28.5
PERCENT SAND: 66.9
PERCENT SILT & CLAY: 4.7
APPENDIX E - ADDITIONAL INFORMATION
**GRADATION ENVELOPE A**

**PROJECT:** Wyoming Technical Institute & Venture Drive  
**JOB NO.:** 8869-HX  
**CLIENT:** Coffey & Associates, LLC

---

### U.S. STANDARD SIEVE OPENINGS

- **(inches)**: 3, 2, 1, 1/2, 4, 8, 16, 40, 100, 200  
- **(numbers)**: 100, 10, 1, 0.1, 0.01, 0.001

---

### GRAIN SIZE IN MILLIMETERS

<table>
<thead>
<tr>
<th>COBBLES</th>
<th>COARSE GRAVEL</th>
<th>FINE GRAVEL</th>
<th>COARSE SAND</th>
<th>MEDIUM SAND</th>
<th>FINE SAND</th>
<th>SILT</th>
<th>CLAY</th>
</tr>
</thead>
</table>

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**Material Description (Envelope A):**  
**GRANULAR FILL**

**Recommended Gradation:**

<table>
<thead>
<tr>
<th>Sieve Designation</th>
<th>Specified Percent Finer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 1/2&quot;</td>
<td>100</td>
</tr>
<tr>
<td># 4</td>
<td>50 - 100</td>
</tr>
<tr>
<td># 10</td>
<td>30 - 90</td>
</tr>
<tr>
<td># 30</td>
<td>15 - 75</td>
</tr>
<tr>
<td># 40</td>
<td>10 - 70</td>
</tr>
<tr>
<td># 200</td>
<td>0 - 20</td>
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</tbody>
</table>
GRADATION ENVELOPE W

PROJECT: Wyoming Technical Institute & Venture Drive
JOB NO.: 8869-HX
CLIENT: Coffey & Associates, LLC

U.S. STANDARD SIEVE OPENINGS
(inches) (numbers)

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

COBBLES COARSE GRAVEL FINE GRAVEL COARSE SAND MEDIUM SAND FINE SAND SILT CLAY

Material Description (Envelope W):

WHD CRUSHED BASE COURSE

Recommended Gradation:

<table>
<thead>
<tr>
<th>Sieve Designation</th>
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<tbody>
<tr>
<td>1 1/2&quot;</td>
<td>100</td>
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<tr>
<td>1&quot;</td>
<td>90 - 100</td>
</tr>
<tr>
<td>1/2&quot;</td>
<td>60 - 85</td>
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<td># 4</td>
<td>45 - 65</td>
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<tr>
<td># 8</td>
<td>33 - 53</td>
</tr>
<tr>
<td># 200</td>
<td>3 - 12</td>
</tr>
</tbody>
</table>
Chapter 17.28
C2 DISTRICT

Sections:
17.28.010 Principally permitted uses.
17.28.020 Conditional uses.

17.28.010 Principally permitted uses.
Principally permitted uses in a C2 district shall be as follows:
A. For uses permitted in Chapter 17.26 except community and civic centers;
B. Places for the conduct of any commercial, wholesale, processing or distribution activity such as the following: animal hospitals which shall include the boarding and grooming of animals; bottling works; cement and concrete products; cabinet making and carpenter shops; dairy processing and distribution plants; ice and cold storage plants; machine shops; manufacture of handicraft products; sheet metal shops; storage warehouses; storage of oil, gasoline and petroleum products, provided new areas used for this purpose are located at least one hundred fifty feet from a more restricted zoning district and not within one hundred fifty feet of any occupied residence. (Ord. 896 § 4, 1987: Ord. 692 § 1 (part), 1982: Ord. 194 § 3.8(a), 1964).

17.28.020 Conditional uses.
Conditional uses in a C2 district shall be as follows:
A. Any kind of scientific research or manufacturing, compounding, assembling, processing or treatment of products provided the following limitations are placed on all such uses:
1. All permitted uses shall be operated entirely within a completely enclosed structure with the sole exception of incidental exterior storage of materials,
2. Dust, fumes, odors, smoke, vapor, noise, lights and vibrations shall not exceed in intensity at the boundary of the lot the conditions normally found in a residential neighborhood as determined by the Wyoming DEQ. (Ord. 997 § 8, 1990: Ord. 942 § 2, 1988: Ord. 692 § 1 (part), 1982: Ord. 194 § 3.8(b), 1964).

Chapter 17.29
LM DISTRICT

Sections:
17.29.010 Permitted uses.
17.29.020 Conditional uses.
17.29.030 Mitigation of off-site impact.

17.29.010 Permitted uses.
Uses permitted within the LM district include light and medium manufacturing uses, research and development uses, support and service uses and business and professional office uses including, but not limited to the following:
A. Manufacturing and development of electronics, communication equipment, data processing equipment and software, radio and television equipment, photographic equipment;
B. Manufacturing, processing, and assembly of furniture and fixture products: plastic and rubber products; stone, clay, and glass products; and fabricated metal products;
C. Service industries providing services such as repair and maintenance of component parts such as electronic, communication and data processing equipment, printers and print shops, machine shops, and tooling shops excluding automobile and truck repair shops and equipment rental yards;
D. Administrative and professional offices including corporate offices, regional offices, general offices, and professional offices such as accountants, attorneys, engineers, architects, planners, medical/dental offices, employment agencies, real estate offices, and travel agencies;
E. Construction industry related businesses such as general contractors, electrical contractors, plumbing contractors and their accessory and incidental uses;
F. Commercial warehouses and storage units;
G. Hotels and motels with accessory uses (i.e., restaurant, bar/lounge, gymnasium);
H. Indoor recreational uses;
I. Retail sale of stocks, supplies or products sold in conjunction with the uses listed in Section 17.29.010(A) through (H). Floor area of any structure
Exhibit I

A CLASS III CULTURAL RESOURCE INVENTORY OF THE LARAMIE RIVER BUSINESS PARK II, ALBANY COUNTY, WYOMING

Prepared for

City of Laramie
Laramie, Wyoming

Prepared by

TRC Mariah Associates Inc.
Laramie, Wyoming

November 1999
A CLASS III CULTURAL RESOURCE INVENTORY
OF THE LARAMIE RIVER BUSINESS PARK II,
ALBANY COUNTY, WYOMING

Prepared for
City of Laramie
Laramie, Wyoming

Prepared by
Edward A. Schneider

TRC Mariah Associates Inc.
Laramie, Wyoming
MAI Project 27416

November 1999
AUTHOR(S): Edward A. Schneider

REPORT TITLE (include client name, undertaking name, survey project type, and report number): A Class III Cultural Resource Inventory of the Laramie River Business Park II, Albany County, Wyoming

DATE OF REPORT (MO/DY/yr): 11/22/99

LEAD AGENCY (e.g., BLM ADMINISTRATIVE UNIT): Housing and Urban Development

SURVEY ORGANIZATION/NAME: TRC Mariah Associates Inc.

FEDERAL PERMIT NO. (e.g., BLM CULTURAL RESOURCE USE PERMIT):

DESCRIPTION OF UNDERTAKING: A Class III cultural resource inventory for the proposed site of the Laramie River Business Park II within the city limits of Laramie, Wyoming. A total of 120 acres was block surveyed for the project.

SURVEY METHODS:

- Standard 30 Meter Transects
- Non-Standard (Describe in body of report)

Survey Width (Linear Projects Only): ______ feet

COUNTY(IES):* Albany

USGS QUAD MAPS (NAME, DATE):* Laramie and Laramie SW, Wyoming (1963, Photorevised 1978)

LANDOWNER:* _______BLM____BuREC____FS____NPS____PRIVATE____STATE____USFWS____OTHER (Specify):

LEGAL DESCRIPTION (T/R/Sec):* Section 6, T15N, R73W

ACREAGE:

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<th>BLOCK</th>
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<tr>
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<tr>
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<th>LINEAR</th>
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<tbody>
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FILE SEARCH DATE(S): 11/15/99

FIELDWORK DATE(S) (MO/DY/yr): 11/16/99

FIELD PERSONNEL:* Edward Schneider and Rebecca Sterling

+ attach continuation sheets for additional data   * check all that pertain
### SITE SUMMARY TABLE

<table>
<thead>
<tr>
<th>Smithsonian/Isolated Find #</th>
<th>Previously Recorded? (Y/N/T)</th>
<th>Previous Eligibility Determin.</th>
<th>Site/Isolate Type</th>
<th>Landowner</th>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>1/4, 1/4, 1/4, 1/4 Section</th>
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<th>Current Eligibility Determin.</th>
<th>Criteria</th>
<th>Contributing Portion? (Y/N/T)</th>
<th>Proposed Mitigation</th>
<th>Effect?</th>
<th>SHPO Concurrence? (Y/N/T)</th>
<th>Comments</th>
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Eligibility: E (Eligible); NE (Not Eligible); U (Unevaluated)
Previous Eligibility (Determination): R-Listed on NRHP Register; K-Eligible by NRHP Keeper; C-Eligible-SHPO/Agency concurrence; A-Eligible-Agency; E-Eligible-Consultant; U-Eligibility Unknown; N-Not eligible
Effect: NE for sites with no effect; NAE for site with no adverse effects; AE for sites with adverse effect; U for Unknown
Proposed mitigation: e.g., data recovery, avoidance, fencing, sign, etc.

ATTACH CONTINUATION SHEETS AS NEEDED

Information about the location, character, or ownership of historic properties in the report may not be disclosed to the public unless authorized by the appropriate federal agency and/or the Wyoming State Historic Preservation Office.
ENVIRONMENTAL SETTING:
The project area is located in southeast Wyoming within the city limits of Laramie, Wyoming (Figures 1 and 2). The topography within the project area is mostly flat grasslands which slope slightly towards the southeast. The Laramie River is as close as 700 ft (213 m) from the southeast corner of the survey area. Soils in the area are light tan silty sands with patchy spots of abundant colluvial gravels. Vegetation consists of dense grasses (wheatgrass, Indian ricegrass, and inland alkali grass), rabbitbrush, mustard, thistle, and sparse greasewood.

SURVEY METHODS:
The Class III cultural resource inventory of the proposed business park was conducted on November 16, 1999. Parallel transects 100 ft (30 m) wide were worked across the project area.

The project area was clearly delineated, with fencelines along the south, east, and west boundaries. The northern boundary was estimated based on disturbance in the northwest portion of the project area. The disturbed area for construction of the facilities for the Wyoming Technological Institute was approximately 20 acres in size and was not inventoried for cultural resources.

FILE SEARCH RESULTS:
A file search (No. 26683) was conducted through the Cultural Records Office of the State Historic Preservation Office (SHPO) on November 15, 1999. The file search included all of Section 6, T15N, R73W, in which the current project area is located.

The file search indicated that no cultural resource inventories have been conducted within this section. One previously recorded site, however, is present in the section. Site 48AB354, the Lodge Pole Creek Trail, is an eligible historic trail which was first recorded in 1994 by the Office of the Wyoming State Archaeologist in association with the Class III inventory of a haul road in Section 21, T15N, R72W. Based on archival research, the trail was thought to go through Section 6, T15N, R73W. No evidence of the trail was present within the current project area.

SURVEY RESULTS:
A small ditch was noted in the central portion of the project area. The northern end was at the bladed east/west-trending road and continued south for approximately 1,200 ft (355 m) to the fenceline at the southern end of the project area. From there it turned to the east and ended at the southeast corner of the project area. The ditch measured 5 m wide from the top of berm on the north side to the top of the berm on the south side of the ditch and was approximately 1 m wide at the bottom of the ditch and 55 cm deep. Given the slight tilt of the area towards the southeast, this ditch likely served as a drainage rather than an irrigation canal.

Per SHPO guidelines, canals with a capacity of less than 7 cubic feet per second and that are not the first appropriated canal in an area are excluded from formal documentation. This ditch is a small very low capacity drainage feature, is not associated with important events or persons in the region, does not possess distinctive architectural or engineering features, and is not associated with the first appropriated canal in the area. Therefore, no Smithsonian number has been assigned, and it was not recorded as a site.
Figure 1  Location of Project Area.
Figure 2  Topographic Map Showing Location of Inventoried Area. Taken from the Laramie and Laramie SW, Wyoming (1963, Photorevised 1978), USGS 7.5' Series Quadrangles (1:24,000 Scale).
In addition to the ditch, a collapsed corral consisting of a few logs was located near the center of the survey area. The remains are not likely 50 years or older and were therefore not recorded as an archaeological site. Scattered bricks were noted in the northeast portion of the survey area, as well as a trash dump in the southwest corner of the project area. The trash dump contained mostly clear glass bottles with some pull-top aluminum cans. None of the artifacts appeared to be 50 years or older and were therefore not recorded as an archaeological site.

MANAGEMENT RECOMMENDATIONS:
Since no archaeological sites were recorded within the project area, cultural resource clearance is recommended for the project.

If any cultural materials are discovered during construction, work in the area should halt immediately and the Laramie Economic Community Development staff and SHPO staff must be contacted. Work in the area may not resume until the materials have been evaluated and adequate measures for their protection or collection have been taken.
November 22, 1999

VIA HAND DELIVERY

Ms. Sherryl Schilling
Grants Coordinator
City of Laramie
P.O. Box C
Laramie, WY 82073

Dear Ms. Schilling:

On November 16, 1999, TRC Mariah Associated Inc. (TRC Mariah) conducted a threatened, endangered, and candidate (TE&C) species survey on the 120-acre tract proposed as the site of the Laramie River Business Park.

The survey area is located within the Laramie City limits (Section 6, T15N, R73W) just west of Adams Street between Harrison Street and Riverside Drive. Approximately 20 acres of the northeast portion of the project area is disturbed by construction activities. The tract is primarily an dry upland grass/forb community interspersed with rabbitbrush and greasewood. The dominant plant species include alkali sacaton (Sporobolus airoides), western wheatgrass (Agropyron smithii), bottlebrush squirreltail (Sitanion hystrix), inland saltgrass (Distichlis spicata), and rubber rabbitbrush (Chrysothamnus nauseosus). Vegetation averages from less than 10 inches high along the eastern and western thirds of the project area to greater than 18 inches high in the central portion of the project area. A badger and red fox were observed within the project area during the survey.

Prior to on-site inspection, a list of TE&C species, including their status and expected occurrence was provided by the U.S. Fish and Wildlife Service (Table 1).

Prairie dog towns were delineated on USGS 7.5' series topographic quadrangles. Burrow density was estimated by visual observations. In addition to the TE&C species, the project area was surveyed for raptor nests and roost areas.

Black-footed ferret. The Black-Footed Ferret Survey Guidelines for Compliance with the Endangered Species Act (U.S. Fish and Wildlife Service 1989) defines potential black-footed ferret habitat as white-tailed prairie dog towns or complexes greater than 200 acres with a burrow density greater than 8 burrows/acre. A complex consists of two or more neighboring prairie dog towns each less than 7 km (4.34 mi) from the other. Visual observations indicated that burrow densities were greater than 8 burrows per acre on approximately 52 acres (43%) of the project area. The boundaries of the prairie dog town extend outside the project area to the north and west, and cover approximately 131 acres. However, we know from a general familiarity with the surrounding area that other prairie dog towns exist within 4.34 mi of the project area that would bring the total acreage of the complex to more than 200 acres. Based on
No swift fox were observed during the survey. Swift fox may pass through the area but the project is unlikely to adversely affect them. As mentioned earlier, a red fox was observed.

No raptors, raptor nests, or communal raptor roosts were observed during the survey. It is likely that some raptor species, especially Swainson's hawks and kestrels, forage in the area but the 120-acre project area would likely provide only a small portion of their range, and additional foraging habitat is available in extensive adjacent habitats, primarily outside the city limits of Laramie.

No TE&C plant species were observed during the survey, nor was potential habitat (as identified in the 1994 Wyoming Rare Plant Guide) present in the project area. The Wyoming Natural Diversity Database was also contacted to determine occurrence records of species of concern in the vicinity of the project area. No TE&C species have been reported in the vicinity of the project area.

Thank you for the opportunity to assist. Please feel free to call me at 742-3843 with any questions that you may have.

Sincerely,

TRC Mariah Associates Inc.

Roger Schoumacher
Program Manager

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Table 1. Threatened, Endangered, and Candidate Species Potentially Present in the Project Area.

<table>
<thead>
<tr>
<th>Species</th>
<th>Federal Status</th>
<th>Habitat</th>
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<tbody>
<tr>
<td>Black-footed ferret</td>
<td>Endangered</td>
<td>Potential resident in prairie dog (Cynomys sp.) colonies</td>
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<td>(Mustela nigripes)</td>
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<tr>
<td>Mountain plover</td>
<td>Proposed</td>
<td>Grasslands</td>
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<tr>
<td>(Charadrius montanus)</td>
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<tr>
<td>Swift fox</td>
<td>Candidate</td>
<td>Grasslands</td>
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<tr>
<td>(Vulpes velox)</td>
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<tr>
<td>Small rockcress</td>
<td>Candidate</td>
<td>Sparsely vegetated granite-pegmatite outcrops</td>
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<tr>
<td>(Arabis pusilla)</td>
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<tr>
<td>Colorado butterfly plant</td>
<td>Candidate</td>
<td>Subirrigated alluvial drainage bottoms surrounded by mixed prairie</td>
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<tr>
<td>(Gaura neomexicana ssp.</td>
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<td>coloradensis)</td>
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<tr>
<td>Ute ladies' tresses</td>
<td>Threatened</td>
<td>Moist streambanks, wet meadows, and abandoned stream channels</td>
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<tr>
<td>(Spiranthes diluvialis)</td>
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<tr>
<td>Desert yellowhead</td>
<td>Candidate</td>
<td>Barren outcrops of white silty clays of the Split Rock Formation</td>
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<tr>
<td>(Yermo xanthocephalus)</td>
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these considerations, the project area would require a ferret survey. However, because the prairie dog colony is within Laramie and is already being disturbed by the current Wyo-Tech construction as well as local residents and their pets, our initial phone contact with the USFWS in Cheyenne indicated that a ferret survey would probably not be required. We have sent a letter to USFWS and will not have a final decision until we hear from them, probably in 2-3 weeks.

No mountain plovers were observed during the survey. The survey was conducted outside of the mountain plover breeding and nesting season (April to early August), so the project area was evaluated for the presence of suitable mountain plover nesting habitat (i.e., short-grass prairie, closely cropped areas, manure piles, areas of sparse vegetation, rocky areas). No suitable nesting or breeding habitat was observed within the project area; therefore, mountain plover are not likely to nest in the project area.
October 6, 1999

Exhibit L

Mr. James Mathes  
Wyoming Technical Institute  
4373 North 3rd Street  
Laramie, Wyoming 82072

Dear Mr. Mathes:

This letter is in response to a request we received on September 13, 1999, from Hayden-Wing Associates for a jurisdictional determination concerning an 80-acre parcel of land in Laramie. The property is located in the north half northeast quarter of Section 6, Township 16 North, Range 73 West, Albany County, Wyoming.

The U.S. Army Corps of Engineers regulates the discharge of dredged and fill material into wetlands and other waters of the United States as authorized primarily by Section 404 of the Clean Water Act (33 U.S.C. 1344). The Corps regulations were published in the November 13, 1986, edition of the Federal Register (Vol 51, No. 219) at 33 CFR Parts 320 through 330.

Based on the information provided and additional information obtained by Mr. Thomas Johnson from our office during a site visit on September 23, 1999, it has been determined that there are no wetlands or other waters of the United States on the property. Therefore, Department of the Army authorization is not required for construction related activities on the property because it would not result in a discharge of fill material in wetlands or other waters of the United States.

This determination does not eliminate the requirement to obtain any other applicable federal, state, or local permits that may be required. If you have any questions regarding this determination, please contact Mr. Johnson at (307) 772-2300 and reference file No. 199940268.

Sincerely,

Matthew A. Bilodeau  
Program Manager  
Wyoming Regulatory Office
December 14, 1999

Sheryl Schilling
Grants Coordinator
City of Laramie
Public Works Office
P.O. Box C
Laramie, WY 82073

RE: Laramie River Business Park II and Wyoming Technical Institute; SHPO #1099TPT002

Dear Ms. Schilling:

Our staff has received information concerning the aforementioned project. Thank you for allowing us the opportunity to comment.

We have reviewed the project report and find the documentation meets the Secretary of the Interior’s Standards for Archaeology and Historic Preservation (48 FR 44716-42). No sites meeting the criteria of eligibility for the National Register of Historic Places will be affected by the project as planned. We recommend the Department of Housing and Urban Development (HUD) allow the project to proceed in accordance with state and federal laws subject to the following stipulation: if any cultural materials are discovered during construction, work in the area should halt immediately and the HUD staff and SHPO staff must be contacted. Work in the area may not resume until the materials have been evaluated and adequate measures for their protection have been taken.

This letter should be retained in your files as documentation of our determination of “no historic properties affected” for this project.

Please refer to SHPO project control number #1099TPT002 on any future correspondence dealing with this project. If you have any questions contact me at 307-777-6694.

Sincerely,

Todd Thibodeau
Historian
State Historic Preservation Office

Jim Geringer, Governor

John T. Keck, Director