

DESIGN REVIEW BOARD

April 28, 2014

Case Number

DRB2014-13

**Applicant/
Representative**

Zell O. Cantrell, Galloway
& Company, Inc.

Owners

Kyso Corporation, Dana
Huestis & Loren D. Smith

Property Location

At the southwest corner
of the 10th Avenue South
and 57th Street South in-
tersection

Requested Action

Design Review of a new
retail center

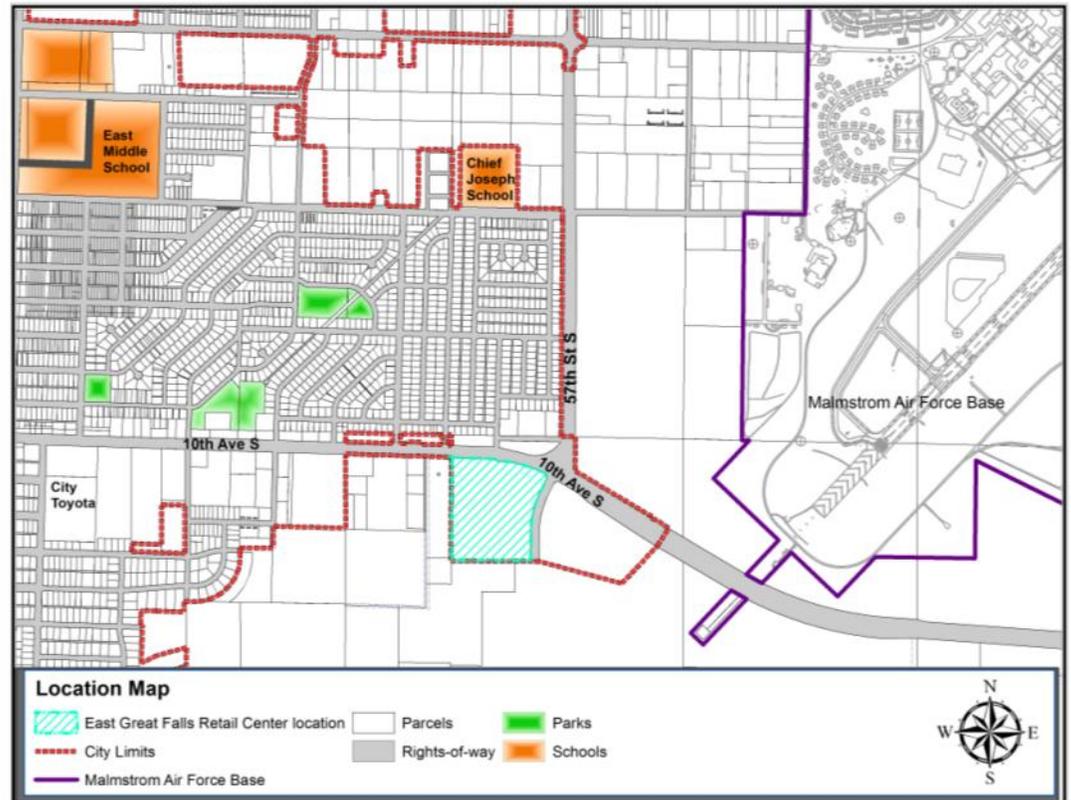
Recommendation

Approve design with con-
ditions

Project Planner

Galen Amy

EAST GREAT FALLS RETAIL CENTER 5300 10TH AVENUE SOUTH



Project Description

The applicant is proposing development of a vacant tract of land, currently used for dry land crop production, located on the east side of Great Falls abutting 10th Avenue South. The development will consist of a minor subdivision creating a ±20 acre lot (the remainder of the parent lot) for a large format retail anchor store and fuel station and 4 outparcels, ±1-1.5 acres each, along the outskirts of the subject property for future businesses.

This new development will become a large part of the entrance to the City from the east, and the applicant has provided a site plan that respects this reality.

Background

- Legal Description: Lot 1, Block 1, East Great Falls Retail Center Addition, NW¼ of Section 15, T20N, R3E, P.M., Cascade County, Montana
- Total Property Area: ± 1,142,324 square feet or ± 26.224 acres
- Property Zoning: C-2 General Commercial

Project Overview

New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The general merchandise anchor store will be one building that is 189,543 square feet with an attached auto center. This building has two main entry vestibules with large storefront doors located on the north side of structure which are facing towards 10th Avenue South. Though this anchor building has been designed to be highly visible from 10th Avenue South, the use of the vestibules' curved roofs, protruding canopies, varying vertical bands of earth-tone painted split face CMU and other materials, including EFIS, provides that the façade has been divided into smaller sections with vertical and horizontal offsets.

The mechanical equipment will be located on the roof of the anchor building and will be screened by the parapet. This will be true for all sides of the building. A fuel station with a 740 square foot kiosk will be constructed in conjunction with the anchor store. Design of the kiosk will correspond with the anchor store (see Exhibit G). Lighting for the fuel station canopy will be fully recessed and meet the standard maximum foot-candles permitted.

Primary access to the retail center will be off of 10th Avenue South. Heading east on 10th Avenue South there will be a right-in/right-out driveway on the eastern edge of the property, followed by access provided immediately across from 54th Street South. The applicant has completed a Traffic Impact Study that has been reviewed by Montana Department of Transportation and final decision for the extent of improvements made at that intersection will be finalized as the project moves forward in the review process. This will not alter the existing pedestrian circulation and sidewalks shown on the site plan (Exhibit D). The major street improvements will consist of extending 57th Street South southwards along the east property line and installing two new traffic signals at the intersection of 10th Avenue South and 57th Street South. The project includes sidewalks throughout the site and a trail by the eastern property line for safe, straightforward pedestrian connectivity.

The proposed project complies with the guidelines for design review of new construction and exterior renovations contained within Exhibit 28-1, and the applicant addresses each standard in the attached narrative (Exhibit C).

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 762 parking spaces, 25 of which will be ADA accessible. This equals 4 parking stalls per 1,000 square feet of building area, which meets the code requirements. The applicant has provided an outdoor lighting plan which appears to meet the intent of the Land Development Code. Site lighting proposed consists of LED fixtures, and the applicant applied for a Design Waiver to increase the height of pole-mounted luminaries from 30 feet to 38 feet (35-foot pole with a 3-foot concrete base) and this has been approved. This design reduces the number of poles required in the interior of the site, as well as provides a more uniform light distribution. Poles along the perimeter of the site will remain at 30 feet, lessening the amount of light trespass onto adjacent properties.

The shopping center will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a storm water management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development. The site plan shows the agreed upon location of the storm water detention area.

The proposed landscaping goes beyond meeting the minimum requirements of the Land Development Code with 21.6% of the parent parcel being landscaped. Xeric materials have been included in the landscaping plan. In addition, the outparcels will be seeded with native grasses, and the applicant will ensure that this seeding is established in order to prevent erosion and/or anything visually unappealing that may result from unkempt barren lots. The full landscaping plan is included as Exhibit J.

A multi-tenant entryway monument sign is included as Exhibit H. The proposed signage for the anchor building will be reviewed under a separate application. Any proposed project on the outparcels will be reviewed at the time of development for full code compliance and signage.

Summary

The construction of the new commercial retail shopping center is compatible with nearby properties, natural features, and will provide convenient for residents on the east end of the City. The development of the subject property from a vacant undeveloped property to the proposed center continues future street connectivity and will eventually promote new business opportunities in Great Falls on the outparcels. Staff supports approval of this application.

Suggested Motion

1. Board Member moves:

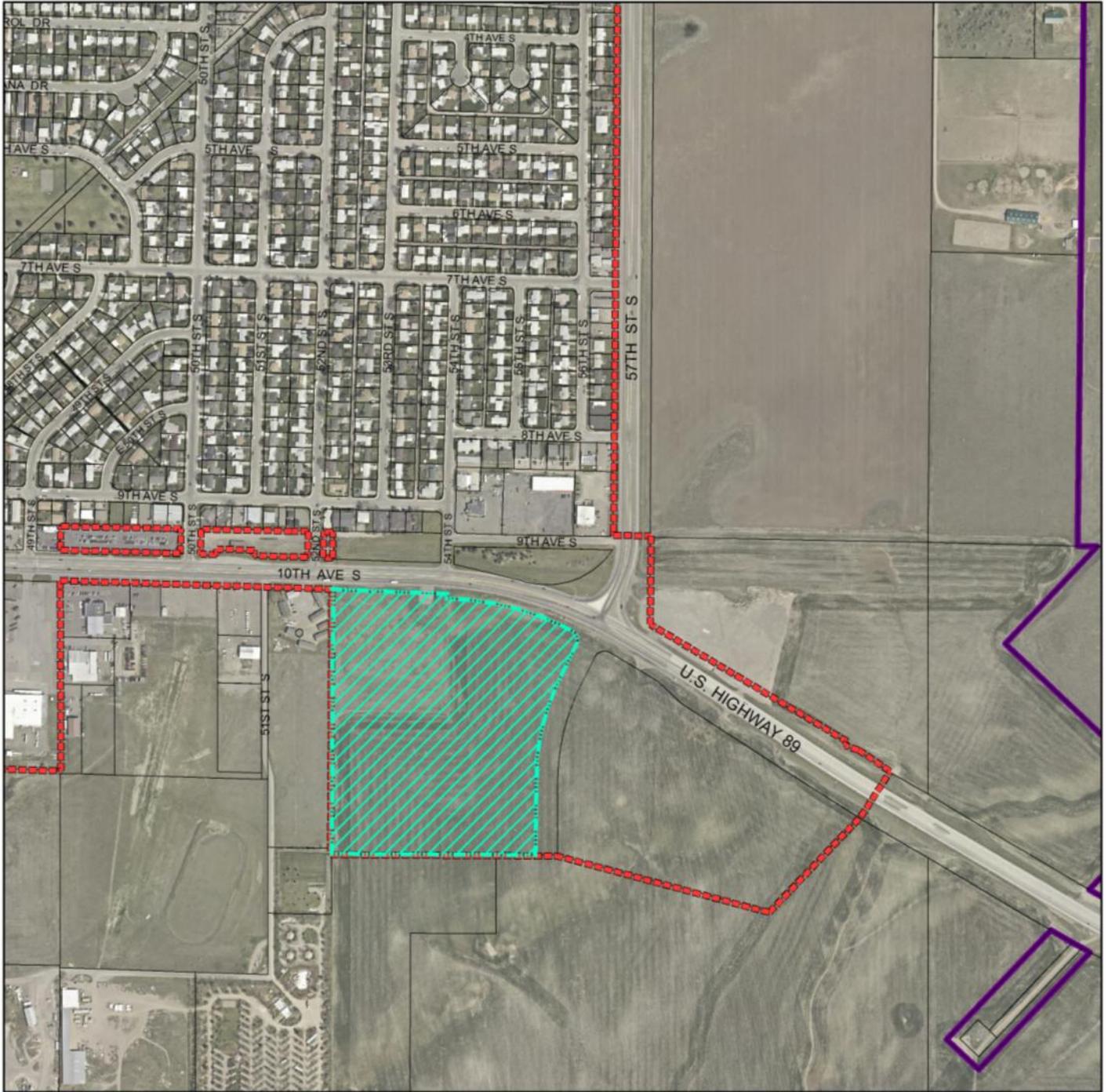
“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Galloway & Company, Inc., as shown in the conceptual development plans contained within this report and provided by the project property Owner’s Representative, subject to the follows conditions:

- ◆ The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- ◆ If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- ◆ The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC: Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Zell O. Cantrell, Galloway & Company, Inc., zellcantrell@gallowayus.com
 Dana Huestis, Kyso Corporation, 2901 4th Avenue North, Great Falls, MT 59401
 Loren D. Smith, Kyso Corporation, 1500 51st Street South, Great Falls, MT 59405

EXHIBIT A - AERIAL MAP



-  East Great Falls Retail Center location
-  City Limits
-  Malmstrom Air Force Base
-  Tracts of Land



EXHIBIT B - APPLICATION (P.2)

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
 Application Number _____

DESIGN REVIEW BOARD APPLICATION

East Great Falls Retail Center - Proposed Retail Shopping Center
Name of Project / Proposed Use:

Kyso Corporation - Dana Huestis & Loren D. Smith
Owner Name:

Kyso - 2901 Fouth Avenue South Great Falls, MT 59401 Smith - 1500 51st Street South Great Falls, MT 59405
Mailing Address:

Kyso - 406/899-4576, Smith - 406/727-3192
Phone: _____ **Email:** _____

Galloway & Company, Inc. - Zell O. Cantrell
Representative Name:

5300 DTC Parkway, Greenwood Village, CO 80111
Mailing Address:

303/770-8884 zellcantrell@gallowayus.com
Phone: _____ **Email:** _____

PROJECT LOCATION:

Not yet assigned.
Site Address:

1,142,324 189,453
Sq. Ft. of Property: _____ **Sq. Ft. of Structure:** _____

LEGAL DESCRIPTION

<u>1</u>	<u>1</u>	<u>Great Falls Retail Center</u>
Mark/Lot:	Section:	Township/Block Range/Addition

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Kyso Corporation By Dana Huestis, Pres. 19 MAR 2014
Property Owner's Signature: _____ **Date:** _____

[Signature] 19 MAR 2014
Representative's Signature: _____ **Date:** _____

EXHIBIT C - APPLICATION NARRATIVE



March 21, 2014

Galen Amy
City of Great Falls Planning & Community Development
2 Park Drive South, Room 112
P.O. Box 5021
Great Falls, MT 59403

**Re: East Great Falls Retail Center
SWC of 10th Avenue S. (US Hwy 87/89) & 57th Street S.
Great Falls, MT
Design Review Board Application**

Dear Galen,

Please find enclosed the Design Review Board Application and associated documents for the referenced location. The site is currently vacant agricultural land which was annexed into the City of Great Falls (City) in 2007.

The site is zoned C-2, General Commercial, which allows for a variety of uses including both general retail sales and vehicle fuel sales. To assist the City's review, we have included a brief narrative description of the proposed development (Proposal).

The Proposal anticipates development of the entire 26.22 acre property into a commercial retail shopping center to include a single 189,543 square foot general merchandise anchor store, an eight MPD fuel station with 740 square foot kiosk, and four separate out parcels available for sale and future development. Future users of the out parcels are not know at this time, but likely uses could be a variety free standing retail or other uses typically associated with this type of commercial development. Please see attached Demonstration of Compliance for additional details regarding the site design and how we have specifically addressed the City's applicable design review standards and guidelines.

Off-site improvements will include the extension of 57th Street further south along the eastern edge of the proposed site. Improvements to 10th Avenue South include two new traffic signals. One at the primary intersection of 10th Avenue & 57th Street and the second one at the intersection of 10th Avenue & 54th Street. Off-site improvements will also include all utilities necessary to serve the site as outlined in the original Annexation Agreement.

The proposed site plan incorporates 762 parking stalls (4.0 parking stalls per 1,000 square feet of building area) which satisfies the City's parking standards. Based on several discussions with City Staff, special attention has been paid to providing safe and convenient pedestrian access from 10th Avenue through the site to the anchor building.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

City of Great Falls Planning & Community Development
East Great Falls Retail Center
3/21/2014

The Proposal includes landscaping which exceeds the City's base landscaping standards with 21.6% of the retail parcel being landscaped. Also based on discussions with City Staff, xeric materials consisting of native trees and shrubs have been selected and strategically located to enhance the visual appearance of the site while looking ahead to minimizing future demands for water and maintenance. Site lighting consists of LED fixtures to provide a safe and energy efficient lighting solution. Stormwater management for the entire 26.22 acre development will be conveyed by a network of pipes and detained within a pond located at the northeast corner of the site before being released into City owned storm sewer on the north side of 10th Avenue.

The 189,543 anchor building has been designed to be consistent with the City of Great Falls Design Guidelines and will present appealing architectural design elements, compatible and consistent with other retail developments in the area. The building will be constructed primarily of concrete masonry units (CMU) accented with Exterior Insulating Finishing System (EIFS), painted in an earth-tone color palette of tans and browns. The anchor building has been designed with a diverse mix of materials, colors and textures providing visual interest to on-site pedestrians and public/private areas off-site.

The main façade of the anchor building is oriented north towards 10 Ave S and includes the main building entrances which have been designed to be highly visible to approaching customers and passersby. The main entry vestibules of the anchor building will feature curved roofs, large storefront doors and windows, protruding canopies and a blend of colors and materials. By design the service areas of the building are located on the south side, away from pedestrians and customers approaching the building from the parking lot.

We appreciate the City's early design related comments. Our team has worked to incorporate those ideas into the Proposal. Thank you in advance for your consideration. Please let me know if you have any questions or require additional information.

Sincerely,
Galloway



Zell O. Cantrell
Senior Site Development Coordinator
zellcantrell@gallowayUS.com

cc: Brandon Alley via email
Jim Erwin-Svoboda via email
Ian Morrison – MHL via email
Kathryn Jerkovich – BCRA via email

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

DEMONSTRATION OF COMPLIANCE

TITLE 17 – LAND DEVELOPMENT CODE

CHAPTER 28 DESIGN REVIEW

The following are findings addressing the approval criteria identified in the City of Great Falls Code:

- 1. Relationship to site conditions. The placement and massing of the building should positively address the natural terrain of the site and how the building will be viewed from outside the site, its relationship and proximity to adjoining buildings, and how the building will be viewed from outside the site from all directions.**

Response: Location of the proposed building will take advantage of existing topography while at the same time provide for good visibility and access from adjacent right-of-ways. The size of the building combined with proposed set-backs will again allow for good visibility while at the same time not detracting from adjacent development – existing or future.

This guideline has been met.

- 2. Building placement. Buildings should be located to: (1) take advantage of the site's natural topography and drainage existing vegetation, and other natural features; (2) maximize natural surveillance and visibility, (3) enhance the character of the surrounding area; and (4) facilitate pedestrian access and circulation.**

Response: Building has been located at the south edge of the property this allows the development to take advantage of the site's natural topography which slopes to the north. The location of the building will not impede the natural tendency of the site to drain to the north. The building and site are intended to enhance the overall character of the surrounding area by providing inviting building and site design which promote pedestrian circulation both on and off the site through the use of safe, scenic, and well define access routes.

This guideline has been met.

- 3. Solar exposure. Buildings should be located to take advantage of passive solar efficiencies whenever possible.**

Response: The proposed anchor building will include skylights that will allow natural light to enter into the building.

This guideline has been met.

- 4. Building shadows. Buildings should be sited and designed to minimize the impacts of shadows on residences, common areas, public spaces, and pedestrian facilities.**

Response: The project site is surrounded by vacant land to the east and south and mobile home sales lot and vacant land to the west, and 10th Ave S. to the north. The anchor building has been sited on the south side of the site and will not create impacts of shadows on residences, common areas, public spaces or pedestrian facilities.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

This guideline has been met.

- 5. View. Whenever possible, buildings should be sited to take advantage of view sheds. In addition, the obstruction of view-corridors from public rights-of-ways should be avoided.**

Response: No view sheds are present nor will the proposed anchor building create an obstruction of view-corridors from public rights-of-way. This guideline is not applicable.

- 6. Northerly exposure. In new construction, entrances, drainage facilities, drive-through facilities, etc., should be located on east, west, or south side of a building. Whenever it is absolutely necessary to locate such facilities on a building's north side, corrective measures should be taken to mitigate hazardous accumulations of snow and ice.**

Response: Due to the shape of the site and the primary transportation corridor orientation, the anchor building has been located on the south side, oriented towards 10th Ave S. and with north facing entrances. The main building entrances will include canopies and double doors for added weather protection.

This guideline has been met.

- 7. Relation of façade to front lot line. At least 50 percent of the front façade of any building facing the street should be located as close to the front lot line as allowed by the underlying zoning district.**

Response: The site has two primary frontage roads, 10 Ave S. and the future 57th St. S. The site layout has been designed to include four outparcels, to be developed during future phases. The outparcel buildings will be located along the frontages of both 10 Ave S. and the future 57th St. S. The anchor building has been located on the south side of the site and will face 10th Ave S.

This guideline has been met.

- 8. Compatibility of exterior materials and finishes with surrounding buildings. Exterior materials should be compatible with those of surrounding buildings.**

Response: The anchor building design is consistent with this guideline. The proposed building is site specific and presents appealing architectural design elements of high quality that is compatible with surrounding commercial buildings. The building design has a visually compatible scale and material likeness to similar developments within the C-2 district.

This guideline has been met.

- 9. Consistent use of exterior materials and finishes. Exterior materials and the appearance of rear and side facades should be similar to and compatible with the front façade.**

Response: The predominate building materials for the anchor building will consist of painted split and smooth face concrete masonry units (CMU), accented with Exterior Insulating Finishing System (EIFS) on the front façade. Both the split and smooth face CMU will be used on all four facades of the building.

This guideline has been met.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

- 10. Use of certain exterior materials prohibited. Plain face concrete block may be used as an exterior treatment provided it is not readily visible from a public street or from a residential district. No more than 20 percent of the wall area may be plain face concrete block.**

Response: Concrete masonry will be used on the anchor building. Textured split-face concrete masonry will be predominately used on facades facing the public street or visible from the residential development on the north side of 10th Ave S.

This guideline has been met.

- 11. Orientation of primary entry. The building's primary entrance should face the public street rather than the interior or rear of the site.**

Response: The anchor building has been oriented on the site with the primary entrances facing 10th Ave S. The anchor building features two main building entrances that will be highly visible from the parking field and public streets.

This guideline has been met.

- 12. Design of primary entry. Primary entrances to buildings should be emphasized with a larger door or "framing" devices (e.g., deep overhangs, recesses, porches, arches, arcades, etc.) or other architectural treatment.**

Response: The main entry vestibules on the anchor building will feature curved roofs, large storefront doors and windows, protruding canopies for weather protection, a blend of colors and materials and signage. The design of the building entrances will emphasize their appearance making them highly visible to approaching customers and passersby.

This guideline has been met.

- 13. Building service areas. Building service areas should be conveniently located and accessible for normal service and maintenance needs. Approaches to such facilities should be adequately engineered for convenient access.**

Response: The services areas for the anchor building have been conveniently located along the rear (south) of the building. The location of these areas and their orientation on the site will allow easy access for normal use, service and maintenance.

This guideline has been met.

- 14. Joint and cross-access. Similar, complimentary, and adjacent land uses should provide cross-access between properties and joint access to arterials adjacent to the property.**

Response: A reciprocal access and easement agreement will be created that will allow for shared access between the anchor property and out parcels as well as access to adjacent right-of-ways. This document will be shared with the City when it becomes available.

This guideline will be met.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

- 15. Consistent architectural standards. Architectural standards within a project should be applied consistently on sides of buildings visible from public rights-of-way and/or adjacent residential zones.**

Response: The front (north) and left (east) sides of the anchor building will be visible from the public rights-of-way. The anchor building has been designed to include consistent colors and materials throughout.

This guideline has been met.

- 16. Visual interest and appeal. Architectural design should create visual interest.**

Response: The exterior building materials and colors are harmonious and compatible with adjacent commercial developments. The anchor building will be comprised of a diverse mix of materials, colors and textures providing visual interest to on-site pedestrians and public/private areas off-site. The color palette for the anchor building colors will be predominately neutral earth-tones.

This guideline has been met.

- 17. Window tinting. Windows on the first floor should be clear or lightly tinted to allow views into the building.**

Response: Clear or lightly tinted doors and windows will be included on the anchor building. Darkly tinted doors and/or windows are not proposed.

This guideline has been met.

- 18. Façade design. Use of different textures, complimentary colors, shadow lines and contrasting shapes to produce attractive facades should be used. Use of a single color, minimal detailing, and blank walls are discouraged.**

Response: The exterior building materials and colors are harmonious and compatible with adjacent commercial developments. The anchor building will be comprised of a diverse mix of materials, colors and textures providing visual interest to on-site pedestrians and public/private areas off-site. The color palette for the anchor building colors will be predominately neutral earth-tones.

This guideline has been met.

- 19. Building mass. The mass of the proposed building should be compatible with those of surrounding buildings. Potential approaches to reduce the apparent mass include dividing the building mass into smaller sections with the use of vertical and horizontal offsets.**

Response: The footprint of the anchor building along with the colors and materials proposed will break up the overall mass of the building. In addition, the anchor building is significantly setback from the main public right-of-ways. This setback combined with outparcel buildings to be constructed during a later phase between the anchor building and the public right-of-way, further assisting with reducing the apparent mass of the larger building.

This guideline has been met.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

- 20. Choice of exterior materials.** All exterior materials should be sufficiently durable to insure stability, maintainability, and long life. Natural materials conveying permanence, such as stone, masonry or beveled wood siding are preferred.

Response: The main building material on the anchor building will consist of painted CMU, a material that is durable and easy to maintain.

This guideline has been met.

- 21. Glare.** Reflective surfaces that produce hazardous glares should not be used.

Response: No reflective surfaces have been proposed.

This guideline has been met.

- 22. Colors.** Development projects involving a larger number of buildings should vary the architecture to create visual interest, as well as deter the monotony of identical treatments. Once common and effective way to do this is to vary the use of exterior colors. This does not mean that groups of buildings need to drastically vary in color. Rather, to vary wall and trim colors in the same “family” of colors, versus use of identical colors for a substantial number of buildings.

Response: The anchor building will include a color palette of earth-tone colors and will be varied on the facades to provide interest and assist with breaking up the overall mass of the building.

This guideline has been met.

- 23. Mechanical equipment.** Mechanical equipment shall be screened with materials compatible with that used architecturally in the structure. The most desirable treatment is where such screening is used as an element of the building design and is consequently made a part of the architecture of the building.

Response: Mechanical units for the anchor building will be located on the roof and will be screened by the building’s parapet.

This standard has been met.

- 24. Signage.** Signs should consist of materials and colors that are similar to and compliment the primary structure. Lettering should be consistent throughout the entire project.

Response: Signage proposed for the anchor building will complement the structure and will be consistent throughout.

- 25. Minimum proportion of doors and windows.** At least 30 percent of the first floor façade facing a public street should consist of windows and doors. Windows should be distributed in a more or less even manner.

Response: The front façade faces 10 Ave and will contain storefront doors and windows at the two main entry vestibules. Egress doors have also been included along the front façade and are distributed across the front of the building. The anchor building will also include an outdoor garden center that will allow views into this active area.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

This guideline has been met.

- 26. Large building elevations.** When the front elevation of a building is more than 750 square feet in area, the elevation should be divided into distinct planes of 500 square feet or less. This division can occur using various means. The following design features can be used to meet this provision: (1) fascia's; (2) canopies and awnings; (3) arcades; (4) functional porches at least 6 feet wide with a roof; (5) bay windows at least 3 feet wide and protruding at least 18 inches from the wall that extends from the top of the building foundation to the eave; (6) vertical offsets at least 2 feet wide; and (7) other multidimensional design features.

Response: The front elevation of the anchor building will include a variety of colors, materials and shapes that will work together to break-up the overall mass of the building and create interest for passersby and customers approaching from the parking lot.

This guideline has been met.

Outdoor lighting. Outdoor lighting shall be consistent with Chapter 40 of this Title and as recommended by the Design Review Board.

Response: The proposed site lighting is consistent with the intent of Chapter 40. The site's perimeter light standards do not exceed maximum heights and eliminate light trespass on to adjacent properties. The site lighting is designed to allow appropriate lighting levels to preserve safety, security and nighttime use. In an effort to minimize the total number of light standards throughout the property we are proposing a taller standard interior to the site. The Applicant is seeking a design waiver (OCCGF 17.16.20) to achieve this element of the lighting plan. The same code compliant full cut-off fixture would be used for the interior standards; however, it would just mounted higher which reduces the overall number of fixtures and standards required while more evenly distributing the light throughout the parking area. The proposed modification will improve the visibility and usability of the interior parking field while reducing light pollution and glare. The site lighting, including the proposed design waiver, reduces light pollution, protects public safety and enhances the property's aesthetics and the character of the natural environment. As designed with the requested design waiver, the proposed lighting plan is consistent with this standard.

- 27. Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title and as recommended by the Design Review Board.

Response: The proposed landscape plan is consistent with the intent of Chapter 44. As discussed with City staff we have provided Code-compliant landscaping in the more heavily trafficked areas of the site such as pedestrian walkways, vehicular access points to adjacent right-of-ways, along right-of-ways, and in large parking fields. Areas such as the western and southern property boundaries that are less visible have been landscaped with xeriscaping materials that require less maintenance, water use, etc. in an effort to reduce operation costs and impact to existing infrastructure. The proposed alternative xeriscape options on the site's less visible or less intensely used areas is consistent with the intent of Chapter 44 to make the property more aesthetically pleasing while reflecting the Code's direction for flexibility in landscaping standards.

EXHIBIT C - APPLICATION NARRATIVE (CONTINUED)

28. Exterior storage of materials. Exterior storage of materials in an M-2 zoning district shall be attractively screened.

Response: The project site is zoned C-2 General Commercial.

This standard is not applicable.

EXHIBIT D - EAST GREAT FALLS RETAIL SITE PLAN

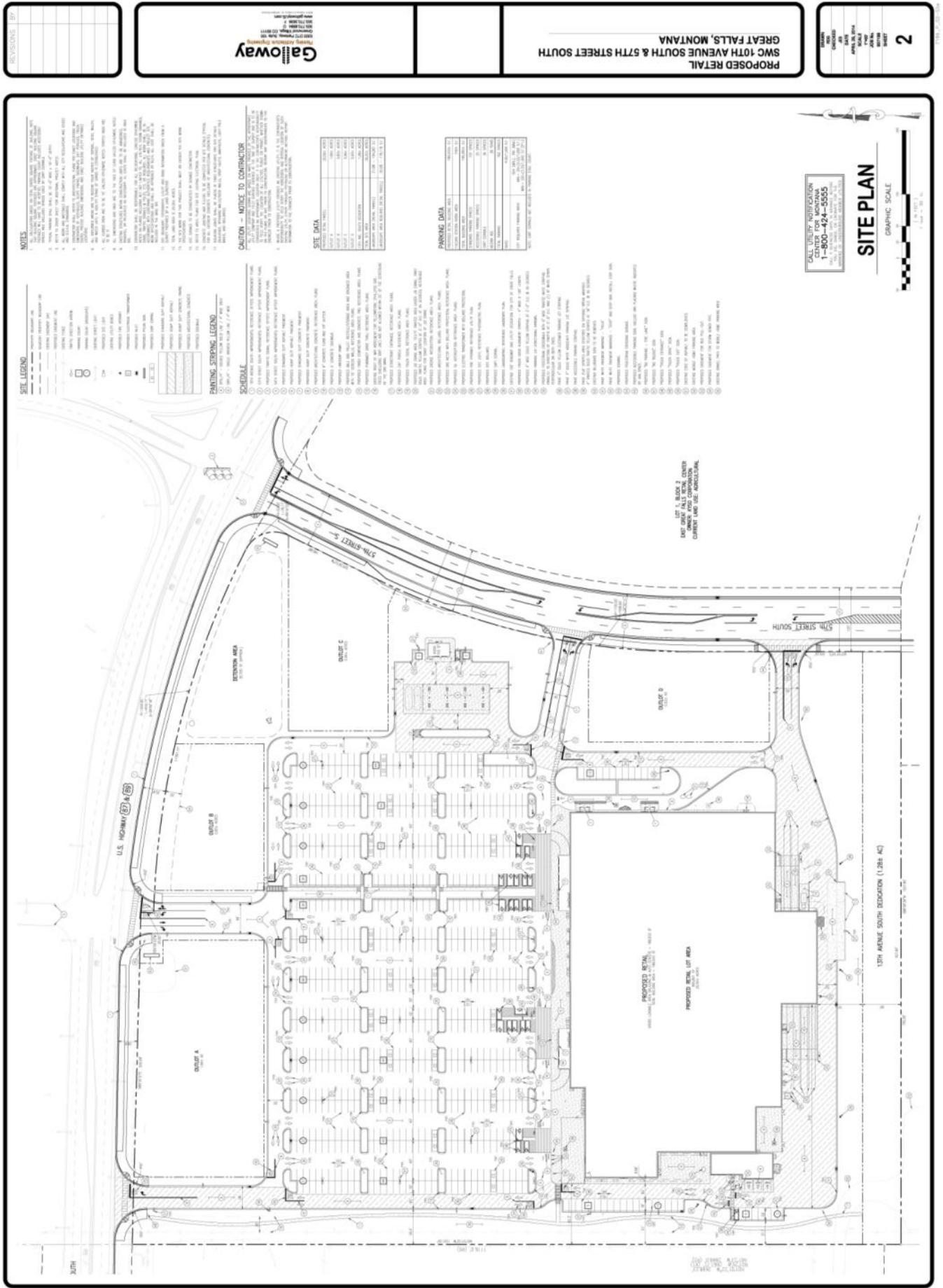
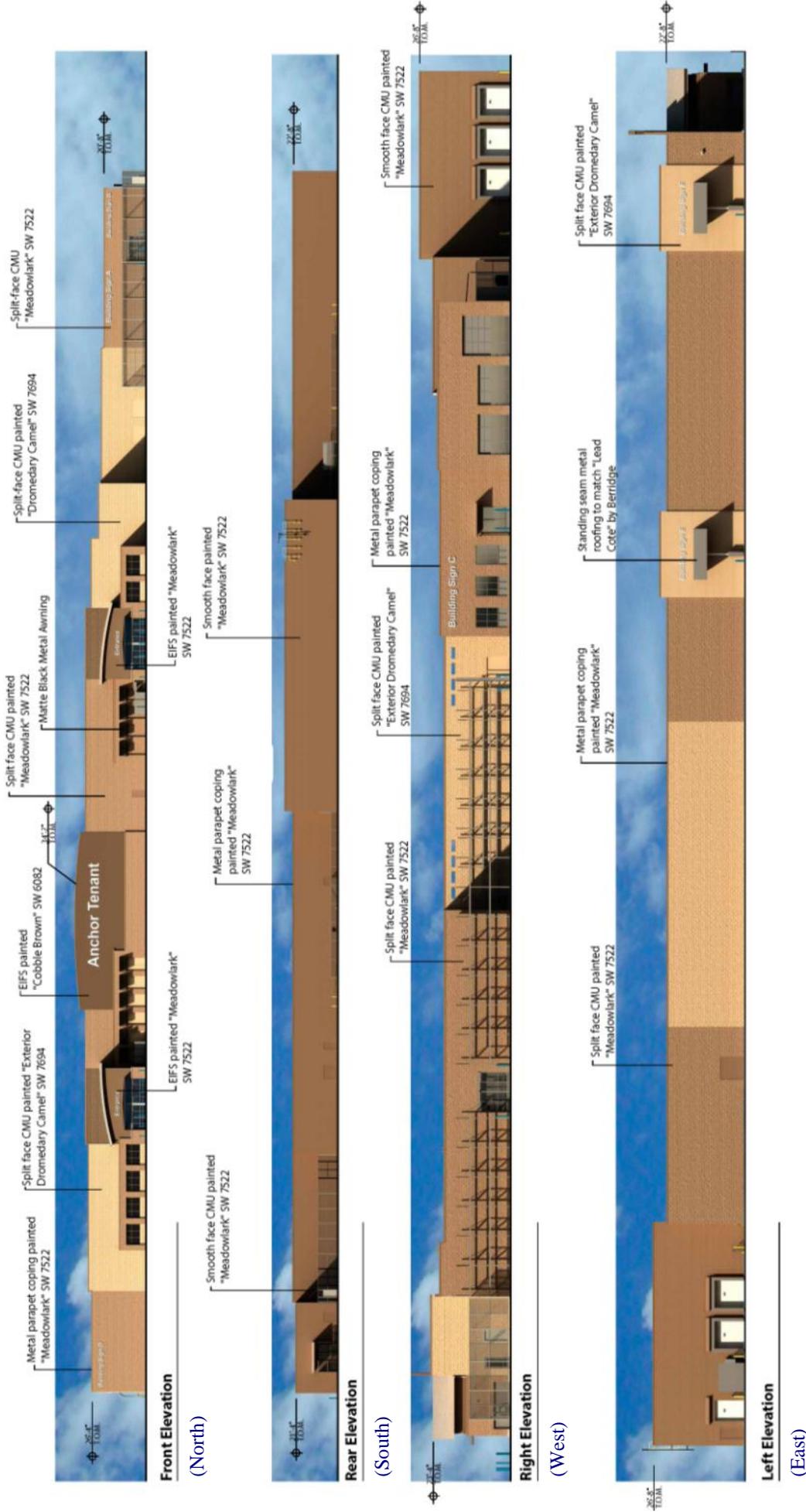


EXHIBIT E - EAST GREAT FALLS BUILDING ELEVATIONS

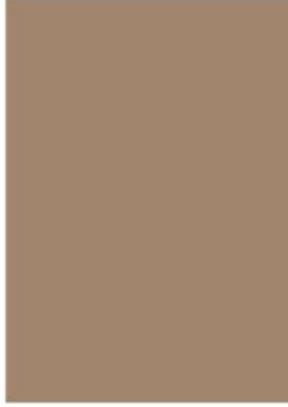


REPRESENTS ONLY A CONCEPTUAL DESIGN. All images shown are a representation of the design intent and are not to be used for construction. All materials, colors, finishes, or construction that could occur due to material availability and final architectural modifications. © 2014 BCRA, Inc. All information contained in this document is confidential and may not be reproduced without permission.

EXHIBIT F - BUILDING COLOR & MATERIAL PALETTE



DROMEDARY CAMEL - SW 7694



MEADOWLARK - SW 7522



COBBLE BROWN - SW 6082



LEAD COTE



MATTE BLACK



SPLIT-FACE CMU - TO BE PAINTED



EXTERIOR INSULATION FINISHING SYSTEM (EIFS) - TO BE PAINTED



SMOOTH-FACE CMU - TO BE PAINTED

City Sign Code Allowances

- Wall Signs - A maximum of ten (10) percent of frontage building wall, excluding delivery areas and parapets, may be covered with wall signage.
- Freestanding signage - A maximum of three hundred (300) square feet is allowed per premise. One (1) freestanding sign of no more than 200 square feet is allowed per street frontage.

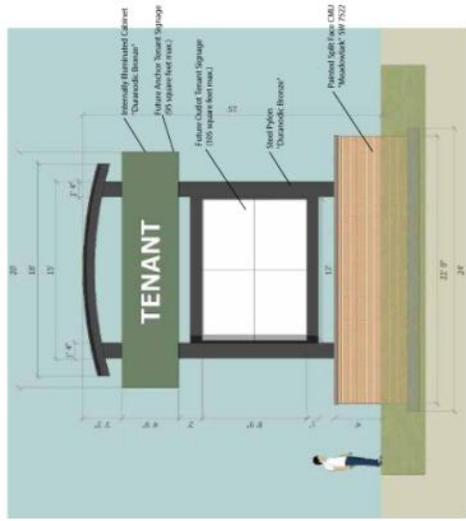
Building Signage

Sign	Qty.	Color	Illumination	Area (S.F.)	Total S.F.
Anchor Tenant	1	White	Internal	298.00	298.00
Entrance Sign	1	White	N/A	2817	2817
Entrance Sign	1	White	N/A	97.66	97.66
Building Sign A	1	White	N/A	7717	7717
Building Sign B	1	White	N/A	34.50	34.50
Building Sign C	1	White	N/A	31.47	31.47
Building Sign D	1	White	N/A	74.76	74.76
Building Sign E	2	White	N/A	39.90	79.80

Total Anchor Building Signage 721.53

Site Signage

Sign	Qty.	Color	Illumination	Area (S.F.)	Total S.F.
Anchor Tenant	2	T.B.D.	Internal	95.00	190.00
Future Tenant	8	T.B.D.	Internal	26.25	210.00
Total Site Signage					400.00



Proposed Multi-Tenant Sign

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EXHIBIT I - SITE PHOTOS



View southwest across the subject property towards the KOA located beyond the trees.



View north across 10th Avenue South at the current intersection with 57th Street South. This intersection will become signaled and 57th Street South will be extended south as part of the project.

EXHIBIT I - SITE PHOTOS (CONTINUED)

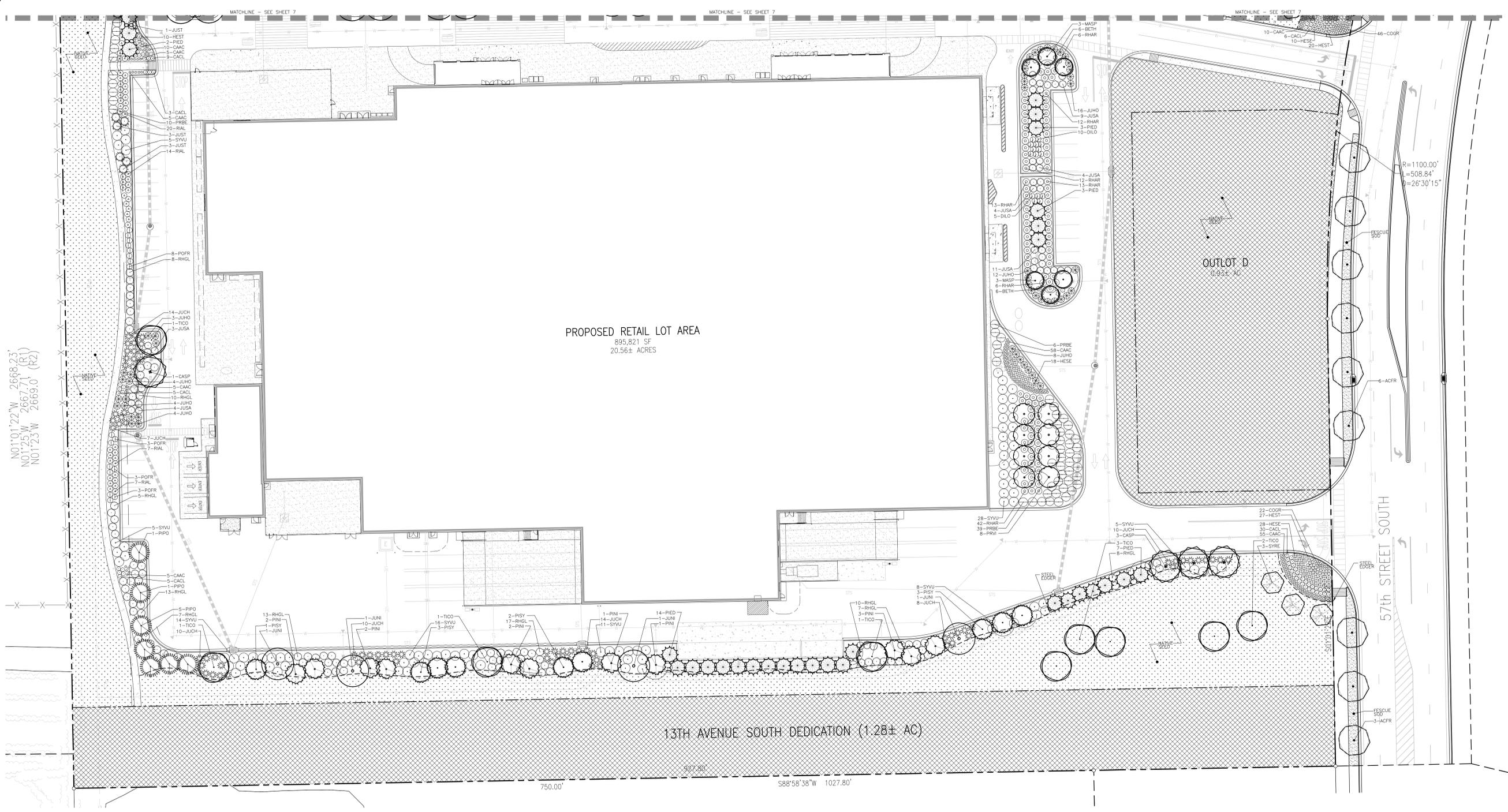


View west along the north property line of the subject property at 10th Avenue South and Pierce Homes in the background.



View east along the north property line of the subject property as one heads out of Great Falls.

EXHIBIT J - LANDSCAPING PLAN



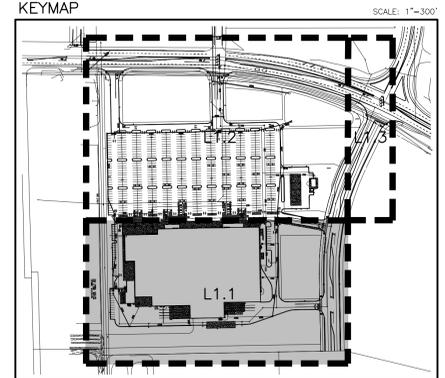
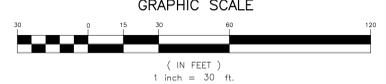
N01°01'22"W 2668.23'
 N01°25'W 2667.71' (R)
 N01°23'W 2669.0' (R2)

PLANTING LEGEND (SEE SHEET 8 FOR PLANTING QUANTITIES, SIZES, AND WATER REQUIREMENTS)

SYMBOL	BOTANIC NAME	COMMON NAME	SYMBOL	BOTANIC NAME	COMMON NAME	SYMBOL	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES								
ACFR	ACER X FREEMANI 'JEFFREY'	AUTUMN BLAZE MAPLE	CACL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA	CAAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	BETH	BERBERIS THUNBERGII 'ATROPLURIPUREA NANA'	CRIMSON PYGMY	HESE	HELICTOTRICHOM SEMPERVIRENS	BLUE OAT GRASS
JUNI	JUGLANS NIGRA	BLACK WALNUT	COHO	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	DILO	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	SONU	SORGHASTRUM NUTANS	INDIAN GRASS
QUMA	QUERCUS MACROCARPA	BUR OAK	PHOP	PHYSOCARPUS OPIULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	SEAU	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
CASP	CATALPA SPECIOSA	NORTHERN CATALPA	POFR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	COGR	COREOPSIS GRANDIFLORA 'SUNRAY'	BABY SUN DWARF COREOPSIS
CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	SEED AND MULCH		
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	RHGL	RHUS GLABRA 'DISMONTANA'	ROCKY MOUNTAIN SUMAC	⊙	BROUGHT TOLERANT TALL FESCUE SOD OR APPROVED EQUAL. SEE SOD NOTES, THIS SHEET	FESCUE SOD
EVERGREEN TREES								
PISY	PINUS SYLVESTRIS	SCOTCH PINE	RHAR	RHUS AROMATICA 'GRO-LOW'	GLOW LOW SUMAC	⊙	'TOOTHILLS GRASS MIX'/'XERISCAPE WILDFLOWER MIX' SEED BLEND. SEE SEED NOTES	NATIVE GRASS SEED
PINI	PINUS NIGRA	AUSTRIAN PINE	RIAL	RIBES ALPINUM	ALPINE CURRANT	⊙	NON-BI-RIGATED 'TOOTHILLS GRASS MIX'/'XERISCAPE WILDFLOWER MIX' SEED BLEND. SEE SEED NOTES	NATIVE GRASS SEED
PIED	PINUS EDULIS	PINYON PINE	SYVU	SYRINGA VULGARIS	COMMON LILAC	⊙	NON-BI-RIGATED 'TOOTHILLS GRASS MIX'/'XERISCAPE WILDFLOWER MIX' SEED BLEND. SEE SEED NOTES	NATIVE GRASS SEED
PIPO	PINUS PONDEROSA	PONDEROSA PINE	EVERGREEN SHRUBS			⊙	1" - 4" ROCK COBBLE MULCH W/ DOUBLE SHREDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES	PLANT BEDS
ORNAMENTAL DECIDUOUS TREES								
MASP	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	JUCH	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	---	STEEL EDGING: SEE PLANTING NOTES	PLANT BED EDGING
PRVI	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER			
SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	JUST	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER			
			JUHO	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER			

CALL UTILITY NOTIFICATION
 CENTER FOR MONTANA
1-800-424-5555
 CALL 5 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER UTILITIES.

LANDSCAPE PLAN



REVISIONS	BY

Galloway
 Planning, Architecture, Engineering
 6300 DTC Parkway, Suite 100
 Greenwood Village, CO 80111
 303.770.8888 O
 303.770.8858 F
 www.gallowayus.com

PROPOSED RETAIL
SWC 10TH AVENUE SOUTH & 57TH STREET SOUTH
GREAT FALLS, MONTANA

DRAWN
 JLW
 CHECKED
 JLW
 DATE
 APRIL 28, 2014
 SCALE
 1"=30'
 JOB No.
 007199
 SHEET
6

REVISIONS	BY

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PROPOSED RETAIL
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DRAWN
 JW
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DATE
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SCALE
 1"=30'
JOB No.
 007199
SHEET
 7



PLANTING LEGEND (SEE SHEET 8 FOR PLANTING QUANTITIES, SIZES, AND WATER REQUIREMENTS)

SYMBOL	DECIDUOUS TREE	BOTANIC NAME	COMMON NAME
○	ACFR	ACER X FREEMANI 'JEFFREY'	AUTUMN BLAZE MAPLE
○	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
○	JUNI	JUGLANS NIGRA	BLACK WALNUT
○	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
○	QUAM	QUERCUS MACROCARPA	BUR OAK
○	CASP	CATALPA SPECIOSA	NORTHERN CATALPA
○	CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
○	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA
○	PIST	PINUS SYLVESTRIS	SCOTCH PINE
○	PINI	PINUS NIGRA	AUSTRIAN PINE
○	PIED	PINUS EDULIS	PINYON PINE
○	PIPO	PINUS PONDEROSA	PONDEROSA PINE
○	MASP	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
○	PRVI	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY
○	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC

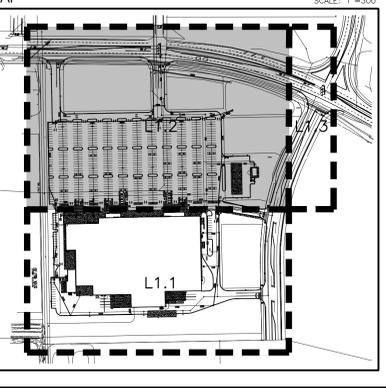
SYMBOL	DECIDUOUS SHRUBS	BOTANIC NAME	COMMON NAME
○	CACL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
○	BETH	BERBERIS THUNBERGI 'ATROPURPUREA NANA'	CRIMSON PYGMY
○	COHO	COTONEASTER HORIZONTALIS	ROCK COTONEASTER
○	DILO	DIERVALIA LONICERA	DWARF BUSH HONEYSUCKLE
○	PHOP	PHYSCARPUS OPIUNIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK
○	POFR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA
○	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
○	RHGL	RHUS GLABRA 'GISMONTANA'	ROCKY MOUNTAIN SUMAC
○	RHAR	RHUS AROMATICA 'GRO-LOW'	GLDW LOW SUMAC
○	RIAL	RIBES ALPINUM	ALPINE CURRANT
○	SYVU	SYRINGA VULGARIS	COMMON LILAC
○	JUCH	JUNIPERUS CHINENSIS 'PRITZERIANA COMPACTA'	COMPACT PFTZER JUNIPER
○	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
○	JUST	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER
○	JUHO	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER

SYMBOL	ORNAMENTAL GRASSES	BOTANIC NAME	COMMON NAME
○	CAAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
○	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
○	HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
○	SONU	SORGHASTRUM NITANS	INDIAN GRASS
○	SEAU	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
○	COGR	COREOPSIS GRANDIFLORA 'SUNRAY'	BAMBY SUN DWARF COREOPSIS
○	SEAD	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
○	COGR	COREOPSIS GRANDIFLORA 'SUNRAY'	BAMBY SUN DWARF COREOPSIS
○	SEAD	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
○	COGR	COREOPSIS GRANDIFLORA 'SUNRAY'	BAMBY SUN DWARF COREOPSIS

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LANDSCAPE PLAN

GRAPHIC SCALE
 0 15 30 45 60 75 90 120
 (IN FEET)
 1 inch = 30 ft.



PLANTING LEGEND (BASED ON MONTANA NURSERY & LANDSCAPE ASSOCIATION, INC. DROUGHT TOLERANT PLANT LIST)

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD	QUANTITY
EVERGREEN TREES						
○	ACER X FREEMANNI 'JEFFERS'	AUTUMN BLAZE MAPLE	1.5" CAL B&B	LOW/MODERATE	35'x25'	16
○	GLTR	GLAUCOSTOMA TRICANTHOS 'INERMIS' 'SHADEMASTER'	1.5" CAL B&B	LOW	50'x35'	40
○	JUNI	JUGLANS NIGRA	1.5" CAL B&B	LOW	50'x40'	7
○	TICO	TILIA CORDATA 'GREENSPIRE'	1.5" CAL B&B	LOW/MODERATE	60'x40'	11
○	QUMA	QUERCUS MACROCARPA	1.5" CAL B&B	LOW	70'x50'	19
○	CASP	CATALPA SPECIOSA	1.5" CAL B&B	LOW/MODERATE	60'x40'	4
○	CEOC	CELTIS OCCIDENTALIS	1.5" CAL B&B	LOW	50'x40'	38
○	ZESE	ZELKOVA SERRATA 'GREEN VASE'	1.5" CAL B&B	MODERATE	50'x40'	4
EVERGREEN SHRUBS						
○	PI5Y	PINUS SYLVESTRIS	5" HT B&B	LOW/MODERATE	35'x20'	14
○	PI5N	PINUS INGRIS	5" HT B&B	LOW/MODERATE	50'x25'	16
○	PIED	PINUS EDULIS	5" HT B&B	LOW	25'x15'	35
○	PIPO	PINUS PONDEROSA	5" HT B&B	LOW/MODERATE	60'x35'	13
DECIDUOUS TREES						
○	CACL	CARYOPTERIS CLANDONENSIS	2 GALLON	LOW	3'x3'	339
○	BETH	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	2 GALLON	LOW	2.5'x3'	34
○	COHO	COTONEASTER HORIZONTALIS	2 GALLON	LOW	1.5'x4'	18
○	DILO	DIERILLA LONICERA	2 GALLON	LOW	4'x4'	95
○	PHOP	PHYSCALOPUS OPUFOLIOS 'DONNA MAY'	2 GALLON	XERISCAPE	4'x4'	71
○	PBFR	POTENTILLA FRUTICOSA 'GOLDINGER'	2 GALLON	LOW	3'x4'	54
○	PRFE	PRUNUS BESSEYI 'PAMNEE BUTTES'	2 GALLON	XERISCAPE	1.5'x6'	123
○	RHGL	RHUS GLABRA 'SISIMONTANA'	2 GALLON	XERISCAPE	5'x6'	98
○	RHAR	RHUS ARAMATICA 'ORO-LOW'	2 GALLON	XERISCAPE	3'x3'	162
○	RIAL	RIBES ALPINUM	2 GALLON	LOW	4'x4'	107
○	SYVU	SYRINGA VULGARIS	2 GALLON	LOW	15'x8'	112

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD	QUANTITY	
ORNAMENTAL DECIDUOUS TREES							
○	MASP	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.25" CAL B&B	LOW/MODERATE	20'x15'	23
○	PRVI	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	1.25" CAL B&B	LOW	25'x20'	8
○	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.25" CAL B&B	LOW	20'x15'	15
EVERGREEN SHRUBS							
○	JUCH	JUNIPERUS CHINENSIS 'PITZERIANA COMPACTA'	COMPACTA PITZER JUNIPER	2 GALLON	XERISCAPE	4'x0'	78
○	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	2 GALLON	XERISCAPE	1'x6'	130
○	JUST	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	2 GALLON	XERISCAPE	3'x6'	78
○	JUHO	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	2 GALLON	XERISCAPE	1'x6'	158
ORNAMENTAL GRASSES							
○	CAAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	1 GALLON	LOW	4'x2'	590
○	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	2.5'x3'	221
○	HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAFFILY	1 GALLON	LOW	2'x1'	138
○	SONU	SORGHASTRUM NUTANS	INDIAN GRASS	1 GALLON	LOW	4.5'x3'	92
○	SEAU	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GALLON	LOW	2'x2.5'	181
○	COGR	COREOPSIS GRANDIFLORA 'SUNRAY'	BABY SUN DWARF COREOPSIS	1 GALLON	LOW	1'x1'	362
SEED AND MULCH							
○		DROUGHT TOLERANT TALL FESCUE SOD OR APPROVED EQUAL, SEE SOD NOTES THIS SHEET	FESCUE SOD	SOD	MODERATE	---	11,881 SF
○		70%HYDROZONE GRASS MIX/70%HYDROZONE WILDFLOWER MIX SEED BLEND, SEE SEED NOTES	NATIVE GRASS SEED	SEED	LOW	---	97,078 SF
○		NON-IRRIGATED, 70%HILLS GRASS MIX/30%HYDROZONE WILDFLOWER MIX SEED BLEND, SEE SEED NOTES	NATIVE GRASS SEED	SEED	LOW	---	306,838 SF
○		ROCK COVER MULCH BY DOUBLE SHREDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES	MULCH	XERISCAPE	---	---	OUTSIDE LOT
○		STEEL EDGING, SEE PLANTING NOTES	STEEL EDGING	---	---	---	1,950 LF

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS PER SPECIFICATIONS FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR DEFECTIVE (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REFRAMED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION PER ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE SPECIFICATIONS. THIS SHALL INCLUDE PROPER PRUNING, FERTILIZING, WEEDING, AND IRRIGATION. WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION.
3. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
4. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

SOD NOTES:

- 1) INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2) DROUGHT TOLERANT TALL FESCUE SOD HAS BEEN APPROVED IN MANY JURISDICTIONS TO BE A LOW/MODERATE HYDROZONE PLANT MATERIAL.

SEEDING NOTES

1. SEED MIXES ARE AVAILABLE AS FOLLOWS:
50% "FOOTHILLS GRASS MIX"
50% "XERISCAPE WILDFLOWER MIX"
WESTERN NATIVE SEED COMPANY
P.O. BOX 188
COUNDALE, CO 81222
(719) 942-3935
2. ALL SEED APPLICATIONS SHALL BE DRILL SEEDING WITH HYDROZONES APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:
WOOD FIBER MULCH 46
15-15-15 ORGANIC FERTILIZER 9
ORGANIC BINDER 4

'FOOTHILLS GRASS MIX'
SEEDING RATE: 2 LBS/1000 SQ.FT. OR 25 LBS/ACRE

%	SCIENTIFIC NAME	COMMON NAME
25	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
25	BOUTELLOA CURTIPENDULA	SIDE-OATS GRAMA
15	ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS
12	ORYZOPSIS HYMNOCIDENS	INDIAN RICEGRASS
6	SCHIZACHYRIUM SCODARIUM	LITTLE BLUESTEM
5	BUCHLOE DACTYLOIDES	BUFFALOGRASS
5	BOUTELLOA GRACILIS	BLUE GRAMA
2	KOELERIA MACRANTHA	JUNEGRASS
2	POA FENDLERIANA	MUTTON GRASS
3	SPOBORIOLUS CRYPTANDRUS	SAND DROPSIED

'XERISCAPE WILDFLOWER MIX'
SEEDING RATE: 4-8 OZ/1000 SQ.FT.

%	SCIENTIFIC NAME	COMMON NAME
10	COREOPSIS TINCTORIA	PLAINS COREOPSIS
10	DALEA PURPUREA	PURPLE PRAIRIE CLOVER
10	GALLIARDA ARISTATA	PERENNIAL BLANKETFLOWER
10	LINUM PERENE V. LEWISII	BLUE FLAX
10	PENSTEMON ANGIUSTOLIUS	PAGODA PENSTEMON
10	PENSTEMON PACHYPHYLLUS	UTAH BLUEBELLS
10	RATIBIDA PACHYMERIA FULCHRA	MEXICAN HAT
10	CLEOME LUTEA YELLOW	BEERPLANT
6	PENSTEMON EATONII	FIRECRACKER PENSTEMON
6	PENSTEMON CYANANTHUS	WAGON WHEEL
6	PENSTEMON COMARHENUS	CANYON BEARDTONGUE
1	HEDEYSARUM BOREALE	NORTHERN SWEETFOOT
0.5	MIRABILIS MULTIFLORA	WILD FOUR O'CLOCK
0.25	CALLIRHOE INVOLUCRATA	WINECUPS
0.25	POMOPSIS AGGREGATA	SCARLET GILIA

SEED ESTABLISHMENT NOTES

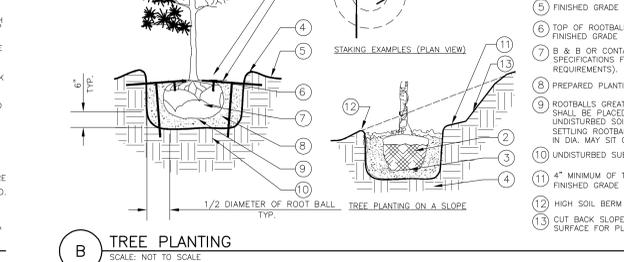
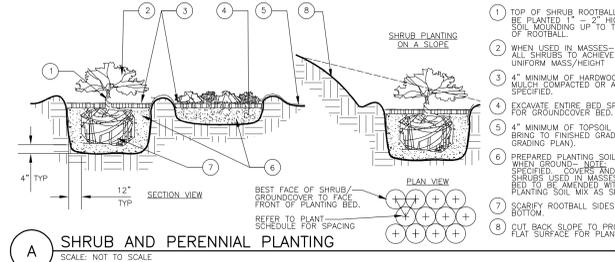
1. IN ORDER TO ENSURE PROPER WORKING OF THE IRRIGATION SYSTEM AND PRESERVE PRODUCT WARRANTY PERIODS, NO SUBSTITUTIONS OF IRRIGATION EQUIPMENT ARE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
4. AFTER SEEDING IS COMPLETED, THE LANDSCAPE CONTRACTOR SHALL SET THE IRRIGATION CONTROLLER SCHEDULE SUCH THAT SEED MAY BE PROPERLY GERMINATED AND HEALTHY SEEDLING GROWTH SUSTAINED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SCHEDULE AS NEEDED THROUGHOUT THE END OF THE LANDSCAPE MAINTENANCE PERIOD TO ENSURE SEEDLING SURVIVAL.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH ("FINAL STABILIZATION") AT THE TIME OF SWPPP CLOSURE AS DETERMINED BY THE STATE AGENCY OVERSEENING SWPPP PERMITS. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE STATE AGENCY, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY SWPPP REQUIREMENTS AND ENSURE TIMELY SWPPP CLOSURE. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

PLANTING LEGEND

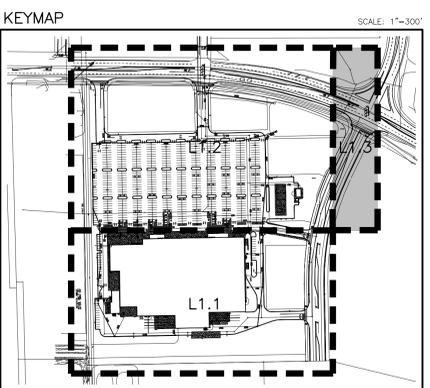
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS FOR COMPLETE COVERAGE OF ALL PLANTING BEDS IN THE PLAN. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
5. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
6. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
7. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
8. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE MONTANA LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

IRRIGATION CONCEPT

1. THE ENTIRE IRRIGATION SYSTEM SHALL BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AND INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. SEE IRRIGATION PLAN.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF PLANTED AREAS WILL BE DRIP EMITTER IRRIGATED. TURF SOD SHALL RECEIVE, HEAD-TO-HEAD, POP-UP OVERHEAD IRRIGATION (SPRAY AND ROTORS).
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE FRAMED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTED IRRIGATION CONTROLLERS FEATURING SENSOR CAPABILITIES.



1. TREE WRAP
2. 4" MINIMUM OF HARDWOOD BARK MULCH TO BE COMPACTED OR AS SPECIFIED
3. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. STAKING PER SPECIFICATIONS SPACED EVENLY AROUND TREE. FINAL TREE STAKING DETAILS AND INSTALLATION REQUIREMENTS.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN)
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL
11. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN)
12. HIGH SOIL BERM TO HOLD WATER.
13. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.



REVISIONS	BY

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**PROPOSED RETAIL
SWC 10TH AVENUE SOUTH & 57TH STREET SOUTH
GREAT FALLS, MONTANA**

DRAWN: JMW
CHECKED: JMW
DATE: APRIL 28, 2014
SCALE: 1"=30'
JOB No.: 007199
SHEET: 8