

2011-16661

07/07/2011 3:28:14 PM

Clay J. Dowling

REGISTER OF DEEDS

COUNTER	<i>ah</i>	C.E.	<i>W</i>
VERIFY	<i>ah</i>	DEP	<i>W</i>
PROOF			
FEES \$	<i>161.50</i>		
CHECK#			
CHG	<i>COP</i>	CASH	
REFUND		CREDIT	
SHORT		NCR	



MIXED USE DEVELOPMENT AGREEMENT

THIS MIXED USE DEVELOPMENT AGREEMENT (hereinafter "Agreement") made pursuant to Article XXII of the Zoning Ordinances of the City of Papillion, made and entered into this 17th day of May, 2011, by and between THE CITY OF PAPIILLION, NEBRASKA, a municipal corporation, (hereinafter "City") and ALCHEMY PARTNERS I, LLC, a Nebraska limited liability company, and SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company (hereinafter collectively "Developer").

WITNESSED:

WHEREAS, Developer is the legal owner of the real estate described on the attached Exhibit "A-2", which is incorporated herein by this reference and desires to establish and develop such property according to the provisions of Article XXII of the City Zoning Ordinances for the development of a commercial/retail project;

WHEREAS, in accordance with the requirements of the City Code, Developer has presented a Development Plan (Exhibit "B") to the City; and

WHEREAS, City, in the interest of maintaining the public health, safety and welfare, desires to assure that such project is developed substantially in accordance with the Development Plan and therefore considers this Agreement to be in the best interests of the City; and

WHEREAS, Developer is willing to commit itself to the development of a project substantially in accordance with the Development Plan and desires to have a reasonable amount of flexibility to carry out the development and therefore considers this Agreement to be in its best interests; and

WHEREAS, the City and Developer desire to set forth in this Agreement their respective understandings and agreements with regard to **Shadow Lake Square**.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

Definitions

For the purposes of this Agreement the definitions in the Papillion Municipal Code, shall apply. In addition, the following words and phrases shall have the following meanings:

"Site improvement" shall mean any building, parking, landscaping, signage, fencing, or other regulated structures.

*RUR@
City of Papillion*

Development Plan

- A. Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the City of Papillion Comprehensive Plan, and the City of Papillion Zoning and Subdivision regulations, the terms and conditions of this Agreement, the Development Plan ("Plan") a/k/a "Site Plan", which is attached as Exhibit "B" and the specific design criteria ("Design Criteria"), which is attached hereto as Exhibit "C" and by this reference incorporated herein.
- B. It is intended that this Development Plan be a general schematic of the development indicating the manner in which the Developer intends to meet the requirements of this Agreement. All parties recognize that from time to time for good and sufficient reasons it may be necessary for the Developer to alter the size, location, use or type of the buildings or other site improvements.
- C. Developer reserves the right to modify the Development Plan by minor amendment provided that such modifications conform to the provisions of Section 205-125 of the Papillion Municipal Code. All changes relating to waiver or reduction of regulatory standards or Permitted Uses shall be considered major amendments to be reviewed by the Planning Commission and approved by the City Council. All other changes shall be considered minor. The City Administrative Official is authorized at his/her discretion to approve amendments to this Development Agreement; provided that:
 - 1. A written request is filed with the Administrative Official, along with information specifying the exact nature of the proposed amendment.
 - 2. The amendment is consistent with the provisions of Papillion City Code Section 205-125.
 - 3. The amendment does not alter the approved site regulations of the Development Plan or Agreement and does not materially alter other aspects of the Plan, including traffic circulation, mixture of use types and physical design.
- D. In the event there is a conflict between the dimensions shown on the development plan and the regulatory terms of this Agreement relating to site development, parking, landscaping or signage regulations, the more restrictive standard shall apply, unless such discrepancy is specifically agreed to in this Agreement or the Exhibits attached hereto.

Installation of Public and Private Improvements

- A. Developer agrees to commence the timely and orderly installation of the public improvements following execution of this Agreement pursuant to appropriate provisions of the City of Papillion Code. The installation of such improvements may occur concurrently with private improvements on the site, but the site specific private improvements for each lot within the subdivision shall be completed prior to an occupancy certificate being issued for such lot unless otherwise provided by the terms of this Agreement, pursuant to Site Plan which is attached hereto as Exhibit B.
- B. Prior to the commencement of the construction of the public improvements Developer shall submit to the Public Works Department plans and specifications for such improvements, adequate liability insurance and indemnity in favor of the City, and adequate material and labor bonds. All plans shall be prepared by an approved licensed professional engineer and shall be subject to review and approval by the Public Works Director.

Permitted Uses

Lots 1 and 2, inclusive, and Outlot A shall be developed for Multiple-family Residential use, live-work units, and in accordance with the applicable permitted uses set forth in Section 4 of Exhibit "C".

B

Site Development Regulations

- A. Except as otherwise permitted in this Agreement, Lots 1 and 2, inclusive, and Outlot A shall be developed in accordance with the applicable site development regulations of the Community Commercial District except as modified by the terms in Exhibit "C". The maximum height of the building elevations on Lots 1 and Outlot A shall not exceed thirty-five (35') feet, excluding specific accent elements which shall not exceed forty (40') feet in height. The maximum height of building elevations on Lot 2 shall not exceed forty-five (45') feet, excluding specific accent elements which shall not exceed fifty-five (55') feet in height.
- B. As long as the site development regulations are not violated, Developer may alter the location, physical shape or exterior dimensions of any structure shown on the development plan, within the boundaries of any platted lot subject to the following limitations:
 - 1. The changes shall be consistent with the Design Criteria established for the area.
 - 2. Any changes determined by the Planning Director to be inconsistent with the design criteria shall be considered a major amendment to this Agreement and will require review by the Planning Commission and approval by the City Council.
- C. In addition to the above site development regulations, the provisions of the Papillion Comprehensive Plan and Papillion Zoning Code relating to mixed use development areas, as amended or adopted from time to time, shall also apply.
- D. So long as the site development regulations or design criteria are not violated (except for any side yard set-back or landscape buffering requirements which may be modified in the event of a lot revision, combination or division), Developer may reduce or increase the number of lots as shown on the Plan by revising lot lines, combining, or dividing lots.
 - 1. The City shall, by administrative subdivision, grant any such revisions, combinations or divisions as necessary to carry out the Plan, subject to approval of City Planning Director.
 - 2. An application for an administrative subdivision to make such changes shall include as an attachment a revision to the Development Plan (Exhibit "B") and Design Criteria (Exhibit "C").

Parking

- A. Parking for the project shall be in accordance to the Parking Plan, Exhibit "B", attached hereto and made a part hereof.
- B. As long as the parking design standard regulations are not violated, Developer may alter the location, physical shape or exterior dimensions of any parking area shown on the site plan, within the boundaries of any platted lot.

Landscaping/Open Space/Plaza Space

- A. Landscaping for the project shall be according to the Design Criteria (Exhibit "C"), attached hereto and made a part hereof. Minor modifications may be made consistent with the standards established in the Development Plan without prior approval.
- B. There exists no specific impervious coverage requirement for any lot within the project; provided, however, the project in its entirety shall not exceed an impervious coverage of eighty (80%) percent.

C

Sidewalks and Pedestrian Features

An internal sidewalk system shall be provided to connect between all lots and the perimeter sidewalks as shown on the Development Plan (Exhibit "B"). All sidewalks, handicap accessible ramps, and crosswalks shall be designed and constructed in accordance with PROWAG.

Signage

- A. Signage for the project shall be in accordance with the Design Criteria (Exhibit "C") attached hereto and made a part hereof. Minor modifications may be made by the Developer consistent with the standards established in the Plan without prior approval. The signage shall meet the minimum requirements of the Papillion City Code for the Community Commercial District except as modified by Exhibit "C". Lots 1 and 2 shall have the right to separate signage that will be installed pursuant to the applicable sign standards in Exhibit "C".
- B. The project may have no more than the six (6) monument center identification signs identified in Exhibit "C", which shall be included in the total sign budget. The location of the six center identification signs shall be in conformance with Appendix "A".
- C. Subject to Sections A and B above, all other signage will be limited to wall signs or projecting signs, all as defined in the City of Papillion Code.
- D. No pole signs shall be allowed. Directional and informational signs not exceeding four (4) square feet per sign face with no advertising copy on them, and located within parking lots, parking structures, and outlots are exempt from the sign budget.
- E. A sign budget is attached hereto as Appendix "E". The permitted sign area for each lot is based on the frontage of each lot in relation to the total net street frontage in the development. The total sign budget for the development shall be as illustrated by the sign budget, Appendix "E". The owner of each lot may allocate its pro rata share of this sign budget for each lot between and among the various permitted sign types, and between and among the separate structures located or to be located on each lot.
- F. Allocated sign budget amounts may be transferred between lots on a square foot to square foot basis when an amended agreement Appendix "E" is filed with the Planning Department specifying the increase or decrease in budget for each lot.

All signs will be installed subject to a sign permit from the City of Papillion. Unless provided for in this Agreement, all other provisions and regulations governing signs in effect at the time of application for a sign permit shall apply.

Miscellaneous Provisions

- A. Administration. The City Administrator of the City of Papillion or his or her designee, shall have the authority to administer this Agreement on behalf of the City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with the Development Plan and with regard to those matters not fully determined at the date of this Agreement. The provisions of this Agreement shall run with the land in favor of and for the benefit of the City and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit "A".
- B. Nondiscrimination. Developer shall not, in the performance of this contract, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations, or national origin.

D

C. Applicable Law. Parties to this contract shall conform with all existing and applicable City ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this contract.

D. Amendments/Invalidity. Except as outlined in paragraph D of "Development Plan" above, all major amendments to this Agreement shall require the approval of the City Council of the City of Papillion and the Developer and/or its successors. The provision shall not abrogate any legal remedies available to the City Council of the City of Papillion or the City Administrator or Planning Director of the City of Papillion. If any provision of this Agreement is held invalid, such provisions shall be deemed to be exercised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on or before the day and year first above written.

CITY OF PAPIILLION, NEBRASKA

By: [Signature]
David P. Black, Mayor



Attest:
By: [Signature]
Elizabeth Butler, City Clerk

DEVELOPER:

ALCHEMY PARTNERS I, LLC,
a Nebraska limited liability company

By: Alchemy Development, LLC, a Nebraska limited liability company, Manager

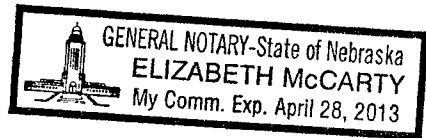
By: [Signature]
Robert Hancock, President

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 16th day of May, 2011, before me, a Notary Public in and for said County and State, personally appeared ROBERT HANCOCK, President of Alchemy Development, LLC, a Nebraska limited liability company, Manager of ALCHEMY PARTNERS I, LLC, a Nebraska limited liability company, who executed the above and foregoing Mixed Use Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed on behalf of said company.

[Signature]
Notary Public

My commission expires: April 28, 2013
DEVELOPER:



E

SHADOW LAKE DEVELOPMENT, LLC,
a Nebraska limited liability company

By: [Signature]
John C. Allen, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 9th day of May, 2011, before me, a Notary Public in and for said County and State, personally appeared JOHN C. ALLEN, Manager of SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, who executed the above and foregoing Mixed Use Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed on behalf of said company.

[Signature]
Notary Public

My commission expires: April 28, 2013

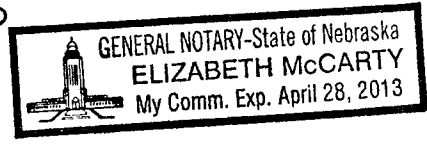


EXHIBIT A-1

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, Sarpy County, Nebraska described as follows:

Commencing at the northeast corner of the Northeast Quarter Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska:

Thence South 02°43'31" East for 49.84 feet along the east line of said Section 2;

Thence South 87°16'29" West for 50.00 feet to the intersection on the south right of way line of Schram Road and the west right of way line of 72nd Street and the TRUE POINT OF BEGINNING;

Thence South 02°43'31" East for 1212.43 feet parallel with and 50.00 feet west of the east line of said Section 2;

Thence South 79°43'42" West for 166.36 feet;

Thence South 61°49'24" West for 172.34 feet to the east right of way line of Lakeview Drive;

Thence along said east right of way line for the following 9 (nine) courses.

1) Thence North 37°00'25" West for 114.03 feet;

2) Thence along a curve to the right (having a radius of 268.50 feet and a long chord bearing North 23°12'23" West for 128.10 feet) for an arc length of 129.34 feet;

3) Thence North 09°24'21" West for 151.36 feet;

4) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 23°24'34" West for 160.44 feet) for an arc length of 162.04 feet;

5) Thence North 37°24'48" West for 241.84 feet;

6) Thence along a curve to the right (having a radius of 268.50 feet and a long chord bearing North 17°13'09" West for 185.37 feet) for an arc length of 189.27 feet;

7) Thence North 02°58'29" East for 71.21 feet;

8) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 11°42'26" West for 168.04 feet) for an arc length of 169.89 feet;

9) Thence North 26°23'20" West for 75.91 feet to the south right of way line of Schram Road;

Thence along a curve to the right (having a radius of 1450.00 feet and a long chord bearing North 76°09'17" East for 568.03 feet) for an arc length of 571.72 feet along said south right of way line;

Thence North 87°27'01" East for 180.15 feet continuing along said south line to the Point of Beginning;

Contains 704,824 square feet or 16.253 acres.

Note: All exterior courses described above monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-379 unless otherwise noted.

All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-566 unless otherwise noted.



LAMP RYNEARSON
& ASSOCIATES

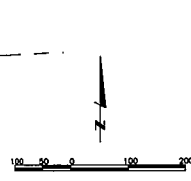
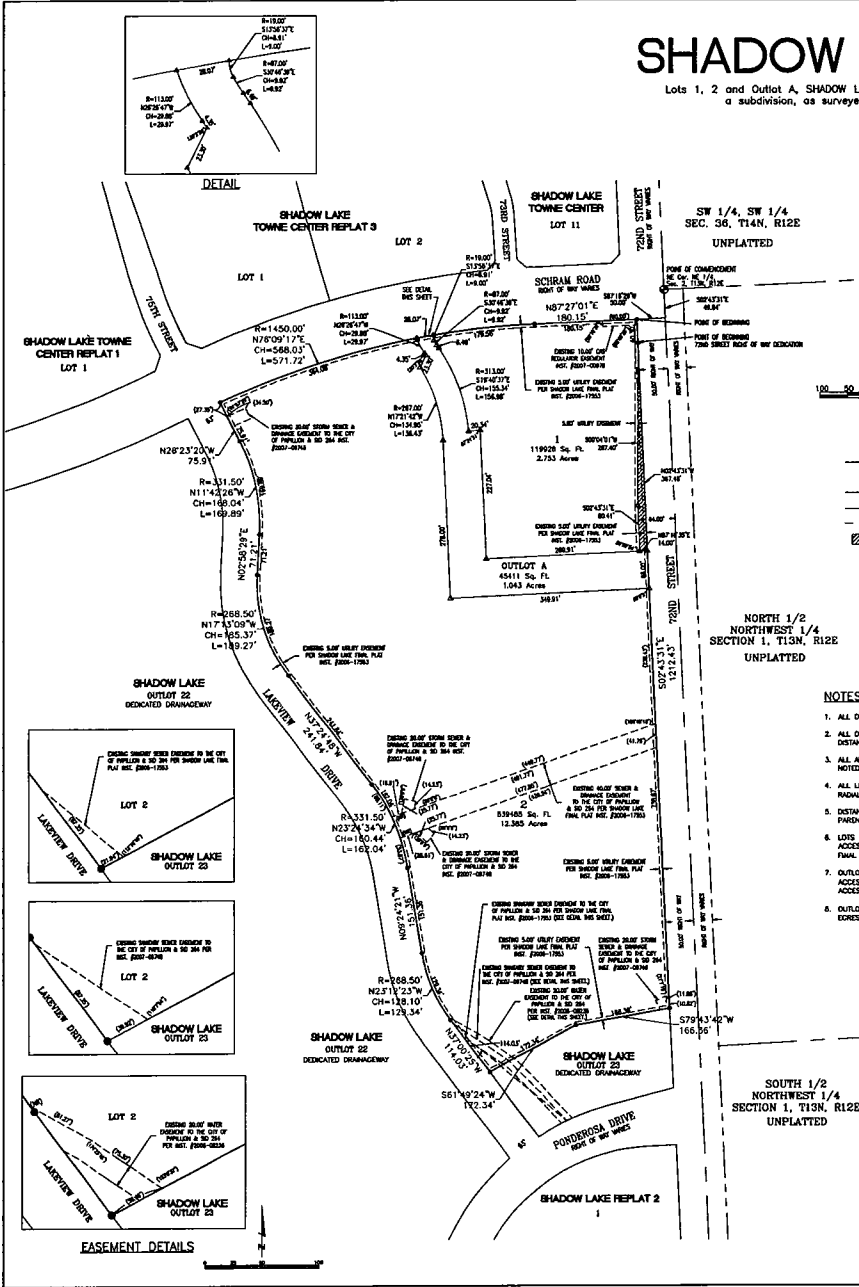
14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-Inc.com

drawn by	designed by	reviewed by	project - task number	date	revisions
EAM		WEK	0111006.01-003	4-14-11	
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SHADOW LAKE REPLAT 5

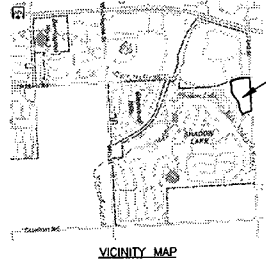
Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

LOCATED IN:
NE 1/4 NE 1/4 SECTION 2, T13N, R12E



- LEGEND**
- SECTION LINE
 - ⊙ SECTION CORNER
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - ▨ RIGHT OF WAY INDICATION
 - ▲ CORNERS SET (8 1/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-346)
 - CORNERS FOUND (3/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-378)

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
 - DISTANCES AND ANGLES SHOWN IN PARAGRAPHS REFER TO EASEMENTS.
 - LOTS 1 AND 2 HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET PER SHADOW LAKE FINAL PLAT WEST. #2006-17533.
 - OUTLOT A WILL HAVE FRONT IN RIGHT OF WAY ACCESS TO 72ND STREET AND WILL HAVE 3/4 ACCESS TO SCHRAM ROAD.
 - OUTLOT 'A' IS DEDICATED FOR INGRESS/EGRESS TO LOTS 1 AND 2.



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or that permanent monuments have been placed at all corners, angle points and ends of courses on the plat and that permanent monuments will be placed at corners, angle points and ends of courses on all lots and streets within the subdivision to be shown on Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, Sarpy County, Nebraska described as follows:

_____ day of _____ 2011.

Sarpy County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

The plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was reviewed by the Sarpy County Surveyor's Office

_____ day of _____ 2011.

Sarpy County Surveyor

CITY ENGINEER'S CERTIFICATE

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved and accepted by the City Engineer of Papillion, Nebraska, on this

_____ day of _____ 2011.

City Engineer

APPROVAL OF PAPILLION PLANNING COMMISSION

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved and accepted by the Papillion Planning Commission on this

_____ day of _____ 2011.

Chairman, Papillion Planning Commission

APPROVAL OF PAPILLION CITY COUNCIL

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved by the City Council of Papillion, Nebraska, on this

_____ day of _____ 2011.

Mayor _____ City Clerk _____

ZONING

MIN-MIXED USE	
Front yard building setback	15
Interior side yard building setback	10
Street side yard building setback	10
Rear yard building setback	10

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of courses on the boundary on the plat and that permanent monuments will be placed at corners, angle points and ends of courses on all lots and streets within the subdivision to be shown on Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, Sarpy County, Nebraska described as follows:

Commencing at the northeast corner of the Northeast Quarter Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska:

1) Thence South 02°43'31" East for 1212.43 feet parallel with and 50.00 feet west of the east line of said Section 2;

2) Thence South 79°43'42" West for 188.36 feet;

3) Thence South 81°18'24" West for 172.34 feet to the east right of way line of Lohmeyer Drive;

4) Thence along said east right of way line for the following 8 (eight) courses:

- 1) Thence North 37°00'25" West for 114.03 feet;
- 2) Thence along a curve to the right (having a radius of 288.50 feet and a long chord bearing North 23°12'23" West for 128.10 feet) for an arc length of 129.54 feet;
- 3) Thence North 02°51'31" West for 151.36 feet;
- 4) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 23°23'24" West for 150.04 feet) for an arc length of 152.04 feet;
- 5) Thence North 37°24'48" West for 241.84 feet;
- 6) Thence along a curve to the right (having a radius of 288.50 feet and a long chord bearing North 17°13'05" West for 153.37 feet) for an arc length of 169.27 feet;
- 7) Thence North 02°52'30" East for 71.21 feet;
- 8) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 11°42'58" West for 188.88 feet) for an arc length of 189.89 feet;
- 9) Thence North 28°23'20" West for 78.81 feet to the south right of way line of Schram Road;
- 10) Thence along a curve to the right (having a radius of 1450.00 feet and a long chord bearing North 78°09'17" East for 568.03 feet) for an arc length of 971.72 feet along said south right of way line;
- 11) Thence North 87°21'01" East for 160.10 feet containing along said south line to the POINT OF BEGINNING;
- 12) Thence North 87°21'01" East for 160.10 feet containing along said south line to the POINT OF BEGINNING.

Contains 704,824 square feet or 16,253 acres.

Note: All station corners identified on this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-378 unless otherwise noted.

All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-368 unless otherwise noted.

William E. Knight, L.S. 568

State

Seal of William E. Knight, L.S. 568, State of Nebraska.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, owners, of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided as shown herein, and subdivision to be heretofore known as Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, to hereby rely and approve of the dedication of our property as shown on the plat to be subdivided hereby according to the plan to the City of Papillion, Sarpy County, Nebraska, as follows:

LEGAL DESCRIPTION

72ND STREET DEDICATION

That part of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the northeast corner of said Lot 750:

1) Thence South 02°43'31" East (bearing referenced to the foot plat of said Lot 750) for 45.00 feet along the east line of said Lot 750 and the east right of way line of 72nd Street to the TRUE POINT OF BEGINNING;

2) Thence South 02°51'31" West for 283.10 feet;

3) Thence South 02°43'31" East for 80.41 feet;

4) Thence North 87°18'30" East for 14.00 feet to the west right of way of 72nd Street;

5) Thence North 02°43'31" West for 387.46 feet along the west right of way to the Point of Beginning.

Contains 3135 square feet.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned are OWNERS of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on the plat. SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, OWNER

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska } ss
County of Sarpy } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2011

By John C. Allen, Managing Member of SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, on behalf of said company.

Witness my hand and seal the date aforesaid.

Signature of Notary Public

Drawn by	WJL
Designed by	WJL
Published by	WJL
Checked by	WJL
Reviewed by	WJL
Final	WJL

WWW.LRA-INC.COM
(PH) 402.496.9498
(FAX) 402.496.2730

Lamp, Rymarcson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

FINAL PLAT

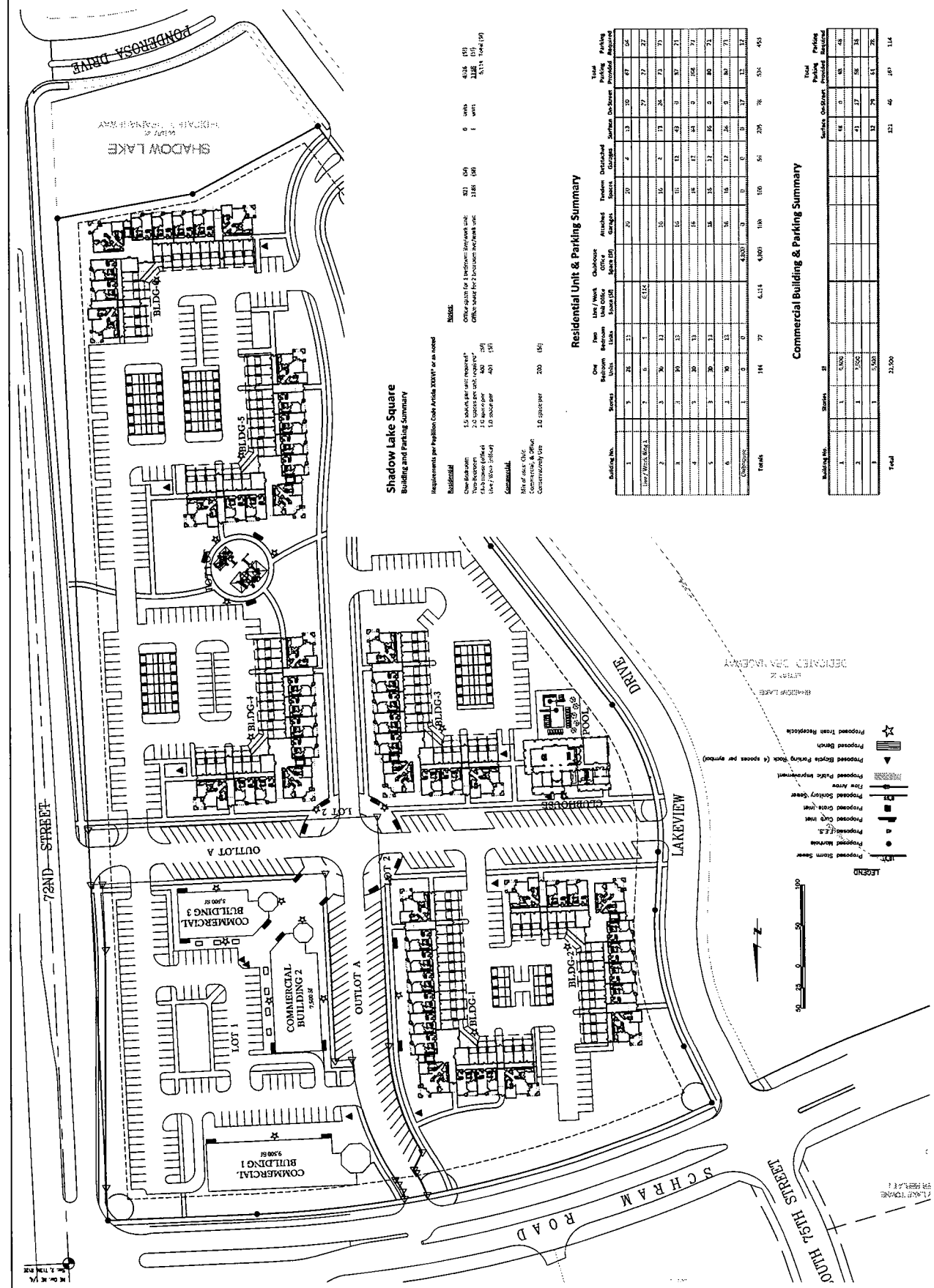
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1 of 1

EXHIBIT A-2

H



**Shadow Lake Square
Building and Parking Summary**

Requirements per Papillon Code Article 20007 as amended
Residential
 One bedroom: 1.5 spaces per unit (minimum 1)
 Two bedroom: 2.5 spaces per unit (minimum 2)
 Three bedroom: 3.5 spaces per unit (minimum 3)
 Four bedroom: 4.5 spaces per unit (minimum 4)
 Other: 1.5 spaces per unit (minimum 1)
Commercial
 1.5 spaces per 100 sq ft of floor area

Building No.	Stories	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units	Other Units	Total Units	Other Units	Other Units	Total Units
1	3	28	11	1	0	0	40	0	0	40
2	3	30	12	1	0	0	43	0	0	43
3	3	30	13	1	0	0	44	0	0	44
4	3	30	13	1	0	0	44	0	0	44
5	3	30	13	1	0	0	44	0	0	44
6	3	30	13	1	0	0	44	0	0	44
Totals		144	77	6,515	4,800	100	50	205	78	534

Residential Unit & Parking Summary

Building No.	Stories	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units	Other Units	Total Units	Attached		Detached		Total
								Garage	Street	Garage	Street	
1	3	28	11	1	0	0	40	22	0	3	0	25
2	3	30	12	1	0	0	43	15	0	2	17	32
3	3	30	13	1	0	0	44	15	0	2	17	32
4	3	30	13	1	0	0	44	15	0	2	17	32
5	3	30	13	1	0	0	44	15	0	2	17	32
6	3	30	13	1	0	0	44	15	0	2	17	32
Totals		144	77	6,515	4,800	100	50	205	78	534		453

Commercial Building & Parking Summary

Building No.	Stories	Area (sq ft)	Required	Provided	Surplus
1	1	5,000	75	0	75
2	1	5,000	75	0	75
3	1	5,000	75	0	75
Total		15,000	225	0	225

**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

Shadow Lake Square
Papillion, Nebraska

May 17, 2011

1. INTRODUCTION

The City of Papillion, Nebraska, desires to create a visually attractive and functional multi-use project in the Shadow Lake subdivision.

These Development Guidelines are proposed as the basis of design and construction of all individual lots within Shadow Lake Square Mixed Use Development Area. These guidelines deal with the design of the site, building and structures, plantings, signs and other items that may be visible to the public.

The Criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in appropriate solutions that will develop a compatible visual appearance within Shadow Lake Square and neighboring developments, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA

The project is generally bounded by Ponderosa Drive on the south, 72nd Street on the east, Schram Road on the north, and Lakeview Drive on the west. The project is legally described as:

Lots 1 and 2 and Outlot A, Shadow Lake Replat 5, being a replatting of Lot 750, Shadow Lake, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

See Exhibits "A-1 and A-2"

L

3. DEFINITIONS

Appearance. The outward aspect visible to the public.

Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.

Appurtenances. The visible, functional objects accessory to and part of buildings.

Architectural concept. The basic aesthetic idea of a building, group of building or structures, including the site and landscape development, that produces the architectural character.

Architectural feature. A prominent or significant part or element of a building, structure, or site.

Architectural Style. The characteristic form and detail, as of buildings of a particular historic period.

Attractive. Having qualities that arouse interest or pleasure in the observer.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

City. City of Papillion

Code. The Municipal Code of the City of Papillion.

Cohesiveness. Unit of composition between design elements of a building and the landscape development.

Compatibility. Harmony in the appearance of two or more external design features in the same vicinity.

Conservation. The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Cornice. A horizontal molded projection that crowns or completes a building or wall.

Eclectic. Choosing what appears to be the best from diverse sources, systems, or styles.

E.I.F.S. Exterior Insulation and Finish Systems, also called synthetic stucco, and refers to any similar multi-layered exterior finish.

Exterior building component. An essential and visible part of the exterior of a building.

External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the type of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to the public view from any street, place, or way.

Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Landscape. Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

Light cut-off angle. An angle from vertical, external downward from a luminary, which defines the maximum illumination outward at the ground plane.

Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.

Masonry. Shall include brick, cast stone, and decorative masonry units. Concrete wall form liners may be approved by the Planning Director if it is determined they adequately simulate approved masonry materials.

Mechanical equipment. Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: memorials, staging, antennas, fences and walls, transformers, drive-up facilities.

Plant materials. Trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Scale. Proportional relationship of the size of parts to one another and to the human figure.

Screening. Structure of planting that conceals from view from public ways the area behind such structure of planting.

Shrub. A multi-stemmed woody plant other than a tree.

Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware. Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

Streetscape. The scene as may be observed along a public street or way composed of natural or man-made components, including building, paving, planting, street hardware, and miscellaneous structures.

Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware. Devices such as poles, cross arms, transformers, and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas oil, sewer, and electrical services to a building or a project.

Utility services. Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

4. SHADOW LAKE SQUARE VISION

It is anticipated that this development will be built out with the following project types:

Residential Uses

- Multiple-Family Residential
- Live-Work Units

Civic Uses

- Child Care Center
- Preschool
- Health Care

Office Uses

- General Office
- Financial Services*
- Medical Services

Commercial Uses

- Auto Services
- Business Support Services
- Cocktail Lounge
- Commercial Recreation (Controlled Impact)
- Consumer Services
- Food Sales (Convenience)*
- Food Sales (Limited)
- Food Sales (General)
- Retail Services (Limited)
- Retail Services (Large)
- Personal Services
- Pet Services
- Restaurants (Drive-In/Drive-Through or Fast-Food)*
- Restaurants (General)
- Veterinary Services

*Items are designated as high traffic generators; except that Financial Services shall only be considered a high traffic generator if there is a drive-up or drive-through window. Only one high traffic generator shall be permitted; except that one Restaurant (Drive thru) that is 10,000 sq. ft. or less may be excluded from the High Traffic Generator cap with approval of the Planning Director.



As a Mixed-Use Project within a broader neighborhood, it is important for Shadow Lake Square to pull the diverse project types listed above together into a development that has a sense of place and visual continuity created by common:

- Style
- Site Elements
- Building Materials
- Color Palettes

Each of the unifying elements listed above are discussed in more detail within their respective sections of this document.

Attached as Appendixes "A" thru "F-1" to these guidelines are conceptual images shown to clarify imagery and vision for Shadow Lake Square.

- Appendix A – Signage Site Plan
- Appendix B – Conceptual Monument Signage Elements
- Appendix C – Conceptual Material and Color Palette Boards
- Appendix D – Conceptual Elevations
- Appendix E – Sign Budget
- Appendix F – Landscape Plan
- Appendix F-1 – Plaza Plan
- Appendix "G" – Site Lighting
- Appendix "H" – Site Furnishings

5. SHADOW LAKE SQUARE STYLE

I. BUILDING MASSING

A. Walls

1. Building facades or walls that face a public or private street shall not have a blank, uninterrupted length exceeding fifty (50) feet without at least one (1) of the following design elements: A change in plane, a change in texture or masonry pattern, windows or equivalent element, such as accent materials that subdivide the wall into human scaled proportions.
2. Facades facing interior distributions courts, service courts or other areas generally NOT visible to the public, regardless of occupancy or function, may be of standard faced non-architectural concrete masonry (integrally colored, stained or painted E.I.F.S.), stacked running bond or non-architecturally finished structural pre-cast concrete panels (integrally colored, stained or painted).
3. Painted metal is not a permitted façade material, except that pre-finished metal panels on the back side of parapets above the roof line of a façade is permitted.

B. Roofs

1. All buildings shall have specifically pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. The roof must be parapeted to hide the ballasting from public view.
 - b. Pitched roof shall have a minimum slope of 4/12. All pitched roofs shall be standing seam metal or asphalt shingles. Architectural elements and projections are excluded from the height requirements.

C. Accent Element

1. The goal of Shadow Lake Square Mixed-Use Development is to provide a cohesive style throughout the development. Accent elements like tower entries and stylized shop canopies will be encouraged. Decorative site elements and streetscaping elements, e.g. sidewalks and plazas, sculptures, monuments, fountains, clock towers, landscape lighting, brick pavers, modular paving and decorative concrete, consistent decorative lighting, and integrated bike racks shall be used within the interior of the development to provide visual continuity throughout the center and to define special purpose areas. These accent elements will be located so as to take advantage of and enhance vistas and circulation corridors.

II. BUILDING MATERIALS

A. Retail, commercial, office, civic, multi-family and live-work units

1. Building facades visible from the public rights-of-way shall be composed of the following percentages of building materials cumulated over all visible facades. Multi-family and live-work unit building materials – minimum 35% masonry, 60% concrete siding board and 5% metal accents. Commercial building materials – minimum 40% masonry and clear or tinted glass with natural or complimentary color tone aluminum mullions on all public facing facades. Commercial buildings shall be consistent in design and themes with the multi-family and live work units and have complementary materials as approved by the Planning Director. Painted or unpainted concrete block will not be permitted. See Appendix C for color palettes. 10% or less of any building façade may incorporate a complementary color or building material that is not listed within the Appendix C color palettes.
2. E.I.F.S. or similar material shall not be use at the bottom four feet of any exterior building façade, measured from the base of the facade. Planning Director may approve minor adjustments to this requirement for portions of a façade that are not adjacent to a pedestrian walkway, do not contain an

- entrance, and where the percentage of accent materials (masonry & clear or tinted glass) on the façade exceeds the maximum amount required.
3. E.I.F.S. or similar material is not permitted as part of the percentage requirement for masonry & clear or tinted glass for public facing facades.

R

6. SITE ELEMENTS

I. SITE REQUIREMENTS

A. Public Sidewalks.

1. All public and private streets shall be provided with a 5' wide concrete walk per City of Papillion standards; except that an 8' wide concrete sidewalk shall be provided along 72nd Street. There will be no minimum separation distance required between curb and sidewalk on 72nd Street to accomplish the installation of the sidewalk. All buildings within Shadow Lake Square Mixed Use Development must have pedestrian walkways and public walks connected to parking lots and perimeter pedestrian walkways.

B. Buffering

1. A fifteen (15) foot wide landscape buffer shall be provided along the perimeter of the site.
2. Planning Director may waive or adjust screening standards found in Section 205-232 of Papillion City Code where circumstances, such as distance and elevation change, warrant.

C. Parking lots shall be planted per City of Papillion requirements.

1. Interior pedestrian crosswalks shall be delineated with decorative materials, such as brick pavers or stone.

D. Plant Materials

1. Plant materials shall meet City of Papillion's size standards.
2. Landscaping shall be installed consistent with the Landscape Master Plan (Appendix "F").

E. Site Lightings

1. All parking lot lighting shall be as manufactured by Philips Gardco/Gullwing Series as specified in Appendix "G". Other manufactures of equal or greater quality may be approved by Planning Director.
2. Philips Hadco fixtures with Valmont poles (OPPD Acorn lights) will be used to light the inner roadways within the development as specified in Appendix "G". Other manufactures of equal or greater quality may be approved by Planning Director.
3. Any lighting used to illuminate an off-street parking area, sign or other structure will be arranged as to deflect light away from any adjoining property and from public streets through fixture type and optics. Exposed lenses are not permitted. All lighting must have recessed lenses.
4. Exterior lighting of buildings will be limited to low level incandescent spotlights, floodlights and similar illuminating devices hooded in such a manner that the direct beam of any light source will not glare upon adjacent property or public streets. (All site lighting shall be screened from adjacent properties to avoid spillage & glare.)
5. The maximum height for all lighting shall be 25'.

F. Roof Top Mechanical Screens. All roof top mechanical units shall be not less than 80% screened from view from public rights-of-way through the use of permanent architectural screens that are integrated with the overall design of the building.

1. The screen shall be constructed from the following:
 - a. Building Materials listed for the building's project type.
 - b. Pitched roof elements comprised of standing seam or asphalt shingles.

G. Ground Level Mechanical Screens. All ground level mechanical units shall be screened from view from the public rights-of-way. Acceptable materials include

1. Fences in compliance with § 205-232B(1).
2. Evergreen landscaping that meets screening requirements of § 205-232B(2); except that such screen shall meet a height of 6' within one year of installation.
3. Berms in compliance with § 205-232B(4).

- H. Refuse Screening. All trash or refuse receptacles shall be screened from view from public rights-of-way through the use of trash enclosures that are integrated with the overall design of adjacent building(s).
1. The enclosure shall be constructed of building materials listed for the building's project type. Wooden and plastic fencing and chain link fencing are not acceptable materials.
 2. Enclosures must have gates constructed of a steel frame with wood or decorative metal facing.
 3. Landscaping should be used to screen trash enclosures, to the extent possible.
 4. If the refuse container is integrated within the dock area, then the dock screening shall be sufficient.
- I. Outdoor Storage. All outdoor storage within the Shadow Lake Square Mixed Use Development is not allowed. For the purposes of this agreement, temporary outdoor sales are not considered outdoor storage.
- J. Parking. As indicated on Exhibit "B". Pedestrian scale on-street parking will be provided in Outlot A to serve both the residential and commercial development.
- K. Outdoor Intercom. No outdoor intercom or paging systems are allowed within the Shadow Lake Square development with the exception that one on one communication systems are allowed for permitted drive-through services and Muzak type sound systems.
- L. Site Furnishings. Site Furnishings shall be manufactured as specified in Appendix "H". The Planning Director may administratively approve alternate site furnishings provided that the quality is equal to or exceeds that of the identified design. Site furnishings shall be provided as follows;
1. Benches – Landscape Brands – L2016 Metrix Collection- Silver – 21 total benches required throughout the site.
 2. Bicycle Racks – Saris Cycling Group - 2213 - 2 Bike FM Bike Dock – Grey – Two docks / 4 spaces per building - 40 total bike parking spaces required throughout the site.
 3. Trash/Waste Bins – Landscape Brands – L2007 Metrix Collection – Silver- 21 total trash/waste bins required throughout the site

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7. SIGNAGE

Signage requirements specific to the Shadow Lake Square Mixed Use Development are as follows:

- A. Sign material shall be consistent with the overall design of the buildings.
- B. Monument signs, instead of pole signs, shall be used for all lots in development, except for vehicular and pedestrian directional/way finding signage.
- C. A sign budget is attached as Appendix "E" in the Mixed Use Development Agreement.

General Signage Design Criteria

Project and retail signage are paramount in developing the overall design quality and character of Shadow Lake Square. The following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

Content on Signs:

Signage shall be limited to trade name, Tenant use or other signage relative to Tenant's branding strategy or logo, as approved. City of Papillion Planning Director shall have the ability to approve variations in signage content based on consistency with the objectives of this Development Agreement.

Mounting of Signs:

Signs attached to buildings shall be integral with the storefronts. No exterior sign or sign panel will be permitted to extend above any roof line.

- All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze. They should be concealed, if possible. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved, painted and concealed.
- All metal letters shall be fabricated using full-welded construction, with all welds not visible.
- All signage shall be pin mounted on building facade. Halo illuminated signage shall be pin mounted a minimum of 1-1/2" from building facade. Directly illuminated signage shall be pin mounted a minimum of 1/2" and maximum of 1" from building face.
- Commercial Tenants are required to provide a concealed access panel from within the Tenant's leasable area to service and install exterior building signage. Transformers to be concealed and accessed from tenant space wherever possible.
- Raceways may be permitted if they are recessed and painted to match the building exterior.

Lighting of Signs:

- Sign illumination shall be halo illumination or direct illumination with decorative gooseneck type fixture. Internally lit individual letter signs may be approved by Planning Director if they are consistent with other signage throughout the project.
- All electric signs and installation methods must meet UL standards and contain a UL label. UL label shall not be visible from public view.

Sign Treatments Not Permitted:

- Poor quality materials, i.e. plastic appliqué letters, non-fade resistant materials, etc.
- Sign bands
- Flashing, moving, audible or odor making signs
- Cluttered signs
- Inflatable displays or sandwich boards (other than those specifically permitted under the Temporary / Promotional Signage section)

U

- Advertising or promotional signs on parked vehicles
- No signmakers labels or other identification shall be permitted on the exposed surface of signs.
- No exposed conduit, ballast boxes, transformers, tubing or raceways, conductors, transformers and other equipment will be permitted
- No pre-manufactured signs, such as franchise signs, that do not meet these criteria.
- No cloth, paper, cardboard or similar stickers or decals around or on surfaces on the storefront. Professionally prepared interior window signs advertising special sales, small door stickers indicating hours of business, emergency telephone, or credit cards will be considered.
- Roof signs.
- Box signs.

Facade Signage

Facade signs are intended for immediate recognition of the Tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility.

- Signs shall consist of individually mounted letters. A colored opaque face is required. Exception may be approved by the Planning Director for alternative sign designs that are consistent with the objectives of this Agreement.
- Signs are mounted on the facade of the store, above Tenant's awnings.
- Tag lines shall be permitted, but shall be limited to a specific use within the tenant's space, trade name, logo or other graphic relevant to Tenant's brand strategy. Tag line height shall be limited to 50% of the maximum main sign letter height and shall be included within the overall square footage permitted to the tenant.
- The maximum height of individual letters for Lot 1 shall be 36". The maximum height of letters for Lot 2 shall be 24". The Planning Director may approve an increase in the letter height provided that the following criteria is met:
 - The size of the letters is appropriately scaled to the building size.
 - The landlord approval letter specifically states that the increased letter height is acceptable.
- The maximum sign size shall be 100 SF.
- The live-work units on Lot 2 shall be limited to one sign per street facing façade.
- Illuminated façade signs shall be limited to either halo illumination or direct illumination with decorative gooseneck type fixture.

Facade-Mounted Blade Signs

The Tenant may erect one blade sign at the facade of the premises. Tenants at corner locations are permitted to install a sign at each face of the building.

- Facade-mounted blade signs are intended to be fixed to the facade of the building at suitable locations. They may be mounted to any neutral pier with a minimum height above the sidewalk to the bottom of sign of 8'-0".
- Blade signs are intended as much for their decorative value to the buildings and streetscape as for their advertisement of the tenant's premises. Letter height shall have a maximum average of 12". Individual letters shall not exceed 18".
- Though they are referred to as blade signs, their projection may occur as spheres, boxes, cylinders or any other combination of 3-dimensional objects and shapes. They must be double sided.

Signage on Glass

Tenants are encouraged to apply signs to the glass portion of the storefront. Acceptable materials include: painted gold or silver leaf; silk-screened logo; cut or polished metal veneers applied to glass; etched glass. Unacceptable materials: paper or postcard taped to glass. Signage must not obscure view through glass, and shall be limited to trade name or other graphic/text relative to the tenant's brand strategy and/or logo. The maximum average height is 12". Individual letters shall not exceed 18". Signage that is applied or etched on the outside of



the glass counts against the sign budget. Signage applied inside the glass does not count against the sign budget.

Awning Design Criteria

Tenants may provide awnings at their storefronts. Awnings may be fabric, metal or glass but shall be consistent throughout the development or as approved by the Planning Director. Generally, consistent shape, color and pattern of the awnings are at the discretion of the tenant, but are subject to approval by the Landlord.

- Minimum height from sidewalk to bottom of awning is 8'-0".
- Awnings may not be supported from the sidewalk. The Tenant is responsible for structural stability of the awnings, and must ensure that structural attachments are affixed as storefronts, transoms and other fixings as required by the International Building Code in effect at the time of construction.
- The widespread occurrence of awnings in this project, and their required projection, means that all shoppers will be aware of the underside of the awnings. Therefore, the structure of the awnings should be attractive, as well as functional, and it must have a suitable finish (unfinished galvanized pipe is unacceptable).
- Under side lighting that creates an awning glow effect is prohibited. Awning lighting shall be controlled by a 24-hour time clock set in accordance to the hours specified in the lease.

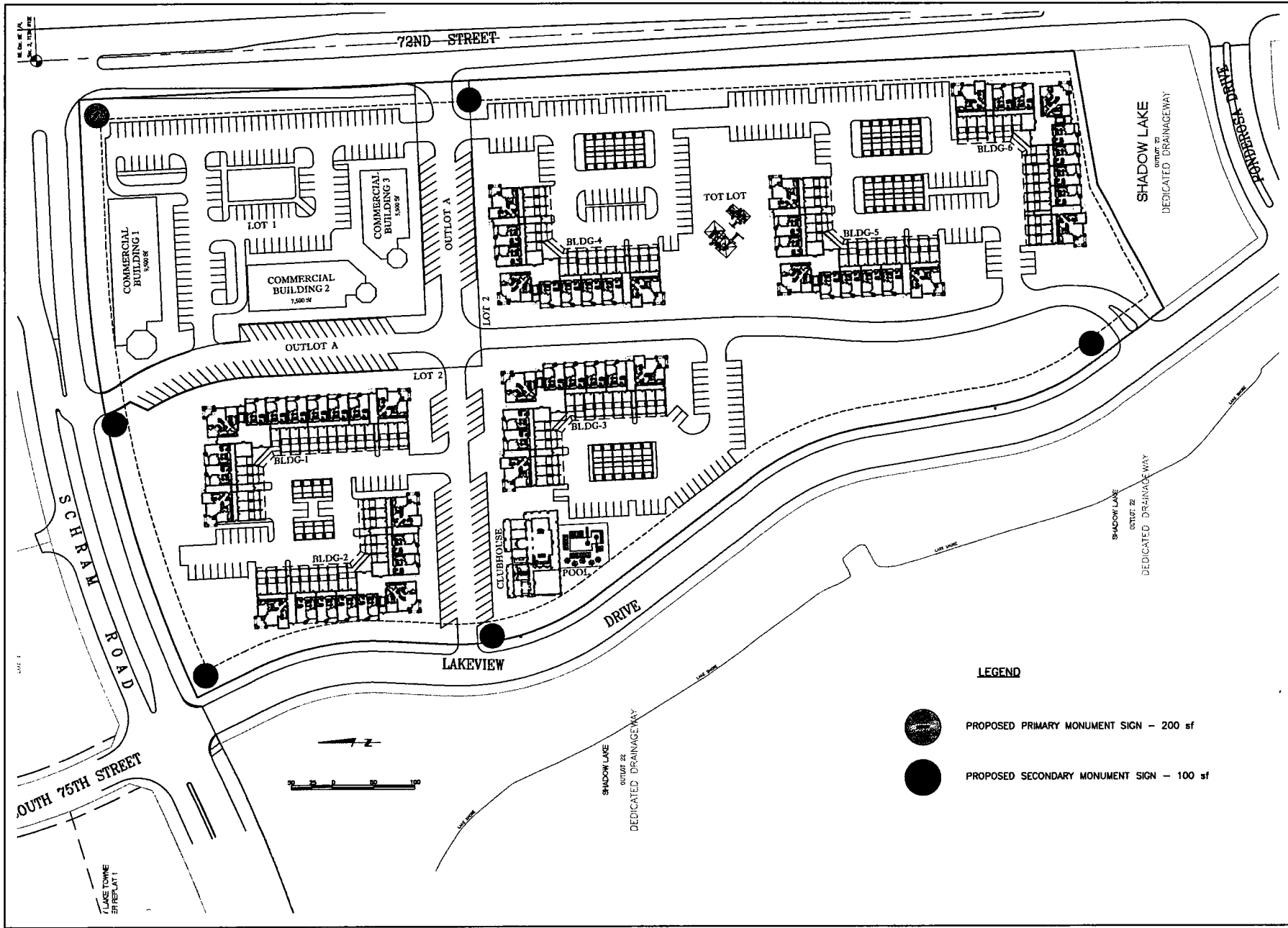
Temporary / Promotional Signage

- No temporary or promotional signage can be taped in the windows.
- For restaurants or similar uses, permanently affixed exterior menu boards are permitted. Permanently affixed menu boards shall not exceed 8 s.f. and must be integrated into the building's architectural theme, near the entrance. In addition, temporary menu boards for outdoor courtyards or a sidewalk cafe are allowable but must not obstruct pedestrian movement on public walks. They must be removed during non-business hours.



Monument Signs

- Monument signs are limited to the six Shadow Lake Square signs shown on Appendix "A". Monument/ground signs for individual tenants are prohibited.
- Monument signs shall be generally located as shown on Appendix "A" and designed in accordance with Appendix "B". The Planning Director may administratively approve minor changes to sign location and design provided that such changes are consistent with the goals of the Mixed Use Development Agreement.
- Monument signs shall match the building materials and colors specified in Appendix "C".
- The Primary Monument Sign identified in Appendix "A" shall not exceed 200 s.f. in area and 15' in height. The Primary Monument Sign may identify tenant information secondary to identifying Shadow Lake Square.
- The Secondary Monument Signs identified in Appendix "A" shall not exceed 100 s.f. in area and 10' in height. Tenant information may not be included on Secondary Monument Signs.
- Monument signs shall be set back at least 5' from the property line.

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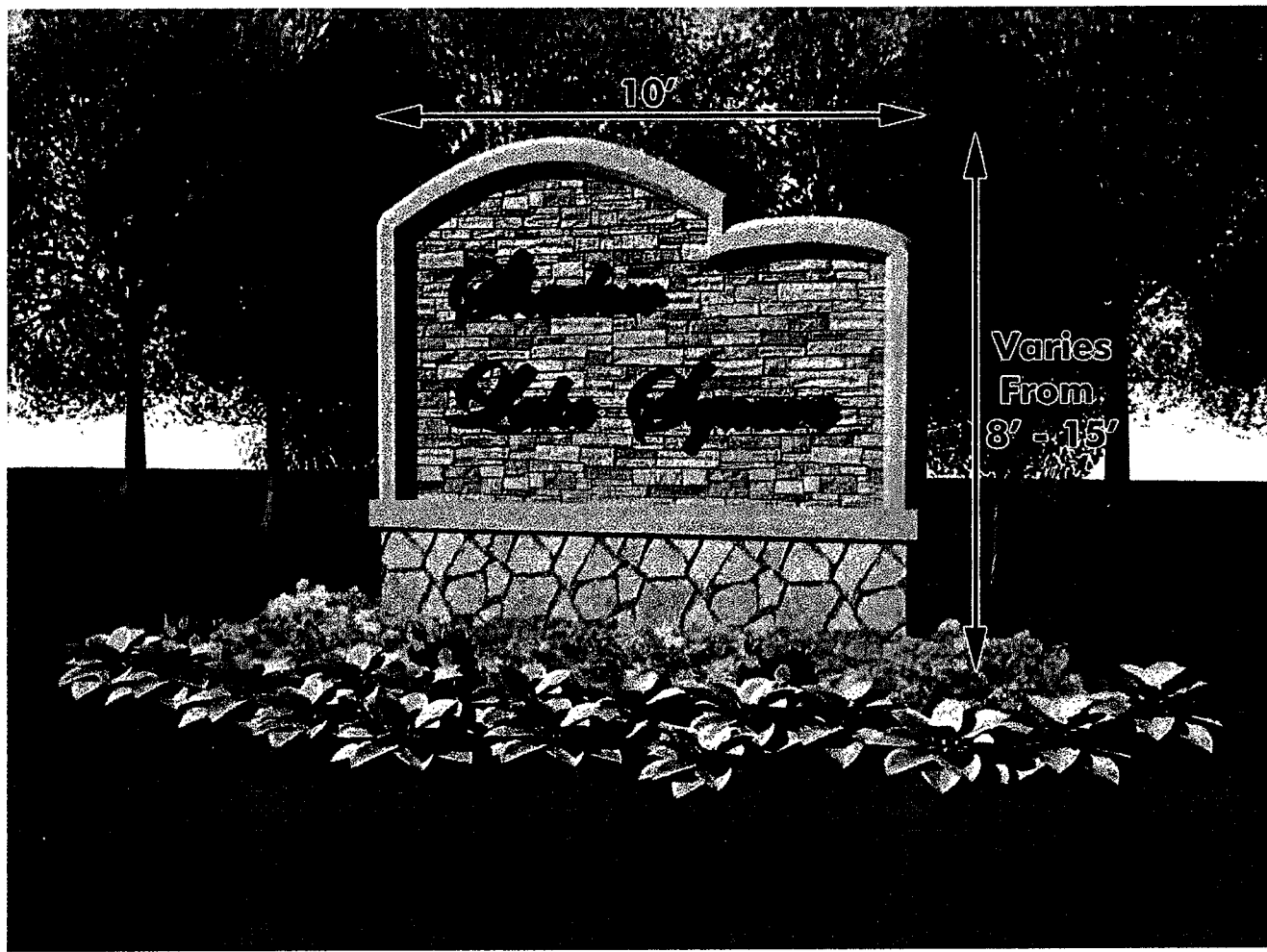


LEGEND

-  PROPOSED PRIMARY MONUMENT SIGN - 200 sf
-  PROPOSED SECONDARY MONUMENT SIGN - 100 sf

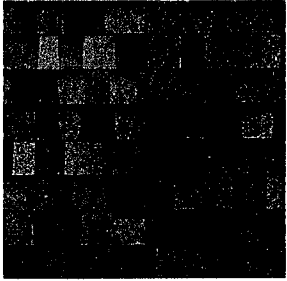
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<small>Scale AS SHOWN</small>			<small>DATE 2/14/2011</small>
<small>This drawing is a preliminary design and is not to be used for construction without the approval of a contract document.</small>			
WWW.LRA-INC.COM (Ph) 402.496.2998 (Fax) 402.496.2730			
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SHADOW LAKE SQUARE PAPILLION, NEBRASKA			
APPENDIX A SIGNAGE SITE PLAN			
<small>Job number-Book 0111008.01-007</small>			<small>Book page</small>
<small>Sheet 1 of 1</small>			<small>1</small>

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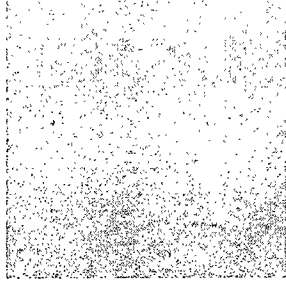


Prepared by	
Designed by	
Reviewed by	
Checked by	
Drawn by	
Scale	
Notes	
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Lamp, Rynearson & Associates, Inc.	
14710 West Dodge Road, Suite 100	
Omaha, Nebraska 68154-2027	
SHADOW LAKE SQUARE	
PAPILLION, NEBRASKA	
APPENDIX B	
CONCEPTUAL MONUMENT	
SIGNAGE ELEMENT	
Job Number: 0111006.01-110	
2-14-11	
1	1

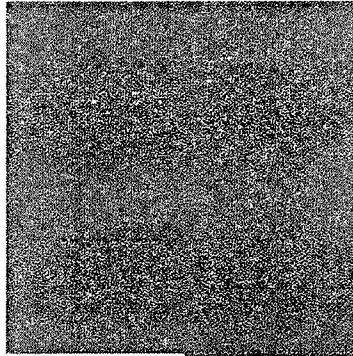
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OWENS CORNING
DRIFTWOOD



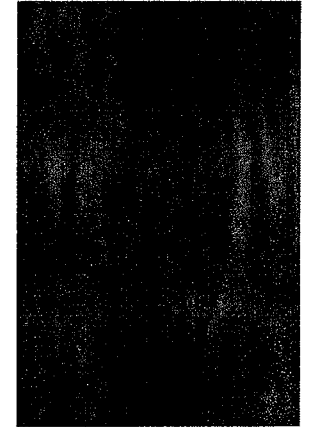
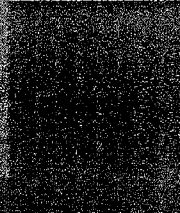
ACCENT METAL ROOF
ENGLERT
GALVALUME PLUS



PAINT 1
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SW6508 SECURE BLUE

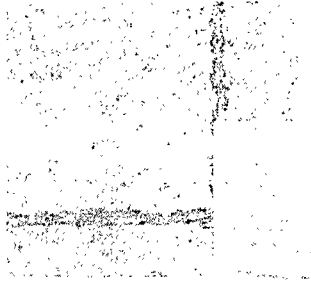


PAINT 2
SHERWIN WILLIAMS
SW6412 EMINENT BRONZE



WOOD ACCENT STAIN
SHERWIN WILLIAMS
SW 3513 SPICE CHEST

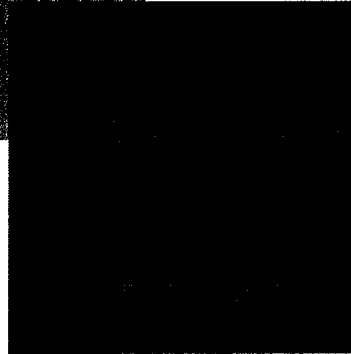
STONE WAINSCOT AND ACCENTS
ARCUSSTONE
SIENNA 132
CHATEAU FINISH



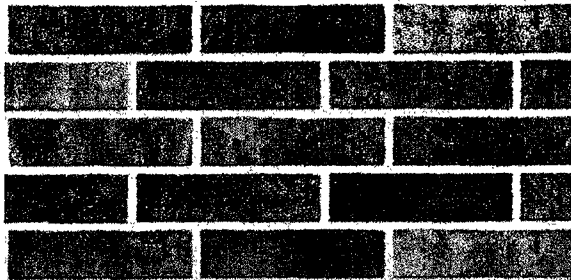
FIBER CEMENT SIDING FINISH
HARIE PLANK
CEDARMILL



PAINT 3
SHERWIN WILLIAMS
SW2839 ROYCROFT COPPER RED



BRICK
ACME BRICK
SANTA ROSA



PAINT 4
SHERWIN WILLIAMS
SW2829 CLASSICAL WHITE

NOTE: SHUTTERS, BALCONY RAILS,
FASCIA, AND OTHER ACCENTS
TO MATCH THIS COLOR.

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

APPENDIX C

ALCHEMY
DEVELOPMENT

2/8/2011

SHADOW LAKE SQUARE
ALCHEMY DEVELOPMENT

PAPILLION, NE

HPA#10405

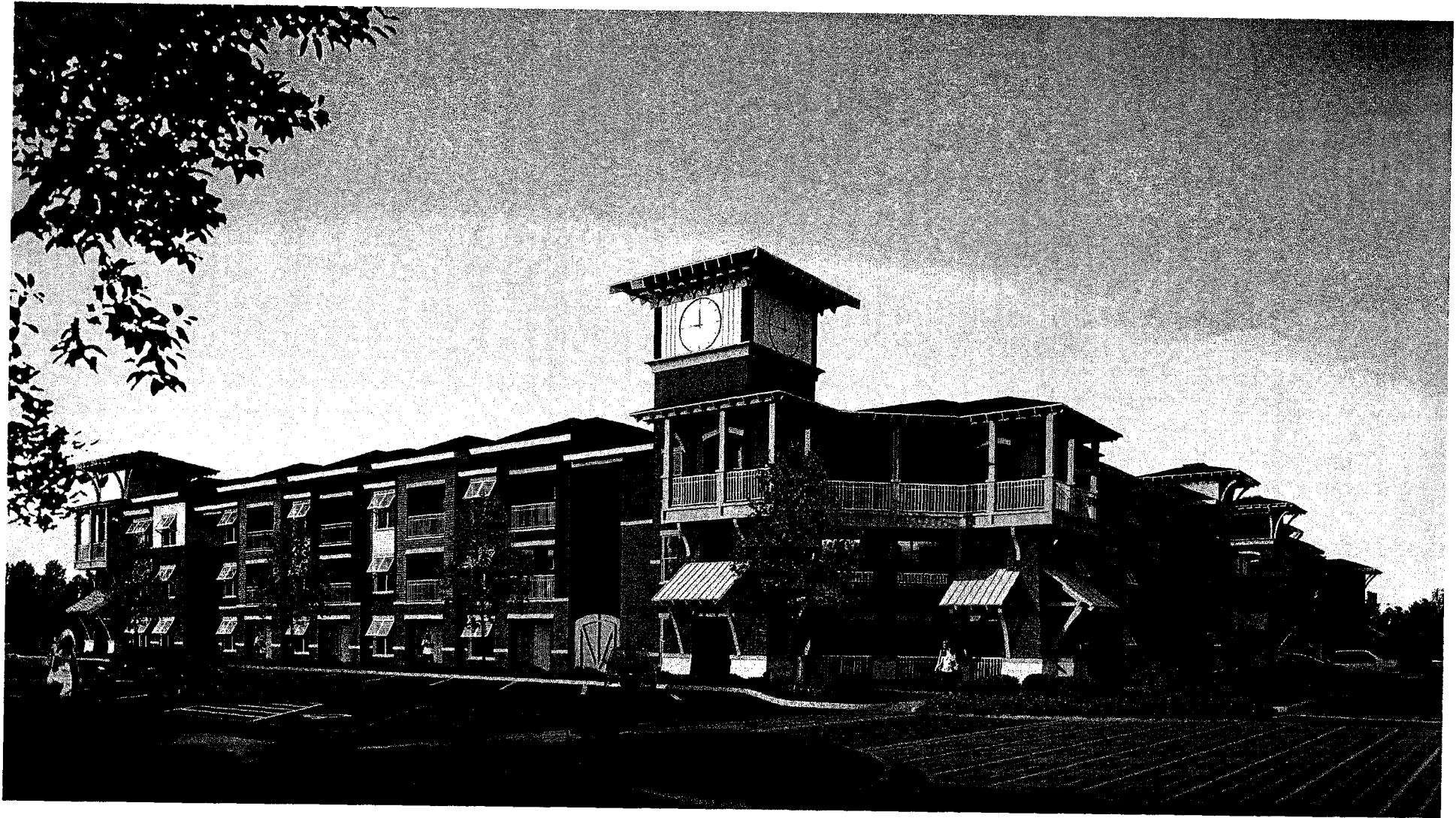


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Z



CHARACTER IMAGE

NOTE: Commercial building themes will match the residential building themes.

APPENDIX D

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ALCHEMY
DEVELOPMENT

2/8/2011

SHADOW LAKE SQUARE
 ALCHEMY DEVELOPMENT

PAPILLION, NE

HPA#10405



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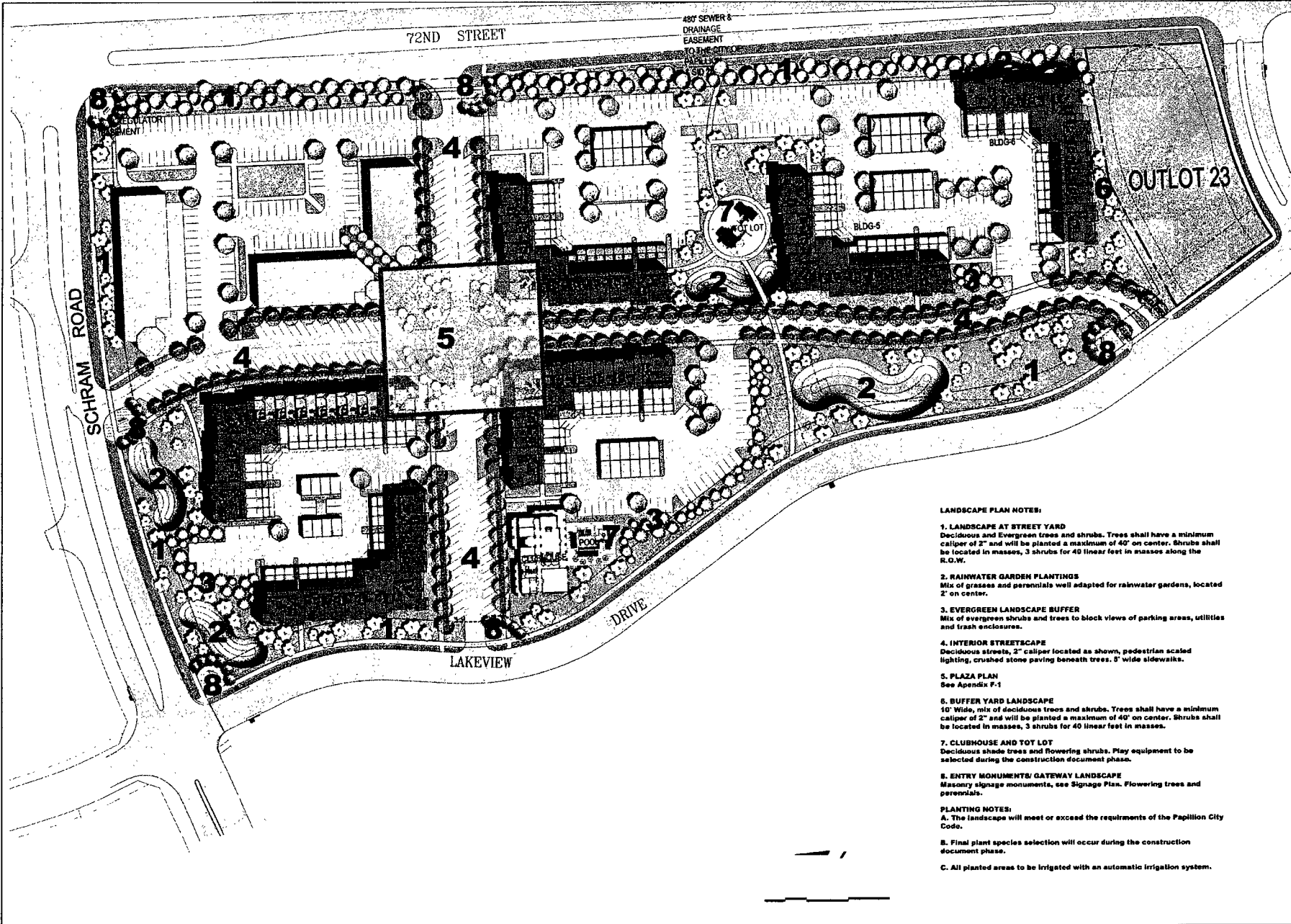
Shadow Lake Square Sign Budget

APPENDIX E

Maximum Permitted Sign Area = Primary frontage + 1/2 of all other frontage x 1.5 or .75 sf of signage per linear foot of frontage + monument signs

Lot	Primary Frontage (Longest)	Secondary Frontage (All other)	Secondary Frontage Adjustment Factor	Adjusted Secondary Frontage	Total Frontage	Multiplier	Permitted Sign Area (Sf)	Monument Signage (Sf)
1	429.77	359.71	0.5	179.855				
		408.1	0.5	204.05				
		269.91	0.5	134.955				
Sub-Total	429.77			518.86	948.63	1.5	1422.95	
Monument Sign - Large (1 ea)								200
2	1304.9	364.09	0.5	182.045				
		472.05	0.5	236.025				
		349.91	0.5	174.955				
		738.67	0.5	369.335				
		338.69	0.5	169.345				
Sub-Total	1304.9			1131.705	2436.605	0.75	1827.45	
Monument Sign - Small (5 ea)								500
Sub- Totals							3,250	700
Total Square Feet Including Monuments							3950	

AD



48" SEWER & DRAINAGE EASEMENT TO THE CITY

REGULATOR EASEMENT

OUTLOT 23

SCHRAM ROAD

72ND STREET

LAKEVIEW DRIVE

LANDSCAPE PLAN NOTES:

- 1. LANDSCAPE AT STREET YARD**
Deciduous and Evergreen trees and shrubs. Trees shall have a minimum caliper of 2" and will be planted a maximum of 40' on center. Shrubs shall be located in masses, 3 shrubs for 40 linear feet in masses along the R.G.W.
 - 2. RAINWATER GARDEN PLANTINGS**
Mix of grasses and perennials well adapted for rainwater gardens, located 2' on center.
 - 3. EVERGREEN LANDSCAPE BUFFER**
Mix of evergreen shrubs and trees to block views of parking areas, utilities and trash enclosures.
 - 4. INTERIOR STREETSCAPE**
Deciduous streets, 2" caliper located as shown, pedestrian scaled lighting, crushed stone paving beneath trees. 8' wide sidewalks.
 - 5. PLAZA PLAN**
See Appendix F-1
 - 6. BUFFER YARD LANDSCAPE**
10' Wide, mix of deciduous trees and shrubs. Trees shall have a minimum caliper of 2" and will be planted a maximum of 40' on center. Shrubs shall be located in masses, 3 shrubs for 40 linear feet in masses.
 - 7. CLUBHOUSE AND TOT LOT**
Deciduous shade trees and flowering shrubs. Play equipment to be selected during the construction document phase.
 - 8. ENTRY MONUMENTS/ GATEWAY LANDSCAPE**
Masonry signage monuments, see Signage Plan. Flowering trees and perennials.
- PLANTING NOTES:**
A. The landscape will meet or exceed the requirements of the Papillion City Code.
B. Final plant species selection will occur during the construction document phase.
C. All planted areas to be irrigated with an automatic irrigation system.

Drawn by	1502
Designed by	1502
Reviewed by	1502
Scale	
Notes	

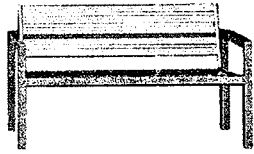
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 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68132-2827
**SHADOW LAKE SQUARE
 PAVILLION, NEBRASKA**

**EXHIBIT F
 LANDSCAPE PLAN**

Ac



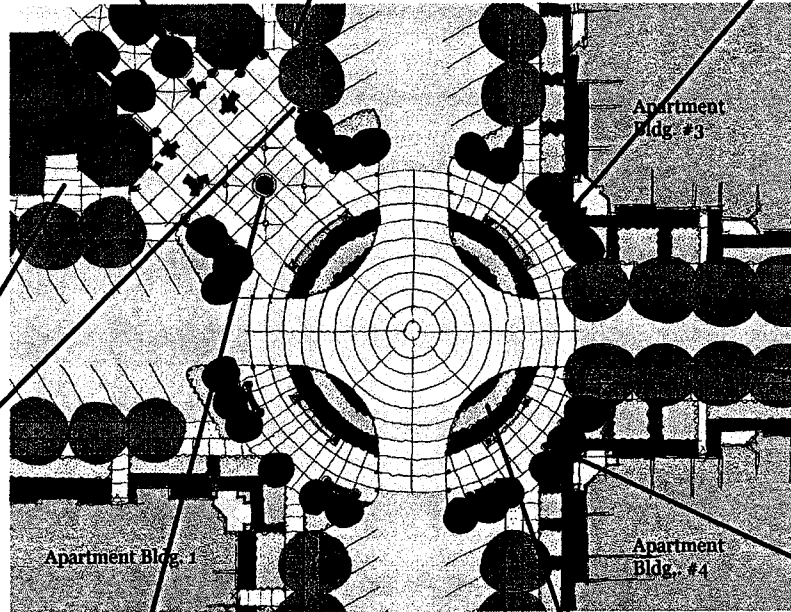
SEATING
 - Benches
 - Located on all sides of plaza



PEDESTRIAN PLAZA PAVING
 - Integrally colored concrete
 - Scored
 - Reduced glare



PEDESTRIAN NODES
 - Benches
 - Lighting
 - Scored and toned paving



STREETScape
 - Street trees
 - Pedestrian scaled light fixtures
 - Flowering plants
 - Scored and toned concrete paving



STREET TREES



STREET LIGHTS



COLUMNAR ACCENT TREES



PLAZA GATHERING SPACE
 - Seating
 - Flowering plants
 - Focal point lighting



SEASONAL PLANTINGS

Drawn by	
Checked by	
Reviewed by	
Scale	
Notes	

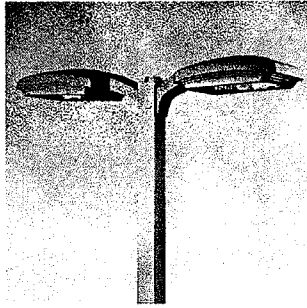
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 Omaha, Nebraska 68134-2027
 SHADOW LAKE SQUARE
 PAPPILLION, NEBRASKA

APPENDIX F-1
 PLAZA PLAN

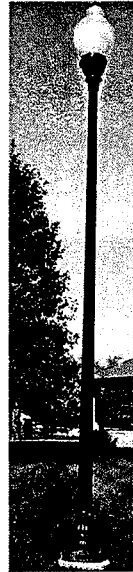
Job number-title	0115008 01-000x
book page	
date	2/14/2011
sheet	1 of 1

PARKING LOT LIGHTING



PHILIPS
GARDCO
GULLWING SERIES

STREET LIGHTING



PHILIPS
HADCO
R52 REFRACTIVE
OPPD "ACORN"

drawn by	MSG
designed by	MSG
checked by	JP
date	
revision	

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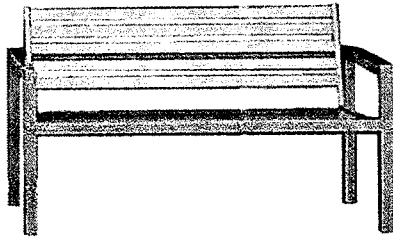
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(Fax) 402.496.2730

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Omaha, Nebraska 68154-2027
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PAPILLION, NEBRASKA

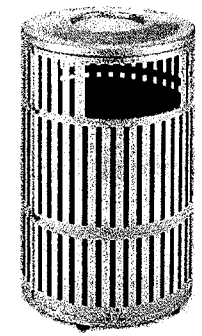
APPENDIX G
LIGHTING

job number - 0111008-01-200X
back page
date 2/14/2011
sheet 1 of 1

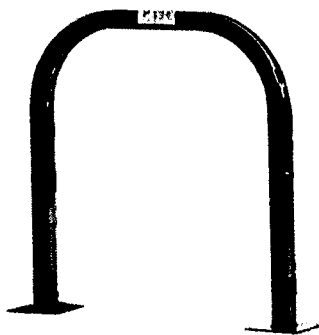
2011-16661
A/E



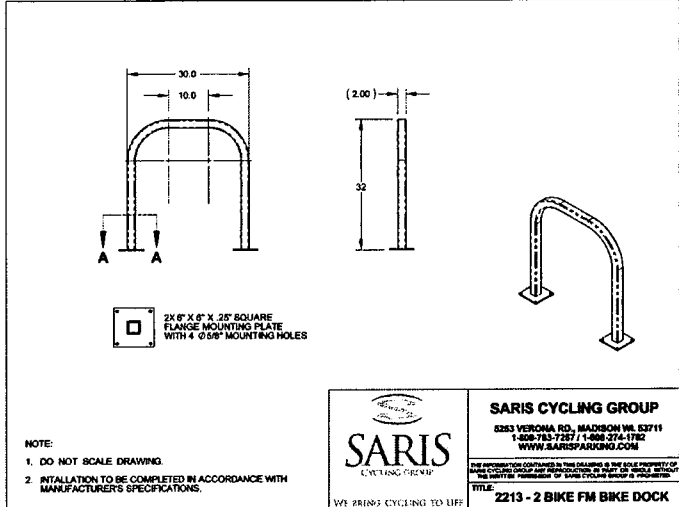
LANDSCAPE BRANDS
METRIX COLLECTION
#L2016
SILVER



LANDSCAPE BRANDS
METRIX COLLECTION
#L2007
SILVER



BIKE RACK
SARIS SERIES 2200
#2213
GREY



- NOTE:
- DO NOT SCALE DRAWING.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Drawn by	MSG
Designed by	MSG
Reviewed by	MSG
Scale	AS SHOWN
Date	03/14/2011
Revision	

WWW.LBA-INC.COM
(716) 402-196-2498
(253) 402-296-2730

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SHADOW LAKE SQUARE
PAPILLION, NEBRASKA

APPENDIX H
SITE FURNISHINGS

Job Number: 011008.01-00K
Book: page
Date: 2/14/2011
Sheet: 1 of 1