

## MIXED USE DEVELOPMENT AGREEMENT

THIS MIXED USE DEVELOPMENT AGREEMENT (hereinafter Agreement) made pursuant to Section 205-30 of the Zoning Ordinance of the City of Papillion, made and entered into this 7<sup>th</sup> day of JUNE, 2005, by and between THE CITY OF PAPILLION, NEBRASKA, A Municipal Corporation, (hereinafter "City") and Omaha State Bank (hereinafter "Developer").

### WITNESSED:

WHEREAS, Developer is the equitable owner of the real estate described on the attached Exhibit "A", which is incorporated herein by this reference and desires to establish and develop such property according to the provisions of Section 205-30 of the City Zoning Ordinance for the development of a mixed use project; 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 provisions of, 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 this Agreement 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 the Walnut Creek Business Center.

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

### I. Definitions

For the purposes of this Agreement, the definitions in Article 2 of the Papillion Zoning Ordinance, shall apply. In addition, the following words and phrases shall have the following meanings:

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

## **II. Development**

Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the City of Papillion Master Plan, the City of Papillion Zoning and Subdivision regulations, the Highway 370 Corridor Plan as adopted by the City, the terms and conditions of this Agreement and the Development Plan (Plan) a/k/a site plan which is attached hereto as Exhibit "B" and by this reference incorporated herein.

## **III. Permitted Uses**

Except as otherwise allowed by this Agreement, Walnut Creek Business Center shall be developed in accordance with the applicable permitted uses set forth on Exhibit "C".

## **IV. Site Development Regulations/Bulk of Building/Spacing**

- A. 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 site plans within the boundaries of any platted lot.
- B. Except as otherwise permitted in this Agreement, Lots 1, 2 and 3 shall be developed in accordance with the applicable site development regulations of the CC district.
- C. So long as the site development regulations are not violated, Developer may reduce or increase the number of lots as shown on the Plan by revising lot lines, combining, or dividing lots. The City shall, by administrative subdivision, grant any such revisions, combinations or divisions as necessary to carry out the Plan.
- D. The Planning Director is authorized to approve amendments to this Plan as set forth in Section 205-30 of the City of Papillion Zoning Ordinance.
- E. Approval of this Mixed Use Development Agreement shall constitute special use permits for the Site Plan pursuant to Sections 205-30 and 205-95 of the City of Papillion Zoning Ordinance, provided such structures or developments are consistent with this Agreement and exhibits attached hereto. The permits and inspection department shall issue building and development permits consistent with this plan and any amendments thereof.

- F. All building sites shall comply with the Architectural and Site Design Guidelines attached hereto as Exhibit "D" and by this reference incorporated herein and the Highway 370 Corridor Plan as adopted by the City.

## **V. Parking**

Parking for the Plan shall be in accordance with the Development Plan, Exhibit "B", attached hereto and made a part hereof. The parking shall meet or exceed the minimum requirements of the provisions of Article 9 of the City of Papillion Zoning Ordinance, Off-Street Parking.

## **VI. Landscaping**

Landscaping for the project shall be consistent with the Development Plan, Exhibit "B", attached hereto and made a part hereof. The landscaping shall meet or exceed the minimum requirements of the provisions of Article 8 of the City of Papillion Zoning Ordinance, Landscaping and Screening for CC districts and the Highway 370 Corridor Plan as adopted by the City. Landscaping at a minimum shall, along Hwy 370 and 96<sup>th</sup> Street, include a twenty-five (25') foot wide perimeter landscaped area planted per the 370 Corridor regulations.

## **VII. Signage**

- A. The Signage shall meet the minimum requirements of Article 10 of the City of Papillion Zoning Ordinance, Sign Regulations. All lots shall have the right to separate signage, which will be installed pursuant to the applicable regulations for the CC - Community Commercial District. Covenants for the subdivision shall contain uniform signage controls.
- B. The project may have no more than 1 center identification sign.
- C. All other signage will be limited to: Owner identification, advertising, directional and informational, all as defined in Article 10.
- D. A sign budget is attached hereto as Exhibit 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 is 1,825 square feet. 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 structures located or to be located on each lot. No pole or off premise advertising (billboard) signs shall be allowed.

- E. Allocated sign budget amounts may be transferred between lots on a square foot to square foot basis when a signed agreement between the owners of both lots is filed with the Planning Department at the time of sign permit application, specifying the increase or decrease in budget for each lot.
- F. 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.

### **VIII. Building Aesthetics**

All buildings and building sites shall comply with the Architectural and Site Design Guidelines attached hereto as Exhibit "D" and by this reference incorporated herein and the Highway 370 Corridor Plan as adopted by the City.

### **IX. Miscellaneous Provisions**

- A. The Mayor of the City of Papillion 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 this Agreement 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.
- 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. Interest to the City. No elected official or any officer or employee of the City of Papillion shall have a financial interest, direct or indirect, in any City of Papillion contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Papillion shall render the contract voidable by the Mayor or Council.

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

DEVELOPER: OMAHA STATE BANK  
NEBRASKA

CITY OF PAPILLION,

By: [Signature]  
James F. Suing, Member

By: [Signature]  
Mayor

Date: 6-10-05

Attest: \_\_\_\_\_

By: [Signature]  
City Clerk

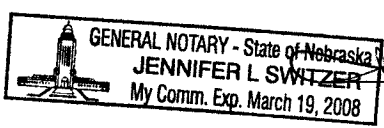


Approved as to form:  
By: [Signature]  
Assistant City Attorney

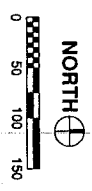
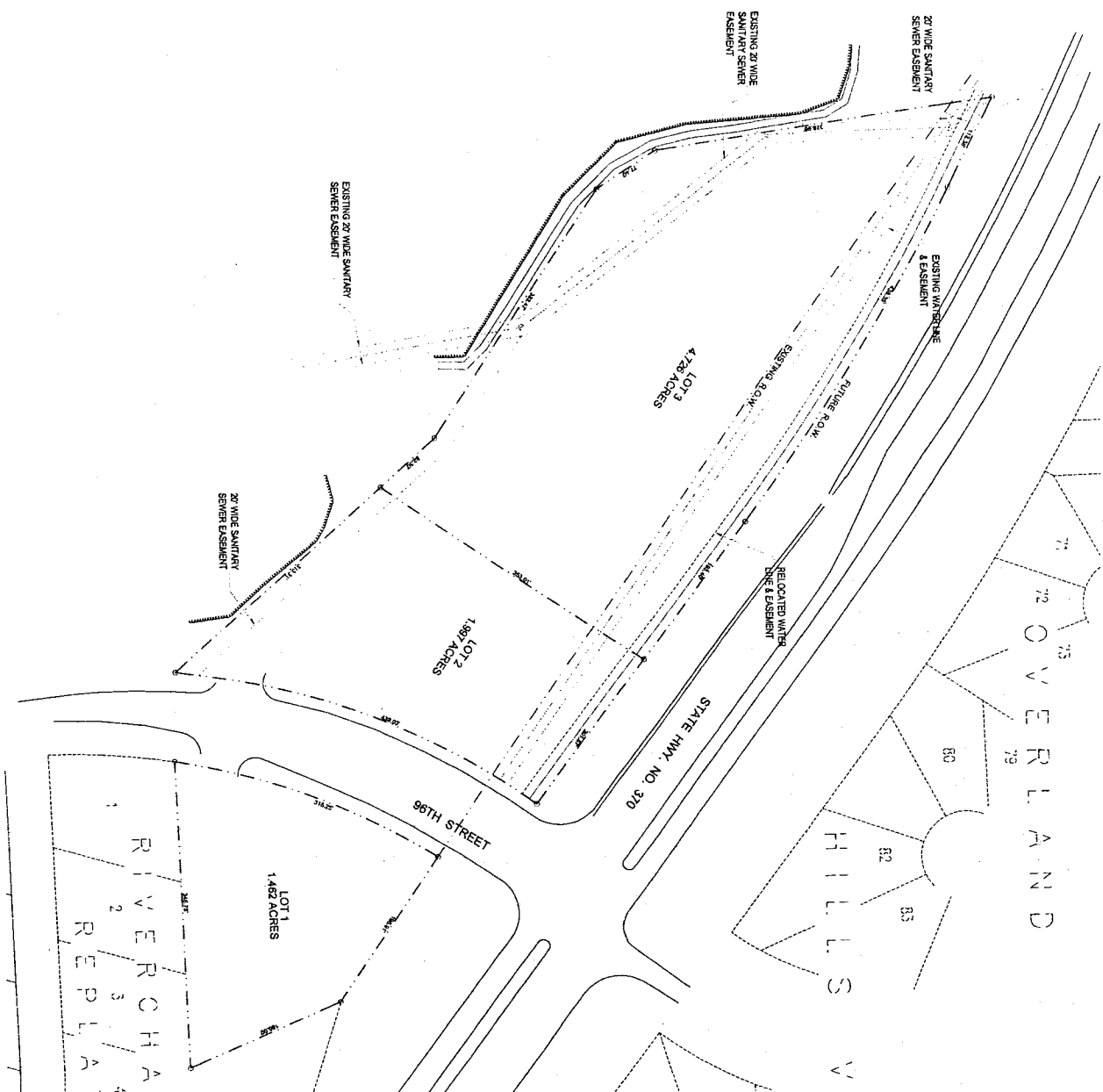
STATE OF NEBRASKA )  
COUNTY OF Douglas )ss.

The attached instrument was acknowledged before me this 10 day of June 2005, by James F. Suing, Member of Omaha State Bank.

Witness my hand and notary seal at Omaha, Nebraska, in said County, the date aforesaid.



[Signature]  
Notary Public



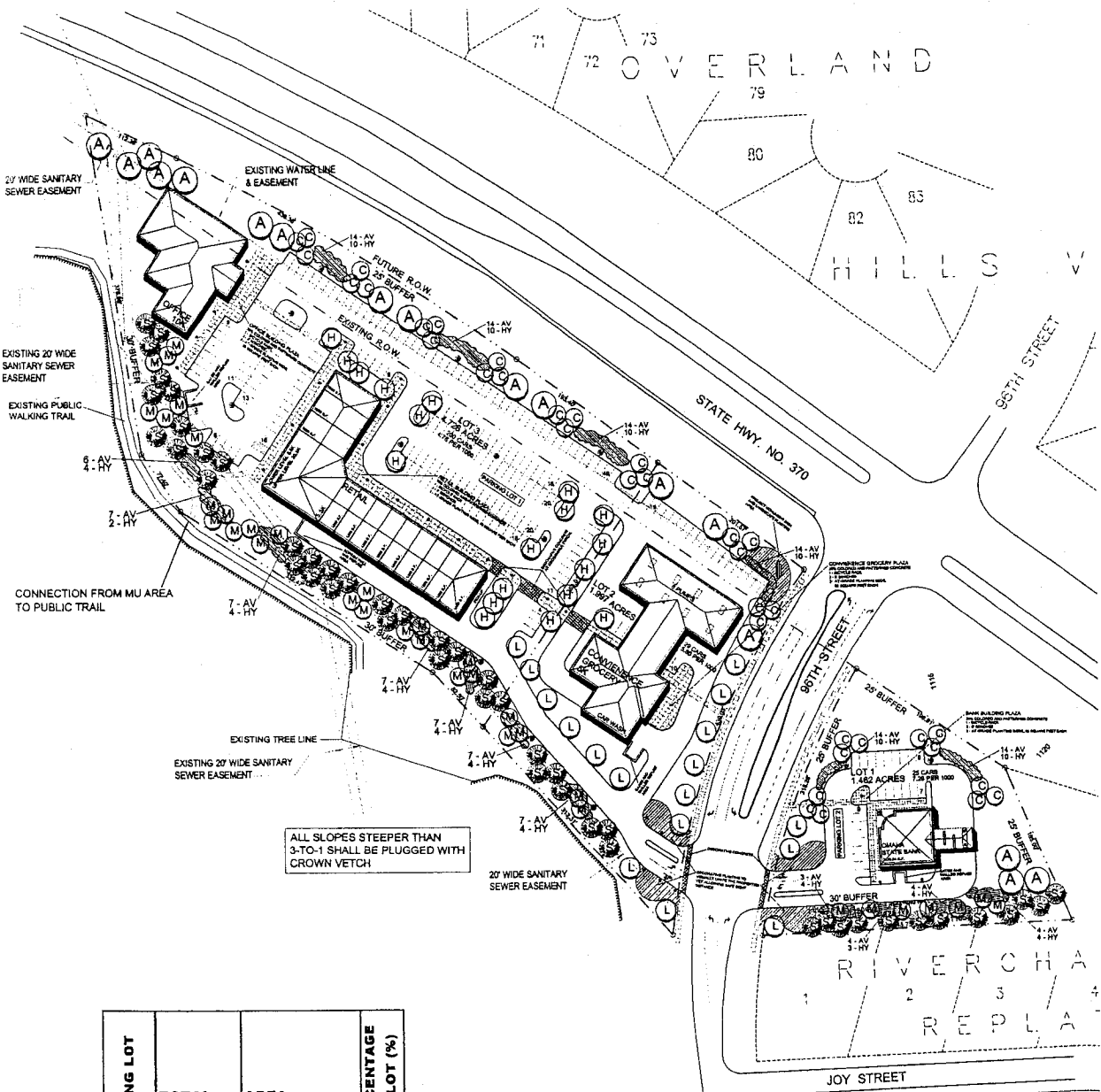
EXH. A

PROJECT NO.	318
DATE	5/28/04
BY	JM
CHECKED BY	JM
DATE	

**Purdy & Shook**  
 ARCHITECTS  
 1916 Grant Street, Suite 200, Omaha, Nebraska 68104 (402) 496-4448

**WALNUT CREEK BUSINESS CENTER**  
 96TH STREET AND HIGHWAY 370  
 PAPILLON, NEBRASKA

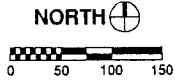
**EXHIBIT A**  
 MAY 28, 2004



PARKING LOT	TOTAL AREA	AREA LANDSCAPED	PERCENTAGE OF LOT (%)
	SQ. FT	SQ. FT	
1	85,923	6,950	8.1
2	11,133	1,491	13.4

**LIGHTING LEGEND**

- 30' TALL PARKING LOT LIGHTING
- PEDESTRIAN SCALED LIGHT FIXTURES



LOT	LOT AREA	BUILDING AREA	PAVED AREA	TOTAL IMPERVIOUS AREA	PERCENTAGE OF LOT (%)
	SQ. FT	SQ. FT	SQ. FT	SQ. FT	
1	63,685	3,430	21,875	25,305	39.7
2	86,989	5,000	43,355	48,355	55.6
3	205,865	39,000	91,250	130,250	63.3
<b>TOTALS</b>	<b>356,539</b>			<b>203,910</b>	<b>57.2</b>

LOT NO.	LOT AREA	BUILDING TYPE*	BUILDING SIZE	LOT COVERAGE	REQ'D PRKG	REQ'D ACCESS	PROVIDED PARKING	PARKING RATIO
	SQ. FT	ACRES		%				
1	63,685	1.462	BANK	3,430	5.4 %	17	25	7.3
2	86,989	1.997	CONV. GROCERY	5,000	5.7 %	26	29	8.8
3	205,865	4.726	RETAIL	29,000	14.1 %	145	160	8.5
			OFFICE	10,000	4.9 %	40	40	4.0
<b>TOTALS</b>		<b>8.185</b>		<b>47,430</b>		<b>0.1 F.A.R.</b>		

PLANT SCHEDULE							
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SPACING	SIZE	METHOD	NOTES
24	M	RED SUNSET MAPLE	ACER RUBRA 'SUNSET'	AS SHOWN	2" CAL	IB	
17	A	ANTHUS FLOREUS	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AS SHOWN	2" CAL	IB	
17	L	SHADEMASTER LOCUST	GLIBERTIA TRICANTON 'INDIAN'	AS SHOWN	2" CAL	IB	FILTERED SHADE
24	D	SPRING SNOW GRASS	MAIUS 'SPRING SNOW'	AS SHOWN	1 1/2" CAL	IB	ORNAMENTAL
12	H	COCKSPUR NAUWOCHEM	QUATANGUS CALISQAU	AS SHOWN	1 1/2" CAL	IB	ORNAMENTAL
24	E	DOG GRASS BLUE SPRECK	POEA PURGANS 'SILVER'	AS SHOWN	2" F.	IB	
124	AV	ARROWWOOD VIRGINIAN	VIBURNUM CENTALEM	# D.C.	8" GAL	CONT	ISOLAR
108	HY	HICKS YEW	TAXUS MEDIA 'YEW'	# D.C.	3" GAL	CONT	MEDIUM TO HIGH IMPROVEM

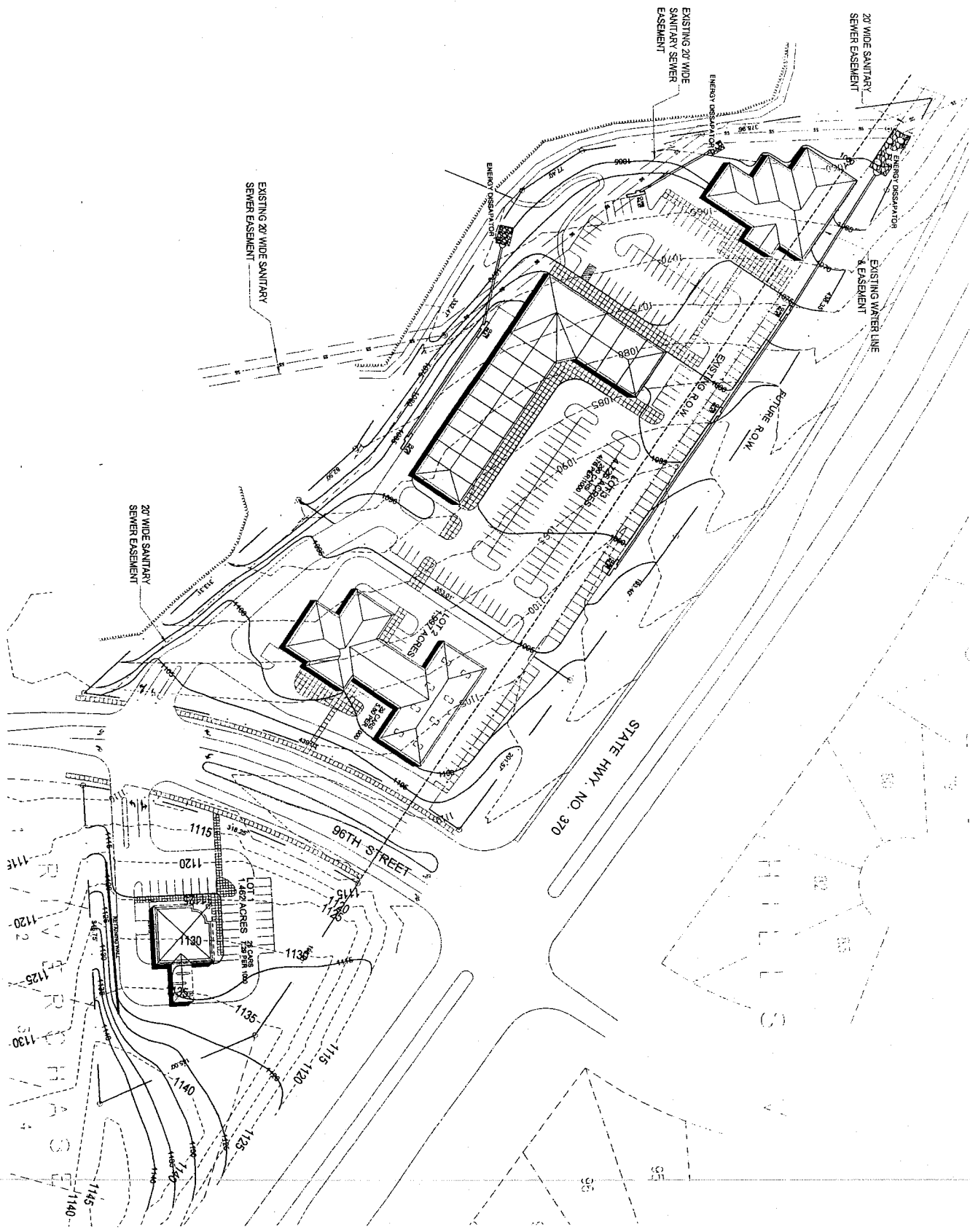
**EXHIBIT B**  
MAY 28, 2004

**WALNUT CREEK BUSINESS CENTER**  
96TH STREET AND HIGHWAY 370  
PAPILLON, NEBRASKA

*Purdy & Stone*  
ARCHITECTS  
11918 Grant Street, Suite 200, Omaha, Nebraska 68141 (402) 494-1448

PROJECT NO.: 0304  
DATE: 05/28/04  
BY: [Signature]  
CHECKED: [Signature]  
DATE: [Signature]

EXH. B



**GRADING PLAN**

PROJECT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

*Purdy & Shook*  
 ARCHITECTS  
 11919 Grant Street Suite 200 Omaha, Nebraska 68164 (402) 496-4448

**WALNUT CREEK BUSINESS CENTER**  
 96TH STREET AND HIGHWAY 370  
 PAPPILLION, NEBRASKA

**GRADING PLAN**  
 MAY 28, 2004

**Walnut Creek Business Park**

Permitted Uses

I. Civic Use Types

- A. Administration
- B. Cultural Services
- C. Day Care Limited
- D. Day Care General
- E. Guidance Services
- F. Health Care
- G. Religious Assembly

II. Office Use Types

- A. General Offices
- B. Financial Services
- C. Medical Offices

III. Commercial Use Types

- A. Auto Services (No freestanding carwashes shall be allowed)
- B. Business Support Services
- C. Consumer Services
- D. Limited Food Sales
- E. General Retail Services
- F. Personal Services
- G. Pet Services
- H. Restaurants
  - i. Restaurant (fast food, but shall not allow for a fast food restaurant with a drive-thru)
  - ii. Restaurant (general)
- I. Veterinary Services
- J. Funeral Services
- K. Laundry Services

**ARCHITECTURAL AND SITE  
DESIGN GUIDELINES**

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**Walnut Creek Business Center  
Papillion, Nebraska**

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**Papillion City Hall  
122 East 3<sup>rd</sup> Street  
Papillion, Nebraska  
April 2004**

## **1. INTRODUCTION**

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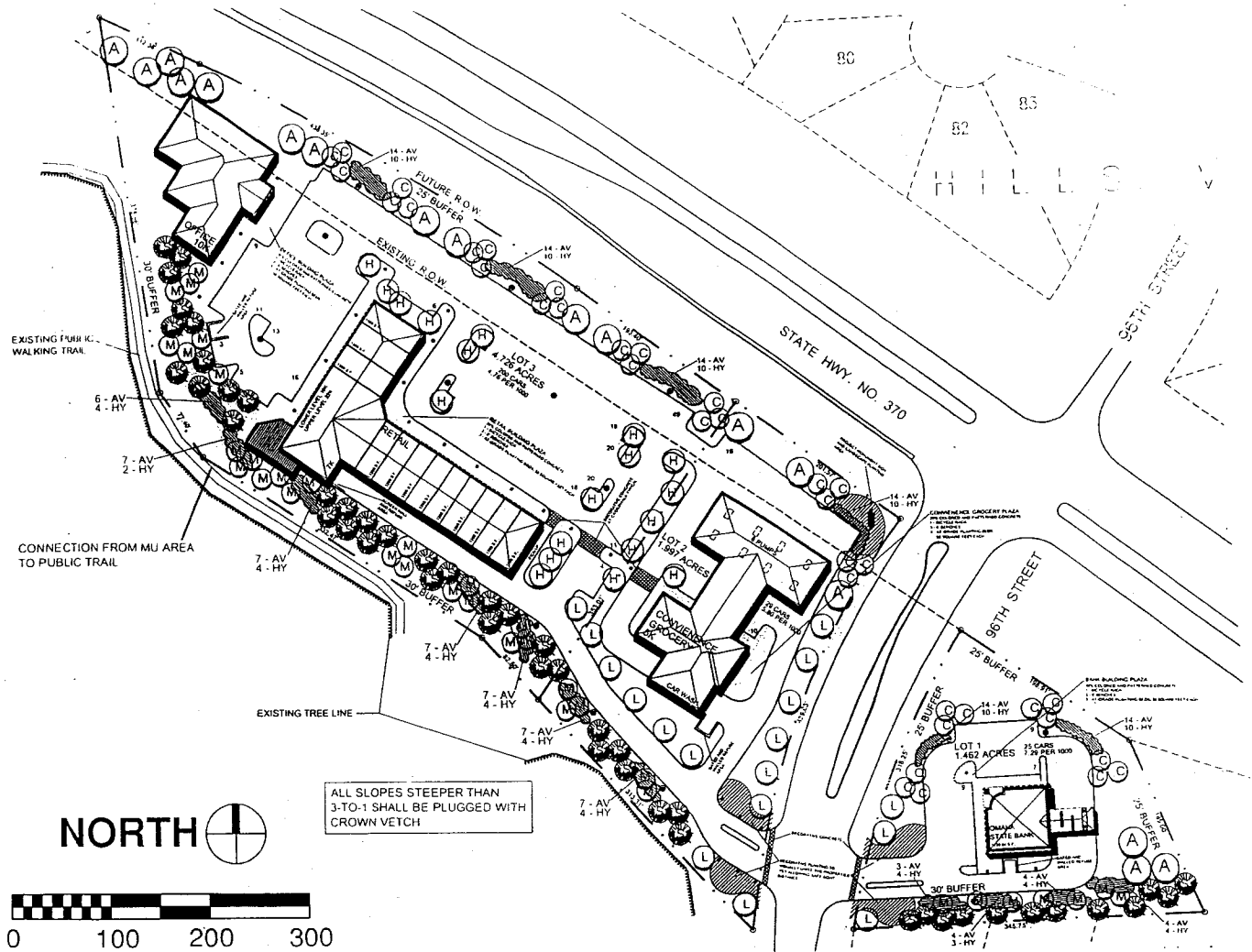
The City of Papillion, Nebraska, desires to create a visually attractive and functional multi-use project within the City of Papillion along Highway 370 and 96<sup>th</sup> Street Corridor. All projects along this road will project an image of high quality construction and design commensurate with an importance of this heavily traveled corridor.

The Owners of Walnut Creek Business Center propose these Development Guidelines as the basis of design and construction of all individual lots within Walnut Creek Business Center Mixed Use Development Area. These guidelines deal with the design of the site, buildings 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 the Walnut Creek Business Center and neighboring developments, preserve taxable values, and promote the public health, safety, and welfare.

## 2. GEOGRAPHIC AREA

### Drawing of Walnut Creek Business Center Development.



### 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, or group of buildings 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.* Unity of composition between design elements of a building or a group of buildings 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.

*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 types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to 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, extending downward from a luminaire, which defines the maximum range of incident illumination outward at the ground plane.

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

*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, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, 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 or 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 buildings, paving, planting, street hardware, and miscellaneous structures.

*Structure.* Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

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

*Utility hardware.* Devices such as poles, crossarms, 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 service.* Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

#### **4. WALNUT CREEK BUSINESS CENTER'S VISION**

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

- Commercial Buildings*
- Office Buildings*
- Civic Buildings*

As a Mixed-Use Project to the surrounding Neighborhood, it is important for Walnut Creek Business Center 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.

**I. SITE REQUIREMENTS**

A. Public Sidewalks.

1. All public right of ways shall be provided with a 4' wide concrete walk per City of Papillion standards. All buildings within Walnut Creek Business Center must have pedestrian walkways and public walks connected to the perimeter.

B. Buffering

1. A thirty foot wide buffer shall be provided along the South Property Line.
2. A twenty-five foot wide buffer shall be provided along Highway 370.
3. A twenty-five foot wide buffer shall be provided along 96<sup>th</sup> Street.

C. Interior Green Space

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

D. Plant Materials

1. Plant Materials shall meet City of Papillion's size standards.

E. Site Lightings

1. All site lightings, parking lot lighting shall be as manufactured by KIM-Era RA Series-RA17 Appendix B.  
Other manufactures of equal or greater quality may be approved.  
All fixtures shall have sharp cut off angles.

F. Roof Top Mechanical Screens. All roof top mechanical units shall be substantially screened from view from public right-of-ways 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.

G. Ground Level Mechanical Screens. All ground level mechanical units shall be screened from view from public right-of-ways through the use of 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.

H. Refuse Screening. All trash or refuse receptacles shall be screened from view from public right-of-ways through the use of 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.
2. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.

- I. Dock Screening (No loading dock shall face a public R.O.W.) All loading docks shall be screened from view from public right-of-ways through the use of one of the following:
  - 1. Architectural screens that are integrated with the overall design of the building.
    - a. The screen shall be constructed from the following:  
Building Materials listed for the building's project.
  - 2. Landscape screen of a density to screen 80% of the dock area from view within 3 years of planting. View shall be 80% screened all 12 months of the year.
- J. Site Furniture shall be per Appendix C. Quantities shall be at a minimum as listed on Site Plan (Exhibit B).

## **7. COLOR PALETTES**

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- In order to encourage a proper balance of vitality and cohesiveness within the Walnut Creek Business Center development, color ranges have been developed. The inspiration for these color ranges is native Nebraska landscape colors. Any material or paint must coordinate with these sample color ranges. Ten percent (10%) of any facade may have an accent color that is not within this color palette but coordinates with the color of the buildings  
See Appendix A.

## 8. SIGNAGE

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All signage along Highway 370 and 96<sup>th</sup> Street shall comply with the regulations of The City of Papillion.

Signage requirements specific to the Walnut Creek Business Center Mixed Use Development are as follows:

- All building signs shall be individual can letters. Color of letters is up to the Building Owner or Tenant.
- A Sign Budget is attached as Exhibit E in the Mixed Use Development Agreement.
- Monument signs, instead of pole signs, shall be used for all lots in development.

General Signage requirements:

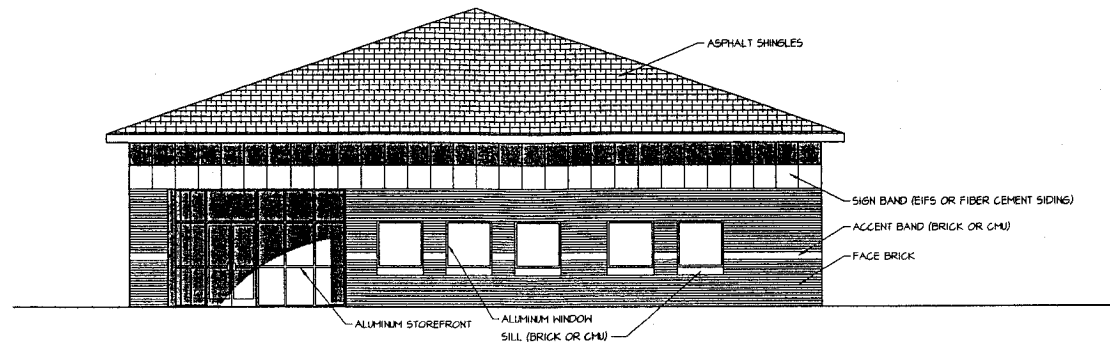
- No exterior sign or sign panel will be permitted to extend above any roof line.
- Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view.
- No exposed lamps or tubing will be permitted.
- No exposed raceways, crossovers or conduits will be permitted.
- All signage returns shall be semi-gloss black enamel finish or blend with adjacent building color.
- All cabinets, conductors, transformers and other equipment shall be concealed from public areas; visible fasteners will not be permitted.
- All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.
- Acrycap or trim cap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- 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 and painted, and concealed.

- Except as provided herein, no advertising placards, flags, balloons, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within 4' of the storefront without prior written approval of the Planning Director. Painted, flashing, animated, audible, revolving, or other such signs that create animation are not permitted.
- Any Plexiglas sign faces shall not be clear.
- Sign illumination shall be internal and self contained.
- All electric signs and installation methods must meet UL standards and contain a UL label.
- At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts or within the Design Control Area.

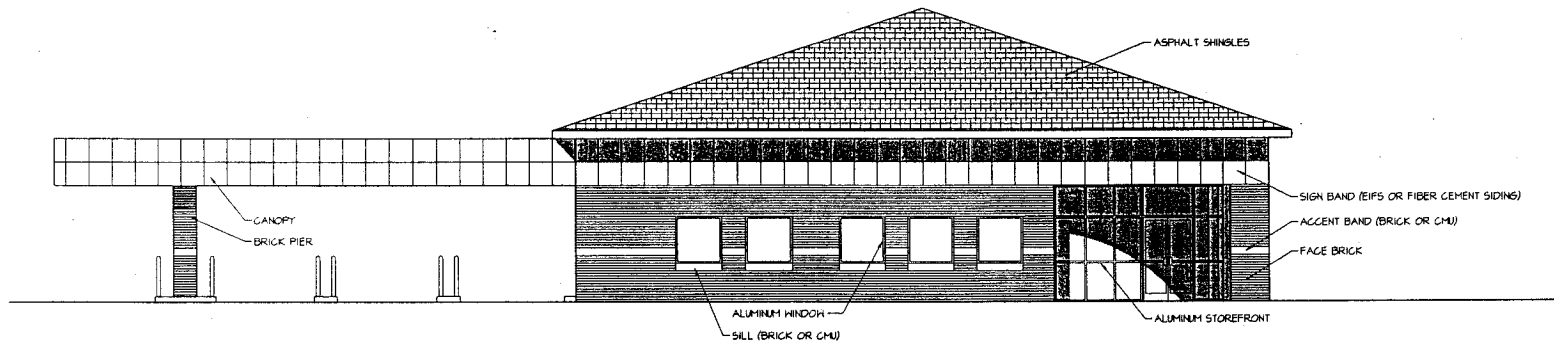
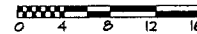
The following types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Formed plastic or injection molded plastic signs.
- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront without prior written approval.
- "Sale" sign, "Special Announcements" sign or other advertisement of any kind on the exterior.
- Exposed neon signs are not permitted but may be reviewed on a limited per tenant basis.
- Animated, moving, rotating or flashing.
- Noise making.



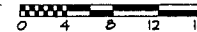
**FRONT OF BANK**

CONCEPTUAL ELEVATION



**SIDE OF BANK**

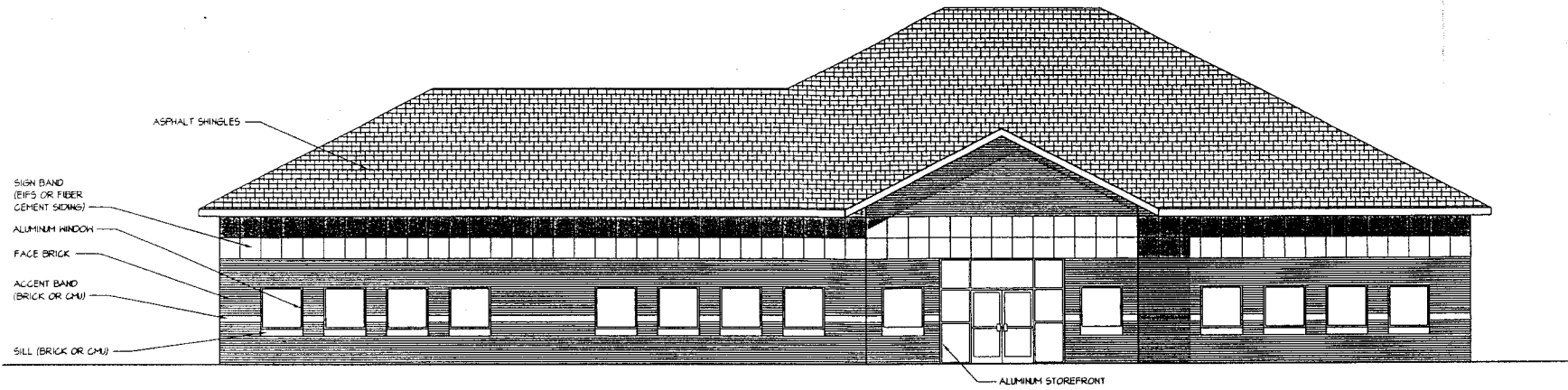
CONCEPTUAL ELEVATION



**WALNUT CREEK  
BUSINESS CENTER**

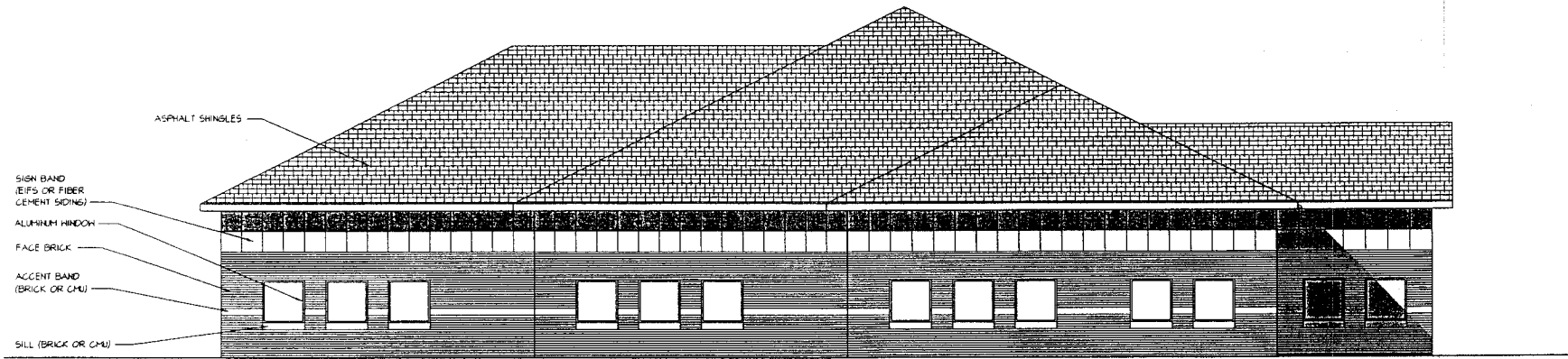
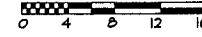
96TH STREET AND HIGHWAY 370  
PAPILLION, NEBRASKA

MAY 28, 2004



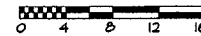
**FRONT OF OFFICE BUILDING**

CONCEPTUAL ELEVATION



**SIDE OF OFFICE BUILDING**

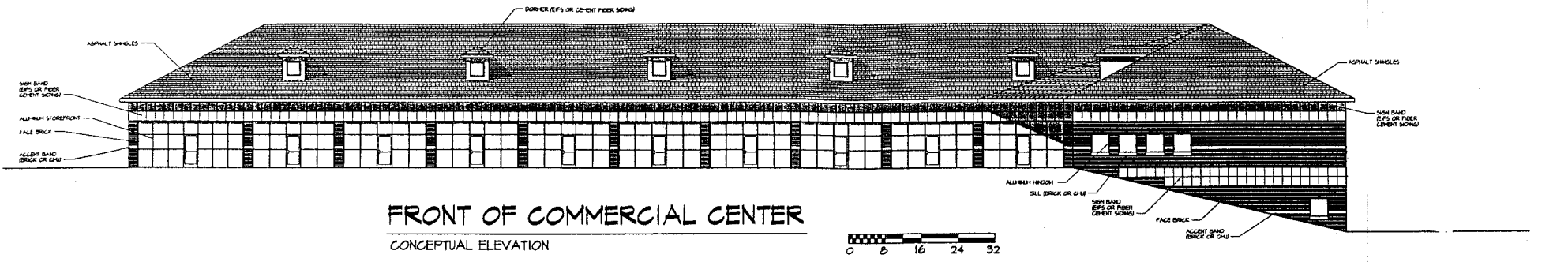
CONCEPTUAL ELEVATION



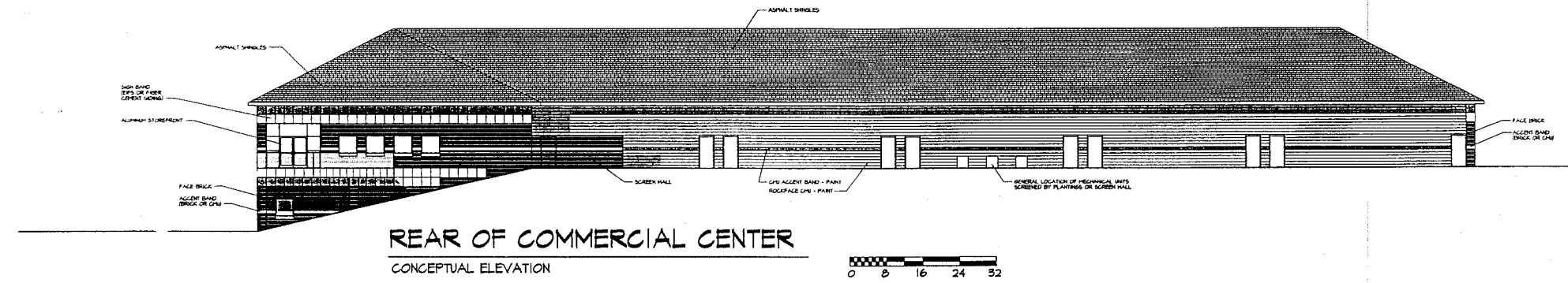
**WALNUT CREEK  
BUSINESS CENTER**

96TH STREET AND HIGHWAY 370  
PAPILLION, NEBRASKA

MAY 28, 2004



**FRONT OF COMMERCIAL CENTER**  
CONCEPTUAL ELEVATION



**REAR OF COMMERCIAL CENTER**  
CONCEPTUAL ELEVATION

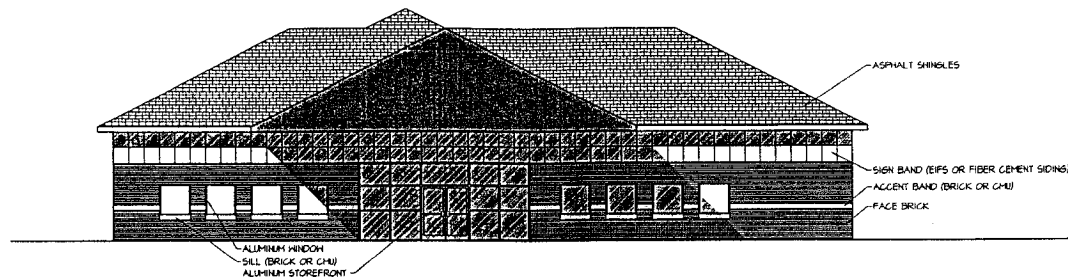


**FRONT OF COMMERCIAL CENTER**  
CONCEPTUAL ELEVATION

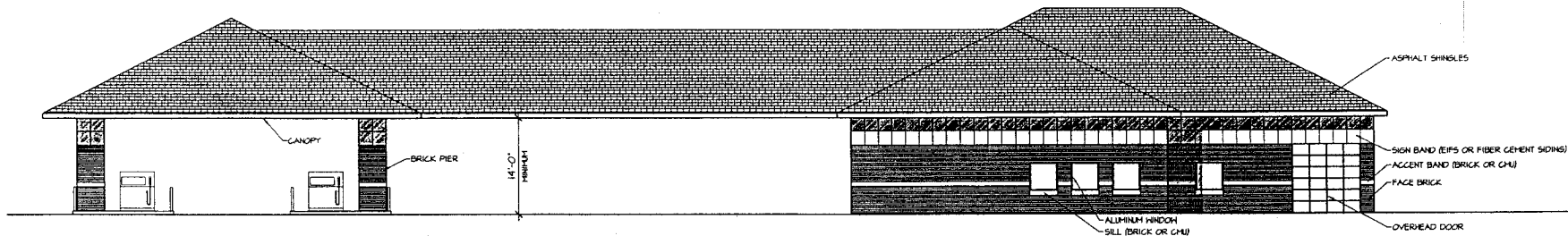
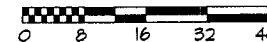
**WALNUT CREEK  
BUSINESS CENTER**

96TH STREET AND HIGHWAY 370  
PAPILLION, NEBRASKA

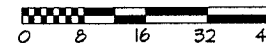
MAY 28, 2004



**FRONT OF CONVENIENCE GROCERY**  
 CONCEPTUAL ELEVATION



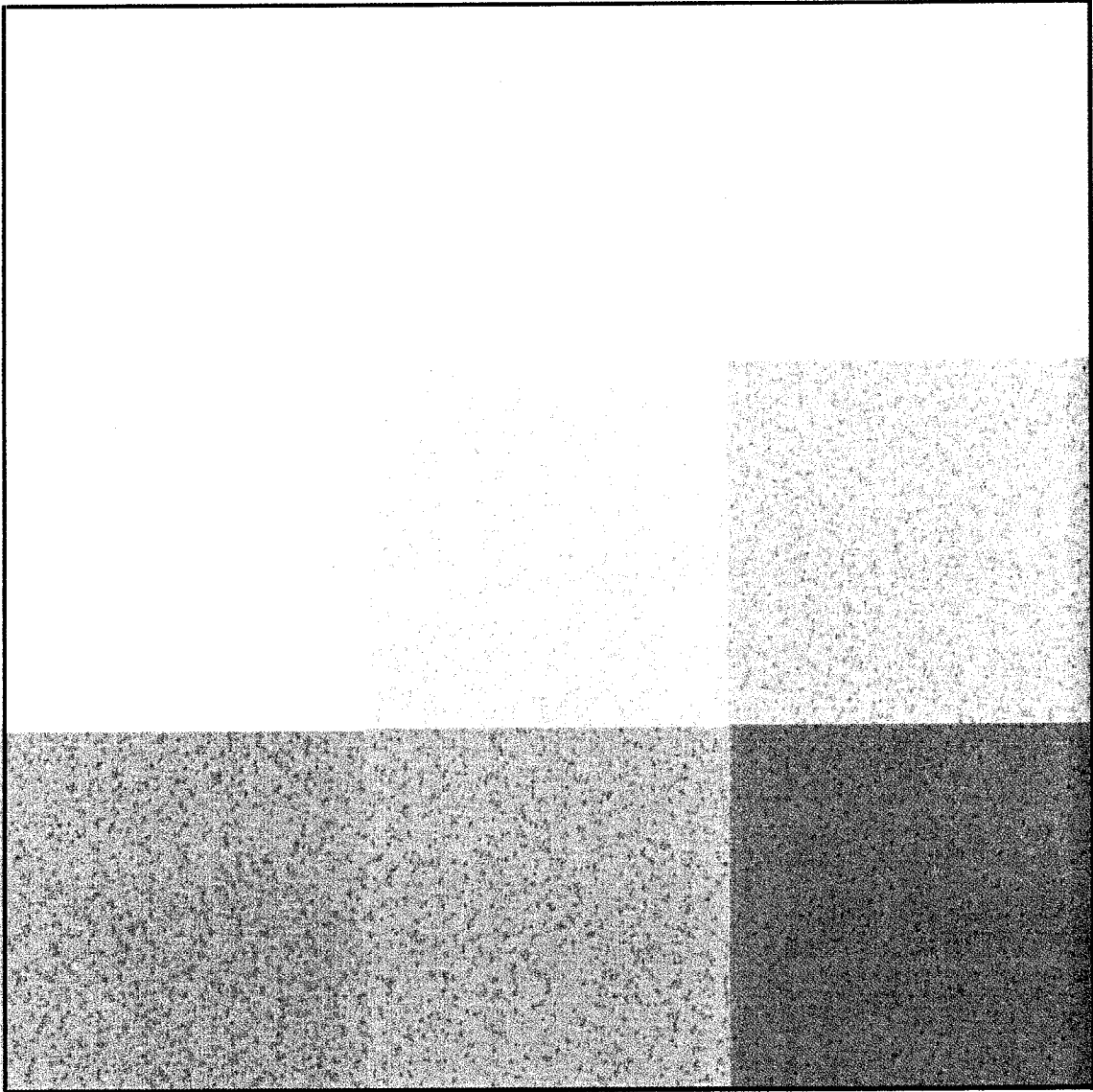
**SIDE OF CONVENIENCE GROCERY**  
 CONCEPTUAL ELEVATION



**WALNUT CREEK  
 BUSINESS CENTER**

96TH STREET AND HIGHWAY 370  
 PAVILLION, NEBRASKA

MAY 28, 2004



# APPENDIX B

## Proportion Guide

70 to 400 Watt / 10' to 30' Poles

32'

30'

28'

26'

24'

22'

20'

18'

16'

14'

12'

10'

8'

6'

4'

2'

GRADE

This proportion diagram is intended to help visualize and select the best Era system to satisfy aesthetic requirements. Remember, the pole height also affects performance; the higher the fixture is mounted, the greater the light throw. If poles are mounted on concrete pedestals such as in parking lots, the height of the pedestal must be considered in selecting the pole height.

RA25  
SAL30-64250B

RA25  
CAL25-64250B

RA17  
SAS20-534188B

RA17  
CAS16-534188A

RA17  
CSS10-534188A

**SIGN BUDGET**

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<b>LOT #</b>	<b>SITE AREA</b>	<b>PRIMARY FRONTAGE</b>	<b>SECONDARY FRONTAGE</b>	<b>ADJUSTMENT</b>	<b>MULTIPLIER</b>	<b>TOTAL</b>
1	1,462	384	318	159	1.0	543
2	1,997	439	201	100	1.0	539
3	4,726	743	0	0	1.0	743

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Total Sign Budget 1,825

Walnut Creek Business Center shall be allowed 1,825 square feet of signage including the center identification sign and shall be distributed by the developer.

**Instructions:**

**LOT #.** Each lot in the development must be listed in this column.

**SITE AREA.** The total area of each lot in square feet.

**PRIMARY FRONTAGE.** The length of the longest property line fronting on a street, in feet.

**SECONDARY FRONTAGE.** The length of all other property lines fronting on a street, in feet.

**ADJUSTMENT.** One half (1/2) the length of the secondary frontage.

**MULTIPLIER.** The formula number used to establish total sign area. This is typically 1.0 for office and commercial developments.

**TOTAL.** Primary frontage + Adjustment x Multiplier = Total.