THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 110 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN-WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (1) FOUNTAIN / SCULPTURE
  - (1) SHELTER W/ PICNIC TABLES
  - (6) 6' BENCHES
  - (3) TRASH URNS
  - (8) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (2) PLANTER - URBAN TYPE
  - (0) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 111 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

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- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URRNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (0) 6' BENCHES
  - (1) TRASH URNS
  - (0) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (0) PLANTER - URN TYPE
  - (0) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS; ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 112 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.
- ALL INTERIOR PEDESTRIAN WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.
- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.
- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (2) 6' BENCHES
  - (2) TRASH URNS
  - (2) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (6) PLANTER - URN TYPE
  - (1) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS
- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.
- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.
- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 3 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).
- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 113 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

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- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (1) 6' BENCHES
  - (0) TRASH URNS
  - (0) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (0) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 18TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 114 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.
- ALL INTERIOR PEDESTRIAN-WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.
- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.
- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URRNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - 0 FOUNTAIN / SCULPTURE
  - 0 SHELTER W/ PICNIC TABLES
  - 1 6' BENCHES
  - 0 TRASH URRNS
  - 1 PEDESTRIAN - SCALE LIGHT FIXTURES
  - 0 PLANTER - URR TYPE
  - 0 PLANTER - STREET TYPE
  - 1 BIKE RACKS
  - 0 BOLLARDS
- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.
- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.
- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).
- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THIS MIXED USE DISTRICT DEVELOPMENT AGREEMENT (hereinafter "Agreement") made pursuant to Section 55-561 thru 55-565 of the Zoning Ordinances of the City of Omaha, made and entered into this ______day of             2019, by and between THE CITY OF OMAHA, NEBRASKA, a Municipal Corporation, (hereinafter "City") and GREENHALL INVESTMENTS, LLC., a Nebraska limited liability company (hereinafter "Developer").

WITNESSED:

WHEREAS, the Developer is the legal owner of the real estate described on the attached Plat Map (Exhibit "A"), which is incorporated herein by this reference and desires to establish and develop such property according to the provisions of Section 55-561 thru 55-565 of the Omaha Municipal Code for the development of a mixed use project;

WHEREAS, in accordance with the requirements of the Municipal Code, the Developer has presented a Development Plan (Exhibit “B”) to the City indicating the manner in which the developer intends to meet the requirements of this Agreement; and

WHEREAS, the 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 (Exhibit “B”) and therefore considers this Agreement to be in the best interests of the City; and

WHEREAS, the Developer is willing to commit itself to the development of a project substantially in accordance with the Development Plan (Exhibit “B”) 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 the Developer desire to set forth in this Agreement their respective understandings and agreements with regard to BLUESTEM MEADOWS.

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

1. Definitions

A. For the purposes of this Agreement the definitions in the Omaha Municipal Code, Chapter 55, Article II, shall apply. In addition, the following words and phrases shall have the following meanings:

B. Development Plan shall mean the site design and development features described in Exhibit “B” attached to this Agreement.
C. Public Improvements shall mean all physical features proposed to be located in the public right-of-way or any publicly dedicated easement, including, but not limited to, streets, sidewalks, plazas, pathways, parks, public art, lighting and streetscaping.

D. Private Improvements shall mean all physical features proposed to be located in either the public right-of-way pursuant to an approved lease agreement by the appropriate parties or within a private easement or upon private property as set forth in any Exhibit identified herein under Section A of the General Conditions, including, but not limited to, private drives, sidewalks, plazas, pathways, parks, public art, lighting and streetscaping if such streetscaping is not located within any publicly dedicated right-of-way or easement.

E. The cost of a site improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs, and miscellaneous costs.

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

G. “Office” shall mean a building designed and constructed to provide for office occupancy only. Such buildings may be characterized by a single primary entrance, a central lobby serving as access to tenant suites and when appropriate multiple stories or include other design characteristics that differentiates it from typical in-line retail or other non-office use buildings. The office use may also be satisfied with mixed use, multi-storied buildings per section 55-564(c)1.

2. General Conditions

A. This Agreement shall include the terms and conditions herein in addition to the following Exhibits pursuant to Section 55-565 of the Omaha Municipal Code:

1. Exhibit A – Plat Map
2. Exhibit B – Development Plan
3. Exhibit B1- LOT 110 – B5 - LOT 114 – Detailed and Individual Site Plans
4. Exhibit C – Sign Plan/Budget Calculation Table
5. Exhibit C1 – Typical Sign Detail
6. Exhibit D2 – Plaza Plan
7. Exhibit E – Materials & Elevations

B. Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the:

1. City of Omaha Master Plan
2. Chapter 55 Zoning of the Omaha Municipal Code
3. Chapter 53 Subdivision of the Omaha Municipal Code
C. In the event that there is a conflict among provisions of this agreement and applicable provisions of the Omaha Municipal Code, the terms of this Agreement shall apply unless otherwise permitted by this Agreement under Section 4 - Special Conditions Section.

D. The Mayor of the City of Omaha 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.

E. 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 herein.

F. **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, religion, color, sex, age, sexual orientation, gender identity, disability, political or religious opinions, affiliations, or national origin.

G. **Applicable Law.** Parties to this contract shall conform to 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.

H. **Interest to the City.** Pursuant to Sec. 8.05 of the Home Rule Charter, no elected official or any officer or employee of the City of Omaha shall have a financial interest, direct or indirect, in any City of Omaha contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Omaha shall render the contract voidable by the Mayor or Council.

I. **Disclosure.** The Developer shall provide a copy of this Agreement to any future tenants and all successor owners of real estate in this development. Also, this Agreement should be included as part of the disclosure of restrictions in any sales or lease Agreement. This will avoid confusion and loss of time for the tenant during the permit review process.

3. **Site Development Regulations**

   A. **Development Plan:** It is intended that the Development Plan is 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.
B. **Amendments:** Either the Developer or any successor owner or assigns of any legal lot within the Plat Map, may apply for an amendment to this Agreement pursuant to section 55-564.d. Amendments shall be modified or supplemented in writing by the City and the Developer or its successor or assigns of any lot within the Plat Map as follows:

(a) **Minor Amendments.** The Planning Director may approve minor amendments to this Agreement if he or she determines that the amendment, modification or supplement does not substantially modify or alter the Development Plan and is in compliance with applicable standards for MU zoning.

(b) **Major Amendments.** Any amendment that is determined to be a substantial and/or material change, modification or alteration to the Development Plan, as determined by the Planning Director in his or her reasonable discretion, shall follow the procedure pursuant to section 55-564.d.4.

C. **Subdivision Standards:** The Developer may reduce or increase the number of lots as shown on the Plat Map, by revising lot lines, combining, or dividing lots, as allowed by this section.

1. The Developer may request, and the City may, by Administrative Subdivision, grant any such revisions, combinations or divisions as necessary to carry out the Development Plan.

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 Sign Plan/Budget Calculation Table (Exhibit “C”) as a minor amendment to the Agreement.

3. When a subdivision cannot be done administratively all changes shall be shown on revised attachments to the Development Plan (Exhibit “B”) and Sign Plan/Budget Calculation Table (Exhibit “C”) as a major amendment to the Agreement.

D. **Street Types:** All public and private streets and rights-of-ways within the interior of the development shall be classified as one of the following pursuant to Section 55-32 of the Omaha Municipal Code:

1. Street, internal main (section 55-932).
2. Street, internal (section 55-932).
3. Street, Internal access, hereby defined as a vehicular circulation route that provides access to utility/service areas of a site, parking lots and generally does not traverse a development area.

E. **Permitted uses:** Except as otherwise allowed by this Agreement the uses on all lots shall be in accordance with Section 55-563 of the Omaha Municipal Code. The following use restrictions apply pursuant to Section 55-564.c of the Omaha Municipal Code:
1. Office uses are restricted pursuant to Section 55-564.c.1 of the Omaha Municipal Code.
2. Free-standing fast food restaurants are restricted pursuant to Section 55-564.c.2 of the Omaha Municipal Code.

F. **Site Development Standards:** Except as otherwise allowed by this Agreement all lots shall be developed in accordance with:

1. **CC-Community Commercial District** zoning pursuant to Chapter 55 – Zoning of the Omaha Municipal Code, and;

2. **MU-Mixed-use District** pursuant to Section 55-564 of the Omaha Municipal Code.

G. **Parking Standards:** Except as otherwise allowed by this Agreement, the parking for all lots shall meet or exceed the minimum requirements of the provisions of the Omaha City Code, Chapter 55, Article 14, Off-Street Parking and Loading with the following exception(s):

1. On-street parking located in the public right-of-way within a mixed use district may be counted toward the required off-street parking of the adjacent lot or as part of an approved parking plan.

H. **Open/Public Space Standards:** The district shall incorporate open/public space area pursuant to Section 55-564.h of the Omaha Municipal Code and as described by the Development Plan (Exhibit “B”) or by separate exhibit.

I. **Signs:** Except as otherwise allowed by this Agreement all lots shall be developed in accordance with the following:

1. Chapter 55, Article 10, Special Districts, Section 55-564.f for Green Corners.

2. Chapter 55, Article 18, Signs and Street Graphics in accordance with provisions of the CC-Community Commercial District.

3. Chapter 55, Article 22, Urban Design, Section 55-933 for signs within urban design districts and Section 55-935.d.6 for building signs in urban design districts.

4. The Sign Plan/Budget Calculation Table attached hereto as **Exhibit “C,”** pursuant to Section 55-928.a for common developments, shall be followed. 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 owner of each lot may allocate its 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.
5. Allocated sign budget amounts may be transferred between lots on a square foot to square foot basis when an amended Agreement is filed with the Planning Department specifying the increase or decrease in budget for each lot.

6. The sign budget shall include the area of any center identification sign.

7. Any building that contains multiple retail establishments shall have a sign plan to ensure continuity of the identification signs of all the establishments within the building.

4. **Special Conditions**

   1. No special conditions are being requested or exist.

   [Balance of Page Intentionally Left Blank – Signature Pages Follow]
IN WITNESS WHEREOF, the undersigned have executed this Agreement on or before the day and year first above written.

CITY OF OMAHA, NEBRASKA

By __________________________
Mayor

Approved as to form:

_____________________________
Assistant City Attorney

Attest:

By __________________________
City Clerk

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this ____ day of ______________, 2019, by __________________, who holds the position of Mayor of the City of Omaha, on behalf of the aforesaid City.

Witness my hand and Notarial Seal the day and year last above written.

____________________________________
Notary Public

My Notarial Commission expires the ______ day of ____________________, 2019.
Greenhall Investments, LLC,
a Nebraska limited liability company

By __________________________

Daniel Mulhall, Manager

Date __________________________

(Note: All Owners’ signatures must be notarized)

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this ____ day of ________________, 2019, by Daniel Mulhall, Manager of Greenhall Investments, LLC, a Nebraska limited liability company, on behalf of the company.

Witness my hand and Notarial Seal the day and year last above written.

____________________________________
Notary Public

My Notarial Commission expires the _______ day of ________________, 2019.
Designed By: Scale: P2018.155.001 741,896 06/10/2018

SECTION 8, T15N, R11E
SOUTHEAST CORNER
BLONDO STREET

MIXED USE DEVELOPMENT
10' OFFICE
32 UNITS (11 GARAGES UNDER)

Picea abiesNorway Spruce 8'-9' B&B
OUTLOT "G" 1.020 AC

Ulmus 'Frontier' Frontier Elm 2" B&B
OUTLOT "J" 2.150 AC

Acer rubrum 'Franksred' Red Sunset Maple 2" B&B
OUTLOT "I" 7.640 AC

8 STALL GARAGE
44' 26
8 STALL GARAGE
312' 26

BUILDINGS SHALL BE COVENANTED TO BE COMPATIBLE WITH EACH OTHER IN SCALE AND ARCHITECTURAL STYLE.
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THE CENTRAL PLAZA IS LOCATED WITHIN A QUARTER MILE OF ALL BUILDINGS.
ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES, SHALL BE COORDINATED THROUGHOUT THE PROJECT. WINNERS FOR THIS DEVELOPMENT OR FOCUS POINTS/ENTRANCE SHALL BE:

1) FOUNTAIN/SCULPTURE
2) CENTER IDENTIFICATION SIGN
3) BEACHES
4) TRASH URNS
5) PLANTER - URN TYPE
6) PLANTER - STREET TYPE
7) BENCHES

BUILDINGS SHALL BE DESIGNATED TO MANTS PRIVATE PATIO AND LANDSCAPING.
ALL BUILDINGS ARE PHYSICALLY AND VISUALLY ACCESSIBLE TO PUBLIC SAFETY VEHICLES.

INTERNAL STREETS CONNECT TO ADJACENT DEVELOPMENT.

INTEGRALLY COLORED CONCRETE OR BRICK PAVER WALKWAYS WILL BE USED ON ALL WALKWAYS TO DISTINGUISH THE PROJECT FROM THE SURROUNDING.

INTERNAL LOOP PLACES ARE DESIGNATED TO PROVIDE COMMON ACCESS POINTS WITH ADJACENT LOTS WHERE POSSIBLE.

PLANTS AND LANDSCAPING LAYOUTS SHALL BE PROVIDED THAT EXCEEDS THE CITY STANDARDS THROUGHOUT THIS PROJECT.

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  - (1) FOUNTAIN / SCULPTURE
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  - (6) 6' BENCHES
  - (2) TRASH URNS
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  - (2) PLANTER - URBAN TYPE
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- ALL INTERIOR PEDESTRIAN-WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (0) 6' BENCHES
  - (1) TRASH URNS
  - (0) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (0) PLANTER - URBAN TYPE
  - (0) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 180TH STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 181ST STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 112 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URBNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (2) 6' BENCHES
  - (2) TRASH URBNS
  - (2) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (6) PLANTER - URN TYPE
  - (2) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 4' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 113 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE OR BRICK PAVER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - 0 FOUNTAIN / SCULPTURE
  - 0 SHELTER W/ PICNIC TABLES
  - 1 BENCHES
  - 0 TRASH URNS
  - 0 PEDESTRIAN - SCALE LIGHT FIXTURES
  - 1 PLANTER - URN TYPE
  - 1 PLANTER - STREET TYPE
  - 0 BIKE RACKS
  - 0 BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 114 AT THIS LOCATION WITHIN THE BLUESTEM MEADOWS:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN-WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE OR BRICK PAYER PEDESTRIAN CROSSWALK OF AT LEAST 8 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AND STREETS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED SUCH AS PAINT OR STAIN.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  - (0) FOUNTAIN / SCULPTURE
  - (0) SHELTER W/ PICNIC TABLES
  - (1) 6' BENCHES
  - (0) TRASH URNS
  - (1) PEDESTRIAN - SCALE LIGHT FIXTURES
  - (0) PLANTER - URB TYPE
  - (0) PLANTER - STREET TYPE
  - (1) BIKE RACKS
  - (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GREENSPACE WITHIN THE PARKING AREA SHALL BE 5 PERCENT OF THE PARKING AREA. THE MINIMUM SIZE OF THE PARKING ISLANDS SHALL BE 9 FEET BY 36 FEET (9 FEET BY 18 FEET FOR A HALF ISLAND).

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 181ST STREET, GALLOWAY STREET, SOUTH SIDE OF BIG ELK PARKWAY AND WEST SIDE OF 180TH STREET.
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<th>SECONDARY FRONTAGE</th>
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<th>MULTI.</th>
<th>ALLOWABLE SIGN AREA</th>
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TOTAL SIGNAGE ALLOWED ON PROJECT 4421

SUB-TOTAL SIGNAGE ALLOCATED (SQ.FT.) 3200
1 CENTER IDENTIFICATION SIGN (x 300 SQ.FT) 300
TOTAL SIGNAGE ALLOCATED ON THIS PROJECT 3500
SIGNAGE BANK 921
MAXIMUM SIGN AREA OF THIS CENTER IDENTIFICATION SIGN SHALL BE 300 SQUARE FEET. THE IDENTIFICATION SIGN SHALL HAVE MULTIPLE TENANTS LOCATED ON THE SIGN. THE CENTER IDENTIFICATION SIGN SHALL BE LOCATED 12 FEET FROM THE PROPERTY LINE.

TYPICAL SIGN DETAIL
CENTER IDENTIFICATION SIGN
PLAZA AREA CALCULATIONS

TOTAL PLAZA SPACE PROVIDED = 7,780 S.F.
COMMERCIAL BUILDING AREA = 19,300 S.F.
(40% OF COMMERCIAL BUILDING AREA PROVIDED)
(10% OF COMMERCIAL BUILDING AREA REQUIRED)
BLUESTEM MEADOWS

LANDSCAPE BRANDS
METRIX COLLECTION
#LS2016
BLACK OR BRONZE

LANDSCAPE BRANDS
METRIX COLLECTION
#LS2007
BLACK OR BRONZE

BIKE DOCK
SARIS SERIES 2200
BLACK OR BRONZE

SIERRA OUTDOOR
WROUGHT IRON FENCE
BLACK OR BRONZE
BLUESTEM MEADOWS
MATERIALS BOARD

CEMENT BOARD LAP SIDING

CEMENT VERTICAL BOARD AND BATTEN

STANDING SEAM METAL ROOF

GRAY SHINGLES

BRICK

PRECAST SILLS

VINYL DOORS AND WINDOWS

METAL GUARDRAIL