MIXED USE DISTRICT DEVELOPMENT AGREEMENT

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 ______ 2020, by and between THE CITY OF OMAHA, NEBRASKA, a Municipal Corporation, (hereinafter "City") and Cameron General Contractors, Inc., (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 HANOVER PARK CENTER.

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

Revised 01/17/2020
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-LOTS 1 – 6 & LOTS 9 & 10 – Detailed and Individual Site Plans
4. Exhibit C – Sign Plan/Budget Calculation Table
5. Exhibit C1 – Typical Sign Detail
6. Exhibit D – Building Elevation Examples
7. Exhibit D1 – Plaza Exhibit
8. Exhibit E – Site Furnishings

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:

Revised 01/17/2020
(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.

Street types shall be identified by exhibit and include fully dimensioned street sections.

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

A. Many of the site development standards contained in this Agreement are based on standard regulatory language in Chapter 55 Zoning, OMC. Following is a list of exceptions to those regulations that are unique to this district and are intended to enhance the concept of special community value, either directly or indirectly. They may be more or less restrictive than the standard regulations:

1. There are no special conditions requested for this project.
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 ______________________, 2020, 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 ________________, 2020.
DEVELOPER
Cameron General Contractors, Inc.

By _________________________ -
Bob Lewis

___________________________
Title

___________________________
Date

(Note: All Owners’ signatures must be notarized)

STATE OF NEBRASKA )
) ss.
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this ____ day of
_____________________, 2020, Bob Lewis, Director of Development of Cameron
General Contractors, Inc., and _________________________.

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

____________________________________
Notary Public

My Notarial Commission expires the ______ day of ________________, 2020.
TOTAL PARKING: 33 STALLS
PARKING RATIO: 7.7 / 1,000 S.F.

15' STREET SIDE YARD BUILDING SETBACK

25' FRONT YARD BUILDING SETBACK

15' REAR YARD BUILDING SETBACK & BUFFERYARD

0' INTERIOR SIDE YARD BUILDING SETBACK

PUMP CANOPY

1.257 AC

4.3K C-STORE

156TH STREET

STREET "A"

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK/ TRAIL
- DECORATIVE PAVING
- 8' PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- 6' BENCH

1 inch = 50 ft.
HANOVER FALLS CENTER
OMAHA, NEBRASKA

TOTAL PARKING: 64 STALLS
PARKING RATIO: 4.5 / 1,000 S.F.

- 15' STREET SIDE YARD BUILDING SETBACK & BUFFERYARD
- 25' FRONT YARD BUILDING SETBACK
- 15' REAR YARD BUILDING SETBACK & BUFFERYARD

0' INTERIOR SIDE YARD BUILDING SETBACK

RETAIL
14.3K
1,069 AC

LEGEND
- BOUNDARY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD SETBACK
- PEDESTRIAN WALK/TRAIL
- DECORATIVE PAVING
- # PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - JRM TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- # BENCH

1 inch = 50 ft.
MIXED USE DEVELOPMENT
EXHIBIT B LOT 4
HANOVER FALLS CENTER
OMAHA, NEBRASKA

TOTAL PARKING: 47 STALLS
PARKING RATIO: 4.7 / 1,000 S.F.

15' STREET SIDE BUILDING SETBACK
15' REAR YARD BUILDING SETBACK & BUFFERYARD
25' FRONT YARD BUILDING SETBACK

STATE STREET
156TH STREET

LEGEND
- Property Line
- Right of Way Line
- Lot Line
- Proposed Easement
- Proposed Access To Outlet Yard Easement
- Estimated Value Line
- Approximate Property Line
- Retaining Wall Line
- Electrical
takes
- Storm Sewer Easement
- Storm Sewer
- Decorative Bollard
- Trash Urn
- Bench
- Decorative Paving
- Parking Lot
- Building Setback
- Proposed Access To Building Setback
- 8' Pedestrian Crosswalk
- Pedestrian Walk / Trail
- Parking Lot Center
- Building Lot Line
- Decorative Grate Type
- Planter - Urn Type
- Proposed Access To Building Lot Line

0' INTERIOR SIDE YARD BUILDING SETBACK

1/17/2020
Nicole Napierala

KJH
NMN
AS SHOWN

10
5

0 1 inch = 50 ft.
TOTAL PARKING: 85 STALLS
PARKING RATIO: 8.5 / 1,000 S.F.
0' INTERIOR SIDE YARD
BUILDING SETBACK

10K RETAIL

25' FRONT YARD
BUILDING SETBACK

25' FRONT YARD
BUILDING SETBACK

15' STREET SIDE YARD BUILDING SETBACK

15' REAR YARD
BUILDING SETBACK & BUFFERYARD

15' STREET SIDE YARD BUILDING SETBACK

HANOVER FALLS CENTER
OMAHA, NEBRASKA

0' INTERIOR SIDE YARD
BUILDING SETBACK

STATE STREET

LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT
BUFFERYARD
SETBACK
PEDESTRIAN WALK/Trail
DECORATIVE PAVING
8' PEDESTRIAN CROSSWALK
LIGHT FIXTURE
TRASH URN
PLANTER - URN TYPE
PLANTER - GRATE TYPE
DECORATIVE BOLLARD
8' BENCH

1 inch = 50 ft.
30' BUFFERYARD

TOTAL PARKING: 394 STALLS
PARKING RATIO: 4.6 / 1,000 S.F.

HANOVER FALLS CENTER
OMAHA, NEBRASKA

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK/ TRAIL
- DECORATIVE PAVING
- 8' PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- 6' BENCH

1 inch = 100 ft.
HANOVER FALLS CENTER  
OMAHA, NEBRASKA

0' INTERIOR SIDE YARD  
BUILDING SETBACK

25' FRONT YARD  
BUILDING SETBACK

10.0K
RETAIL

9 1.464 A

25' FRONT YARD

15' REAR YARD

BUILDING SETBACK
& BUFFERYARD

STATE STREET

LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT
BUFFERYARD
SETBACK
PEDESTRIAN WALK/ TRAIL
DECORATIVE PAVING
8' PEDESTRIAN CROSSWALK
LIGHT FIXTURE
TRASH URN
PLANTER - URN TYPE
PLANTER - GRATE TYPE
DECORATIVE BOLLARD
8' BENCH

1 inch = 50 ft.
<table>
<thead>
<tr>
<th>LOT #</th>
<th>PRIMARY FRONTAGE</th>
<th>SECONDARY FRONTAGE</th>
<th>ADJUST.</th>
<th>MULT.</th>
<th>ALLOWABLE SIGN AREA</th>
<th>ALLOCATED SIGN AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>254</td>
<td>429</td>
<td>215</td>
<td>1.5</td>
<td>703</td>
<td>700</td>
</tr>
<tr>
<td>2</td>
<td>309</td>
<td>543</td>
<td>272</td>
<td>1.5</td>
<td>871</td>
<td>700</td>
</tr>
<tr>
<td>3</td>
<td>195</td>
<td>414</td>
<td>207</td>
<td>1.5</td>
<td>603</td>
<td>500</td>
</tr>
<tr>
<td>4</td>
<td>426</td>
<td>55</td>
<td>28</td>
<td>1.5</td>
<td>680</td>
<td>500</td>
</tr>
<tr>
<td>5</td>
<td>250</td>
<td>449</td>
<td>225</td>
<td>1.5</td>
<td>712</td>
<td>700</td>
</tr>
<tr>
<td>6</td>
<td>1538</td>
<td>0</td>
<td>0</td>
<td>1.5</td>
<td>2307</td>
<td>1550</td>
</tr>
<tr>
<td>9</td>
<td>381</td>
<td>354</td>
<td>177</td>
<td>1.5</td>
<td>837</td>
<td>700</td>
</tr>
<tr>
<td>10</td>
<td>445</td>
<td>50</td>
<td>25</td>
<td>1.5</td>
<td>705</td>
<td>700</td>
</tr>
</tbody>
</table>

TOTAL SIGNAGE ALLOWED ON PROJECT: 7418

SUB-TOTAL SIGNAGE ALLOCATED (SQ.FT.): 6050

2 CENTER IDENTIFICATION SIGN (x 300 SQ.FT): 600

TOTAL SIGNAGE ALLOCATED ON THIS PROJECT: 6650

SIGNAGE BANK: 768
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
EXHIBIT E
SITE FURNISHINGS

$854
DE113C

DEWART

It's in the side profile that the design elements can be seen and appreciated in the Dewart collection. Intersecting lines, defined edges and varying widths and thicknesses combine to produce a bold and striking appearance. These benches truly stand out in any environment.
$$778$$  
DE111C

$$649$$  
DE1413C

$$854$$  
DE1113C

$$531$$  
PC7533P

$$987$$  
TC3933P

<table>
<thead>
<tr>
<th>MODEL</th>
<th>DESCRIPTION</th>
<th>WEIGHT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DE111C</td>
<td>6' Bench with back, with arms - Square perforation - Portable/ Surface-mount</td>
<td>170</td>
<td>$778.00</td>
</tr>
<tr>
<td>DE1411C</td>
<td>6' Bench without back, with arms - Square perforation - Portable/ Surface-mount</td>
<td>112</td>
<td>$580.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MODEL</th>
<th>DESCRIPTION</th>
<th>WEIGHT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DE1113C</td>
<td>6' Bench with back, with arms - Slat - Portable/ Surface-mount</td>
<td>153</td>
<td>$854.00</td>
</tr>
<tr>
<td>DE1413C</td>
<td>6' Bench without back, with arms - Slat - Portable/ Surface-mount</td>
<td>125</td>
<td>$649.00</td>
</tr>
</tbody>
</table>

**BUILD YOUR OWN DEWART**

**CHOOSE STYLE & FRAME**

**BENCHES**
6' Bench with or without back, with arms

**MOUNTING OPTIONS**
Portable/Surface-mount

**CHOOSE MATERIALS & FINISHES**

**PATTERNS**
Square perforation: 12-Gauge sheet steel
Slat: 10-Gauge steel slat

**FRAMING**
Permanent-mold cast aluminum

**HARDWARE**
Stainless steel

**FINISHES**
Powder-coated surfaces and frame.
Superior AAMA 2604-05 specified Powder coating.
This line can be coated in one color or you can complement the frame with the surface.
See finish options on page 165.
Bollard with wide spread light distribution

The LEDs are shielded from direct view while the reflector directs the light onto the illuminated surface. The interaction between the four posts and light produces an impressive light pattern and a high level of illuminance on the ground. Robust and striking, they delineate and structure exterior areas. Their function is to locate, guide and demarcate, and are ideal for illuminating squares, driveways, and entrances.

Die cast and extruded aluminum
Safety glass
Reflector of pure anodized aluminum

Integral electronic driver; dimmable 0-10 V
Color temperature 5000K. Available in 3000K and 3000K, add suffix K4 or K3.

BEGA bollards are supplied with a mounting plate for attachment to corresponding BEGA anchorage kit (included)
The mounting system allows the luminare to be adjusted during installation

Finish: Black (BLK), White (WHT), Silver (SLV), Bronze (BRZ)
UL listed, suitable for wet locations. Protection class IP65

<table>
<thead>
<tr>
<th>Lamp</th>
<th>Lumens</th>
<th>A</th>
<th>B</th>
<th>Anchorage</th>
</tr>
</thead>
<tbody>
<tr>
<td>8810LED</td>
<td>19.8W LED</td>
<td>2250</td>
<td>6 ½</td>
<td>39 ½</td>
</tr>
</tbody>
</table>
January 17, 2020

Tim Fries
City of Omaha
1819 Farnam Street, Suite 100
Omaha, NE 68183

RE: Mixed Use Quarter Mile Waiver Request for Hanover Falls

On behalf of E&A Consulting Groups client, Cameron General Contractors, we request a waiver to allow mixed use development beyond the quarter mile. The current proposed site plan is preserving a large amount of open space with in the project thus reducing the amount of available mixed use space with in the quarter mile. This open space is also creating an “island of land” west of “Street D” that from a planning perspective makes sense to include with the planned mixed use.

Thank you for your time and consideration with this request.

Sincerely,

Kyle Haase
E&A Consulting Group
TOTAL PARKING: 33 STALLS
PARKING RATIO: 7.7 / 1,000 S.F.

15' STREET SIDE YARD BUILDING SETBACK
25' FRONT YARD BUILDING SETBACK
15' REAR YARD BUILDING SETBACK & BUFFERYARD
0' INTERIOR SIDE YARD BUILDING SETBACK

1.257 AC
PUMP CANOPY

1.257 AC
C-STORE

4.3K
PEDESTRIAN CROSSWALK
DECORATIVE PAVING
LIGHT FIXTURE
TRASH URN
PLANTER - URN TYPE
PLANTER - GRATE TYPE
DECORATIVE BOLLARD
6' BENCH

BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT
BUFFERYARD
SETBACK
PEDESTRIAN WALK/TRAIL

LEGEND

1 inch = 50 ft.
MIXED USE DEVELOPMENT
EXHIBIT B, LOT 3

HANOVER FALLS CENTER
OMAHA, NEBRASKA

TOTAL PARKING: 52 STALLS  
PARKING RATIO: 5.8 / 1,000 S.F.

15' STREET SIDE YARD  
BUILDING SETBACK

15' REAR YARD  
BUILDING SETBACK & BUFFERYARD

0' INTERIOR SIDE YARD  
BUILDING SETBACK

PROPOSED  
STORM SEWER EASEMENT

15' FRONT YARD  
BUILDING SETBACK

LEGEND

BOUNDARY LINE  
RIGHT OF WAY LINE  
LOT LINE  
EASEMENT  
BUFFERYARD  
SETBACK  
PEDESTRIAN WALK/ TRAIL  
DECORATIVE PAVING  
PEDESTRIAN CROSSWALK  
LIGHT FIXTURE  
TRASH URN  
PLANTER - URN TYPE  
PLANTER - GRATE TYPE  
DECORATIVE BOLLARD  
BENCH

50  0  50
1 inch = 50 ft.
TOTAL PARKING: 47 STALLS
PARKING RATIO: 4.7 / 1,000 S.F.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK/TRAIL
- DECORATIVE PAVING
- PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- BENCH

HANOVER FALLS CENTER
OMAHA, NEBRASKA

TOTAL PARKING: 47 STALLS
PARKING RATIO: 4.7 / 1,000 S.F.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK/TRAIL
- DECORATIVE PAVING
- PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- BENCH

HANOVER FALLS CENTER
OMAHA, NEBRASKA
**RETAIL STREET "A"**

**MIXED USE DEVELOPMENT**

**HANOVER FALLS CENTER**

**OMAHA, NEBRASKA**

**TOTAL PARKING: 85 STALLS**

**PARKING RATIO: 8.5 / 1,000 S.F.**

**0' INTERIOR SIDE YARD BUILDING SETBACK**

**25' FRONT YARD BUILDING SETBACK**

**15' STREET SIDE YARD BUILDING SETBACK**

**15' REAR YARD BUILDING SETBACK & BUFFERYARD**

**STATE STREET**

**1 inch = 50 ft.**

**LEGEND**

- **BOUNDARY LINE**
- **RIGHT OF WAY LINE**
- **LOT LINE**
- **EASEMENT**
- **BUFFERYARD**
- **SETBACK**
- **PEDESTRIAN WALK/ TRAIL**
- **DECORATIVE PAVING**
- **# PEDESTRIAN CROSSWALK**
- **LIGHT FIXTURE**
- **TRASH URN**
- **PLANTER - URN TYPE**
- **PLANTER - GRATE TYPE**
- **DECORATIVE BOLLARD**
- **# BENCH**
TOTAL PARKING: 394 STALLS
PARKING RATIO: 4.6 / 1,000 S.F.

20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
30' BUFFERYARD
25' FRONT YARD BUILDING SETBACK
85.0K RETAIL

LEGEND
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK/TRAIL
- DECORATIVE PAVING
- 8' PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- 6' BENCH

1 inch = 100 ft.
MIXED USE DEVELOPMENT
EXHIBIT B LOT 9

State Street

10.0K RETAIL

25' FRONT YARD
BUILDING SETBACK

0' INTERIOR SIDE YARD
BUILDING SETBACK

15' REAR YARD
BUILDING SETBACK & BUFFERYARD

TOTAL PARKING: 42 STALLS
PARKING RATIO: 4.2 / 1,000 S.F.

0' INTERIOR SIDE YARD
BUILDING SETBACK

25' FRONT YARD
BUILDING SETBACK

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK / TRAIL
- DECORATIVE PAVING
- 8' PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- 8' BENCH

1 inch = 50 ft.

0' INTERIOR SIDE YARD
BUILDING SETBACK

25' FRONT YARD
BUILDING SETBACK

STATE STREET
MIXED USE DEVELOPMENT
EXHIBIT B, LOT 10

15' STREET SIDE YARD
BUILDING SETBACK &
BUFFERYARD

15' REAR YARD
BUILDING SETBACK

2' INTERIOR SIDE YARD
BUILDING SETBACK

25' FRONT YARD
BUILDING SETBACK

15.2K
OFFICE

1 1.826 AC

TOTAL PARKING: 59 STALLS
PARKING RATIO: 3.9 / 1,000 S.F.

0' INTERIOR SIDE YARD
BUILDING SETBACK

10

1 inch = 50 ft.

LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT
BUFFERYARD
SETBACK
PEDESTRIAN WALK / TRAIL
DECORATIVE PAVING
6' PEDESTRIAN CROSSWALK
LIGHT FIXTURE
TRASH URN
PLANTER - URN TYPE
PLANTER - GRATE TYPE
DECORATIVE BOLLARD
6' BENCH

STATE STREET
HANOVER FALLS CENTER
OMAHA, NEBRASKA

PLAZA AREA, 19,640 S.F.

LEGEND

- PEDESTRIAN WALK / TRAIL
- DECORATIVE PAVING
- # PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- # BENCH

1 inch = 30 ft.

STREET "A"

PLAZA AREA

FOUNTAIN / SCULPTURE

HANOVER FALLS CENTER
OMAHA, NEBRASKA

PLAZA AREA

19,640 S.F.

DECORATIVE PAVING

LEGEND

- PEDESTRIAN WALK / TRAIL
- DECORATIVE PAVING
- # PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- PLANTER - GRATE TYPE
- DECORATIVE BOLLARD
- # BENCH

1 inch = 30 ft.