

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
FEBRUARY 17, 2015 AGENDA**

Subject:	Type:	Submitted By:
AMENDMENT TO PUD ORDINANCE – SOUTHPORT WEST	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled to consider amendments to Ordinance No. 1013, the Planned Unit Development Ordinance for the Southport West subdivision.

FISCAL IMPACT

None.

RECOMMENDATION

Approve.

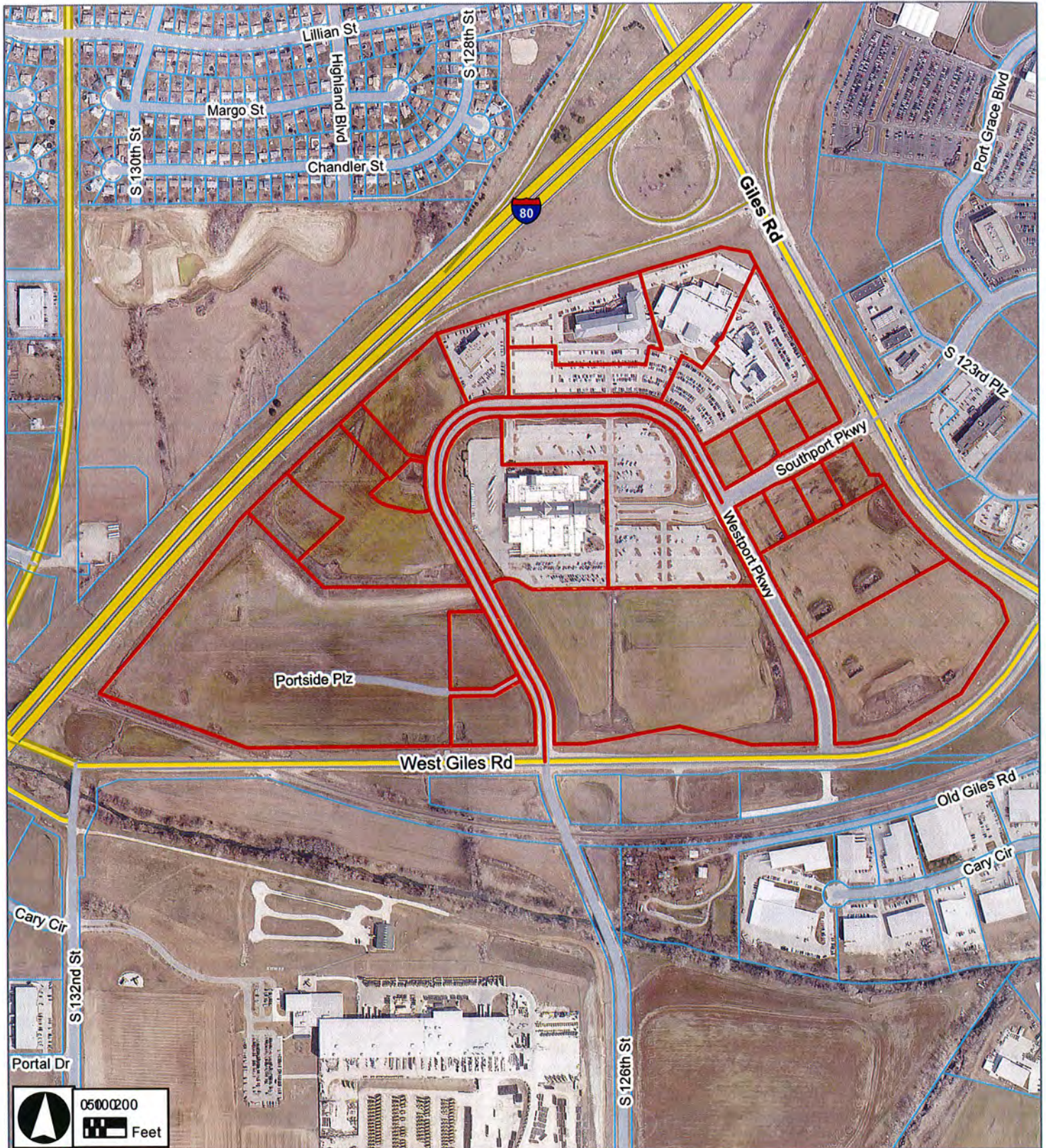
BACKGROUND

Attached are proposed changes to several sections of Ordinance No. 1013, the ordinance which governs development in the Southport West subdivision. The changes are primarily for the following purposes:

1. Delete references which are out of date (such as industrial zoning which existed when Millard Lumber was a property owner);
2. Incorporate updates (such as Ordinance No. 1038 which changed the building setbacks for Parcel 1, the hotels, in Section 8.B.i.b on page 4);
3. Made modifications suggested by staff (such as changing the 50' building setback for Parcel 2, in Section 8.B.ii.b on page 5, back to the standard C-3 District setbacks);
4. Add increased sign allowances for indoor theaters (page 9); and
5. Modify Exhibit "C" to the ordinance, the Southport West Design Guidelines (see separate document).
6. Modify height allowance of electronic message signs from twenty-five to thirty-five feet.

A red-lined copy of the proposed changes is attached.

On January 15, 2015 the Planning Commission held a public hearing and voted unanimously to recommend approval of the amendments to the Southport West PUD Ordinance with the correction of grammar, spelling and any other additional comments that were needed.



Project Vicinity Map



Southport West PUD Amendment

01-06-2015
CSB



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ORDINANCES NO. 948 970, ~~AND-1004, 1013 AND 1038~~ AND THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO REPEAL ORDINANCES NO. 948, 970, ~~AND-1004, 1013 AND 1038 AS~~ AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA:

Section 1. In accordance with Section 5.15 of the La Vista Zoning Ordinance No. 848, the final PUD-1 (Planned Unit Development) plan for Southport West is amended for the following described real estate, to wit:

LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The current PUD-1 plan was approved by Ordinance No. 948 on December 21, 2004, and amended by Ordinance No. 970 on November 15, 2005, ~~and by~~ Ordinance No. 1004 on September 5, 2006, ~~by Ordinance No. 1013 on October 23, 2006, and by Ordinance No. 1038 on June 19, 2007.~~ The final PUD-1 plan is hereby amended to provide for the development of a planned regional commercial center that will service not only the city, but also the surrounding market area. Such commercial center is characterized by a single major structure, along with both attached and free-standing retail, lodging, office, dining and entertainment establishments served by parking areas, and uniquely located on a tract of land that has an area of approximately 149.443 acres. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial ~~and industrial~~-zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Anchor Store" shall mean a store containing not less than 35,000 square feet of gross leasable floor area that is part of, or attached to, the shopping center.
- B. "Big Box Retail Store" shall mean a store that is typically a one-story warehouse building with a height of 30 feet or more, simple and rectangular in construction, ranging in size from 75,000 to 260,000 square feet, and which may include fast-food restaurants, other accessory retail uses, and limited services with an entrance inside the primary retail establishment. It is generally a stand-alone building with a large parking lot or part of a larger shopping center. Four major types of big box stores

include: large general merchandise stores, specialized product stores, outlet stores, and warehouse clubs.

- C. "Developer" shall mean Southport West Partners, LLC, SPW Partners LLC, Cabela's Retail INC, JQH La Vista CY Development LLC, JQH La Vista Conference, JQH La Vista III Development LLC, Marcus Southport LLC, Mutual Southport LLC, Heritage Westwood La Vista LLC, their successors and assigns, and the City of La Vista, Nebraska.
- D. "Enclosed Mall" shall mean the enclosed mall portion of the project, exclusive of Anchor Stores.
- E. "Free Standing Building" shall refer to any building or similar structure other than the Enclosed Mall that houses a single tenant or owner, each of whom conducts a separate business within that building or similar structure.
- F. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.
- G. "Hotel and Convention Center" shall mean a Hotel and Conference Center proposed to be constructed on Lot 1, Southport West Replat Two.
- H. "Landscaping Easement" shall mean that area adjacent to the street right-of-way providing for required street trees and landscape material.
- I. "Multiple-attached Building" shall refer to any building or similar structure that houses more than a single tenant or owner, and in which numerous, discrete business activities are conducted.
- J. "Open Space" shall mean anything on the site except buildings, parking lot and vehicular circulation, generally pervious, but may include well landscaped pedestrian places, pools, pool decks and roof gardens.
- K. "Planned Unit Development Plan" shall mean a plan developed and approved that outlines certain provisions for the property and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- L. "Plat" or "the Plat," shall mean the final plat approved by the City Council or an administrative plat approved by staff.
- M. "Southport West Design Guidelines" shall mean the specific guidelines jointly developed, agreed to and amended by Developer and City for the Subdivision for the purpose, among others, of creating cohesiveness and ensure quality of materials, aesthetics and maintenance upon which all tenants and owners can rely and to ensure view continuity and creation of a sense of place through the use of common elements of site and architecture, a copy of which is attached to this Agreement as Exhibit "C" hereto.
- N. "Subdivision" shall mean the 149.443 acres of land described in Exhibit "A" hereto, to be known as "Southport West Subdivision."

Section 4. Parcel Identification Map

Attached hereto and made a part of this PUD Plan for parcel delineation is the Parcel Identification Map for the Southport West PUD (Planned Unit Development), marked Exhibit "B".

Section 5. Conceptual Site Plan

A conceptual site plan for each parcel shall be submitted to the City for approval prior to any lot development within said parcel.

Section 6. Allowed Uses

Unless otherwise provided in this Ordinance, all Permitted and Permitted Conditional Uses allowed within the C-3 Highway Commercial/Office Park District shall be allowed on Parcels 1 and 2 except as modified below:

- A. The following uses shall be prohibited:
 - i. More than two fast food establishments with drive-thrus.
 - ii. More than one convenience store with limited fuel sales.
 - iii. Automobile/motor vehicle sales.
 - iv. Uses listed as exempt from property taxes under Neb. RS 77-202.
- B. The following uses shall be permitted only as an accessory use to an Anchor Store or a Big Box Retail Store:
 - i. Automotive repair or service.
 - ii. Fuel sales (passenger vehicles).
 - iii. Horse and pet storage, except for overnight stay.

Section 7. Building Design Guidelines and Criteria

~~The developer shall present to City for its review and approval or modification specific design criteria in the form of the "Southport West Design Guidelines" as the design criteria to be utilized in the Subdivision.~~ A copy of the Southport West Design Guidelines in the form approved and amended by the City is attached to this PUD Plan as Exhibit "C". All applications shall adhere to requirements of the approved PUD Plan and Design Guidelines. Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria. ~~Generally, the~~ The Southport West Design Guidelines of the PUD Plan take the place of Appendix A, B, and C of the City's Gateway Corridor District Design Guideline dated September 17, 2013 ~~City's Commercial Building Design Guide and Criteria dated September 15, 1999~~. The City Administrator shall determine which design criteria is applicable in the event of a conflict between the two documents referenced herein.

Section 8. Conditions

Section 5.15 of the La Vista Zoning Ordinance No. 848 includes the Planned Unit Development Overlay District (PUD) and establishes certain regulations and guidelines pertaining to accompanying information required on a Plat, Site Plan and/or conditional use permits. All uses shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

The Parcel Identification Map and Conceptual Site Plan incorporate commercial uses (office and retail) on Parcel 2.

In addition, the following general site plan criteria shall be integrated into and made part of the Southport West PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this PUD Plan and Southport West Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Southport West PUD shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this PUD Plan, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate commercial ~~and industrial~~-zoning districts shall apply to any development within Parcels 1 and 2. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berming and landscaping.

- i. Parcel 1. The intent of the design and layout of Parcel 1 (~~Lot 1~~, Southport West Replat ~~Three Two~~) is to develop a hotel(s) and conference center.
 - a. Building Height. Within these lots, permitted building heights will be a maximum of one hundred (100) feet above the average finished grade of the ground at the perimeter of the building or as allowed by the Federal Aviation Administration (FAA).
 - b. Building Setback. No part of any building eight (8) stories ~~and under~~ and under in height shall be erected within sixty (60) feet of the ~~perimeter~~ property line. No part of any building over ~~under~~ eight (8) stories in height shall be erected within one hundred twenty-five (125) feet of the ~~perimeter~~ property line. The building setback from an internal lot line may be zero (0) feet if approved by the City as part of a PUD Plan.
 - c. Open Space/Buffer. The minimum required open space in this Parcel shall be equal to at least twenty-five percent (25%) of the gross area of the lot. Parking areas, except for driveways shall be effectively screened from general public view by incorporating the natural landscape and topography with the introduction of permanent earth berming of no less than two and one half (2 ½) feet above the top of curb of the adjacent public street. In any case, all parking areas shall include landscape areas, islands, screens, etc., equal to not less than ten percent (10%) of the total paved area. Such landscaped areas

may be included as part of the 25% total open space. Landscaped islands within the parking area shall have ground cover of sodded grass, shrubs or other acceptable living plant material, unless the City specifically approves an alternate ground cover as part of the site plan review.

- d. Landscaping. Landscaping will include the integration of recommended overstory and understory trees, shrubs and grasses (Exhibits "C" and "D") throughout. Two (2) trees and five (5) shrubs or ten (10) clump ornamental grasses per one thousand (1,000) square feet of required open space. Twenty percent (20%) of all required trees shall be a minimum of 3-3 ½ inch caliper. Eighty percent (80%) of all required trees shall be a minimum of 2-2 ½ inch caliper. The minimum height of coniferous trees shall be six (6) feet and may be counted as 2-2 ½ inch caliper. Required shrubs and ornamentals grasses shall be a minimum of 18-24" in height. These are minimum requirements. Landscaping along Westport Parkway and throughout parking lots shall be consistent with Exhibit "C". A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Southport West Development and its approved guidelines.
 - e. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.
- ii. Parcel 2. The intent of the design and layout of Parcel 2 (Lots 1-~~43, 46~~, 16, 19, 20, and 23-~~2726~~, Southport West; Lots 1-3, Southport West Replat One; ~~and~~ Lots 2 and 3, Southport West Replat Two, Lots 1 and 2, Southport West Replat Four, and Lots 1-5, Southport West Replat 5) is to develop retail, ~~and office, center(s) entertainment uses,~~ and/or individual businesses.
- a. Building Height. Within these lots, permitted building heights will be a maximum of ~~seventy-five (75)~~ninety (90) feet above the average finished grade of the ground at the perimeter of the building or as allowed by the FAA.
 - b. Building Setback. ~~No part of any free standing or multiple attached building shall be erected within fifty (50) feet of the property line. Building setbacks shall be the same as those listed in the C-3 Highway Commercial / Office Park District regulations unless otherwise approved by the City Council as part of a Final PUD Plan.~~
 - c. Open Space/Buffer. The minimum required open space for each lot in this Parcel shall be equal to at least twenty-five percent (25%) of the gross area of the lot. Parking areas, except for driveways shall be effectively screened from general public view by incorporating rhythm through a combination of the natural landscape and topography with the introduction of permanent earth berming of no less than two and one half (2 ½) feet above the top of curb of the adjacent public street. In any case, all parking areas shall include landscape areas, islands, screens, etc., equal to not less than ten percent (10%) of the total paved area. Such landscaped areas may be included as part of the 25% total open space. Landscaped islands within the parking area shall have ground cover of sodded grass, shrubs or other acceptable

living plant material, unless the City specifically approves an alternate ground cover as part of the site plan review.

- d. Landscaping. Landscape will include the integration of recommended overstory and understory trees, shrubs and grasses (Exhibits "C" and "D") throughout. The minimum landscaping required shall be two (2), 2-2 ½" caliper trees and five (5), shrubs or ten (10) clump ornamental grasses at 18-24" in height per one thousand (1,000) square feet of open space in each lot of the Parcel. The minimum height of coniferous trees shall be six (6) feet and may be counted as 2-2 ½ inch caliper. These are minimum requirements. Landscaping along Westport Parkway and Southport Parkway and throughout parking lots shall be consistent with Exhibit "C". A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Southport West Development and its approved guidelines.
- e. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.
- f. Public Spaces. Feature lakes, detention pond areas, easements for public amenities, sidewalks within open areas, pedestrian plazas and paved outdoor spaces (excluding parking lots) are encouraged in order to link commercial areas with pedestrian plazas and to create interaction.

C. Commercial, Office and Mixed Use Site Design Guidelines

~~Buildings in Parcel 2 should be located on the setback line with no parking between the building and street right-of-way along Westport Parkway, unless otherwise oriented to access roads in a campus design or developed in conjunction with designated public /city owned parking properties. Off street parking should be behind or beside the building when possible.~~ Buildings should be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances and open spaces. The corners of street intersections, particularly site entries, should be distinguished by special landscape or architectural treatments. The use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is strongly encouraged. The design of all streets and parking lots shall permit the travel of the fire department's vehicle access requirements. Overhead doors and loading docks shall be totally screened from public streets. When possible, the integration of storm drainage and detention should be designed to enhance the public space.

D. Access and Off-Street Parking

- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the final plat and subdivision agreement. Any deviation from this shall require the approval of the City.

- ii. Off-Street Parking. Parking on lots in Parcels 1 and 2 should be provided based on the aggregate ratio of four and a half (4.5) off-street parking spaces per one thousand (1,000) square feet of gross leasable floor area of improvements constructed on each lot, unless off-site/public parking is utilized with approval of the city.

a. Landscaping.

- (1) Off-street parking areas containing twenty-five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along street frontages, and shall be protected by a concrete curb.
- (2) Landscape islands a minimum of seven (7) feet in width shall be provided at the end of all parking rows. In addition, landscape islands a minimum of seven (7) feet in width shall be provided throughout the parking lots such that no parking space is farther than one hundred twenty (120) feet away from any landscaped space within that same row of parking.
- (3) Required trees shall be located to minimize potential damage to vehicles, to insure adequate sight distance, and the maneuvering of emergency vehicles within the development and each lot.
- (4) The internal landscaped areas shall be located to direct traffic, dispersed throughout the lot to improve site aesthetics, and installed so that, when mature, it does not obscure traffic signs, fires hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- (5) Parking areas shall be screened, recessed, or otherwise constructed and located so as to prevent the glare from automobile headlights illuminating adjacent properties and to minimize negative views from public streets.
- (6) Parking area lighting shall be shielded so as to prevent illumination of adjacent properties. A lighting plan shall be submitted for review in conjunction with any site plan.
- (7) Off-street loading areas shall not interfere with or impede the circulation or flow of traffic.

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations, except as modified herein. To the extent that the provisions of this PUD Plan conflict with or are more restrictive than similar provisions provided in the La Vista Zoning Ordinance, the provisions of this PUD Plan shall control.

This Ordinance recognizes that because of the size and scope of the project, and because access will be obtained to the development via large public arterial streets, the project has an extraordinary need for flexibility in the signage regulations applicable thereto. See Exhibits "E-1" and "E-2" for proposed site signage and example locations.

- i. Subdivision Signs. Two subdivision signs not to exceed fifty (50) square feet and fifteen (15) feet in height shall be allowed at each of the three (3) main entrances. Architectural elements of such signs shall not exceed maximum height for structures in the respected zoning district. The usage of such signs shall be limited to identification of the development itself. Such signs shall be setback a minimum of twenty (20) feet from the property line.
- ii. Identification Sign. One electronic message sign of no greater than ~~twenty~~thirty-five (2535) feet in height may be allowed along the Interstate for City, conference and/or subdivision information, including events and business identification. Such sign shall be setback a minimum of twenty (20) feet from the property line and located upon a dedicated easement. Such sign shall not be of such intensity as to adversely affect adjacent properties or vehicular traffic.
- iii. Project Directory Signs. Project Directory Signs shall be allowed on the internal roadways, access roads, traffic lanes, walkways, sidewalks, access ways and trails of the subdivision to help facilitate movement through and around the development. The sign area, setback, and number of project directional signs located within the development shall be determined in conjunction with the issuance of the sign permit for the development. The Project Directory Signs may contain directional information about the location of individual businesses within the development, and such information may set forth the name of the business and use logos, service marks, or stylized letters that are identified with that business. Any Project Directory Sign may contain the Developer's logo and/or name for the development.
 - a. Vehicular Directory Signs. Vehicular Directory Signs shall not exceed ten (10) feet in height or twelve (12) feet in width with a maximum of eighty (80) square feet of sign area.
 - b. Pedestrian Directory Signs. Pedestrian Directory Signs shall not exceed ten (10) square feet per sign face with a maximum of four sign faces per structure. If attached to a light pole, the sign must have at least an eight (8) foot clearance between the level of the grade or sidewalk and the bottom of the sign face support structure.
- iv. Center Identification Signs. Multi-tenant buildings, multi-attached buildings and free standing buildings as part of a mall in Parcel 2 may be allowed to advertise on center Identification signs. Such signs shall be a maximum of twenty-four (24) feet in height and contain a maximum of one hundred fifty (150) square feet of signage. Center identification signs may be allowed for individual users to identify their location off of internal streets or driveways with the approval of a sign permit. Such signs may include logos; located at least twenty (20) feet from the street right-of-way and ten (10) feet from the property line; and at not more than one per entrance.
- v. Monument Signs. Monument signs for free-standing buildings in Parcel 2 shall not exceed twenty (20) feet in height. Such signs may include logos; located at least twenty (20) feet from the street right-of-way and ten (10) feet from the property line; and at not more than one per street frontage.
- vi. Wall Signs – Big Box Retail Stores. Wall signs for big box retail stores may be erected on each exterior wall at a rate of three (3) square feet of sign area per one (1) lineal foot of exterior wall on a continuous plane, not to exceed ten percent (10%) of the wall area or one thousand (1,000) square feet, whichever is less. All signage constructed as wall signs may incorporate logos, service marks, and stylized letters that are identified with that business into the wall

sign. Accent features of a wall sign may extend above the building fascia by no more than thirty percent (30%) of the overall height of the sign or ten (10) feet, whichever is less. No wall sign shall extend above the highest point of the building structure. Temporary advertising or promotional signage attached to exterior walls or windows shall be allowed only with an approved temporary sign permit issued under the Sign Regulations.

vii. Wall Signs – Indoor Theaters. Wall signs for indoor theaters may be erected on each exterior wall, not to exceed a total of nine hundred (900) square feet for all wall signs.

vi-viii. Projecting Signs – Indoor Theaters. Projecting signs for indoor theaters may be erected on two of the exterior walls, not to exceed _____ ninety (90) square feet per sign face.

vii-ix. Incidental On-Site Directional Signs. Incidental On-Site Directional Signs, such as signs indicating exits, loading areas and parking areas, shall be consistent in design and color, or incorporate aesthetic features compatible with the architecture of the building, and shall not exceed six (6) square feet of sign area per sign.

viii-x. Art Elements. Art elements shall be encouraged provided that said element does not ~~include~~ consist primarily of text that identifies a particular tenant or store. Staff shall review all proposals and determine whether the proposal is in compliance prior to installation. Art elements shall not solely include logos, be recognizable as part of a corporate identity, ~~draw attention to or otherwise advertise, clearly~~ identify or have a mental connection to any one use, person, product, or business, establishment, or service. Location, scale, and design shall be approved by the City.

ix-xi. Cart Corrals. Cart corrals shall be permanent fixtures and constructed with masonry, stone or block. No signage shall be located on the cart corrals.

SECTION 9. Repeal of Ordinances 948, 970, ~~and 1004, 1013 and 1038~~ as Previously Enacted. Ordinances 948, 970, ~~and 1004, 1013 and 1038~~ as previously enacted are hereby repealed.

Section 10. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 11. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 23RD - 24ST - 17TH DAY OF OCTOBER/FEBRUARY, 2006/2014/2015.

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CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

~~Mary C. Luponeeh~~ Pamela A. Buethe, CMC
Deputy City Clerk

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EXHIBIT "A"

GAL DESCRIPTION

BEING A PLATTING OF A TRACT OF LAND LOCATED IN PART OF TAX LOT 6A, A TAX LOT LOCATED IN THE SW 1/4 OF SAID SECTION 18; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN SAID SW 1/4 OF SECTION 18; AND ALSO TOGETHER WITH PART OF TAX LOT 13, A TAX LOT LOCATED IN THE SE 1/4 OF SAID SECTION 18; AND ALSO TOGETHER WITH TAX LOT 14, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 18; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N02°54'19"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE 1/4 OF SECTION 18, SAID LINE ALSO BEING THE EAST LINE OF SAID SW 1/4 OF SECTION 18, A DISTANCE OF 105.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD, SAID POINT ALSO BEING ON THE EASTERLY LINE OF TAX LOT 6A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S78°16'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 165.86 FEET; THENCE S86°56'35"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 1603.66 FEET TO THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AND SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE N72°28'35"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 760.86 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80 AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80 ON THE FOLLOWING DESCRIBED COURSES; THENCE N38°39'50"E, A DISTANCE OF 324.77 FEET; THENCE N36°37'50"E, A DISTANCE OF 710.81 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 11309.16 FEET, A DISTANCE OF 498.54 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N43°37'22"E, A DISTANCE OF 498.50 FEET; THENCE N45°05'05"E, A DISTANCE OF 804.81 FEET; THENCE N70°59'20"E, A DISTANCE OF 887.66 FEET TO A POINT ON SAID WEST LINE OF THE SE 1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TAX LOT 7; THENCE EASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80 ON THE FOLLOWING DESCRIBED COURSES; THENCE N71°07'58"E, A DISTANCE OF 532.37 FEET; THENCE S82°16'17"E, A DISTANCE OF 140.92 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 126TH STREET; THENCE S30°57'18"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, A DISTANCE OF 1193.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SE 1/4 OF SECTION 18; THENCE N86°55'27"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, SAID LINE ALSO BEING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 18, A DISTANCE OF 45.85 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 126TH STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1542.41 FEET, A DISTANCE OF 741.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S46°25'38"E, A DISTANCE OF 734.61 FEET; THENCE S47°04'31"E, A DISTANCE OF 87.80 FEET; THENCE S20°42'28"E, A DISTANCE OF 100.73 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 126TH STREET AND SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE S30°33'48"W, A DISTANCE OF 406.58 FEET; THENCE S56°27'43"W, A DISTANCE OF 369.45 FEET; THENCE S74°39'17"W, A DISTANCE OF 187.71 FEET; THENCE S86°58'12"W, A DISTANCE OF 494.09 FEET; THENCE N78°36'33"W, A DISTANCE OF 361.39 FEET; THENCE S77°02'44"W, A DISTANCE OF 290.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 6,453,543 SQUARE FEET OR 148.153 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH;

PART OF TAX LOT 6A, A TAX LOT LOCATED IN SAID SW 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 6A; THENCE N02°33'37"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 6A, A DISTANCE OF 291.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD; THENCE S72°28'35"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 216.62 FEET; THENCE S40°37'46"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 229.05 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD; THENCE N47°48'31"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 19.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET; THENCE S02°33'37"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET, A DISTANCE OF 28.13 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD; THENCE S40°37'46"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 48.22 FEET TO THE POINT OF BEGINNING.

SAID PART OF TAX LOT 6A, CONTAINS AN AREA OF 29,420 SQUARE FEET OR 0.675 ACRES, MORE OR LESS.

SAID PART OF TAX LOT 6A, CONTAINS AN AREA OF 8,828 SQUARE FEET OR 0.203 ACRES, MORE OR LESS, OF 132ND STREET RIGHT-OF-WAY.

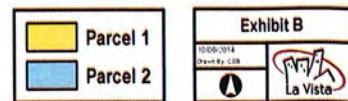
AND ALSO TOGETHER WITH;

PART OF TAX LOT 6A, A TAX LOT LOCATED IN SAID SW 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N86°55'27"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 177.41 FEET; THENCE N03°04'33"W, A DISTANCE OF 47.81 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N40°37'46"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 181.62 FEET; THENCE S72°28'35"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 336.63 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD AND SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GILES ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE S86°56'35"W, A DISTANCE OF 320.48 FEET; THENCE S03°03'25"E, A DISTANCE OF 13.00 FEET; THENCE S86°56'35"W, A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING.

SAID PART OF TAX LOT 6A CONTAIN A TOTAL AREA OF 26,815 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARTS OF TAX LOT 6A CONTAINS AN AREA OF 2,705,981 SQUARE FEET OR 62.121 ACRES, MORE OR LESS.






**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

**Southport West Development
La Vista, Nebraska**

Exhibit C

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
September 2006
Amended February 2015**

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1. INTRODUCTION

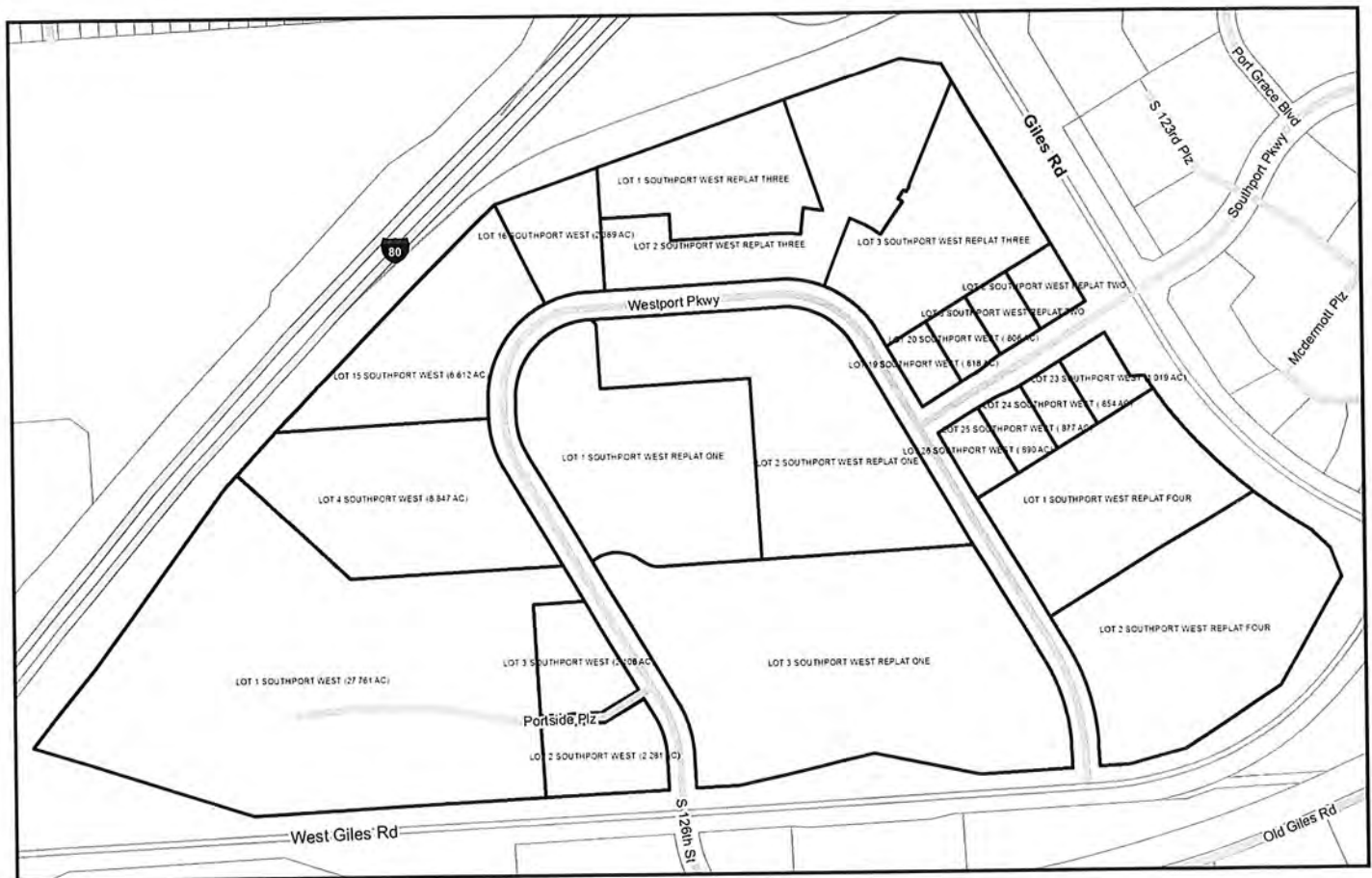
The City of La Vista, in partnership with Metropolitan Community College, have made a significant investment in the community with the new La Vista Public Library/MCC Sarpy Center. The city's desire is that this project be the standard of quality for all Commercial and Industrial Building Projects within the City of La Vista. Consequently, the City of La Vista has developed the *Gateway Corridor Overlay District* that deals with the design of the site, building and structures, planting, signs, street hardware, and other objects that are observed by the public.

The Southport West Development will serve as a gateway to the City of La Vista. This fact, coupled with the size of the overall development, led the City of La Vista and the Southport West developer to jointly establish this set of Design Guidelines that are unique for the Southport West development. These guidelines supercede the *Gateway Corridor Overlay District* that is in effect elsewhere in the City of La Vista.

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 creative solutions that will develop a satisfactory visual appearance within the Southport West development, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA

Drawing of Southport West Plat and Replats



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.

Awning. Stretched canvas over a metal frame attached to a building façade used to keep sun or rain off a storefront or window.

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

Big Box Retail. A store that is typically a one-story warehouse building with a height of 30 feet or more, simple and rectangular in construction, ranging in size from 75,000 to 260,000 square feet, and which may include fast-food restaurants, other accessory retail uses, and limited

services with an entrance inside the primary retail establishment. It is generally a stand-alone building with a large parking lot or part of a larger shopping center. Four major types of big-box stores include: large general merchandise stores, specialized product, outlet stores, and warehouse clubs.

Bufferyard. A landscaped area intended to separate and partially obstruct the view of the two adjacent land uses or properties from one another. Various built landscape features may be included within the bufferyard that may include pedestrian walkways, retaining walls, signage or utilities.

Canopy. An overhead roof or structure to provide shade or shelter. Typically made of metal or other building element.

City. City of La Vista

Code. The Municipal Code of the City of La Vista.

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.

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.

Open Space. A portion of the site that is not used for Buildings, vehicular circulation or parking. Open Space is generally pervious coverage, but may include large pedestrian plazas, pools, pool decks, roof gardens or 5' wide pedestrian sidewalks.

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. SOUTHPORT WEST VISION

It is anticipated that the Southport West Development will be built out with the following project types:

- Office Buildings. (C-3 PUD Zoning)
- Retail Buildings (includes all non-office commercial uses permitted within the zoning district~~hospitality and "big box" stores~~). (C-3 PUD Zoning)

As a gateway development to the City of La Vista, it is important for Southport West 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 Elements
- Color Palettes

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

5. SOUTHPORT WEST STYLE

I. GENERAL STYLE REQUIREMENTS

- A. All buildings within the Southport West development should have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Variation to the style may be acceptable in portions of the development contingent upon a strong use of common building elements and landscaping. Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to the surroundings and provide a comfortable pedestrian scale experience. See Appendix A for a graphic example of the preferred eclectic Southport West Style.

II. SPECIFIC STYLE REQUIREMENTS

- A. **BASE, MID-FACADE AND CORNICE:** All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.

1. A **recognizable base** can be achieved by, but not limited to:
 - a. Change in plane and color between the base and mid-façade
 - b. Change of material and color from the mid-façade.
2. A **recognizable mid-façade** (middle) shall:
 - a. Be comprised of the primary building material(s).
3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane and color between the cornice and mid-façade.
 - b. Change of material and color from the mid-façade.

B. WINDOWS/ MULLIONS

1. In keeping with the preferred historically weighted eclectic style selected for the Southport West development, it is desirable that all window openings would be smaller scaled “punched” windows. However, in understanding the needs of modern day business and varying styles, retail buildings may also have larger scaled “store-front” type openings, provided the punched windows remain dominant.
 - a. All window mullions shall be natural or clear anodized aluminum, green or copper in color.
 - b. If colored glass is used, the color shall be from the green color ranges. Clear, non-tinted glass may be used as an alternative.

C. ROOFS

1. All buildings shall have either flat roofs or pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12 or greater. They shall be comprised of real or simulated tile, slate, concrete tile, or standing seam metal roofs of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of three (3) and a maximum of six (6) primary and/or secondary building materials.

1. Office Building Requirements

- a. The base shall be constructed from brick or one (1) or more of the Secondary building materials listed below, excluding E.I.F.S.
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The Primary building materials shall comprise a minimum of 75% of the mid-façade for each elevation. The remaining 25% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- d. **Primary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
- e. **Secondary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
 - Integrally colored Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum color.
- f. Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any single building façade. Paint color shall be in the color range as that shown in Appendix B or of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

2. Retail Building (includes all non-office commercial uses permitted within the zoning district ~~hospitality and "big box" stores~~) Requirements

- a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The primary building materials shall comprise a minimum of 60% of the mid-façade for each elevation. The remaining 40% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below.
- d. **Primary Building Materials** allowed for **Retail Buildings** (includes hospitality and "big box" stores):
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix B).

- Natural or synthetic stucco (E.I.F.S.). Color shall be in the color ranges as that shown in Appendix B or selected as a complimentary color to the brick colors.
 - Natural or integrally colored ~~C~~composite stone in the color ranges as shown in Appendix B.
 - Integrally colored ~~P~~precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
- e. **Secondary Buildings Materials** allowed for **Retail Buildings** (includes ~~hospitality and "big box"~~ all non-office commercial uses permitted within the zoning district stores)
- Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix B).
 - Natural or integrally colored synthetic stucco (E.I.F.S.). Color shall be in the color ranges as that shown in Appendix B or selected as a complimentary color approved by the City.
 - Natural or integrally colored ~~C~~composite stone in the color ranges as shown in Appendix B.
 - Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum (or compatible) color.
 - Ribbed metal panels used as accent or screen of a color range that is complimentary to the main body color of the building façade and that is approved by the City.
 - Half log siding, provided such secondary material is used on retail buildings located in the area confined by Westport Parkway and West Giles Road.
- f. Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown in Appendix B or of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

3. General Material Requirements

- a. Typical at all exterior applied colors for building types shall be of a coating system similar to Tnemec, Kynar or powder coated finish providing long term coating life on substrate being coated. Material specifications shall be provided for review and approval.
- b. Primary materials are intended to be integral color with long, low maintenance life spans.
- c. Colors per Appendix B shall be in the native Nebraska color range. Stark colors are not intended within the district.

I. SPECIFIC SITE ELEMENT REQUIREMENTS

A. Serpentine Sidewalks. All project sites that have public frontage on Westport Parkway and Southport Parkway shall provide and install a five (5) foot wide six (6) inch thick concrete sidewalk meandering through the combined green space created by the landscaped area 15' wide required on private property and the non-paved area of the street right-of-way. General layout is to be serpentine in nature, becoming alternately tangent to imaginary lines that are six (6) feet back from the curb and fifteen (15) feet inside the front property line. This pattern should repeat approximately every one hundred fifty (150) feet. Provide five (5) feet public easement for those portions of the walk located on private property. See Appendix C. Non-serpentine walks may be allowed based upon areas of restricting grade change. Such walks shall be six (6) inches thick, five (5) feet wide and located six (6) feet from the curb.

B. Green Space (Primary Streets Frontage). All project sites that have public frontage on the primary streets of Interstate 80, Giles Road and West Giles Road shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated to meet the City of LaVista's Gateway Corridor landscape requirements, and maintained continuously along the public frontage of the streets listed above.

1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
2. The area between the adjacent public street pavement and outer edge of the green space (property line) shall be designed by the Southport West developer and maintained as common areas.
3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.

C. Green Space (Secondary Street Footage). All project sites that have public frontage on the secondary streets of Westport Parkway and Southport Parkway shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated in accordance to Appendix C, and maintained continuously along the public frontage of the streets listed above.

1. Plants for the green space shall be selected from the plant list provided in Exhibit C. Other plant material may be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
2. The area between the adjacent public street curb and the outer edge of the green space (property line) shall be incorporated into the overall design of the green space and maintained by the abutting property owner.
3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.

D. Green Space (interior). A ten (10) foot wide landscaped, turfed (sodded), and irrigated green space shall be established and maintained along all interior lot lines as required by the City of LaVista's Gateway Corridor Overlay District.

1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.

2. The ten (10) foot wide landscape requirement may be waived or modified when public parking, parking islands or a campus plan is proposed.

E. Site Lighting. Developers within Southport West shall incorporate pole lights into their project to light parking lots, entry plazas, etc.; those pole lights shall be the following:

1. Pedestrian Plaza and Feature lights. These shall be single or double headed light fixtures on a lower scaled pole with green and aluminum colors as shown in Appendix D. Specialized lighting fixtures in pedestrian plazas adjacent to the building in a solid dark green color with similar poles and bases may be allowed.
2. Parking Lot Lights. These shall be single or double-headed light fixtures on a taller pole with dark green ("DGRG" – RAL 6009) and aluminum ("DSPA" – RAL 7042) in color as shown in Appendix E and F.
3. The city shall provide the same style of lights, along all street rights-of-way. The color of such poles shall be black instead of green and aluminum.
4. The luminaries for all light fixtures shall be an appropriately sized fixture as shown in Appendix G.

F. Parking Lot Open Space. All parking areas over 25 cars shall provide a minimum of 10% of the total parking area as pervious open space, landscaped and irrigated per the PUD requirements.

G. Graded Areas. Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide a varied and more natural grading appearance. Consistent, even topography that provides an engineered feel is not acceptable.

H. Storm Water Management. Storm water management shall be integrated into the design of the site and landscaping. Storm water management criteria are found in the following reference materials:

1. Papillion Creek Watershed Partnership Storm Water Management Policies
2. Storm Water Management Regulations, Chapter 154 of the City of La Vista Municipal Code
3. City of La Vista Subdivision Regulations, 2003 Edition and latest amendments
4. Omaha Regional Storm Water Design Manual, Draft Revision of Chapter 8 dated June, 2012 or latest edition.
5. Nebraska Biotretention and Rain Garden Plants Guide, 2010 or latest edition as published by the UNL Extension Office.

Plant selection shall take into consideration the depth and duration of storm water ponding in water quality detention areas and shall take into consideration long term operation and maintenance requirements to remove accumulated pollutants and/or to replace amended soils.

I. Utilities. All new utility services shall be below grade.

7. BUILDING ELEMENTS

I. GENERAL BUILDING ELEMENT REQUIREMENTS

- A. In order to encourage a proper balance of vitality and cohesiveness within the Southport West Development, two sets of Building Elements have been developed. The first set is a set of Mandatory Building Elements, which will be required for every project within Southport West.

The second set is a list of Optional Building Elements. All office and retail projects within Southport West must use a minimum of five (5) of the eight (8) Optional Building Elements in a significant way in the exterior design of the building promoting a pedestrian scale.

II. MANDATORY BUILDING ELEMENT REQUIREMENTS

- A. **Roof Top Mechanical Screens.** All roof top mechanical units, including motel/hotel room units, shall be 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. Any of the Primary or Secondary Building Materials listed for the building's project type.
 - b. Pitched roof elements comprised of allowed roofing materials.
 2. Screening solutions shall be provided from an elevation view.
 3. All bracing of walls and parapets shall not be visible. All visible façade elements shall be of a finished material approved in the guideline. The use of tall walls creating a Hollywood type set or screening is not allowed. Intent: Provide forms not on sided façade.
 4. Provide details and support information for all parapets and screening walls (building or ground mounted).
- B. **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. Any of the Primary Building Materials listed for the building's project type.
 2. Provide details and support information for all screening walls (building or ground mounted).
- C. **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. Any of the Primary Building Materials listed for the building's project type.
 2. If gates are utilized as part of the screen, they shall be constructed from the following:
 - a. Standard detail as shown in Appendix H.
 3. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.
 4. Provide details and support information for all screening walls (building or ground mounted).

D. Dock Screening. 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:
 - Any of the Primary 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.
3. Provide details and support information for all parapets and screening walls (building or ground mounted).

E. Drive-Through Locations. Transaction location at a drive-through shall not be on an arterial street frontage unless approved as part of a PUD plan due to site constraints.

F. Exterior Ladders. Exterior ladders are not allowed within the Gateway Corridor District.

EG. Building Lighting. All buildings within the Southport West development shall be significantly lit at night with metal halide color lighting or LED (with a minimum of a five-year warranty). The lighting shall be tastefully done and shall highlight entrances, corners, and other architectural features.

FH. Site Furniture. Site furniture, waste cans, directories, ash urns, bike racks, guard rails or railing enclosures, shall be as shown in the illustrations shown in Appendix I. The color of the site furnishings shall be Black or Turtle Green (RAL 6009). Site planters shall be traditional in shape and shall be terra cotta in color. The use of site planters is encouraged in conjunction with other site furniture. Other styles of furniture may be used based upon specific materials used in the project and of a color range that is complimentary to the building. Alternative furniture shall be approved by the City.

III. OPTIONAL BUILDING ELEMENT REQUIREMENTS

A. Awnings. (Optional) The use of awnings as a colorful design element of Southport West is encouraged. Awnings should be repetitive and used in a significant way within the overall architecture of the building. Awnings shall be constructed of canvas.

B. Arches or Decorative Trusses (Optional). If arches are used they shall be elliptical flat arches with a recognizable keystone and extrados. Arches and/or decorative trusses should be repetitive and used in a significant way within the overall architecture of the building.

C. Square Columns (Optional). The use of columns in ~~areades~~, porticos, and as a plane changing element is encouraged. All columns shall be square and shall have a recognizable base, middle, and top. Columns should be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 12 inches square minimum. Round accent columns may be allowed in a case-by-case basis.

D. Pitched Roof (Optional). This element could be fulfilled by having the entire roof of the building pitched or simply having a major design element with a pitched roof. If a building has its entire or significant portion of its roof pitched, it shall have a slope of 6/12 or greater.

E. Curved Roof (Optional). This element could be fulfilled by having a major design element with a curved roof. The type and color of material used on the curved roof shall be complimentary to the style and color of the building.

F. Arbors (Optional). Arbors, pergolas, and trellises are encouraged. The design and material choice must be appropriate to the overall design of the building as well as to the development's historically eclectic style. Colors of the arbors shall be selected from the overall color palettes of the Southport West guidelines.

- G. Porte' Cochere or Covered Vehicle Drop-off** (Optional). The use of this building element should be constructed of a primary or secondary material and of a color range that is complimentary to the main body color of the building façade.
- H. Water Feature ~~or Outdoor Art~~** (Optional). An outdoor water feature ~~or the use of outdoor art~~ to enhance the architecture of the building and/or landscape may be considered an optional building element. Such water feature ~~and outdoor art~~ shall be comparable to ~~those the one~~ located in La Vista's Parking Lot at Southport West. The feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Water features should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation.
 - Designed without physical hazards and should not require major maintenance.
 - Designed with consideration towards the look of the feature during months where the climate halts active operation.
- I. Outdoor Art** (Optional). The use of outdoor art to enhance the architecture of the building and /or landscape may be considered an optional building element. Such outdoor art shall be comparable to those located in La Vista's Parking Lot at Southport West. The feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Outdoor art should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation.
 - Designed without physical hazards and cannot require major maintenance.
- J. Outdoor Seating** (Optional). The use of a significant outdoor seating area such as an amphitheater or plaza of a scale that is compatible to the building.
- K. Arcade (Optional):** The use of square (or round in case by case basis) columns in a repeating pattern in a roofed building element allowing pedestrian circulation. Arcade shall add texture and pedestrian scale to the project. All columns shall have a recognizable base, middle, and cap.

8. COLOR PALETTES

In order to encourage a proper balance of vitality and cohesiveness within the Southport development, Appendix B color ranges have been established. The inspiration for these color ranges is native Nebraska landscape colors (earth tones) and they have been grouped in the following categories:

No building shall have more than five (5) colors or less than three (3) colors. The following items shall not count as colors:

- Glass (unless it is tinted or reflective and used in a curtain wall system).
- Window mullions
- Mortar and caulk joints
- Signage

9. SIGNAGE

All signage shall comply with the City of La Vista Zoning Ordinance unless permitted in the Southport West PUD.

Signage requirements specific to the Southport West Development are as follows:

- All building signs shall be individual can letters. Color of letters is up to the building owner.
- All frontage monument signs shall be internally illuminated and shall be constructed per Appendix J.
- All incidental directional signs shall be of a green color with white or gray lettering to match the parking lot light poles.
- Menu Boards shall be incorporated as a site element and not be post mounted. No exposed utilities or conduit is allowed. Locate signs to minimize view from public ways and screened with landscaping or by other means.

10. EXCEPTIONS

The following exceptions may be considered at the discretion of the City of La Vista.

1. BUILDING MATERIAL EXCEPTION FOR RETAIL (not allowed for Office Buildings).
 - a. If the building is properly screened (landscape buffer, another building within a development, etc.) so that any given façade cannot be seen from a public right-of-way, that specific façade may be constructed entirely of secondary building materials as outlined for that specific building type.
2. BUILDING MATERIAL EXCEPTION FOR ALL BUILDING TYPES
 - a. If a particular building goes beyond the norm in complexity and detail of building forms and/or commonality of materials and colors, the City of La Vista may choose to relax the building material requirements (e.g. Let stucco or synthetic stucco (E.I.F.S.) become a primary building material).

11. PROCESS

SUBDIVISION APPROVAL

All Commercial Building projects within the City of La Vista need to receive subdivision approval. As a condition of its subdivision approval, all commercial building projects within the Southport West development will have to comply with the adopted PUD Plan and *Architectural and Site Design Guidelines*. The Developer shall place maintenance provisions for Building Design Criteria in restrictive covenants.

PRE-APPLICATION CONFERENCE (OPTIONAL):

A pre-application conference with city staff and/or a preliminary meeting with the city design review architect gives the applicant an opportunity to discuss plans before a great deal of time or money is expended. If a certain design is inappropriate, the applicant will know ~~before hand~~beforehand. Although this step is optional, it his highly recommended.

APPLICATION FOR DESIGN REVIEW:

The applicant needs to fill out the "Application for ~~Certificate of Approval~~Design Review" ~~(see Appendix F) and a standard planning and zoning application,~~ and submit it along with the required submittals and fee. A listing of required submittals is included as part of the application form. See Appendix T for a listing of required submittals. The application fee required for this submittal shall be in accordance with LaVista's Master Fee Schedule.

DESIGN REVIEW:

The City of La Vista staff in association with the City Design Review Architect will review the submittal documents for compliance with the adopted PUD Plan and *Architectural and Site Design Guidelines* for Southport West.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. ~~(Incomplete applications may cause a delay).~~ Additional reviews will be necessary for all revised submittals until a Certificate of Approval is issued.

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Approval ~~and~~

|

~~a letter of approval~~. A copy of ~~these~~this document will be attached to the Building Permit. The project's approval of the PUD requirements and design guidelines shall be received prior to issuance of a conditional use permit (if required) and a building permit. All outstanding issues shall be corrected and documented prior to formal design approval.

APPEALS:

In the event where the Applicant, City staff and City Design Review Architect cannot come to an agreement the applicant may appeal the decision by requesting an amendment to the Subdivision Agreement and/or PUD Plan from the La Vista City Council.

OCCUPANCY PERMIT:

|

After the building permit is issued, all design requirements must be completed as approved in order for an ~~Occupancy Certificate~~Certificate of Occupancy to be issued.

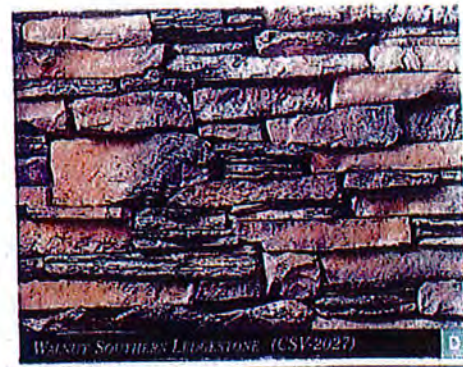
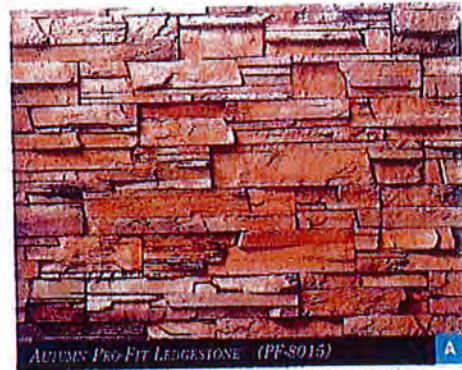
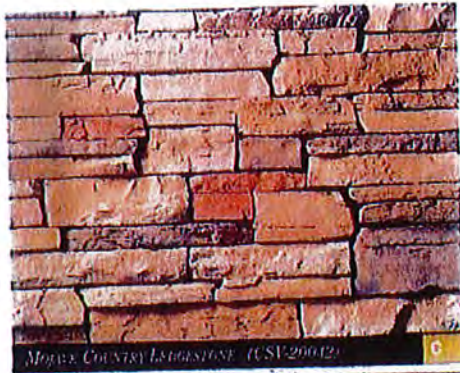
MAINTENANCE OF DESIGN | REQUIREMENTS:

The Applicant ~~needs to~~must maintain the Design Requirements for the life of the project. In the event that they fail to do so, the City may revoke the Occupancy Permit.

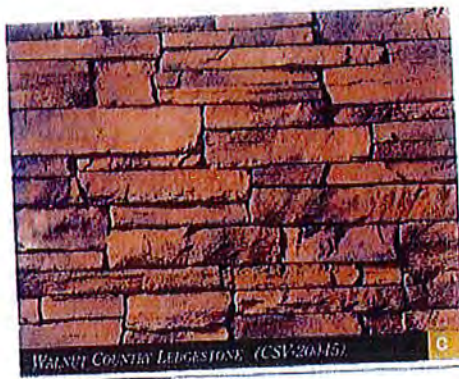
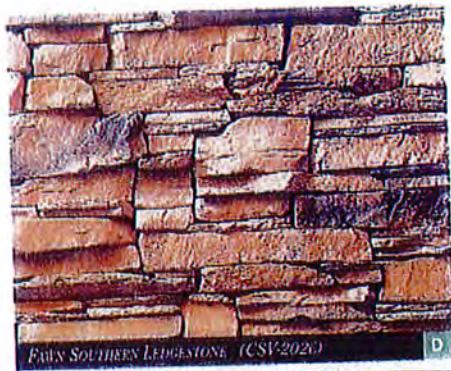
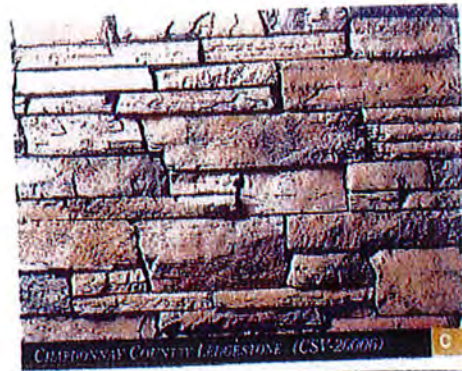
12. APPENDIX A: Graphic of Southport West Style



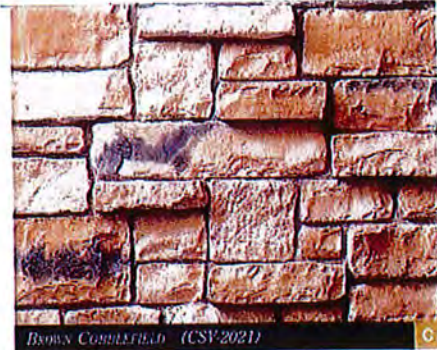
13. APPENDIX B: Color Ranges

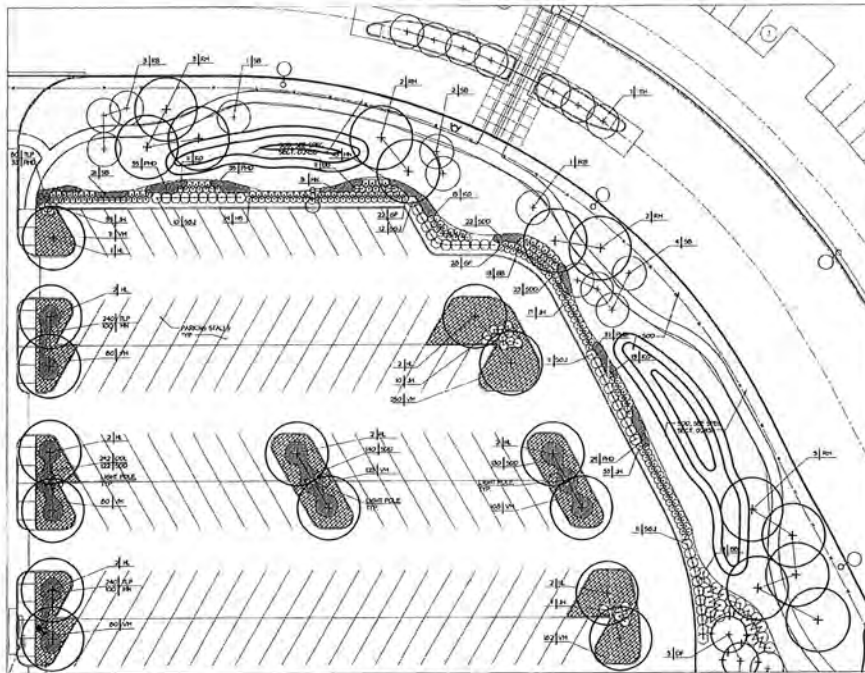


13. APPENDIX B: Color Ranges (continued)



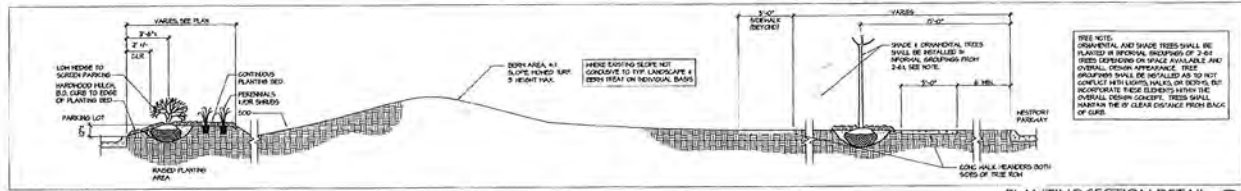
13. APPENDIX B: Color Ranges (continued)





TYPICAL STREET & PARKING LOT PERIMETER PLANTING PLAN

SCALE: 1" = 30'-0"



PLANTING SECTION DETAIL

SCALE: 1/4" = 1'-0"

14. APPENDIX C: Sidewalk and Planting Layout

PLANT SCHEDULE

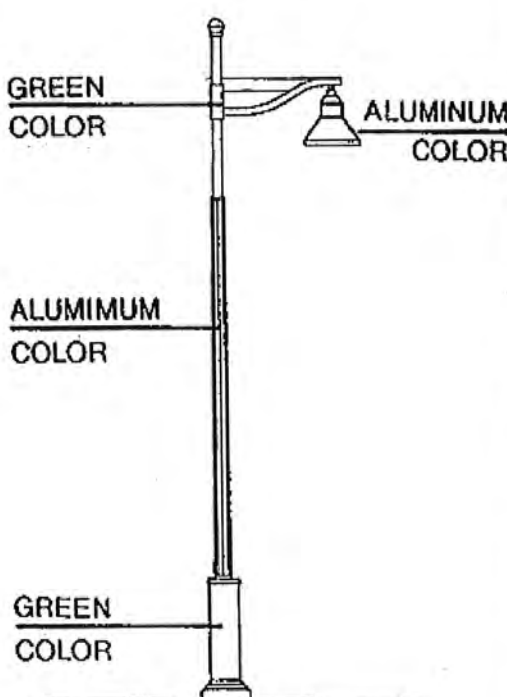
PLANT SCHEDULE	SIZE	DESCRIPTION
DECIDUOUS SHADE TREES		
1.00	2" CAL. DBH	Full crown, straight trunk
2.00	4" CAL. DBH	Full crown, straight trunk
3.00	6" CAL. DBH	Full crown, straight trunk
4.00	8" CAL. DBH	Full crown, straight trunk
5.00	10" CAL. DBH	Full crown, straight trunk
6.00	12" CAL. DBH	Full crown, straight trunk
7.00	14" CAL. DBH	Full crown, straight trunk
8.00	16" CAL. DBH	Full crown, straight trunk
9.00	18" CAL. DBH	Full crown, straight trunk
10.00	20" CAL. DBH	Full crown, straight trunk
11.00	22" CAL. DBH	Full crown, straight trunk
12.00	24" CAL. DBH	Full crown, straight trunk
13.00	26" CAL. DBH	Full crown, straight trunk
14.00	28" CAL. DBH	Full crown, straight trunk
15.00	30" CAL. DBH	Full crown, straight trunk
16.00	32" CAL. DBH	Full crown, straight trunk
17.00	34" CAL. DBH	Full crown, straight trunk
18.00	36" CAL. DBH	Full crown, straight trunk
19.00	38" CAL. DBH	Full crown, straight trunk
20.00	40" CAL. DBH	Full crown, straight trunk
21.00	42" CAL. DBH	Full crown, straight trunk
22.00	44" CAL. DBH	Full crown, straight trunk
23.00	46" CAL. DBH	Full crown, straight trunk
24.00	48" CAL. DBH	Full crown, straight trunk
25.00	50" CAL. DBH	Full crown, straight trunk
26.00	52" CAL. DBH	Full crown, straight trunk
27.00	54" CAL. DBH	Full crown, straight trunk
28.00	56" CAL. DBH	Full crown, straight trunk
29.00	58" CAL. DBH	Full crown, straight trunk
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42.00	84" CAL. DBH	Full crown, straight trunk
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48.00	96" CAL. DBH	Full crown, straight trunk
49.00	98" CAL. DBH	Full crown, straight trunk
50.00	100" CAL. DBH	Full crown, straight trunk
51.00	102" CAL. DBH	Full crown, straight trunk
52.00	104" CAL. DBH	Full crown, straight trunk
53.00	106" CAL. DBH	Full crown, straight trunk
54.00	108" CAL. DBH	Full crown, straight trunk
55.00	110" CAL. DBH	Full crown, straight trunk
56.00	112" CAL. DBH	Full crown, straight trunk
57.00	114" CAL. DBH	Full crown, straight trunk
58.00	116" CAL. DBH	Full crown, straight trunk
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84.00	168" CAL. DBH	Full crown, straight trunk
85.00	170" CAL. DBH	Full crown, straight trunk
86.00	172" CAL. DBH	Full crown, straight trunk
87.00	174" CAL. DBH	Full crown, straight trunk
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89.00	178" CAL. DBH	Full crown, straight trunk
90.00	180" CAL. DBH	Full crown, straight trunk
91.00	182" CAL. DBH	Full crown, straight trunk
92.00	184" CAL. DBH	Full crown, straight trunk
93.00	186" CAL. DBH	Full crown, straight trunk
94.00	188" CAL. DBH	Full crown, straight trunk
95.00	190" CAL. DBH	Full crown, straight trunk
96.00	192" CAL. DBH	Full crown, straight trunk
97.00	194" CAL. DBH	Full crown, straight trunk
98.00	196" CAL. DBH	Full crown, straight trunk
99.00	198" CAL. DBH	Full crown, straight trunk
100.00	200" CAL. DBH	Full crown, straight trunk

PLANT SCHEDULE

LANDSCAPE REQUIREMENTS
LA VISTA PARKING LOT DIST.
LA VISTA, ARIZONA
FOR MORE INFORMATION, CONTACT THE ARCHITECTURAL INTERIOR DESIGN CONSULTING FIRM



15. APPENDIX D: Pedestrian Lights



GREEN
COLOR

ALUMINUM
COLOR

ALUMINUM
COLOR

GREEN
COLOR

Custom Series
Aluminum & Steel Post

Post:
Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:
Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end fittings with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 36" from post center to luminaire centers.

Luminaire:
Luminaire shall be 17 1/2" x 18" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

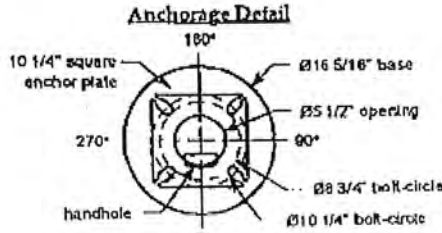
Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage
IMO Socket Size	Q-H80	Q-M50	Q-S35	Q/120
	Q-H76	Q-M75	Q-S50	Q/208
Q-MED	Q-H100	Q-M100	Q-S70	Q/240
Q-MOG	Q-H175	Q-M150	Q-S100	Q/277
		Q-M175	Q-S160	Q/480
				Q/480

Anchorage:
Post shall be furnished with (4) 3/4" x 17" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 3 1/2" projection each.

Finish:
Post, arm, and luminaires shall be furnished with a powder coat finish.

Anchorage Detail



Notes:
All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.
Post Height: 14'-0" Overall Height: 18'-0"
Base Diameter: 16 9/16"

date: 04-27-01

scale: none

dwg. no.: L-4826G

ANTIQUE Street Lamps

2011-B West Rundberg Lane • Austin, TX 78768
(512) 977-8444 • Fax (512) 977-9522

February 2015

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16. APPENDIX E: Parking Lot Lights

GREEN
COLOR

ALUMINUM
COLOR

ALUMINUM
COLOR

GREEN
COLOR

Custom Series
Aluminum & Steel Post

Post:
Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:
Luminaire arm shall be of steel construction, consisting of center extension with ball finial, an upswept arm with cast aluminum end fitter with 1 1/2"NPT fitting for luminaire mounting. The crossarm measures 51 1/2" from post center to luminaire center.

Luminaire:
Luminaire shall be 25"Ø x 23" tall with flat lens panel, cast aluminum ballast housing and Munich-series luminaire dome.

Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage
HID Socket Size	□-H60	□-M50	□-S35	□/120
	□-H75	□-M70	□-S50	□/208
□-MED	□-H100	□-M100	□-S70	□/240
	□-H175	□-M150	□-S100	□/277
□-MOG	□-H250	□-M175	□-S150	□/480
		□-M250	□-S250	□/480

Anchorages:
Post shall be furnished with (4) 1" x 36" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 4 1/8" projection each.

Finish:
Post, arm, and luminaire shall be furnished with a powder coat finish.

Anchor Detail

Notes:
All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.
Post Height: 30'-0" Overall Height: 35'-0"
Base Diameter: 18 9/16"Ø

date: 04-27-01
scale: none
dwg. no.: L-4826F

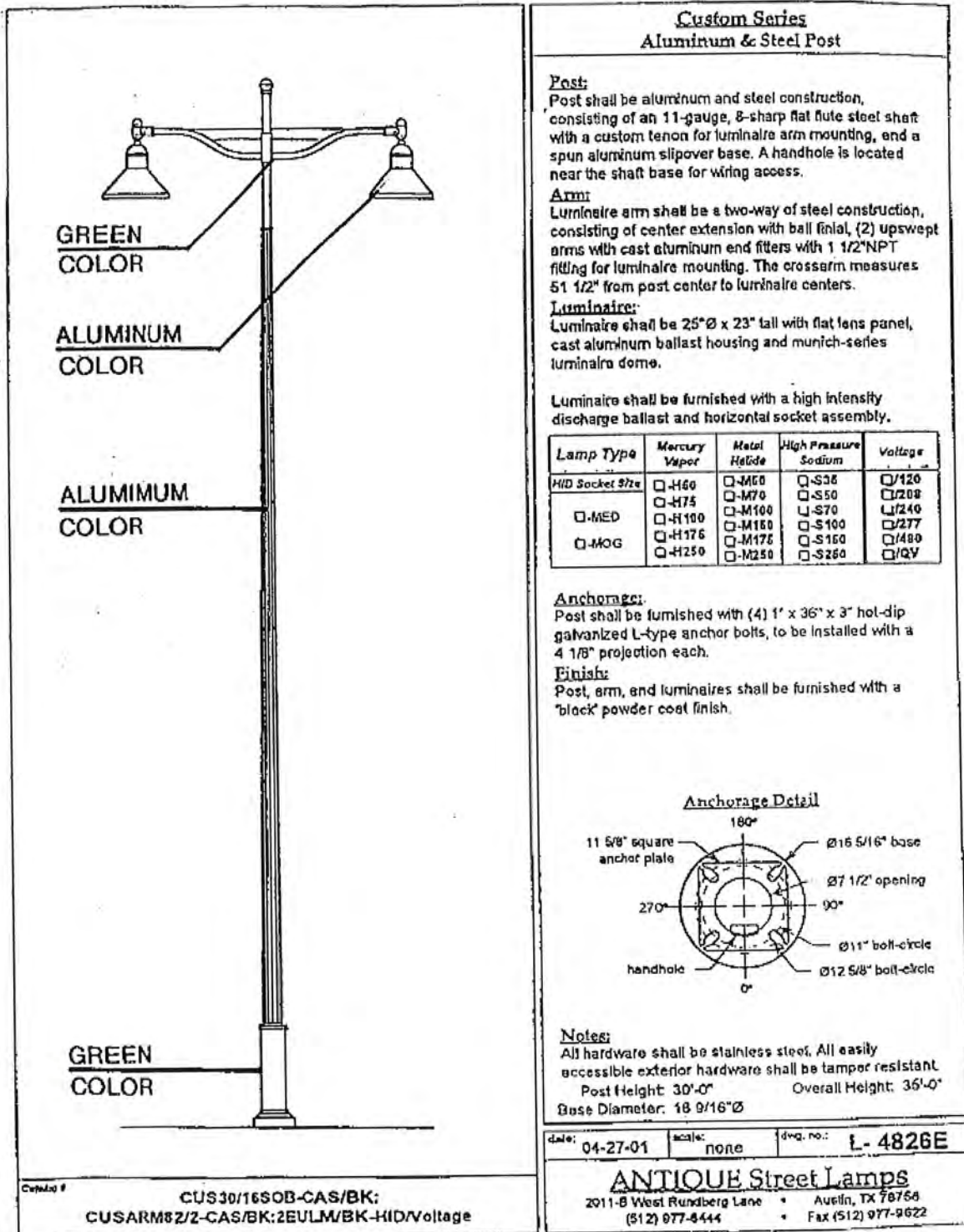
ANTIQUE Street Lamps
2011-B West Rundberg Lane • Austin, TX 78765
(512) 977-8444 • Fax (512) 977-9522

February 2015

Southport West Design Guidelines

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17. APPENDIX F: Parking Lot Lights



18. APPENDIX G: Luminaries

MUNICH SERIES Large Luminaires



EM25RT GCSG

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION

Upon request, manufacturer shall supply UL file # and listing information.

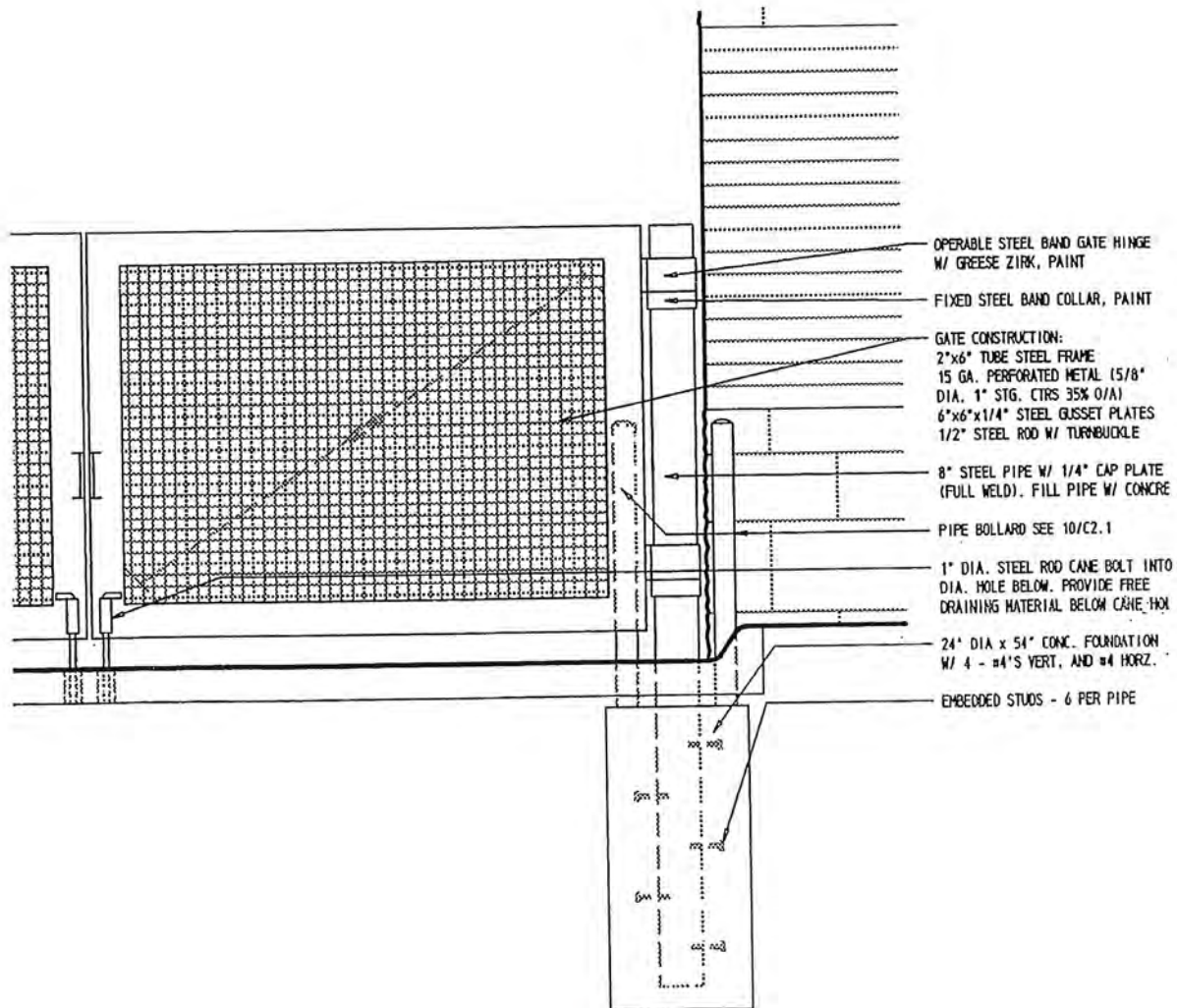
PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.

EUROTIQUE™
Architectural Lighting

An Acuity Brands Company

19. APPENDIX H: Dumpster Screening Detail



Typical at all exterior applied colors for all building types shall be of a coating system similar to Tnemec, Kynar or powder coated finish providing long term coating life. Galvanized finish is also acceptable. Material specifications shall be provided for review and approval.

20. APPENDIX I: Site Furniture

McCONNELL



McConnell series is covered by one or more of the following: patent no. des. 413,449; 421,824; 423,166; 423,239; 457,701.



MC26



Eligible product for shipping in 15 business days.
See page 90 for complete details.



MC24 \$1070
MC26 \$1180
MC28 \$1315

McConnell bench with back 4'
McConnell bench with back 6'
McConnell bench with back 8'



MC2CU4 \$1685
MC2CU6 \$1825
MC2CU8 \$2790

McConnell curved bench
with back 4'
McConnell curved bench
with back 6'
McConnell curved bench
with back 8'



MC16



MC14 \$785
MC16 \$850
MC18 \$995

McConnell flat bench 4'
McConnell flat bench 6'
McConnell flat bench 8'

All site furnishings shall be McConnell series benches with back, MC24, MC26, MC28; All shall be black or turtle green RAL6009 powder coated finish.

Manufactured by Keystone Ridge Designs.

20. APPENDIX I: Site Furniture



MC3-22	\$1070	McConnell litter receptacle 22 gal
MC3-32	\$1135	McConnell litter receptacle 32 gal
MC3-38	\$1185	McConnell litter receptacle 38 gal



MC5	\$555	McConnell ash urn
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MCA5	\$690	McConnell ash/trash
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MC4-22	\$1170	McConnell planter 22 gal
MC4-32	\$1235	McConnell planter 32 gal
MC4-38	\$1285	McConnell planter 38 gal



MC22	\$995	McConnell chair
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All site furniture shall be McConnell ash urn, Mc5, Mc5a, and trash receptacles, Mc3-22, Mc3-32. All shall be black or turtle green RAL6009 powder coated finish.

21. APPENDIX J: Monument Sign



PROJECT IDENTIFICATION SIGN

Each lot shall be allowed one monument sign located 10' from the property line. Monument sign height shall be 10'-0". Maximum size of sign shall be 50 square feet. The sign may be double sided. The entire surface face of the sign construction shall be counted to the total square footage of the sign.

The sign shall be similar in construction to the example shown.