

AGENDA ITEM 4B

Woodhouse Place PUD Amendment



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PPUD-18-0003

For Hearing of: July 19, 2017
Report Prepared on: July 12, 2017

I. GENERAL INFORMATION

A. APPLICANT:

LB Southwest, LLC
6603 "L" Street
Omaha, NE 68117

B. PROPERTY OWNER:

LB Southwest, LLC
6603 "L" Street
Omaha, NE 68117

C. LOCATION: Southwest of the intersection of Giles Road and 144th Street (Highway 50).

D. LEGAL DESCRIPTION: Lots 1 and 2, Woodhouse Place

E. REQUESTED ACTION(S):

1. Planned Unit Development (PUD) Site Plan and Ordinance amendment for Woodhouse Place

F. EXISTING ZONING AND LAND USE:

C-3 Highway Commercial / Office Park District with a Gateway Corridor District (Overlay District) and a PUD Planned Unit Development District (Overlay District); construction underway for new car dealerships.

G. PURPOSE OF REQUEST: Amendment to PUD Site Plan and Ordinance for an automobile dealership to make minor changes to the site plan and to allow for adjustments to the sign requirements specific to this site.

H. SIZE OF SITE: 30.67 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently under construction with three of the four buildings underway. The land has a downward slope towards the north.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** C-1 Shopping Center Commercial District with a Gateway Corridor District (Overlay District); Vacant

2. **East:** The Meadows Subdivision; R-1 Single Family Residential; Single Family Houses
3. **South:** Lakeview South II; I-1 Light Industrial with a Gateway Corridor District (Overlay District); Various Light Industrial uses.
4. **West:** Chalco Hills Recreation Area; AG Agricultural (Sarpy County); Dam site

C. RELEVANT CASE HISTORY:

1. City Council approved of an amendment to the Plat, the PUD, and the CUP for this project on April 4, 2017.

D. APPLICABLE REGULATIONS:

1. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan currently designates subject property as Commercial.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The proposed amendments have no expected impacts to the traffic or access aspects related to this development from what was approved with the original plat, PUD, and CUP on April 4, 2017.

D. UTILITIES:

1. The property has access to water, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. The applicant, LB Southwest LLC, has submitted a request for an amendment to the PUD Site Plan and Ordinance to make minor changes to the site plan and to allow for adjustments to the sign requirements specific to this site.

During the construction process minor issues with the approved PUD Site Plan required adjustments that were approved administratively as they were not considered "substantial" or "significant" as per Section 5.15.05.13 of the Zoning Ordinance. However, the cumulative changes are being depicted through this PUD Site Plan amendment to bring the entire plan up to date.

2. The applicant is requesting adjustments to signage requirements through the PUD Ordinance to allow for greater visibility due to topographic issues with the site. Specifically, the applicant is

requesting a maximum height for monument signs of 21 feet due to topographical fall of the land from 144th Street to the closest point where monument signage is allowed. The current allowed maximum height for monument signs is 10 feet.

Additional adjustments to the computation of wall sign square footage and the allowance for directional signs is also included in the proposed amendment to the PUD Ordinance.

V. STAFF RECOMMENDATION – PUD Amendment:

Staff recommends approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

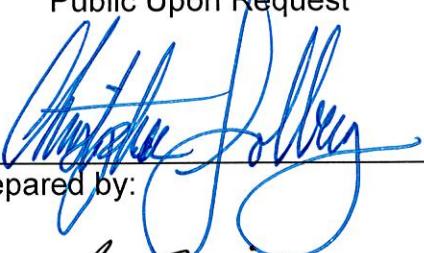
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letter
3. Applicant Response Letter
4. Draft amendments to PUD Ordinance
5. PUD Site Plan Map Set

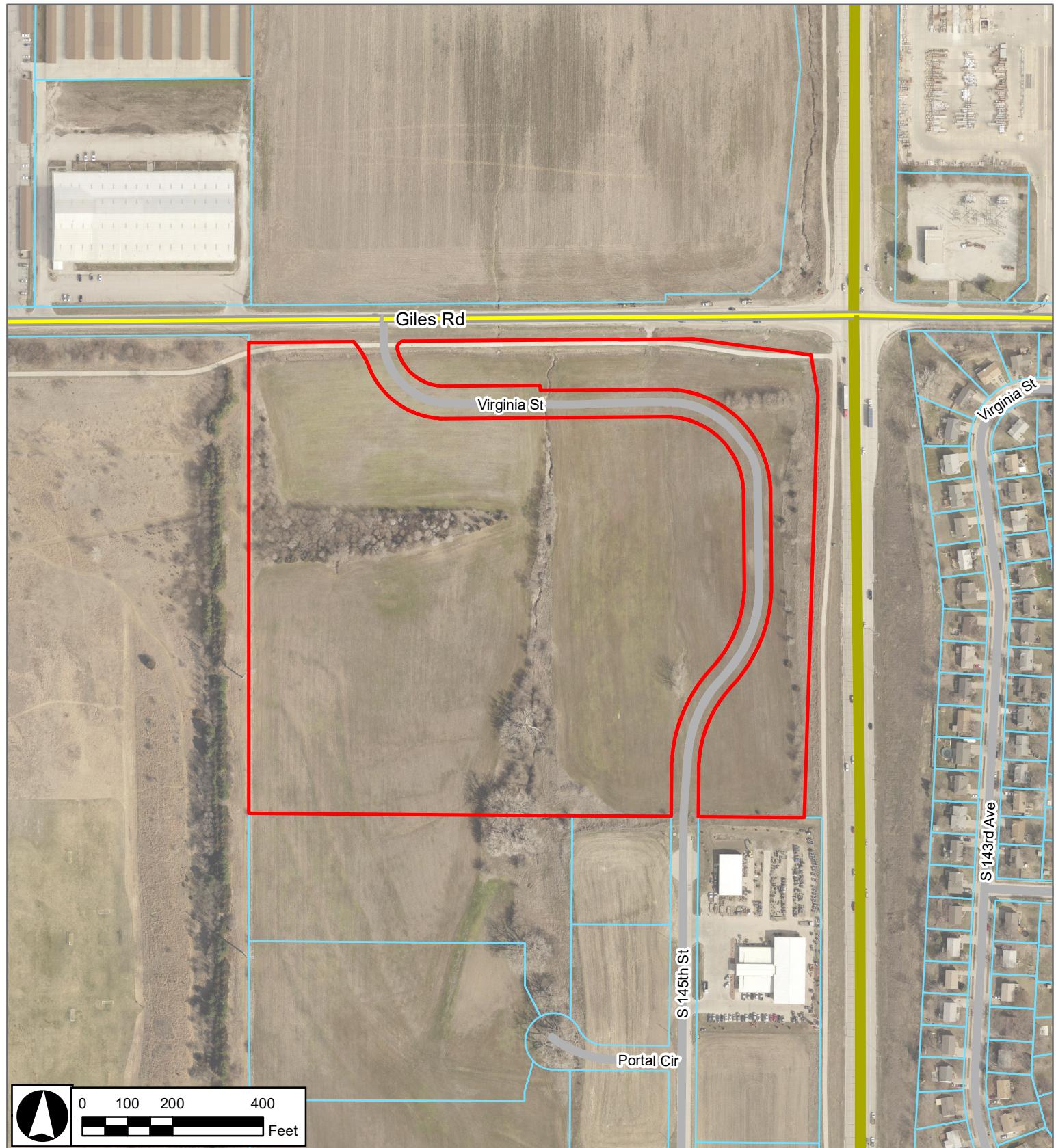
VII. COPIES OF REPORT SENT TO:

1. Paul Cech; LB Southwest, LLC
2. Michael McIntosh; Lamp, Rynearson & Associates, Inc.
3. Larry Jobeun, Esq.; Fullenkamp, Jobeun, Johnson & Beller, LLP
4. Public Upon Request

Prepared by:


John McIntosh
Community Development Director

7-12-18
Date



Project Vicinity Map



Woodhouse Place PUD Amendment

7/12/18
CRB





June 20, 2018

Mike McIntosh, P.E.
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Planned Unit Development (PUD) Amendment
Initial Review
Woodhouse Place

Mr. McIntosh,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

Planned Unit Development

1. The proposed water quality basins should be shown on the PUD site plan. Just the outlines of the basins and the easement areas would be sufficient.
2. Any proposed outside dumpsters should be located on the PUD site plan. Previous communications indicated there would be one at the south end of the project.
3. The amendment should update the building configurations and sizes to the most current information, as there have been some changes since the initial PUD approval.
4. Based on the signage inquiries received for the development, staff is considering additional changes in relation to directional and wall signage. These will be reflected in the draft PUD Ordinance.

A draft revised PUD Ordinance will be provided to Fullenkamp, Doyle & Jobeun for review.

In order for the PUD to be considered for review at the July 19th Planning Commission meeting, revised documents will need to be provided for review. Please submit 4 full size copies (along with electronic copies) of the required documents by noon on June 27, 2018 to ensure that the application stays on track for the review by the Planning Commission in July.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

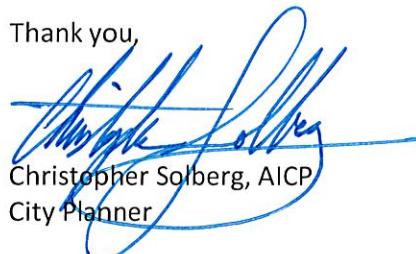
Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer



LAMP RYNEARSON

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154
[P] 402.496.2498
[F] 402.496.2730
www.LRA-inc.com

June 27, 2018

Mr. Christopher Solberg, AICP
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

REFERENCE: Woodhouse Place
Planned Unit Development (PUD) Amendment
Initial Review
LRA Job No. 0116050.01-020

Dear Mr. Solberg:

Submitted herewith are our responses to the City of La Vista's comments from June 20, 2018 and 4 copies of the revised PUD Site Plan Exhibit for the Woodhouse Place PUD Amendment Initial Review.

GENERAL COMMENTS

1. The proposed water quality basins should be shown on the PUD site plan. Just the outlines of the basins and the easement areas would be sufficient.

RESPONSE: The water quality ponds have been indicated as requested.

2. Any proposed outside dumpsters should be located on the PUD site plan. Previous communications indicated there would be one at the south end of the project.

RESPONSE: The enclosed dumpster locations have been indicated as requested.

3. The amendment should update the building configurations and sizes to the most current information, as there have been some changes since the initial PUD approval.

RESPONSE: The building footprints shown on the updated site plan are current. If modifications to the Lincoln dealership are made, a future PUD minor amendment will be submitted prior to building permit.

4. Based on the signage inquiries received for the development, staff is considering additional changes in relation to directional and wall signage. These will be reflected in the draft PUD Ordinance.

RESPONSE: Understood.

LAMP RYNEARSON COMPANIES



LAMP RYNEARSON



LARKIN
LAMP RYNEARSON



Woodhouse Place
Planned Unit Development (PUD) Amendment
Initial Review
June 27, 2018
Page 2 of 2

Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON

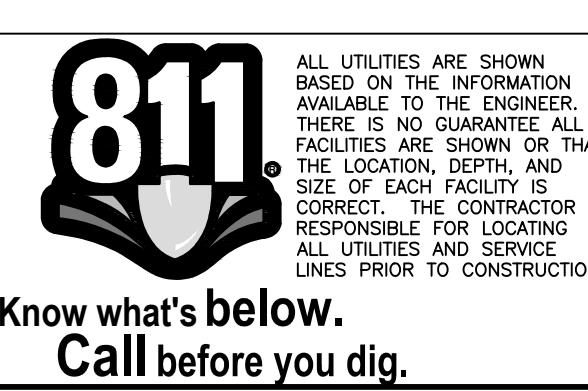
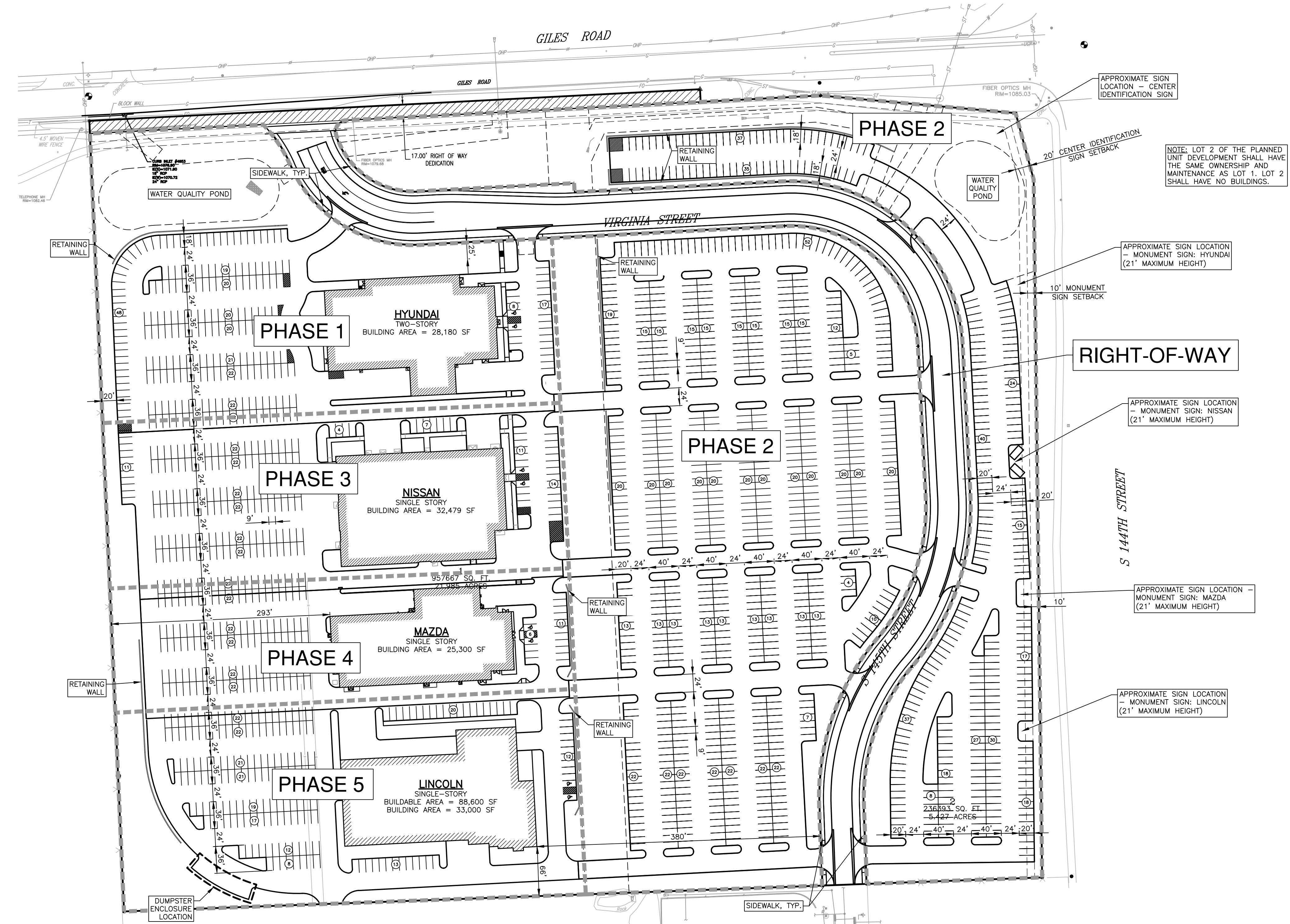


Rob Vanderveen, P.E.
Senior Project Engineer

Enclosure

c w/enc: Ann Birch
 John Kottmann

cm\L:\Engineering\0116050 Woodhouse Auto 144th Giles\ADMIN\RSP Solberg 180627.docx

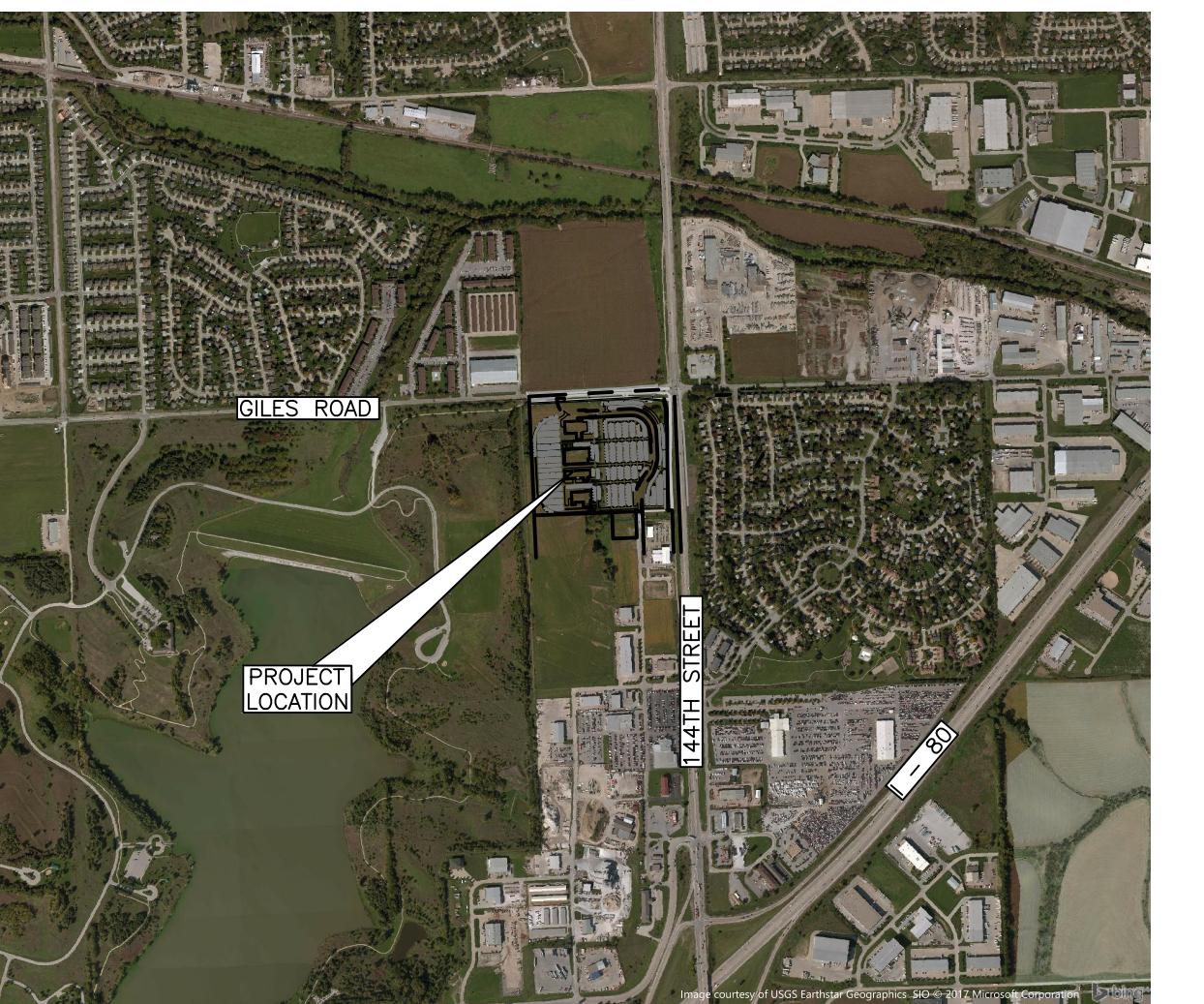


ALL UTILITIES ARE SHOWN BASED ON INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE SIZE, LENGTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

Know what's below.
Call before you dig.

PROJECT PHASING
THE FOLLOWING ARE ESTIMATED PHASE COMPLETION DATES:
PHASE 1 - SEPTEMBER 1, 2018
RIGHT-OF-WAY - SEPTEMBER 1, 2018
PHASE 2 - OCTOBER 31, 2018
PHASE 3 - MARCH 1, 2019
PHASE 4 - DECEMBER 31, 2019
PHASE 5 - MARCH 1, 2020

ACCESSIBLE STALLS
ACCESSIBLE STALLS PROVIDED: 4
VAN ACCESSIBLE STALLS PROVIDED: 4
TOTAL ACCESSIBLE STALLS PROVIDED: 8
ACCESSIBLE STALLS REQUIRED: 7 (1 VAN) PER SECTION 7.08 BASED ON 228 CUSTOMER/EMPLOYEE STALLS REQUIRED FOR BUILDING. 228 SF FOOTAGE. REMAINDER OF PARKING STALLS ARE VEHICLE STORAGE OR DISPLAY ONLY.



LEGAL DESCRIPTION:
LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST PLANNED UNIT DEVELOPMENT
144TH STREET AND GILES ROAD
WOODHOUSE AUTO FAMILY - PAUL CECH
402-660-2317
AUTO SALES AND SERVICE

ZONING:
C-3 W/ GATEWAY CORRIDOR DISTRICT OVERLAY (SEE SECTION 5.12)

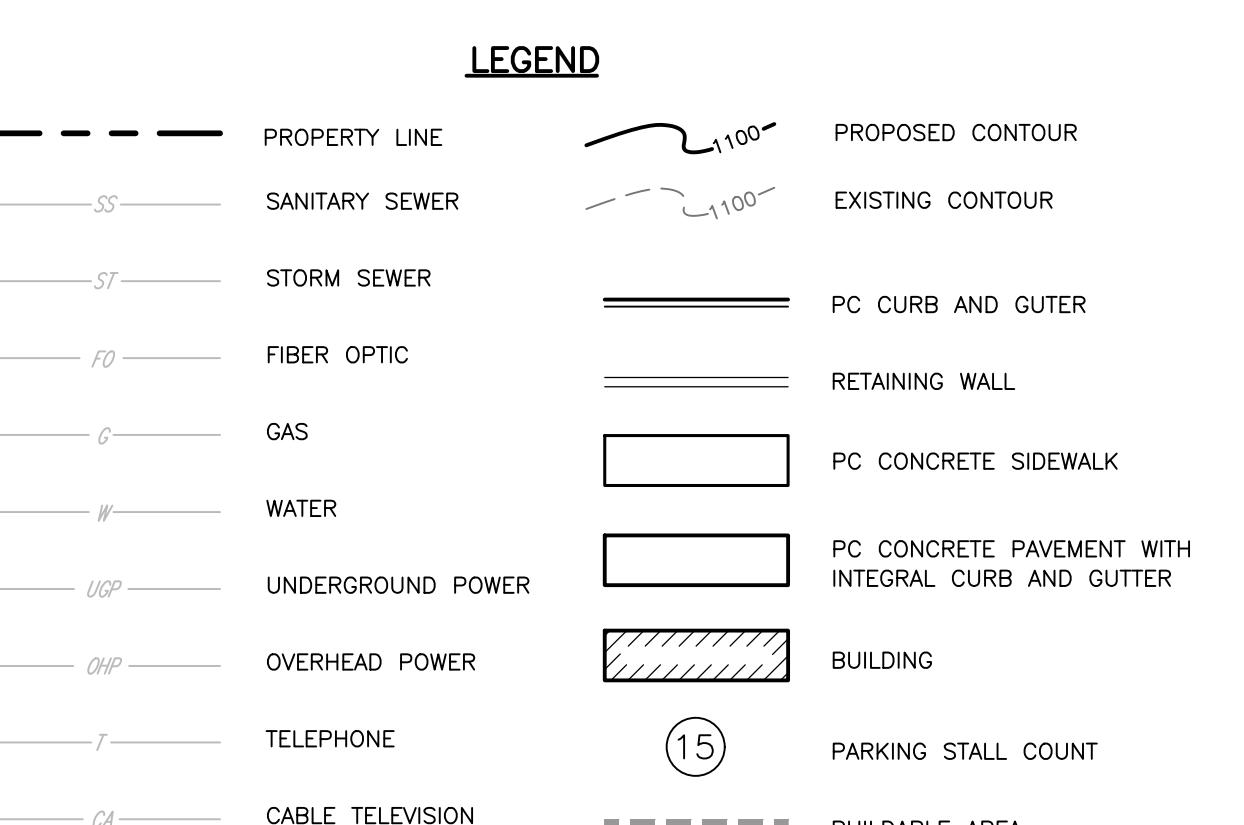
PERMITTED USE
 CONDITIONAL USE
 SPECIAL USE

SITE REGULATORS (SEE SECTION 5.12.06):

	ALLOWED	PROPOSED (LOT 1)	PROPOSED (LOT 2)
A. SITE AREA	10,000 SF	957,667 SF	236,393 SF
B. MINIMUM WIDTH	NO REQUIREMENT	N/A	N/A
C. GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	299,100 SF MAX	N/A
D. FAR (C/A)	NO REQUIREMENT	0.31	N/A
E. SETBACK			
FRONT YARD	25 FEET	25 FEET	N/A
STREET SIDE YARD	15 FEET	380 FEET	N/A
INTERIOR SIDE YARD	15 FEET	293 FEET	N/A
REAR YARD	15 FEET	66 FEET	N/A
F. HEIGHT	90 FEET MAXIMUM	90 FEET MAX	N/A
G. BUILDING COVER (%)	60%	31% MAX	N/A
H. IMPERVIOUS COVER (%)	NO REQUIREMENT	80%	N/A
I. PARKING REQUIREMENTS (SEE SECTION 7.06)	1 STALL/500 SF OF FLOOR AREA = 228	1,472 STALLS	306 STALLS
J. ACCESSIBLE PARKING (SEE SECTION 7.08)	7 STALLS	8 STALLS	N/A

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 7.17.03):

L. STREET SIDE YARD	10 FEET	10 FEET	10 FEET
M. INTERIOR SIDE YARD	10 FEET	20 FEET	10 FEET
N. INTERIOR LANDSCAPING	10/SF PER STALL	14,690 SF MIN	3,170 SF MIN



PLANNED UNIT DEVELOPMENT SITE PLAN

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

SHEET

1 OF 1

DRAWN BY RUK
DESIGNED BY RV
DATE 06/01/2018
JOB NUMBER-TASKS 011615901-003
BOOK AND PAGE

LAMP RYNEARSON
& ASSOCIATES
WOODHOUSE PLACE
SARPY COUNTY, NEBRASKA

14710 West Dodge Road, Suite 100 402-496-2498 P
Omaha, Nebraska 68154-2027 402-496-2730 F
www.LRA-INC.com



SIGN

SITE PHOTO OVERLAY

WOODHOUSE PLACE -
EAST LOT SITE
PACKAGEPROJECT: 17163 DATE: MAY 17, 2018
© COPYRIGHT BVH ARCHITECTURE

DRAFT

ARCHITECT
BVH ARCHITECTURE
901 JONES STREET
OMAHA NE 68102
V 402 345 3060
F 402 345 7871
bvh.com

GENERAL CONTRACTOR
LUEDER CONSTRUCTION
9999 J STREET
OMAHA NE 68127
V 402 339 1000
www.lueder.com

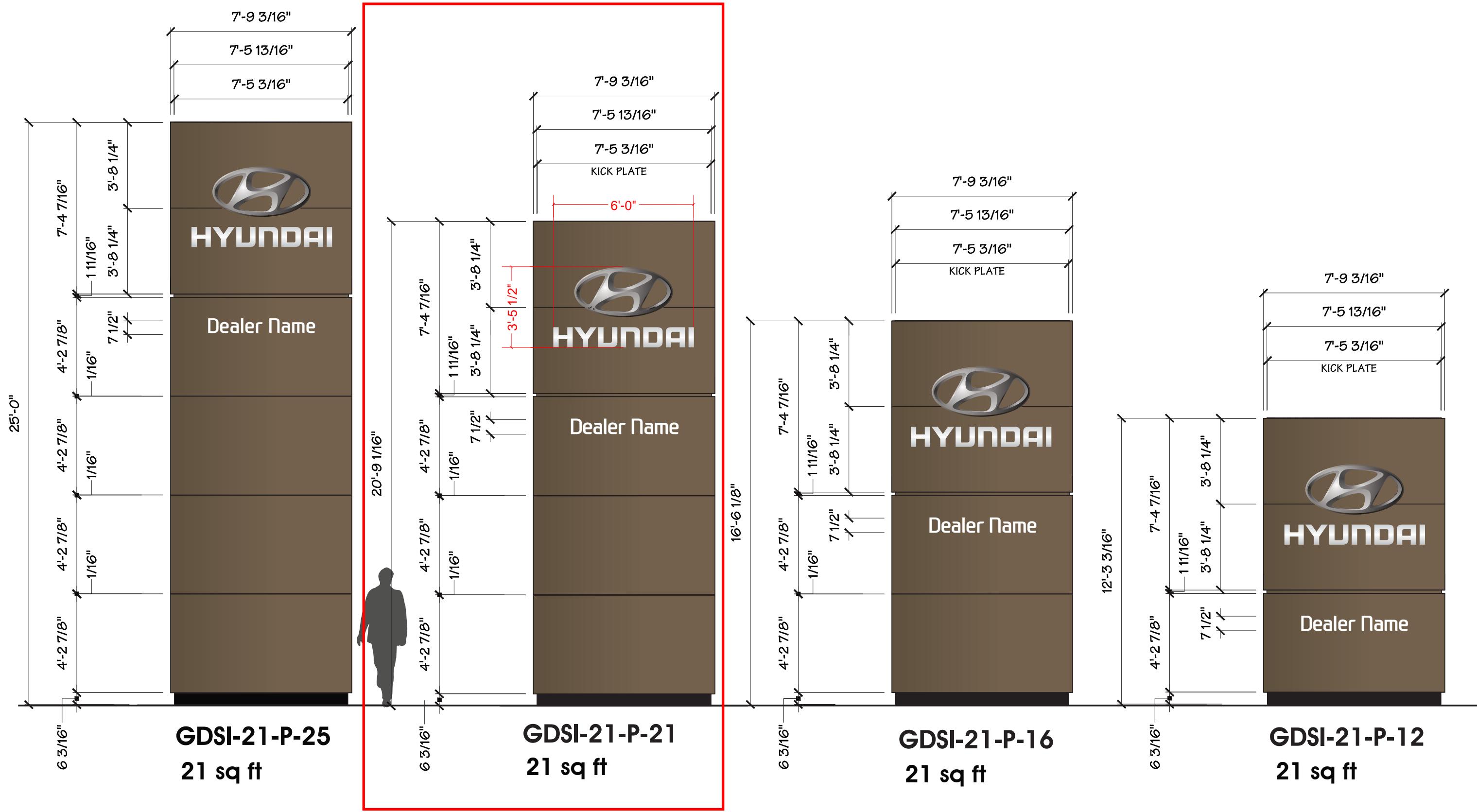
STRUCTURAL ENGINEER
LANGE STRUCTURAL GROUP
3616 POTOMAC LANE
LINCOLN NE 68516
V 402 421 9540
www.langestructuralgroup.com

MEP ENGINEER
MORRISSEY ENGINEERING
4640 N 118 STREET
OMAHA NE 68134
V 402 491 4144
www.morrisseyengineering.com

CIVIL ENGINEER
LAMP RYNEARSON & ASSOCIATES
14710 W DODGE ROAD #100
OMAHA NE 68154
V 402 496 2498
www.lra-inc.com



MARK	DATE	DESCRIPTION



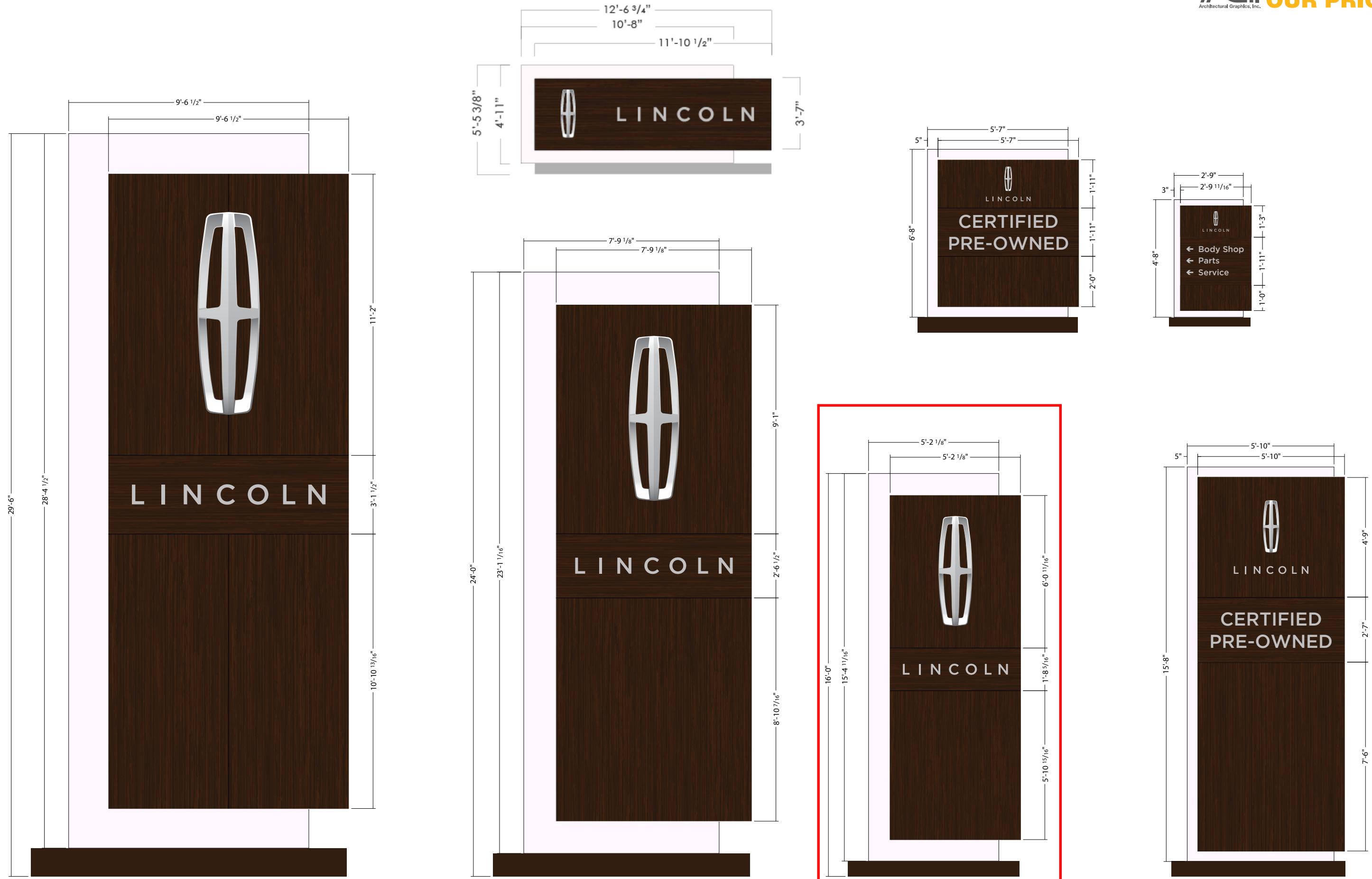
Revised: July 10, 2018

1/4"=1'



HYUNDAI

LINCOLN - Family of Signs



LINCOLN - 16' Pylon Sign





2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title

MAZDA

Date 05.10.16

AGI EoR **M. ALAMELDIN**
Lead Drafter **NJC**
Drawn By **DDS/NJC**
Project Mgr. **A. ISBELL**

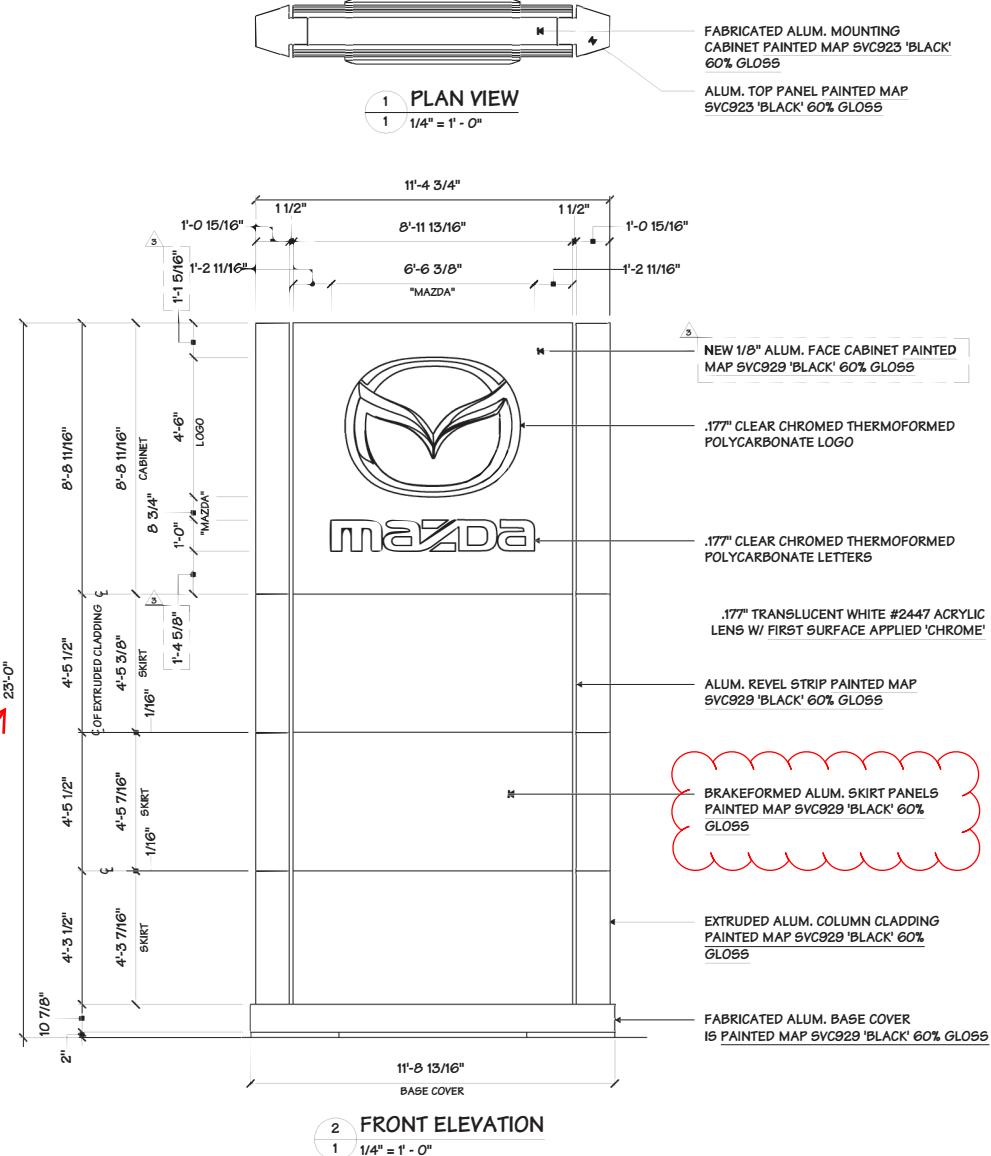
General Sign Specifications	
<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior
<input type="checkbox"/> Single Faced	<input checked="" type="checkbox"/> Double Faced
<hr/>	
<input type="checkbox"/> Non-Illuminated	
<input checked="" type="checkbox"/> Illuminated	
<u>X</u> . <u>X</u> Volts	<u>6.3</u> Amps(+/-)
Location	
Windload <u>105 MPH / IBC 2012</u>	

Drawing Revisions			
Change	Date	Drawn By	Reason
ADDED SHIPPING STAND AS TO SHIP IN ONE PIECE	06-03-17	NJC	
ADDED SPACE AND FOAM TAPE AND ALUM. ANGLE	07-20-17	NJC	
MOVED LOGO TO PROPER POSITION	07-25-17	NJC	

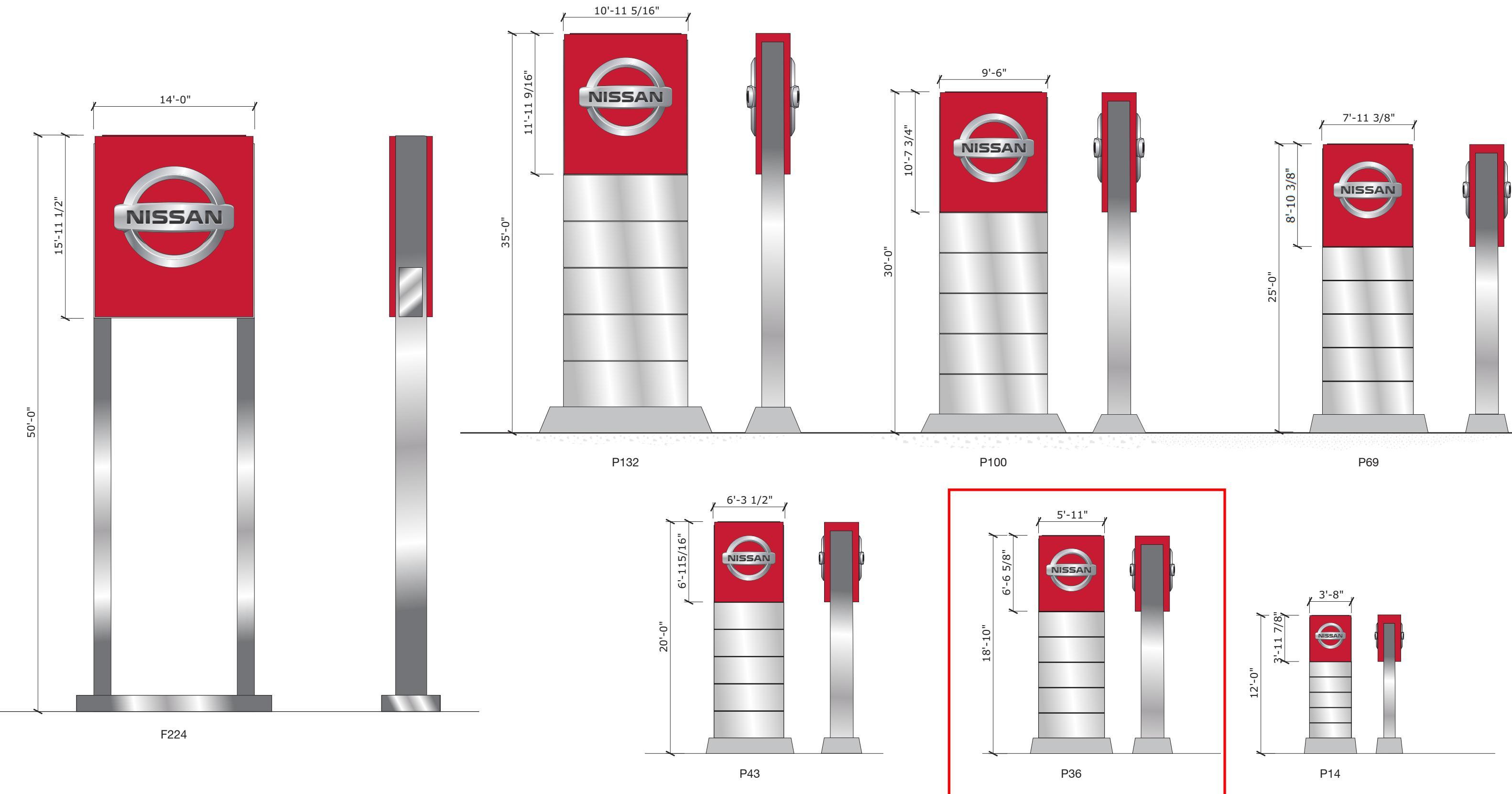
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Code	16064	Type
Sign Type	P70A-23-CUST	PG. #: 1

Note: Custom Signage, can be reduced to 20'-0" tall



Revised: July 10, 2018



■ NREDI 2.0 SIGN FAMILY- PYLON SIGNS

Drawn by: LCL

Scale: 3/32" = 1'-0"

Project Mgr: A. HILL

Date Created: 05.03.16

Sheet Number:

Date Revised: 10.04.16

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ARCHITECTURAL GRAPHICS INC.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMMENDING 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 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. The Planned Unit Development plan for Woodhouse Place (the "Woodhouse PUD") is hereby adopted for the following described real estate, to wit:

LEGAL DESCRIPTION

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

Section 2. The Woodhouse PUD is hereby adopted to provide for the development of planned automotive dealerships that will service not only the City, but also the surrounding market area. 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 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. "Automotive Sales" shall mean the storage and display for sale or lease, and the actual sale or lease, of new or used motor vehicles, or any type of trailer (provided the trailer is unoccupied) at any one time, and where repair or body work is incidental to the operation of the new or used motor vehicle sales or leasing operations. Automobile sales shall includes all motor vehicle retail sales and leases including cars, SUV's, trucks, vans, recreational vehicles, boats, motorcycles or other similar motorized transportation vehicles.
- B. "Developer" shall mean LB Southwest, LLC, their successors and assigns.
- C. "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.

- D. "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.
- E. "Woodhouse PUD" shall mean the planned unit development that is subject to this Ordinance, as developed and approved, that outlines certain provisions for the development of the Subdivision and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- F. "Plat" or "the Plat," shall mean the final plat of the Subdivision approved by the City Council or an administrative plat approved by staff.
- G. "Woodhouse Place 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 the Woodhouse Place Design Guidelines is attached to this Woodhouse PUD as Exhibit "C".
- H. "Subdivision" shall mean the 30.67 acres of land described in Exhibit "A" hereto, to be known as "Woodhouse Place."

Section 4. Parcel Identification Map

Attached hereto and made a part of Woodhouse PUD for parcel delineation is the Parcel Identification Map for the Woodhouse PUD marked as 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. Building Design Guidelines and Criteria

A copy of the Woodhouse Place Design Guidelines in the form approved and amended by the City is attached to this Woodhouse PUD as Exhibit "C". All applications shall adhere to requirements of the approved Woodhouse PUD 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. The Woodhouse Place Design Guidelines shall take the place of Appendix A, B, and C of the City's Commercial Building Design Guide and Criteria dated September 17, 2013.

Section 7. Conditions

All uses within the Subdivision shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Woodhouse 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 Woodhouse PUD and Woodhouse Place Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Woodhouse 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 Woodhouse PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate commercial zoning district shall apply to any development within Lots 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 berthing and landscaping.

- i. The intent of the design and layout of Lots 1 and 2, Woodhouse Place is to develop the site for motor vehicle sale and lease uses, with service and repair as an accessory use.
 - a. Building Height. Permitted building heights 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 PUD Plan.
 - b. Building Setback. 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 PUD Plan.
 - c. Landscaping. Landscaping along Highway 50 (South 144th Street) and Giles Road and throughout the Subdivision shall be consistent with the PUD Site Plan map set, Exhibit "B" and the Woodhouse Place Design Guidelines, Exhibit "C". A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Woodhouse Place and its approved guidelines.
 - d. 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.

C. Woodhouse Place Design Guidelines

The Woodhouse Place Design Guidelines take the place of Gateway Corridor District Design Guideline dated September 17, 2013.

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 Lots 1 and 2 should be provided based on the aggregate ratio of one (1) off-street parking spaces per five hundred (500) square feet of gross floor area of improvements constructed on each lot, separate from those spaces dedicated to automotive sales inventory, unless off-site/public parking is utilized with approval of the city.

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 Woodhouse PUD conflict with or are more restrictive than similar provisions provided in the La Vista Zoning Ordinance, the provisions of the Woodhouse PUD 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 the PUD Site Plan map set, Exhibit "B", for proposed site signage approximate locations.

- i. **Center Identification Signs.** Free standing buildings on Lot 1 may be allowed to advertise on one Center Identification Sign as depicted on Lot 2 of the PUD Site Plan.
- ii. **Monument Signs.** Free-standing buildings on Lot 1 may be allowed to advertise on Monument Signs as depicted on Lot 2 of the PUD Site Plan. The overall development shall be limited to no more than four monument signs, one for each building located on Lot 1 as depicted on the PUD Site Plan. Monument signs shall not exceed twenty-one (21) feet in height.
- iii. **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. Freestanding On-Site Directional Signs shall not exceed three (3) feet in height.

iii.iv. Wall Signs. Free-standing buildings on Lot 1 are allowed a total of 2.5 square feet of wall signs per lineal foot of façade width on facades with frontage along a right-of-way to a maximum of 600 sq.ft.

Section 8. 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 9. 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 ____th DAY OF AUGUST 21, 2018.

CITY OF LA VISTA

ATTEST:

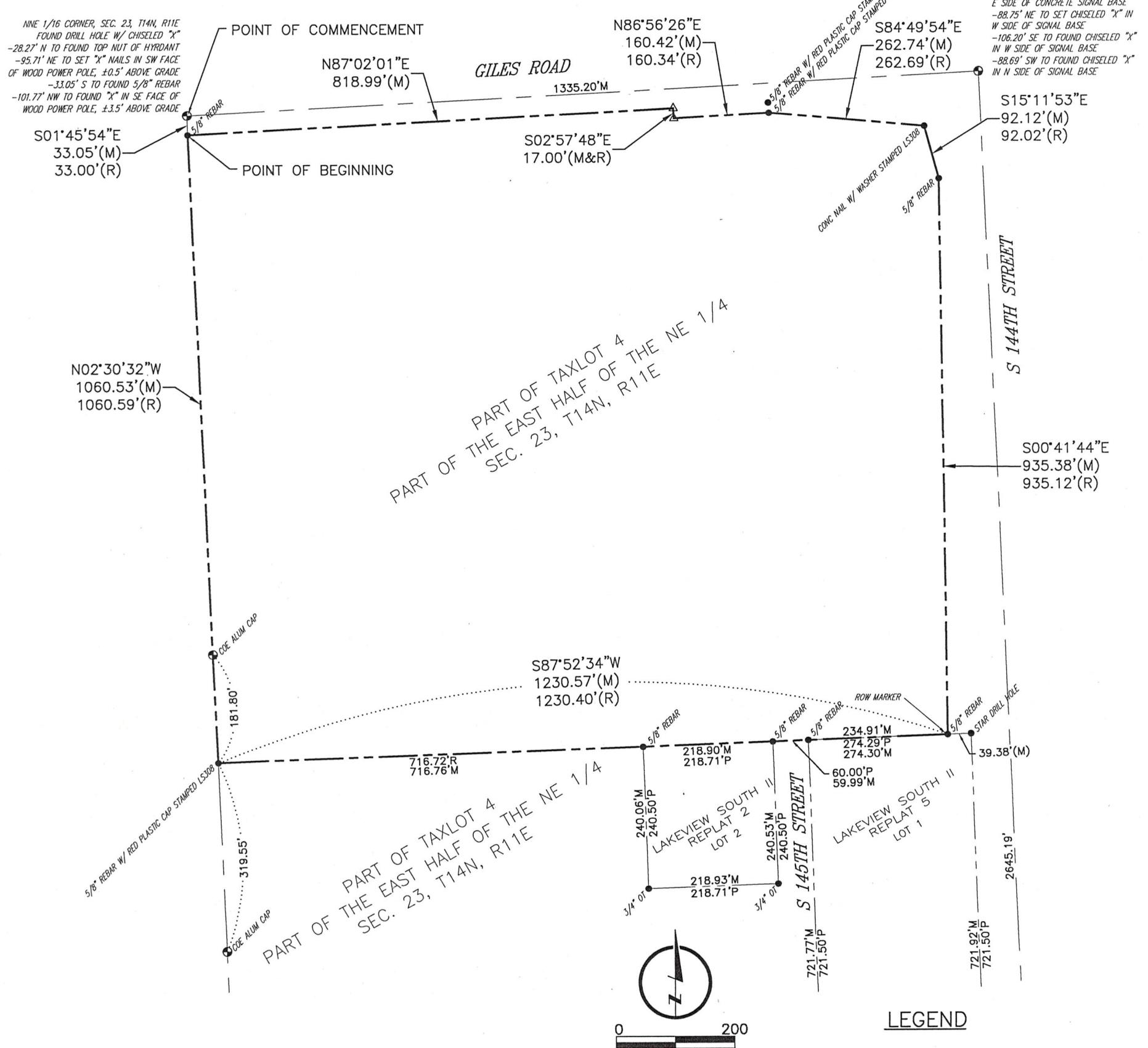
Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

EXHIBIT A

Lots 1 and 2, Woodhouse Place located in the N ½, NE ¼, Section 23, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

LAND SURVEYOR'S CERTIFICATE



LEGAL DESCRIPTION

PART OF TAXLOT 4 (FOUR) LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A DRILL HOLE WITH CHISELED "X" AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 01°45'54" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83 2016 EPOCH) FOR 33.05 FEET ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER SAID SECTION 23, TO A 5/8" REBAR IN THE SOUTH RIGHT OF WAY OF GILES ROAD;

THENCE NORTH 87°02'01" EAST FOR 818.99 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUISITION DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2015-25778 RECORDED WITH THE SARPY COUNTY REGISTER OF DEEDS ON OCTOBER 20, 2014;

THENCE SOUTH 02°57'48" EAST FOR 17 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE SOUTHWEST CORNER OF SAID RIGHT OF WAY ACQUISITION;

THENCE NORTH 86°56'26" EAST FOR 160.42 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY ACQUISITION;

THENCE SOUTH 84°49'54" EAST FOR 262.75 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A CONCRETE NAIL WITH WASHER STAMPED LS 308 IN THE WEST RIGHT OF WAY LINE OF 144TH STREET;

THENCE SOUTH 15°11'53" EAST FOR 92.12 FEET TO A 5/8" REBAR;

THENCE SOUTH 00°41'44" EAST FOR 935.38 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR IN THE NORTH LINE OF LOT 1, LAKEVIEW SOUTH 2, REPLAT 5, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 87°52'34" WEST FOR 1230.57 FEET ON THE NORTH LINE OF SAID LOT 1, AND ALSO LOT 2, LAKEVIEW SOUTH 2, REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXTENDED WEST TO THE WEST LINE OF SAID TAXLOT FOUR (4), TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 IN THE WEST LINE OF SAID TAXLOT 4, ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 02°30'32" WEST FOR 1060.53 FEET TO THE POINT OF BEGINNING.

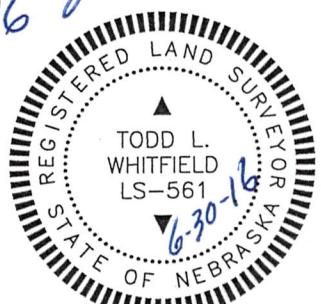
CONTAINS 1,320,338 SQUARE FEET OR 30.311 ACRES AS FIELD MEASURED.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Todd L. Whitfield

DATE OF SIGNATURE: 6-30-2016



**LAMP RYNEARSON
& ASSOCIATES**

DRAWN BY
RER

DESIGNED BY
REVIEWED BY
TLW

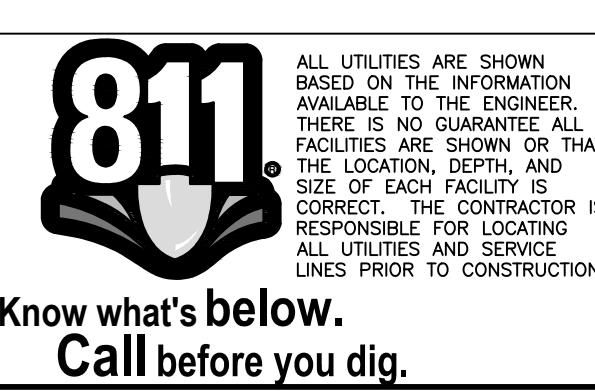
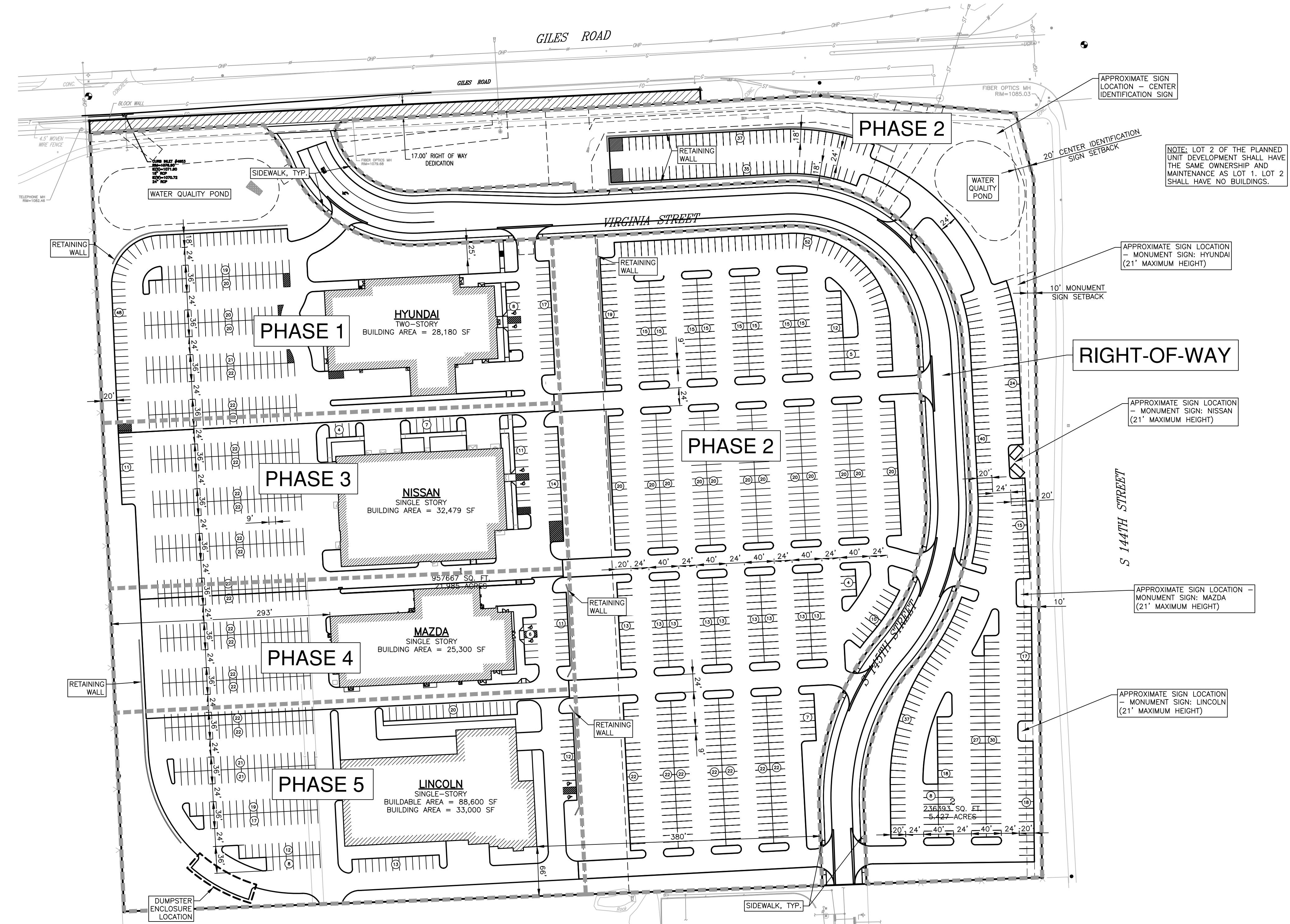
PROJECT - TASK NUMBER
0116050

DATE
6/29/16

BOOK AND PAGE

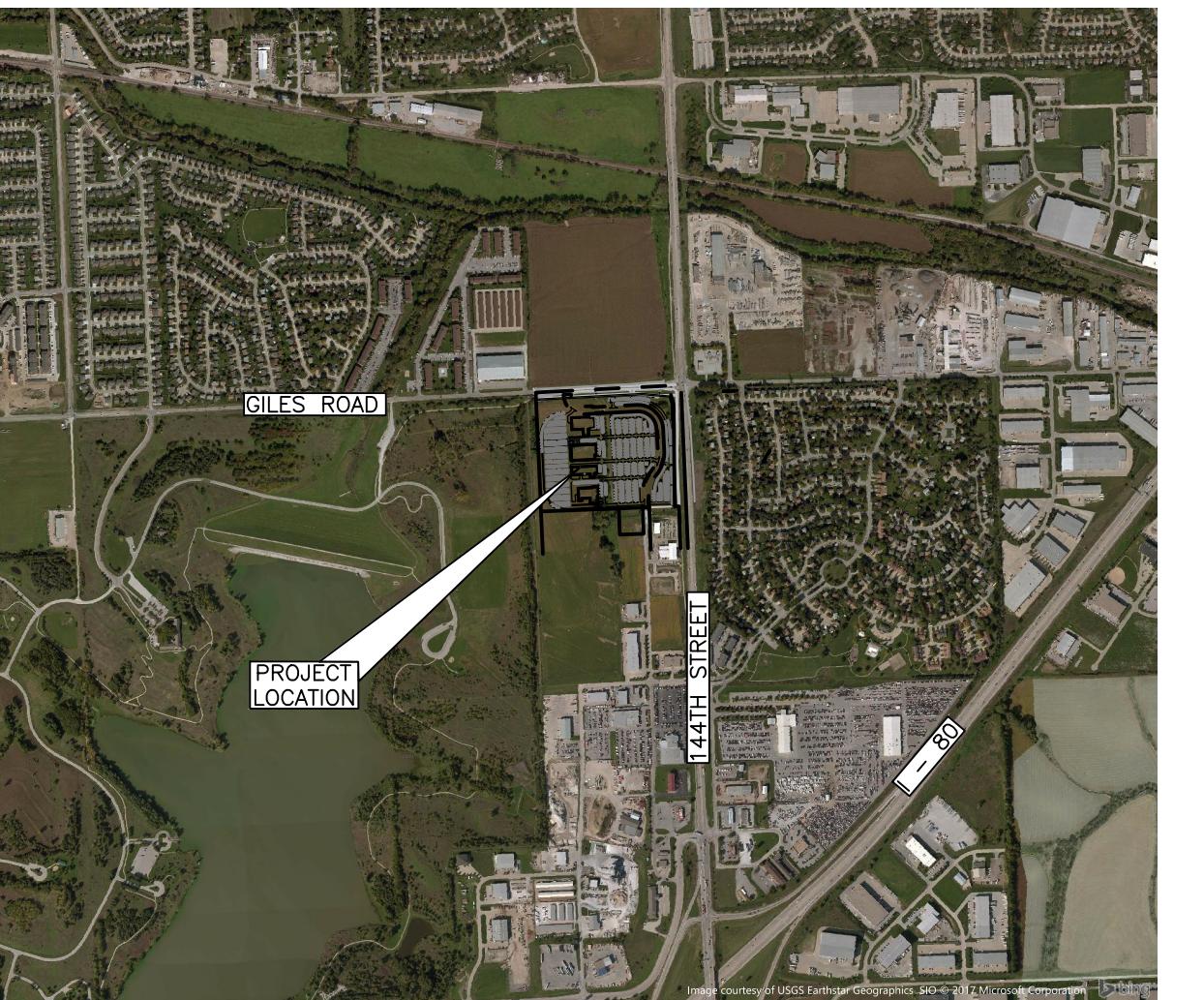
REVISIONS

EXHIBIT B



PROJECT PHASING
THE FOLLOWING ARE ESTIMATED PHASE COMPLETION DATES:
PHASE 1 - SEPTEMBER 1, 2018
RIGHT-OF-WAY - SEPTEMBER 1, 2018
PHASE 2 - OCTOBER 31, 2018
PHASE 3 - MARCH 1, 2019
PHASE 4 - DECEMBER 31, 2019
PHASE 5 - MARCH 1, 2020

ACCESSIBLE STALLS
ACCESSIBLE STALLS PROVIDED: 4
VAN ACCESSIBLE STALLS PROVIDED: 4
TOTAL ACCESSIBLE STALLS PROVIDED: 8
ACCESSIBLE STALLS REQUIRED: 7 (1 VAN) PER SECTION 7.08 BASED ON 228 CUSTOMER/EMPLOYEE STALLS REQUIRED FOR BUILDING. SQUARE FOOTAGE, REMAINDER OF PARKING STALLS ARE VEHICLE STORAGE OR DISPLAY ONLY.



LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST PLANNED UNIT DEVELOPMENT

144TH STREET AND GILES ROAD
WOODHOUSE AUTO FAMILY - PAUL CECH
402-660-2317
AUTO SALES AND SERVICE

C-3 W/ GATEWAY CORRIDOR DISTRICT OVERLAY (SEE SECTION 5.12)

PERMITTED USE
CONDITIONAL USE
SPECIAL USE

SITE REGULATORS (SEE SECTION 5.12.06):

	ALLOWED	PROPOSED (LOT 1)	PROPOSED (LOT 2)
A. SITE AREA	10,000 SF	957,667 SF	236,393 SF
B. MINIMUM WIDTH	NO REQUIREMENT	N/A	N/A
C. GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	299,100 SF MAX	N/A
D. FAR (C/A)	NO REQUIREMENT	0.31	N/A
E. SETBACK			
FRONT YARD	25 FEET	25 FEET	N/A
STREET SIDE YARD	15 FEET	380 FEET	N/A
INTERIOR SIDE YARD	15 FEET	293 FEET	N/A
REAR YARD	15 FEET	66 FEET	N/A
F. HEIGHT	90 FEET MAXIMUM	90 FEET MAX	N/A
G. BUILDING COVER (%)	60%	31% MAX	N/A
H. IMPERVIOUS COVER (%)	NO REQUIREMENT	80%	N/A
I. PARKING REQUIREMENTS (SEE SECTION 7.06)	1 STALL/500 SF OF FLOOR AREA = 228	1,472 STALLS	306 STALLS
J. ACCESSIBLE PARKING (SEE SECTION 7.08)	7 STALLS	8 STALLS	N/A

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 7.17.03):

L. STREET SIDE YARD	10 FEET	10 FEET	10 FEET
M. INTERIOR SIDE YARD	10 FEET	20 FEET	10 FEET
N. INTERIOR LANDSCAPING	10/SF PER STALL	14,690 SF MIN	3,170 SF MIN

LEGEND

	PROPERTY LINE		PROPOSED CONTOUR
	SANITARY SEWER		EXISTING CONTOUR
	STORM SEWER		PC CURB AND GUTTER
	FIBER OPTIC		RETAINING WALL
	GAS		PC CONCRETE SIDEWALK
	WATER		PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	UNDERGROUND POWER		BUILDING
	OVERHEAD POWER		PARKING STALL COUNT
	TELEPHONE		CABLE TELEVISION
	MANHOLE		CURB INLET
	GRATE INLET		HOODED GRATE INLET
	HYDRANT		WATER HYDRANT
	GAS MANHOLE		LIGHT POLE
	BUILDABLE AREA		

PLANNED UNIT DEVELOPMENT SITE PLAN

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

SHEET

1 OF 1

DRAWN BY	RUIK
DESIGNED BY	RV
DATE	06/01/2018
JOB NUMBER/TASKS	0160-050-01-003
BOOK AND PAGE	

LAMP RYNEARSON
& ASSOCIATES
WOODHOUSE PLACE
SARPY COUNTY, NEBRASKA



14710 West Dodge Road, Suite 100 402-496-2498 P
Omaha, Nebraska 68154-2027 402-496-2730 F
www.LRA-INC.com

EXHIBIT C

**WOODHOUSE PLACE
DESIGN GUIDELINES**

City of La Vista, Nebraska

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
4 April 2017**

TABLE OF CONTENTS

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1. INTRODUCTION

The Developer of Woodhouse Place and the City of La Vista, Nebraska, jointly have established the following Design Guidelines. These Guidelines have been developed as part of the Master Planning Process to ensure Visual Continuity and the Creation of a Sense of Place through the use of Common Elements of Site and Architecture within the Woodhouse Place Project.

"The Woodhouse Place Design Guidelines take the place of City's Gateway Corridor District Design Guideline dated September 17, 2013. It shall be the City Administrator who shall determine which design criteria is applicable in the event of a conflict between the two documents referenced herein."

The Design Guidelines illustrate a Color Palette, Allowable Building Materials and a Selection of Required Site Amenities. Individual Tenants and Owners shall be required to use these Elements to create a Type of Architecture Characterized by the Developer of Woodhouse Place as Clean and Contemporary.

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 city jurisdiction, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA AND CRITERIA

It is the intent of the City for this Building Criteria to apply to all property within the Woodhouse Place PUD Overlay District and as a part of the Gateway Corridor District (Overlay District), as shown on the City's official zoning map.

New construction and modifications to existing buildings, including the structure and the surrounding property, are required to have compliance reviewed through the design review process.

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.

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

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.

Gateway Corridor District. The City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.

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

Harmony. A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

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

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

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: fences, walls, and transformers.

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.

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.

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.

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

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

4. CRITERIA FOR APPERANCE

I. RELATIONSHIP OF BUILDING TO SITE

- A.** The site shall be planned to accomplish a desirable transition from the sit to the adjoining streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
- B.** Site planning is encouraged to provide an interesting relationship between buildings.
- C.** Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- D.** Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

II. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA (OUTSIDE OF SUBDIVISION)

- A.** Attractive landscape transition to adjoining properties shall be provided where possible.
- B.** Harmony in texture, lines, and masses is required. Monotony shall be avoided.

III. LANDSCAPE AND SITE TREATMENT

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- A.** Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide varied and more natural grading practices. Consistent, even topography that provides an engineered feel is not acceptable.
- B.** Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- C.** Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- D.** Unity of the design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. All projects are required to use the minimum number of species under each category from the variety list in Appendix A.
 - 1.** A minimum of two species listed under the deciduous tree category
 - 2.** A minimum of one species listed under the coniferous tree category
 - 3.** A minimum of one species listed under the deciduous shrubs category
 - 4.** A minimum of one species listed under the coniferous shrubs category
- E.** Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others

that will be hardy, harmonious to the design, and of good appearance shall be used.

- F.** The landscape plan shall be designed to provide natural undulating landscape forms. Avoid consistent straight line plantings.
- G.** Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in design submittal.
- H.** Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Shrubs or other landscaping elements may be allowed in lieu of trees on a limited basis as approved by the City of La Vista within the PUD Landscape Plan.
- I.** Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.
- J.** Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures for the parking areas and drives within the building area shall be similar in appearance and quality level as the light fixtures identified in Appendix B. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Wall Pack and exterior lighting with visible lamps are not permitted. Lighting shall be Dark Sky compliant, and limit wash onto abutting properties. Exceptions to Dark Sky compliance may be made for specific emergency lighting situations. Fixture, poles and/or other support cut sheets are required in the design submittal for all exterior lighting fixtures to be utilized.
- K.** 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 Bioretention and Rain Garden Plants Guide, 2010 or latest edition

IV. BUILDING DESIGN

- A.** Architectural style is not restricted; however architectural style should be consistent throughout the subdivision. Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings.
- B.** Buildings shall have good scale and be harmonious conformance with permanent neighboring development.
- C.** All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention

on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.

D. All buildings shall feature a prominent entrance.

E. Building Materials:

1. Building Materials shall be limited to the following:
 - a) Aluminum Composite Material (ACM)
 - b) Clear or tinted glass
 - c) Clay brick or stone
 - d) Integrally colored burnished or split face concrete block. Smooth concrete block may be allowed as accents.
 - e) Integrally colored EFIS (exterior insulated finishing system)
 - f) Integrally colored cast stone
 - g) Architectural Precast Concrete may be allowed as Accents
 - h) Integrally colored composite rain screen panels.
 - i) Any combination of the materials listed
2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
3. Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as "TNEMEC" or equal. Product data shall be submitted for review.
4. In any design in which the structure frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

F. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.

G. Intense, bright, or fluorescent colors should not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but should generally not constitute more than 10 percent of the area of each elevation of a building.

H. All overhead garage doors shall be recessed into the main building façade a minimum of 8 inches. Depth shall be relative to building wall construction.

I. Colors shall be harmonious and shall use only compatible accents.

J. Portions of low slope roofs of less than 1/12 may be allowed. They may be either adhered or ballasted. If adhered, the membrane shall be in the lighter color ranges, such as white, to be more energy conscious and less absorptive. An SRI of 29 or greater is required.

K. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from an elevation view and all angles associated with any public view. A section view shall be provided demonstrating appropriate screening. Mechanical screening shall match building elements and materials. Ground mounted mechanical equipment may utilize vegetative or other screening in a design approved by the City.

- L.** Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Use of more energy conscious lamps, such as LED's or similar is encouraged. The approved parking light fixture is provided in **Appendix B**.
- M.** If used, fencing and site furniture, including waste cans, directories, ash urns, guard rails or railing enclosures, shall be similar to those in existing locations in the Gateway Corridor Overlay District. The color of the site furnishings shall blend with the colors of the rest of the building/site. Provide selection documentation and color for review.
- N.** Refuse and waste removal areas, shall be screened from public view, using materials as stated in criteria for equipment screening.
- O.** All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance.
- P.** Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- Q.** Exterior roof access ladders are not allowed within the Woodhouse Place PUD District.
- R.** Exterior bracing of parapets or other features shall be screened from elevation views. Screening shall match building elements and materials.

V. SIGNS

- A.** Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
- B.** Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- C.** The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- D.** The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- E.** Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- F.** Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.
- G.** Monument signage shall vary between vehicle manufacturers, and shall correspond w/ building materials and branding. These monument signs may be internally lit.
- H.** Dealer signage, or center monument signage reading "Woodhouse Place", shall be relatively similar in height, construction, and material usage as the other manufacturer signs, and may have low spot lighting.

VI. MAINTENANCE—PLANNING AND DESIGN FACTORS

- A.** Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of

finishes and other protective measures, must be conducive to easy maintenance and upkeep.

- B.** Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against elements, neglect, damage, and abuse.
- C.** If prefinished metal is utilized, TNEMEC coated metal, or approved equal is required.

VII. FACTORS FOR EVALUATION

The following factors and characteristics, which affect the appearance of the development, will govern the evaluation of a design submission:

- A.** Conformance to city ordinances and the Design Guideline
- B.** Logic of design.
- C.** Exterior space utilization.
- D.** Architectural character.
- E.** Attractiveness.
- F.** Material selection.
- G.** Harmony and compatibility.
- H.** Circulation - vehicular and pedestrian.
- I.** Maintenance requirements.

VIII. APPROVAL OF CHANGES AFTER DESIGN ACCEPTANCE

It is the owner's responsibility to point out and submit any exterior modifications that are proposed between design acceptance and completion of construction to assure timely issuance of a Certificate of Occupancy.

5. PROCESS

**PRE-APPLICATION
CONFERENCE:**

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 beforehand.

**APPLICATION FOR
DESIGN REVIEW:**

The applicant needs to fill out the "Application for Design Review and submit it along with the required submittals. A listing of required submittals is included as part of the application form. The application fee required for this submittal shall be in accordance with La Vista's Master Fee Schedule.

RESUBMITTAL REQUIREMENTS:

After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" format shall be required after final approval.

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 Woodhouse Place Design Guidelines.

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 Design Approval is issued.

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Design Approval. A copy of this will need to be included with the Building Permit documents in order to receive a Building Permit.

APPEALS:

In the event where the applicant and the City cannot come to an agreement within 180 days of initial application submission, the applicant may request a meeting with the City Administrator regarding an appeal to the City Council.

OCCUPANCY PERMIT:

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

MAINTENANCE OF DESIGN REQUIREMENTS:

The applicant needs to 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.

APPENDIX A – Approved Plant List

DECIDIOUS TREES

Min. Size
2.5" cal

Downy Serviceberry/Amelanchier arborea – clump form
Prairie Pride hackberry/Celtis occidentalis ‘Prairie Pride’
Freeman Maple “Marmo”/ Acer saccharinum
Burgundy Belle Red Maple/ Acer rubrum
Norway Maple/ Acer platanoides
Halka Honeylocust/ Gleditsia triacanthos var. inermis “Halka”
Prairifire Crab/Malus ‘Prairifire’
Swamp White Oak/Quercus bicolor
Glenleven Littleleaf Linden/Tilia x flavescens ‘Glenleven’
River Birch/Betula Nigra
Heritage Oak/ Quercus virginiana
Chinquapin Oak/ Quercus muehlenbergii
Kentucky Coffee/ Gymnocladus dioicus espresso
Adams Crab/ Malus ‘Adams’
Snowdrift Crab/ Malus ‘Snowdrift’
Greenspire/ Tilia cordata
Red Maple/ Acer rubrum

CONIFEROUS TREES

6' tall

Colorado Spruce/Picea pungens
Vanderwolf Pine/ Pinus flexilis ‘Vanderwolf’s’
Bosnian Pine/ Pinus heldreichii
Black Hills Spruce/ Picea glauca

DECIDUOUS SHRUBS

5 gallon

Miniature Snowflake Mockorange/Philadelphus x ‘Miniature Snowflake’
Gro-Low Fragrant Sumac/Rhus aromatica ‘Gro-Low’
Japanese White Spirea/Spirea albiflora
Anthony Waterer Spirea-Sapho/Spirea x bumalda ‘Anthony Waterer’
Hancock Coralberry/Symporicarpos x chenault ‘Hancock’
Dwarf Lilac/ Syringa meyeri ‘Palibin’
Alpine Currant/ Ribes alpinum
Burning Bush/ Euonymus alatus
Birchleaf Spirea
Dogwood/ firedane red twig
Blue muffin Viburnum

CONIFEROUS SHRUBS 5 gallon

Green Tam Juniper/ Juniperus Sabina ‘Tamariscifolia’
Sea Green Juniper/ Juniperus chinensis ‘Sea Green’

GROUNDCOVERS 1 gallon

Purple Winter Creeper/Euonymus fortunei var. ‘Coloratus’
Vinca Minor

PERENNIALS/BULBS 1 gallon

Butterscotch Ruffles Daylily/Hemerocallis ‘Butterscotch Ruffles’
Fairy Tale Pink Daylily/Hemerocallis ‘Fairy Tale Pink’
Hyperion Daylily/Hemerocallis ‘Hyperion’
Irish Elf Daylily/Hemerocallis ‘Irish Elf’
Little Business Daylily/Hemerocallis ‘Little Business’
Pardon Me Daylily/Hemerocallis ‘Pardon Me’
Happy Returns Daylily/Hemerocallis ‘Happy Returns’
Mount Hood Daffodil/Narcissus sp. ‘Mount Hood’
May Night Salvia/ Salvia nemorosa ‘May Night’

APPENDIX B – Approved Parking Light Fixture



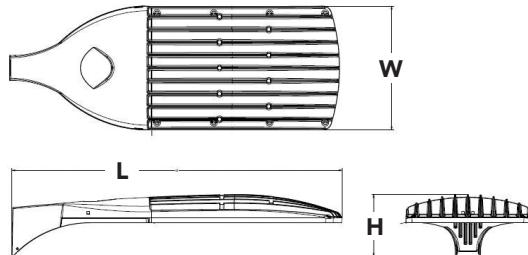
D-Series Size 2

LED Area Luminaire



Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED									
Series	LEDs	Drive current	Color temperature	Distribution				Voltage	Mounting
DSX2 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	T5VS Type V Very Short	T5V Type V Short	T5M Type V Medium	MVOLT ⁷	Shipped included
	80C 80 LEDs (four engine)	700 700 mA	40K 4000 K	T2S Type II Short	T5S Type V Short	T2M Type II Medium	T5M Type V Medium	120 ⁷	SPA Square pole mounting
	100C 100 LEDs (four engines)	1000 1000 mA ^{2,3} (1A)	50K 5000 K	T2M Type II Medium	T5W Type V Wide	T3S Type III Short	T3M Type III Medium	208 ⁷	RPA Round pole mounting
	Rotated optics ¹	1200 1200 mA ^{2,3} (1.2 A)	AMBP ^C Amber phosphor converted ⁴	T3M Type III Medium	BLC Backlight control ^{2,5,6}	T4M Type IV Medium	T4M Type IV Medium	240 ⁷	WBA Wall bracket
	90C 90 LEDs			TFTM Forward Throw	LCCO Left corner cutoff ^{2,5,6}	Medium	RCCO Right corner cutoff ^{2,5,6}	277 ⁷	SPUMBA Square pole universal mounting adaptor ⁹
								347 ⁷	RPUMBA Round pole universal mounting adaptor ⁹
								480 ⁸	Shipped separately
									KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰

Control options	Other options	Finish (required)
<p>Shipped installed</p> <p>PER NEMA twist-lock receptacle only (no controls)¹¹</p> <p>PERS Five-wire receptacle only (no controls)^{11,12}</p> <p>PER7 Seven-wire receptacle only (no controls)^{11,12}</p> <p>DMG 0-10V dimming driver (no controls)¹³</p> <p>DCR Dimmable and controllable via ROAM® (no controls)¹⁴</p> <p>DS Dual switching^{15,16}</p> <p>PIRH Bi-level, motion/ambient sensor, 15'-30' mounting height, ambient sensor enable at 5fc¹⁷</p>	<p>Shipped installed</p> <p>PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc¹⁷</p> <p>BL30 Bi-level switched dimming, 30%^{16,18}</p> <p>BL50 Bi-level switched dimming, 50%^{16,18}</p> <p>PNMTDD3 Part night, dim till dawn¹⁹</p> <p>PNMT5D3 Part night, dim 5 hrs¹⁹</p> <p>PNMT6D3 Part night, dim 6 hrs¹⁹</p> <p>PNMT7D3 Part night, dim 7 hrs¹⁹</p> <p>FAO Field Adjustable Output¹⁹</p>	<p>DDBXD Dark bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural aluminum</p> <p>DWHXD White</p> <p>DBBTXD Textured dark bronze</p> <p>DBLBXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p>

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORTSBK U	Shorting cap ²³
DSX2HS 80C U	House-side shield for 80 LED unit ²¹
DSX2HS 90C U	House-side shield for 90 LED unit ²¹
DSX2HS 100C U	House-side shield for 100 LED unit ²¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹⁰

Accessories

Ordered and shipped separately.

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- Rotated optics option (L90 or R90) required for 90C.
- Not available in AMBP^C.
- Not available with BLC, LCCO or RCCO distributions.
- Only available with 530mA or 700mA.
- Not available with 1200mA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

16 Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PERS, PER7, DCR, BL30, BL50 or PNMT options.

17 Requires an additional switched circuit.

18 PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PERS or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.

19 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7 or PNMT options. Not available with PIRH1FC3V.

20 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.

21 Dimming driver standard. Not available with PERS, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options, PIRH or PIRH1FC3V.

22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.

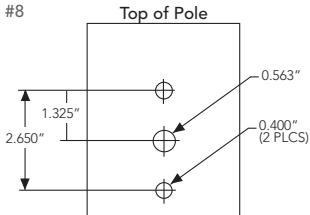
23 90 LEDs (90C option) only.

24 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

25 For retrofit use only.

Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

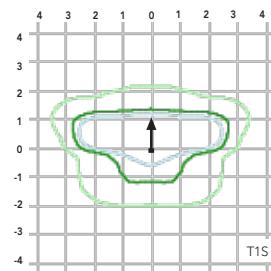
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

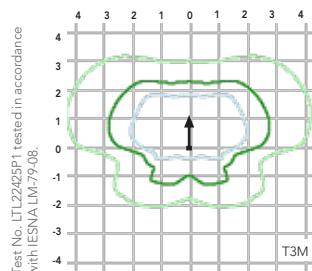
Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND

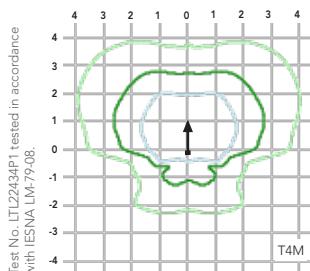
0.1 fc
0.5 fc
1.0 fc



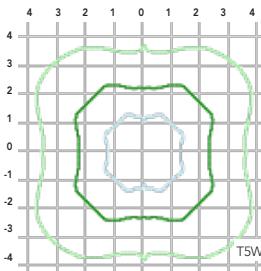
Test No. LTU22425F1 tested in accordance with IESNA LM-79-08.



Test No. LTU22434P1 tested in accordance with IESNA LM-79-08.



Test No. LTU22428P1 tested in accordance with IESNA LM-79-08.



Test No. LTU22430P1 tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F
10°C	50°F
20°C	68°F
25°C	77°F
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000	DSX2 LED 80C 1200
Lumen Maintenance Factor	1.0	0.98	0.95	0.90	DSX2 LED 100C 1000
	1.0	0.98	0.95	0.90	DSX2 LED 100C 1200
	1.0	0.97	0.94	0.88	DSX2 LED 100C 1200

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
80	530	137W	1.15	0.66	0.53	0.51	0.39
	700	188W	1.58	0.92	0.81	0.73	0.55
	1000	282W	2.37	1.35	1.18	1.04	0.83
100	530	175W	1.47	0.86	0.76	0.68	0.51
	700	232W	1.95	1.13	0.99	0.88	0.67
	1000	360W	3.03	1.72	1.49	1.3	1.05



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
530 mA	137 W	80C (80 LEDs)	T1S	15,779	3	0	3	115	16,599	3	0	3	121	16,701	3	0	3	122	10,752	2	0	2	78
			T2S	16,270	3	0	3	119	17,115	3	0	3	125	17,220	3	0	3	126	10,554	2	0	2	77
			T2M	15,897	3	0	3	116	16,723	3	0	3	122	16,826	3	0	3	123	10,571	2	0	2	77
			T3S	15,877	3	0	3	116	16,702	3	0	3	122	16,805	3	0	3	123	10,548	2	0	2	77
			T3M	16,021	3	0	3	117	16,854	3	0	3	123	16,958	3	0	3	124	10,569	2	0	2	77
			T4M	16,239	3	0	3	119	17,083	3	0	3	125	17,188	3	0	3	125	10,547	2	0	2	77
			TFTM	15,996	3	0	3	117	16,827	3	0	3	123	16,931	3	0	3	124	10,741	1	0	2	78
			T5VS	16,899	4	0	1	123	17,776	4	0	1	130	17,886	4	0	1	131	11,155	3	0	0	81
			T5S	17,024	4	0	1	124	17,908	4	0	1	131	18,019	4	0	1	132	11,149	3	0	0	81
			T5M	17,053	4	0	2	124	17,939	4	0	2	131	18,050	4	0	2	132	11,096	3	0	2	81
			T5W	16,802	5	0	3	123	17,675	5	0	3	129	17,784	5	0	3	130	10,957	3	0	2	80
			BLC	12,283	1	0	2	90	13,190	1	0	2	96	13,272	2	0	2	97					
			LCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			RCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
700 mA	188 W	80C (80 LEDs)	T1S	20,018	3	0	3	106	21,058	3	0	3	112	21,188	3	0	3	113	13,362	2	0	2	71
			T2S	20,640	3	0	3	110	21,712	3	0	3	115	21,846	3	0	3	116	13,116	2	0	2	70
			T2M	20,167	3	0	3	107	21,215	3	0	3	113	21,346	3	0	3	114	13,138	2	0	2	70
			T3S	20,142	3	0	3	107	21,188	3	0	3	113	21,319	3	0	3	113	13,110	2	0	2	70
			T3M	20,325	3	0	4	108	21,381	3	0	4	114	21,513	3	0	4	114	13,135	2	0	3	70
			T4M	20,601	3	0	4	110	21,672	3	0	4	115	21,805	3	0	4	116	13,108	2	0	2	70
			TFTM	20,293	3	0	4	108	21,348	3	0	4	114	21,479	3	0	4	114	13,349	2	0	2	71
			T5VS	21,438	4	0	1	114	22,551	4	0	1	120	22,690	4	0	1	121	13,864	3	0	1	74
			T5S	21,596	4	0	1	115	22,718	4	0	1	121	22,859	4	0	1	122	13,856	3	0	1	74
			T5M	21,634	5	0	3	115	22,758	5	0	3	121	22,898	5	0	3	122	13,790	3	0	2	73
			T5W	21,316	5	0	3	113	22,423	5	0	3	119	22,561	5	0	3	120	13,617	4	0	2	72
			BLC	15,637	2	0	2	83	16,791	2	0	3	89	16,896	2	0	3	90					
			LCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
			RCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
1000 mA	282 W	80C (80 LEDs)	T1S	27,547	3	0	3	98	28,978	3	0	3	103	29,157	3	0	3	103	18,125	2	0	2	64
			T2S	28,403	3	0	3	101	29,879	4	0	4	106	30,063	4	0	4	107	17,791	3	0	3	63
			T2M	27,753	3	0	4	98	29,195	3	0	4	104	29,375	3	0	4	104	17,821	3	0	3	63
			T3S	27,718	3	0	4	98	29,158	3	0	4	103	29,338	3	0	4	104	17,782	2	0	2	63
			T3M	27,970	3	0	5	99	29,423	4	0	5	104	29,605	4	0	5	105	17,817	3	0	3	63
			T4M	28,350	3	0	4	101	29,823	3	0	5	106	30,007	3	0	5	106	17,779	2	0	3	63
			TFTM	27,927	3	0	4	99	29,377	3	0	4	104	29,559	3	0	4	105	18,107	2	0	3	64
			T5VS	29,501	5	0	1	105	31,034	5	0	1	110	31,225	5	0	1	111	18,794	3	0	1	67
			T5S	29,720	5	0	2	105	31,264	5	0	2	111	31,457	5	0	2	112	18,805	3	0	1	67
			T5M	29,772	5	0	3	106	31,318	5	0	3	111	31,512	5	0	3	112	18,705	4	0	2	66
			T5W	29,333	5	0	4	104	30,857	5	0	4	109	31,048	5	0	4	110	18,740	4	0	2	66
			BLC	20,649	2	0	3	73	22,174	2	0	3	79	22,313	2	0	3	79					
			LCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
			RCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
1200 mA	322 W	80C (80 LEDs)	T1S	30,431	3	0	3	95	32,011	4	0	4	99	32,209	4	0	4	100					
			T2S	31,376	4	0	4	97	33,006	4	0	4	103	33,210	4	0	4	103					
			T2M	30,658	4	0	4	95	32,251	4	0	4	100	32,450	4	0	4	101					
			T3S	30,620	3	0	4	95	32,210	3	0	4	100	32,409	3	0	4	101					
			T3M	30,898	4	0	5	96	32,503	4	0	5	101	32,703	4	0	5	102					
			T4M	31,318	3	0	5	97	32,945	3	0	5	102	33,148	3	0	5	103					
			TFTM	30,850	3	0	4	96	32,452	3	0	5	101	32,652	3	0	5	101					
			T5VS	32,589	5	0	1	101	34,282	5	0	1	106	34,494	5	0	1	107					
			T5S	32,830	5	0	2	102	34,536	5	0	2	107	34,749	5	0	2	108					
			T5M	32,888	5	0	4	102	34,596	5	0	4	107	34,810	5	0	4	108					
			T5W	32,404	5	0	4	101	34,087	5	0	4	106	34,297	5	0	4	107					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90C (90 LEDs)	530 mA	150 W	T1S	17,539	3	0	3	117	18,451	3	0	3	123	18,564	3	0	3	124	11,475	3	0	3	76
			T2S	18,084	3	0	3	121	19,024	3	0	3	127	19,141	3	0	3	128	11,448	3	0	3	76
			T2M	17,670	3	0	3	118	18,588	3	0	3	124	18,703	3	0	3	125	11,467	3	0	3	76
			T3S	17,648	3	0	3	118	18,565	3	0	3	124	18,680	3	0	3	125	11,442	3	0	3	76
			T3M	17,808	3	0	3	119	18,734	3	0	4	125	18,849	3	0	4	126	11,464	4	0	4	76
			T4M	18,051	3	0	4	120	18,988	3	0	4	127	19,106	3	0	4	127	11,440	4	0	4	76
			TFTM	17,781	3	0	3	119	18,704	3	0	3	125	18,820	3	0	3	125	11,651	4	0	4	78
			T5VS	18,783	4	0	1	125	19,759	4	0	1	132	19,881	4	0	1	133	12,289	3	0	1	82
			T5S	18,923	4	0	1	126	19,906	4	0	1	133	20,028	4	0	1	134	11,978	3	0	1	80
			T5M	18,956	4	0	2	126	19,940	4	0	2	133	20,063	4	0	2	134	12,301	4	0	2	82
			T5W	18,677	5	0	3	125	19,647	5	0	3	131	19,768	5	0	3	132	12,109	4	0	2	81
			BLC	16,949	4	0	4	113	18,200	4	0	4	121	18,314	4	0	4	122					
			LCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			RCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
	700 mA	206 W	T1S	22,323	3	0	3	108	23,483	3	0	3	114	23,628	3	0	3	115	14,387	3	0	3	70
			T2S	23,017	3	0	3	112	24,213	3	0	3	118	24,362	3	0	3	118	14,354	3	0	3	70
			T2M	22,490	3	0	3	109	23,658	3	0	3	115	23,804	3	0	3	116	14,378	4	0	4	70
			T3S	22,462	3	0	3	109	23,629	3	0	3	115	23,774	3	0	3	115	14,347	4	0	4	70
			T3M	22,666	3	0	4	110	23,843	3	0	4	116	23,990	3	0	4	116	14,374	4	0	4	70
			T4M	22,974	3	0	4	112	24,167	3	0	4	117	24,317	3	0	4	118	14,344	4	0	4	70
			TFTM	22,630	3	0	4	110	23,806	3	0	4	116	23,953	3	0	4	116	14,609	4	0	4	71
			T5VS	23,906	5	0	1	116	25,148	5	0	1	122	25,304	5	0	1	123	15,408	4	0	1	75
			T5S	24,084	4	0	2	117	25,335	5	0	2	123	25,491	5	0	2	124	15,019	4	0	1	73
			T5M	24,126	5	0	3	117	25,379	5	0	3	123	25,536	5	0	3	124	15,424	4	0	2	75
			T5W	23,770	5	0	3	115	25,005	5	0	4	121	25,160	5	0	4	122	15,182	4	0	2	74
			BLC	21,577	4	0	4	105	23,170	4	0	4	112	23,315	4	0	4	113					
			LCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
			RCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
	1000 mA	320 W	T1S	30,621	3	0	3	96	32,212	4	0	4	101	32,411	4	0	4	101	19,288	4	0	4	60
			T2S	31,573	4	0	4	99	33,213	4	0	4	104	33,418	4	0	4	104	19,243	4	0	4	60
			T2M	30,850	4	0	4	96	32,453	4	0	4	101	32,653	4	0	4	102	19,275	4	0	4	60
			T3S	30,812	3	0	4	96	32,412	3	0	4	101	32,612	3	0	4	102	19,233	4	0	4	60
			T3M	31,091	4	0	5	97	32,706	4	0	5	102	32,908	4	0	5	103	19,270	4	0	4	60
			T4M	31,514	3	0	5	98	33,151	3	0	5	104	33,356	3	0	5	104	19,230	4	0	4	60
			TFTM	31,043	3	0	4	97	32,656	3	0	5	102	32,857	3	0	5	103	19,585	4	0	4	61
			T5VS	32,793	5	0	1	102	34,497	5	0	1	108	34,710	5	0	1	108	20,656	4	0	1	65
			T5S	33,036	5	0	2	103	34,752	5	0	2	109	34,967	5	0	2	109	20,135	4	0	1	63
			T5M	33,094	5	0	4	103	34,813	5	0	4	109	35,028	5	0	4	109	20,677	4	0	2	65
			T5W	32,607	5	0	4	102	34,301	5	0	4	107	34,512	5	0	4	108	20,354	5	0	3	64
			BLC	28,493	4	0	4	89	30,597	5	0	4	96	30,788	5	0	4	96					
			LCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
			RCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
	1200 mA	363 W	T1S	33,523	4	0	4	92	35,265	4	0	4	97	35,483	4	0	4	98					
			T2S	34,565	4	0	4	95	36,361	4	0	4	100	36,585	4	0	4	101					
			T2M	33,774	4	0	4	93	35,528	4	0	4	98	35,748	4	0	4	98					
			T3S	33,732	3	0	4	93	35,484	3	0	4	98	35,703	3	0	4	98					
			T3M	34,038	4	0	5	94	35,806	4	0	5	99	36,027	4	0	5	99					
			T4M	34,501	4	0	5	95	36,293	4	0	5	100	36,517	4	0	5	101					
			TFTM	33,985	3	0	5	94	35,750	3	0	5	98	35,971	3	0	5	99					
			T5VS	35,901	5	0	1	99	37,766	5	0	1	104	37,999	5	0	1	105					
			T5S	36,167	5	0	2	100	38,046	5	0	2	105	38,281	5	0	2	105					
			T5M	36,230	5	0	4	100	38,112	5	0	4	105	38,348	5	0	4	106					
			T5W	35,697	5	0	4	98	37,551	5	0	4	103	37,783	5	0	4	104					



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics (continued)

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
530 mA	175 W		T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			TSVS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			TSS	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			TSM	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			TSW	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
100C (100 LEDs)	700 mA	232 W	T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
			TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71
			TSVS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74
			TSS	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73
			TSM	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73
			TSW	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72
			BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113					
			LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
			RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
1000 mA	360 W		T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62
			T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61
			T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61
			T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60
			T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61
			T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60
			TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62
			TSVS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64
			TSS	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64
			TSM	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64
			TSW	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63
			BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96					
			LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
			RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
1200 mA	400 W		T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100					
			T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103					
			T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100					
			T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100					
			T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101					
			T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103					
			TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101					
			TSVS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107					
			TSS	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108					
			TSM	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108					
			TSW	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106					



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

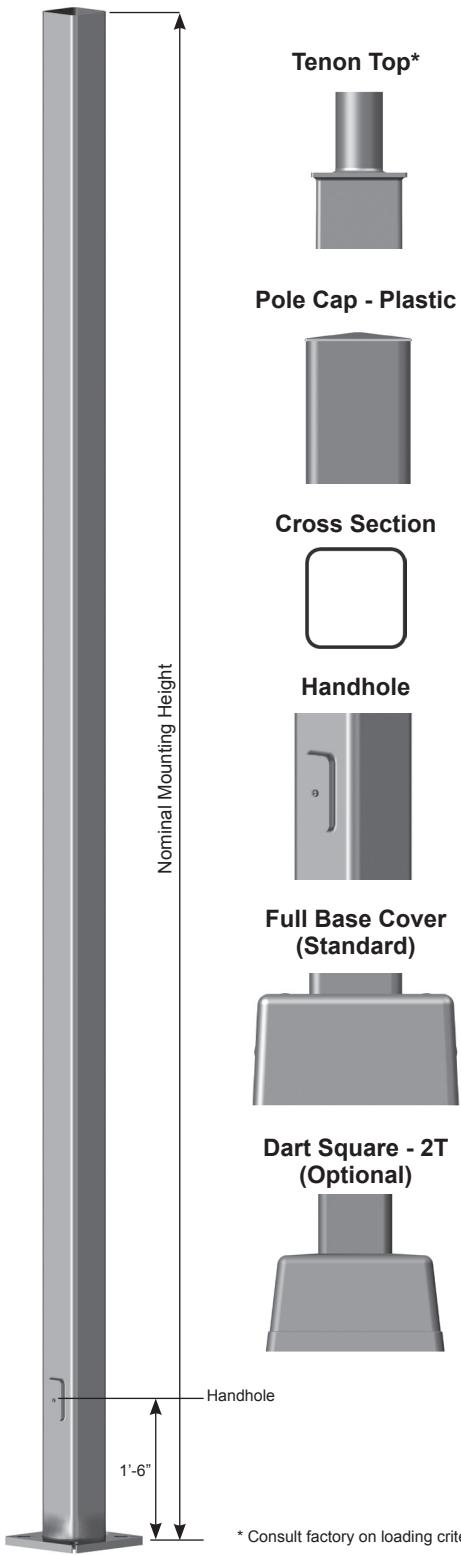
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Job Name: _____
Job Location - City: _____ State: _____
Product: _____ Quote: _____

Client Name: _____
Created By: _____ Date: _____
Customer Approval: _____ Date: _____

SPECIFICATIONS



Pole - The pole shaft is fabricated from hot rolled commercial quality carbon steel of one-piece construction with a minimum yield strength of 55,000 psi.

Pole Top - A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory.

Handhole - A covered handhole and grounding provision with hardware is provided.

Full Base Cover - The two-piece standard full base cover is fabricated from ABS plastic. Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base (base plate) conforms to ASTM A36.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are galvanized, prime painted or any of Valmont's V-PRO™ Protection Systems. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

* Consult factory on loading criteria for pole top mounted luminaires and/or brackets.

SOFT SQUARE STEEL

DS330

Fatigue Resistant



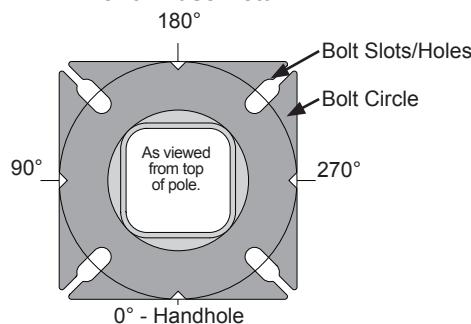
STRUCTURES

Job Name: _____	Client Name: _____		
Job Location - City: _____	State: _____	Created By: _____	Date: _____
Product: _____	Quote: _____	Customer Approval: _____	Date: _____

ANCHORAGE DATA

POLE BASE SQUARE (IN)	BASE PLATE				ANCHOR BOLTS		
	WALL THK (GA)	BOLT CIRCLE DIA (IN)	± (IN)	SQUARE THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	11	8.50	0.50	8.25	0.750 0.75 x 17.00 x 3.00	3.50	0.25
4.00	7	8.50	0.50	8.25	0.875 0.75 x 17.00 x 3.00	3.63	0.25
5.00	11	11.00	1.00	11.00	1.000 0.75 x 17.00 x 3.00	3.75	0.25
5.00	7	11.00	1.00	11.00	1.000 0.75 x 17.00 x 3.00	3.75	0.25
6.00	7	12.00	1.00	12.50	1.000 1.00 x 36.00 x 4.00	4.25	0.25

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

NOMINAL MOUNTING HEIGHT	DESIGN INFORMATION						POLE DIMENSIONS (3)				MODEL NUMBER	
	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		BASE SQUARE OD ⁽³⁾ (IN)	TOP SQUARE OD (IN)	WALL THK (GA)	STRUCTURE WEIGHT ² (LBS)		
	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)						
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	S400Q100	
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	S400Q120	
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	S400Q140	
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	S400Q160	
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	S400Q180	
	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	S400Q200	
20'-0"	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	S500Q200	
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	S500W200	
	4.8	150	2.6	100	1.0	50	4.00	4.00	11	170	S400Q250	
25'-0"	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	S400W250	
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	S500Q250	
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	S500W250	
	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	S400W300	
30'-0"	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	S500Q300	
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	S500W300	
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	S600W300	
	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	S500W350	
35'-0"	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	S600W350	
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	S600W400	

1. Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

2. Structure weight is a nominal value which includes the pole shaft and base plate only.

3. Bellied-bottom will have reduced thickness due to the cold-working process. However, the bellied-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

PRODUCT ORDERING CODES

DESIGN SERIES	MODEL NUMBER	Fixture Mounting	FINISH	COLOR	V-PRO™ PROTECTION SYSTEM	OPTIONS
DS330						
S400Q100	Drill Mounting	D1 = 1 Luminaire	GV = Galvanize	-- = Galvanize	-- = Galvanize	
S400Q120	D2 = 2 @ 180°		PP = Prime Paint	-- = Prime Paint	-- = Prime Paint	
S400Q140	D4 = 4 @ 90°		FP = Finish Paint	WH = White	V1 = V-PRO 1	
S400Q160	D5 = 2 @ 90°		GF = Galvanized +	ST = Sandstone	Basic 1 Coat Powder.	
S400Q180	D6 = 3 @ 90°		Finish Paint	BK = Black	V2 = V-PRO 2	
S400Q200	Tenon Mounting	P2 = 2.38" OD x 4.00"	SM = Silver Metallic	2 Coat Powder or Liquid.	2 Coat Powder or Liquid.	
S500Q200	P4 = 4.00" OD x 6.00"		SL = Silver	Includes epoxy primer & top coat.		
S500W200			LG = Light Gray	V3 = V-PRO 3		
S400Q250			SG = Slate Gray	2 Coat Powder or Liquid.		
S400W250			DT = Dark Tan	Includes zinc primer & top coat.		
S500Q250			MB = Medium Bronze	V4 = V-PRO 4		
S500W250			CB = Bronze	2 Coat Powder or Liquid.		
S400W300			DB = Dark Bronze	Includes zinc primer & premium top coat.		
S500Q300			BN = Brown			
S500W300			HG = Hunter Green			
S600W300			DG = Dark Green			
S500W350			RD = Red			
S600W350			SC = Special Color			
S600W400			(Contact Factory)			

See Accessories at
valmontstructures.com
(Please Specify)