

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION APPROVING MIXED USE DEVELOPMENT AGREEMENT FOR THE
SARPY COUNTY STADIUM PROJECT

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, for the purposes of conformity with the surrounding development, to allow participation by the City of Papillion in a project within its extra-territorial jurisdiction, to meet certain contractual obligations of the County, and for the general public health, safety and welfare, it is the desire of the Sarpy County Board that the Sarpy County Stadium project conform with the Zoning Ordinance of the City of Papillion; and,

WHEREAS, a Mixed-Use Development Agreement has been proposed with the City of Papillion, which is in the best interest of the citizens of Sarpy County.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS THAT THE COUNTY OF SARPY, STATE OF NEBRASKA, that the Mixed Use Development Agreement for the Sarpy County Baseball Stadium Project, a copy of which is attached hereto, is hereby approved.

BE IT FURTHER RESOLVED that the Chairman and Clerk are hereby authorized to sign said Mixed Use Development Agreement on behalf of Sarpy County, and to take such other action as may be necessary to consummate the transaction contemplated by said agreement.

DATED this 27th day of April, 2010.

Moved by Rich Jansen, seconded by Rusty Hike, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike
Rich Jansen
Tom Dickman
Patrick J. Thomas

X Tom Jones

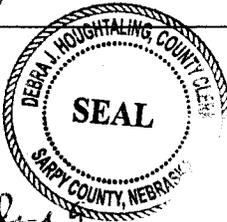
none

ABSTAIN:

none

Approved as to form:

Debra J. Houghtaling
County Clerk



Michelle O'Kaf
Deputy County Attorney

RESOLUTION NO. R10-0052

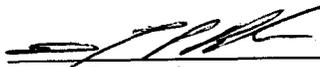
BE IT RESOLVED by the Mayor and City Council of the City of Papillion that:

The Sarpy County Ballpark Mixed Use Development Agreement is hereby approved contingent upon approval of:

- Schewe Farms Change of Zone, Ordinance #1583
- Schewe Farms Final Plat, Resolution #R10-0050
- Schewe Farms Subdivision Agreement, Resolution #R10-0051

PASSED AND APPROVED THIS 11th DAY OF March, 2010.

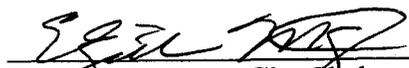
CITY OF PAPIILLION, NEBRASKA



David P. Black, Mayor

Attest:

(SEAL)



Elizabeth McCarty, City Clerk



MIXED USE DEVELOPMENT AGREEMENT

THIS MIXED USE DEVELOPMENT AGREEMENT (hereinafter "Agreement") made pursuant to Article XXII of the Zoning Ordinance of the City of Papillion, made and entered into this 16th day of March, 2010, by and between THE CITY OF PAPILLION, NEBRASKA, a municipal corporation, (hereinafter "City") and SARPY COUNTY, ("County").

WITNESSED:

WHEREAS, County is the equitable owner of the real estate described on the attached Exhibit "A" (hereinafter "Property"), which is incorporated herein by this reference and desires to establish and develop such property according to the provisions of Article XXII of the City Zoning Ordinance for the development of a mixed use project; and

WHEREAS, City, in the interest of maintaining the public health, safety and welfare, desires to assure that such project is developed substantially in accordance with the provisions of, and therefore considers this Agreement to be in the best interests of the City; and

WHEREAS, County is willing to commit itself to the development of a project substantially in accordance with this Agreement and desires to have a reasonable amount of flexibility to carry out the development, and therefore, considers this Agreement to be in its best interests; and

WHEREAS, the City and County desire to set forth in this Agreement their respective understandings and agreements with regard to the Property a/k/a the Sarpy County Ballpark.

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

I. DEFINITIONS.

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

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

B. "Ticketed area" shall mean the area within the limits of the buildings and perimeter fencing of the Property exclusive of the surface parking lot;

C. "Employee parking area" shall mean the surface parking area shown on the Plan which is enclosed by fencing and is generally located on the northeast portion of the Property and outside of the ticketed area;

II. DEVELOPMENT.

A. Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the City of Papillion Comprehensive Plan, and the City of Papillion Zoning and Subdivision regulations as adopted by the City, the terms and conditions of this agreement, the Development Plan ("Plan" a/k/a "Site Plan"), which is attached as Exhibit "B".

B. It is intended that this Plan be a general schematic of the development indicating the manner in which the County intends to meet the requirements of this Agreement. All parties recognize that from time to time for good and sufficient reasons it may be necessary for the County to alter the number, sizes, locations, uses or types of the buildings or other site improvements.

C. County reserves the right to request to modify the Development Plan by minor amendment provided that such modifications conform to the provisions of Article XXII of the Papillion Municipal code. All changes relating to waiver or reduction of regulatory standards, Design Criteria or Permitted Uses shall be considered major amendments to be reviewed by the Planning Commission and approved by the City Council. The Planning Director is authorized at his/her sole discretion to approve all other amendments to this Mixed Use Development Agreement; provided that:

1. A written request is filed with the Planning Director, along with information specifying the exact nature of the proposed amendment.
2. The amendment is consistent with the provisions of Papillion City Code Article XXII.
3. The amendment does not alter the approved site regulations of the Plan or Agreement.

D. In the event there is a conflict between the dimensions shown on the Plan and the regulatory terms of this Agreement relating to site development, parking, landscaping or signage regulations, the more restrictive standard shall apply, unless such discrepancy is specifically agreed to in this Agreement or the Exhibits attached hereto.

III. PERMITTED USES.

Except as otherwise allowed by this Agreement, Sarpy County Ballpark shall be developed in accordance with the following permitted uses: Childcare Center, Clubs

(Recreational), Clubs (Social), Cocktail Lounge, Commercial Recreation (Controlled Impact), Commercial Recreation (High Impact), Cultural Services, Food Sales (Limited), Medical Offices, Off-street Parking, Parking Structure, Park & Recreation Services, Personal Services, Public Assembly, Restaurants (General), Retail Services (Limited), and Wind Energy Conservation System. The attachment of communication antennas to the sports field lighting poles shall require approval of a Special Use Permit.

Temporary uses outside the ticketed sales area such as holiday related sales (Christmas tree, fireworks, pumpkins, etc.), farmer's markets, exhibits, concerts or shows are anticipated on the Property and must obtain a Temporary Use Permit from the Planning Department. Temporary uses conducted anywhere on the Property that are conducted by the Omaha Royals and are specifically related to the Omaha Royals, such as promotional events and celebrations, are permitted and do not require a Temporary Use Permit.

IV. SITE DEVELOPMENT REGULATIONS.

A. As long as the site development regulations are not violated, County may alter the number of, location of, physical shape or exterior dimensions of any structure shown on the site plans within the boundary of the Property as long as said structures are within the setbacks shown on the Plan.

B. Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the applicable site development regulations of the General Commercial (GC) district. Required setbacks shall be as indicated on Exhibit "B".

C. So long as the site development regulations are not violated, County may request to reduce or increase the number of lots as shown on the plan by revising lot lines, combining, or dividing lots. The City shall, by administrative subdivision, grant any such revisions, combinations or divisions as necessary to carry out the Plan provided that such revisions, combinations or divisions are consistent with the City of Papillion Subdivision Regulations and Zoning Ordinances.

D. The Planning Director is authorized to approve amendments to this Plan as set forth in Section 205-125 of the City of Papillion Zoning Ordinance and as contained in this Agreement.

E. Approval of this Mixed Use Development Agreement shall constitute special use permits for the Site Plan and Use pursuant to Article XXII of the City of Papillion Zoning Ordinance, provided such structures or developments are consistent with this Agreement and exhibits attached hereto. The Building Department shall issue building and development permits consistent with this plan and any amendments thereof.

F. Public Sidewalks. 126th Street shall have a 10' wide sidewalk and Ballpark Way shall have an 8' wide sidewalk on the Property side of the street. All buildings within the Property must have pedestrian walkways connected to the sidewalks along the public streets.

G. Interior Green Space. Parking lots shall provide required buffers and landscaping per City of Papillion requirements. A minimum of five percent (5%) of the total parking area shall be pervious and planted with a combination of trees, shrubs and perennials. A five foot (5') wide landscape buffer shall be provided along the east lot line. A ten (10') wide landscape buffer shall be provided on the west and south lot lines. A landscape buffer is not required along the north property line (which is intended to be extended for additional shared parking in the future), driveway connections or shared private drive. Required buffers may contain sidewalks, site furnishings, planter boxes, and similar improvements.

H. Plant Materials. Plant materials shall meet City of Papillion size and species standards.

I. Site Lighting

1. All parking lot lighting materials, dimensions, appearance and heights shall generally be as shown in Exhibit "E.1".
2. All parking lot fixtures shall have sharp cut off angles with flat lens recessed lighting. Glare to adjacent properties shall be minimized to the extent possible.
3. All canopy lighting shall be recessed.
4. Sports field lighting materials, dimensions, appearance and heights shall generally be as shown in Exhibit "E.2" and shall be exempt from any height requirements.

J. Roof Top Mechanical Screens. All roof top mechanical units within 400' of any public right-of-way shall be substantially screened so that not less than 90% of the vertical plane from the base to the top of the mechanical equipment is screened from view from public rights-of-way through the use of permanent architectural screens that are integrated with overall design of the building. Roof top mechanical units outside of 400' from any public right-of-way shall not require screening.

1. The screens shall be constructed from one or more of the following:
 - a. Building materials per Exhibit "D.1"; and/or
 - b. Pitched roof or parapet elements;

K. Ground Level Mechanical Screens. All ground level mechanical units within 400' of any public right-of-way shall be screened so that not less than 90% of the vertical plane from the adjacent ground elevation to the top of the mechanical equipment is screened from view from public rights-of-way through the use of screens that are integrated with overall design of the building.

1. The screens shall be constructed from one or more of the following:
 - a. Building materials listed in Exhibit "D.1"; and/or
 - b. Architectural screens that are integrated with the overall design of the building; and/or
 - c. Chain link fence with deciduous vines in combination with landscape plant materials; except that chain link fence is not a permitted screening material adjacent to Ballpark Way.

L. Trash Enclosures. All trash or refuse receptacles within 400' of any public right-of-way shall be screened from view from said public rights-of-way through the use of architectural screens that are integrated with overall design of the building.

1. The screens shall be constructed from building materials listed in Exhibit "D.1"; and shall have steel frame gates with decorative steel or wood covering. Chain-link fencing shall not be considered acceptable.

M. Dock Screening. All loading docks within 400' of any public right-of-way shall be substantially screened from the view of said public rights-of-way.

1. The screens shall be constructed through the use of one or more of the following:
 - a. Architectural screens that are integrated with the overall design of the building constructed from building materials listed in Exhibit "D.1"; and/or
 - b. Landscape screen of a density to screen 80% of the dock area from view within 3 years of planting.

N. Outdoor Storage. Permanent outdoor storage is permitted within the fenced ticketed area or the fenced employee parking area of the ballpark. Temporary outdoor storage is permitted within the Property outside of the fenced ticketed area on a temporary basis for special events, provided that a Temporary Use Permit is obtained from the Planning Department. Example special events may include but are not limited to: holiday related sales (Christmas tree, fireworks, pumpkins, etc.), farmer's markets, exhibits, concerts or shows.

O. Outdoor Intercom. Outdoor intercoms or paging systems are allowed within the Property.

P. Site Furnishings. Benches of Limestone slabs, bike racks and trash receptacles will be provided generally as shown on Exhibit "C". Site Furnishings shall be consistent with Exhibit "F",

Q. Fence Materials. Chain link fence is permitted at all locations within the Property as part of the enclosure of the ticketed area of the stadium.

R. Height of Structures

1. Building heights may have a maximum height of 50 feet measured from the highest immediately adjacent ground elevation;
2. Scoreboards, flagpoles and miscellaneous ballpark related structures shall be exempt from any height restrictions;

V. PARKING.

Parking shall be in general accordance with the Plan in Exhibit "B" attached hereto, but may be altered (location, physical shape or exterior dimension of any parking area shown on the site plan) administratively as long as the parking shall meet or exceed the minimum requirements of the provisions of Article XXXVI of the City of Papillion Zoning Ordinance, Off-Street Parking. The Planning Director may reduce the required amount of parking if the County demonstrates uses with different peak traffic generation times will be sharing parking. Bicycle parking shall be provided to accommodate a minimum of twenty (20) bicycles.

VI. LANDSCAPING AND SCREENING.

Landscaping/Screening for the project shall be consistent with the Exhibit "C" attached except as otherwise set forth herein. Setbacks, buffer yards and landscaping requirements shall be omitted along the north line of the Property as the parking lot is intended to be extended for additional shared parking with the adjacent property owner to the north in the future. No specific impervious coverage requirement for any lot within the Property will be provided, however, the Property in its entirety shall not exceed an impervious coverage of ninety percent (90%).

VII. SIGNAGE.

A. The signage within the property shall generally conform to what is normal and typical for Triple-A Minor League Baseball facilities. Signage which is within the stadium proper shall not be subject to the requirements of Article XXXVII of the City of Papillion Zoning Ordinance, Sign Regulations nor shall they contribute to the total sign budget set forth below. All permanent signage, excluding artwork depicting the Omaha Royals, baseball, and/or its sponsors, that is attached to the exterior walls of the stadium shall be included within the sign budget and is subject to Article XXXVII of the City of Papillion Zoning Ordinance, Sign Regulations except as otherwise defined herein. All other signage shall be installed pursuant to the applicable regulations of the City of Papillion Zoning Ordinance, Sign Regulations for the GC District or as is otherwise defined herein.

B. The property may have one (1) tenant oriented center identification monument sign per lot. The location of center identification sign shall be in conformance with GC Zoning requirements or as is otherwise defined herein and will be generally located at the corner of 126th Street & Ballpark Way or such other location approved by the Planning Director. The center identification monument sign shall not contribute to the total sign budget set forth below.

C. The total sign budget for the Property is 10,000 square feet. The County may allocate the sign budget between and among the various permitted sign types, and between and among the structures located or to be located on the Property with restrictions on a per user or per tenant basis.

D. Sign Design Requirements:

1. Sign types that are not permitted shall include:
 - a. Pole signs
 - b. Internally lit vinyl signs.
 - c. Exposed raceways behind letters.
 - d. Signs such as die cut vinyl, gold or silver leaf, or paint.
 - e. Formed plastic or injection molded plastic signs.
2. All signs mounted to the face of a building must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted without approval of the Planning Director.
3. All electric signs and installation methods must meet UL standards and contain a UL label.

4. All permanent attached signage, excluding the roof top sign, shall be reverse channel, halo light illuminated individual letters mounted to the building face. A colored opaque face is required. Exception may be approved by the Planning Director for alternative sign designs that are consistent with the objectives of this Agreement.
5. The maximum size of the signage attached to the roof or exterior walls of the stadium may exceed 150 SF.
6. The maximum percentage of signs attached to the exterior wall of the stadium may exceed 25%.

E. One (1) roof top sign is allowed at or near the main entrance or on or near the press box. The roof top sign shall relate to the name of the ballpark sponsor or the name of the primary tenant. The roof top sign shall be constructed of individual letters.

F. Flags on flag poles and banners attached to light poles, fences or buildings are allowed and shall not be considered signs and shall not contribute to the total sign budget set forth herein. Any banner that becomes dilapidated, as evidenced by the appearance of holes, fraying and/or the fading of colors, shall be immediately removed from the Property.

G. Temporary signs shall be allowed for a period no longer than thirty (30) consecutive days for promotion of specific events. Vinyl banners or 4' x 8' boarded signs will be allowed as temporary signs as long as such signs are safely affixed in the ground or to a permanent structure, pole or fence. Any temporary sign that becomes dilapidated, as evidenced by the appearance of holes, fraying and/or the fading of colors, shall be immediately removed from the Property.

VIII. BUILDING AESTHETICS.

A. The County will promote a cohesive building style with consistent architectural design, including building materials and colors carried throughout the Property. See Exhibit "D.1". With permission of County and Tenant, any façade may consist of up to 10% accent colors or materials not listed in Exhibit "D.1". Glass will be considered an approved color/material as if listed on Exhibit "D.1". The Planning Director may approve alternate materials and designs provided that they are considered to be of equal or higher quality.

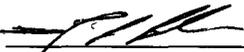
IX. MISCELLANEOUS PROVISIONS.

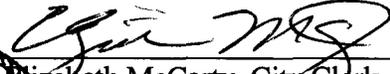
A. The Planning Director or his/her designee shall have the authority to administer this Agreement on behalf of the City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with this Agreement and with regard to those matters not fully determined at the date of this Agreement. The provisions of this Agreement shall run with the land in favor of and for the benefit of the City and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit "A".

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

CITY OF PAPIILLION

ATTEST:

By: 
David P. Black, Mayor

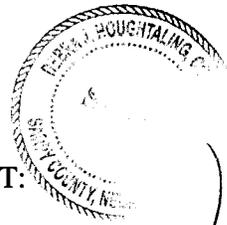

Elizabeth McCarty, City Clerk

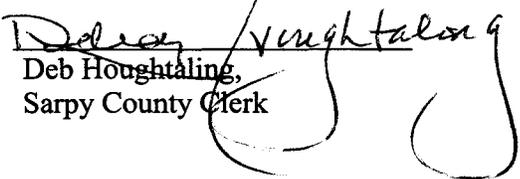


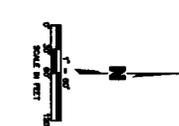
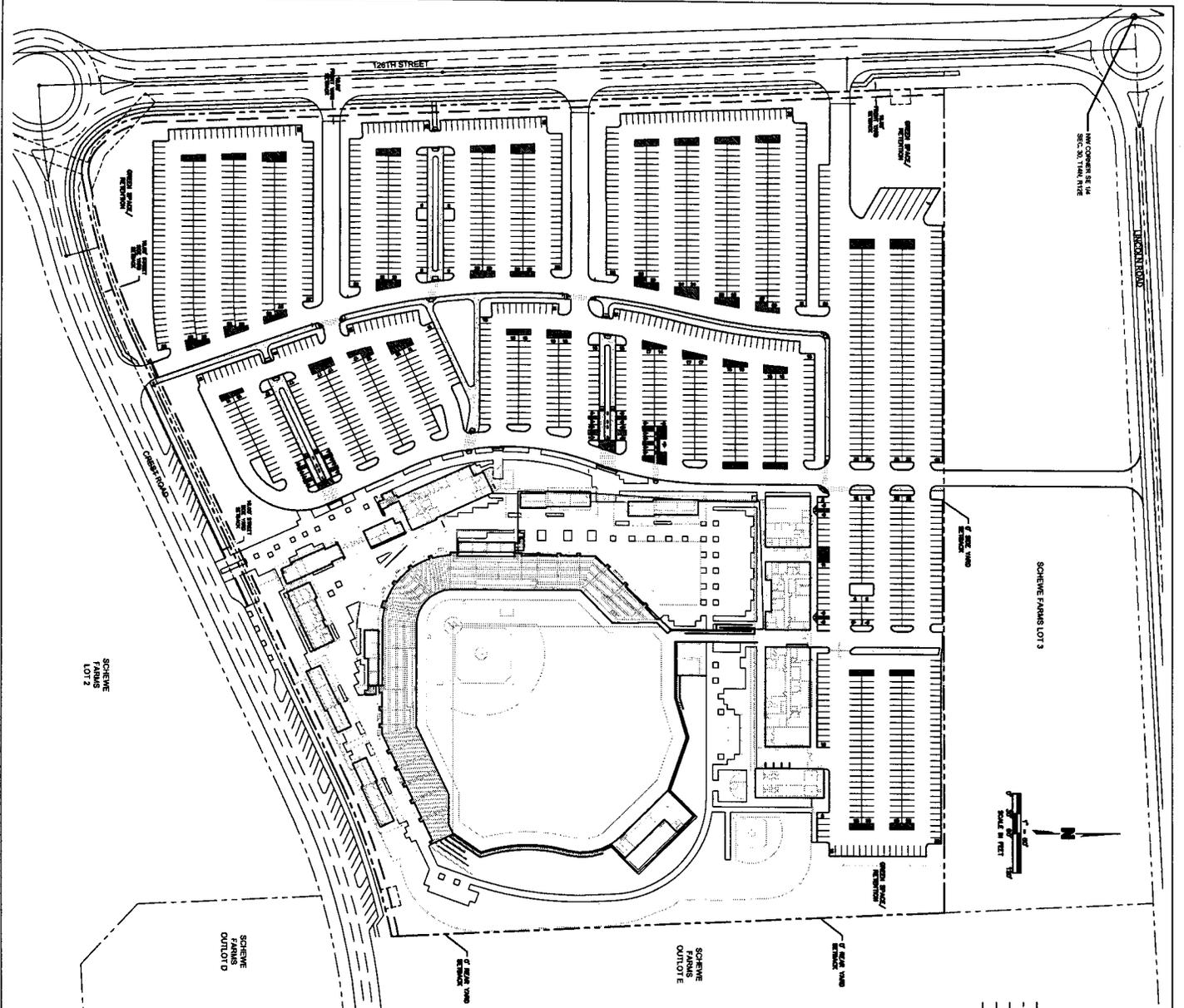
SARPY COUNTY

ATTEST:

By:  4/27/2010
Joni Jones, Chair
Sarpy County Board of Commissioners



By: 
Deb Houghtaling,
Sarpy County Clerk



LEGEND

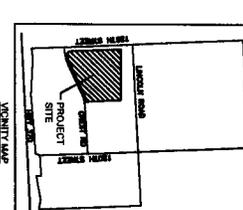
- PROPERTY LINE
- ADJACENT LINE
- ADJACENT OUTLINE
- ADJACENT CENTERLINE
- ADJACENT FIELD LIGHT POLES
- ADJACENT STREET LIGHT POLES

ZONING INDEX

SCHEME PARKING LOT 1	SCHEME PARKING LOT 2	SCHEME PARKING LOT 3	SCHEME OUTLOT D	SCHEME PARKING OUTLOT E	SCHEME PARKING OUTLOT F	SCHEME PARKING OUTLOT G
...

SITE INFORMATION

DATE	NO.
...	...



SARPY COUNTY BALLPARK
 MIXED USE DEVELOPMENT PLAN
 PAPILLION, NEBRASKA

ENGINEER & ARCHITECT
 DANIEL J. BROWN, INC.
 1240 WEST 10TH STREET, SUITE 110
 PAPILLION, NEBRASKA 68046-1110
 (402) 947-1110

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE PROJECT HAS BEEN REVIEWED AND APPROVED BY THE COUNTY TREASURER'S OFFICE.
 APPROVED BY THE COUNTY TREASURER: _____
 DATE: _____

APPROVAL OF PAPILLION MUNICIPAL ENGINEER
 THE SUBMISSION OF PLANNING APPLICATION HAS BEEN REVIEWED BY THE PAPILLION CITY ENGINEER AND APPROVED BY THE PAPILLION CITY ENGINEER.
 APPROVED BY PAPILLION CITY ENGINEER: _____
 DATE: _____

APPROVAL BY PAPILLION CITY COUNCIL
 THE SUBMISSION OF PLANNING APPLICATION HAS BEEN REVIEWED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA, ON THE _____ DAY OF _____, 2010.
 APPROVED BY PAPILLION CITY COUNCIL: _____
 DATE: _____

APPROVAL OF PAPERLAND PLANNING COMMISSION
 THE SUBMISSION OF PLANNING APPLICATION HAS BEEN REVIEWED BY THE PAPERLAND PLANNING COMMISSION ON THE _____ DAY OF _____, 2010.
 APPROVED BY PAPERLAND PLANNING COMMISSION: _____
 DATE: _____

REVIEW OF SARPY COUNTY SUBMITTAL
 THE PLAN OF SARPY COUNTY SUBMITTAL HAS BEEN REVIEWED BY THE OFFICE OF THE SARPY COUNTY ENGINEER ON THE _____ DAY OF _____, 2010.
 APPROVED BY SARPY COUNTY ENGINEER: _____
 DATE: _____

SARPY COUNTY CERTIFICATE
 THE PLAN OF SARPY COUNTY SUBMITTAL HAS BEEN REVIEWED BY THE OFFICE OF THE SARPY COUNTY ENGINEER ON THE _____ DAY OF _____, 2010.
 APPROVED BY SARPY COUNTY ENGINEER: _____
 DATE: _____

**Exhibit “D.1” – Architectural Elements
Color Palettes / Materials
(see following page)**

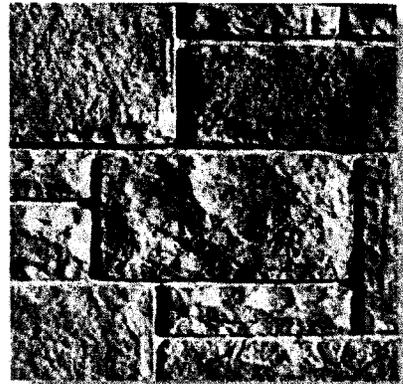
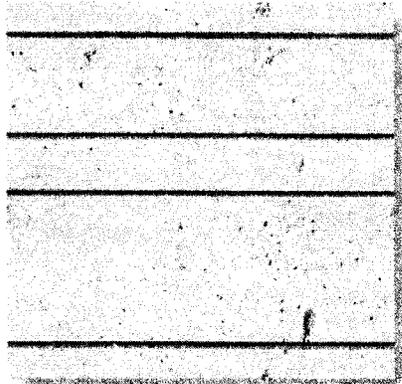
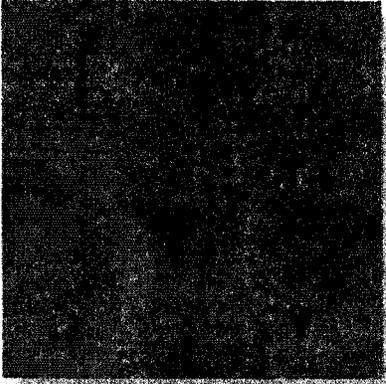
Materials Legend

MP-1 - Vertical Ribbed Metal Panel in Charcoal Metallic
MP-2 - Horizontal Ribbed Metal Panel in Galvalume Metallic
MP-3 - Horizontal Ribbed Metal Panel in Charcoal Metallic

PC-1 - Precast Concrete Panels of Dark Tan color
PC-2 - Precast Concrete Panels of Light Tan color
PC-3 - Insulated Precast Panels of Light Tan color

DCMU-1 - CMU veneer

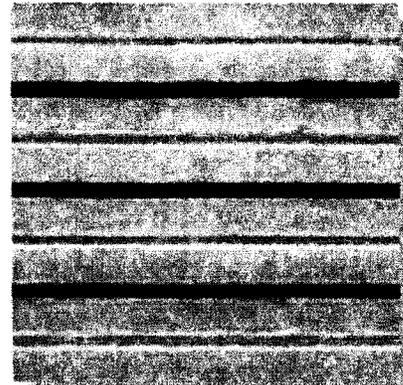
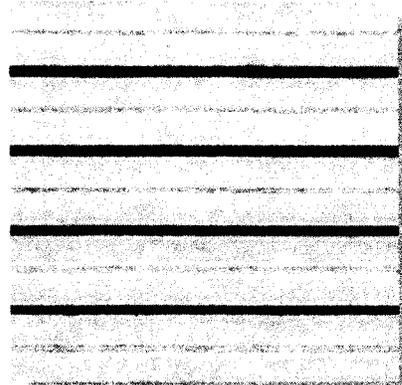
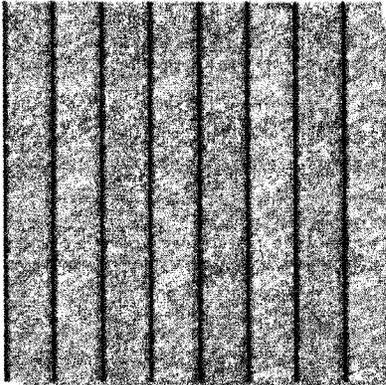
Standing seam roof is a Galvalume Metallic finish, at 1:12 slope typical.



CONCRETE WALLING

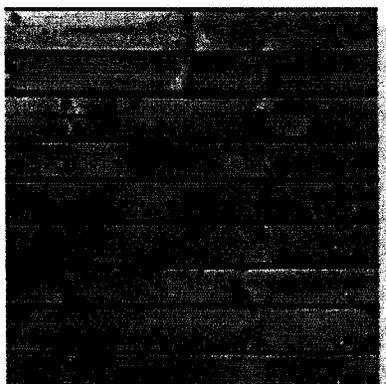
Irregularly formed, cast in the field panels are used for the construction of retaining walls, parking buildings, guard houses, building and residential construction. Frames are a basic and light for each one, with a maximum weight.

Irregularly shaped units are used in construction of retaining walls, parking buildings and sub-structures. Blocks are composed of concrete, fiberglass and plastic.



METAL PANEL

Horizontal and Vertical Ribbed Metal Panels are for exterior walls in buildings and parking and protection of walls throughout the rest of the park. Panels are galvanized metal, and choice of finish.



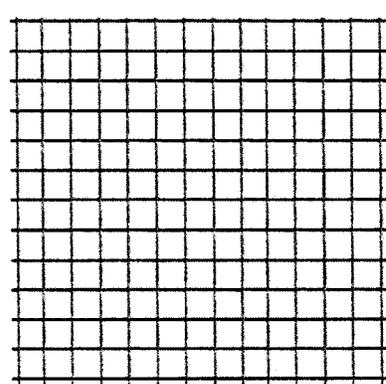
WOOD WALL

Massive wood wall cladding is used in interior walls and parts of the exterior walls and exterior walls. Panels are system and solid.



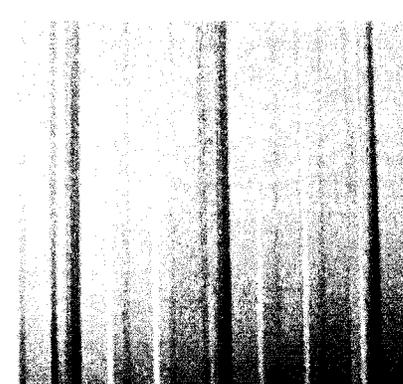
PANEL

Exterior exterior material wall panels with a perforated wall that performs a part of exterior walls.



METAL MESH

Closest and most popular used in exterior walls in the vicinity of the exterior walls.



STANDING SEAM METAL ROOF

Standing seam metal roofing with 24" Rise to match on center to suit on all buildings. Finish is any aluminum.

**Exhibit “D.2” – Architectural Elements
Partial Elevations
(see following pages)**

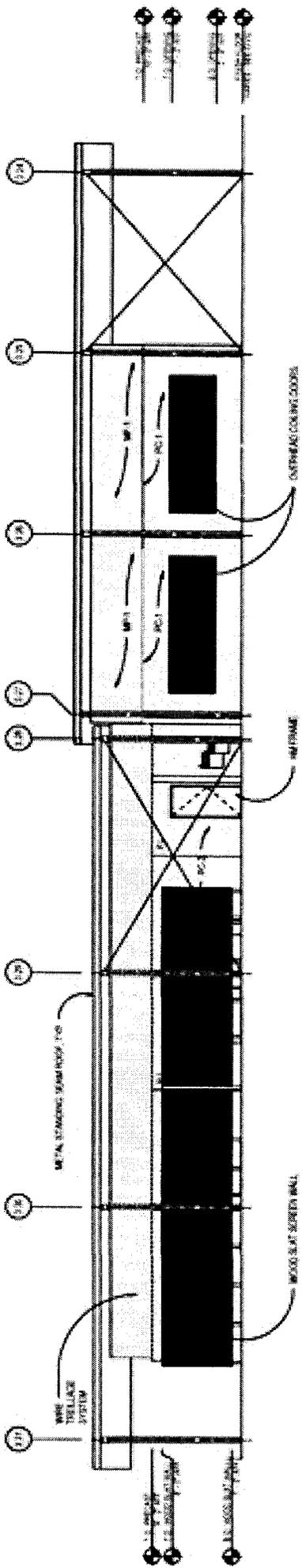
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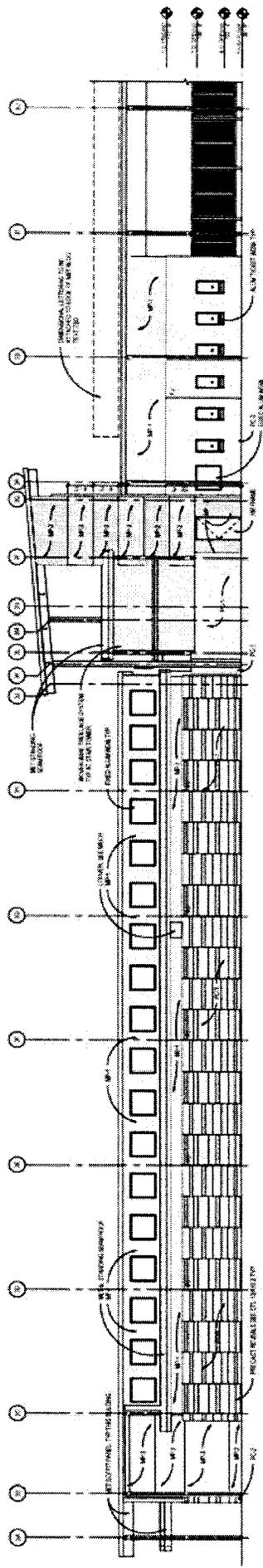
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DCMU-1 - CMU veneer

Standing seam roof is a Galvalume Metallic finish, at 1:12 slope typical



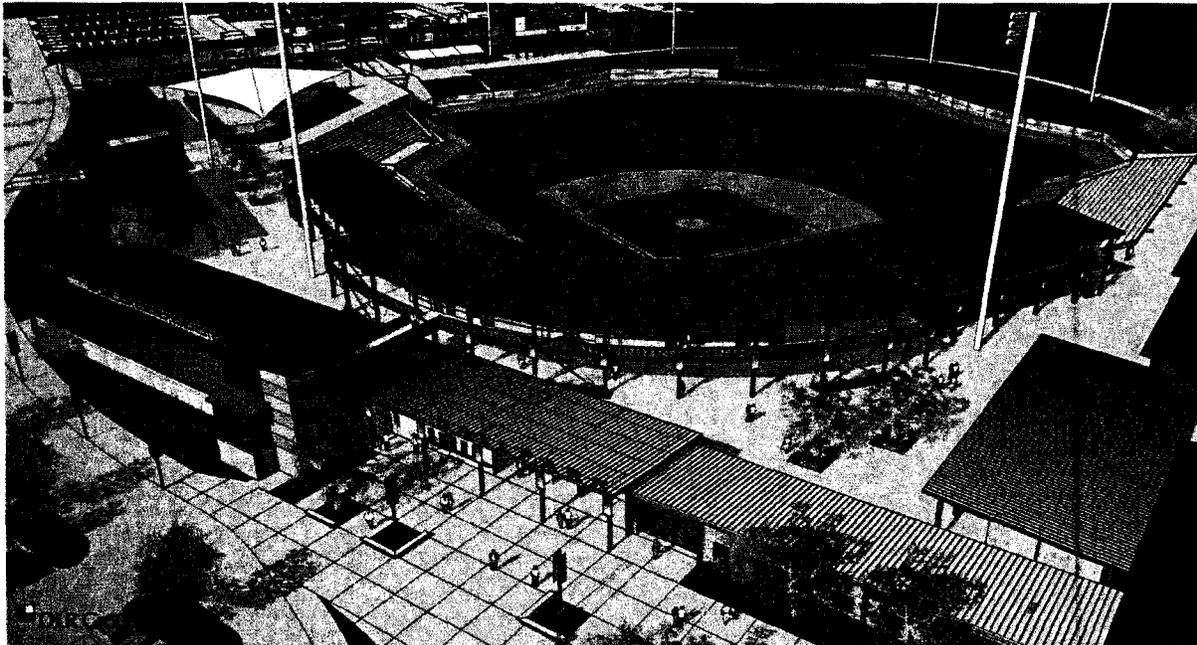
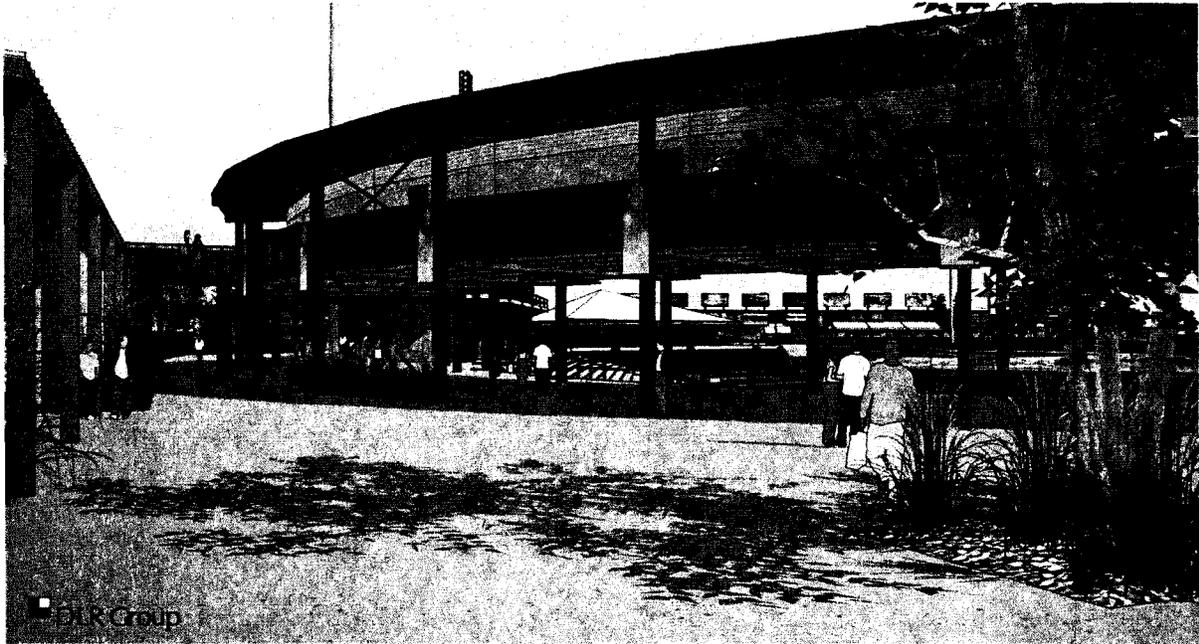
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- 3. U.S. ARCHITECT
- 4. U.S. ARCHITECT



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**Exhibit "D.3" – Architectural Elements
Architectural Theme
(see following page)**



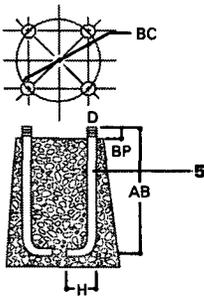
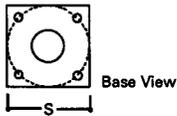
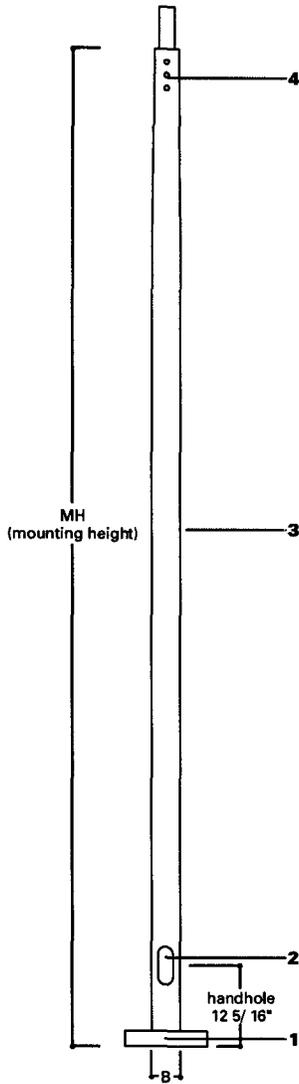
**Sarpy County Ballpark
Mixed-Use Development Plan
Papillion, Nebraska**



**Sarpy County Ballpark
Mixed-Use Development Plan
Papillion, Nebraska**

**Exhibit "E.1" – Site Lighting
(Parking Lot Lighting)
(see following pages)**

DETAILS



SPECIFICATION FEATURES

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Hand hole assembly 3" x 5" on on RTS poles.
- 3...Steel shaft minimum yield 55,000 PSI. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

FOUR BOLT ANCHORAGE (see ordering information)

- BC=Bolt Circle
- BP=Bolt Projection
- AB=Bolt Dimensions
- D=Bolt Diameter
- H=Bolt Dimensions

FINISH COLORS

- F=Dark Bronze
- G=Galvanized
- S=Silver
- V=Grey
- W=White
- Y=Black

**RTSROUND
TAPERED STEEL**

20' - 50'

Mounting Height

ROUND TAPERED STEEL



ORDERING INFORMATION

The following information illustrates the correct way to enter an order for **RTS8A30SF2XXG**. The ordering designation is detailed as follows.

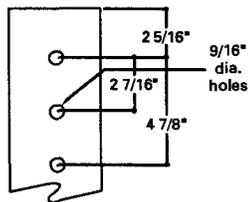
Round	Tapered	Steel	Shaft ¹ Size	Wall Thickness	Mounting Height (ft.)	Base Type	Finish	Fixture Mounting & Type	No. & Location of Arms	Arm Lengths	Accessories (Ground Lug)
R	T	S	8	A	30	S	F	2	X	X	G

Mtg. Height	Catalog Number ^{1,2}	Wall Thickness	Base Square Dia. (In.)	Bolt Circle Dia. (In.)	Bolt Proj. (In.)	Shaft Size (In.)	Anchor Bolt Dia. & Length (In.)	Net. Wt. (Lbs.)	EPA (Sq. Ft.) ⁴ At Pole Top				EPA (Sq. Ft.) ⁴ 2' Above Pole Top				Max. Fixture Load—Include Bracket (Lbs.)
									70	80	90	100	70	80	90	100	
MH			S	BC	BP	B	AB		70	80	90	100	70	80	90	100	
20	RTS6A20SF	.120	10 1/2	11.0	4 1/2	6.3 x 3.5	3/4 x 25 x 3	173	29.8	22.7	17.8	14.3	27.1	20.6	16.2	13.1	400
25	RTS7A25SF	.120	10 1/2	11.0	4 1/2	7.0 x 3.5	3/4 x 25 x 3	214	28.1	21.4	16.7	13.4	26.0	19.8	15.5	12.5	400
30	RTS8A30SF	.120	12 1/2	12.5	5	7.7 x 3.5	1 x 36 x 4	290	24.0	18.2	14.2	11.3	22.5	17.0	13.3	10.6	400
35	RTS8A35SF	.120	12 1/2	12.5	5	8.4 x 3.5	1 x 36 x 4	342	23.0	17.3	13.5	10.5	21.7	16.4	12.7	9.9	400
35	RTS9D35SF	.180	12 1/2	12.5	5	8.4 x 3.5	1 x 36 x 4	482	38.9	29.6	23.2	18.3	36.8	28.0	21.9	17.3	400
39	RTS9A39SF	.120	12 1/2	12.5	5	8.9 x 3.5	1 x 36 x 4	341	21.5	16.2	12.4	9.5	20.5	15.4	11.8	9.0	400
39	RTS9D39SF	.180	12 1/2	12.5	5	8.9 x 3.5	1 x 36 x 4	536	38.2	29.0	22.5	17.7	36.4	27.6	21.4	16.8	400
45	RTS0A45SF ⁵	.120	13 1/2	13.5	5	10.2 x 4.2	1 x 36 x 4	546	23.5	17.4	12.9	9.7	22.5	16.6	12.4	9.3	450
45	RTS0D45SF ⁵	.180	13 1/2	13.5	6	10.2 x 4.2	1 1/4 x 42 x 6	682	44.1	33.2	25.4	19.8	42.2	31.7	24.3	19.0	450
50	RTS0A50SF ⁵	.120	13 1/2	13.5	5	10.2 x 3.5	1 x 36 x 4	550	15.2	11.0	7.9	5.7	14.8	10.6	7.6	5.4	450
50	RTS0D50SF ⁵	.180	13 1/2	13.5	6	10.2 x 3.5	1 1/4 x 42 x 6	719	31.0	23.1	17.5	13.4	29.8	22.2	16.8	12.9	450

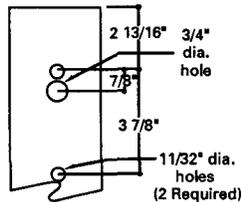
NOTES: ¹ Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING). ² Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm. ³ Shaft size, base plate, anchor bolts and projections may vary slightly—all dimensions nominal. ⁴ EPA's based on shaft properties with wind normal to flat. EPA's calculated using base wind velocity as indicated plus 30% gust factor. ⁵ Two piece pole. Shipped in two sections and is easily joined together at the job site by slip-fitting together.

DRILLING PATTERN

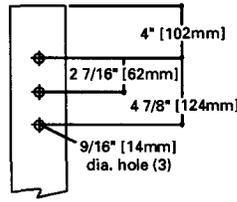
Type "M"



Type "E"

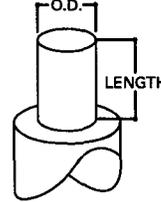


Type "Z"



MOUNTING OPTIONS (add as suffix)

Fixed Tenon



Designation Number	O.D. (In.)	Length (In.)
1	2 3/8	3 1/2
2	2 3/8	4
3	3 1/2	5
9	3	4

Type "M" Drill Pattern = Hammer, Landau, Galleria, and Vision Area
 Type "E" Drill Pattern = Concourse III
 Type "Z" Drill Pattern = Credenza and Cirrus

MACHINING FOR RECTANGULAR ARMS (add as suffix)

Designation Letter & Number	Designation (UCS Only) Letter & Number	Designation (Cirrus / Credenza Only) Letter & Number	Quantity & Location
M1	E1	Z1	Single
M2	E2	Z2	2 @ 180°
M3	E3	Z3	3 @ 120°
M4	E4	Z4	4 @ 90°
M5	E5	Z5	2 @ 90°
M6	E6	Z6	3 @ 90°
M7	E7	Z7	2 @ 120°

ACCESSORIES

- A=1/2" tapped hub¹
- B=3/4" tapped hub¹
- C=Convenience outlet²
- G=Grounding lug (max. wire #8 AWG)
- H=Additional hand hole and cover—
12" below pole top—90° from hand hole.

NOTES: ¹ Location is 3' above base—90° from hand hole.
² Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

NOTE: Specifications and dimensions subject to change without notice.

Visit our web site at www.cooperlighting.com

Customer First Center 1121 Highway 74 South Peachtree City, GA 30269 770.486.4800 FAX 770.486.4801 ADH020020



DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Housing

Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations.

B ... Ballast Tray

Ballast tray is hard-mounted to housing interior for cooler operation.

C ... Reflector

Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are

clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments.

D ... Door

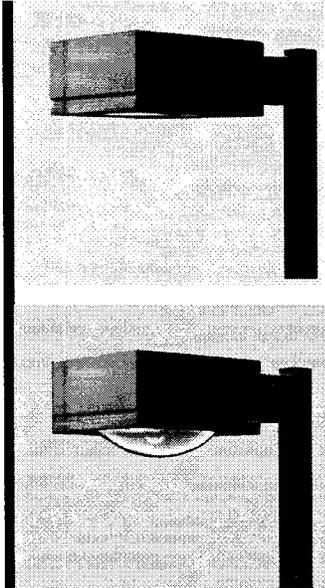
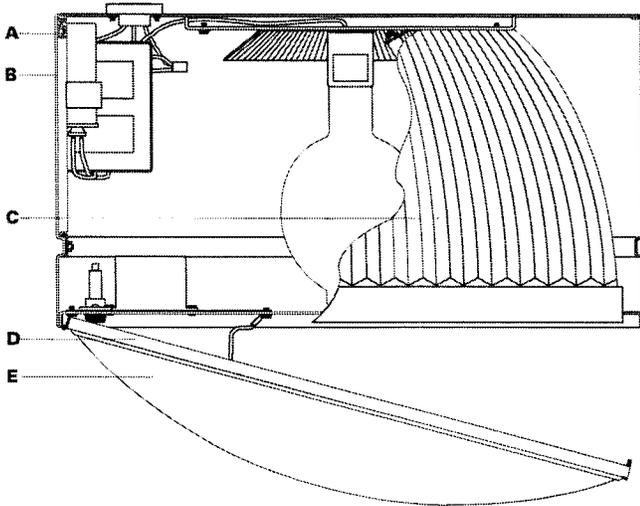
Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

E ... Lens

Convex tempered glass lens or flat glass.

F ... Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



**GSS/GSM/GSL
GALLERIA
SQUARE**

**70 - 1000W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide**

**ARCHITECTURAL
AREA LUMINAIRE**



ENERGY DATA

- CWA Ballast Input Watts
- 150W MP HPF (185 Watts)
- 175W MP HPF (193 Watts) Ⓢ
- 250W MP HPF (283 Watts) Ⓢ
- 250W HPS HPF (295 Watts)
- 400W MP HPF (452 Watts) Ⓢ
- 400W HPS HPF (457 Watts)
- 750W MP HPF (820 Watts)
- 1000W MH HPF (1080 Watts)
- 1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)

[Without Arm]

GSS: 1.20 GSM: 2.40 GSL: 3.90

[Spider Mount]

GSS: 1.53 GSM: 2.86 GSL: 4.45

SHIPPING DATA

Approximate Net Weight:

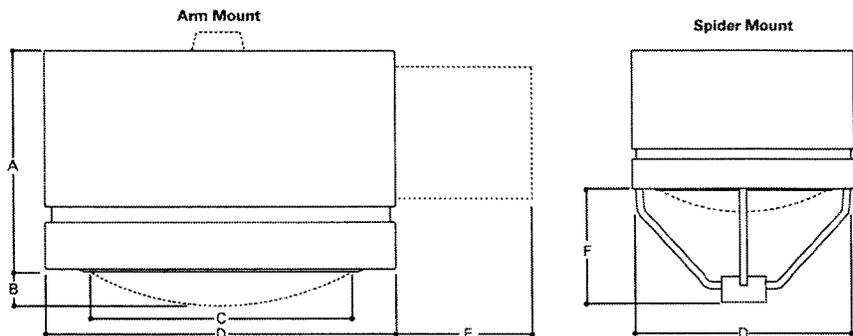
GSS: 36 lbs. (16 kgs.)

GSM: 79 lbs. (36 kgs.)

GSL: 88 lbs. (40 kgs.)



DIMENSIONS



FIXTURE	A	B	C	D	E	F
GSS (in.)	9 1/4	1 1/2	12 7/8	15 5/8	6 or 9	3 1/4
(mm)	235	38	327	397	152 or 229	337
GSM (in.)	11	3 1/2	19 1/4	21 3/4	8 or 14	15 or 18
(mm)	279	89	480	552	152 or 356	381 or 406
GSL (in.)	14 1/2	4 1/4	25 7/8	27	6 or 14	18 3/4 or 19 3/4
(mm)	368	108	657	686	152 or 358	476 or 502

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

<p>Product Family GSS: Galleria Square Small GSM: Galleria Square Medium GSL: Galleria Square Large</p> <p>Mounting Method AM: Arm Mount¹ AIR: Arm Included for² Round Pole AIS: Arm Included for² Square Pole SM1: Spider Mount³ (2 3/8" OD Tenon) SM2: Spider Mount (3" OD Tenon) SM3: Spider Mount⁴ (3 1/2" OD Tenon)</p>	<p>Lamp Wattage ME 70: 70W 100: 100W 150: 150W 175: 175W 200: 200W 250: 250W 320: 320W 350: 350W 400: 400W⁶ 450: 450W 750: 750W 875: 875W 1000: 1000W⁷</p> <p>HP2 70: 70W 100: 100W 150: 150W 250: 250W 400: 400W 750: 750W 1000: 1000W⁷</p> <p>MH⁸ 175: 175W 250: 250W 400: 400W 1000: 1000W⁷</p>	<p>Lamp Type MP: Pulse Start Metal Halide HPS: High Pressure Sodium MH: Metal Halide⁹</p> <p>Voltage⁹ 120: 120V 208: 208V 240: 240V 277: 277V 480: 480V</p> <p>MT: Multi-Tap¹⁰ TT: Triple-Tap¹⁰ 5T: 5-Tap¹¹</p>	<p>Distribution Horizontal Lamp 1F: Type I Formed¹² 2F: Type II Formed 2S: Type II Segmented¹³ 3F: Type III Formed 3S: Type III Segmented¹³ 4S: Type IV Segmented¹³ 5S: Type V Segmented¹³ FT: Forward Throw SL: Spill Light Eliminator¹⁴ CA: Cutoff Asymmetric with EHS¹⁵</p> <p>Vertical Lamp AR: Area Round AS: Area Square 3V: Type III Vertical RW: Rectangular Wide¹⁶</p> <p>Lens Type FG: Flat Glass¹⁷ SG: Sag Glass</p>	<p>Color¹⁸ AP: Grey BZ: Bronze BK: Black WH: White DP: Dark Platinum GM: Graphite Metallic</p> <p>Options¹⁹ F: Single Fuse (120, 277 or 347V) FF: Double Fuse (208, 240 or 480V) L: Lamp Included EM: Quartz Restrike w/²⁰ Delay Q: Quartz Restrike²⁰ R: NEMA Twistlock Photocontrol Receptacle EHS: External Adjustable House Side Shield HS: House Side Shield²¹ VS: Vandal Shield²²</p>	<p>Accessories²³ GSM-EXTHS: External House Side Shield - 2.24 EPA GSL-EXTHS: External House Side Shield - 2.46 EPA MA1004XX: 14" Arm for Square Pole, 1.0 EPA¹⁵ MA1005XX: 6" Arm for Square Pole, 0.5 EPA¹⁵ MA1006XX: Direct Mount Kit for Square Pole¹⁵ MA1007XX: 14" Arm for Round Pole, 1.0 EPA¹⁵ MA1008XX: 6" Arm for Round Pole, 0.5 EPA¹⁵ MA1009XX: Direct Mount Kit for Round Pole¹⁵ MA1021XX: 6" Arm for Square Pole, 0.5 EPA³ MA1022XX: 6" Arm for Round Pole, 0.5 EPA³ MA1023XX: 9" Arm for Square Pole, 0.5 EPA³ MA1024XX: 9" Arm for Round Pole, 0.5 EPA³ MA1029XX: Wall Mount Bracket with 10" Arm MA1040XX: Wall Mount Bracket¹⁸ MA1208XX: 11 1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX: Mast Arm Adapter MA1010XX: Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011XX: 2@180° Tenon Adapter for 3 1/2" O.D. Tenon MA1012XX: 3@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1013XX: 4@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1014XX: 2@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1015XX: 2@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1016XX: 3@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1017XX: Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018XX: 2@180° Tenon Adapter for 2 3/8" O.D. Tenon MA1019XX: 3@120° Tenon Adapter for 2 3/8" O.D. Tenon MA1045XX: 4@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1048XX: 2@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1049XX: 3@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1060: House Side Shield for GSS (Field Installed)²⁴ MA1061: House Side Shield for GSM (Field Installed)²⁴ MA1062: House Side Shield for GSL (Field Installed)²⁴ OA/RA1016: NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027: NEMA Twistlock Photocontrol - 480V</p>
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- Notes: 1 Arm not included. See Accessories.
 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 3 Available on GSS housing only.
 4 Available on GSL housing only.
 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH available for non-US markets only.
 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 12 Medium housing fixture only.
 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 14 Must use reduced envelope lamp, not available in GSL housing.
 15 Available on GSM and GSL housings only.
 16 RW optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, AR, SL and 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add as suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

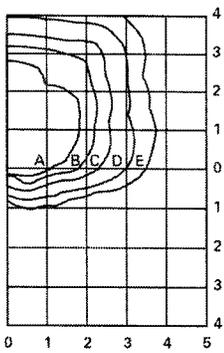
STOCK SAMPLE NUMBER (Lamp Included):

SAMPLE NUMBER: GSM-AI-320-MP-MT-A5-FG-BZ-L

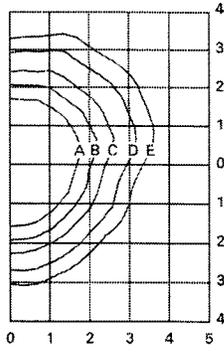
GSM	AI					BZ	L
Product Family GSS: Galleria Square Medium	Mounting Method AI=11 1/2" Arm Included	Lamp Wattage 320=320W 400=400W 1000=1000W	Lamp Type MP=Pulse Start Metal Halide MH=Metal Halide ¹	Voltage MT=Triple-Tap Wired 277V 5T=5-Tap Wired 480V ¹	Distribution AR=Area Square 3V=Type III Vertical	Lens Type FG=Flat Glass SG=Sag Glass	Color BZ=Bronze L=Lamp Included

NOTE: Other options not available with stock products. ¹ Only available with 1000W.

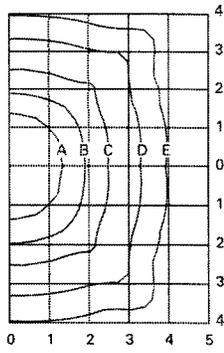
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
 1000-Watt MH
 110,000-Lumen Clear Lamp
 Spill Light Eliminator
 Flat Glass



GSM-XX-1000-MH-3V-FG
 1000-Watt MH
 110,000-Lumen Clear Lamp
 Type III Vertical
 Flat Glass



GSM-XX-1000-MH-AS-SG
 1000-Watt MH
 110,000-Lumen Clear Lamp
 Area Square
 Flat Glass

Footcandle Table

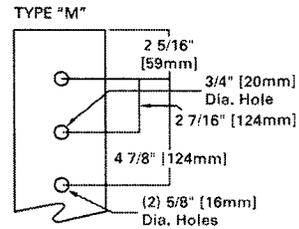
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

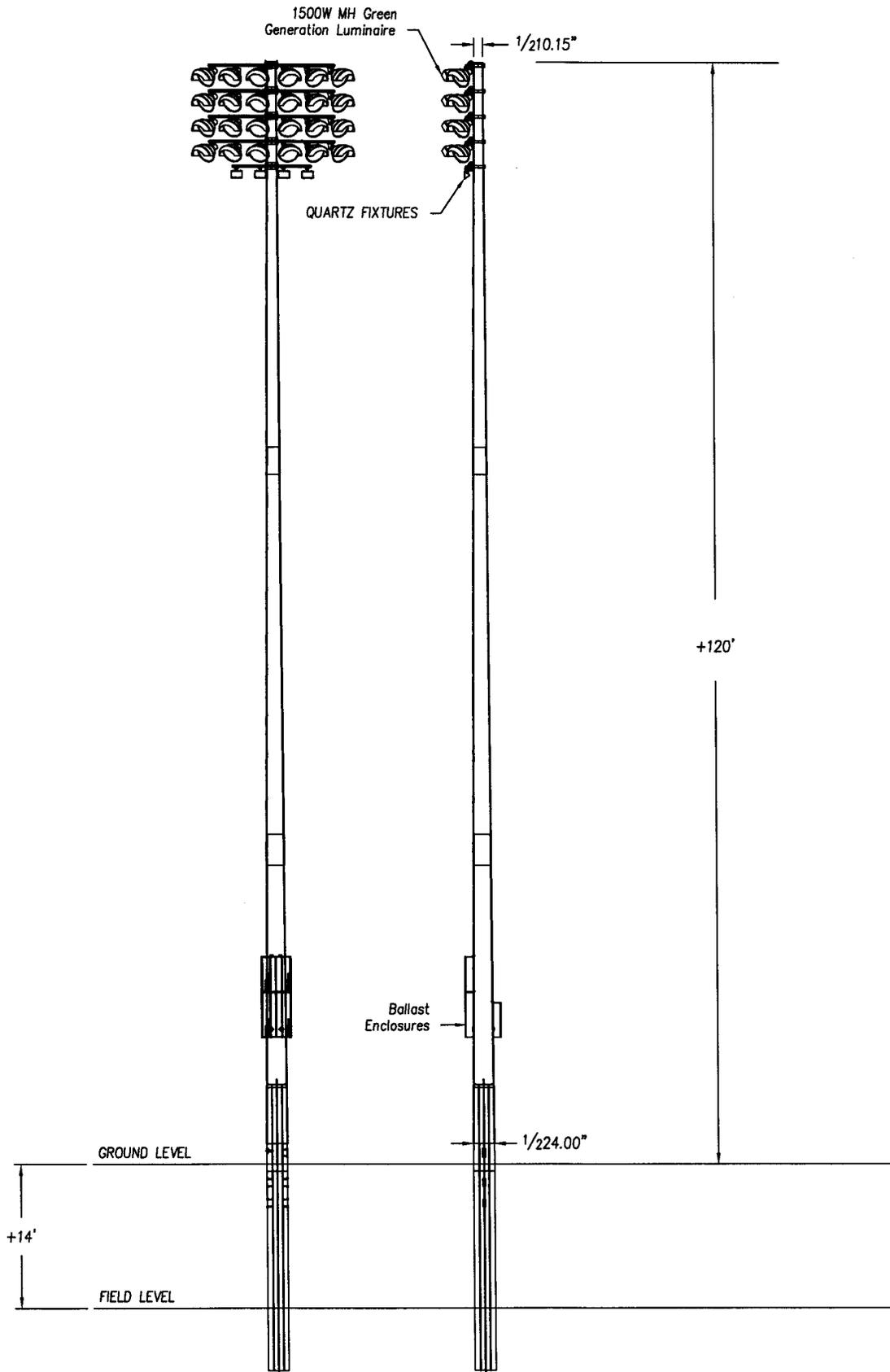
WATTAGE TABLE

Fixture Size	Wattage
GSS	
Pulse Start Metal Halide (MP)	70, 100, 150W
High Pressure Sodium (HPS)	70, 100, 150W
Metal Halide (MH)	175W
GSM	
Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
Metal Halide (MH)	175, 250, 400, 1000W
GSL	
Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
High Pressure Sodium (HPS)	250, 400, 750, 1000W
Metal Halide (MH)	250, 400, 1000W

DRILL PATTERN



**Exhibit “E.2” – Sport Field Lighting
(see following page)**



MUSCO 110C POLE
 (24) 1500W METAL-HALIDE MUSCO
 "GREEN-GENERATION" LUMINAIRES
 (4) QUARTZ FIXTURES

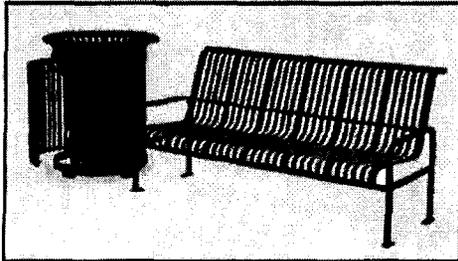
**Exhibit “F” – Site Furnishings
(see following page)**

The MIDTOWN Series

Litter receptacle with door

Bench with back is covered by patent no. des. 457,742. All other Midtown pieces are Exclusive By Design™.

Beautify your surroundings with Keystone Ridge Designs' exclusive collection of litter receptacles. The Midtown allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif.



- Coordinating benches, ash urns, planters, tables and other furnishings
- Exclusive KEYSHIELD® polyester powder coating finish—our stamp of armored excellence that is foremost in the industry

- Fully assembled unit

Standard Features

- Color: standard KEYSHIELD® powder coat
- Liner: commercial grade plastic
- Lid: matching flat lid with anti-theft lanyard
- Support: elevated or adjustable

Custom Options

- Color: custom KEYSHIELD® powder coat
- Liner: galvanized or powder coated steel
- Sleeve: KEYSHIELD® powder coat color
- Lid: elevated, elevated ash, dome, ash dome, dome with galvanized door, recycling and trash
- Support: bury extension

Enhancements

- Ash filler
- Ash sifter
- Custom printed decals
- Cast bronze plaques
- Custom laser cut plaques

ASH CAPACITY LIDS



Ash Dome



Ash Dome



Ash Dome



Elevated Ash



Elevated Ash



Ash Moat

WEATHER-PROTECTANT LIDS



Elevated



Dome



Elevated



Dome, galvanized door

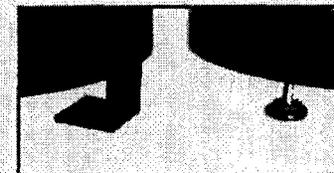
MESSAGE LIDS



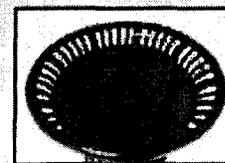
Trash Flat



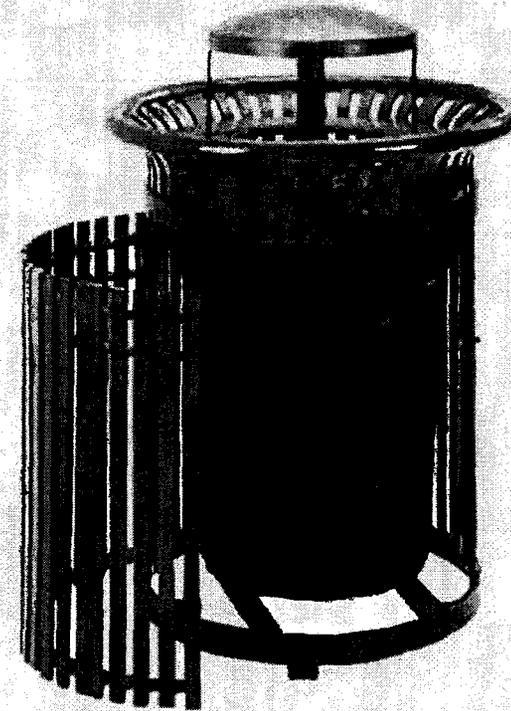
Recycle Flat



Leg options



Recycle Flat



KEYSTONE RIDGE
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1-800-284-8208

www.keystoneridgedesigns.com