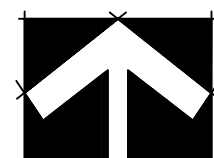


LEGEND:

- PEDESTRIAN RAMP
- PARKING LOT LIGHT FIXTURES
- PEDESTRIAN LIGHT FIXTURES
- "NO PARKING FIRE LANE" STRIPING AND (OR) SIGNAGE

Condition of Approval: The drive through window is limited to pickup only. Addition of a menu board and/or orderpoint in the future will require revision to the site development plan to verify that adequate vehicle stacking is provided.



SCALE: 1" = 20'

SITE KEY NOTES:

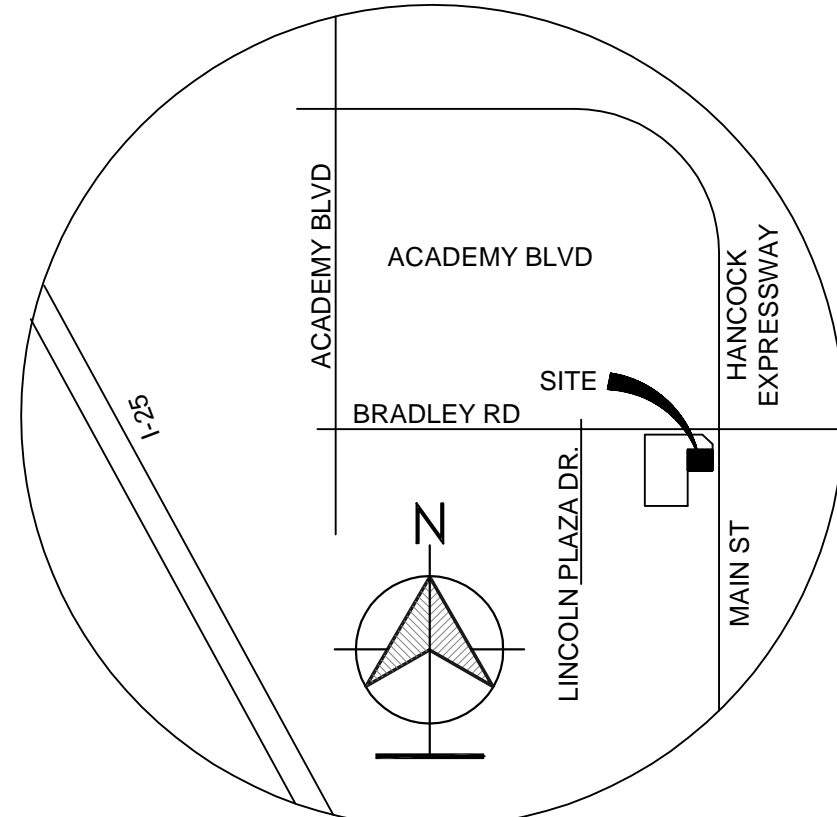
- WAVE STYLE BIKE RACK, PARK 4 EA. TOTAL 8 BIKE'S
- (E) SIDEWALKS REPAIR IF NEEDED.
- EXISTING ENTRY PAVING, CURBS & CONCRETE TO REMAIN.
- EXISTING PAVEMENT & CURBS TO REMAIN
- DRIVE-THRU PICK UP WINDOW NO MENU BOARD
- HANDICAP PARKING SPACE.
- VAN HANDICAP ACCESSIBLE W/ 8' RAMP WIDTH.

Approved

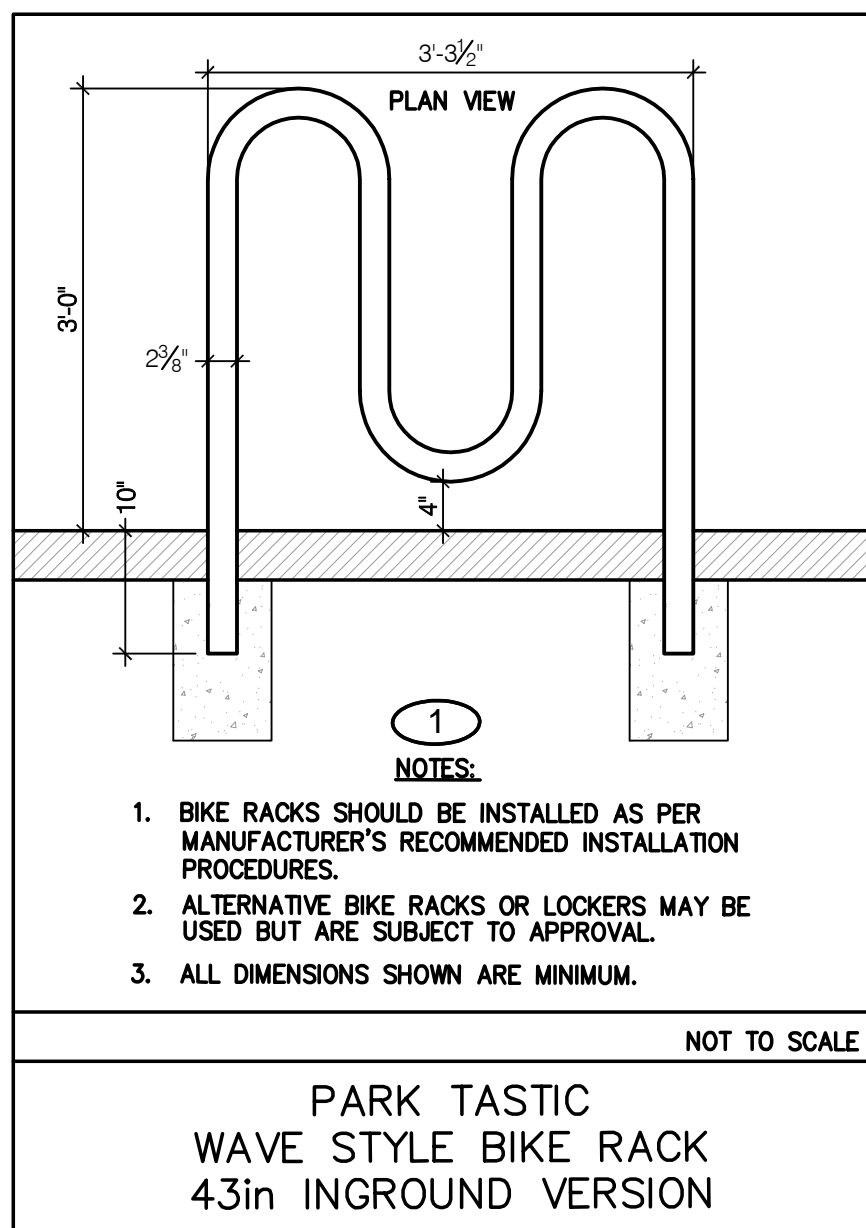
By: Craig Dossey, Executive Director

Date: 04/01/2020

El Paso County Planning & Community Development



GRAPHIC SCALE IN FEET
SCALE: 1"=20'



LEGAL DESCRIPTION:

LOT 4A, BRADLEY CROSSROADS FILING NO. 1B, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 39,726 SQUARE FEET OR 1.5 ACRES.

GENERAL NOTES:

- Landscape improvements and maintenance will be the responsibility of the owner and/or his assigns.
- If Needed Easements will be provided for utilities, and drainage.
- All parking lots, landscape islands and vehicular circulation drives will be surrounded or bounded by 6" vertical concrete curb.
- All sidewalk surfacing will be broom finished concrete.
- All access driveways, drives, aisle ways, maneuvering and parking areas within this platted lot shall be for the common use of all users, public and private, and owners of this planned development, in accordance with the declaration of covenants.
- "No Parking Fire Lane" signs shall be posted if required by the Fire Department.
- Some landscape materials and irrigation may be located within public utility easements as shown on the plan. Any removal, replacement or damage to the landscaping or irrigation system caused due to maintenance or repair of the public utility or city owned facility will be at the lot owner's expense.
- Storm water quality is to be provided in the Regional Detention and Stormwater Quality Pond to the west. Plat 13757 Lincoln Commons Townhomes Track A 130,607 Sq Ft.
- No public improvements will be constructed with this development.
- Signage is not approved with this plan. A separate sign permit is required. Contact Development Review Enterprise at 2880 International Circle for Sign Plan Applications.
- REFER TO PLAT 14143 BRADLEY CROSSROADS No. 1B SHEET 1. NOTE 16 (SEE ATTACHED) WHICH INDICATES THAT TRAFFIC IMPACT FEES SHALL BE REQUIRED TO BE PAID AT, OR PRIOR TO, TIME OF BUILDING PERMIT SUBMITTALS.
- Avigation Easement to the City of Colorado Springs recorded July 14, 1989 in Book 5649 at Page 347, order approving the stipulation to retain Easement recorded August 16, 1996 under Reception No. 96104134 . . . blanket easement condition.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or promulgated under or with respect to such laws.

SITE DEVELOPMENT DATA

Existing Zone: CC CAD-O
Drainage Basin: LITTLE JOHNSON/SECURITY CREEK BASIN
Proposed Land Use: RETAIL/Restaurant
Site Address: 1830 MAIN ST.
Tax Schedule Numbers: 6502407105

COVERAGE SUMMARY:

	COVERAGE SF	% OF TOTAL AREA
Building	7,440 SF	8.74 %
Sidewalks/concrete	6,940 SF	10.67 %
Private drives and parking	38,225.85 SF	58.80 %
Pervious surface	12,397.50 SF	21.79 %
Total Development Plan Area	65,003.35 SF	1.5 Ac. 100 %

PARKING SUMMARY:

PARKING SPACES REQUIRED		PARKING RATIO	PARKING SPACES REQUIRED
USE	BUILDING AREA		
RETAIL RESTAURANT	5,270 SF	1/250 SF	22
PARKING SPACES	2,170 SF	1/100 SF	22
REQUIRED:			44
PARKING SPACES PROVIDED:	REGULAR 9X18	COMPACT 8X16	HANDICAP VAN
	56	07	01
TOTAL BIKE	(2) BIKE RACKS @ 4 EACH		TOTAL PARKING SPACES
PARKING SPACES PROVIDED:	8		66

BUILDING SETBACKS:

Front: 25'
Rear: 0'
Side: 0'
Actual building location is as per site plan dimensions.

BUILDING HEIGHT:

Building height: Actual height 20'-0"
MAXIMUM BASE BUILDING HEIGHT ALLOWED: 45'

SCHEDULE FOR DEVELOPMENT:

The construction is proposed to begin WINTER of 2020 with an anticipated completion in Summer of 2020.

PLAN INDEX

- DP-1 Development Plan
- DP-2 Site Plan
- EC-1 Erosion & Sediment Control Plan
- EC-2 Erosion Control Details 1
- EC-3 Erosion Control Details 2
- DR-1 Grading & Drainage
- DR-2 Detailed Grading Plan
- UT-1 Sanitary Sewer Service Plan
- UT-2 Utility Services Plan
- CV-1 Pond Details 1
- PM-1 Photometric Plan
- PM-2 Photometric's Schedules
- PM-3 Photometric's Schedules
- L-1 Landscape Plan
- C-1 Site plan
- C-2 Building Elevations

BRADLEY CROSSROADS Lot 4A Filing No. 1B Development Plan COLORADO SPRINGS, COLORADO

Prepared For:

Owner:

CKW PROPERTIES, LLC
1830 Main Street
Colorado Springs, CO 80911
CKW Properties, LLC
1965 Dominion Way Ste 110
Colorado Springs, CO 80918
(719) 594-8900

PREPARATION: 08-05-19
REVISION: 2-04-2020
COUNTY FILE NO:

DEVELOPMENT PLAN
CKW PROPERTIES CROSSROADS
1830 MAIN STREET
COLORADO SPRINGS, CO

REVISIONS

NO. DATE DESCRIPTION

Landscape Notes

- All trees, shrubs and perennials will be watered by a new drip irrigation system.
- Topsoil to be stripped to a depth of 6 inches and all stock piles to have side slopes not steeper than 3:1 and are to be seeded.
- All disturbed areas should be seeded and then mulched with weed-free hay mulch at 4,000 lbs./acre.
- All disturbed areas to be reseeded between the planting dates of Nov. 1-April 30th.
- Grass seed shall be El Paso County Conservation District Native Shotgun mix, drilled at a depth of 1/4-1/2" deep or broadcast. Drill and broadcast rates per EPCCD requirements.
- In seeded areas, no bare spots are to exceed 6" diameter.
- All shrub areas to have 2-4" diameter rock mulch, 4" depth over Mirafi weed cloth.

plant legend

SYMBOL SIZE QTY BOTANICAL / COMMON NAME

Perennials/Grasses

H #1 22 Hesperaloe parviflora / False Yucca

Shrubs

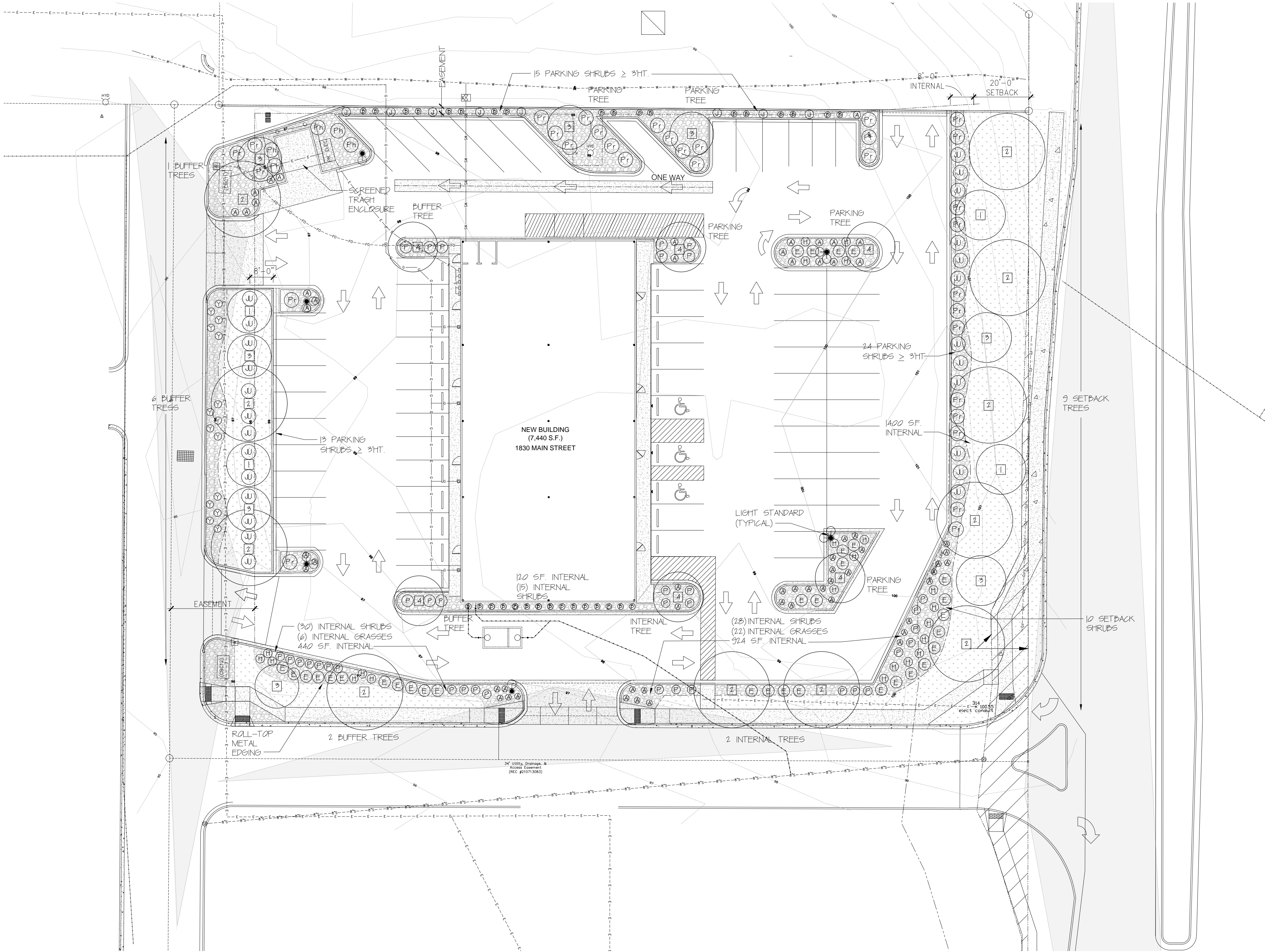
A #5 59 Aronia melanocarpa 'Low Scape' / Low Scape Chokeberry
B #5 33 Berberis thunbergii 'Orange Rocket' / Orange Columnar Barberry
E #5 33 Ephedra equisetina / Bluestem Joint Fir
J #5 8 Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper
Ju #5 22 Juniperus 'Pfitzeriana Compacta' / Dwarf Pfitzer Juniper
Ph #5 5 Physocarpus opulifolius 'Autumn Amber' / Autumn Jubilee Ninebark
P #5 35 Potentilla fruticosa 'Gold Finger' / Gold Finger Potentilla
Pr #5 32 Prunus besseyi 'Pawnee Buttes' / Creeping Western Sandcherry
Y #5 15 Yucca filamentosa 'Bright Edge' / Bright Edge Yucca

Trees

1 1.5" calip. 4 Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
2 1.5" calip. 11 Gleditsia triacanthos inermis 'Skyline' / Skyline Honeylocust aka: Skycole Honeylocust
3 6" ht. 7 Pinus edulis / Pinon Pine
4 1.5" calip. 2 Sorbus hybrida / Oak Leaf Mountain Ash

Seed

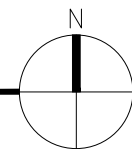
grass hatch seed El Paso County Conservation District Native Shotgun Mix see notes



1

LANDSCAPING PLAN

1" = 20'-0"



Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section 6.2.2B, Table 6-1																	
Street Name or Zone Boundary	Street Classification	Width (Feet) Req./ Prov.		Linear Footage	Tree Spacing Required	No. of Trees Req./ Provided		Shrub Substitutes Req./Prov.		Ornamental Grass Sub. Req./Prov.		Setback Plant Symbol on Plan	Percent Ground Plane Veg.				
Main St.	Minor Arterial	20	20	252	25	10	9	10	10	0	0	Setback	75% / 100%				
Motor Vehicle Lots See Code Section/Policy 6.2.2C																	
No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)		Length of Frontage (Ft.) (Excluding Drives)		2/3 Length of Frontage (Ft.)		Min. 3' Screening Plants Req./Prov.		Evergreen Plants Req./Prov.		Vehicle Lot Plant Symbol on Plan	Percent Ground Plane Veg.				
71	5	Street on West		97		65		12.9		13		6.5		13		Parking	75%/75%
		Street on North		122		81		16		18		8		8		Parking	75%/75%
		Main St.		170		113		23		24		11		12		Parking	75%/75%
Internal Landscaping See Code Section/Policy 6.2.2E																	
Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided		Internal Trees (1/500 SF) Req./Prov.		Shrub Substitutes Req./Prov.		Ornamental Grass Sub. Req./Prov.		Internal Plant Symbol on Plan		Percent Ground Plane Veg.					
37190	5%	1860	2764	4	3	40	68	0	14	Internal		50% / 75%					
(4) Internal areas noted on plan: 440 + 924 + 1400 = 2764 sq. ft.																	
Landscape Buffers & Screens See Code Section/Policy 6.2.2D																	
Street Name or Property Line (Elev.)	Width (In Ft.) Req. & Prov.	Linear Footage		Buffer Trees (1/15') Req./ Prov.		Evergreen Trees Req. (33%)/Prov		Length of 6-ft Opaque Structure Req./Prov.		Buffer Tree Symbol Denoted on Plan		Percent Ground Plane Veg.					
Private Street on West	15 8	179.28		12	12	4	4	0	0	Buffer Tree		75% / 75% (except for easement)					

Coverage Summary

	Coverage S F	% of Total Area
Building:	7,440 SF	8.74%
Sidewalks/Concrete:	6,940 SF	10.67%
Private Drives and Parking:	38,225.85 SF	58.80%
Pervious Surface:	12,397.50 SF	21.79%

Parking Summary

Parking Spaces Required	Building Area	Parking Ratio	Req'd Parking Spaces
Use	7440 SF	1/250 SF	30
Retail			

Parking Spaces Provided 71 spaces including 3 handicap spaces

KRISTIN HEGGEM

LANDSCAPE ARCHITECT · ASLA
2009 N. Franklin St. Colorado Springs 80907
KWH@HEGEMARCHITECT.COM
WWW.KRISTINHEGEM.COM

719.339.9393

BRADLEY CROSSROADS 4A DEVELOPMENT
1830 MAIN STREET
COLORADO SPRINGS, CO
CKW PROPERTIES

LANDSCAPE PLAN

SHEET TITLE:

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE

V-B

DATE

1.31.20

ADDRESS

1830 MAIN ST.

SHEET NUMBER

L-1

Sheet 14 of 15

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VISIT SITE AND EXAMINE DRAWINGS OF OTHER TRADES ON THIS PROJECT, ARCHITECTURAL AND MECHANICAL, TO DETERMINE ANY ADDITIONAL WORK THAT MAY BE REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION AND SHALL INCLUDE AN ALLOWANCE FOR THIS WORK IN HIS BID.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COSTS SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR OR HIS SUBCONTRACTORS.
4. THE CONDUIT SYSTEM AND ALL CONDUCTING WIRE ENCLOSURES SHALL BE SECURELY BONDED TOGETHER.
5. ALL ELECTRICAL PANELS SHALL ACCESSIBLE AND CLEAR OF ALL OBSTRUCTIONS WITH MINIMAL CLEARANCES PER NEC REQUIREMENTS.
6. PROVIDE TYPE-WRITTEN UPDATED PANEL DOOR DIRECTORIES FOR ALL AFFECTED PANELS REFLECTING ALL CIRCUITS WITH THEIR ACCURATE DESTINATIONS.
7. RECEPTACLES 120V DUPLEX GROUNDING TYPE, SHALL BE APPROVED TYPE.
8. SWITCHES SHALL BE TOGGLE TYPE AND APPROVED TYPE.
9. ALL ELECTRICAL EQUIPMENT, DEVICES, CIRCUITING, ETC, SHOWN DIAGRAMMATICALLY ONLY, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL LOCATION AND WIRING AVOIDING MECHANICAL AND OTHER EQUIPMENT.
10. FURNISH AND INSTALL LIGHTING FIXTURES COMPLETE WITH LAMPS, BALLASTS, AND REQUIRED MOUNTING HARDWARE, PRIOR TO ORDERING FIXTURES, VERIFY SECURE MOUNTING METHODS AND FINISHES.
11. THESE NOTES ARE GENERAL AND MAY NOT APPLY TO THE EXACT SCOPE OF WORK.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	8.5 fc	0.0 fc	N/A	N/A

Luminaries Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	RAB LIGHTING INC.	ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME. FULL CUTOFF	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS. Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway Warehouse, Water Treatment, Direct, Emergency, Security	1	AREA-LIGHT-RAB-ALED26-rab02619.ies	3474	1	30
	B	2	RAB LIGHTING INC.	ALED10 (AREA LIGHTER) (Bollard)	CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC REFLECTOR WITH SEMI-DIFFUSE FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME. FULL CUTOFF	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 30-DEGREES FROM VERTICAL BASE-UP POSITION. WPLED10Y (WALLPACK) - ALED10Y (AREA LIGHTER) - BLEDD10Y (Bollard). ACTUAL PERFORMANCE MAY VARY. Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library, Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway, Warehouse, Water Treatment, Direct, Emergency, Security, Damp Location, Wet Location	1	AREA-LIGHT-RAB-ALED10-rab02318mod50 (1).ies	1207	1	12.4
	C	5	WAC Lighting	WS-W68627-BZ A010416	WALL MOUNTED FULL CUTOFF		1	FRONT-LIGHTS-WS-W68627-BZ A010416.IES	731	1	23.5
	D	10	RAB LIGHTING INC.	WPLED10 (WALLPACK) - ALED10 (AREA LIGHTER) - BLEDD10 (Bollard)	CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC REFLECTOR WITH SEMI-DIFFUSE FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME. FULL CUTOFF	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 30-DEGREES FROM VERTICAL BASE-UP POSITION. WPLED10Y (WALLPACK) - ALED10Y (AREA LIGHTER) - BLEDD10Y (Bollard). ACTUAL PERFORMANCE MAY VARY. Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library, Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway, Warehouse, Water Treatment, Direct, Emergency, Security, Damp Location, Wet Location	1	WALL-PACK-WPLED10-Brab02318mod50 (2).ies	1207	1	12.4

EPA Load Information

BASE MODEL	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST	
	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)
VS-SSSA-10-4040-11-AB-FP	30.6	765	23.8	595	18.9	473
VS-SSSA-12-4040-11-AB-FP	24.4	610	18.8	470	14.8	370
VS-SSSA-14-4040-11-AB-FP	19.9	498	15.1	378	11.7	293
VS-SSSA-15-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSSA-16-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSSA-18-4040-11-AB-FP	12.6	315	9.2	230	6.7	168
VS-SSSA-20-4040-11-AB-FP	9.6	240	6.7	167	4.5	150
VS-SSSA-20-4040-07-AB-FP	15.8	240	12.7	167	9	150
VS-SSSA-20-5050-11-AB-FP	17.7	443	12.7	343	9.4	235
VS-SSSA-20-5050-07-AB-FP	28.1	703	21.4	535	16.2	405
VS-SSSA-25-4040-11-AB-FP	4.8	150	2.6	100	1	50
VS-SSSA-25-4040-07-AB-FP	10.8	270	7.7	188	5.4	135
VS-SSSA-25-5050-11-AB-FP	9.8	245	6.3	157	3.7	150
VS-SSSA-25-5050-07-AB-FP	18.5	463	13.3	333	9.5	238
VS-SSSA-30-4040-07-AB-FP	6.7	168	4.4	110	2.6	65
VS-SSSA-30-5050-11-AB-FP	4.7	150	2	50	N/A	N/A
VS-SSSA-30-5050-07-AB-FP	10.7	267	6.7	167	3.9	100
VS-SSSA-30-6060-07-AB-FP	19	475	13.2	330	9	225
VS-SSSA-35-5050-07-AB-FP	5.9	150	2.5	100	N/A	N/A
VS-SSSA-35-6060-07-AB-FP	12.4	310	7.6	190	4.2	105
VS-SSSA-40-6060-07-AB-FP	7.2	180	3	75	N/A	N/A

Designation & Dimensional Information

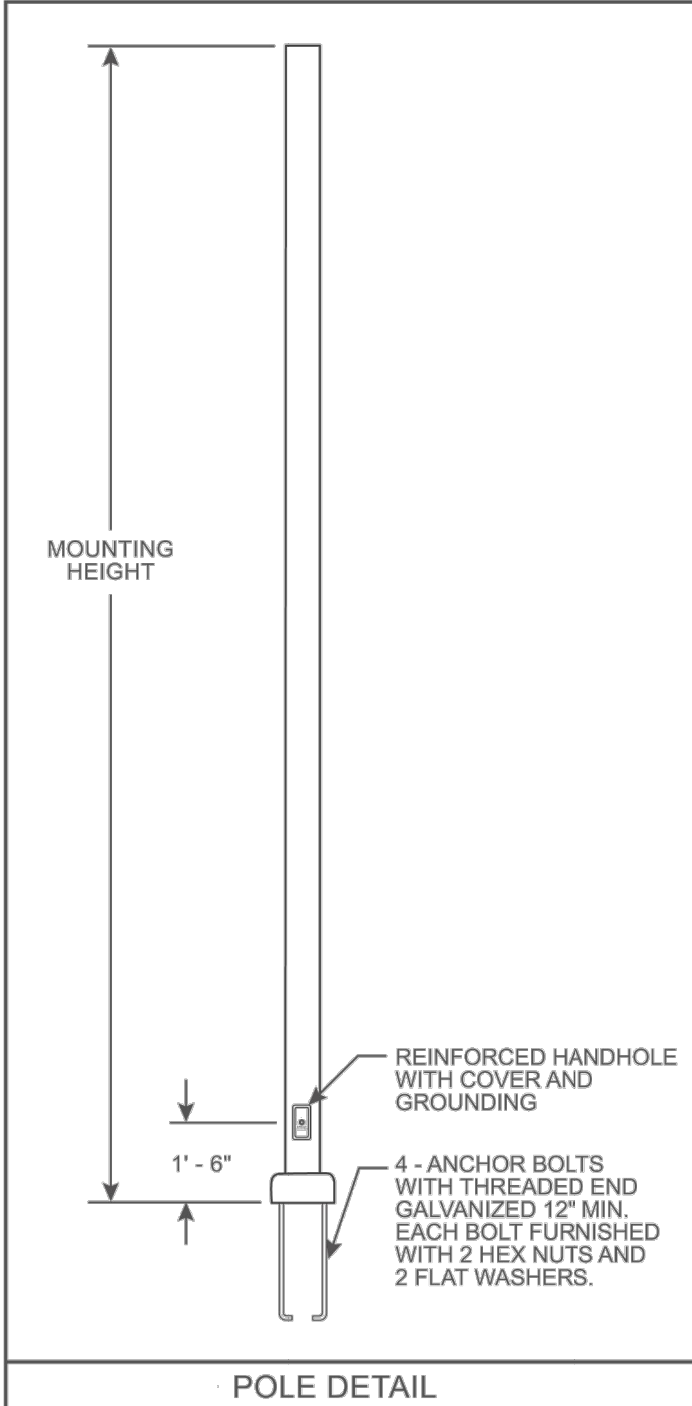
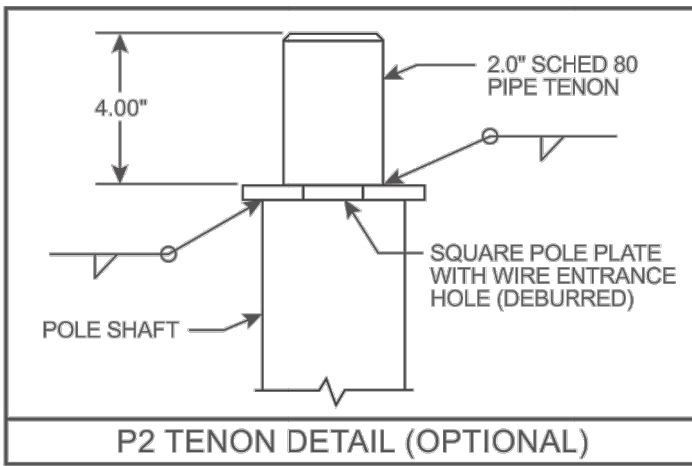
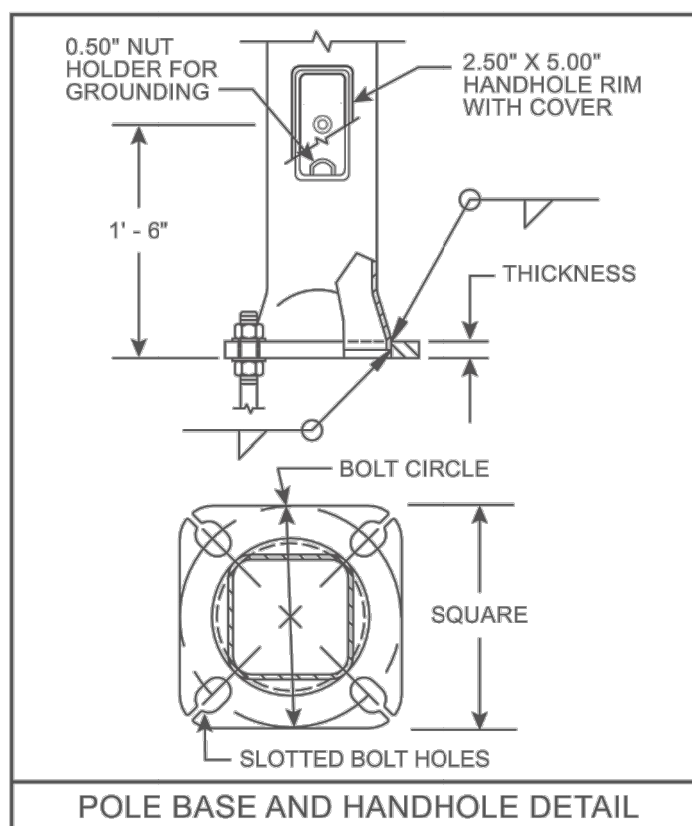
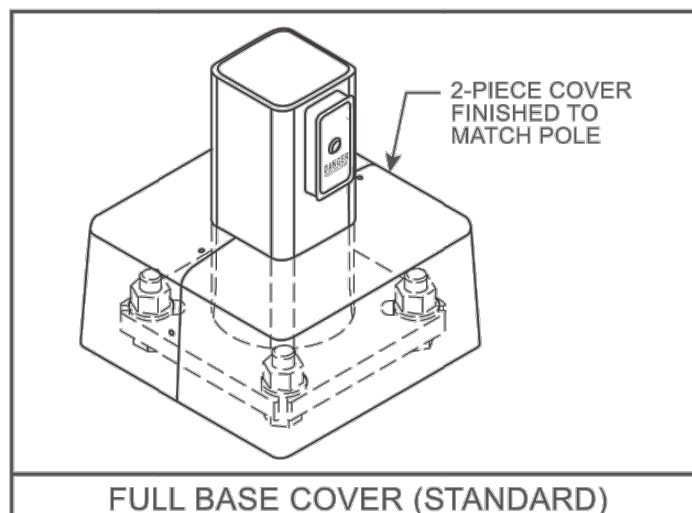
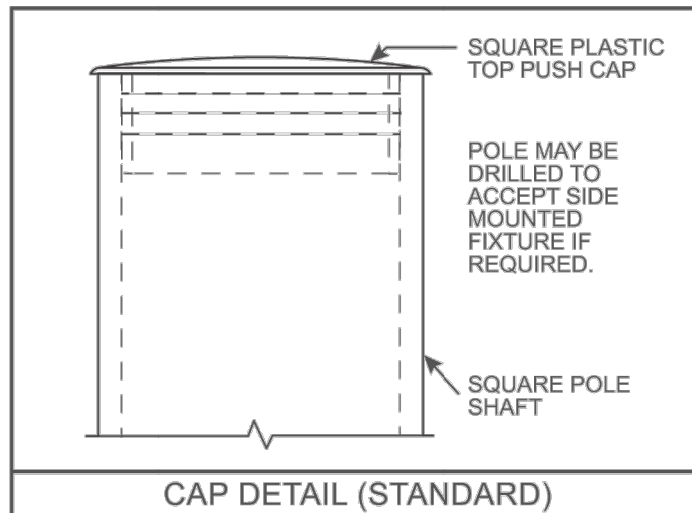
BASE MODEL	NOMINAL MOUNTING HEIGHT	POLE DIMENSIONS			BASE PLATE			ANCHOR BOLTS	
		TOP SQ (IN)	BASE SQ (IN)	WALL THK (GA)	STRUCTURE WEIGHT (LBS)	BOLT/CIRCLE DIA (IN)	SQ (IN) x THICK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)
VS-SSSA-10-4040-11-AB-FP	10'-0"	4	4	11	95	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-12-4040-11-AB-FP	12'-0"	4	4	11	90	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-14-4040-11-AB-FP	14'-0"	4	4	11	100	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-15-4040-11-AB-FP	15'-0"	4	4	11	110	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-16-4040-11-AB-FP	16'-0"	4	4	11	115	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-18-4040-11-AB-FP	18'-0"	4	4	11	125	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-20-4040-11-AB-FP	20'-0"	4	4	11	140	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-20-4040-07-AB-FP	20'-0"	4	4	7	200	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-20-5050-11-AB-FP	20'-0"	5	5	11	185	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-20-5050-07-AB-FP	20'-0"	5	5	7	265	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-25-4040-11-AB-FP	25'-0"	4	4	11	170	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-25-4040-07-AB-FP	25'-0"	4	4	7	245	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-25-5050-11-AB-FP	25'-0"	5	5	11	225	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-25-5050-07-AB-FP	25'-0"	5	5	7	360	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-4040-07-AB-FP	30'-0"	4	4	7	291	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-30-5050-11-AB-FP	30'-0"	5	5	11	265	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-5050-07-AB-FP	30'-0"	5	5	7	380	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-6060-07-AB-FP	30'-0"	6	6	7	520	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSSA-35-5050-07-AB-FP	35'-0"	5	5	7	440	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-35-6060-07-AB-FP	35'-0"	6	6	7	540	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSSA-40-6060-07-AB-FP	40'-0"	6	6	7	605	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.
*- Indicates a vibration dampener is standard

lightpoles PLUS.
206 W. McWilliams St.
Suite 101
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lightpoles PLUS.
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This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

Ordering Information

Designation	Length ^a	Base OD ^b	Top OD ^c
VS-SSSA = Square Straight Steel Anchor Base	10 to 40	40 = 4"	40 = 4"
		50 = 5"	50 = 5"
		60 = 6"	60 = 6"

Ex. VS-SSSA-10-4040-11-AB-FP-DB-D1-EHH

Designation	Length	Base OD	Top OD	Thickness	Anchor Bolts	Finish Type	Painted Color	Fixture Mounting
VS-SSSA	10 to 40	40 = 4\"/>	40 = 4\"/>	7/16 = 7/16	Includes AB = Anchor Bolts LAB = Anchor Bolts	GV = Galvanized Only (No Paint) FP = Finish Painted Finish = Paint over Galvanizing	DB = Dark Bronze MB = Medium Bronze LG = Light Gray DG = Dark Green HG = Hunter Green SG = Slate Gray BK = Black BW = White SL = Silver SC = Custom	Drill Mounting (includes cap) D1 = Single D2 = 28/180 deg. D3 = 38/180 deg. D4 = 48/90 deg. D5 = 28/90 deg. D6 = 38/90 deg. Tenon Mounting P1 = 4\"/>

* See previous pages for base model configurations. Consult factory or your sales rep for deviations from base models. Additional sizes and configurations available upon request.

Options & Accessories

Description
SPL = Special Out Length (Please Specify)
BSCPCL = Add 2 Weeks to Production Lead Time. May Require Special Base Cover
VDA = Internal Vibration Damper, Factory Installed
VDF = Internal Vibration Damper, Field Installable
FBCS = Steel Full Base Cover
FBCPD = ABS Plastic Full Base Cover

Description
ULHM = UL Compliant Hand Hole
NECHM = NEC 410.30 Compliant Hand Hole & Cover
EHM = Additional Hand Hole Opening w/ Cover
AST = Assembly (Specify Pole Height & Orientation)
FST = Fasten Provision, Electrical by Others (Specify Pole Height & Orientation)
CPL = NPT Pipe Coupling (Specify Pole Height, Orientation & NPT Size)
PDXA = Side Drill = Tenon w/ Additional Hand Hole (Specify Tenon OD & Length)

Description
STAMP = Engineering Services, Signed & Sealed Calculations
STAMPCA = Engineering Services, CA Signed & Sealed Calculations
PRE750 = Pre-Ship Anchor Bolts - 0.75\"/>
PRE100 = Pre-Ship Anchor Bolts - 1.0\"/>

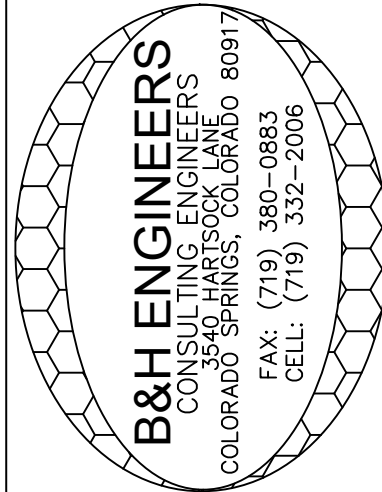
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B&H ENGINEERS
CONSULTING ELECTRICAL, MECHANICAL & PLUMBING ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, COLORADO 80917
(719) 332-2006

REVISION/DATE
FILE NAME

DATE: 3-02-20
JOB NO.
DRAWN BY: B&H
CHECKED BY: BP

1830 MAIN ST
COLORADO SPRINGS, CO 80911

B&H ENGINEERS

PHOTO METRIC SCHEDULES

PM-2
8 OF 15

"A" LIGHT

ALED26

RAB



Color: Bronze

Weight: 6.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26.00W
120V	0.17A	Color Temp	5000K (Cool)
208V	0.11A	Color Accuracy	72 CRI
240V	0.10A	L70 Lifespan	100,000
277V	0.09A	Lumens	3,483
Input Watts	29.10W	Efficacy	119.7 LPW
Efficiency	89%		

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P00001700

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Ingress Protection rating of IP66 for dust and water

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Housing:

Precision die-cast aluminum housing, lens frame

Gaskets:

High-temperature silicone

Effective Projected Area:

EPA = 0.27

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Other

Patents:

The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

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Page 1 of 2

"A" LIGHT

ALED26

RAB

Technical Specifications (continued)

Other

Equivalency:
Equivalent to 125W Pulse Start Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Power Factor:

99.1% at 120V, 93.1% at 277V

Optical

BUG Rating:

B1 U0 G0

Electrical

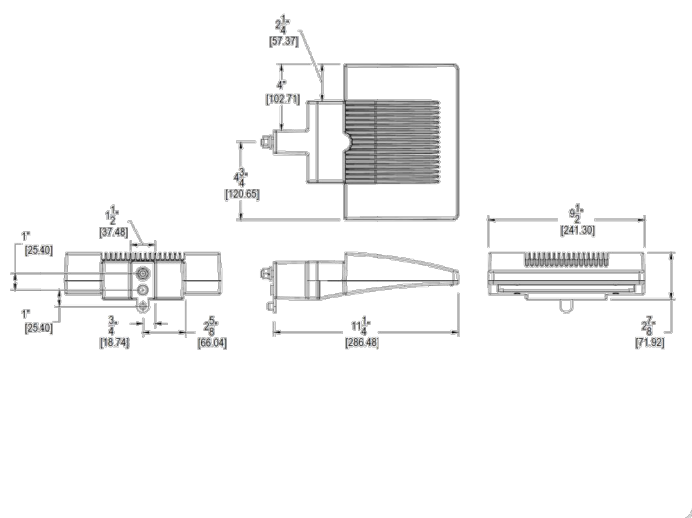
Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 8kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V/4 Arms.

THD:

11.91% at 120V, 9.58% at 277V

Dimensions



Features

High output LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins

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Page 2 of 2

"B" LIGHT

ALED10

RAB



Color: Bronze

Weight: 3.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	10.00W
120V	0.1A	Color Temp	5000K (Cool)
208V	0.07A	Color Accuracy	73 CRI
240V	0.05A	L70 Lifespan	100,000
277V	0.05A	Lumens	1,208
Input Watts	12.40W	Efficacy	97.4 LPW
Efficiency	81%		

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PTWJ0WB0

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Housing:

Integral-cast aluminum mounting pad and external fins for optimum heat sinking to ensure cool operation with maximum LED life and light output

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Effective Projected Area:

EPA = 0.2

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Maximum EPA:

Fixed Arm = 0.10

Other

Patents:
The design of the ALED is protected by patents pending in Canada, U.S., China and Taiwan.

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Page 1 of 2

"B" LIGHT

ALED10

RAB

Technical Specifications (continued)

Other

HID Replacement Range:
Replaces 35 - 50W Metal Halide

Equivalency:

Equivalent to 70W Pulse Start Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Power Factor:

98.5% at 120V, 92.1% at 277V

Optical

BUG Rating:

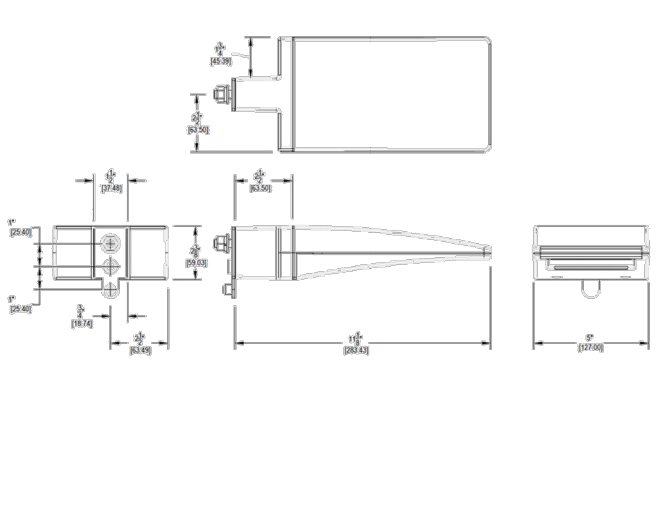
B1 U0 G0

Electrical

THD:

10.8% at 120V, 13.8% at 277V

Dimensions



Features

High output LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins

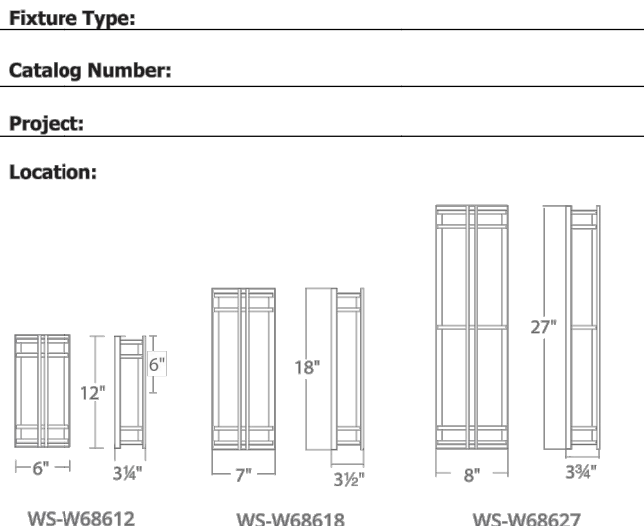
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Page 2 of 2

"C" LIGHT

SKYSCRAPER Exterior Scones
WS-W68612 / WS-W68618 / WS-W68627

MODERN FORMS



PRODUCT DESCRIPTION

Elevate your space. A classic architectural design thoughtfully engineered for robustness to withstand commercial use for interiors or exteriors. A UV stabilized acrylic diffuser and marine grade stainless steel structure complete this specification-grade wall mount luminaire. Available in either black, bronze or stainless steel finish.

FEATURES

- F1-rated acrylic
- Weather-resistant powder coat
- SS - 316 marine-grade stainless steel or bronze-finished aluminum (BZ & BK - Aluminum construction)
- No transformer or driver needed
- 277V options available
- Dimmer: ELV
- Rated Life: 80,000 hours
- Color temp: 3000K
- 2700K and 3500K special order
- CRI:90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W68612	12"	12W		605	418	BK Black
WS-W68618	18"	19W	120V	1099	741	BZ Bronze
WS-W68627	27"	24W		1272	880	SS Stainless Steel

Example: WS-W68612-BZ
For 277V special order, add an "F" before the finish: WS-W68612F-BZ
For 2700K add ~27~; 3500K add ~35~ before the finish: WS-W68618-35-SS

modernforms.com
Phone (866) 815.6615
Fax (800) 526.2585
Headquarters/Extern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122
Western Distribution Center
1750 Archbald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

"D" LIGHT

WPLED10

RAB



LED 10W & 13 Wall packs, patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.
Color: Bronze Weight: 3.3 lbs

Technical Specifications

Listings

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight, Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PXP2J2LL

LED Characteristics

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent future-to-future color

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver
Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040; Canada Pat. 190,243; China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

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Page 1 of 3

WPLED10

RAB

Technical Specifications (continued)

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

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Optical

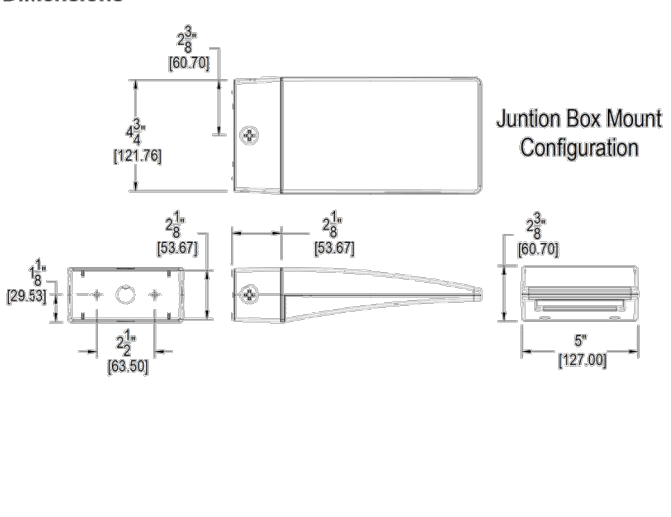
BUG Rating:

B1 U0 G0

Equivalency:

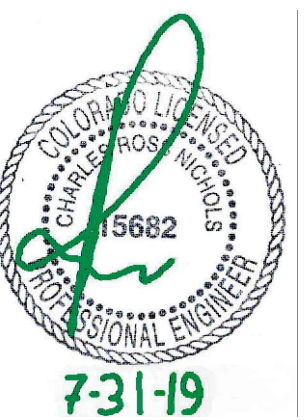
Equivalent to 70W Metal Halide

Dimensions

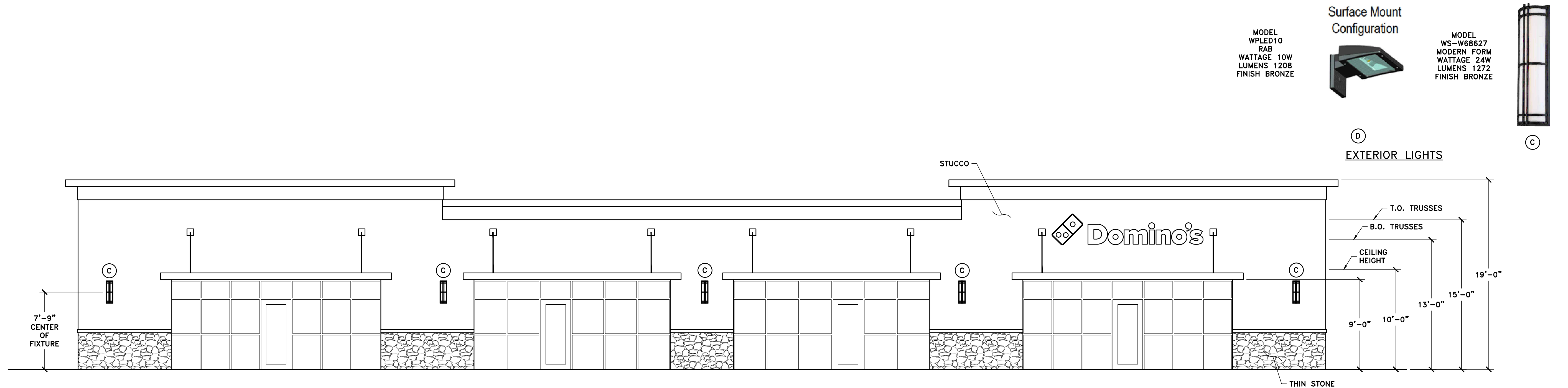


Features

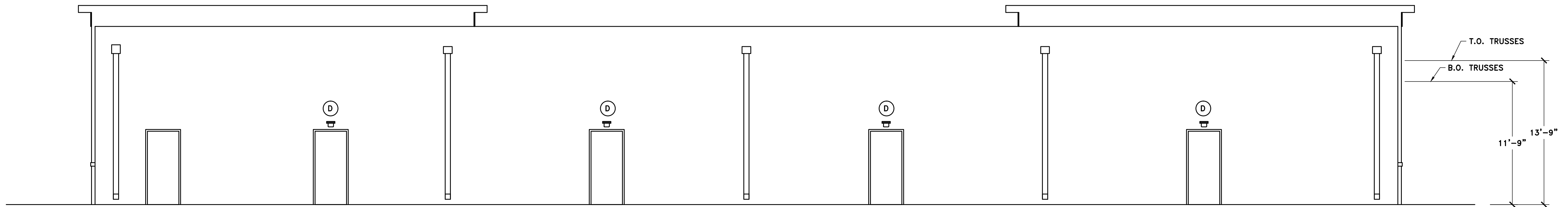
High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins



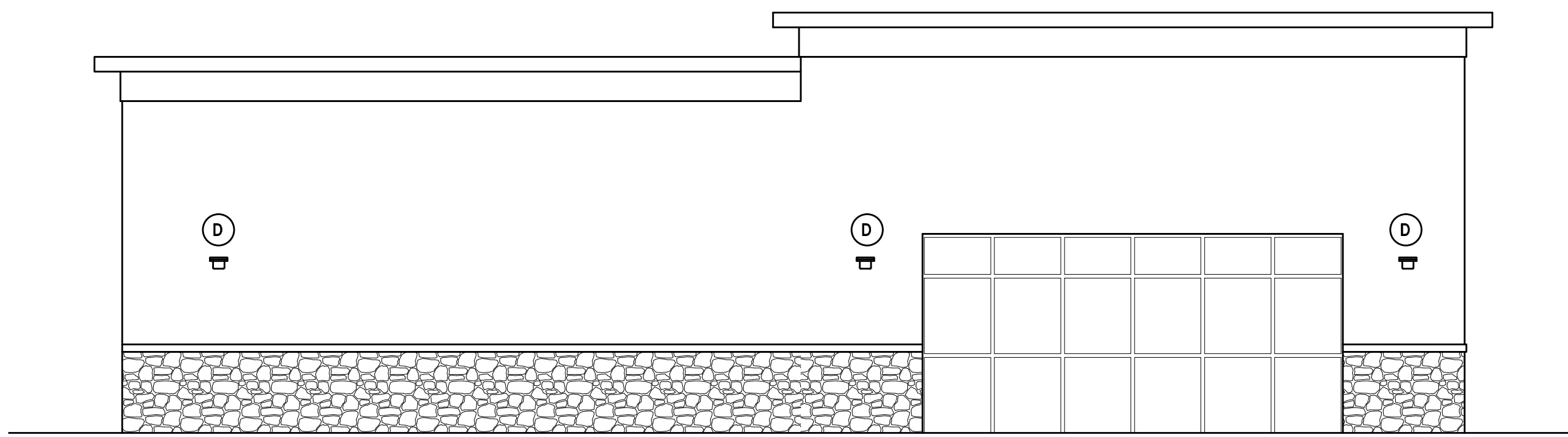
REV. A 7/31/19



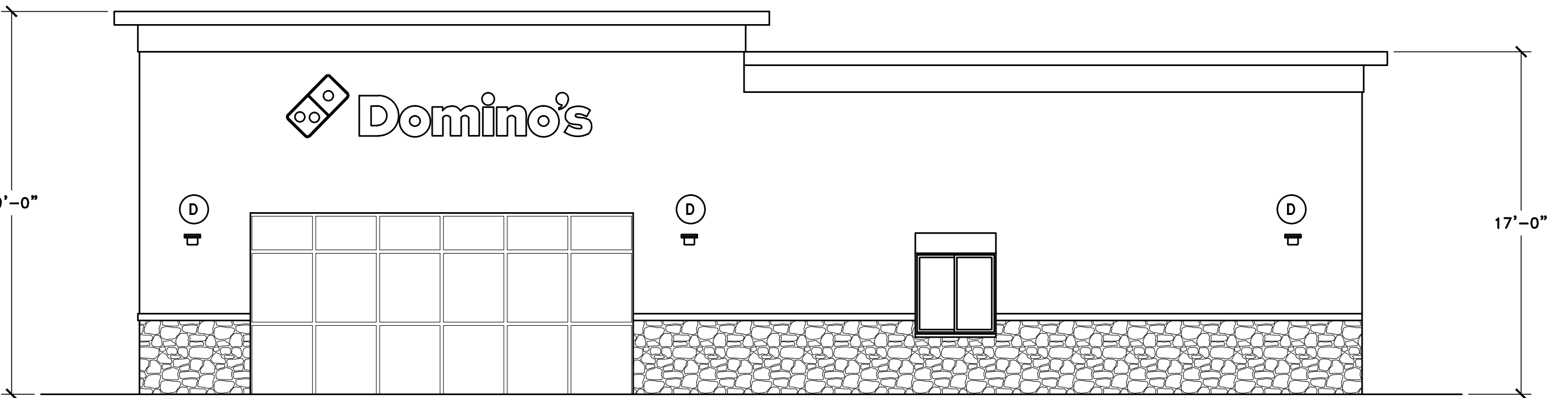
EAST SIDE VIEW
(FRONT)



WEST SIDE VIEW
(BACK)



SOUTH SIDE VIEW
(LEFT SIDE)



NORTH SIDE VIEW
(RIGHT SIDE)

MODEL
WPLED10
RAB
WATTAGE 10W
LUMENS 1208
FINISH BRONZE



MODEL
WS-W68627
MODERN FORM
WATTAGE 24W
LUMENS 1272
FINISH BRONZE



EXTERIOR LIGHTS

C

7'-9"
CENTER
OF
FIXTURE

T.O. TRUSSES
B.O. TRUSSES
CEILING
HEIGHT

9'-0"
10'-0"
13'-0"
15'-0"

THIN STONE

19'-0"

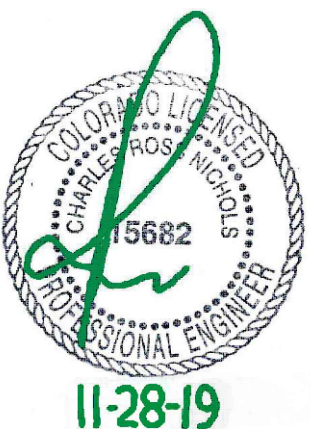
T.O. TRUSSES
B.O. TRUSSES

11'-9"

13'-9"

19'-0"

17'-0"



11-28-19

REV.
DWG NO: D050919-1 SCALE: 3/16"=1'-0"

PREPARED FOR
CKW PROPERTIES CROSSROADS
1834 MAIN STREET
COLORADO SPRINGS, CO

ENGINEERING SERVICES
JOHNSTOWN, CO
970-587-7100 FAX 970-587-7111

DRAWING DESCRIPTION
ELEVATIONS

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ROSS NICHOLS
CHECKED BY
APPROVED BY
DATE DRAWN
5/9/19

DRAWING TYPE
C-2
SHEET 16 OF 16