



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Thomas Meyers
Jimmy Dominguez

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, March 9, 2023

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the January 26th, 2023 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. P2023-002 Intermountain Trailer Site Plan

Discussion Items

a. Development Code Update

Future Business

a. Next Planning Commission Meeting on March 23rd, 2026 at 6:00 PM

Adjourn

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When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 26, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, January 26, 2023.

Chair Mike Simone called the meeting to order at 6:09 p.m.

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, and Jimmy Dominguez.

City Staff Present: Planning Director Todd Hodges, Planners Clay Hartley and Magaly Morales-Tejada, Economic Development Manager Michelle Magelssen, and Administrative Assistant Hailey McKay.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-001 Land Fed 10-29HZ Oil & Gas Special Use Permit

City of Fort Lupton Planner Clay Hartley opened with a brief introduction of the company requesting a special use permit, Kerr McGee Oil and Gas Onshore LP (KMOG) for 10 horizontally drilled oil and gas wells and one production facility that will occupy roughly 13.72 acres. After drilling and completion activities are finished, the site will be reclaimed to approximately 3.78 acres, 1.9 acres of which will be for the wells and 1.88 acres will be used by the production facility. This parcel is within the North Land PUD which allows for all permitted uses within C-1, C-2, I-1, and I-2 zones as they are described in the Fort Lupton Development Code. All notification requirements have been met including posting on the property, publishing in the newspaper, and notifying surrounding property owners.

Kerr McGee's representative Matt Wells presented an informative presentation to the commission about their Colorado Operations, zero routine flaring in addition to the company's global commitment to reduce Green House Gas emissions, their low carbon ventures, and how they are a partner of choice. They included their active participation in the community such as in Fort Lupton's Annual Trappers Day, etc.

Matt Spoke about the process that will be used to drill, and the steps involved to protect the longevity of the well. He provided a website, fracfocus.com, for more information on what is used in the fracturing fluid. He mentioned the company's approach to responsibly managing water sourcing including 180 miles of pipe for water transportation, as well as how they recycle water used.

Margaret Hess Spoke on behalf of the company's stakeholder relationship team, about their efforts to maintain good relationships with the committee as well as the community.

Planning Director Todd Hodges mentioned the condition that the company will be working with the surface owner for an additional landscaping as well as the conditions specific to fencing.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 26, 2023**

Director Hodges requested to change condition 1-E to read that "Applicants shall submit a landscape and fencing plan to the Planning Department for review and approval."

Director Hodges moved to strike condition J-3 that addressed an unnecessary note on the drawing.

Chair Simone asked for a motion on P2023-001 with the conditions as outlined by staff to be changed and added

Vice Chair White moved that resolution P2023-001 be approved with the conditions outlined by staff

Commissioner Kvasnicka seconded that motion

Motion passed unanimously.

5 Minute Recess

Discussion Items

Currently working with Code Enforcement and Public Works Department to address city parking and surface issues

No other redlines

Director Hodges spoke of the use of addresses on every parcel

Chair Simone addressed the introduction of city staff during roll call for meetings

Introduced Planning Departments New Administrative Assistant

FUTURE BUSINESS

The next meeting of the Planning Commission will be on February 23, 2023 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 8:03 PM.

Submitted by

Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2023-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FORT LUPTON, COLORADO RECOMMENDING APPROVAL OF THE INTERMOUNTAIN TRAILER SALES AND SERVICE, LLC SITE PLAN FOR A TRACTOR-TRAILER SALES AND SERVICE FACILITY LOCATED ON A PROPERTY IN A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public meeting on March 9, 2023 for the purpose of reviewing the Intermountain Trailer Site Plan for a sales and service facility; and

WHEREAS, after review of the application for the site plan, and consideration of staff comments, Applicant's presentation and any public input, Planning Commission recommends approval with conditions of the site plan; and

WHEREAS, all legal requirements for the public meeting have been met, including posting of the meeting on the site; and

NOW THEREFORE BE IT RESOLVED, the Fort Lupton Planning Commission has taken into consideration the supporting documentation and Staff comments, all referral comments and any citizen input in response to this application. Based on the facts presented on this date, the Planning Commission hereby approves the Intermountain Trailer Site Plan with the following conditions:

- I. Prior to recording:
 - A. The title of the map shall include Project No. LUP2022-0028 & Plan No. SPR2022-0011.
 - B. Any redline comments provided by staff shall be made to the Site Plan map.
 - C. The applicant shall submit an updated set of plans for the file with the correct legal description.
 - D. The following notes shall be placed on the site plan:
 1. The property shall be maintained to the curb, or roadway if no curb exists.
 2. Lighting on the site shall be maintained so that light is directed downward and shall not spill onto adjacent properties.
 3. Any dead or dying landscape material shall be replaced at the earliest time possible.
 - E. The final site plan shall be submitted in PDF format for review and approval prior to printing and submitting original site plan for recording.
- II. Prior to the release of building permits:
 - A. A 24"x 36" paper version of the site plan shall be submitted to the City for signatures and recording with the Weld County Clerk and Recorder.
 - B. Applicant shall provide written evidence that all comments from Public Works have been adequately addressed.
 - C. Applicant shall provide evidence of a completed traffic study conducted by an accredited firm.

- D. Applicant shall provide evidence of a completed Colorado State Stormwater Management Plan and any permits associated with the accepted plan.
 - E. Applicant shall provide written evidence that all comments from the Fort Lupton Fire Protection District have been adequately addressed.
 - F. Applicant shall provide written evidence that all comments from United Power have been adequately addressed.
 - G. Applicant shall provide written evidence that all comments from Xcel Energy have been adequately addressed.
- III. Prior to construction:
- A. Applicant shall obtain all building permits.

DONE THIS 9TH DAY OF MARCH, 2023 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**INTERMOUNTAIN TRAILER SITE PLAN
STAFF REPORT
PROJECT NO. LUP2022-0028 / PLAN NO. SPR2022-0011**

PROJECT DESCRIPTION

Project No.: LUP2022-0028 / Plan No. SPR2022-0011

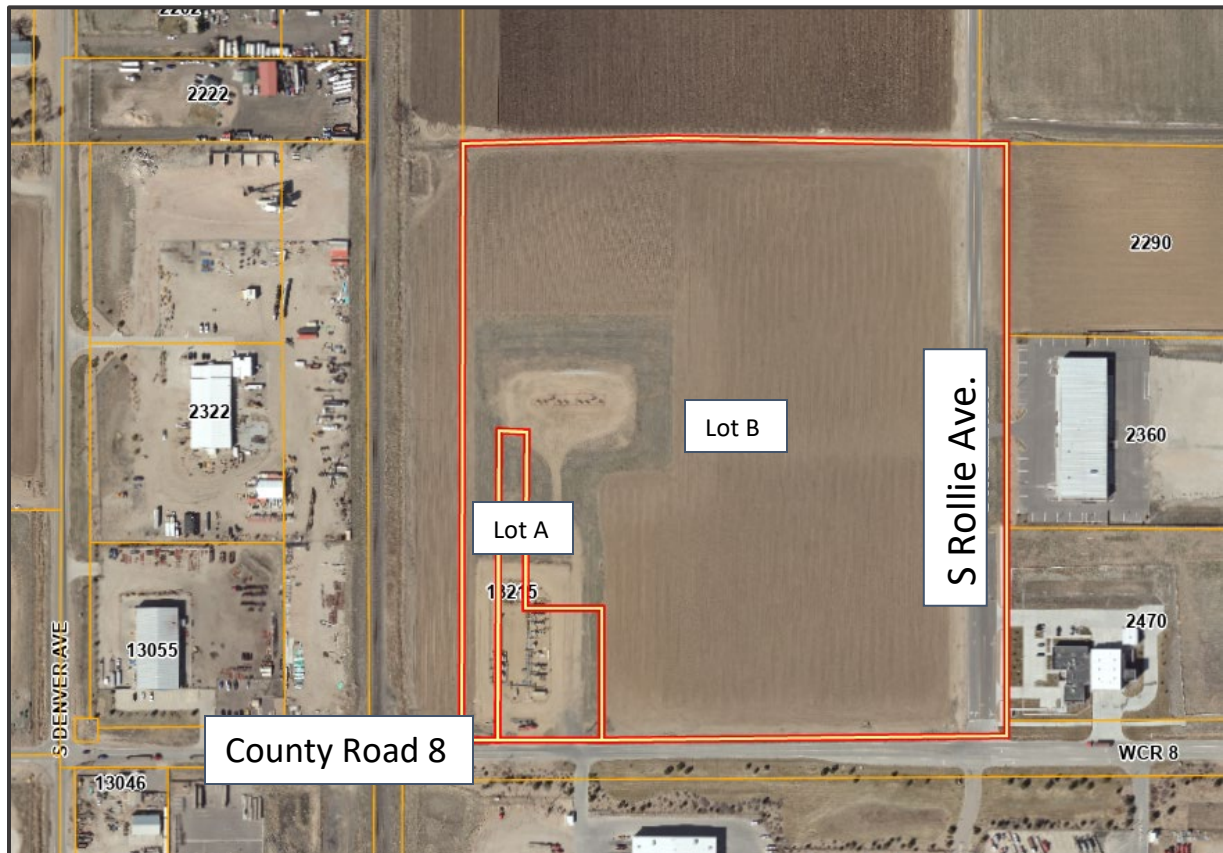
Project Name: Intermountain Trailer Site Plan

Owner: Intermountain Trailer Sales and Service, LLC

Representative: Jerry Davidson with Perception Design Group, Inc.

Location of Request:

The site is located in a part of the Southwest Quarter of Section 17, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado. It is located at the intersection of S Rollie Avenue and County Road 8. The "Property" includes Parcels No. 147117000084 (Lot A) and 147117300005 (Lot B).



Nature of Request:

The Applicant has submitted a site plan application for a new facility that will sell and service tractor-trailers and other large vehicles. The facility will be a 34,886 square-foot building with offices, storage, a showroom, and repair bays.

Intermountain Trailer is a business that sells, repairs, and customizes trailers for over-the-road trucking. This facility is expected to employ roughly 25 to 30 people. Anticipated customer visits are 20 to 30 people per day. Intermountain will be open Monday through Friday, from 7:00 am to 5:00 pm. The 34,886 square-foot main floor of the building will be divided into 28,953 square-feet used for vehicle repair and service, with the balance of the floor space being used for administrative purposes and sales.

Site Size: The Property is roughly 36 acres, more or less.

Zone District: "I – 2" Heavy Industrial Zone District

Proposed Use: Tractor-trailer sales and service

Existing Use: The portion of Lot B that will be occupied by the sales and service facility is currently vacant. There is an oil and gas facility that is in operation and is generally situated on Lot A of the Property. Additional oil and gas facilities are located on the western side of Lot B.

Public Meeting Date: Fort Lupton Planning Commission – March 9, 2023 at 6:00 PM

Public Meeting Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions listed in the proposed Resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under Section 2.06 of the Fort Lupton Development Code ("Code"), which states:

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.
5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team, and referral agencies, as well as required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public meeting and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City's standards, regulations, policies, and guidelines.

NOTIFICATION REQUIREMENTS

The Development Code requires posting of notice on the Property at least fifteen (15) days prior to the public meeting. Notice of the public meeting was posted on the Property on February 16, 2023, pursuant to the Development Code.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the “I – 2” Heavy Industrial Zone District. The code defines the I-2 district as an area that provides for:

The broadest scope of service, manufacturing and distribution uses that are generally not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

I – 2 Zoning permits “General Vehicle/Equipment Sales” which allows for:

Vehicle and equipment sales with more than 15,000 square feet of outdoor storage area, or where all accessory work and storage of equipment and supplies may occur outdoors. Examples include a large equipment sales or rental shop, and car dealership, a large car or truck rental agency, or a recreational vehicle or boat dealership.

“General Vehicle/Equipment Services and Repair” are also allowed within I – 2 districts and are defined as:

A repair use that involves 5 or more vehicle service bays, or where the volume or size of vehicles involve outdoor storage areas beyond a typical parking lot. This use and buildings are located on lots more than 15,000 square feet. Examples include large mechanic shop, lubricant center, tire store, or auto body shop.

The applicant is working with Staff to satisfy the requirements set forth in the Code regarding non-residential design standards and all guidelines for landscaping and fence design. For the building frontages along Rollie Ave. and County Road 8, the Applicant is proposing more decorative fencing and landscaping. Slatted chain-link fencing is proposed for the perimeter of the property north of the building along Rollie Ave. This portion of the project is to be used for short-term vehicle storage and parking. Landscaping and fencing will serve as a buffer along Rollie Ave. that will screen the northern portion of the site from traffic and neighboring businesses. The fences that face County Road 8 and Rollie Ave. will not be permitted to have barbed or razor-wire.

The north and west perimeter of the site will be fenced with chain-link. This portion of the property abuts other industrial zoning. Landscaping is planned for the building frontages along County Road 8 and Rollie Ave.

Staff believes that the fencing and landscaping proposal, along with the building design furthers key goals set forth in the Development Code. Intermountain Trailer has satisfied the intent of the following non-residential design standards from Article 6.01:

1. *Improve the appearance and vibrancy of mixed-use and commercial areas, employment centers, and other public places with good civic design.*

2. *Reinforce the distinct character of different corridors, centers, and districts with site and building design compatible with the scale, pattern, and aesthetics of each place.*
3. *Design and locate landscape features and open spaces based on the context of the site, considering relationships to the streetscape and mitigating impacts on adjacent property.*
4. *Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to improve the relationship to these spaces.*
5. *Promote lasting and sustained investment in corridors, centers, and districts with quality design.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Industrial land uses ([Future Land Use Map](#)). This designation allows for businesses that can add to the Fort Lupton economy through the creation of employment and additional services. Industrial zoning supports a range of development styles, including stand-alone businesses and industrial projects on larger properties adjacent to compatible, intense users.

Additionally, the Comprehensive Plan discusses the importance of industrial areas to the local economy stating that, “this designation allows for a mix of heavy and light industrial users as well as office development, intended to provide an appropriate environment for higher-intensity users. These areas should be utilized to attract major employers and support economic development.” If executed thoughtfully, industrial development has the potential to complement and augment residential and commercial growth within the community.

Intermountain Trailer has the potential to add value to the City of Fort Lupton. The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/726>.

Weld County DPHE	Building Inspector	Development Review Engineer
City Attorney	Colorado State Geologist	GIS Specialist
Police Chief	Public Works Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Economic Development Manager	NCWCD	Fulton Ditch Company

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/726>.

PROJECT DESCRIPTION

Intermountain trailer is a business that sells, repairs, and customizes trailers for over the road trucking. They generally employ 25-30 people. Anticipated daily customer visits are 20-30. Hours of operation are m-f 7am to 5pm. The 37,025 total sf building is broken into 34,886 main floor level and 2,139 sf mezzanine. 28,953 sf is dedicated for shop area, with the balance used for administrative purposes and sales area.

Article 6 Compliance: See attached analysis.

Article 7 Compliance:

- 1.Emphasize the importance of site access for multiple modes of transportation. A wide central access is provided with ample driveways around the site to accommodate large trucks and automobiles.
- 2.Preserve streetscape design and street functions by coordinating access along block faces and internal to blocks. Site access is removed from the intersection and city standard streetscape design is provided.
- 3.Provide the optimal amount of vehicle parking for individual sites, recognizing that too much and too little parking each have negative impacts. Parking is provided based upon city code and site needs.
- 4.Create access and parking standards appropriate to the context of the site, considering surrounding development patterns and street design. Site access and parking provides for close in vehicle parking adjacent to the building offices. A cross access driveway is provided to gas and oil facilities to the west to consolidate access on WCR 8.
- 5.Ensure appropriate site design features that mitigate the physical and aesthetic impact of parking on streetscapes and surrounding sites. The building mass is used as screening for a large portion of the truck parking from WCR 8. Chain link fence with slats is additionally used to further screen truck parking.
- 6.Maximize opportunities for on-street parking, shared parking or reduced parking rates where appropriate, and reduce the inefficiency from underutilized and redundant surface parking on adjacent sites. On-street and cross parking are not feasible for this project.
- 7.Promote parking designs that minimize runoff, decrease heat island effects, incorporate low impact design features, and infiltrate storm water into the ground. Recycled asphalt is utilized on the truck parking areas to minimize runoff and reduce heat island effects. The site utilizes infiltration as the means of detention provision.

Article 8 Compliance:

- 1.Improve the image of the City and build value with a well-designed public realm coordinating streetscapes, open spaces, and lot frontages. A public streetscape is provided in accordance with city code and matching the improvements to the adjacent developed properties.

- 2.Strengthen the character and quality of development and emphasize distinct areas throughout the City with the location and design of landscape areas. Landscape areas provided along street frontage and street facing building areas to highlight the pedestrian areas of the development, with less treatment in industrial areas to discourage pedestrian activity.
- 3.Coordinate landscape and design amenities across multiple sites with special attention to the consistent relationship of public and private frontages. This is a single site development. However, attention is given to adjacent developments in the development of the landscape design.
- 4.Encourage site design that allows spaces to serve multiple functions, including aesthetic,screening, environmental, recreational, or social functions. The industrial nature of the development limits recreational and social functions. Landscape areas provide dual purpose as both landscape areas and retention infiltration.
- 5.Provide comfort, spatial definition and visual interest to active outdoor spaces including walkways, civic spaces, parks, trails or other similar outdoor gathering places. Visual interest is provided with a street tree program along site walkways.
- 6.Enhance the environmental and ecological function of un-built portions of sites, and protect and integrate established natural amenities rather than plant or design new ones. The site proposes a complete buildout. There are no un-built portions.
- 7.Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or at transitions where the scale and pattern of development changes. Screening of high intensity areas is provided with chain link fence with slats.
- 8.Conserve water and shift to water-conscious landscape design that is regionally appropriate and specific to the arid Front Range climate. A mixture of sod, seed and mulch is provided to provide visual interest as well as water conservation.

Article 9 Compliance:

- 1.Create an attractive aesthetic environment in the City. Building and monument signage is provided in character with adjacent developments and city code.
- 2.Enhance the quality and civic design of the community through the visual priority of buildings, streetscapes, open spaces, landscapes, and other investments in the public realm. Sign designs are integrated into the overall building and site design.
- 3.Ensure that signs preserve and contribute to the unique character of distinct places and districts. Signs provided are typical to other adjacent industrial districts.

4. Promote safety of pedestrians, motorists, or other users of the public rights-of-way with proper location, construction, operation, and maintenance of signs. **Safety and traffic signage is provided in accordance with MUTCD criteria.**
5. Improve economic viability by assuring that the City is a visually pleasant place to visit, conduct business, and live. **Signs are in accordance with city ordinance which in itself protects the character of the community.**
6. Provide effective identification and communication for businesses, institutions, and other community destinations without excessive competition for visual attention. **Signs provided are business identification without ancillary competitive elements.**
7. Protect property values and investments by minimizing adverse effects of signs on adjacent property. **Signs are far removed from adjacent properties.**
8. Ensure that the constitutionally guaranteed right of free speech is protected through appropriate standards for signs as a way of public communication. **Signs proposed are for business identification only.**

November 18, 2022

To: City of Fort Lupton
Planning and Building
130 S. McKinley Ave
Fort Lupton CO 80621

Project: Intermountain Trailer Sales and Service
NW corner of Rollie Ave. and WCR 8
Fort Lupton CO

Compliance summary
Article 6 Non Residential Design Standards

To whom it may concern,
Please find attached our narrative and responses regarding compliance with the design standards outlined in the Development Standards Article 6.

Article as written with responses in *red italic*.

6.01 Intent and Applicability

- A. **Intent.** The Nonresidential Development Standards have the following intent.
1. Improve the appearance and vibrancy of mixed-use and commercial areas, employment centers, and other public places with good civic design.
The architecture of the building as portrayed depicts an industrial use building utilizing a higher quality exterior façade being a concrete cast structure with varying reveals and interest with colors and window openings. This is a complimentary enhancement to the surrounding uses of generally metal building structures
 2. Reinforce the distinct character of different corridors, centers, and districts with site and building design compatible with the scale, pattern, and aesthetics of each place.
The building design and use is distinctly industrial which is the intent of this particular corridor. The scale of the building is compatible with the surrounding uses with regards to aesthetics, size, and height.
 3. Strengthen the accessibility of non-residential development throughout the City by arranging development within multi-modal street networks, and coordinating site access and internal circulation systems with these networks.
The site being located on a major corridor has available multi-modal access. Improvements to the site include sidewalks along both right of ways along this property for future continuation by others to city infrastructure and adjacent property development obligations of such improvements.
 4. Design and locate landscape features and open spaces based on the context of the site, considering relationships to the streetscape and mitigating impacts on

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adjacent property.

The property is located on a corner intersection. Attention to landscape features along both street frontages is considered to create a desirable streetscape. The type of improvements is intended to be harmonious with the adjacent properties

5. Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to improve the relationship to these spaces.
The building and site design and function of the use is specific for this property to encourage safe access and modal friendly communication and wayfinding to the business entry.
6. Promote lasting and sustained investment in corridors, centers, and districts with quality design.
The building construction selected is cast concrete which is near the top of the list with regards to sustainable building types. The owner encouraged a structure that would stand the test of time, improve long term investment, and will be recognized as an upscale quality design along this corridor.

B. Applicability.

The standards of development in the Industrial district applies to this project as a new build on vacant land.

6.1 Development Standards

- A. District Lot and Building Standards.** The lot and building standards for nonresidential districts are specified in Table 6-1.

This property is zoned I-2 with a lot standard of 10k sq. ft. minimum / 50' min width / 10% open space. The application exceeds all of these requirements. Building setbacks are: 25' front / 50' interior side / 25' corner side / 50' rear. The site design complies with all setback requirements. Building height allowed is 5 stories / 60'. The application is for a 2 story 28' height to parapet.

- B. Dimension Exceptions.** The following are exceptions to the lot and building standards established in Table 6-1: Nonresidential District Lot & Building Standards.

No exceptions are requested or necessary with this application.

- C. Accessory Buildings – Nonresidential.** Accessory buildings shall be permitted in association with and on the same lot as a principal building, subject to the standards in Table 6-2, Nonresidential Accessory Structures, and to the following additional limitations.

No accessory buildings are proposed with this application.

6.2 Design Standards

- A. Frontage Design.** Frontage design determines the relationship between private development and the public realm and affects the character of different streets, blocks, or districts. Building placement, parking and access locations, and streetscape and landscape design encompass the design of the frontage. Frontage types designed according to the standards and design objectives of this sub-section may be used to modify the front setback established in Table 6-1.

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1. **Design Objectives.** Frontage types in Table 6-3: Nonresidential Frontage Design shall be applied to meet the following design objectives:
 - a. Enhance the image of the City by coordinating streetscape investment with private lot and building investment. *Confirmed.*
 - b. Orient all buildings and lots to the public street, or to common open spaces that serve as an extension of the streetscape and public realm. *The single building is orientated to the corner intersection to provide an extension to the public realm and streetscape.*
 - c. Design frontages based on the context of the area, block, and street, particularly emphasizing landscape areas to buffer sites from higher-volume / higher speed streets and emphasizing social spaces and human-scale features on streets intended for compact and walkable development. *A sidewalk connection to the internal of the site is placed connecting the public way along WCR 8*
Frontage design emphasizes landscape areas buffering adjacent to WCR 8. Human scale features are provided to be a walkable development.
 - d. Coordinate development across multiple lots with compatible frontages along block faces, considering building placement, access, parking, landscape, and open space design. *A single lot fronts along WCR 8 thus this item is not applicable.*
 - e. Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building placement and form. *Confirmed.*
2. **Frontage Design Standards.** Frontage types shall be designed according to the standards in Table 6-3: Nonresidential Frontage Design. Sub-sections following the table provide specific design strategies and techniques to be used to meet these standards and the design objectives of this sub-section.

Table 6-3: Nonresidential Frontage Design				
	Frontage A	Frontage B	Frontage C	Frontage D
Front Building Line (build-to range)	0' – 10'	10' – 25'	25' – 80'	80' +
Required Front Building Line	80% +	50% +	30% +	n/a
Access Width (max.)	20'	24'	32'	40'
Access Spacing	1 per block max	200' +	150' +	100' +
Parking Setback (min.)	Behind rear of building	Behind front building line	6' min.	20' min.
Extent of Parking Frontage (max.)	0%	40%	n/a	n/a
Landscape	See Sections 3.01 and 3.02		See Section 8.03	
Applicability	DT	■	•	◇
	RO	•	■	◇
	C-1	•	•	■
	C-2, I-1, I-2	•	•	■

■ Preferred
 □ Permitted

Intermountain Trailer

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◇ Limited to Alternative Compliance, See Section 6.03.A.6. Alternative Compliance.

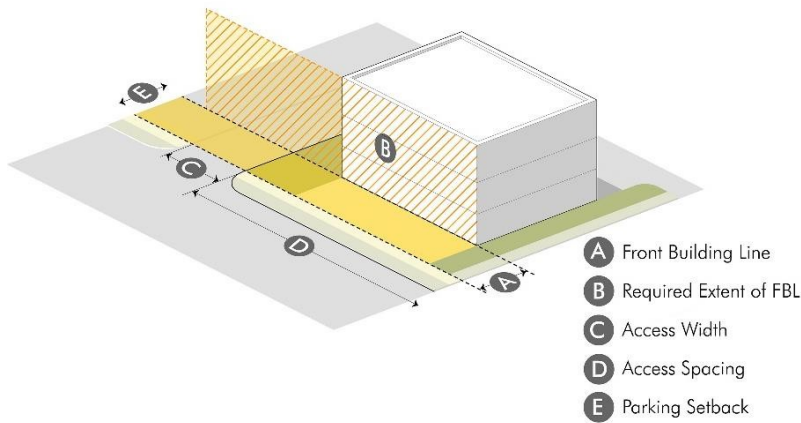


Figure 6-1 Frontage Design

Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access widths, and parking location and extent along frontage. Coordinating frontage design of multiple buildings and sites along a block impacts the character of the streetscape and the block. 6.03.

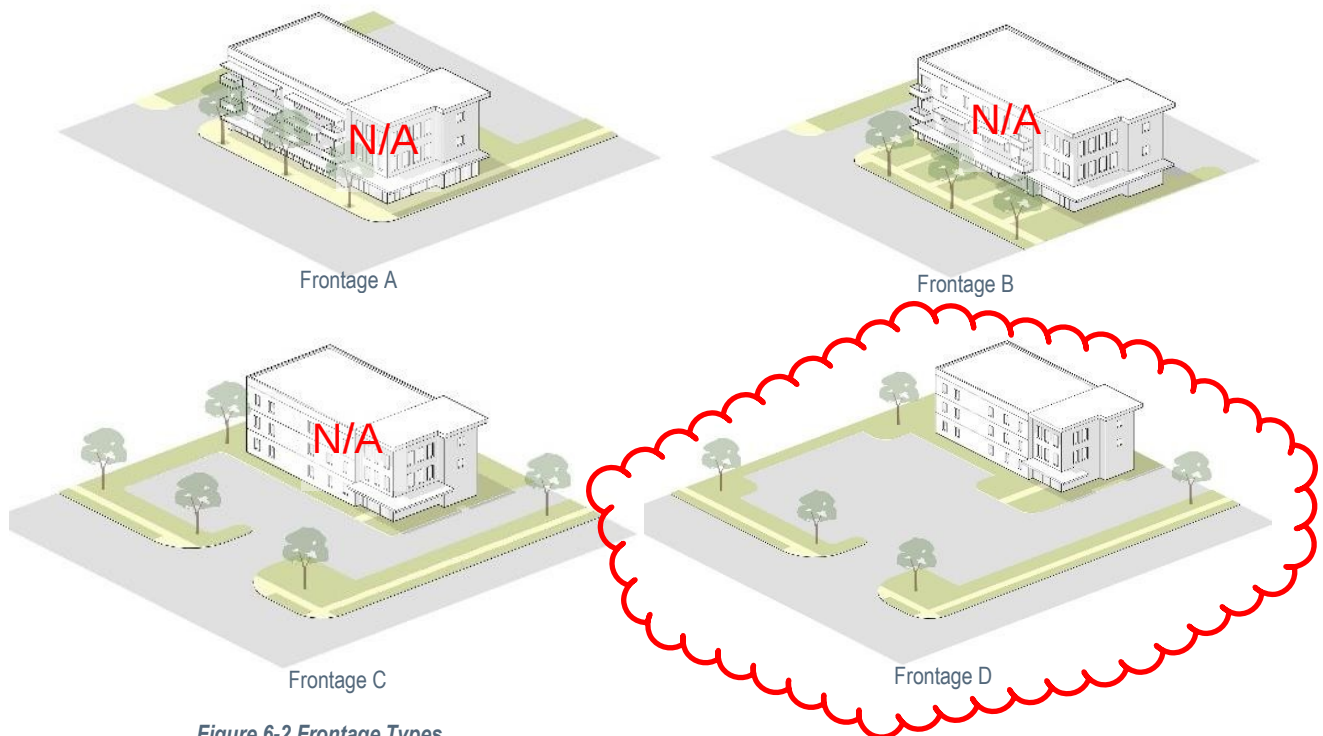


Figure 6-2 Frontage Types

The relationship between private development and the public realm determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design distinguish different frontage type designs. Social spaces and human-scale architectural features are

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emphasized in more pedestrian-oriented contexts, and landscape screens and setbacks are emphasized in more car-oriented areas. 6.03.A.2.

3. **Front Building Line.** All buildings shall establish a front building line within the range specified in Table 6-3, Nonresidential Frontage Design. The required front building line shall modify the required front setback in Table 6-1 based on the appropriate frontage for the specific street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - a. Front building facades meeting the design standards in Table 6-3, Nonresidential Building Design; or
Application complies with this item.
 - b. Open spaces meeting the requirements of Section 6.03.C. Lot Open Space, provided:
 - (1) It is limited to no more than 50 linear feet or 50% of the lot frontage, whichever is greater;
 - (2) There are defining vertical features at the extension of the required front building line, such as decorative walls, fences, or landscape features; and
 - (3) All building facades fronting the open space meet the building design standards otherwise applicable to the building frontage.
Item not applicable due to compliance with item (a.)
 - c. Projects designed around internal access streets according to Section 3.01 may use the internal access streets for the purpose of applying frontage standards.
Item not applicable to this application.

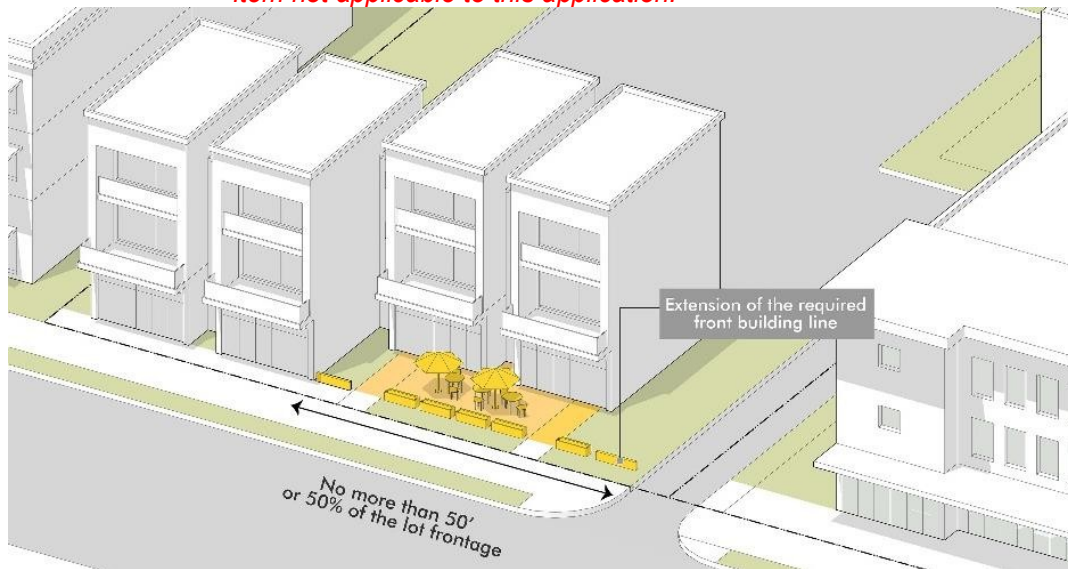


Figure 6-3 Required Front Building Line

The required front building line determines the extent of the lot width required to be occupied by building frontage at the front building line. Alternatives that activate the streetscape with active social spaces may serve this function provided they establish similar defining elements of this space along the frontage. 6.03.A.3.a. and b.

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4. **Access and Parking Limits.** The following standards apply to the driveway and parking limits in Table 6-3, Nonresidential Frontage Design:
 - a. Access width limits apply to the first 25 feet of the lot depth, or up to the Front Building Line, whichever is less.
The access width at the property line along WCR 8 is 36' wide. This access width widens to 100' at the edge of paving to accommodate the required radius curbs for ingress / egress.
 According to table 6-3, our access width is limited to 40' wide. *The city will need to clarify if the 100' width at the extreme extent of the radius is acceptable.*
 - b. Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Fort Lupton Standards & Specifications Manual may specify different access standards on any particular street or lot.
Confirmed.
 - c. In cases where these standards limit access to a lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
Not applicable to this application.
 - d. All parking shall be setback as specified in Table 6-3, be limited only to the extent specified along the frontage, and be screened according to the standards in Article 7.
Parking is setback 30 feet from the property line and buffered from both ROW with landscaping.

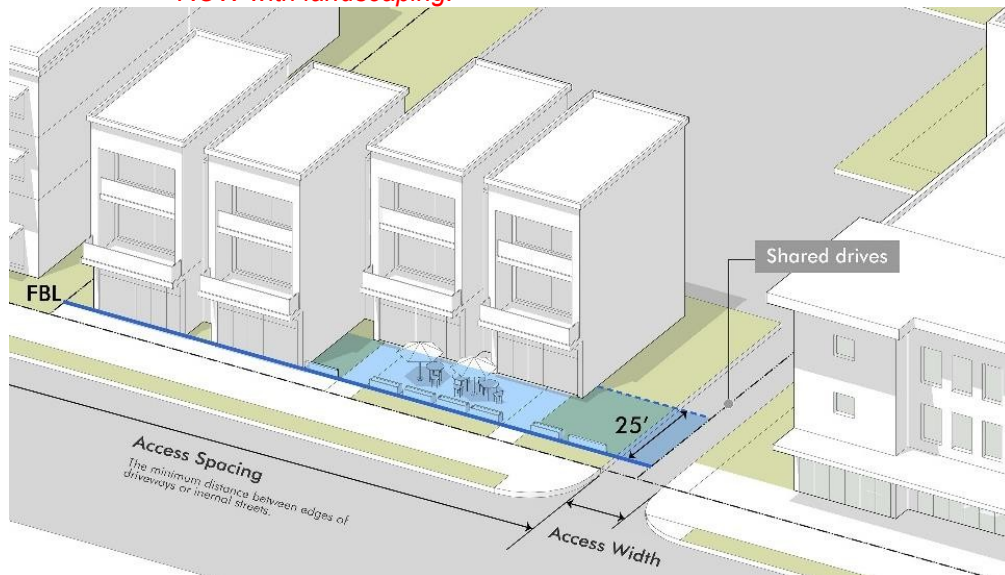


Figure 6-4 Access and Parking Limits

Access & parking limits determine the extent of frontages that are designed for cars, including driveways and surface parking. Parking and vehicle access is more limited in the frontage area for pedestrian-oriented contexts, and more permissive in car-oriented areas. 6.03.A.4.

5. **Landscape.** The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - a. For Frontage Types A and B this area shall be designed to

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coordinate as an extension of the streetscape according to Section 3.01.

- b. For Frontage Types C and D this area shall be designed according to the parking setback and landscape design standards in Articles 7 and 8.
- c. On all frontage types, lot open space meeting the standards of Section 6.03.C may be included in this area.

Confirmed. See landscape design for buffering requirements.

6. **Alternative Compliance.** The appropriate application of frontage types is based upon a combination of the character of the zoning district, the streetscape design of the block, and the relationship of similar elements on adjacent lots. Alternative compliance to the frontage design standards established in this Section may be authorized according to the process and criteria in Section 2.07, Alternative Compliance, and any of the following additional applicable criteria:

- a. The context presents a clear pattern of existing buildings and lots on the same block and opposite block face that are different from the requirements and are desirable to maintain.
 - (1) Frontages should be similar for all lots on the same block face or gradually transition to different frontage types in contexts that allow multiple frontage types.
 - (2) Front building lines on adjacent lots should generally not differ by more than 10 feet, unless substantial space exists between the buildings.
 - (3) Streets with pedestrian amenities, on-street parking, or designed according to the Pedestrian, Avenue, or Boulevard standards in Section 3.01 are generally appropriate for the Frontage Types A and B standards.
 - (4) Streets with higher traffic speeds or volumes, that lack pedestrian amenities, or lack on-street parking are generally appropriate for Frontage Types C and D standards.
- b. An alternative design allows the building, access, and parking to be sited in a way that preserves topography or other natural features on the site and does so in a way that equally or better meets the design objectives of this Section.
- c. Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided it does not negatively impact development on adjacent lots and it is designed to minimize impacts on streetscapes.
- d. Civic uses or landmark buildings may deviate from frontage designs provided they are in a location that serves as a focal point for the surrounding area, and the exception is used for improved social space or aesthetic features on the frontage.
- e. In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

Alternate compliance not requested with this application.

- B. **Building Design.** Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards by breaking down the volume into smaller-scale masses, and relating to spaces around the building by adding depth, texture, and variation to surfaces.

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1. **Design Objectives.** Building design standards in Table 6-4, Nonresidential Building Design shall be applied to meet the following objectives:
 - a. Refine the scale, massing, and details of buildings to a greater degree the closer they are to the streetscapes and other publicly used spaces.
 - b. Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site.
 - c. Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
 - d. Relate buildings to adjacent development by mimicking similar scale, massing, and proportions through step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of large buildings.
 - e. Use materials and human-scale architectural features to create depth, texture, variation, and visual interest to walls, particularly on larger facades, along streetscapes, or near active open spaces or adjacent lots.
 - f. Strengthen the identity and economic value of distinct places by reinforcing any prevailing architectural themes or styles; where no prevailing theme or style exists, encourage unique architectural expression and design characteristics inherent in the chosen architectural style for the building to establish identity and distinct places.
 - g. Emphasize the quality and longevity of investments with materials and colors that are attractive, durable, and have low maintenance requirements.

Confirmed. See following sections for compliance and narratives.

2. **Building Design Standards.** Table 6-4, Nonresidential Building Design provides standards for massing and facade design based on the frontage type and the placement of the building from Section 6.03.A. Sub-sections following the table provide specific design strategies and techniques to be used in meeting these standards and the design objectives.

Table 6-4: Nonresidential Building Design				
	Frontage A	Frontage B	Frontage C	Frontage D
Massing & Modulation	50' / 500 s.f.	100' / 1,000 s.f.	150' / 2,000 s.f.	200' / 4,000 s.f.
Entry Feature Spacing	50' max.	75' max	150' max	1 per building
First Story Transparency	60% - 90%	40% - 90%	40% - 90% w/in 50' of entry	40% - 90% w/in 25' of entry
Upper Story Transparency	15% - 40%	15% - 40%	15% - 40%	15% - 40% n/a for industrial buildings
Materials	A-list	A-list	A- or B-list	A-, B-, or C-list
See Section 6.03.c.4.				
Applicability	DT	■	◊	--
	RO	-	■	--
	C-1	-	■	◊

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C-2, I-1, I-2	-	-	-	■
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- Preferred
- Permitted
- ◇ Limited to Alternative Compliance, See Section 6.03.B.8

3. **Massing & Modulation.** Larger building elevations shall limit blank walls, break larger facades into smaller components, and feature variation and architectural details by one or a combination of the following techniques to meet the massing and modulation intervals in Table 6-4, Nonresidential Building Design:

Our project utilizes Frontage type D for an industrial use.

- a. Emphasize structural bays and vertical breaks in interior components of the building at regular intervals, with visible features such as columns, pillars, pilasters, or other details and accents that are between 6 and 48 inches wide, and project between 4 and 24 inches off the facade.
Massing and modulation limits flat walls to 200' / 4,000 sq. ft. Along WCR 8, the longest flat wall without articulation is 140' along the easterly elevation with an area of 2,800 sq. ft.. The canopy structure which creates modulation starts at the southwest corner and continues to midpoint of the building.
- b. Define horizontal elements with projections between 2 feet and 4 feet from the wall associated with entrance features or differentiating stories, such as balconies, awnings, cantilevers, or similar horizontal elements. *Horizontal projections at the entry are achieved with the large oversized canopy wrapping around both west and south elevations. This is a prominent architectural feature of the building and we feel this satisfies the horizontal element goal.*
- c. Break the volume of the building into distinct components with step-backs of upper stories of at least 8 feet or recesses of the building footprint greater than 4 feet. Deviations shall encompass at least 20% of the entire elevation.
The second floor is a small footprint (2,300 sq. ft.) and is located within the vertical mass of the single story industrial use. Such delineation would not be necessary as it is not apparent there is a second floor in the building design.
- d. Horizontal differentiation of a base, body and top of buildings with materials and architectural details.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main facade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
Wall detailing involves architectural reveals with different paint color schemes. Banding at the bottom around the foundation is a different color than the main body. At the top of parapet line, different paint colors and reveals accomplish delineation of the body to parapet features.
 - (2) For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure. *Not applicable.*
 - (3) Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lessor trim associated with a material

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change.

Belt coursing is accomplished with architectural reveals and paint banding thus defining this belt course

- e. Use patterns of windows and doors, meeting the transparency requirements in Section 6.03.B.4. and 5, to break up blank walls, add depth and texture to the wall, and create a rhythm and balance along the elevation.

Transparency is created with windows along WCR8 and main entry along the west. The amount of transparency increases at the primary entrance, identifying this area as the primary entrance. The second entrance at the sales office is also larger invoking the same sense of entry. The transparency percentage at these areas within 25' of each entry equates to 50% of the wall area.

- f. Use ornamental architectural details complementary to the materials and architectural style, and use color and material changes associated with trim or massing elements along areas where there are no windows or doors.

All elevations incorporate the same architectural details, reveals, materials and paint colors inclusive of those areas without windows or doors.

- 4. **Primary Entrance Features.** Primary public entrances shall be clearly defined on all front facades with at least two of the following elements and be located at intervals specified in Table 6-4, Nonresidential Building Design:
 - a. A single-story architectural emphasis such as raised parapets, gables, canopies, porticos, overhangs, pediments, or arches.
Both entries are identified with canopy covers, lots of glass, and are flanked with an corner popout detail projecting 2 feet from the wall further identifying the entry location on the building.
 - b. Transom or sidelight windows that frame and emphasize the entry.
Both entry doors are located within large storefront glazing systems. The west entry is in a 33' wide x 10' tall storefront system, the south entry is in a 12' wide by 10' tall storefront system.
 - c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes. *Not required.*
 - d. Recessed entryways of at least 3 feet from the main wall. *Not required*
 - e. Integral planters, seating, or wing walls associated with an entry court or plaza that integrates landscape and hardscape designs. *Not required.*
- 5. **Transparency.** Windows and doors provide transparency, detail, and visual rhythm on the facade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this sub-section and to meet the transparency requirements of Table 6-4, Nonresidential Building Design
 - a. Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the sidewalk grade, or within 10 feet above the first floor elevation if the building is set back more than 10 feet from the street. *Transparency area required to be 40-90% within 25' of the entry. Our elevations have 50%+ of transparency in these regions.*
 - b. Where expressed as an upper story requirement, the percentage

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- shall be measured between the floor level and ceiling of each story. *The second story has transparency with transom windows. However in industrial this is not required.*
- c. All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window. *All windows are open to the interior more than 3 feet inside.*
 - d. For industrial and civic buildings setback more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements. *Not applicable.*
 - e. Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and to break up large expanses into different components with the grouping of windows and doors. *Accomplished. Varying window sizes and locations create interest with the façade and break up large expanses.*
 - f. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to combine groups of openings. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide); or otherwise group windows with significant details that clearly differentiate these elements from the main facade may count these features for up to 25% of the window and door requirement.
Storefront openings are set back from the face of the cast concrete 2" in depth creating shadows at the recesses. No further embellishments are required or proposed, or even encouraged with this type of architecture.
6. **Materials.** Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.
- a. The predominant surfaces on building walls shall be one of the primary materials listed in Table 6-5, Nonresidential Building Materials.
The primary material for the building is cast concrete with many horizontal and vertical architectural reveals. The walls are painted with different strategically located color bands and accents. Given this is an industrial use, cast concrete buildings are a higher quality construction than that of a metal sided building with corrugated metal which is allowed by Table 6-5. The table footnote states smooth concrete is not allowed but we feel our building design has satisfied the intent of this section by incorporating many reveals and smart paint schemes. This is a higher grade of architecture then that of a corrugated metal building.
 - b. No more than 4 materials should be use, including the use of secondary and accent materials.
The secondary accent material used is stucco at the entry corner feature.
 - c. Material changes and the use of primary and secondary materials from the approved material list shall emphasize different elements of the building, in association with the massing and modulation standards in Section 6.03.B.3.
 - (1) Where material changes are vertical (i.e. different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two

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- materials. Heavier and larger materials should be below lighter or smaller materials.
- (2) Where material changes are horizontal (i.e. different materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column or pilaster where the change is emphasizing different structural or massing components for a building.
- Material changes occur strategically at the entry corner. Further horizontal identification is accomplished with the oversized canopy overhang which wraps around the corner and covers both entryways.*
- d. Material colors shall be low reflectance, subtle, neutral or earth tone colors. Primary, secondary, and accent materials shall establish distinct but compatible color palettes. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.
- The building utilizes earthtone colors. The high intensity color that is synonymous with the Intermountain brand is applied to just the entry feature element.*

Table 6-5: Nonresidential Building Materials

Primary Materials (50% to 90%)	Secondary Materials (20% to 40%)	Accent Materials (5% to 20%)
- Brick - Stone - Slate - Stucco - Exterior Insulation and Finish System (EIFS – water managed only) - Fluted or split-faced block - Corrugated metal (I-1 and I-2 only)	- Any of the primary materials - Wood siding - Architectural tiles - Concrete Masonry Units (CMU - colored and textured only) - Tilt-up concrete panels with brick or stone facing - Architectural metals (prefinished non-corrugated) - Transparent or tinted glass	- Any of the primary or secondary materials - Precast stone - Wood trim or simulated wood - Translucent glass (not on first story) - Canvas or similar durable cloth (awnings only) - Acrylic (canopies only)

* Prohibited materials include: Vinyl siding, concrete block or tilt-up (smooth-faced), barrier-type EFIS, and reflective metal or glass.

7. **Four-sided Design.** All buildings shall incorporate four-sided design, so that that no matter what view you have of the building, the design is not interrupted, and all parts are perceived as a coordinated part of a unified whole. Specifically:
- a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
- All sides portray the same quality and continuity of the primary finish. Oversized canopy covers are also introduced where feasible for truck bay covers and bring the metal fascia detail around the building and in visually interesting uses.*
- b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with

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greater visibility, and parts not exposed to the public may be designed for utility.

Confirmed. All sides exposed to the public way have the same finishes and quality

- c. Sides not meeting the four-sided design standards, but are visible from streets and public spaces, should be buffered according to Section 8.03.

Not applicable.

- 8. **Alternative Compliance.** Alternative compliance to the building design standards established in this Section may be authorized according to the process and criteria in Section 2.07, Alternative Compliance, and any of the following additional applicable criteria:
 - a. The requirement is not consistent with the specific architectural style selected for the building based on reputable industry resources documenting the style.
 - b. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area, and that are desirable to reinforce.
 - c. The requirement is inconsistent with the principal function of the building when applied to industrial buildings in the I-1 and I-2 districts.
The requirements as listed in Table 6-5 do not recognize high end industrial buildings that are constructed with cast concrete. The vast majority of high end industrial parks are clearly cast concrete buildings with a high level of detail demonstrated with reveals and strategic paint schemes. Intermountain trailer chose to invest more into their product than a metal building as they intend to stay long term and wanted that higher quality architecture. We feel this product exceeds the spirit of the development code invoking a quality product that would not only be harmonious with the surrounding uses, but encourage others to develop higher end industrial building architecture.
 - d. Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance. Manufacturer specifications and/or precedents for application may be required demonstrate that it will perform equally or better than the allowed material.
 - e. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.
 - f.

- C. **Lot Open Space Design.** The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas, or uses landscape areas to mitigate undesirable impacts.

- 1. **Design Objectives.** The required lot open space in Table 6-1 shall be designed and located to meet the following design objectives:
 - a. Coordinate site design with the larger open space system and public realm design of the area.
 - b. Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and create transitions

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- between distinct building sites.
- c. Design a hierarchy of gateways, gathering places, parks, and natural features, and integrate these spaces with the system of streets, through drives, trails, and pedestrian passages.
- d. Select open space types based on the context and natural amenities of the site; in general, more compact and formal gathering spaces are most appropriate in walkable commercial and mixed use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
- e. Use landscape, furnishings, fixtures, art, planters, and other elements of open spaces to complement buildings, coordinate buildings and sites, and distinguish the unique character of different places.
- f. Preserve natural features that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.

According to table 6-1 industrial uses shall have 10% open space. The building is surrounded by open space and landscaping buffers and sidewalks. Open space connectivity is accomplished with these areas. Larger landscape areas next to the building can be utilized as outside break areas for employees with landscape furnishings. Also according to the next section, item (e) this use would satisfy this requirement.

2. **Lot Open Space Design.** Lot open space required for each building and lot in Table 6-1 shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
 - a. Private frontage landscape areas designed according to the frontage design standards in Section 6.03.A., excluding any driveways, parking areas, or other automobile space;
 - b. Open space meeting the requirements for public or common open space in Section 3.02;
 - c. Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions – this space is limited to no more than 30% of the requirement for the lot and building;
 - d. Private balconies or patios, provided they are at least 100 square feet, and at least 8 feet in all directions– this space is limited to no more than 20% of the requirement for the lot and building; or
 - e. Landscape areas and buffers designed according to the standards of Chapter 8. In order to promote active gathering spaces in appropriate locations, landscape and buffers shall only be counted towards the following percent of the open space requirement, even where greater landscape or buffers are required by other sections:
 - (1) No more than 25% of the requirement for lot open space in the DT and RO district.
 - (2) No more than 50% of the requirement for lot open space in C-1 and C-2 ; and
 - (3) No limit in the I-1 and I-2 districts.

Compliance with this item is met being this is an I-2 district.

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PROPERTY DESCRIPTION

PARCEL 1

LOT B OF RECORDED EXEMPTION NO. 1471-17-3-RE 1167, AS RECORDED APRIL 28, 1989 AT RECEPTION NO. 2177918, BEING A PART OF THE SE 1/4 OF THE SW 1/4 AND THAT PART OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, ALL IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

EXCEPT ANY PORTION THEREOF CONTAINED IN THE PLAT VILLANO MINOR SUBDIVISION RECORDED FEBRUARY 6, 2015 AT RECEPTION NO. 4081664,

AND EXCEPTING THEREFROM THOSE RIGHTS GRANTED FOR RIGHT OF WAY OF ROLLIE AVENUE TO THE CITY OF FORT LUPTON BY THE AGREEMENT RECORDED SEPTEMBER 7, 2012 AT RECEPTION NO. 3871676.

COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2

LOT A OF RECORDED EXEMPTION NO. 1471-17-3-RE 1167 RECORDED APRIL 28, 1989 IN BOOK 1230 AS RECEPTION NO. 2177918, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,

COUNTY OF WELD, STATE OF COLORADO.

NOTE: THE PROPERTY DESCRIPTIONS, AS SHOWN ABOVE, TAKEN FROM TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE (FILE NO.100-N0035958-030-ME1, AMENDMENT NO. 6, DATED: MAY 11, 2022).

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON AN ASSUMED BEARING OF NORTH 89°11'23" EAST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST, COUNTY OF WELD, STATE OF COLORADO.

BENCHMARK

NGS BENCHMARK "P 391" - ELEVATION = 4941.38 (NAVD88). TOP OF STEEL ROD. BENCHMARK IS GENERALLY LOCATED 170 FEET NORTH OF THE INTERSECTION OF THE UNION PACIFIC RAILROAD TRACKS AND COUNTY ROAD 8, FORT LUPTON, COLORADO.

DEVELOPER

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STEVE@INTERMILL.NET

PARKING REQUIREMENTS

INDUSTRIAL (MINIMUM)
1 SPACE EACH FOR THE MAXIMUM NUMBER OF EMPLOYEES
PRESENT AT ANY ONE TIME = 30 REQUIRED

PROVIDED
40 - 10X20 SPACES
2 - HANDICAP SPACES
42 - SPACES TOTAL

PROJECT DESCRIPTION

INTERMOUNTAIN TRAILER IS A BUSINESS THAT SELLS, REPAIRS, AND CUSTOMIZES TRAILERS FOR OVER THE ROAD TRUCKING. THEY GENERAL EMPLOY 25-30 PEOPLE. ANTICIPATED DAILY CUSTOMER VISITS ARE 20-30. HOURS OF OPERATION ARE M-F 7AM TO 5PM. THE 37,025 TOTAL SF BUILDING IS BROKEN INTO 34,886 MAIN FLOOR LEVEL AND 2,139 SF MEZZANINE. 28,953 SF IS DEDICATED FOR SHOP AREA, WITH THE BALANCE USED FOR ADMINISTRATIVE PURPOSES AND SALES AREA.

ARCHITECT

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LANDSCAPE ARCHITECT

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CONTACT: PHIL PLUM, PLA
PHIL@ELCIWORKS.COM

LIGHTING ENGINEER

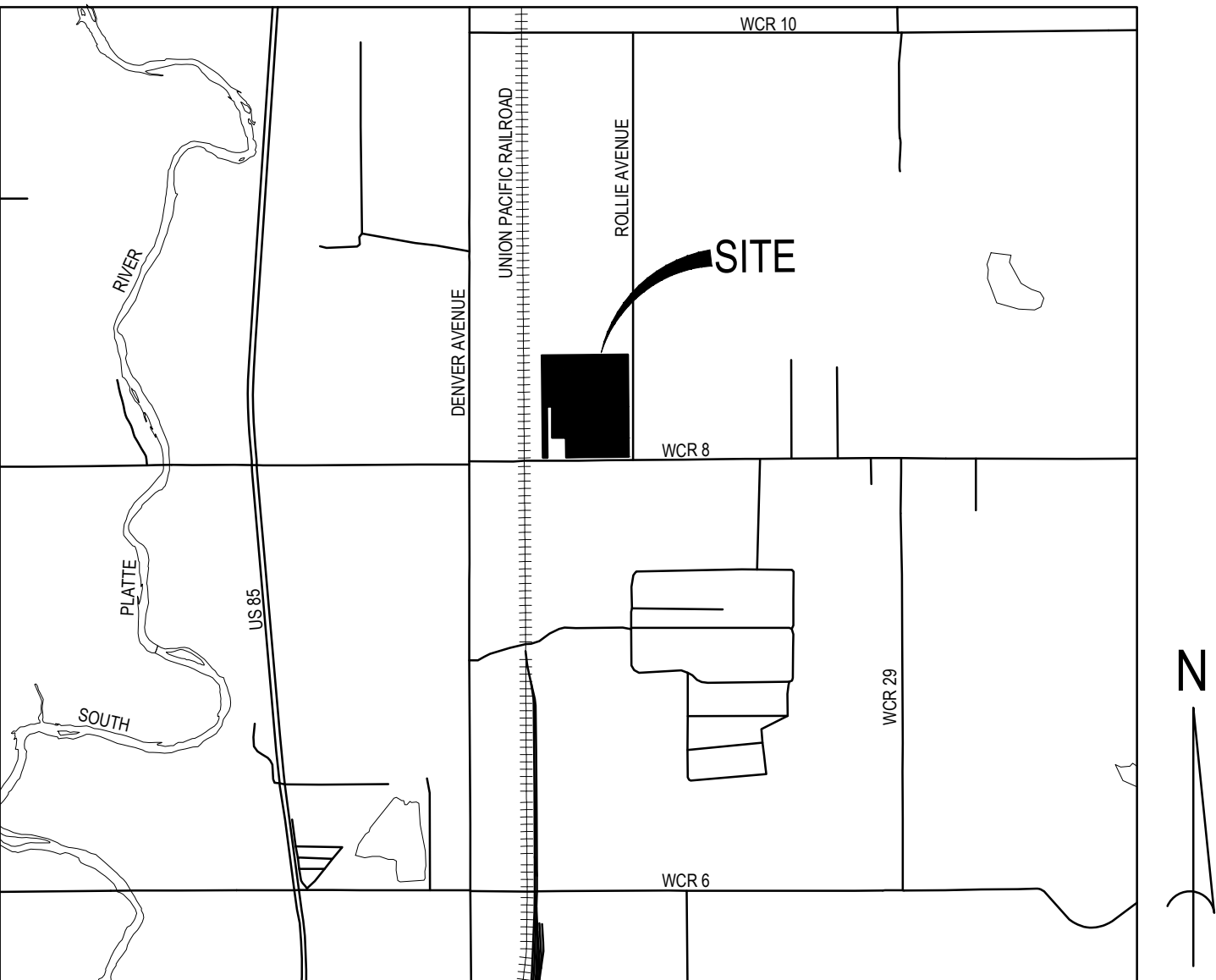
BRET'S ELECTRIC, LLC
8312 RASPBERRY WAY, SUITE A
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720-494-8944
CONTACT: JUSTIN MARTIN
JUSTIN@BRETSELECTRIC.COM

NOTES

1. THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
2. DEAD AND DYING LANDSCAPING MATERIAL SHALL BE REPLACED BY A DATE CHOSEN BY THE PLANNING DEPARTMENT STAFF.
3. LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHT IS DIRECTED DOWNWARD AND SHALL NOT SPILL ONTO ADJACENT PROPERTIES.

INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-0028 AND PLAN NO. SPR2022-0011



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- | | |
|----------|------------------------------------|
| 1 OF 12 | COVER SHEET |
| 2 OF 12 | OVERALL SITE PLAN |
| 3 OF 12 | ENLARGED SITE PLAN |
| 4 OF 12 | LANDSCAPE PLAN |
| 5 OF 12 | LANDSCAPE PLAN |
| 6 OF 12 | PLANTING DETAILS |
| 7 OF 12 | FLOOR PLAN |
| 8 OF 12 | EXTERIOR ELEVATIONS |
| 9 OF 12 | EXTERIOR ELEVATIONS / SIGN DETAILS |
| 10 OF 12 | PHOTOMETRIC PLAN |
| 11 OF 12 | LIGHTING FIXTURE CUT SHEETS |
| 12 OF 12 | LIGHTING FIXTURE CUT SHEETS |

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT _____, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2022.

STATE OF COLORADO,)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS ____ DAY OF _____, 2022. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF _____, 201__.

CITY ENGINEER

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 201__.

DIRECTOR OF PUBLIC WORKS

CITY ADMINISTATOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 201__.

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED THIS ____ DAY OF _____, 2023, BY RESOLUTION NO. _____.

CHAIRPERSON, FORT LUPTON PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY [ORDINANCE/RESOLUTION] NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF _____, A.D., 2016 AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID [ORDINANCE/RESOLUTION] ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

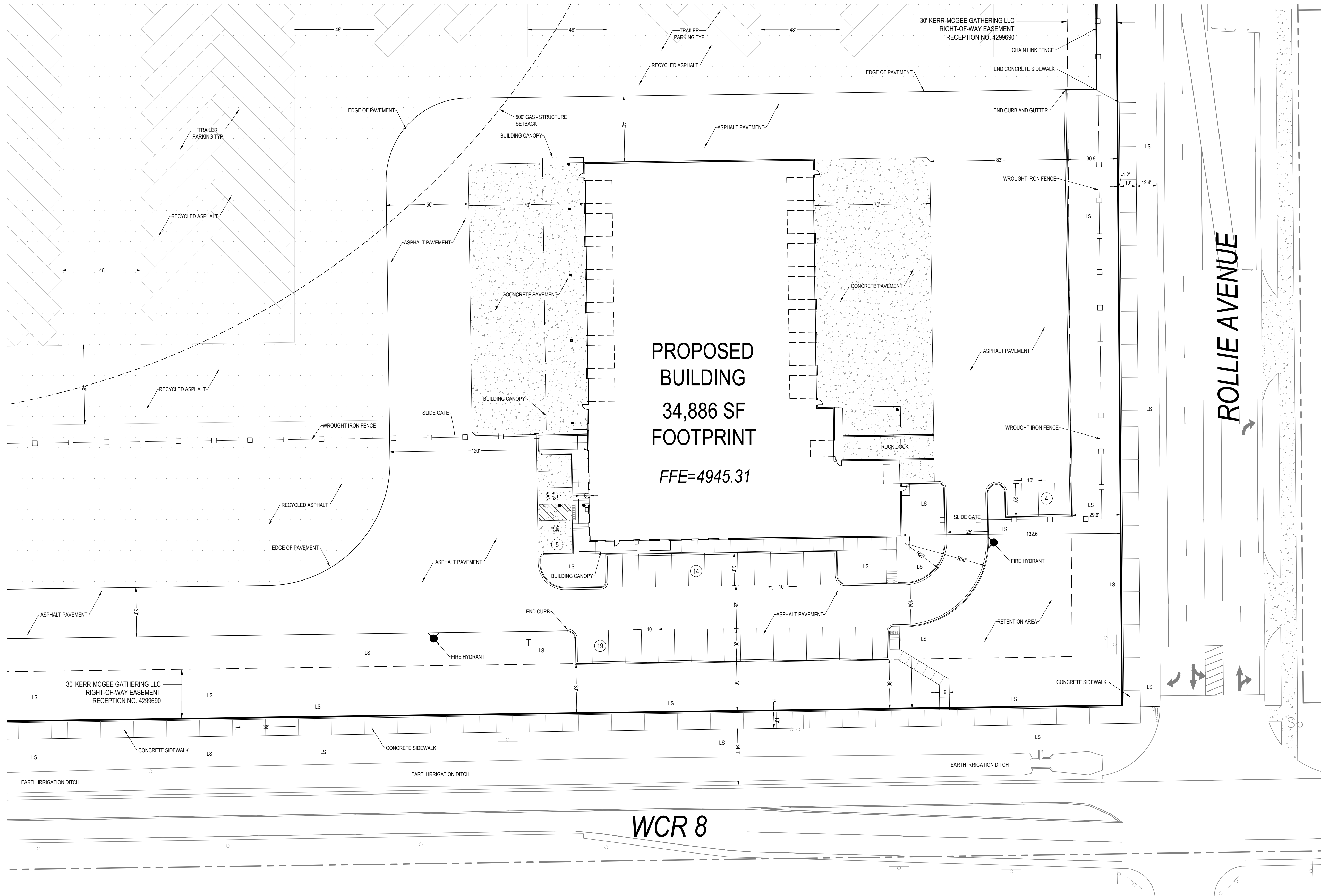
CITY CLERK
(SEAL)

MARCH 01, 2023
COVER SHEET
SHEET 1 OF 12



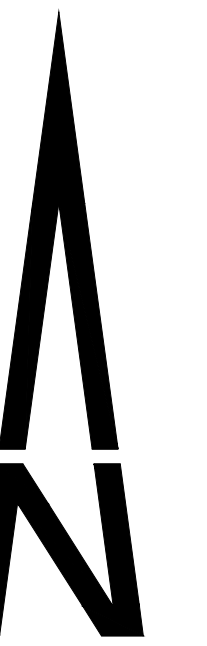
INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-0028 AND PLAN NO. SPR2022-0011

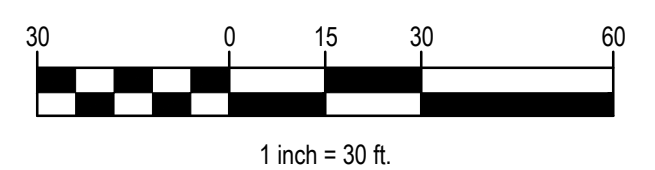


LEGEND

- PROPERTY LINE
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- SITE SIGNAGE
- CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING

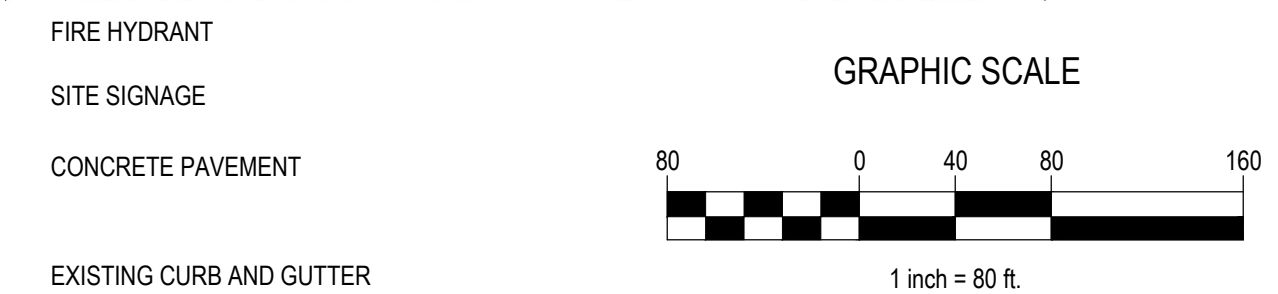
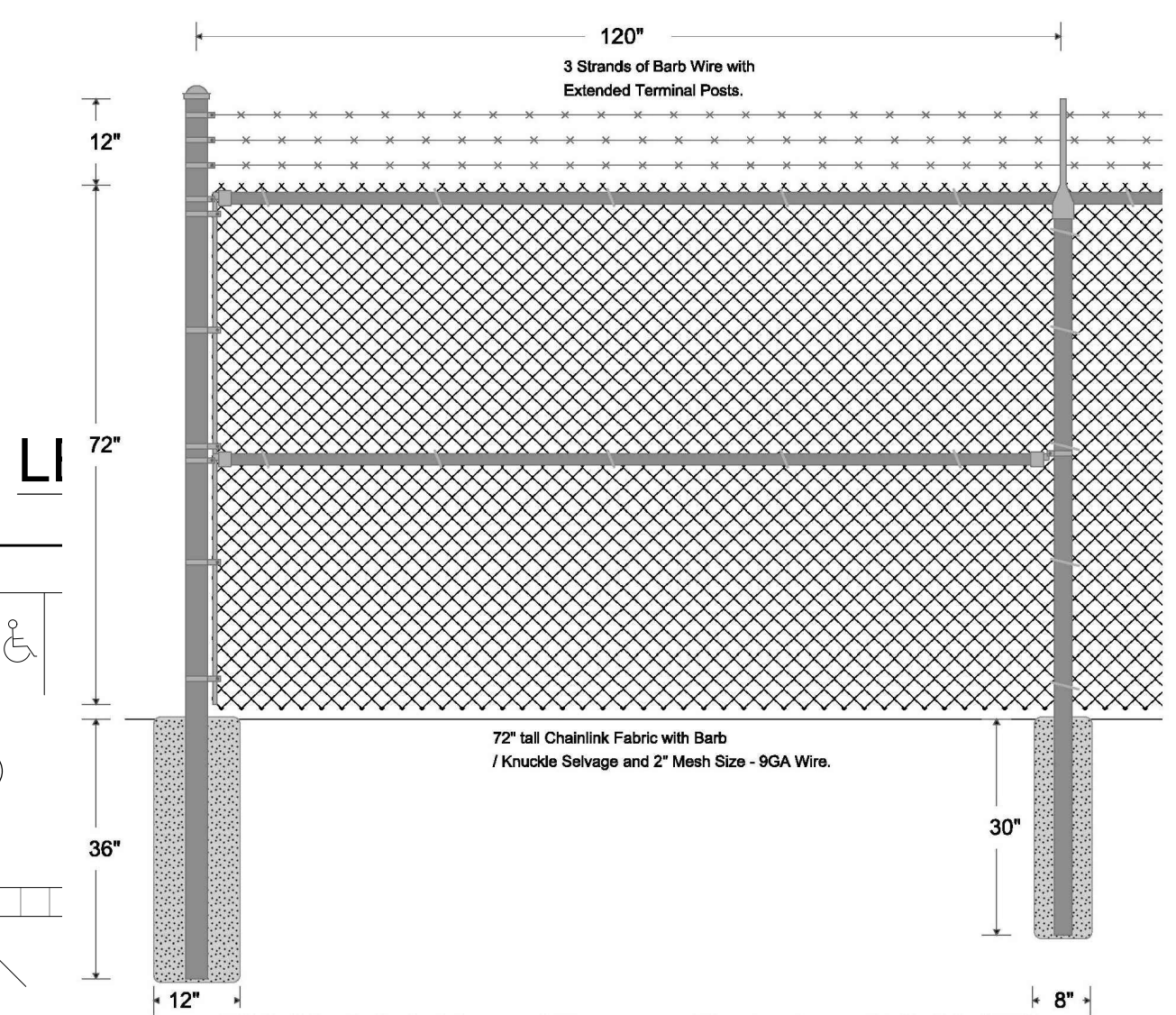
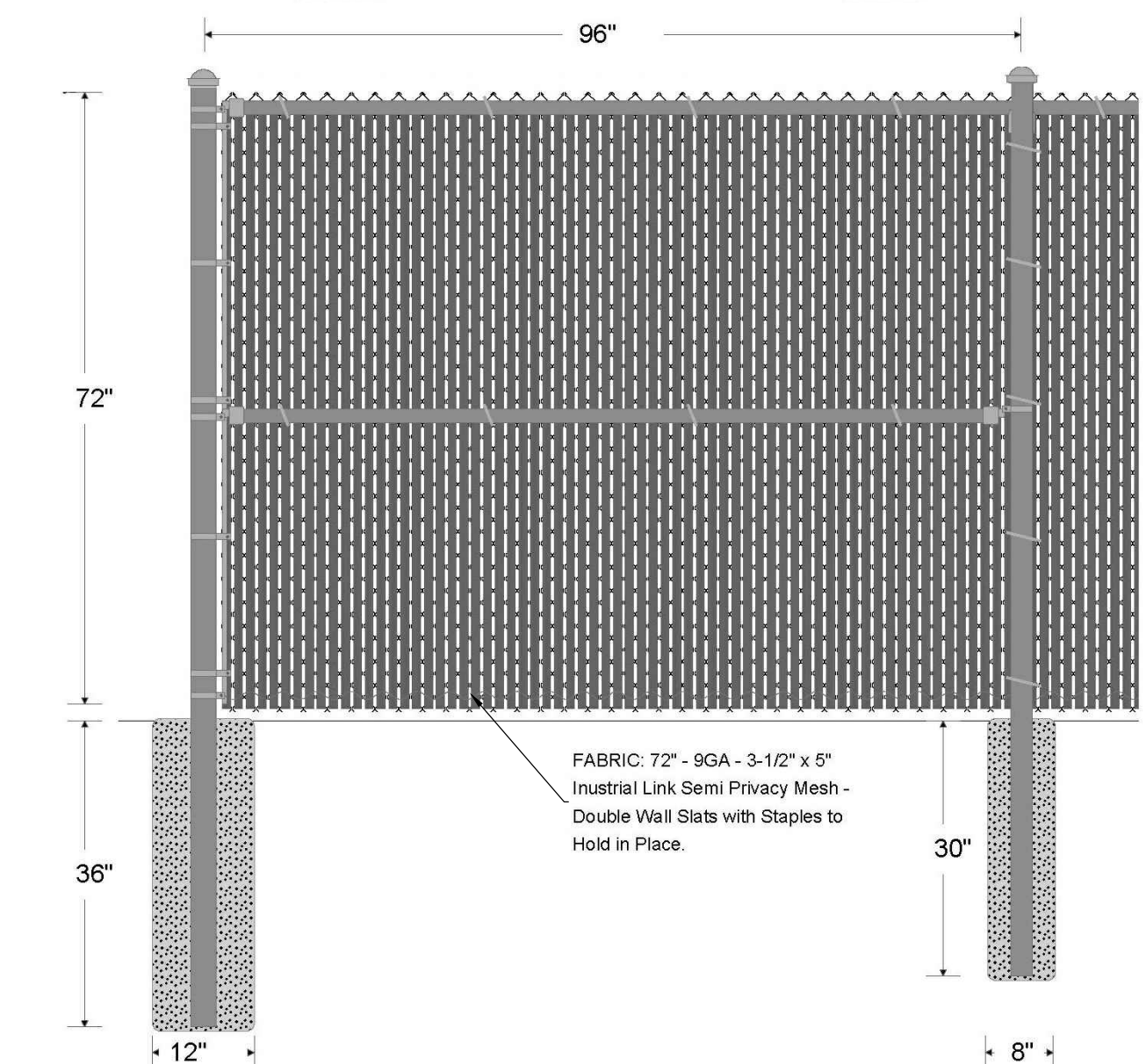
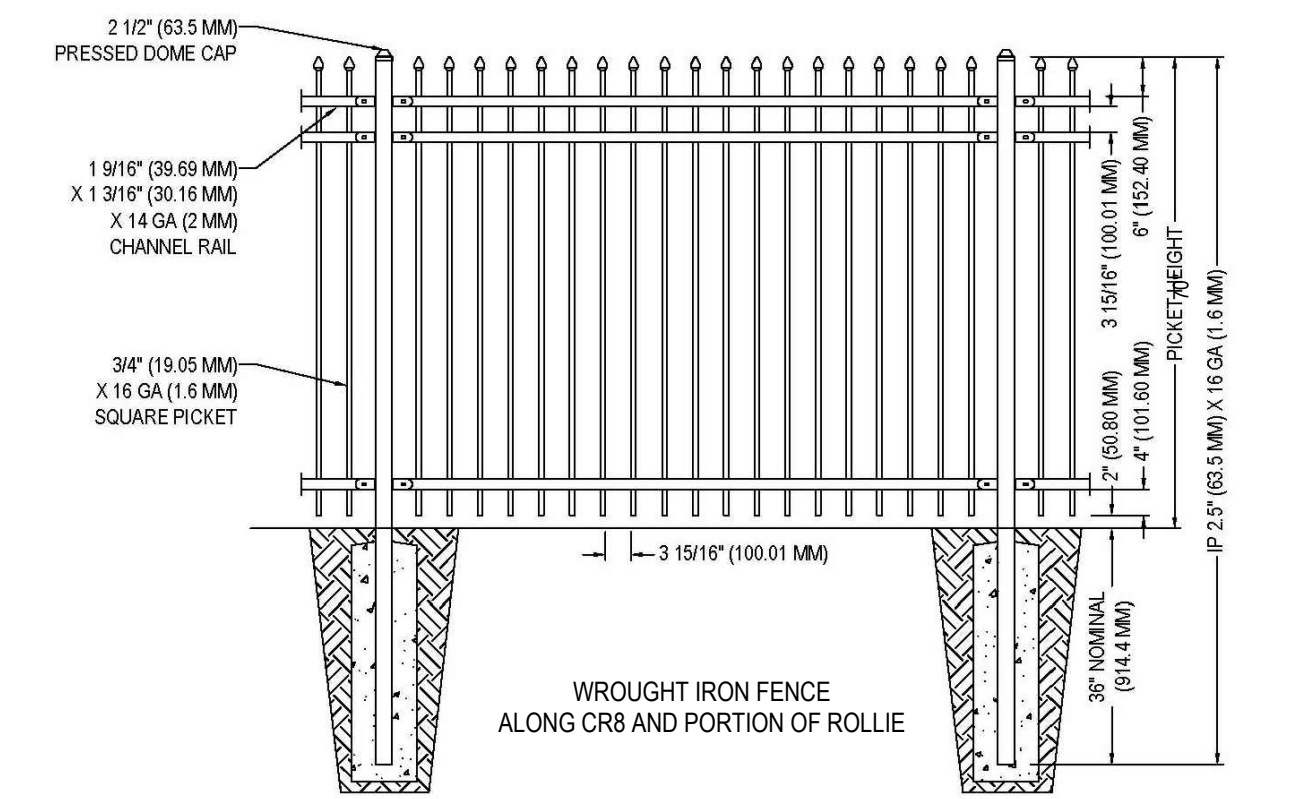


GRAPHIC SCALE



MARCH 01, 2023
ENLARGED SITE PLAN
SHEET 3 OF 12

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-0028 AND PLAN NO. SPR2022-0011



CURB AND GUTTER

EXISTING SITE LIGHTING

PROPOSED SITE LIGHTING

MARCH 01, 2023

OVERALL SITE PLAN

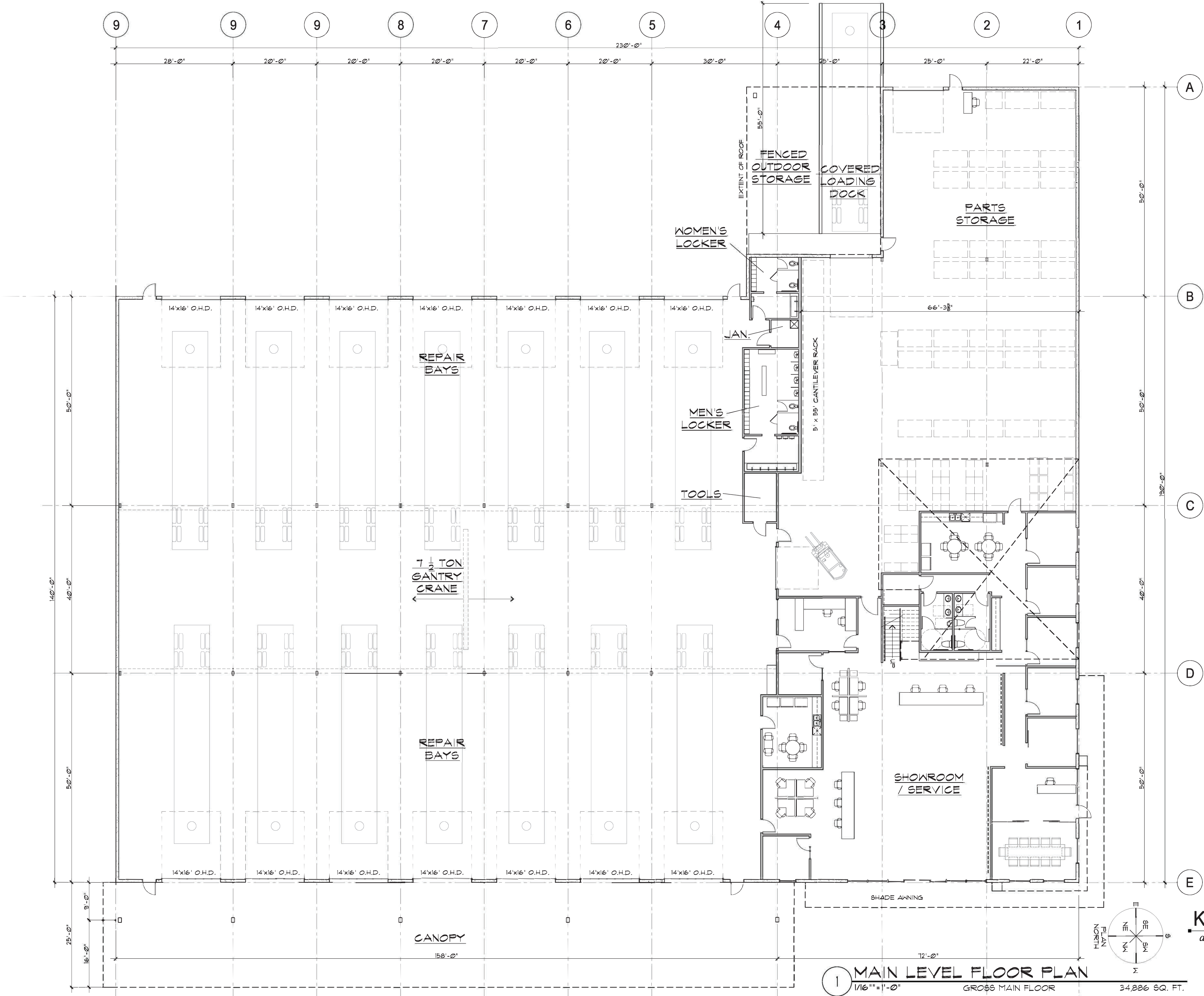
SHEET 2 OF 12

NO ACCESSORY STRUCTURES
ARE PROPOSED



INTERMOUNTAIN TRAILER

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



1 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"
GROSS MAIN FLOOR
34,886 SQ. FT.

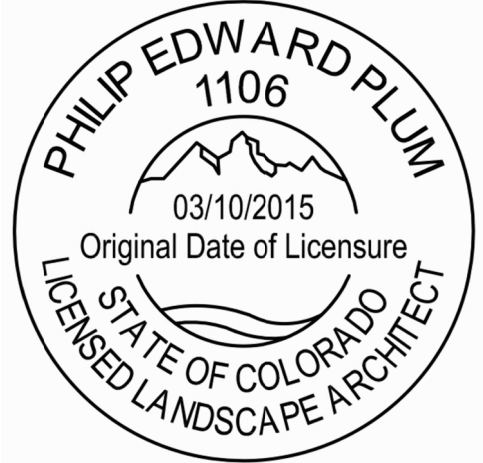
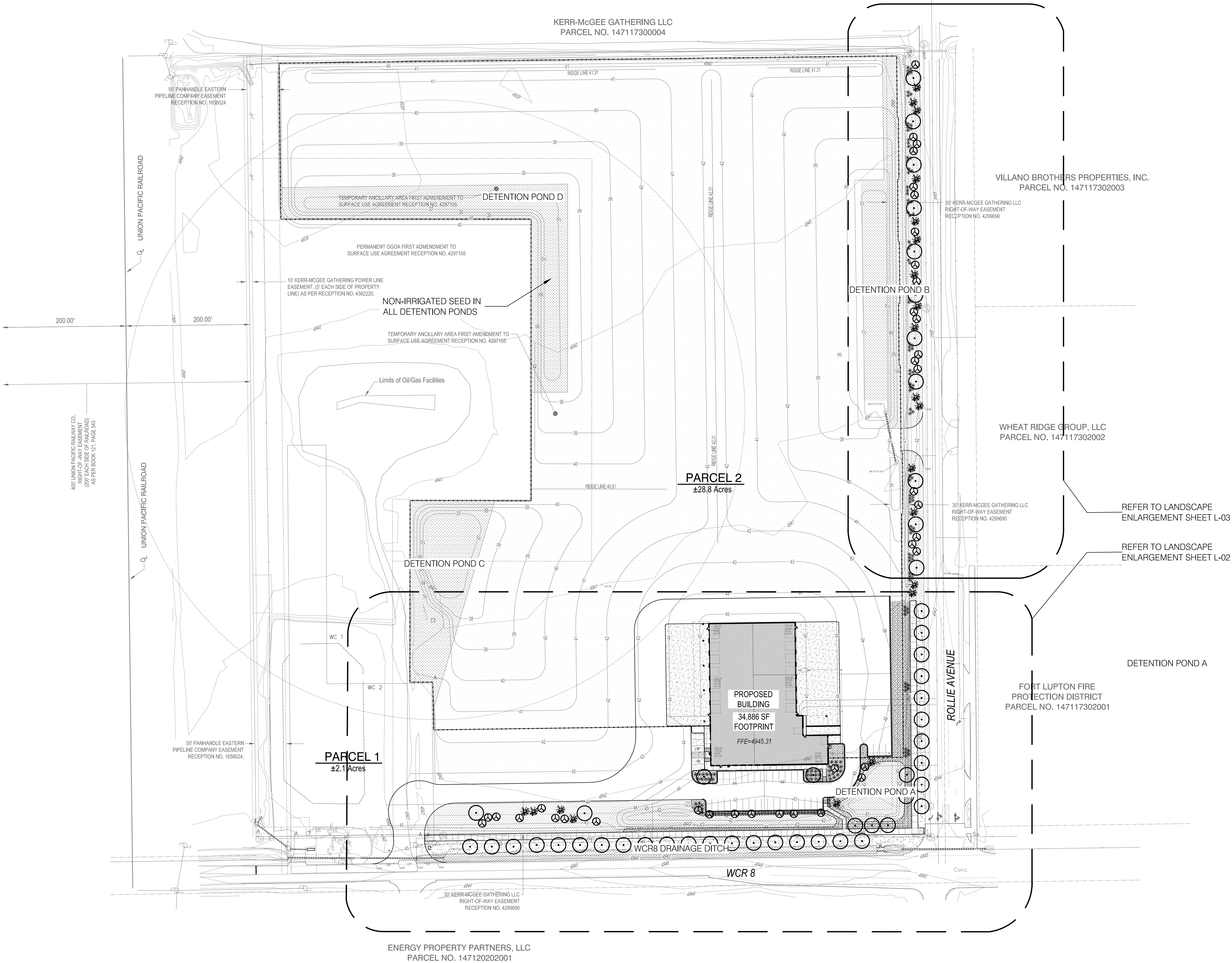
OCTOBER 03, 2022
FLOOR PLAN
SHEET 7 OF 12

ARCHITECT
Kenney • Lee
architecture group, inc.
209 E. 4th Street
Loveland CO 80537
ph: 970. 663. 0548
kenneyleearch.com

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11

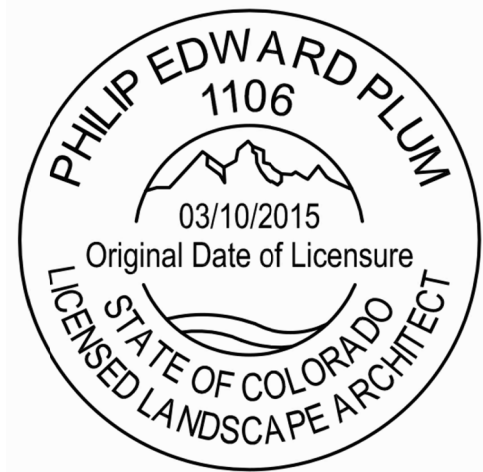
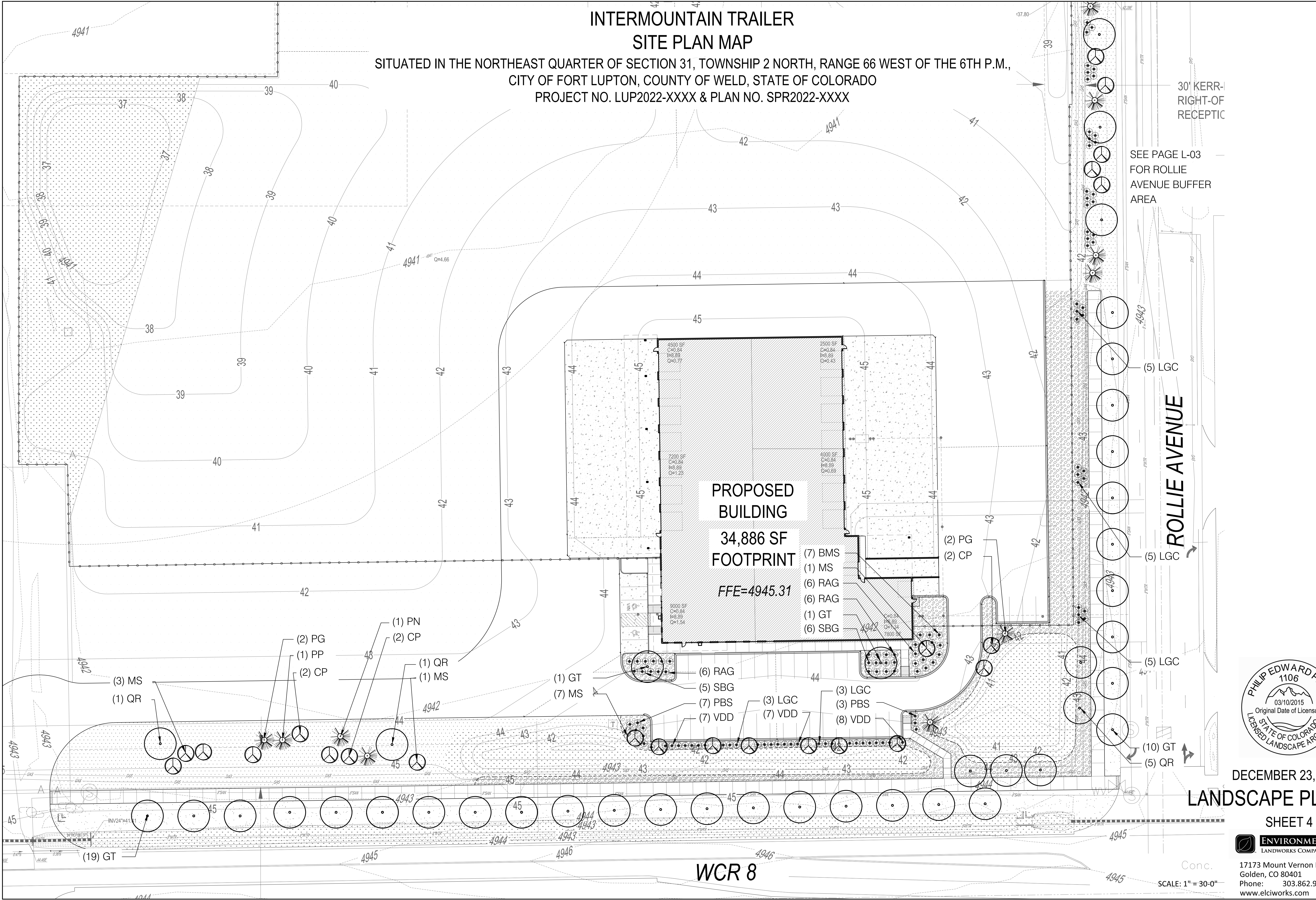


17173 Mount Vernon Road
Golden, CO 80401
Phone: 303.862.9480
www.elciworks.com

SCALE: 1" = 80'-0"

INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11

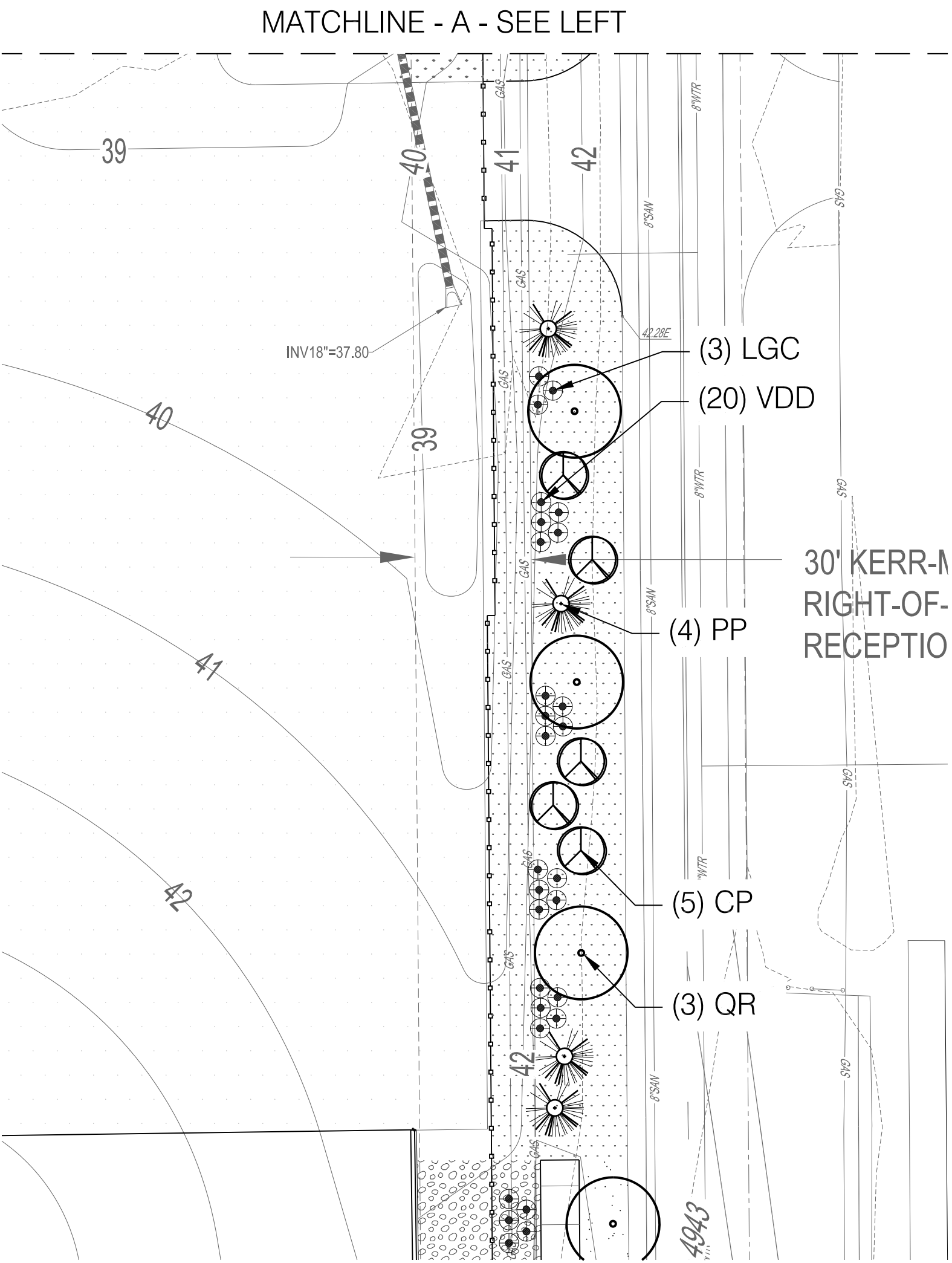
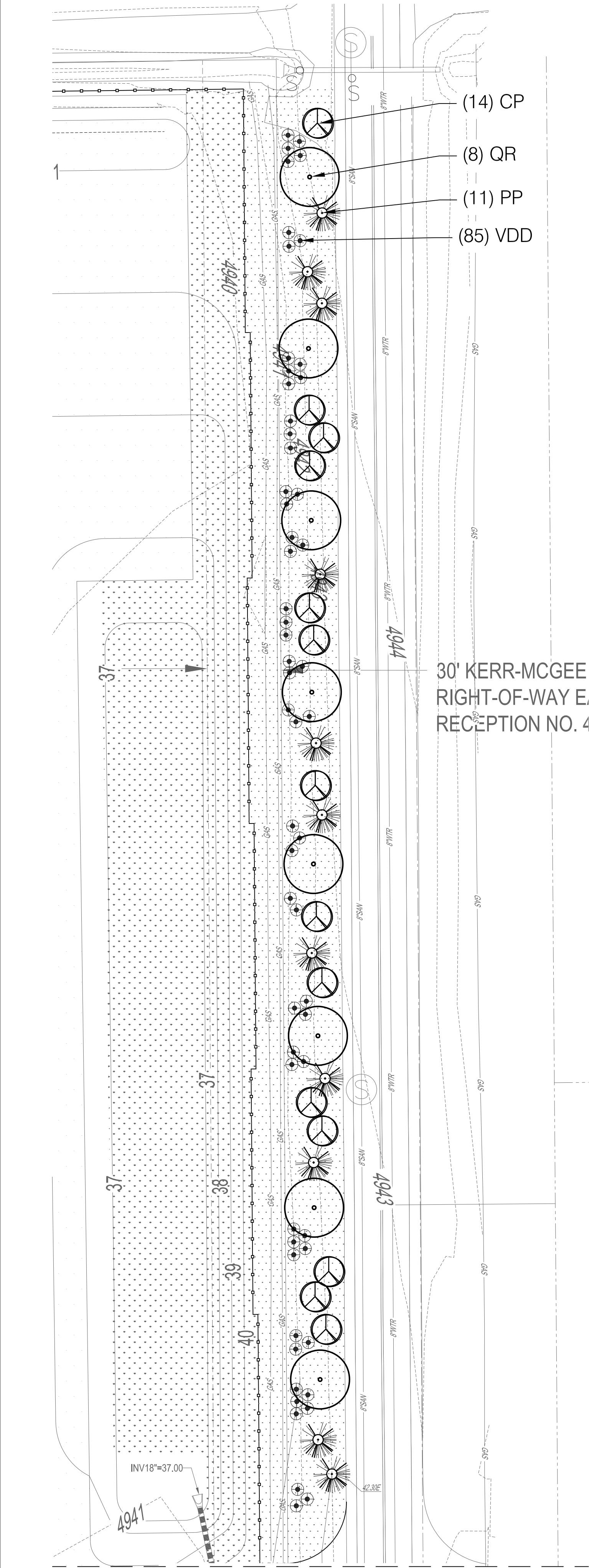


17173 Mount Vernon Road
Golden, CO 80401
Phone: 303.862.9480
www.elciworks.com

SCALE: 1" = 30'-0"

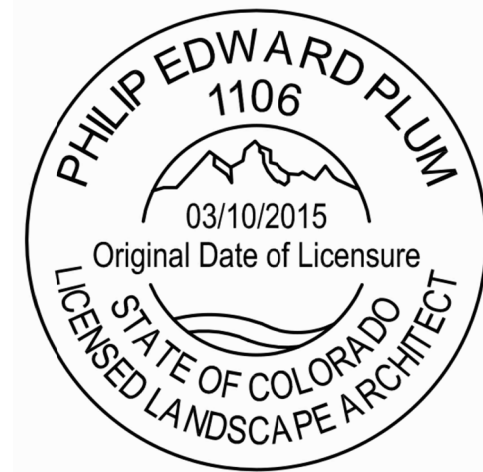
INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



02 ROLLIE AVENUE - ENLARGEMENT 'B'
SCALE: 1" = 30'-0"

01 ROLLIE AVENUE - ENLARGEMENT 'A'
SCALE: 1" = 30'-0"



DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11

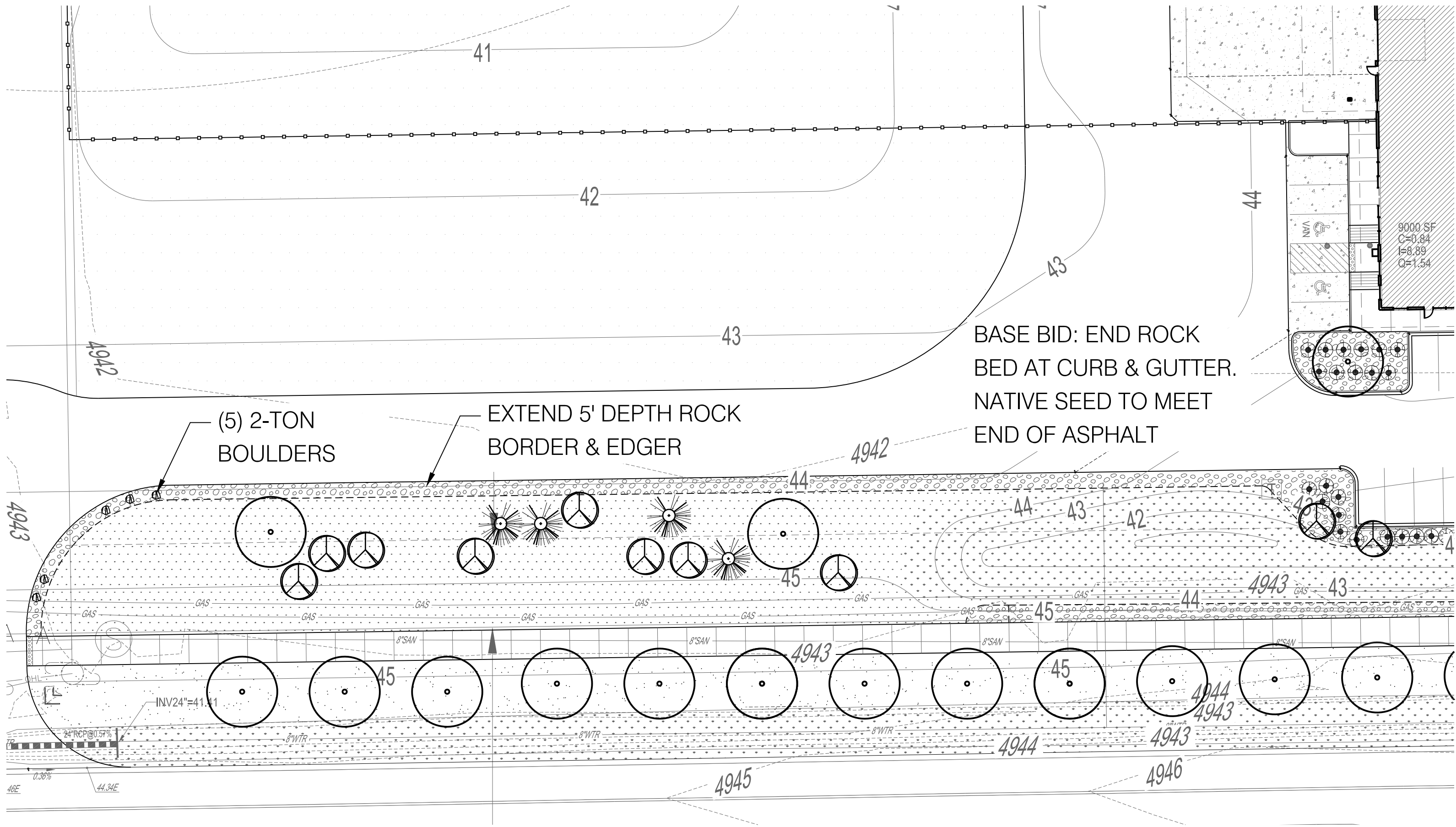


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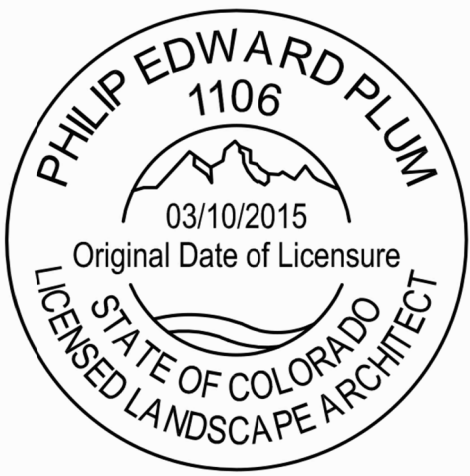
SCALE: 1" = 30'-0"

INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



01 ADD ALTERNATE 01 - CR8 ACCESS
SCALE: 1" = 30'-0"



DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11



17173 Mount Vernon Road
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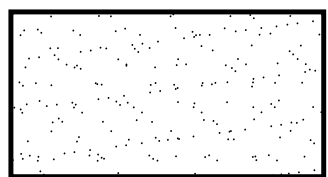
SCALE: 1" = 30'-0"

INTERMOUNTAIN TRAILER SITE PLAN MAP

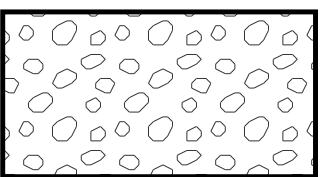
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CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX

LANDSCAPE PLANT LIST

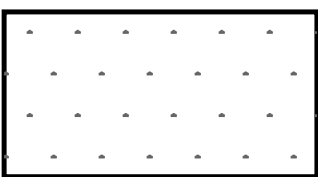
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	HYDROZONE
DECIDUOUS TREES					
GT	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL.	31	MED
QR	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	18	LOW
EVERGREEN TREES					
PN	PINUS NIGRA	AUSTRIAN PINE	6' HT.	1	LOW
PP	PINUS PONDEROSA	PONDEROSA PINE	8' HT.	16	LOW
PG	PICEA GLAUCA	COLORADO BLUE SPRUCE	8' HT.	4	LOW
ORNAMENTAL TREES					
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	6' CLUMP	25	MED
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6' CLUMP	12	MED
DECIDUOUS SHRUBS					
BMS	CARYOPTERIS INCANA	BLUE MIST SPIREA	5 GAL. CONT.	7	LOW
LGC	LIGUSTRUM CHEYENNE	CHEYENNE PRIVET	5 GAL. CONT.	24	LOW
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTE SAND CHERRY	5 GAL. CONT.	10	XERIC
RAG	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	5 GAL. CONT.	18	XERIC
SBG	SPIREA BUMALADA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL. CONT.	11	LOW
VDD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL. CONT.	127	XERIC



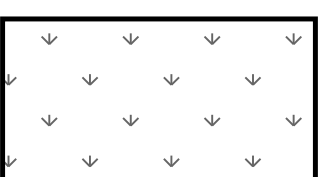
BLUEGRASS SOD



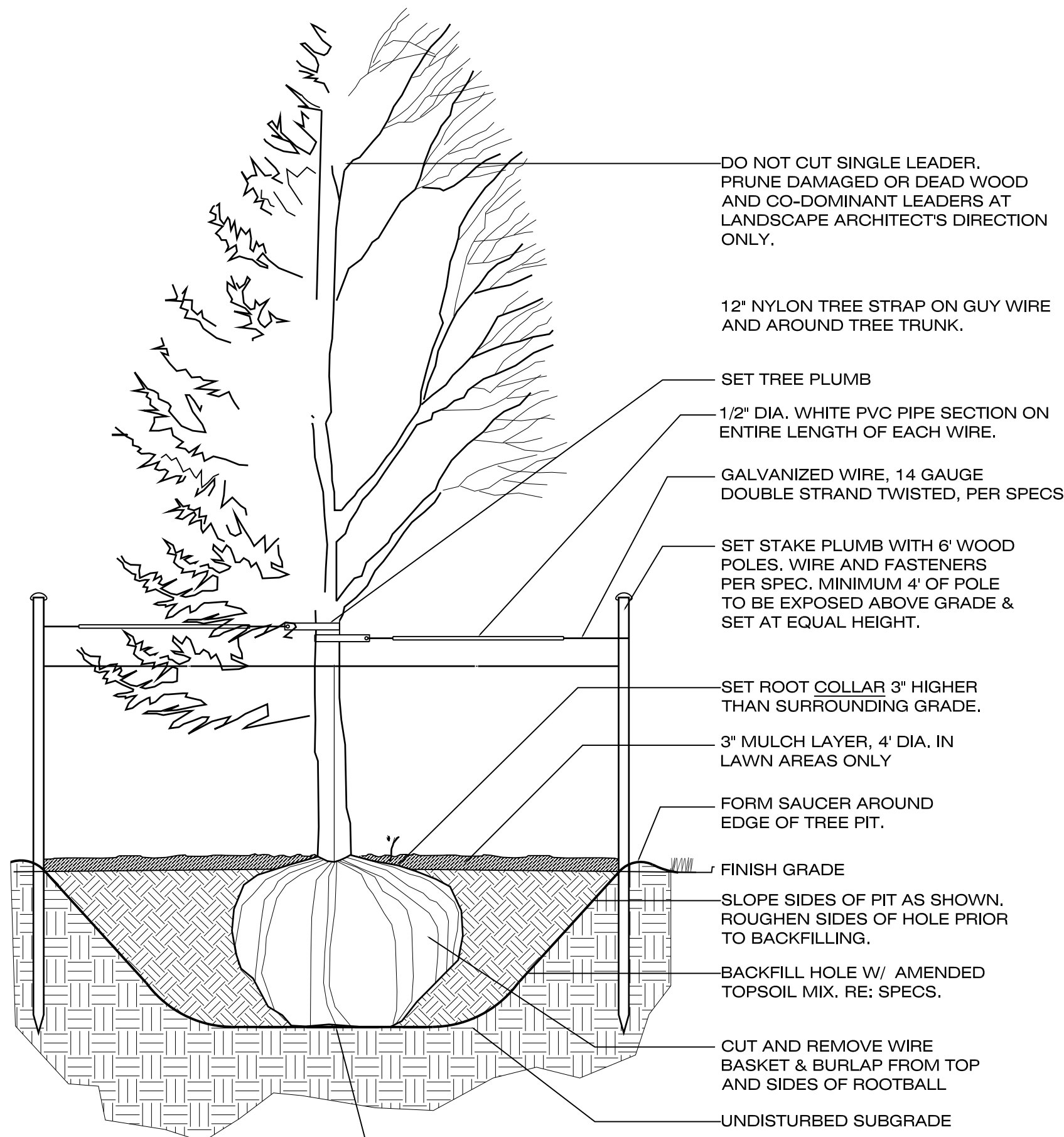
1.5" LOCAL RIVER ROCK



NON-IRRIGATED SEED TYPE 1



NON-IRRIGATED SEED TYPE 2



DO NOT CUT SINGLE LEADER.
PRUNE DAMAGED OR DEAD WOOD
AND CO-DOMINANT LEADERS AT
LANDSCAPE ARCHITECT'S DIRECTION
ONLY.

12" NYLON TREE STRAP ON GUY WIRE
AND AROUND TREE TRUNK.

SET TREE PLUMB

1/2" DIA. WHITE PVC PIPE SECTION ON
ENTIRE LENGTH OF EACH WIRE.

GALVANIZED WIRE, 14 GAUGE
DOUBLE STRAND TWISTED, PER SPECS

SET STAKE PLUMB WITH 6' WOOD
POLES, WIRE AND FASTENERS
PER SPEC. MINIMUM 4" OF POLE
TO BE EXPOSED ABOVE GRADE &
SET AT EQUAL HEIGHT.

SET ROOT COLLAR 3" HIGHER
THAN SURROUNDING GRADE.

3" MULCH LAYER, 4" DIA. IN
LAWN AREAS ONLY

FORM SAUCER AROUND
EDGE OF TREE PIT.

FINISH GRADE

SLOPE SIDES OF PIT AS SHOWN.
ROUGHEN SIDES OF HOLE PRIOR
TO BACKFILLING.

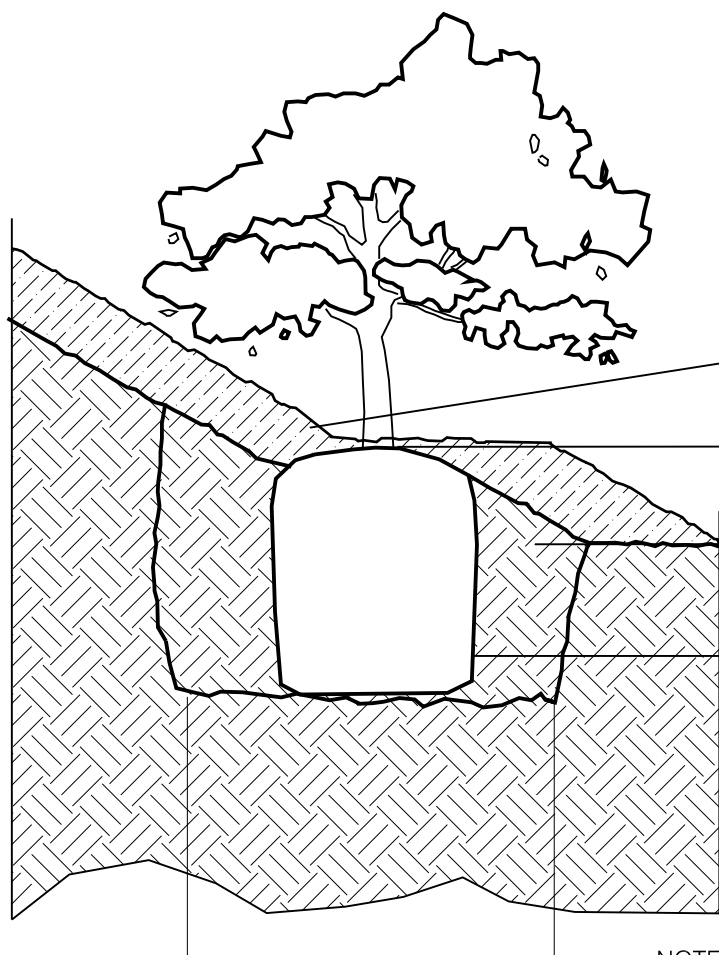
BACKFILL HOLE W/ AMENDED
TOPSOIL MIX. RE: SPECS.

CUT AND REMOVE WIRE
BASKET & BURLAP FROM TOP
AND SIDES OF ROOTBALL

UNDISTURBED SUBGRADE

NOTE: ANY BROKEN OR CRUMBLING ROOTBALL
WILL BE REJECTED. REMOVING THE WIRE BASKET
WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

ROOTBALL EXCAVATIONS AND APPLICABLE SPECIFICATIONS WILL BE
STRICTLY ADHERED TO & MONITORED IN THE FIELD



WOOD MULCH PER SPECS. 3"
DEPTH

SET SHRUB ROOT COLLAR 1" HIGHER
THAN SURROUNDING GRADE

AMENDED TOPSOIL MIX
PER SPECS.

REMOVE ENTIRE POT, CONTAINER,
OR WIRE BASKET AND 1/2 BURLAP.
LOOSEN SIDES OF PLANT PIT AND
ROOT BALL. SHRUB PIT SIZE WILL BE
STRICTLY ENFORCED BY LANDSCAPE
ARCHITECT.

NOTE: ANY BROKEN OR CRUMBLING ROOTBALL
WILL BE REJECTED. REMOVING THE CONTAINER
OR BASKET WILL NOT BE AN EXCUSE FOR
DAMAGED ROOTBALL. SHRUB PIT SIZE WILL BE
STRICTLY ENFORCED BY LANDSCAPE ARCHITECT.

GRADING NOTES

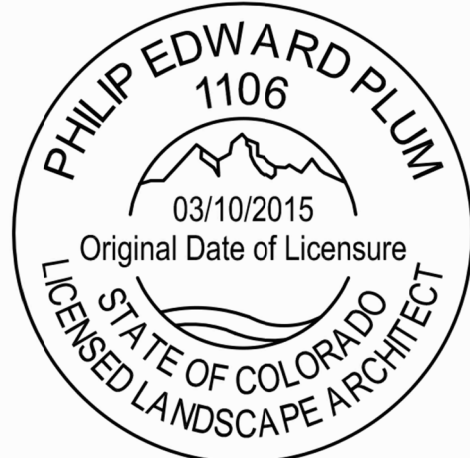
1. MAXIMUM SLOPE 3:1. MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
2. FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY ARCHITECT PRIOR TO SEEDING OR PLANTING.
3. PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
4. PROVIDE 2% CROSS SLOPE ON ALL CONCRETE WALKS UNLESS OTHERWISE NOTED.
5. ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.

PLANTING NOTES

1. FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
5. ALL ROOT WRAPPING MADE OF SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
6. ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
7. ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING.
10. ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
11. PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REFER TO SPECIFICATION 02930.
13. PROJECT INCLUDES EXTENSIVE IRRIGATION AND UTILITY SYSTEMS, MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
14. ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
15. PERFORM PERCOLATION TEST ON ALL TREE HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF RESULTS. REFER TO CONTRACT SPECIFICATIONS FOR FURTHER INFORMATION.
16. REFER TO LAYOUT DRAWINGS FOR STEEL EDGER LAYOUT. STAKE AND REVIEW LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
17. STREET TREES AND ON-SITE TREES SHALL BE PLACED SO THAT THEY DO NOT BLOCK LIGHT COMING FROM STREETLIGHT FIXTURES AND INTERNAL LIGHT FIXTURES. A MINIMAL DISTANCE OF 15 FEET FOR ORNAMENTAL TREES AND 20 FEET FOR SHADE TREES FROM THE NEAREST LIGHT FIXTURE (OTHER THAN PEDESTRIAN-SCALE LIGHTING) MUST BE MAINTAINED.
18. ALL LANDSCAPE AREAS CONTAINING SOD, TREES, SHRUBS, PERENNIALS, AND GROUNDCOVER SHALL RECEIVE A SOIL AMENDMENT OF 4 C.Y. PER 1,000 SF AND BE ROTOTILLED AT A MIN. OF 6" DEPTH.
19. ALL LANDSCAPE AREAS CONTAINING SEED SHALL RECEIVE A SOIL AMENDMENT OF 2 C.Y. PER 1,000 SF AND BE ROTOTILLED AT A MIN. OF 6" DEPTH.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
2. EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE CIVIL ENGINEER.
3. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.
4. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
6. A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATION CAREFULLY AND NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
7. ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY, ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
8. LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING WALL OR PROPERTY LINE EXCEPT WHERE OTHERWISE NOTED. WHERE LIMIT OF WORK IS SHOWN IN LANDSCAPE AREAS, LIMIT DISTURBANCE TO UNDISTURBED AREAS AND REINSTATE LANDSCAPE AS SHOWN ON PLANS.
9. ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, (BOC), FACE OF WALL, (FOW) OR FACE OF BUILDING (FOB) UNLESS OTHERWISE NOTED.
10. ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
12. DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FURTHER WORK.
13. SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN LANDSCAPE MATERIALS, FINISHES AND LAYOUT IN RELATIONSHIP TO THE ARCHITECTURE AND/OR STREET, CURB & GUTTER AND SIDEWALK SYSTEMS, PAVEMENT JOINTING, FINISHES, COLOR AND GRADES HAVE BEEN STRICTLY COORDINATED. CONSTRUCTION OF THESE SYSTEMS SHALL ALSO BE STRICTLY COORDINATED.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION. WORK INSTALLED NOT IN COMPLIANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
17. ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. COORDINATE PROPOSED WALKS AND RAMPS WITH ANY EXISTING CONDITIONS INCLUDING PUBLIC SIDEWALKS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.
19. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
20. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



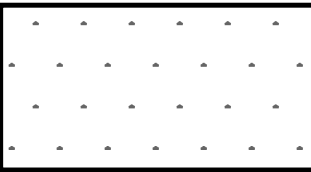
DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11



17173 Mount Vernon Road
Golden, CO 80401
Phone: 303.862.9480
www.elciworks.com

INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX

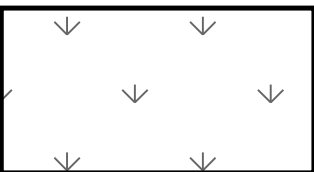


NON-IRRIGATED SEED TYPE 1 - WELD COUNTY SEED MIX

	COMMON NAME	BOTANICAL NAME	lbs/PLS/ACRE
WILDFLOWERS	PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
	WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
GRASSES	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	2.0
	STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	2.5
		PSAMMOPHILUS	
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	2.0
	CANADA WILDRYE	ELYMUS CANADENSIS	1.5
	INDIAN RICEGRASS	ARCHNATHERUM HYMENOIDES	2.0
	INLAND SALTGRASS	DISTICHLIS STRICTA	2.0
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.25
	SMOOTH BROME	BROMUS INERMIS	3.0
TOTAL			15.25 lbs/PLS/ACRE

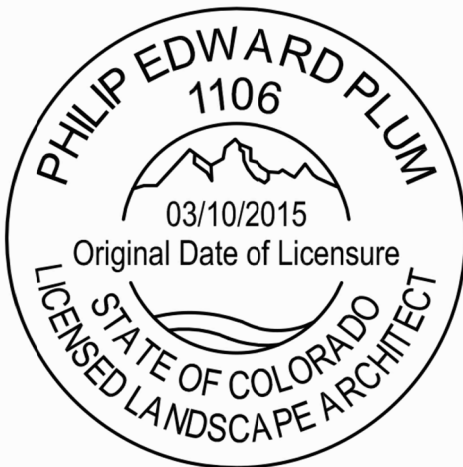
SEEDING NOTES

- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SHEEL SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN AND ONE HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONAL WEEDS WITH A MAXIMUM CROP OF ONE TENTH PERCENT (0.1%) AND MAXIMUM WEED SEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- SPREAD ORGANIC SOIL AMENDMENT MATERIALS AT A RATE OF 2 C.Y. PER 1,000 SQUARE FEET, EVENLY OVER ENTIRE DISTRIBUTED AREA AND THOROUGHLY INCORPORATE BY MIXING, ROTOILLING, OR FINELY DISKING MIX (MAX. 1" SIZE) TO A DEPTH OF SIX INCHES. ALL STONES, STICKS, AND DEBRIS LARGER THAN 1.5" BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE FINE GRADED TO THE DESIRED FINISHED GRADE.
- SEEDED AREAS TO BE DRILL SEED TO THE SEED INTO THE PREPARED AREAS WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½). DRILL SEEDING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GNERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED.
- SEEDED AREAS MAY REQUIRE TEMPORARY SPRAY IRRIGATION UNTIL ESTABLISHMENT. LANDSCAPE CONTRACTOR MAY REQUIRE VARIOUS METHODS OF TEMPORARY IRRIGATION TO ACHIEVE SEED ESTABLISHMENT. SUCH METHODS SHALL BE IN COMPLIANCE WITH THE PROJECTS EROSION CONTROL METHODS, BMPs, AND ALL CITY CODES AND REQUIREMENTS.
- IMMEDIATELY AFTER SEED APPLICATION, SEEDED AREAS ARE TO BE MULCHED WITH HYDROMULCH. HYDRO MULCH SHALL BE CONWED 200 WITH TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
I. VIRGIN WOOD CELLULOSE FIBER. MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER-LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION INTO UNDERLYING SOIL.
V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
VII. ORGANIC TACKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR ADDED AT A LAYER AT A TIME.
- EROSION CONTROL BLANKET MAY ONLY BE USED WHEN SLOPES ARE GREATER THAN 5:1. EROSION CONTROL BLANKET CONTAINING ANY PLASTIC NETTING, FIBERS, OR OTHER PLASTIC MATERIALS ARE PROHIBITED.



NON-IRRIGATED SEED TYPE 2 - WELD COUNTY WETLAND SEED MIX

	COMMON NAME	BOTANICAL NAME	lbs/PLS/ACRE
WILDFLOWERS	PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
	ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
GRASSES	CANADA WILDRYE	ELYMUS CANADENSIS	3.75
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	3.0
	BIG BLUESTEM	ANDROPOGON GERARDII	2.25
	SWITCHGRASS	PANICUM VIRGATUM	2.25
	INDIANGRASS	SORGHASTRUM NUTANS	2.25
	BALTIC RUSH	JUNCUS BALTICUS	0.75
	SPIKERUSH	ELEOCHARIS PALUSTRIS	0.375
	ALKALI SACATON	SPOROBOLUS ARIOIDES	0.375
TOTAL			15.00 lbs/PLS/ACRE



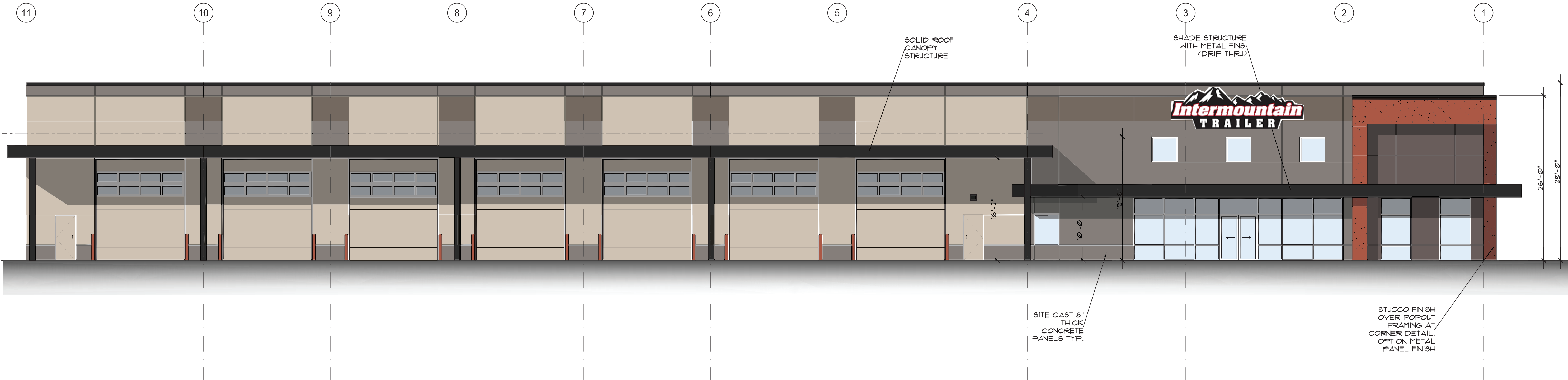
DECEMBER 23, 2022
LANDSCAPE PLAN
SHEET 4 OF 11



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Golden, CO 80401
Phone: 303.862.9480
www.elciworks.com

INTERMOUNTAIN TRAILER

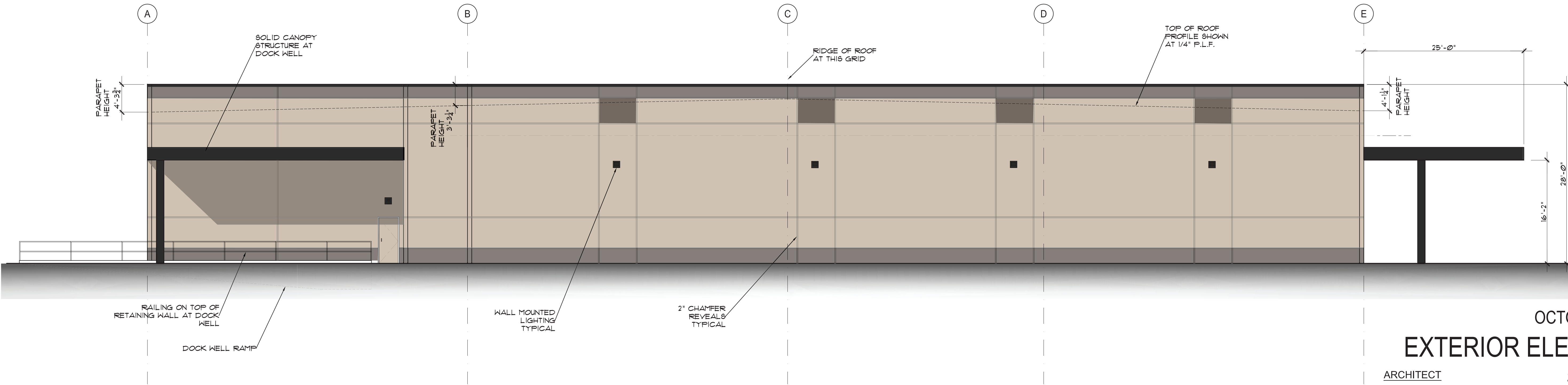
SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



1 WEST ELEVATION
1/8" = 1'-0"

PAINT SCHEDULE

	MAIN BODY SHERWIN WILLIAMS SW 6073 PERFECT GREIGE		ACCENT SHERWIN WILLIAMS SW 7048 URBAN BRONZE
	SECONDARY BODY SHERWIN WILLIAMS SW 7024 FUNCTIONAL GRAY		FEATURE ACCENT SHERWIN WILLIAMS SW 6608 RAVE RED



1 NORTH ELEVATION
1/8" = 1'-0"

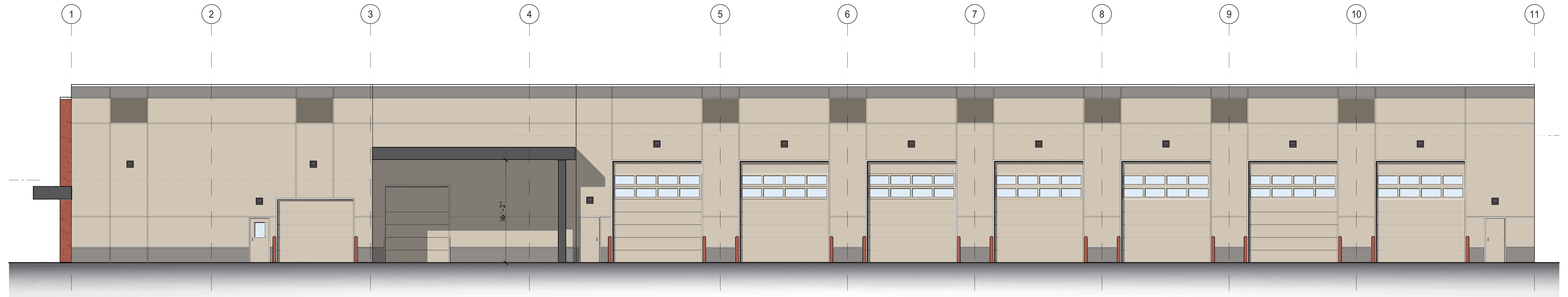
OCTOBER 03, 2022
EXTERIOR ELEVATIONS
SHEET 7 OF 11

ARCHITECT
Kenney Lee
architecture group, inc.
209 E. 4th Street
Loveland CO 80537
ph: 970.663.0548
kenneyleearch.com

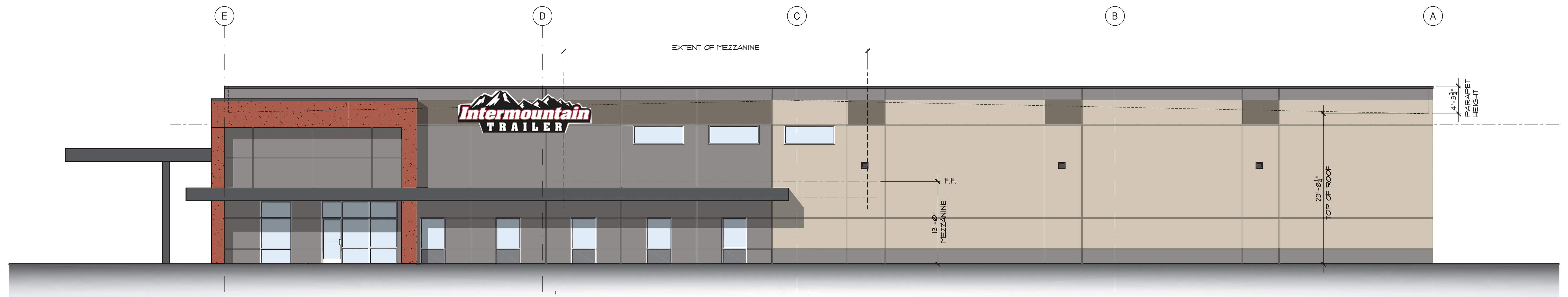


INTERMOUNTAIN TRAILER

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX



2 EAST ELEVATION (FACING ROLLIE)
1/8" = 1'-0"



3 SOUTH ELEVATION (FACING W.C.R. 8)
1/8" = 1'-0"



1 SIGN DETAIL
3/8" = 1'-0"

OCTOBER 03, 2022
EXTERIOR ELEVATIONS
SIGN DETAIL
SHEET 8 OF 11

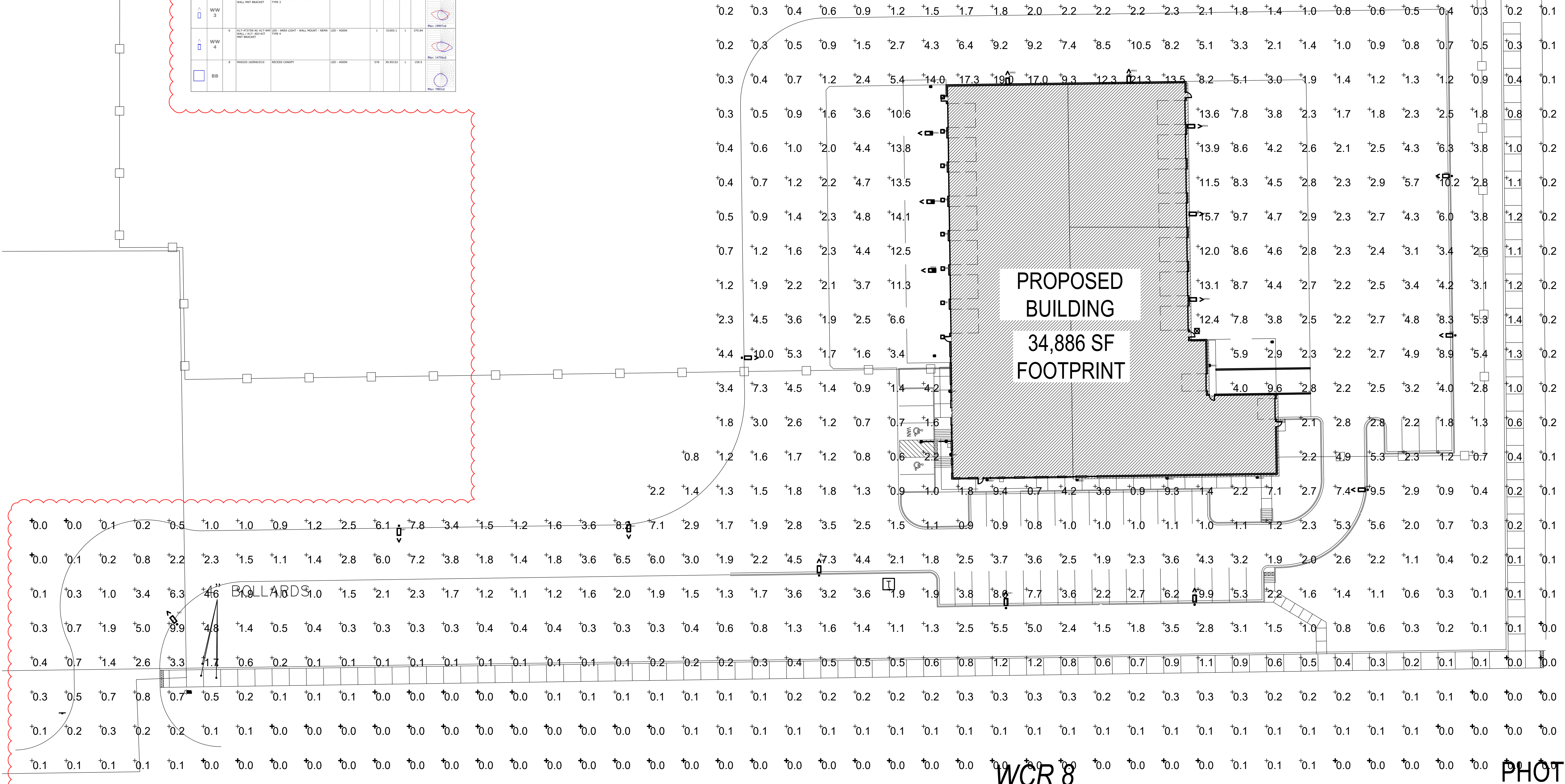
ARCHITECT
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PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

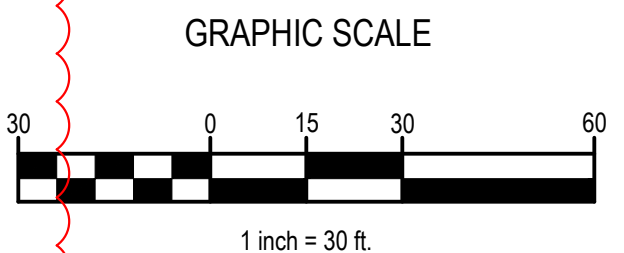
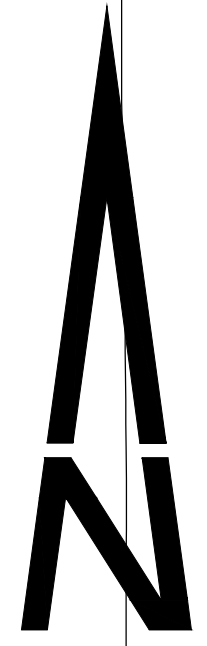
INTERMOUNTAIN TRAILER
SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX

LUMINAIRE SCHEDULE									
Symbol	Label	QTY	Catalog Number	Description	Luminaire	Number	Luminaire Footcandle	LF	Footcandle
	AA1	7	AA1-0000000000	LED AREA LIGHT - NEMA TYPE 1 - 100W	LED - 4000K	1	200.0	1	200.0
	AA2	1	AA2-0000000000	LED AREA LIGHT - NEMA TYPE 1 - 100W	LED - 4000K	1	200.0	1	200.0
	AA4	1	AA4-0000000000	LED AREA LIGHT - NEMA TYPE 1 - 100W	LED - 4000K	1	200.0	1	200.0
	WW1	1	WW1-0000000000	LED - COT-UP WALL PACK	LED - 4000K	1	35.44	1	35.44
	WW3	1	WW3-0000000000	LED - COT-UP WALL PACK	LED - 4000K	1	35.44	1	35.44
	WW4	1	WW4-0000000000	LED - COT-UP WALL PACK	LED - 4000K	1	35.44	1	35.44
	BB	1	BB-0000000000	LED - COT-UP WALL PACK	LED - 4000K	1	35.44	1	35.44



ROLLIE AVENUE



OCTOBER 03, 2022
PHOTOMETRIC PLAN
SHEET 9 OF 11

SLIM17FA30ADJ



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	30W
120V	0.25A	Color Temp	3000K/4000K/5000K
208V	0.26A	Color	70 CRI
240V	0.15A	L70 Lifespan	100,000 Hours
277V	0.12A	Lumens	2540/2813/3708
Input Watts	29.4/28.4/29.7W	Efficacy	120.5/134.1/127 lm/W

LED Info

Type	Constant Current	Watts	30W
120V	0.25A	Color Temp	3000K/4000K/5000K
208V	0.26A	Color	70 CRI
240V	0.15A	L70 Lifespan	100,000 Hours
277V	0.12A	Lumens	2540/2813/3708
Input Watts	29.4/28.4/29.7W	Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Color Adjustable:
Color temperature selectable by 3000K, 4000K and 5000K.

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.

DLC Product Code: PLBHS37YLUB0

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

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical:
Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.25A, 208V: 0.26A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V integrated button photocell included.

Note:
All values are typical (tolerance +/- 10%)

Construction

IP Rating:
Ingress protection rating of IP65 for dust and water

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

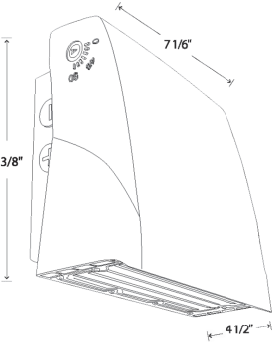
Maximum Ambient Temperature:
Suitable for use in up to 50°C (122°F)

Housing:
Precision die cast aluminum housing and door frame

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Page 1 of 2

SLIM17FA30ADJ



Color: Bronze

Weight: 3.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	30W
120V	0.25A	Color Temp	3000K/4000K/5000K
208V	0.26A	Color	70 CRI
240V	0.15A	L70 Lifespan	100,000 Hours
277V	0.12A	Lumens	2540/2813/3708
Input Watts	29.4/28.4/29.7W	Efficacy	120.5/134.1/127 lm/W

LED Info

Type	Constant Current	Watts	30W
120V	0.25A	Color Temp	3000K/4000K/5000K
208V	0.26A	Color	70 CRI
240V	0.15A	L70 Lifespan	100,000 Hours
277V	0.12A	Lumens	2540/2813/3708
Input Watts	29.4/28.4/29.7W	Efficacy	120.5/134.1/127 lm/W

Technical Specifications (continued)

Construction

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:
Adjustable from 0° (full cutoff) to 90°; 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other:
5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 173W Metal Halide

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.

Dimensions

Selectable CCT
Adjustable cutoff
Integrated photocell
0-10V dimming standard

Features

Selectable CCT
Adjustable cutoff
Integrated photocell
0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ
15 = 15W ADJ = Angle Adjustable 30 = 30W		

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A17-3T375N+A17-WM



Color: Bronze

Weight: 18.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	52985.9
Input Watts	371.27W	Efficacy	142.7 lm/W

LED Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	52985.9
Input Watts	371.27W	Efficacy	142.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.

DLC Product Code: PL027V9FKX02N

Electrical:
Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 3.50A, 208V: 2.08A, 240V: 1.75A, 277V: 1.50A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.2% at 120V, 16.4% at 277V

Power Factor:
99.7% at 120V, 92.5% at 277V

Surge Protection:

10kV

Performance:
Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a large 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.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:
5g vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.60
2 Fixtures at 90°: 0.77
3 Fixtures at 180°: 1.19
4 Fixtures at 90°: 1.19

EPA with Slighter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.79
2 Fixtures at 90°: 0.97
3 Fixtures at 180°: 1.59
4 Fixtures at 90°: 1.59

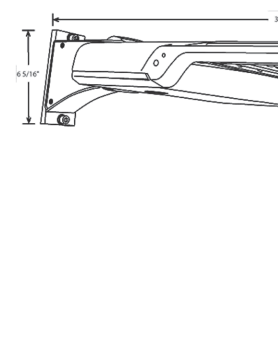
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be 1/4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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A17-3T375N+A17-WM



Color: Bronze

Weight: 18.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	52985.9
Input Watts	371.27W	Efficacy	142.7 lm/W

LED Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	52985.9
Input Watts	371.27W	Efficacy	142.7 lm/W

Technical Specifications (continued)

Construction

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:
Adjustable from 0° (full cutoff) to 90°; 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of 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.

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.

Dimensions: A17-3T375N

0-10V Dimming standard
100,000 hour LED lifespan
5-Year, Limited Warranty

Features

0-10V Dimming standard
100,000 hour LED lifespan
5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	375	-	N	-
ST = Type III 70 = 70W/10,000LM ST = Type IV 100 = 100W/15,000LM ST = Type V 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM						

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A17-4T375N+A17-WM



Color: Bronze

Weight: 18.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	51533.4
Input Watts	370.84W	Efficacy	139 lm/W

LED Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	51533.4
Input Watts	370.84W	Efficacy	139 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.

DLC Product Code: PL1A2E7N9Y54

Electrical:
Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 3.50A, 208V: 2.08A, 240V: 1.75A, 277V: 1.50A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.2% at 120V, 16.51% at 277V

Power Factor:
99.7% at 120V, 92.5% at 277V

Surge Protection:

10kV

Performance:
Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

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 semicircular distribution with essentially the same candepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:
5g vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.60
2 Fixtures at 90°: 0.77
3 Fixtures at 180°: 1.19
4 Fixtures at 90°: 1.19

EPA with Slighter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.79
2 Fixtures at 90°: 0.97
3 Fixtures at 180°: 1.59
4 Fixtures at 90°: 1.59

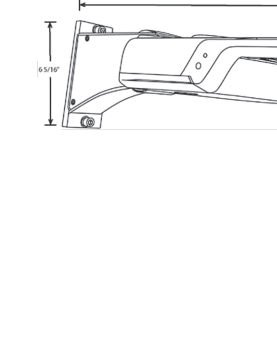
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be 1/4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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Page 1 of 2

A17-4T375N+A17-WM



Color: Bronze

Weight: 18.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	51533.4
Input Watts	370.84W	Efficacy	139 lm/W

LED Info

Type	Constant Current	Watts	375W
120V	3.50A	Color Temp	4000K (Neutral)
208V	2.08A	Color Accuracy	72 CRI
240V	1.75A	L70 Lifespan	100,000 Hours
277V	1.50A	Lumens	51533.4
Input Watts	370.84W	Efficacy	139 lm/W

Technical Specifications (continued)

Construction

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:
Adjustable from 0° (full cutoff) to 90°; 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of 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.

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.

Dimensions: A17-4T375N

0-10V Dimming standard
100,000 hour LED lifespan
5-Year, Limited Warranty

Features

0-10V Dimming standard
100,000 hour LED lifespan
5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	375	-	N	-
ST = Type III 70 = 70W/10,000LM ST = Type IV 100 = 100W/15,000LM ST = Type V 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM						

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Page 2 of 2

Bret's Electric, LLC

8312 Raspberry Way, Suite A

Frederick, Colorado 80504

Office: 720.494.8944

Fax: 720.494.9008



PROJECT TITLE

INTERMOUNTAIN TRAILER

WELD COUNTY RD. 8

FORT LUPTON, CO 80620

PROJECT No.

22-6103

DATE

05/29/2022

SCALE

AS SHOWN

DRAWN BY:

JRS

CHECKED BY:

AHM

CAD FILE

DRAWING SHEET No.

EP-3

MATSUO
ENGINEERS, LLC
CONSULTING ELECTRICAL ENGINEERS
780 DEVINNEY COURT | GOLDEN, CO 80401
O: (303) 221-8880 | F: (303) 672-8000
22.6103

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INTERMOUNTAIN TRAILER SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX

A17-3T200N

Type "AA1"



Color: Bronze

Weight: 17.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

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A17-4T200N

Type "AA2"



Color: Bronze

Weight: 17.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

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A17-4T375N

Type "AA4"



Color: Bronze

Weight: 18.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

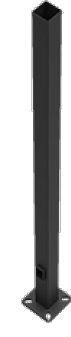
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PS4-11-25D2

RAB



Color: Bronze

Weight: 167.6 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Construction

Shaft:

Hand Holes:

Base Plates:

Shipping Protection:

Color:

Height:

Weight:

Gauge:

Wall Thickness:

Shaft Size:

Hand Hole Dimensions:

Bolt Circle:

Base Dimensions:

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A17-3T200N

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	200	-	N	-
3T = Type III 70 = 70W/10,000LM Blank = Universal Pole Mount Blank = 5000K Cool Blank = 120-277V, 0-10V /PPRS = 7-pin Receptacle and Shorting Cap						
4T = Type IV 100 = 100W/15,000LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
5T = Type V 150 = 150W/22,500LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
200 = 200W/30,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM						

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

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A17-4T200N

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	200	-	N	-
3T = Type III 70 = 70W/10,000LM Blank = Universal Pole Mount Blank = 5000K Cool Blank = 120-277V, 0-10V /PPRS = 7-pin Receptacle and Shorting Cap						
4T = Type IV 100 = 100W/15,000LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
5T = Type V 150 = 150W/22,500LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
200 = 200W/30,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM						

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

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A17-4T375N

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	4T	375	-	N	-
3T = Type III 70 = 70W/10,000LM Blank = Universal Pole Mount Blank = 5000K Cool Blank = 120-277V, 0-10V /PPRS = 7-pin Receptacle and Shorting Cap						
4T = Type IV 100 = 100W/15,000LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
5T = Type V 150 = 150W/22,500LM SF = Splitter (Factory Installed) N = 4000K Neutral Dimming ABN = 40V, 0-10V Dimming						
200 = 200W/30,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM						

Technical Specifications

Compliance

UL Listed:

IESNA LM-79 & LM-80 Testing:

DLC Listed:

Electrical

Driver:

Dimming Driver:

THD:

Power Factor:

Surge Protection:

Performance

Lifespan:

Construction

IES Classification:

Cold Weather Starting:

Maximum Ambient Temperature:

Lens:

Housing:

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PS4-11-25D2

RAB

Technical Specifications (continued)

Construction

Anchor Bolt:

Anchor Bolt Templates:

Pre-Shipped Anchor Bolt:

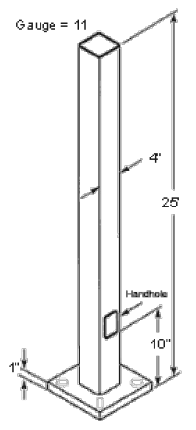
Max EPA's/Max Weights:

Other

Terms of Sale:

Buy American Act Compliance:

Dimensions



Features

Designed for ground mounting

Heavy duty TIG weld polyester coating

Reinforced hand holes with grounding lug and removable cover for easy wiring access

Pole caps, base covers & bolts are sold separately

Custom manufactured for each application

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OCTOBER 03, 2022
LIGHTING CUTSHEETS
SHEET 10 OF 11

Bret's Electric, LLC
8312 Raspberry Way, Suite A
Frederick, Colorado 80504
Office: 720.494.8944
Fax: 720.494.9008

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INTERMOUNTAIN TRAILER SITE PLAN MAP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PROJECT NO. LUP2022-XXXX & PLAN NO. SPR2022-XXXX

MASI20-160NW/D10



Each round corner fixture should be used for vehicle and roadway signage in construction construction installation. 20" x 20" models offered in two power packages with an efficiency range from 120V to 600W. Also available in 10" x 10" model on-line power package.

Color: White Weight: 3.0 lbs.

Type "BB"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & 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 Compliance:
Conforms to values for conformance to the ICA's fully shielding requirement, emitting no light above 90 degrees with the exclusion of incidental light reflecting from fixture housing, lenses, and gaskets.

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. Designed to meet DLC S.1 requirements.
DLC Product Code: PA22M75

Optical

BUG Rating:
B4 U0 G2

Construction

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Housing:
Die-cast aluminum with stainless steel cover

Mounting:
Semi-recessed construction. Junction box with four (4) 1/2" NPS conduit openings.

Gaskets:
High-temperature silicone gaskets

Retroplate:
An optional retroplate allows for installation in openings from 4 to 6.5 inches in diameter. Additional retrofit options are available upon request to replace virtually any existing fixture. Please contact RAB Customer Service 1-888-722-1000.

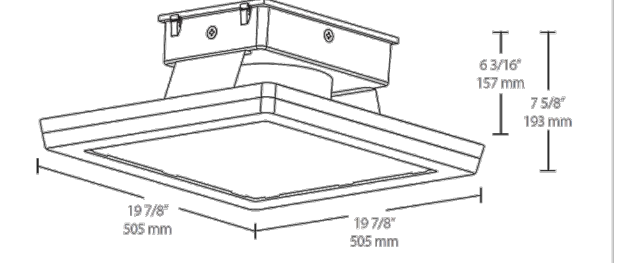
Finish:
Our environmentally friendly polyester powder coating is formulated for high durability and long-lasting color.

Green Technology:
Mercury and UV free. RoHS-compliant components.

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Page 1 of 2

MASI20-160NW/D10



Each round corner fixture should be used for vehicle and roadway signage in construction construction installation. 20" x 20" models offered in two power packages with an efficiency range from 120V to 600W. Also available in 10" x 10" model on-line power package.

Color: White Weight: 3.0 lbs.

Type "BB"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications (continued)

Performance

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

Wattage Equivalency:
Equivalent to 400W Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:
RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:
RAB's range of 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.

Electrical

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.6% at 120V, 11.4% at 277V

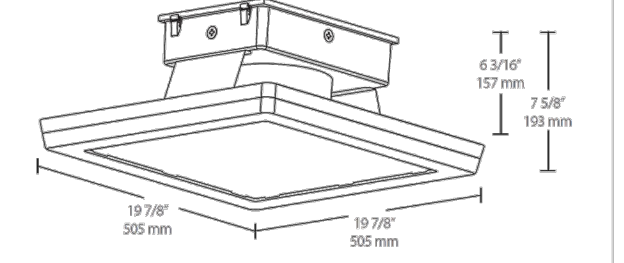
Power Factor:
99.9% at 120V, 96.4% at 277V

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 paint 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.

Dimensions



6.31" 157 mm
7.48" 193 mm
19.58" 505 mm
19.58" 505 mm

Features

All 120-277V models DLC Premium listed, qualifying for highest available utility rebates

Premium performance, ultra-high efficiency for fastest payback

Easy install in 4" openings and replaces most existing fixtures

Retroplate accessory available for openings larger than 4"

Water-resistant junction box and drain-off slots

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Size	Wattage	Color Temp	Finish	Driver Options
MASI	20	-	160	N	W
16" x 16" x 16"					
200 = 200W Blank = 5000K Cool W = White /D10 = 120-277V w/ 0-10V Dimming 52 = 52W N = 4000K Neutral 80 = 80W N = 3000K Warm 100 = 100W 160 = 160W					

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SLIM17FA30ADJ



Color: Bronze Weight: 3.0 lbs.

Type "WW1"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Field Adjustable

Field Adjustable:
Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.
DLC Product Code: PLUHS37YUB0

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V integrated button photocell included.

Note:
All values are typical (tolerance +/- 10%)

Construction

IP Rating:
Ingress protection rating of IP65 for dust and water

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

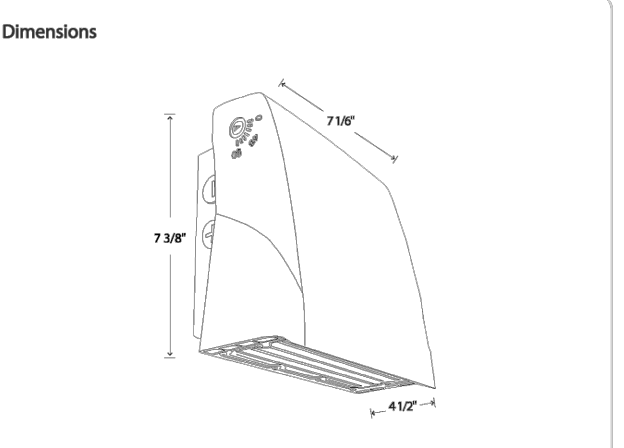
Maximum Ambient Temperature:
Suitable for use in up to 50°C (122°F)

Housing:
Precision die-cast aluminum housing and door frame

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Page 1 of 2

SLIM17FA30ADJ



Color: Bronze Weight: 3.0 lbs.

Type "WW1"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications (continued)

Construction

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cur Off:
Adjustable from 0° (full cutoff) to 90° 7° settings at 15° each.

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

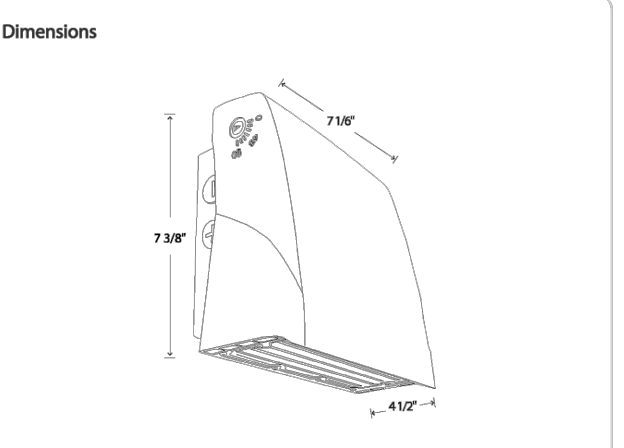
Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:
Equivalent to 175W Metal Halide

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.

Dimensions



7.31" 187 mm
11" 279 mm
4.10" 104 mm

Features

Selectable CCT

Adjustable cutoff

Integrated photocell

0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ
15 = 15W ADJ = Angle Adjustable 30 = 30W		

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A17-3T375N+A17-WM



Color: Bronze Weight: 18.9 lbs.

Type "WW3"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.
DLC Product Code: PLU27VFK0X0

Surge Protection:
10kV

Performance

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

Construction

IES Classification:
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.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

IP Rating:
Ingress protection rating of IP65 for dust and water

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 6.60
2 Fixtures at 90°: 0.77
2 Fixtures at 180°: 1.19
3 Fixtures at 90°: 1.19
4 Fixtures at 90°: 1.19

EPA with Slitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.79
2 Fixtures at 90°: 0.97
3 Fixtures at 90°: 1.59
4 Fixtures at 90°: 1.59

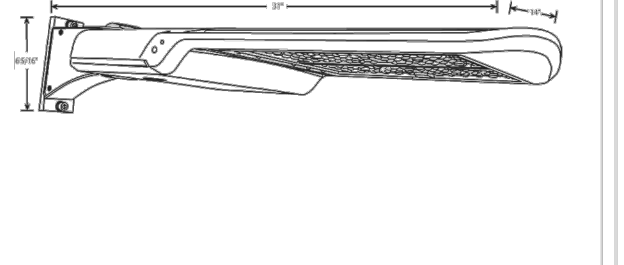
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be 3/4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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Page 1 of 2

A17-3T375N+A17-WM



Color: Bronze Weight: 18.9 lbs.

Type "WW3"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications (continued)

Construction

Green Technology:
Mercury and UV free. RoHS-compliant components.

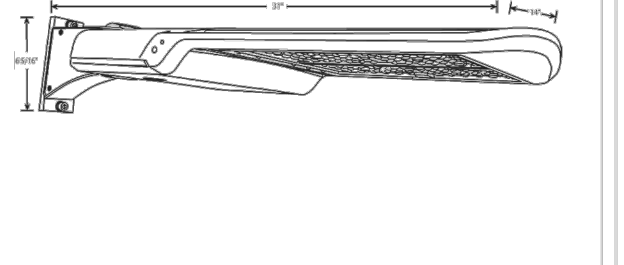
LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of 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.

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.

Dimensions: A17-3T375N



11" 279 mm
7" 178 mm
4" 102 mm

Features

0-10V Dimming, standard

100,000-hour LED lifespan

5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	375	-	N	-
15 = 15W ADJ = Angle Adjustable 30 = 30W						
15 = 15W 70 = 70W/10,000LM Blank = Universal Pole Mount 40 = 40W 100 = 100W/15,000LM SF = Slitter/Fixture Installed ST = Type II 70 = 70W/10,000LM Blank = 5000K Cool ST = Type III 100 = 100W/15,000LM N = 4000K Neutral ST = Type V 150 = 150W/22,500LM SF available in 150W						
200 = 200W/30,000LM /PPRS = 7-pin Receptacle and 240 = 240W/36,000LM Shorting Cap 300 = 300W/45,000LM /NMS = Microwave Motion 375 = 375W/56,250LM Sensor Blank = No Option /PPRS = 3-pin Receptacle and Shorting Cap						

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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A17-4T375N+A17-WM



Color: Bronze Weight: 18.9 lbs.

Type "WW4"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & 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 listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.
DLC Product Code: PL1A2E789P54

Surge Protection:
10kV

Performance

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

Construction

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 candepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

IP Rating:
Ingress protection rating of IP65 for dust and water

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 6.60
2 Fixtures at 90°: 0.77
2 Fixtures at 180°: 1.19
3 Fixtures at 90°: 1.19
4 Fixtures at 90°: 1.19

EPA with Slitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.79
2 Fixtures at 90°: 0.97
3 Fixtures at 90°: 1.59
4 Fixtures at 90°: 1.59

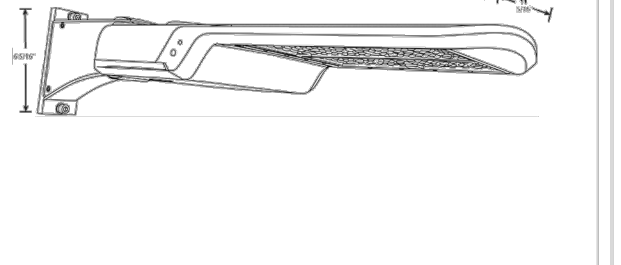
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be 3/4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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A17-4T375N+A17-WM



Color: Bronze Weight: 18.9 lbs.

Type "WW4"

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications (continued)

Construction

Green Technology:
Mercury and UV free. RoHS-compliant components.

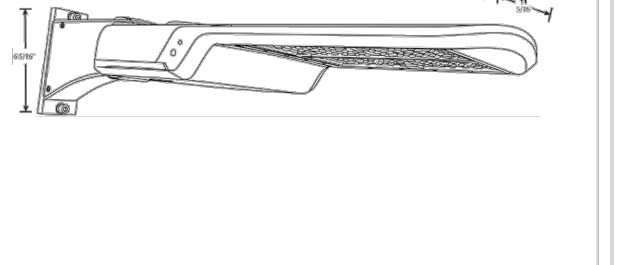
LED Characteristics

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Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
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Buy American Act Compliance:
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Dimensions: A17-4T375N



11" 279 mm
7" 178 mm
4" 102 mm

Features

0-10V Dimming, standard

100,000-hour LED lifespan

5-Year, Limited Warranty

Ordering Matrix

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15 = 15W 70 = 70W/10,000LM Blank = Universal Pole Mount 40 = 40W 100 = 100W/15,000LM SF = Slitter/Fixture Installed ST = Type II 70 = 70W/10,000LM Blank = 5000K Cool ST = Type III 100 = 100W/15,000LM N = 4000K Neutral ST = Type V 150 = 150W/22,500LM SF available in 150W						
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Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Intermountain Trailer
Project No. LUP2022-0028;
Plan Nos. SPR2022-0011



Facing: North on S. Rollie Ave.



Facing: East on C.R. 8

I, Todd D. Hebert hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 16th day of February, 2023.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Todd Hebert, this 17th day of Feb, 2022. Witness my hand and seal.

My commission expires 10/26/2025.

Notary Public

MEGHAN GRELE
Notary Public
State of Colorado
Notary ID # 20214042159
My Commission Expires 10-26-2025