

# OVERALL SITE PLAN

## ERIE HIGHLANDS FILING NO. 17

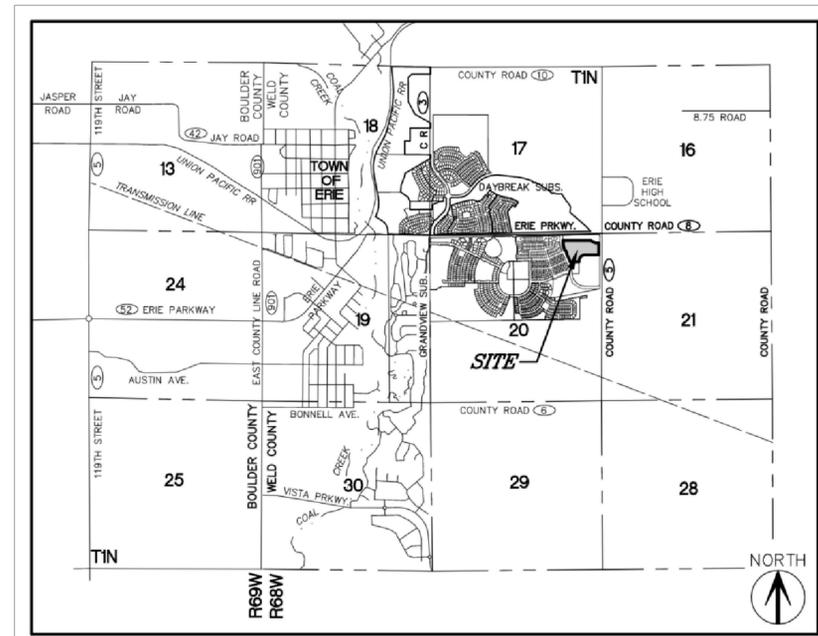
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
12.71 ACRES; SP2025-0002

### LEGAL DESCRIPTION

ERIE HIGHLANDS FILING NO. 17, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 UNDER RECEPTION NO. 5035416, AS AMENDED BY SURVEYOR'S AFFIDAVIT OR CORRECTION RECORDED JUNE 19, 2025 UNDER RECEPTION NO. 5036367, COUNTY OF WELD, STATE OF COLORADO.

Planning Commission approval:

| SITE PLAN APPROVAL CERTIFICATE  |      |                     |
|---|------|---------------------|
| THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.   |      |                     |
| Planning Commission Chair   | Date | Public Hearing Date |
| The undersigned as the owner or owner's representative of the lands described herein, hereby agree on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described herein in accordance with this approved Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code. |      |                     |
| OWNER: EVERGREEN-CRS & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY   |      |                     |
| BY: EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY<br>ITS: MANAGER  |      |                     |
| BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION<br>ITS: MANAGER   |      |                     |
| BY: _____<br>ITS: _____   |      |                     |
| BY: _____ AS _____ OF<br>EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, MANAGER OF EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF EVERGREEN-CRS & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  |      |                     |
| WITNESS MY HAND AND OFFICIAL SEAL:  |      |                     |
| NOTARY PUBLIC _____<br>MY COMMISSION EXPIRES: _____   |      |                     |



### SHEET INDEX

1. OVERALL SITE PLAN
2. CONCEPTUAL RENDERING
3. CONCEPTUAL LANDSCAPE PLAN
4. LIGHTING DETAIL SHEET
5. BUILDING MATERIALITY PLAN

### ZONING DATA:

ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)  
SITE AREA: 12.71 ACRES

MAX BLDG. HT: 45' / 3 STORIES MAX

### BUILDING SETBACKS:

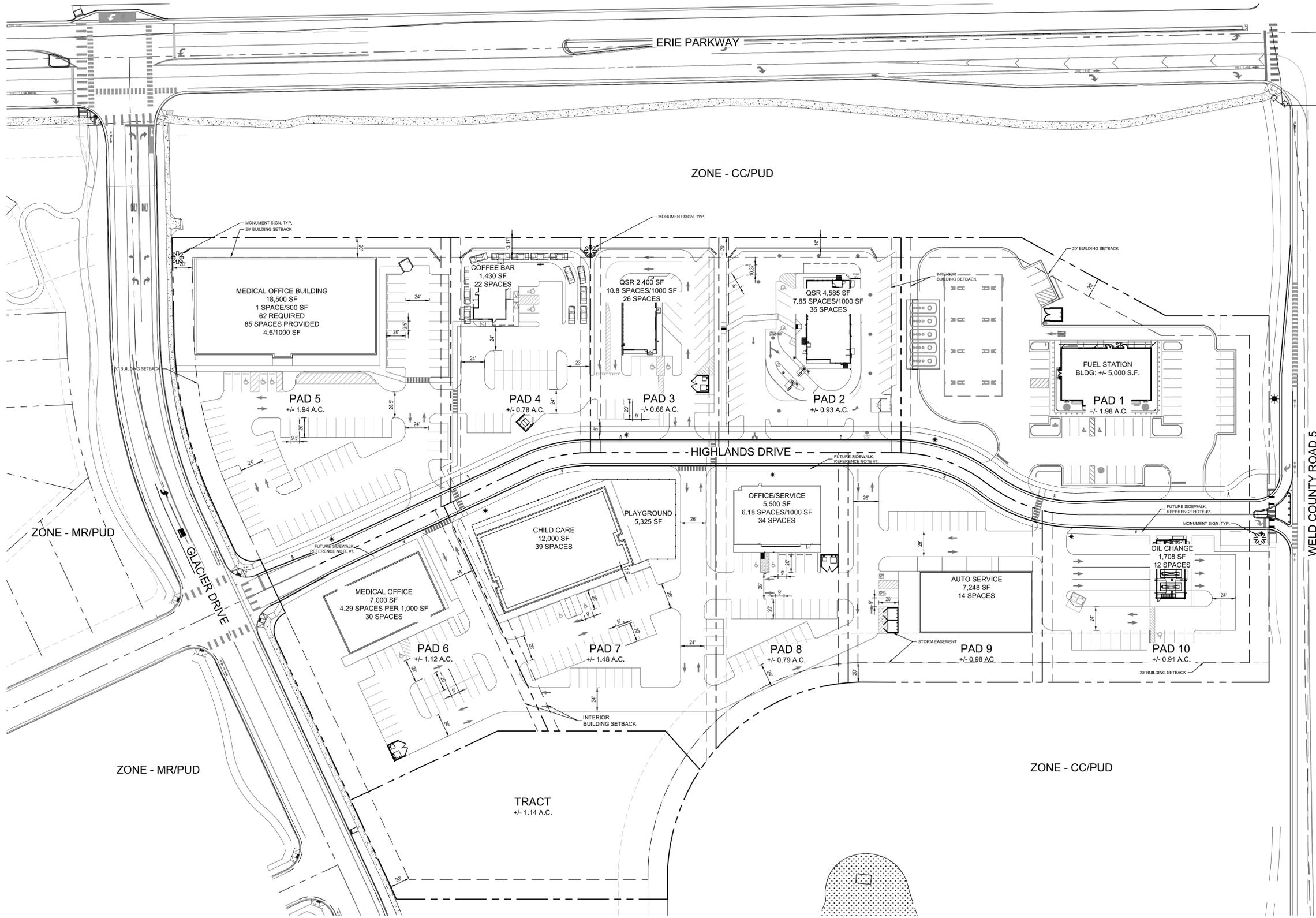
NORTH PROPERTY (FRONT): 20'  
GLACIER DRIVE (SIDE): 20'  
WELD COUNTY ROAD 5 (SIDE): 20'  
SOUTH (REAR): 20'  
INTERNAL: 10' (ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

### NOTES:

1. APPROVAL OF THIS SITE PLAN IDENTIFIES CONCEPTUAL USES AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH THE USES ALLOWED BY RIGHT IN THE CC ZONING AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.
2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.
7. SIDEWALK ALONG THE SOUTH SIDE OF HIGHLANDS DRIVE IS TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.





KEY MAP

**SITE DATA:**

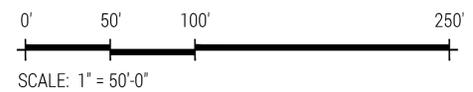
|   |   |
|---|---|
| <p><b>PAD 1:</b> +/- 1.98 AC<br/>FUEL STATION: +/- 5,000 SF<br/>41 SPACES PROVIDED<br/>8.2 SPACES/1000 SF</p> <p><b>PAD 2:</b> +/- 0.93 AC<br/>QSR: +/- 4,585 SF<br/>36 SPACES PROVIDED<br/>7.85 SPACES/1000 SF</p> <p><b>PAD 3:</b> +/- 0.66 AC<br/>QSR: +/- 2,400 SF<br/>28 SPACES PROVIDED<br/>10.8 SPACES/1000 SF</p> <p><b>PAD 4:</b> +/- 0.78 AC<br/>COFFEE BAR: +/- 1,430 SF<br/>22 SPACES PROVIDED<br/>15.3 SPACES/1000 SF</p> <p><b>PAD 5:</b> +/- 1.94 AC<br/>MOB: +/- 18,500 SF<br/>85 SPACES PROVIDED<br/>4.64 SPACES/1000 SF</p> | <p><b>PAD 6:</b> +/- 1.12 AC<br/>MOB: +/- 7,000 SF<br/>31 SPACES PROVIDED<br/>4.42 SPACES/1000 SF</p> <p><b>PAD 7:</b> +/- 1.48 AC<br/>CHILD CARE: +/- 12,000 SF<br/>37 SPACES PROVIDED<br/>3.08 SPACES/1000 SF</p> <p><b>PAD 8:</b> +/- 0.79 AC<br/>OFFICE/SERVICE: +/- 5,500 SF<br/>34 SPACES PROVIDED<br/>6.16 SPACES/1000 SF</p> <p><b>PAD 9:</b> +/- 0.98 AC<br/>AUTO SERVICE: +/- 7,248 SF<br/>14 SPACES PROVIDED<br/>1.93 SPACES/1000 SF</p> <p><b>PAD 10:</b> +/- 0.91 AC<br/>OIL CHANGE: +/- 1,708 SF<br/>12 SPACES PROVIDED<br/>8.78 SPACES/1000 SF</p> |
|---|---|

# ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

## OVERALL SITE PLAN

06.19.2025



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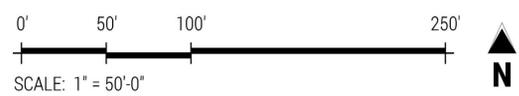


# ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

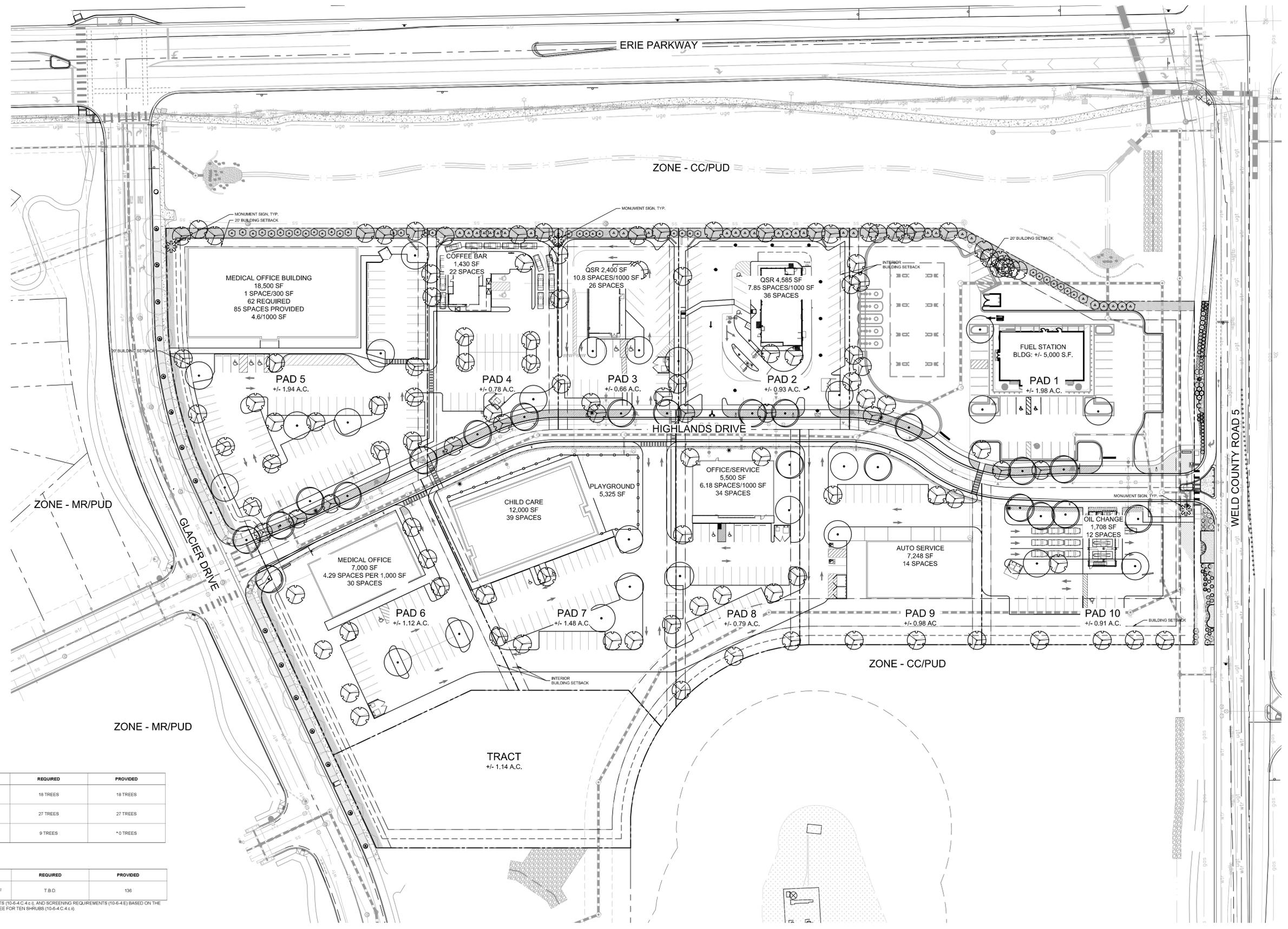
CONCEPTUAL RENDERING

06.19.2025



-  RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)  
1 TREE PER 40 LF OF R.O.W.
-  PARKING LOT TREES (REF.: SECTION 10-6-4.C.5.D)  
1 TREE PER FIFTEEN PARKING SPACES
-  INTERNAL SITE TREES (REF.: SECTION 10-6-4.C.4)  
1 TREE PER 1,000 SF OF INTERNAL LANDSCAPE AREA
-  EXISTING TREES TO REMAIN  
EXISTING TREES TO REMAIN
-  EXISTING LANDSCAPE TO REMAIN  
EXISTING LANDSCAPE TO REMAIN
-  ROCK MULCH / SHRUB MIX  
ROCK MULCH / SHRUB MIX
-  ENTRY PLANTINGS  
ENTRY PLANTINGS
-  ENHANCED SCREENING  
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

- NOTES:**
1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
  2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
  3. ALL INTERNAL LANDSCAPING, PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS ARE TO BE PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
  4. FOR DRIVE-THRU USES A MINIMUM 10' LANDSCAPE SETBACK IS REQUIRED.
  5. INTERNAL PARKWAY TREES ARE TO BE INSTALLED BY THE ADJACENT PAD USER AND WILL COUNT TOWARDS INDIVIDUAL LOTS INTERNAL TREE REQUIREMENTS FOR THAT LOT IN WHICH THEY RESIDE.
  6. TREE COUNTS AND LOCATION ARE SHOWN FOR REFERENCE ONLY BASED ON THE INTERNAL TREE REQUIREMENT. INDIVIDUAL SITE PLANS WILL DETERMINE FINAL TREE COUNTS BASED ON THE INTERNAL TREE REQUIREMENT, PARKING LOT TREE REQUIREMENT AND SCREENING REQUIREMENTS.



**LANDSCAPE REQUIREMENTS**

| CODE SECTION | CATEGORY                          | FORMULA                                | CALCULATION     | REQUIRED | PROVIDED |
|--------------|-----------------------------------|--|-----------------|----------|----------|
| 10-6-4.C.1a  | RIGHT-OF-WAY (GLACIER DRIVE)      | 1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF | 722 LF / 40 LF  | 18 TREES | 18 TREES |
| 10-6-4.C.1a  | (HIGHLANDS DR.) TREE LAWN         | 1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF | 1060 LF / 40 LF | 27 TREES | 27 TREES |
| 10-6-4.C.1a  | RIGHT-OF-WAY (WELD COUNTY ROAD 5) | 1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF | 372 LF / 40 LF  | 9 TREES  | *0 TREES |

\* UTILITY CONFLICTS EXIST TREE REQUIREMENT HAS BEEN MET THROUGH SHRUB EQUIVALENTS PER ERIE HIGHLAND FILING 17

**LANDSCAPE REQUIREMENTS**

| CODE SECTION | CATEGORY                  | FORMULA           | CALCULATION              | REQUIRED | PROVIDED |
|--------------|---------------------------|-------------------|--------------------------|----------|----------|
| 10-6-4.C.4.c | INTERNAL TREE REQUIREMENT | 1 TREE / 1,000 SF | LANDSCAPE AREA / 1000 SF | T.B.D.   | 136      |

\* TREE QUANTITIES WILL VARY ON EACH PAD AS THERE ARE INTERNAL TREE REQUIREMENTS, AS WELL AS PARKING LOT TREE REQUIREMENTS (10-6-4.C.4.c) AND SCREENING REQUIREMENTS (10-6-4.E) BASED ON THE INDIVIDUAL SITE PLAN SUBMITTED. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR TEN SHRUBS (10-6-4.C.4.c).



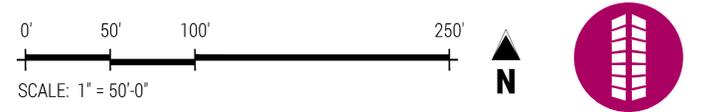
# ERIE PARKWAY AND WCR5

## CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

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06.19.2025



**PLANT\_SCHEDULE**

| COMMON NAME  | BOTANICAL NAME                              |
|--|---|
| <b>DECIDUOUS TREES</b>   |   |
| BIGTOOTH MAPLE   | ACER GRANDIDENTATUM                         |
| AUTUMN BLAZE FREEMAN MAPLE   | ACER X FREEMANII 'JEFFERSRED' TM            |
| NORTHERN CATALPA   | CATALPA SPECIOSA                            |
| GINKGO   | GINKGO BILOBA                               |
| SHADEMASTER HONEY LOCUST   | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' |
| KENTUCKY COFFEETREE  | GYMNOCLADUS DIOICA                          |
| EXCLAMATION! LONDON PLANE TREE   | PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM    |
| SWAMP WHITE OAK  | QUERCUS BICOLOR                             |
| RED OAK  | QUERCUS RUBRA                               |
| <b>EVERGREEN TREES</b>   |   |
| WHITE FIR  | ABIES CONCOLOR                              |
| BABY BLUE EYES COLORADO BLUE SPRUCE  | PICEA PUNGENS 'BABY BLUE EYES'              |
| PINYON PINE  | PINUS EDULIS                                |
| AUSTRIAN PINE  | PINUS NIGRA                                 |
| PONDEROSA PINE   | PINUS PONDEROSA                             |
| <b>ORNAMENTAL TREES</b>  |   |
| FLAME AMUR MAPLE   | ACER GINNALA 'FLAME'                        |
| CANADA RED CHOKECHERRY   | PRUNUS VIRGINIANA 'CANADA RED'              |
| GAMBEL OAK   | QUERCUS GAMBELII                            |
| <b>UPRIGHT JUNIPERS</b>  |   |
| SPARTAN JUNIPER  | JUNIPERUS CHINENSIS 'SPARTAN'               |
| WICHITA BLUE JUNIPER   | JUNIPERUS SCOPULORUM 'WICHITA BLUE'         |
| <b>DECIDUOUS SHRUBS</b>  |   |
| LEADPLANT  | AMORPHA CANESCENS                           |
| BLUE MIST SPIREA   | CARYOPTERIS X CLANDONENSIS 'BLUE MIST'      |
| YELLOW TWIG DOGWOOD  | CORNUS SERICEA 'FLAVIRAMEA'                 |
| RUSSIAN SAGE   | PEROVSKIA ATRIPLICIFOLIA                    |
| DWARF NINEBARK   | PHYSOCARPUS OPULIFOLIUS 'NANUS'             |
| PURPLE LEAF SAND CHERRY  | PRUNUS X CISTENA                            |
| SUNNY KNOCK OUT YELLOW ROSE  | ROSA X 'RADSUNNY' TM                        |
| <b>EVERGREEN SHRUBS</b>  |   |
| BAR HARBOR CREEPING JUNIPER  | JUNIPERUS HORIZONTALIS 'BAR HARBOR'         |
| HUGHES CREEPING JUNIPER  | JUNIPERUS HORIZONTALIS 'HUGHES'             |
| BUFFALO JUNIPER  | JUNIPERUS SABINA 'BUFFALO'                  |
| OLD GOLD JUNIPER   | JUNIPERUS X MEDIA 'OLD GOLD'                |
| COMPACT OREGON GRAPE   | MAHONIA AQUIFOLIUM 'COMPACTA'               |
| MOPS MUGO PINE   | PINUS MUGO 'MOPS'                           |
| <b>ORNAMENTAL GRASSES</b>  |   |
| BLONDE AMBITION BLUE GRAMA   | BOUTELOUA GRACILIS 'BLONDE AMBITION'        |
| KARL FOERSTER FEATHER REED GRASS   | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'  |
| DALLAS BLUES SWITCH GRASS  | PANICUM VIRGATUM 'DALLAS BLUES'             |
| <b>MULCH</b>   |   |
| 3/4"-2" FOOTHILLS RIVER ROCK<br>WITH WOOD MULCH RING AROUND ALL<br>PLANT MATERIAL, SEE PLANTING NOTES &<br>DETAILS | 3/4"-2" FOOTHILLS RIVER ROCK                |
| <b>SOD/SEED</b>  |   |
| RTF (RHIZOMATOUS TALL FESCUE)<br>SEE PLANTING NOTES & DETAILS  | FESCUE SOD                                  |



BIGTOOTH MAPLE



NORTHERN CATALPA



KENTUCKY COFFEETREE



RED OAK



WHITE FIR



AUSTRIAN PINE



GAMBEL OAK



SPARTAN JUNIPER



LEADPLANT



RUSSIAN SAGE



DWARF NINEBARK



BUFFALO JUNIPER



COMPACT OREGON GRAPE



BLONDE AMBITION BLUE GRAMA



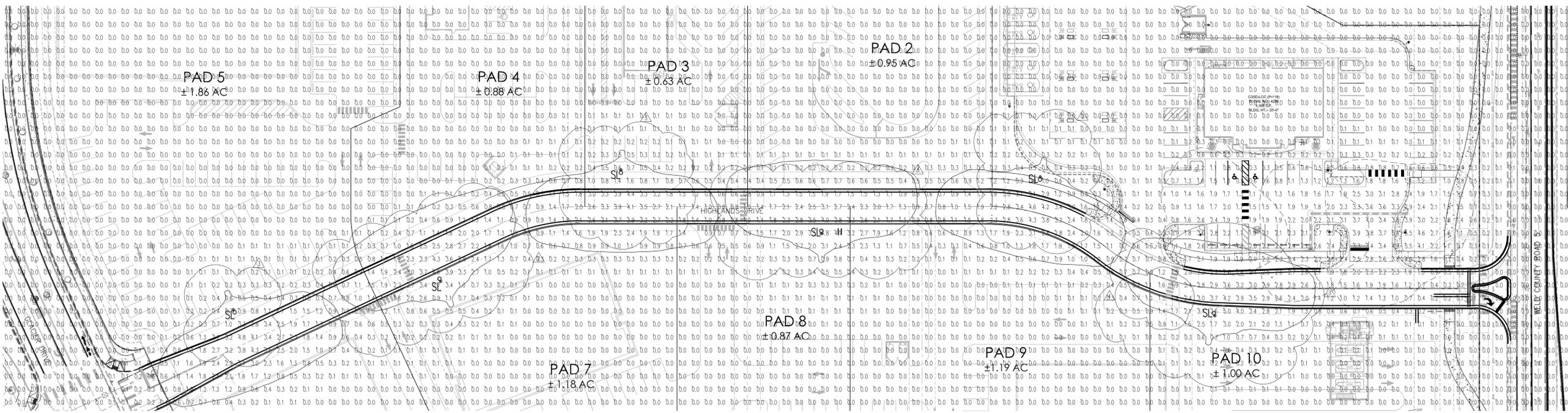
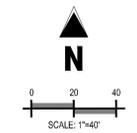
KARL FORESTER FEATHER REED GRASS



DALLAS BLUES SWITCHGRASS

# ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



1 PHOTOMETRIC SITE PLAN  
SCALE: 1"=40'-0"

**Galloway**  
5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

**NOT FOR CONSTRUCTION**

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EVERGREEN DEVELOPMENT  
ERIE HIGHLANDS  
FILING 17  
SITE PLAN  
TOWN OF ERIE, COLORADO

| #  | Date       | Issue / Description | Init. |
|----|------------|---------------------|-------|
| 1  | 04/02/2025 | REVISION 1          | JTH   |
| 2  | 04/28/2025 | REVISION 2          | JTH   |
| 3  | 05/01/2025 | REVISION 3          | JTH   |
| 4  | 05/12/2025 | REVISION 4          | JTH   |
| 5  |            |                     |       |
| 6  |            |                     |       |
| 7  |            |                     |       |
| 8  |            |                     |       |
| 9  |            |                     |       |
| 10 |            |                     |       |

Project No: ED095  
Drawn By: JMG  
Checked By: AJ  
Date: 3/12/2025

PHOTOMETRIC PLAN AND DETAILS

PP-1.0

**UCL2 ARCHITECTURAL AREA/SITE**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: SL PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**UNIVERSE®**

**FEATURES**

- Reliable, uniform, glare free illumination
- Types L, 2, 3, 4W, 5G, and SW distributors
- 300K, 400K, 500K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits
- Ultra-Slim Optics for precise distributions, maximum fixture spacing and minimal beamlight.

**ORDERING GUIDE**

| UCL2                 | LED Quantity | Lumen Output         | CCT/CRF       | Finish |
|----------------------|--------------|----------------------|---------------|--------|
| UCL2-2500-2000-2000  | 335          | 33500A, 30000 Lumens | 3000K, 90 CRF | BLT    |
| UCL2-4000-2000-2000  | 480          | 48000A, 40000 Lumens | 3000K, 90 CRF | DBS    |
| UCL2-5000A-3000-2000 | 500          | 50000A, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000B-3000-2000 | 500          | 50000B, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000C-3000-2000 | 500          | 50000C, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000D-3000-2000 | 500          | 50000D, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000E-3000-2000 | 500          | 50000E, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000F-3000-2000 | 500          | 50000F, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000G-3000-2000 | 500          | 50000G, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000H-3000-2000 | 500          | 50000H, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000I-3000-2000 | 500          | 50000I, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000J-3000-2000 | 500          | 50000J, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000K-3000-2000 | 500          | 50000K, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000L-3000-2000 | 500          | 50000L, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000M-3000-2000 | 500          | 50000M, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000N-3000-2000 | 500          | 50000N, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000O-3000-2000 | 500          | 50000O, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000P-3000-2000 | 500          | 50000P, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000Q-3000-2000 | 500          | 50000Q, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000R-3000-2000 | 500          | 50000R, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000S-3000-2000 | 500          | 50000S, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000T-3000-2000 | 500          | 50000T, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000U-3000-2000 | 500          | 50000U, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000V-3000-2000 | 500          | 50000V, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000W-3000-2000 | 500          | 50000W, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000X-3000-2000 | 500          | 50000X, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000Y-3000-2000 | 500          | 50000Y, 30000 Lumens | 3000K, 90 CRF | DBT    |
| UCL2-5000Z-3000-2000 | 500          | 50000Z, 30000 Lumens | 3000K, 90 CRF | DBT    |

**CONSTRUCTION**

- All housing components are die cast aluminum 3003 also coated with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses to tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electronically applied, thermally cured, trifluoromethylene (TFM) powder-coat
- Optical bezel finish is match the luminaire housing

**INSTALLATION**

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury
- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10000 Amps using the industry standard 80/200V surge and surge rating of 272J
- Drivers are UL recognized with an inrush current maximum of 200 Amps maximum at 230VAC
- 100% TH dimming range. Fixtures will be wired for low voltage 0-10V dimming control

**LED OPTICS**

- Optical cartridge system consisting of a die cast head shell, LED engine, TR optic, gasket and bezel plate
- Optic are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features individual LED optical control based on high performance TR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type S distributor. House Side Shields are not available for any distribution using a Diffused Lens

**WARRANTY**

- 5 year warranty

**RSSA Series Poles**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: POLE PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING INFORMATION**

| Series   | Height | Material         | Finish | Options |
|----------|--------|------------------|--------|---------|
| RSSA-25  | 25'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-30  | 30'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-35  | 35'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-40  | 40'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-45  | 45'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-50  | 50'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-55  | 55'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-60  | 60'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-65  | 65'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-70  | 70'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-75  | 75'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-80  | 80'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-85  | 85'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-90  | 90'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-95  | 95'    | 6061-T6 Aluminum | Black  | None    |
| RSSA-100 | 100'   | 6061-T6 Aluminum | Black  | None    |

**CONSTRUCTION**

- Shaft: One-piece straight steel with round cross-section. Minimum yield of 45000 psi (ASTM-A500, Grade C). Longitudinal weld seam to appear flush in shaft wall. Steel base plate with anti-bolt circle slots welded flush to pole shaft having minimum yield of 50000 psi (ASTM-A500)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft applied with removable cover when applicable. Tenon and post-top configurations also available
- Hand hole: Rectangular 3/8" steel hand hole frame (23" x 4.38") opening. Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55000 psi (ASTM-A193). Galvanized hardware with two washers and two nuts per bolt for leveling
- Anchor bolt part numbers: 3/4" x 30 x 3 - 1AB-30-A038 1/2-20 x 4 - 1AB-20-A038
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

**INSTALLATION**

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

**ACCESSORIES (Order Separately)**

- WAG200: Fixed installed 2nd mode vibration dampener - 20 ft
- WAG300: Fixed installed 2nd mode vibration dampener - 30 ft
- WAG400: Fixed installed 2nd mode vibration dampener - 40 ft
- WAG500: Fixed installed 2nd mode vibration dampener - 50 ft
- WAG600: Fixed installed 2nd mode vibration dampener - 60 ft
- WAG700: Fixed installed 2nd mode vibration dampener - 70 ft
- WAG800: Fixed installed 2nd mode vibration dampener - 80 ft
- WAG900: Fixed installed 2nd mode vibration dampener - 90 ft
- WAG1000: Fixed installed 2nd mode vibration dampener - 100 ft

**MOUNTING ORIENTATION**

**PHOTOMETRIC SCHEDULE**

| MOUNTING CONFIG | SYMBOL | QTY | POLE HEIGHT | LUMENS | TOTAL WATTS | MODEL NUMBER                         | DESCRIPTION  |
|-----------------|--------|-----|-------------|--------|-------------|--------------------------------------|--|
| SL              | GO     | 6   | 25'-0"      | 17,105 | 160.4       | UCL2-BEL-72L-700-4K7-3-BLS-SLA17-UNV | ARCHITECTURAL AREA LIGHTING, UCL2 LED SERIES AREA LIGHT, 4000K, TYPE III DISTRIBUTION, BELL HOOD STYLE, SINGLE HEAD FLAT LENS FIXTURE, SLA17 MOUNTING, BLACK COLOR |

NOTES:  
G.C. TO VERIFY VOLTAGE BEFORE ORDERING  
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.  
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES.

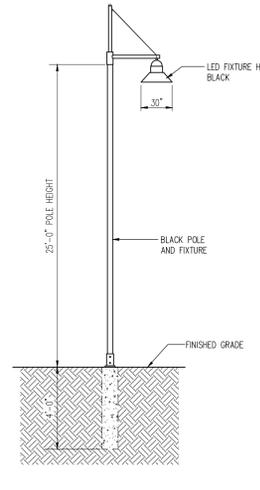
**POLE SCHEDULE**

| MOUNTING | SYMBOL | QTY | POLE HEIGHT | MODEL NUMBER         | DESCRIPTION                              |
|----------|--------|-----|-------------|----------------------|--|
| SL       | GO     | 6   | 25'-0"      | RSSA25-50B-1-BLS-RRC | AAL, 5" ROUND STRAIGHT STEEL POLE, BLACK |

**CALCULATION SUMMARY**

| LABEL                  | UNITS | AVG  | MAX | MIN |
|------------------------|-------|------|-----|-----|
| PRIVATE STREET/ROADWAY | FC    | 2.11 | 4.8 | 0.4 |

2 AREA LIGHT DETAIL  
SCALE: NOT TO SCALE



**NOTES:**

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF ESNA.

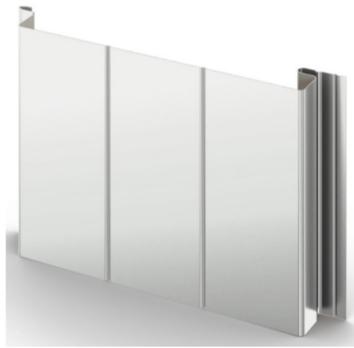
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 22'-6" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LOCATION AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

STREET LIGHTS ON HIGHLANDS DRIVE BETWEEN GLACIER DRIVE AND COUNTY ROAD 5 (CR5) MUST MEET TOWN OF ERIE MUNICIPAL CODE (10-6-10 EXTERIOR LIGHTING) FOR FOOTCANDLE LEVELS. STREETLIGHT DESIGN AND SPACING MUST BE DESIGNED AND INSTALLED TO MEET SECTION 900 OF THE TOWN'S 2025 ENGINEERING STANDARDS. LIGHTS SHOWN ON THE FIRST PAGE OF THE PROJECT (ON THE NORTH SIDE OF HIGHLANDS DRIVE) CAN BE ADJUSTED WITHIN A REASONABLE PROXIMITY OF THESE APPROVED LOCATIONS TO MEET THE TOWN'S STANDARDS. FUTURE STREETLIGHTS (ON THE SOUTH SIDE OF HIGHLANDS DRIVE) WILL NEED TO BE INSTALLED BY INDIVIDUAL PAD SITE DEVELOPMENTS AND MUST MEET THE MUNICIPAL CODE AND ENGINEERING STANDARD REQUIREMENTS.



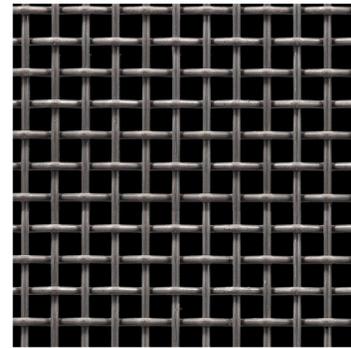
BERRIDGE METAL  
"SHASTA WHITE"



BERRIDGE METAL  
"CHARCOAL GRAY"



BERRIDGE METAL  
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR  
WIRE MESH



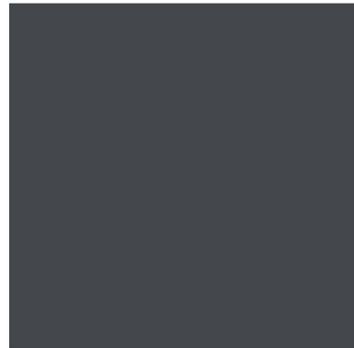
BRICK  
SUMMIT "ONYX"



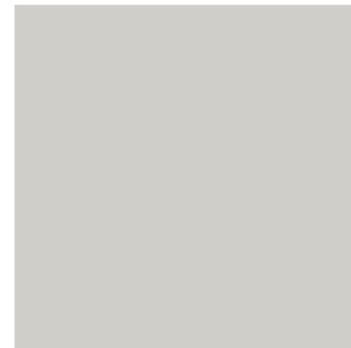
BRICK  
SUMMIT "ALASKAN"



BRICK  
SUMMIT "CEDAR RIDGE"



METAL/PAINT  
SW 7076 "CYBERSPACE"



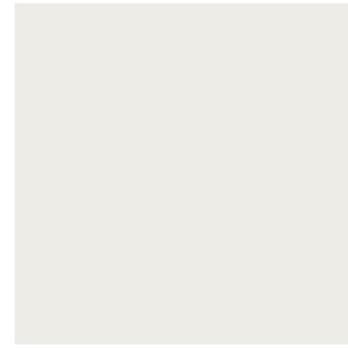
EIFS/PAINT  
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT  
SW 7016 "MINDFUL GRAY"



EIFS/PAINT  
SW 7019 "GAUNTLET GRAY"



EIFS/PAINT  
SW 7005 "PURE WHITE"



EIFS/PAINT  
SW 7069 "IRON ORE"



PRECAST CONCRETE CAP  
"NATURAL GRAY"



NICHIHA  
VINTAGEWOOD SERIES  
"SPRUCE"



NICHIHA  
VINTAGEWOOD SERIES  
"POPLAR"



NICHIHA  
VINTAGEWOOD SERIES  
"BLACKWOOD"



NICHIHA  
VINTAGEWOOD SERIES  
"CEDAR"



NICHIHA  
VINTAGEWOOD SERIES  
"BARK"



NICHIHA  
VINTAGEWOOD SERIES  
"ASH"

**NOTE:**

Masonry, fiber cement and metals shall be used as primary materials.

The use of EIFS shall be limited to an accent material.

**BUILDING MATERIALITY PLAN**

**04/17/2025**

**Erie Highlands**

Erie, Colorado

