



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: October 23, 2018
Project: **Bolder Coffee LSD**
Planner: Courtney McNair

AGENDA ITEM

C

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL

895 W. Henri de Tonti
Parcel #: 830-37799-000

SUMMARY: Bolder Coffee is requesting Preliminary Large Scale Development (LSD) Plan approval for approximately 1,600 SF of coffee shop space on 1.061 acres.

CURRENT ZONING: C2 General Commercial

CITY WARD: 1- Gene McCartney and Henry Piazza

FLOODPLAIN: No

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water

Sewer: Tontitown Sewer

Road Access: W. Henri de Tonti

Electric: Ozarks Electric

Cable: Cox Communications

Phone: ATT

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS:

Bolder Coffee is requesting Preliminary Large Scale Development (LSD) Plan approval for approximately 1,600 SF of coffee shop space on 1.061 acres. Bolder Coffee received Preliminary Large Scale Development on April 25, 2017. However, the permit expired October 25, 2017 as no work had been started. The new plan submitted is very similar to the previously approved plan. The property is zoned C2, and the proposed use is allowed.

According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site. The new plans show this to be extended to also service Plaza Tire to the west. At this time, the applicant for Bolder Coffee and Plaza Tire are working on the agreement to allow this waterline easement and construction. This agreement and easement must be completed prior to the Pre Construction (PreCon) meeting.

The applicant has submitted architectural plans and elevations. A drainage report was submitted and has been reviewed by the City Engineer. Any additional comments from the engineer must be completed prior to the PreCon meeting.

All other comments outstanding are minor and can be addressed after Preliminary Approval is granted, prior to the PreCon Meeting.

TECHNICAL INFORMATION:**Utilities:**

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site

Electric: Ozarks Electric-See attached comments-30 UE required along existing overhead line.

Sewer/Septic: Sewer

Phone: AT&T- ATT had no comments.

Natural Gas: Black Hills Energy- No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

Police:

The Police Chief has no concerns regarding this proposal.

Fire:

According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site.

Interior drives appear to be all designated as one-way, from 18 feet to 24.5 feet wide. Some "No Parking" striping or signs may be required. All interior drives must meet the required compaction rating to support emergency vehicles.

The Fire Marshal submitted one comment on the Life Safety plan regarding the location of one of the fire extinguishers.

A hydrant is required for this project and must be coordinated with the Fire Marshal for location.

Drainage:

A drainage report was submitted and reviewed by the City Engineer. There are a few additional comments to be addressed. These must be corrected by PreCon.

Roads:

This project has access to W. Industrial Circle and Hwy. 412. No traffic leaving this site may turn left onto Hwy. 412. All striping/curbing at this entrance must be coordinated with the Fire Marshal.

This project is providing cross access with Plaza Tire to the west. Speed control devices should be used to insure traffic is slowed on the south connection.

All interior drives must meet the required compaction rating to support emergency vehicles.

STAFF RECOMMENDATION LARGE SCALE DEVELOPMENT: There are some details that remain to be addressed at the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends **approval** of Bolder Coffee Preliminary Large Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

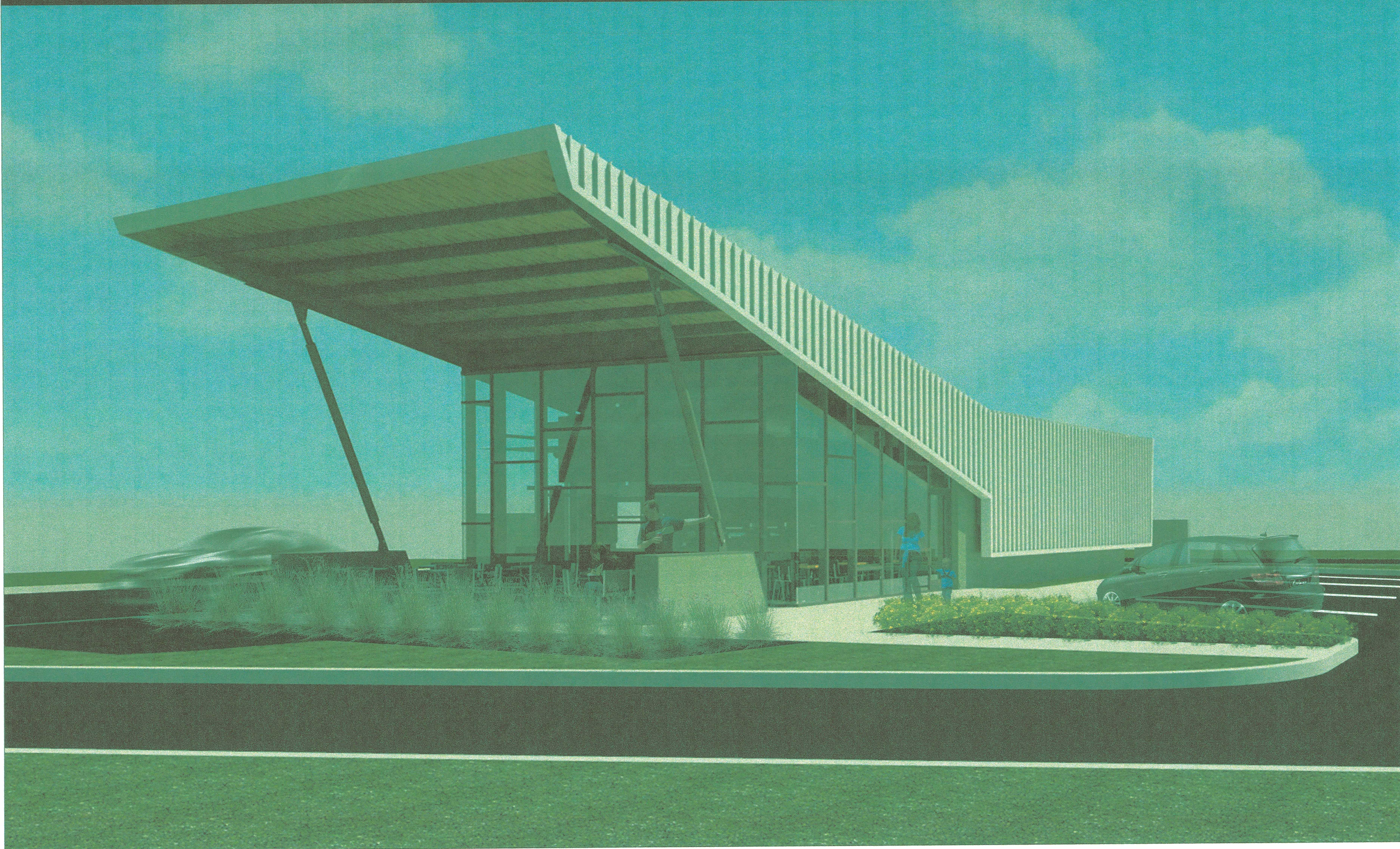
1. This project shall develop generally as presented.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. The SWPPP shall be completed and posted on site prior to construction.
4. A hydrant is required for this project and must be coordinated with the Fire Marshal for location.
5. No traffic leaving this site shall turn left onto Hwy. 412.
6. All striping/curbing at entrances shall be coordinated with the Fire Marshal.
7. Speed control devices should be used to insure traffic is slowed on the south connection.
8. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
9. "No Parking" signs/striping may be required.
10. All interior drives shall meet the required compaction rating to support emergency vehicles.
11. An easement granting access for a waterline shall be completed prior to Construction Plan approval.
12. Correct any remaining comments from reviewing agencies.
13. Correct all comments from the City Engineer prior to Construction Plan approval.
14. The applicant shall apply for all required permits prior to construction.



BOLDER COFFEE TONTITOWN

895 E. HENRI DE TONTI BLVD, SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT



SHEET INDEX - LARGE SCALE DEVELOPMENT					
Sheet #	Sheet Name	Issue Date	Revisions		
			#	Date	Description
T1	TITLE SHEET	03.31.2017	2	05.09.2017	LSD REVISIONS #2
LS.01	LIFE SAFETY PLAN	03.31.2017			
SURVEY - LARGE SCALE DEVELOPMENT					
B1	BOUNDARY SURVEY	03.31.2017	1	04.18.2017	LSD REVISIONS #1
CIVIL - LARGE SCALE DEVELOPMENT					
C1.01	DEMOLITION PLAN	03.31.2017			
C2.01	DIMENSIONING PLAN	03.31.2017	2	05.09.2017	LSD REVISIONS #2
C2.02	SITE DETAILS	03.31.2017			
C3.01	GRADING PLAN	03.31.2017	3	10.17.2018	LSD REVISIONS #3
C3.02	GRADING DETAILS	03.31.2017			
C4.01	EROSION CONTROL PLAN	03.31.2017	2	05.09.2017	LSD REVISIONS #2
C5.01	UTILITY COORDINATION PLAN	03.31.2017	2	05.09.2017	LSD REVISIONS #2
C6.01	PAINT AND STRIPING PLAN	05.09.2017			
LANDSCAPE - LARGE SCALE DEVELOPMENT					
L1.01	PLANTING PLAN	03.31.2017	2	05.09.2017	LSD REVISIONS #2
L1.02	PLANTING DETAILS	03.31.2017			
ARCHITECTURAL - LARGE SCALE DEVELOPMENT					
LSD-A1	COLORLED ELEVATIONS	04.04.2017			
ELECTRICAL - LARGE SCALE DEVELOPMENT					
E1.3	SITE PHOTOMETRIC PLAN	03.31.2017	2	05.09.2017	LSD REVISIONS #2

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, Allen Jay Young, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: 5/9/17

Registered Land Surveyor--- [Signature]

State of Arkansas Registration No. 1441

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

Each set of street and drainage plans must be submitted in accordance with applicable state statutes and any plans and specifications required:

I, Andrew W. Fuller, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.

Date of Execution: 5/9/2017

Registered Engineer Andrew W. Fuller

State of Arkansas Registration No. 15402

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).

Date of Execution: _____

Chairman, City of Tontitown Planning Commission
ning Commissionas.

ARCHITECT

POLK STANLEY WILCOX ARCHITECTS
509 W. SPRING ST., SUITE 150
FAYETTEVILLE, AR 72701
479.444.0473

POINT OF CONTACT:
MARK HERRMANN
479.695.3068
mherrmann@polkstanleywilcox.com

GENERAL CONTRACTOR

REDLINE CONSTRUCTION
705 S. LINCOLN ST.
LOWELL, ARKANSAS 72745
479.419.4100

POINT OF CONTACT:
KYLE SARGENT
479.841.3526
kyle.sargent@redline.me

CIVIL ENGINEERING

DEVELOPMENT CONSULTANTS, INC.
609 W. DICKSON ST.
FAYETTEVILLE, AR 72701
479.444.7880

POINT OF CONTACT:
JAY YOUNG
479.444.7880
jayy@dc1-fay.com

STRUCTURAL ENGINEERING

MYERS-BEATTY ENGINEERING
2411 FAYETTEVILLE ROAD
VAN BUREN, ARKANSAS 72956
479.445.3261

POINT OF CONTACT:
JIM BEATTY
479.445.3261
jim@myers-engr.com

MEP+FP ENGINEERING

HP ENGINEERS, INC
1800 S. OSAGE SPRINGS DR., SUITE 110
ROGERS, AR 72758
479.899.6370

POINT OF CONTACT:
COLBY POST
479.899.6370
cpost@hpengineeringinc.com

CITY OF TONTITOWN

PLANNING
CITY OF TONTITOWN PLANNING DEPARTMENT
201 HENRI DE TONTI BLVD
SPRINGDALE, AR 72762

PO BOX 305
TONTITOWN, AR 72770
479.361.2700

HIGHWAY DEPARTMENT
ARKANSAS HIGHWAY AND TRANSPORTATION
DEPARTMENT DISTRICT 4
PO BOX 1424
FT. SMITH, AR 72901
PH. 479.646.5501
MICHAEL ARELLANES

FIRE DEPARTMENT
CITY OF TONTITOWN
201 HENRI DE TONTI BLVD
SPRINGDALE, AR 72762

PO BOX 305
TONTITOWN, AR 72770
479.439.3578

WATER AND SANITARY SEWER
CITY OF TONTITOWN
201 HENRI DE TONTI BLVD
SPRINGDALE, AR 72762

PO BOX 127
TONTITOWN, AR 72770
479.361.2700

TELEPHONE
AT&T
PH. 479.361.2700
LAYNE RHODES
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ELECTRIC
OZARK ELECTRIC
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FAYETTEVILLE, AR 72702
PH. 479.361.2700
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MIKE PHIPPS

POLK
STANLEY
WILCOX
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2222 Coltondale Lane | Suite 100
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479.899.6370



PSW Job Number:
775C

**BOLDER
COFFEE -
TONTITOWN**
TONTITOWN, AR 72770

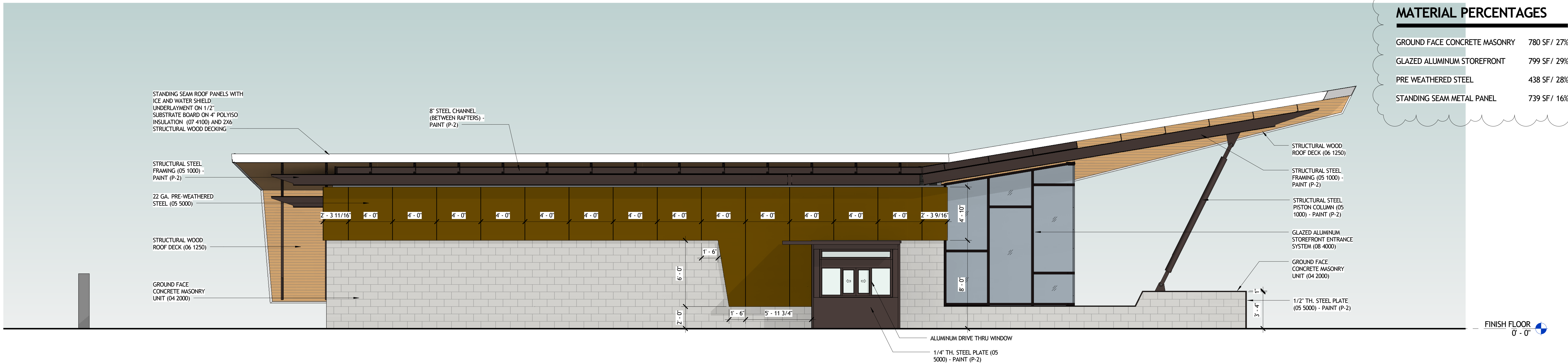
Issue Date:
03.31.2017

Revisions		
number	date	description
1	04.18.2017	LSD REVISIONS #1
2	05.09.2017	LSD REVISIONS #2

Contents:
LSD TITLE
SHEET



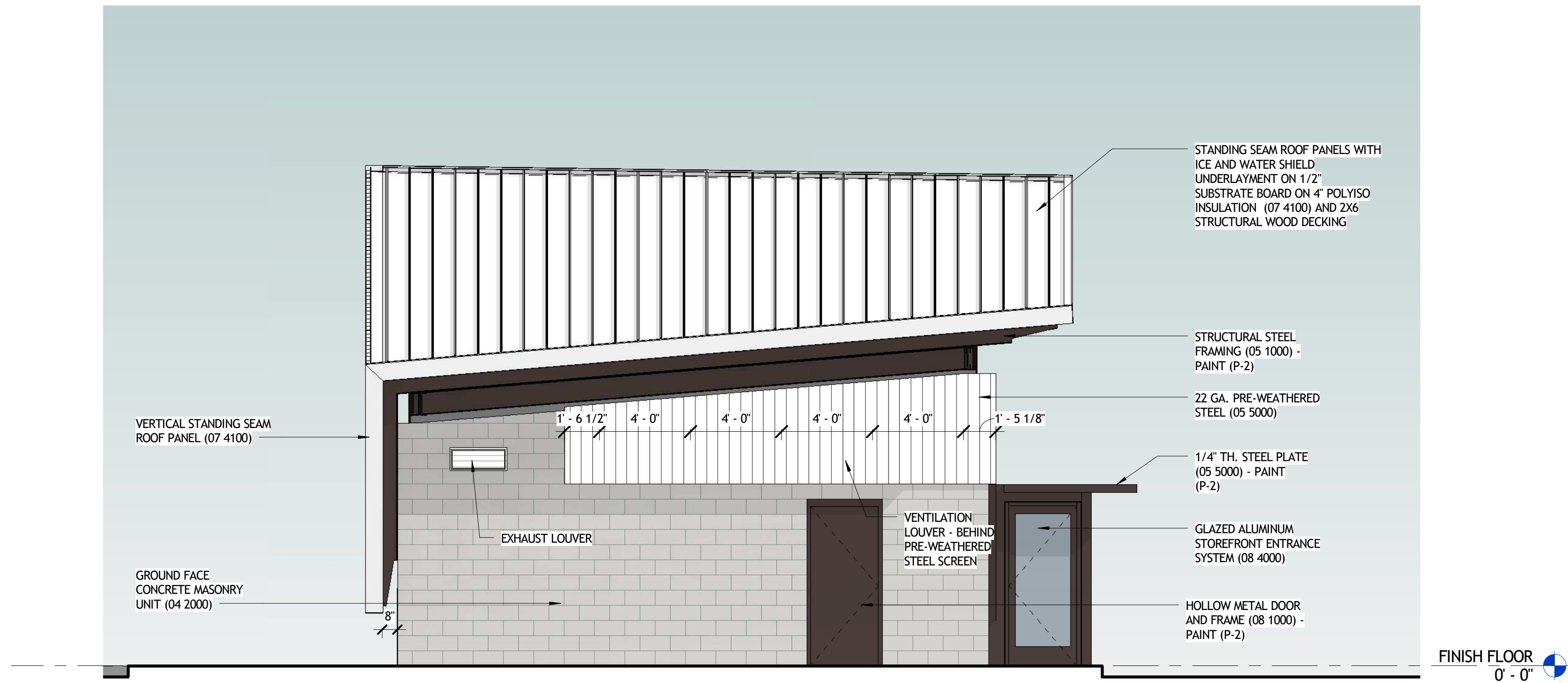
LSD-T1



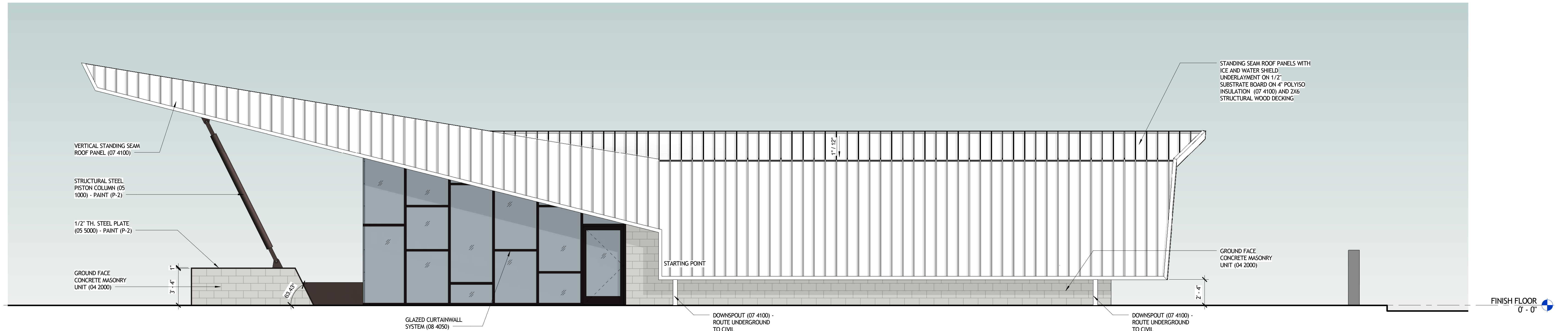
1 EAST ELEVATION - COLORED
1/4" = 1'-0"



2 NORTH ELEVATION - COLORED
1/4" = 1'-0"



3 SOUTH ELEVATION - COLORED
1/4" = 1'-0"



4 WEST ELEVATION - COLORED
1/4" = 1'-0"

MATERIAL PERCENTAGES

GROUND FACE CONCRETE MASONRY	780 SF/ 27%
GLAZED ALUMINUM STOREFRONT	799 SF/ 29%
PRE WEATHERED STEEL	438 SF/ 28%
STANDING SEAM METAL PANEL	739 SF/ 16%

POLK
STANLEY
WILCOX
ARCHITECTS

2222 Cottondale Lane I Suite 100
Little Rock, AR 72202
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PSW Job Number:
775C

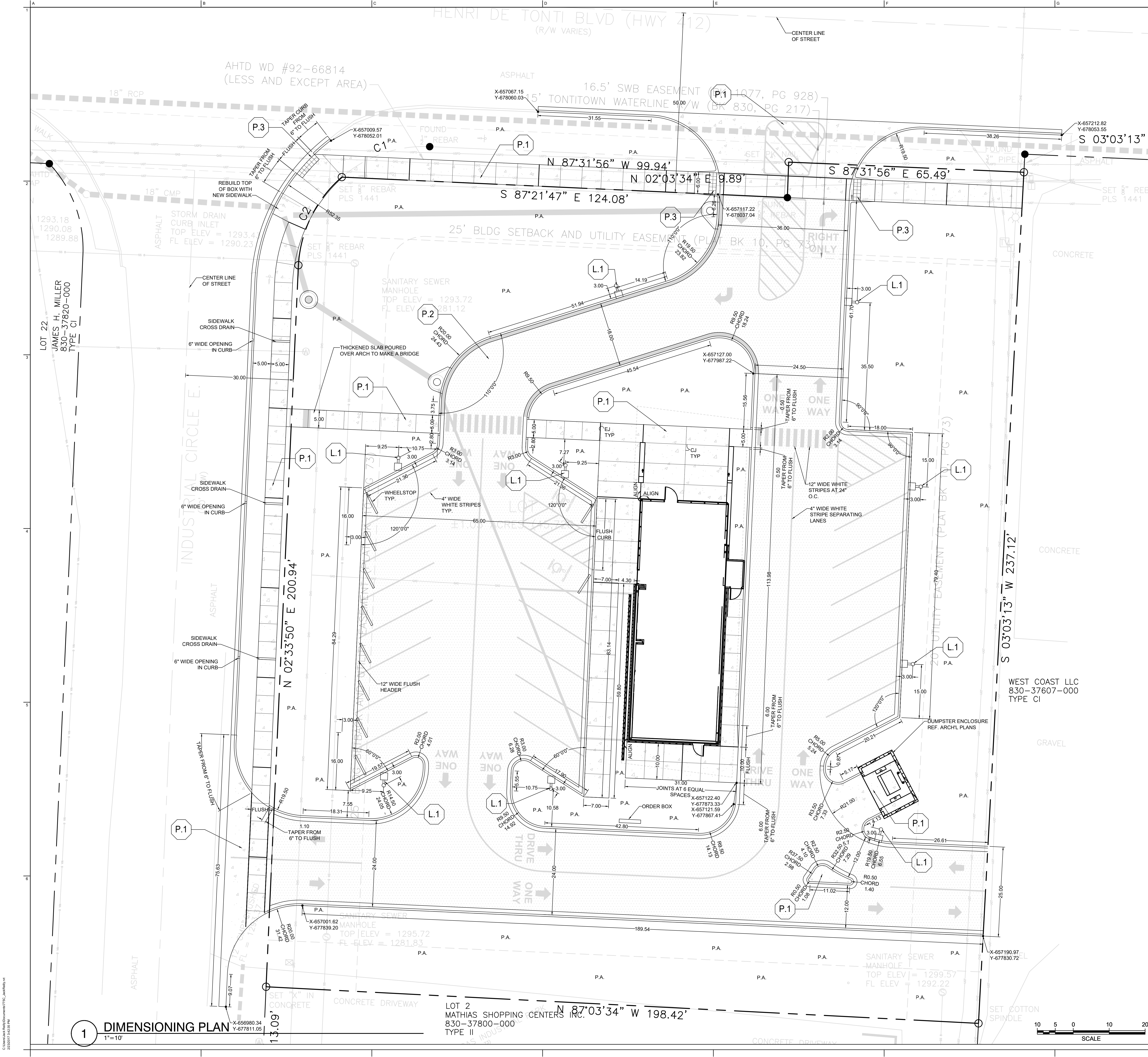
BOLDER
COFFEE -
TONTITOWN
TONTITOWN, AR 72770

Issue Date:
04.04.2017

Revisions		
number	date	description
1	10.22.2018	1.5D REVISION

Contents:
COLORED
ELEVATIONS

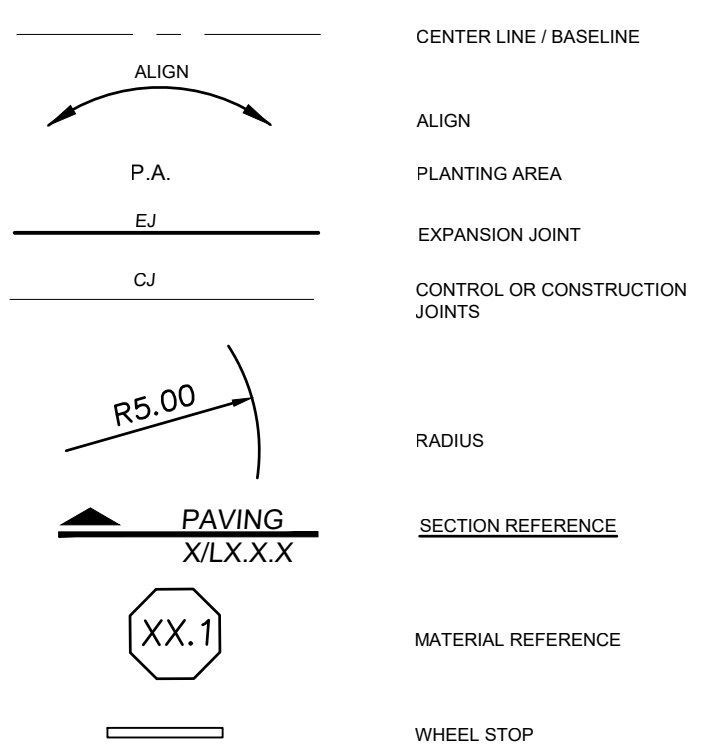
LSD-A1



- GENERAL NOTES
1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL, IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER, A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL, IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER, A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 10. AFTER NEW INLETS ARE CONSTRUCTED, STRAW BALES AND GRAVEL FILTER BERMS ARE TO BE PLACED TO ALLOW FLOW THROUGH THE BERMS.
 11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
 13. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY EPA PHASE II STORM WATER REGULATIONS AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
 14. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8888 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO TONTITOWN AND/OR ADA STANDARDS. VERIFY.
 16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 17. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
 18. NO WETLANDS ARE LOCATED ON THIS SITE.
 19. THE NEAREST HYDRANT IS ON A 6" WATER MAIN AND HAS A STATIC PRESSURE OF 98 WITH A RESIDUAL OF 30 AND A FLOW OF 100G.
 20. THERE ARE NO EXISTING, KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
 21. THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SLUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS OR UNDERGROUND STRUCTURES WITHIN THIS PROJECT.

KEY	DESCRIPTION	COLOR	FINISH	REMARKS
PAVING				
P.1	CONCRETE WITH LIGHT BROWN FINISH	STANDARD GRAY	CONCRETE WITH REPELLO FINISH (SEE FIELD)	6" CONCRETE SLAB IN VEHICULAR AREAS, 4" SLAB IN PEDESTRIAN AREAS. REFERENCE SHOWN ON DRAWINGS.
P.2	ASPHALT	NATURAL	NATURAL	7" ASPHALT OVER 12" OF GRAVEL
P.3	DETECTABLE WARNING PAVEMENT	CHARCOAL	FLOOR	12"x12"x1" THICK CONCRETE DETECTABLE WARNING PAVEMENT BY MANHOLE SET ON 1" THICK SAND BED OVER 4" THICK CONCRETE SLAB PAVED SET IN STACKED BOND PATTERN.
OTHER				
L.1	PAVING LOT LIGHT	N/A	N/A	REFERENCE MEP DRAWINGS FOR SPEC.

LAYOUT & MATERIALS LEGEND



CITY OF TONTITOWN	
ZONING INFORMATION	
C-2 ZONING DISTRICT	
SETBACKS:	
FRONT (W/ PARKING)	50'
FRONT (W/O PARKING)	20'
SIDE	7'
REAR	20'
MAX BLDG HEIGHT:	60'
MAX BLDG COVERAGE:	65%
MAX IMPERVIOUS AREA:	80%

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, ANDREW FULLER, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTITOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: 05.05.2017

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. 15402

2222 Cottoland Lane | Suite 100
Little Rock, AR 72202
501.378.0878 office
501.372.7629 fax

509 W. Springs St. | Suite 150
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CIVIL AND LANDSCAPE
DEVELOPMENT CONSULTANTS INC.
2200 NORTH RODNEY PARKWAY
SUITE 220
LITTLE ROCK, AR 72212
501.221.7880

PSW Job Number:
775C

BOLDER COFFEE - TONTITOWN
TONTITOWN, AR 72770

Issue Date:
05/05/17

Revisions		
number	date	description
1	10/22/16	LSD Revision 1

Contents:
Dimensioning Plan

**Job Name:**

PROJECT NEPTUNE
Contractor: HILL ELECTRIC-FAYETTEVILLE
(FAYETTEVILLE)
Engineer: CORE STATES ENGINEERS (ROGERS)

Catalog Number:

XLCS 5E LED SS CW UE BLK

Notes:**Type:****S1**

PORTER16-52201

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)**DOE LIGHTING FACTS**

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS						
		Type 3	Type FT	Type 5	Type 5E	Type FTE
Cool White	SS	10100	11400	11400	8200	7800
	HO	14000	15500	15700	11600	10600
Neutral White	SS	9700	10400	10800	7900	7500
	HO	13400	14700	15200	11000	10500
		Lumens (Nominal)				Watts (Nominal)

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-*-CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____
Catalog # _____

11/13/15
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