CENTERRA SOUTH FIRST SUBDIVISION - SDP 1

SITE DEVELOPMENT PLAN

Loveland, Colorado

SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
4. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
5. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
6. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
7. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
8. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF LOVELAND STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

RIGHT OF WAY ENCROACHMENT PERMIT NOTE:

ANY ENCROACHMENTS PROPOSED WITHIN THE ROW WILL NEED TO BE REVIEWED AND APPROVED SEPARATELY THROUGH A REVOCABLE ENCROACHMENT PERMIT FROM PUBLIC WORKS

APPROVAL BLOCKS

Property Owner

The undersigned agree that the real property described in the application and shown on the Site Development Plan filed herewith, shall be subject to the requirements of Title 18 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland. The undersigned accepts the conditions and restrictions set forth on said Plan and in the conditions of approval by the City of Loveland. The undersigned also understands that if the next required approval or permit has not been applied for to establish the use or commence the construction that is authorized by the approval of the Site Development Plan or if the use does not require a building permit and is not established, ongoing, and in operation within three years of the date of approval, or other completions date or dates established in a development agreement approved by the City, the Site Development Plan shall expire and shall be deemed null and void.

_____
(Owner's Signature)

_____
(Title)

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing agreement was acknowledged before me this_____day of_____, 2_____, by _____.

Witness my hand and official seal.

My commission expires:_____.

_____
Notary Public

City Approval

Approved this_____day of_____, 2__, by the Current Planning Manager of the City of Loveland, Colorado.

_____
Current Planning Manager

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF GRANGE ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

VERTICAL DATUM
BM: NO. 95-01
LOC: I-25 - FRONTAGE
DESC: ALUM DISK IN S. END OF W. HEDWALL AT CANAL ON W. FRONTAGE ROAD, 1200 N. OF MCWHINNEY BLVD INTERSECTION
ELEV: 4957.02 ON THE NGVD29 DATUM PER THE CITY OF LOVELAND 1995 LEVEL NET SURVEY - NGS CONTROL BENCHMARKS, REVISED: AUGUST 3, 2009.



VICINITY MAP



OVERALL RENDERING - PHASE 1

DESIGN TEAM

RVi Planning + Landscape Architecture
Landscape Architecture
Fort Collins, CO

Studio AO Architecture
Architect of Record
Orange, CA

CWC Consulting Group
Civil Engineer
Lone Tree, CO

Mazzetti
Lighting Design/Electrical Engineer
Denver, CO

Irrigation Engineers
Irrigation Design
Fort Collins, CO

LIST OF DRAWINGS

GENERAL
G001 - SDP COVER SHEET

IRRIGATION
IR-1 - IRRIGATION COVER SHEET
IR-2 - OVERALL IRRIGATION PLAN
IR-3 - IRRIGATION PLAN
IR-4 - IRRIGATION PLAN
IR-5 - IRRIGATION PLAN
IR-6 - IRRIGATION PLAN
IR-7 - IRRIGATION PLAN
IR-8 - IRRIGATION PLAN
IR-9 - IRRIGATION PLAN
IR-10 - IRRIGATION PLAN
IR-11 - IRRIGATION PLAN
IR-12 - IRRIGATION PLAN
IR-13 - IRRIGATION PLAN
IR-14 - IRRIGATION PLAN
IR-15 - IRRIGATION PLAN
IR-16 - IRRIGATION PLAN
IR-17 - IRRIGATION PLAN
IR-18 - IRRIGATION PLAN
IR-19 - IRRIGATION PLAN
IR-20 - IRRIGATION PLAN
IR-21 - IRRIGATION PLAN
IR-22 - IRRIGATION PLAN
IR-23 - IRRIGATION PLAN
IR-24 - IRRIGATION PLAN
IR-25 - IRRIGATION PLAN
IR-26 - IRRIGATION PLAN
IR-27 - IRRIGATION PLAN
IR-28 - IRRIGATION PLAN
IR-29 - IRRIGATION PLAN
IR-30 - IRRIGATION PLAN
IR-31 - IRRIGATION PLAN
IR-32 - IRRIGATION PLAN
IR-33 - IRRIGATION DETAILS
IR-34 - IRRIGATION DETAILS

LIGHTING/ELECTRICAL
EL000 - LIGHTING SCHEDULES
EL001 - LUMINAIRE CUTSHEETS
EL100 - LIGHTING STATISTICS SCHEDULES
EL101 - LIGHTING PLAN - AREA 1
EL102 - LIGHTING PLAN - AREA 2
EL103 - LIGHTING PLAN - AREA 3
EL104 - LIGHTING PLAN - AREA 4
EL105 - LIGHTING PLAN - AREA 5
EL106 - LIGHTING PLAN - AREA 6
EL107 - LIGHTING PLAN - AREA 7
EL108 - LIGHTING PLAN - AREA 8
EL109 - LIGHTING PLAN - AREA 9
EL110 - LIGHTING PLAN - AREA 10
EL111 - LIGHTING PLAN - AREA 11
EL112 - LIGHTING PLAN - AREA 12
EL113 - LIGHTING PLAN - AREA 13
EL114 - LIGHTING PLAN - AREA 14
EL115 - LIGHTING PLAN - AREA 15
EL116 - LIGHTING PLAN - AREA 16
EL117 - LIGHTING PLAN - AREA 17
EL118 - LIGHTING PLAN - AREA 18
EL119 - LIGHTING PLAN - AREA 19
EL120 - LIGHTING PLAN - AREA 20
EL121 - LIGHTING PLAN - AREA 21
EL122 - LIGHTING PLAN - AREA 22
EL123 - LIGHTING PLAN - AREA 23
EL124 - LIGHTING PLAN - AREA 24
EL125 - LIGHTING PLAN - AREA 25

SITE
LS100 - SITE PLAN GENERAL NOTES & SCHEDULES
LS101 - OVERALL SITE PLAN
LS401 - SITE ENLARGEMENT PLAN
LS402 - SITE ENLARGEMENT PLAN
LS403 - SITE ENLARGEMENT PLAN
LS404 - SITE ENLARGEMENT PLAN
LS405 - SITE ENLARGEMENT PLAN
LS406 - SITE ENLARGEMENT PLAN
LS407 - SITE ENLARGEMENT PLAN
LS408 - SITE ENLARGEMENT PLAN
LS409 - SITE ENLARGEMENT PLAN
LS410 - SITE ENLARGEMENT PLAN
LS411 - SITE ENLARGEMENT PLAN
LS412 - SITE ENLARGEMENT PLAN
LS413 - SITE ENLARGEMENT PLAN
LS414 - SITE ENLARGEMENT PLAN
LS415 - SITE ENLARGEMENT PLAN
LS416 - SITE ENLARGEMENT PLAN
LS417 - SITE ENLARGEMENT PLAN
LS418 - SITE ENLARGEMENT PLAN
LS419 - SITE ENLARGEMENT PLAN
LS420 - SITE ENLARGEMENT PLAN
LS421 - SITE ENLARGEMENT PLAN
LS422 - SITE ENLARGEMENT PLAN
LS423 - SITE ENLARGEMENT PLAN
LS424 - SITE ENLARGEMENT PLAN
LS425 - SITE ENLARGEMENT PLAN
LS426 - SITE ENLARGEMENT PLAN
LS427 - SITE ENLARGEMENT PLAN
LS428 - SITE ENLARGEMENT PLAN
LS429 - SITE ENLARGEMENT PLAN
LS430 - SITE ENLARGEMENT PLAN
LS501 - SITE DETAILS
LS502 - SITE DETAILS
LS503 - SITE DETAILS
LS504 - SITE DETAILS
LS505 - SITE DETAILS
~~LS506 - SITE DETAILS~~
~~LS507 - SITE DETAILS~~
~~LS508 - SITE DETAILS~~

LANDSCAPE
LP001 - LANDSCAPE NOTES
LP002 - LANDSCAPE SCHEDULE
LP003 - LANDSCAPE SCHEDULE
LP101 - OVERALL LANDSCAPE PLAN
LP401 - LANDSCAPE PLAN
LP402 - LANDSCAPE PLAN
LP403 - LANDSCAPE PLAN
LP404 - LANDSCAPE PLAN
LP405 - LANDSCAPE PLAN
LP406 - LANDSCAPE PLAN
LP407 - LANDSCAPE PLAN
LP408 - LANDSCAPE PLAN
LP409 - LANDSCAPE PLAN
LP410 - LANDSCAPE PLAN
LP411 - LANDSCAPE PLAN
LP412 - LANDSCAPE PLAN
LP413 - LANDSCAPE PLAN
LP414 - LANDSCAPE PLAN
LP415 - LANDSCAPE PLAN
LP416 - LANDSCAPE PLAN
LP417 - LANDSCAPE PLAN
LP418 - LANDSCAPE PLAN
LP419 - LANDSCAPE PLAN
LP420 - LANDSCAPE PLAN
LP421 - LANDSCAPE PLAN
LP422 - LANDSCAPE PLAN
LP423 - LANDSCAPE PLAN
LP424 - LANDSCAPE PLAN
LP425 - LANDSCAPE PLAN
LP426 - LANDSCAPE PLAN
LP427 - LANDSCAPE PLAN
LP428 - LANDSCAPE PLAN
LP429 - LANDSCAPE PLAN
LP429 - LANDSCAPE PLAN

HYDROZONE PLANS
HZ100 - OVERALL HYDROZONE PLAN
HZ401 - HYDROZONE PLAN
HZ402 - HYDROZONE PLAN
HZ403 - HYDROZONE PLAN
HZ404 - HYDROZONE PLAN
HZ405 - HYDROZONE PLAN
HZ406 - HYDROZONE PLAN
HZ407 - HYDROZONE PLAN
HZ408 - HYDROZONE PLAN
HZ409 - HYDROZONE PLAN
HZ410 - HYDROZONE PLAN
HZ411 - HYDROZONE PLAN
HZ412 - HYDROZONE PLAN
HZ413 - HYDROZONE PLAN
HZ414 - HYDROZONE PLAN
HZ415 - HYDROZONE PLAN
HZ416 - HYDROZONE PLAN
HZ417 - HYDROZONE PLAN
HZ418 - HYDROZONE PLAN
HZ419 - HYDROZONE PLAN
HZ420 - HYDROZONE PLAN
HZ421 - HYDROZONE PLAN
HZ422 - HYDROZONE PLAN
HZ423 - HYDROZONE PLAN
HZ424 - HYDROZONE PLAN
HZ425 - HYDROZONE PLAN
HZ426 - HYDROZONE PLAN
HZ427 - HYDROZONE PLAN
HZ428 - HYDROZONE PLAN
HZ429 - HYDROZONE PLAN
HZ430 - HYDROZONE PLAN

SITE DATA TABLE		
ZONING		MILLENNIUM ADDITION, PUD
SITE ACREAGE		83.19 AC
LAND USE		N/A
SQUARE FOOTAGE		N/A
TYPE OF CONSTRUCTION		N/A
PARKING		
	ADA ACCESSIBLE	42
	COMPACT	0
	STANDARD	1628
	TOTAL	1670
BICYCLE PARKING		80
OPEN SPACE		971,875 SF
UTILITIES		
	WATER	COL
	WASTEWATER	COL
	POWER	XCEL ENERGY
OVERLAY ZONES		N/A

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

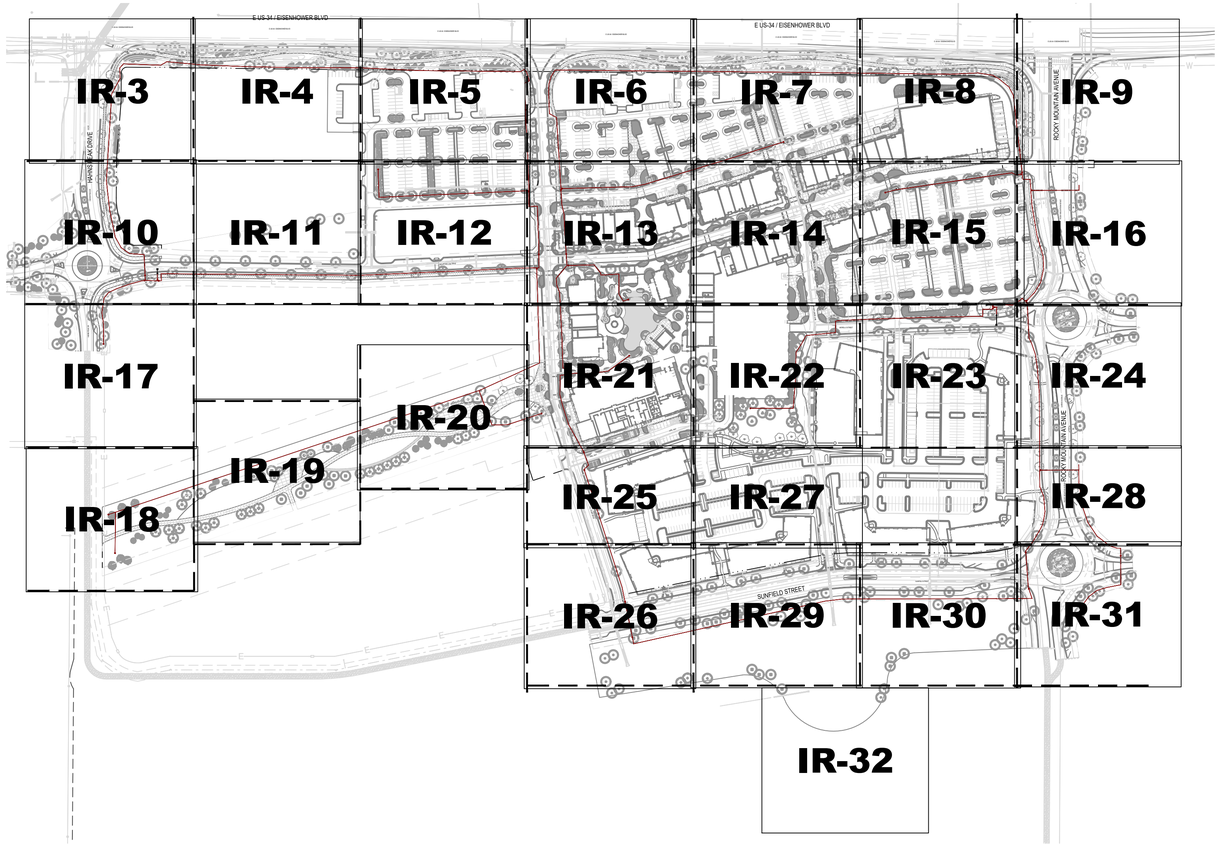
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SDP COVER SHEET
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
G001



SHEET MAP

IRRIGATION LEGEND

MAINLINE: SCH. 40 PVC : 1.5-INCH
SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
ISOLATION GATE VALVE
QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

NOTES

1. INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS IN PLANTING BEDS. TEMPORARY SPRINKLER IRRIGATION IS PROVIDED FOR NATIVE SEED ESTABLISHMENT. TREES IN NATIVE SEED ARE IRRIGATED PERMANENTLY WITH DRIP IRRIGATION.]

2. IRRIGATION METERS WILL BE PART OF THE LOVELAND HYDROZONE PROGRAM. WATER SOURCE WILL BE TO 1-INCH METERS AT LOCATIONS INDICATED. IRRIGATION BACKFLOWS AND CONTROLLERS WILL BE INSTALLED ADJACENT TO METERS.

   2.1. POC#1 (EAST) 1-INCH, 20 GPM, IRRIGATES BETWEEN FALL RIVER AND ROCKY MOUNTAIN AVE. A 1.5 INCH MAINLINE LOOP WILL PROVIDE IRRIGATION TO THAT SECTION.
   2.2. POC#2 (WEST) 1-INCH, 20 GPM, IRRIGATES BETWEEN FALL RIVER AND MOUNTAIN LION DRIVE, INCLUDING THE LINEAR PARK. IT WILL ALSO BE EXPANDED TO IRRIGATE THE FUTURE PHASES. A 1.5 INCH MAINLINE LOOP WILL PROVIDE IRRIGATION TO THAT SECTION.

3. SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 75 PSI @ 20 GPM DOWNSTREAM OF EACH 1-INCH BACKFLOW. ENGINEERING MODELS ESTIMATE WATER PRESSURE OF TBD PSI. FIELD VERIFY DYNAMIC PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER IF PRESSURE AND FLOW REQUIREMENTS ARE NOT MET.

4. CONTROL WILL BE VIA NEW IRRIGATION CONTROLLERS PEDESTAL MOUNTED ADJACENT TO BACKFLOWS. CONTROL WILL BE VIA 2 WIRE PATH. CONTROL CABLE NOT ADJACENT TO MAINLINE TO BE INSTALLED IN CONDUIT AND PROTECTED WITH WARNING TAPE.

5. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.

6. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.

7. WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF INITIAL ACCEPTANCE OF WORK.

8. DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

9. SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.

10. MAINLINE PIPE:
   A. USE SCHEDULE 40 NSF APPROVED RIGID PVC PIPE.
   B. USE SOLVENT WELD PIPE.
   C. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
   D. MAINLINE PIPE IS 1.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
   E. CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR, ALLOWABLE PRESSURE DROP IS 5 PSI.
   F. MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
   G. INSTALL 14 GA COPPER TRACER WIRE ALONG MAINLINE. PULL A 30 INCH COIL OF TRACER WIRE INTO ALL VALVE BOXES.

10. LATERAL PIPE:
   A. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
   B. USE SOLVENT WELD PIPE.
   C. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
   D. MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
   E. FLEXIBLE POLYETHYLENE PIPE RATED FOR AT LEAST 100 PSI FOR ALL PIPE 1-1/2" AND SMALLER LATERAL PIPE CAN BE USED. USE PLASTIC TYPE PVC OR NYLON INSERT FITTINGS AND SADDLE TEES.
   F. SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.

11. DRIP TUBING:
   A. USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
   B. USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
   C. DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.

12. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.

13. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.

14. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.

15. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE ACROBAT (PDF) FORMAT.

16. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.

17. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

18. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
   - CHECK HEADS FOR COVERAGE AND LEAKAGE.
   - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
   - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
   - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
   - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
   - WINTERIZATION AND SPRING START UP PROCEDURES.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

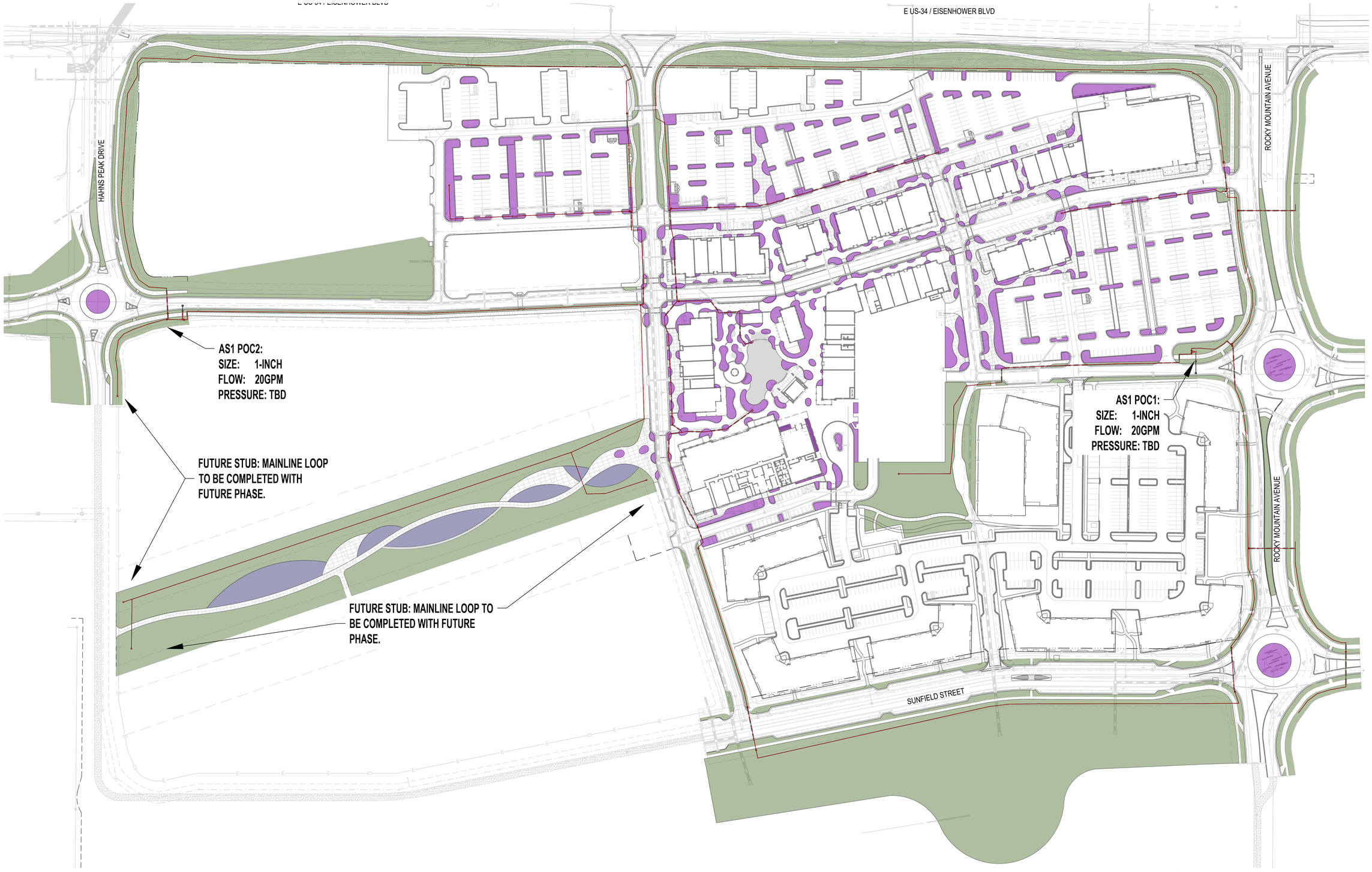
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION NOTES
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-1



McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
OVERALL IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-2



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

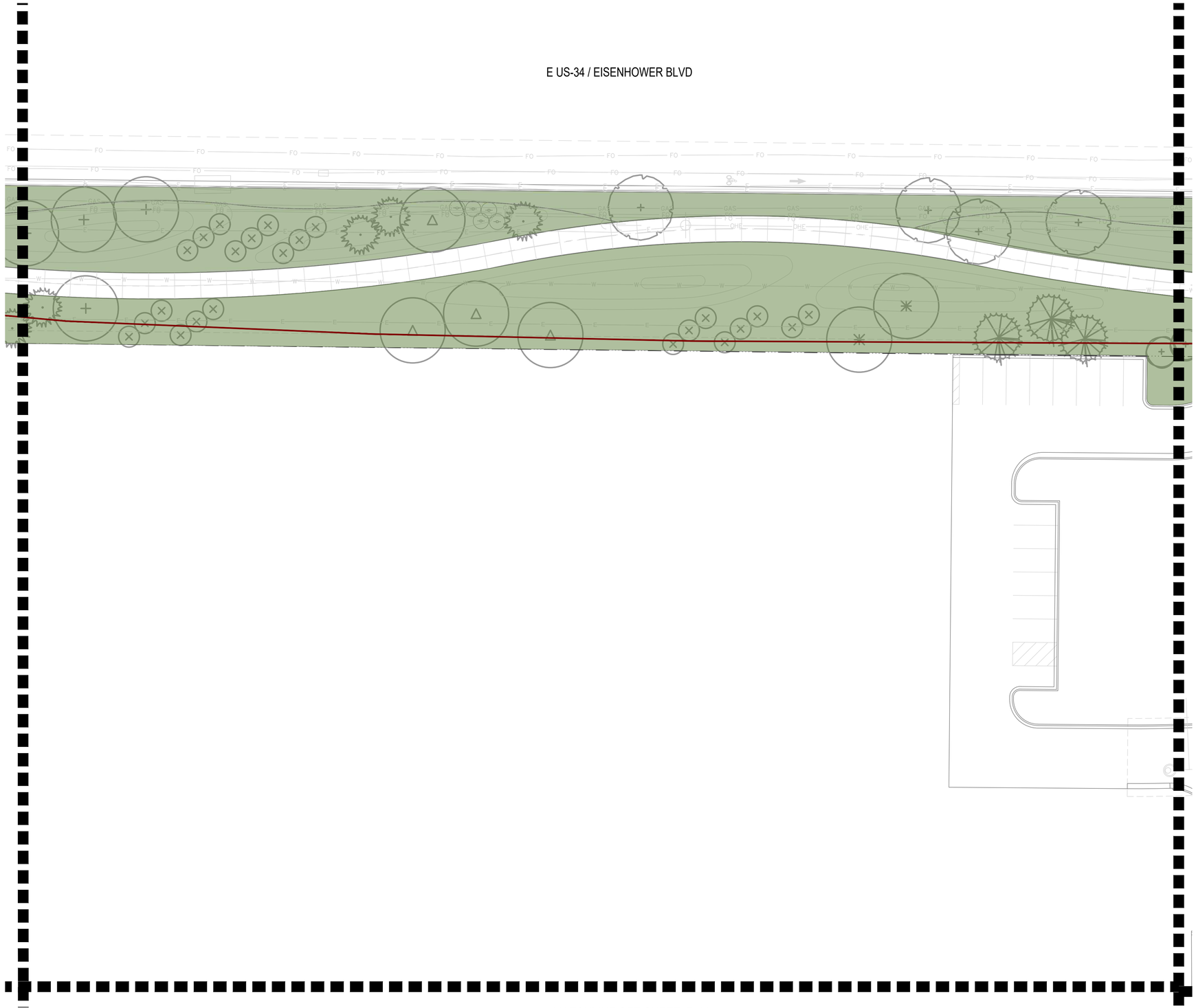
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-3



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-4



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-5



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-6



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-7



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-8



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

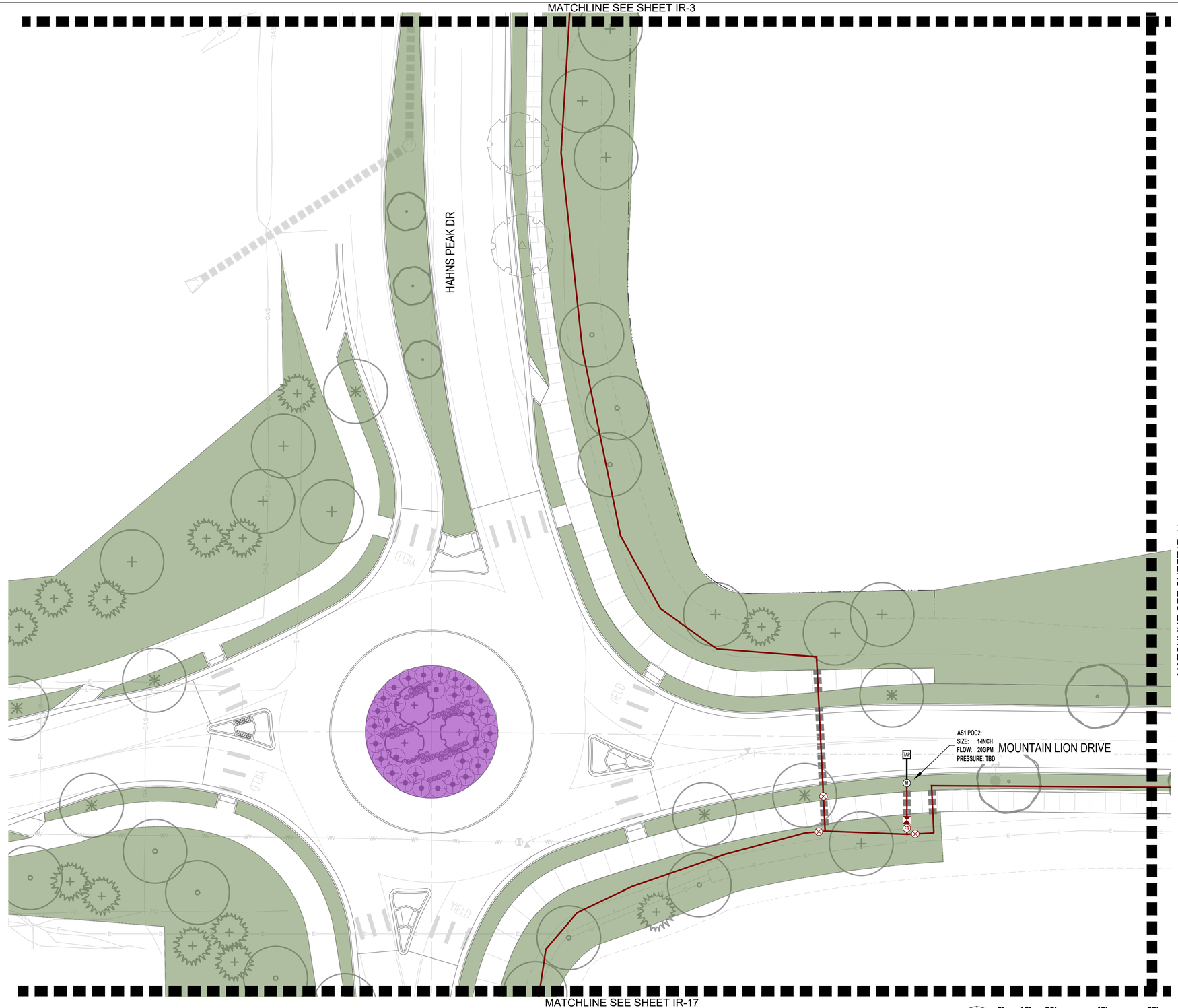
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-9

MATCHLINE SEE SHEET IR-3



MATCHLINE SEE SHEET IR-11

MATCHLINE SEE SHEET IR-17

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

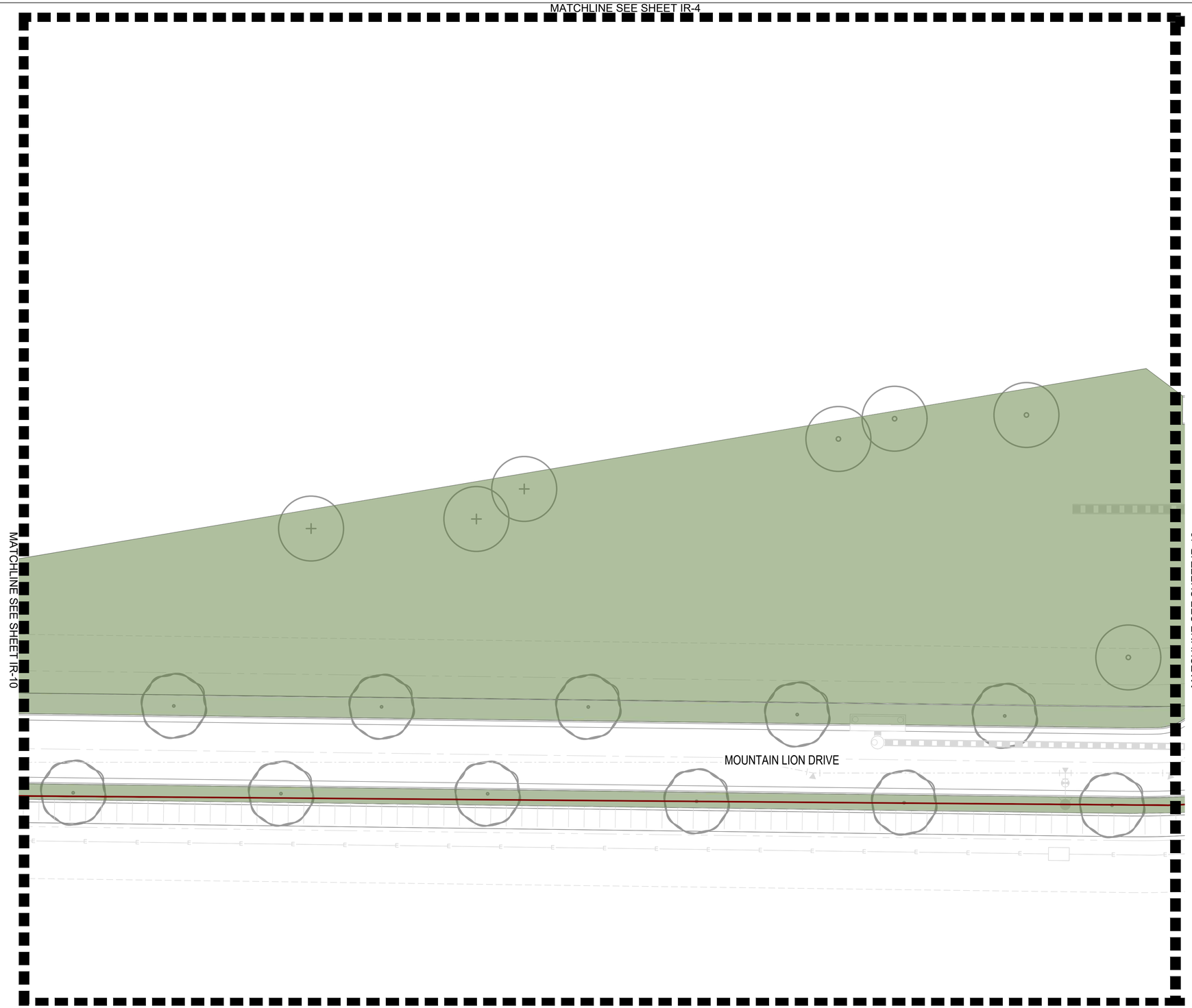
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-10

MATCHLINE SEE SHEET IR-4



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- IV — ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-11

MATCHLINE SEE SHEET IR-5

MATCHLINE SEE SHEET IR-11

MATCHLINE SEE SHEET IR-13

MOUNTAIN LION DRIVE

MATCHLINE SEE SHEET IR-20

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-12

MATCHLINE SEE SHEET IR-6



MATCHLINE SEE SHEET IR-12

MATCHLINE SEE SHEET IR-14

MATCHLINE SEE SHEET IR-21

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-13

MATCHLINE SEE SHEET IR-7



MATCHLINE SEE SHEET IR-13

MATCHLINE SEE SHEET IR-15

MATCHLINE SEE SHEET IR-22

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

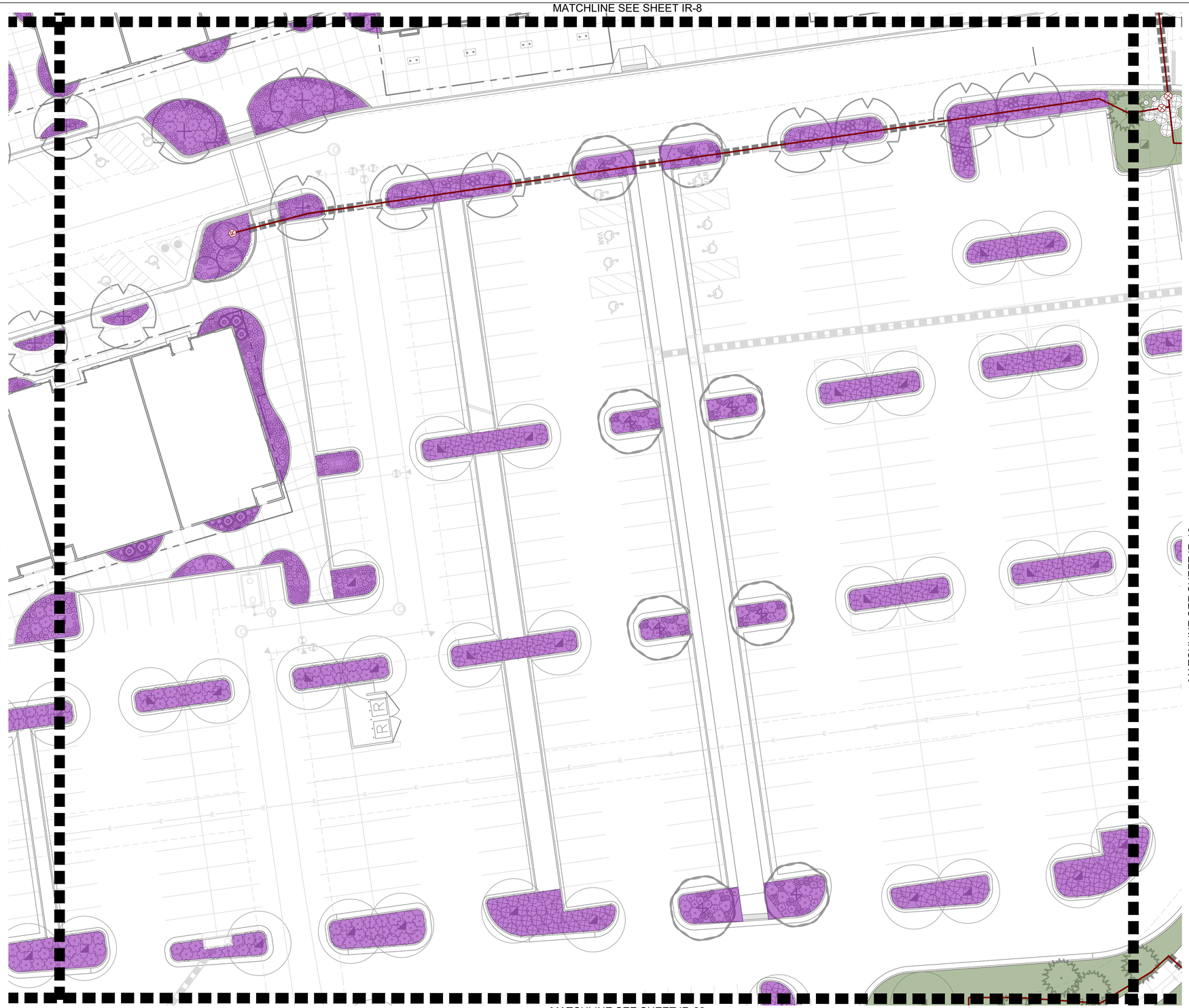
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-14

MATCHLINE SEE SHEET IR-8



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV — MASTER VALVE/FLOW SENSOR ASSEMBLY
- IV — ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-15



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'
1" = 20'
SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

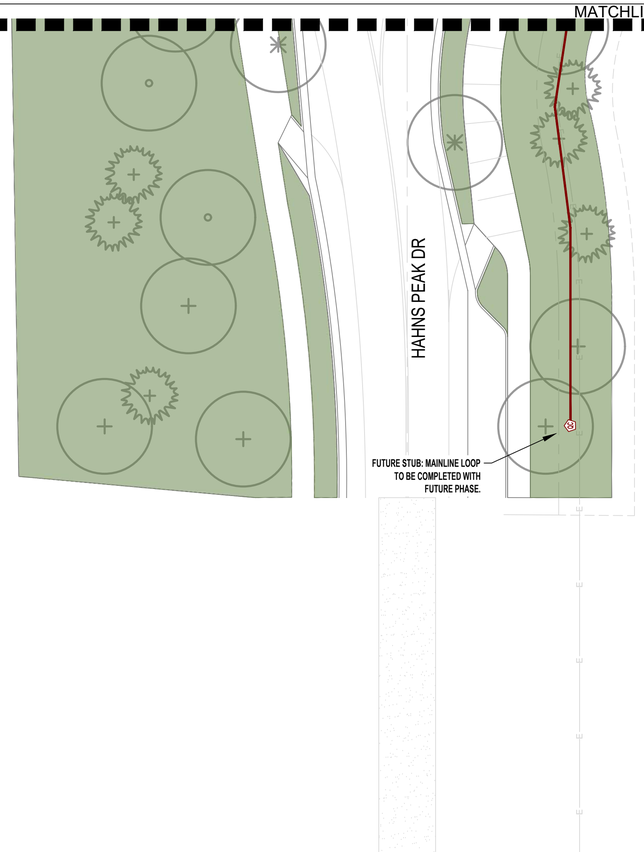
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-16

MATCHLINE SEE SHEET IR-10



MATCHLINE SEE SHEET IR-19

MATCHLINE SEE SHEET IR-18

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

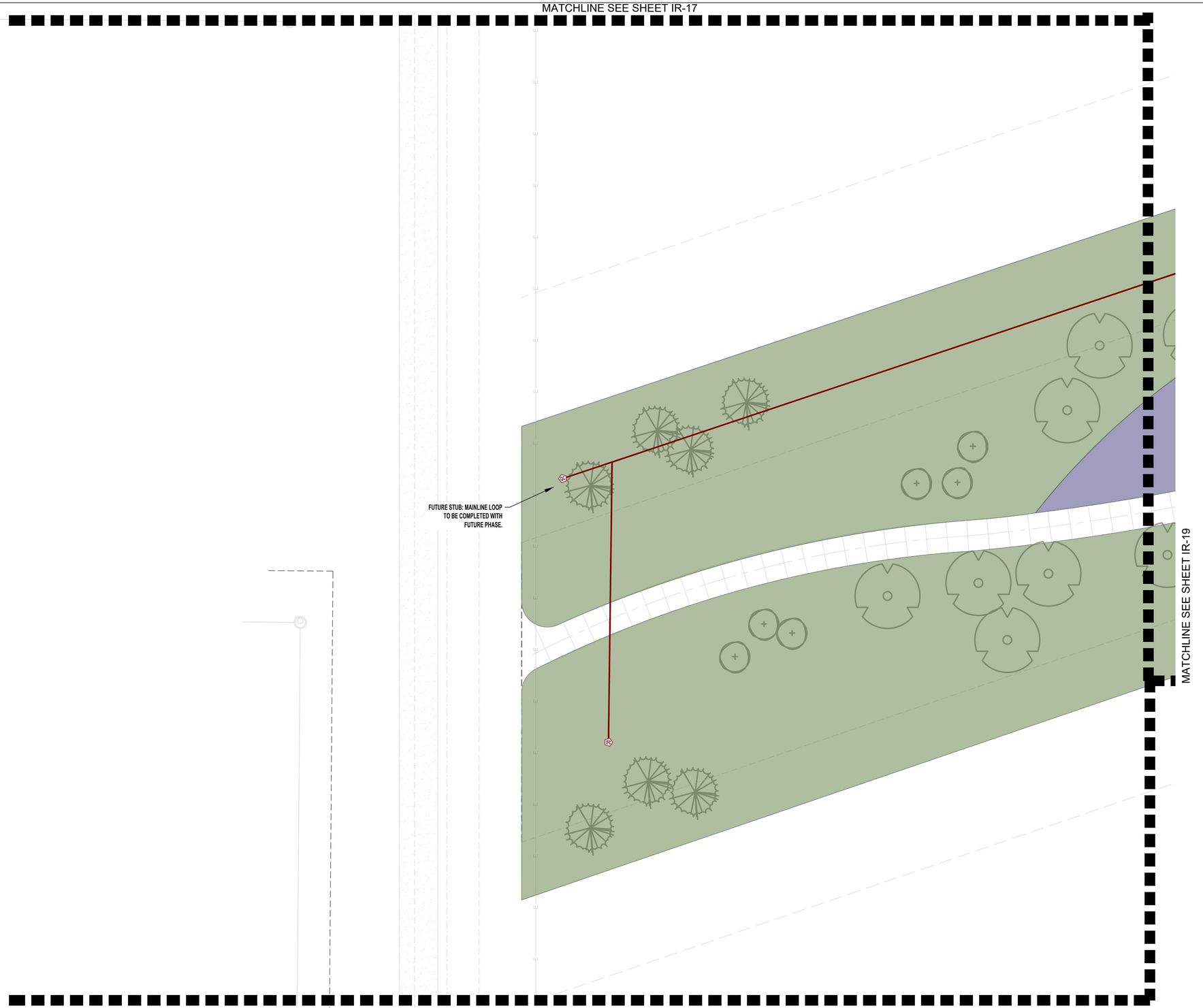
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-17

MATCHLINE SEE SHEET IR-17



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

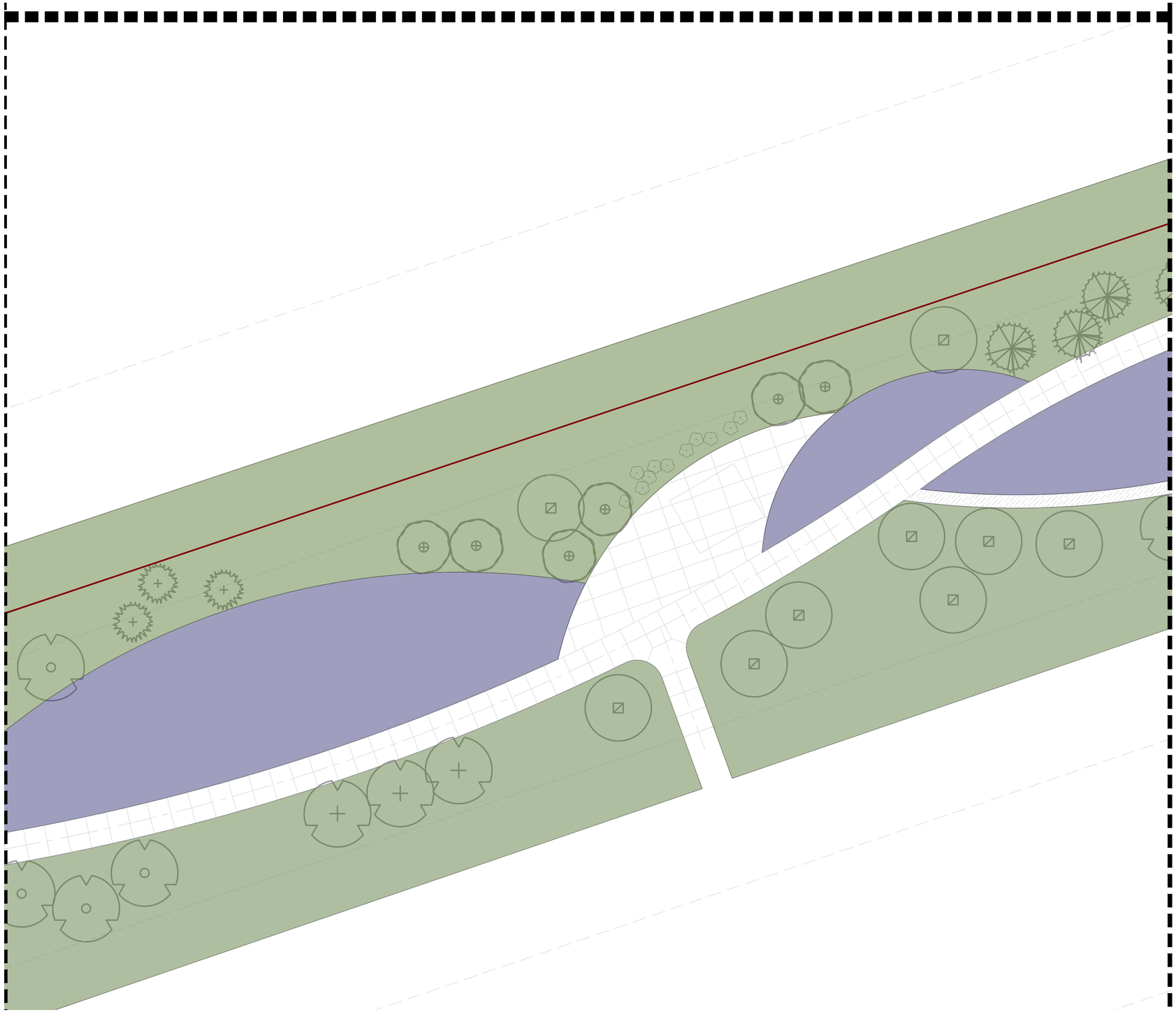
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-18

MATCHLINE SEE SHEET IR-11



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-19

MATCHLINE SEE SHEET IR-12

MATCHLINE SEE SHEET IR-19

MATCHLINE SEE SHEET IR-21

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

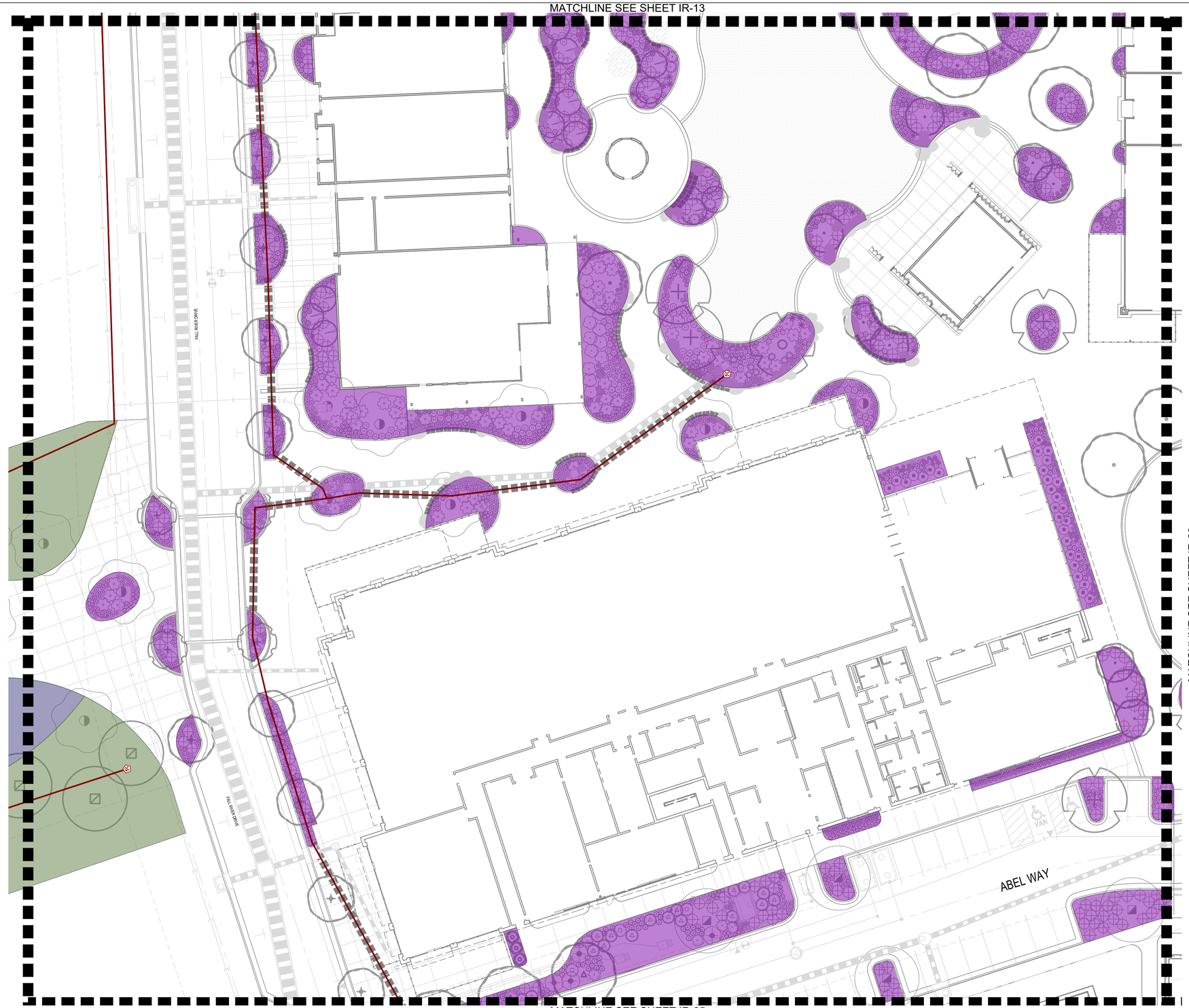
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-20

MATCHLINE SEE SHEET IR-13



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV — MASTER VALVE/FLOW SENSOR ASSEMBLY
- IV — ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

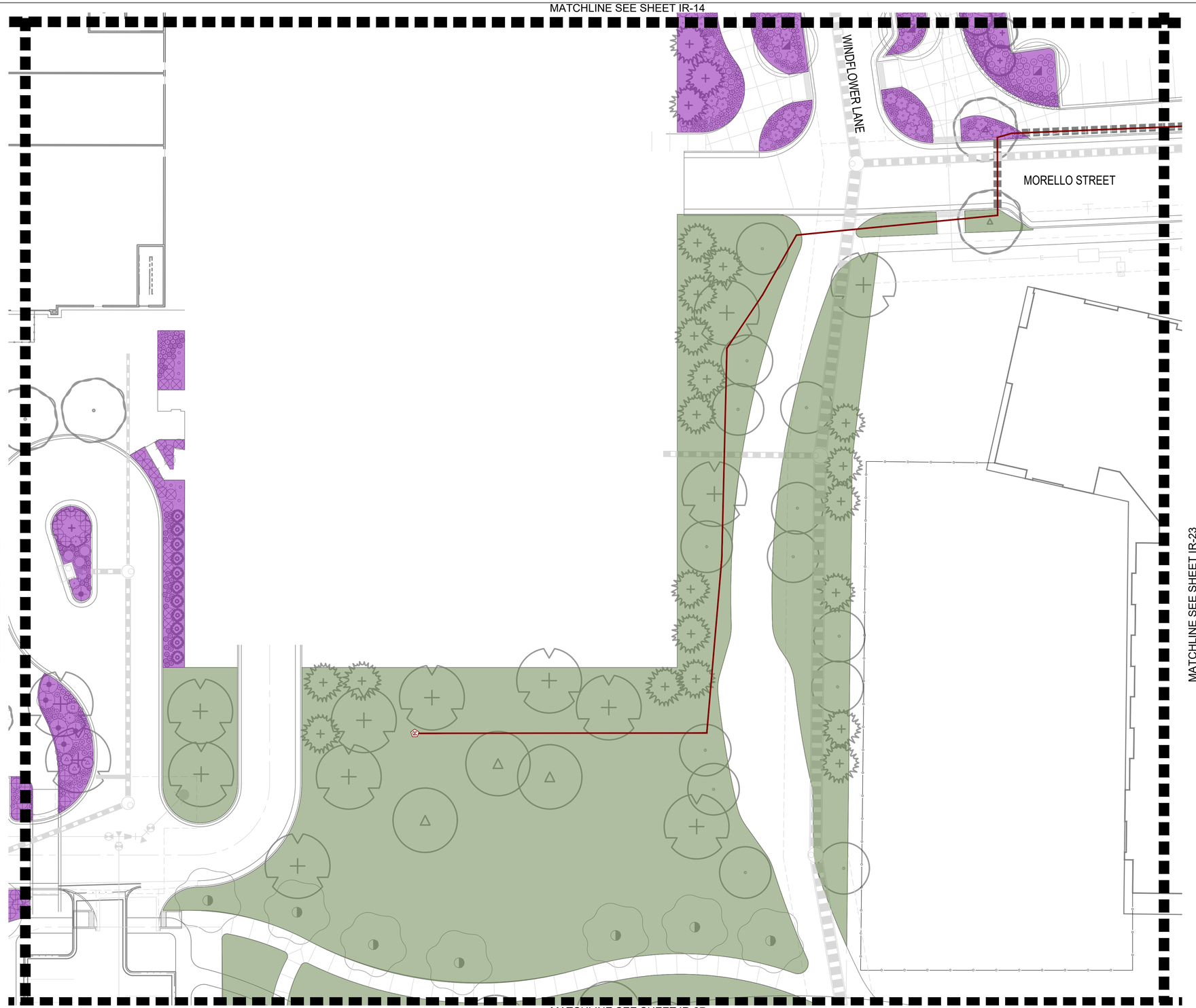
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-21

MATCHLINE SEE SHEET IR-14



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

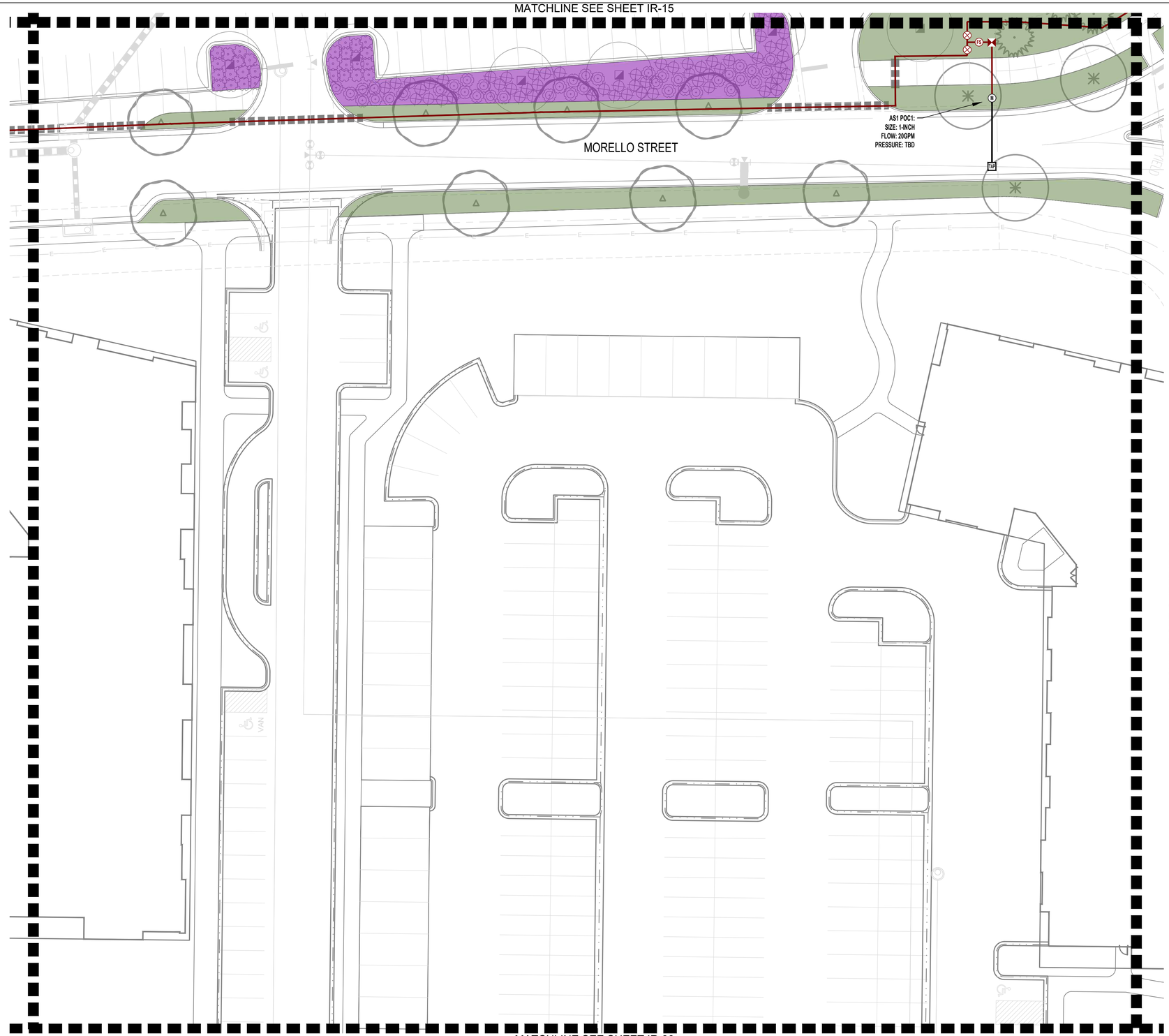
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-22

MATCHLINE SEE SHEET IR-15



MATCHLINE SEE SHEET IR-22

MATCHLINE SEE SHEET IR-24

MATCHLINE SEE SHEET IR-30

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QV — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

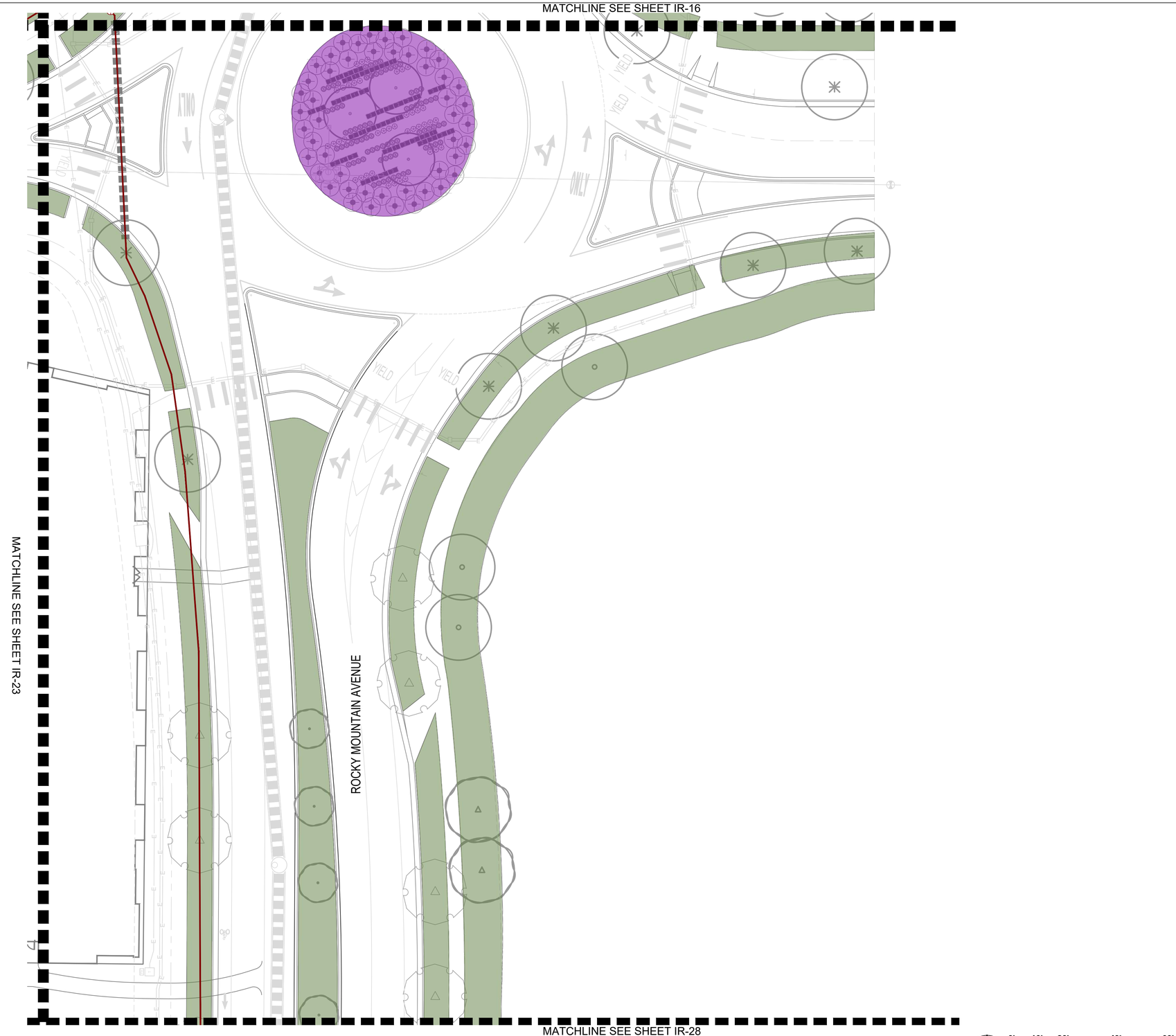
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-23



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

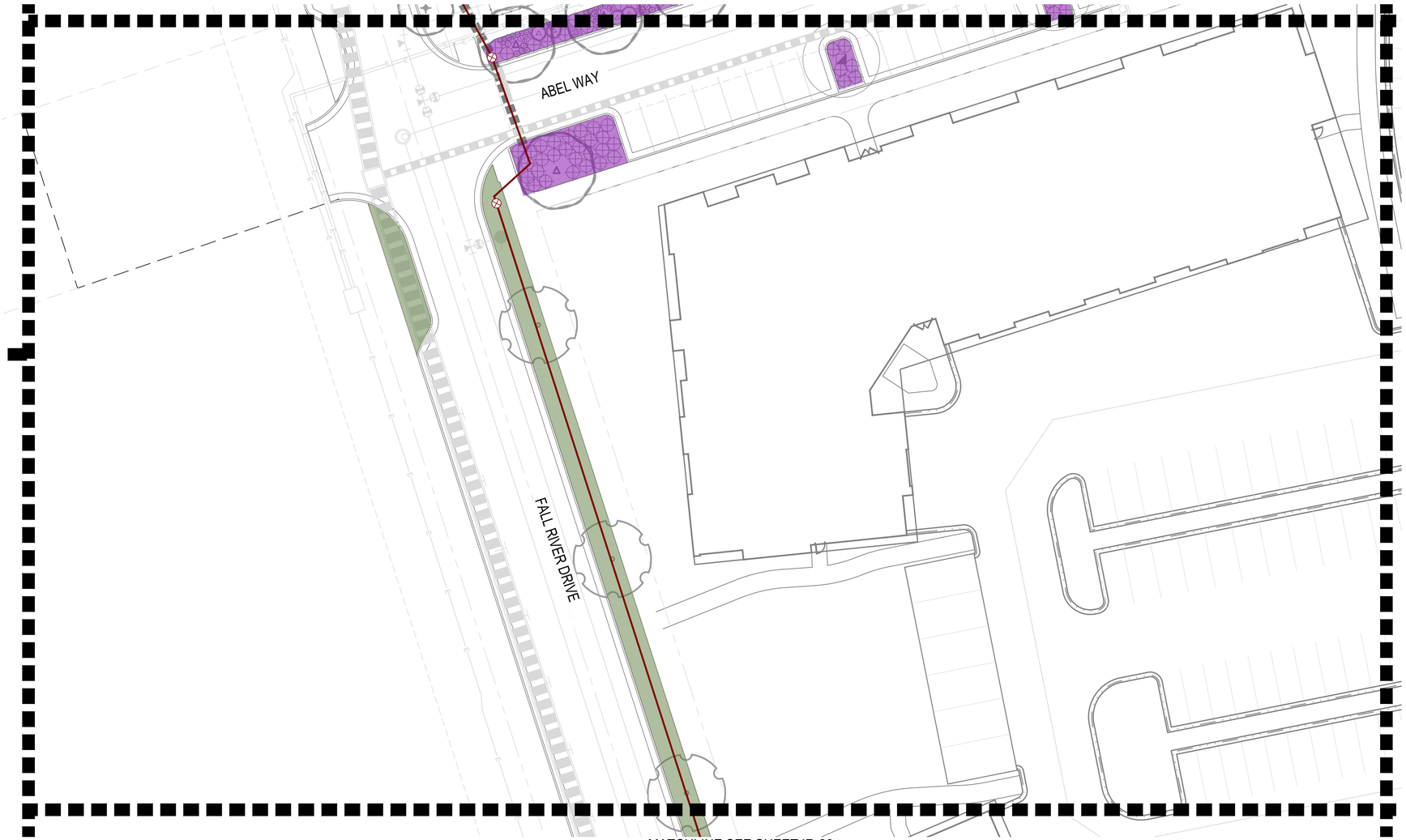
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-24

MATCHLINE SEE SHEET IR-21



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- IGV — ISOLATION GATE VALVE
- QC — QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

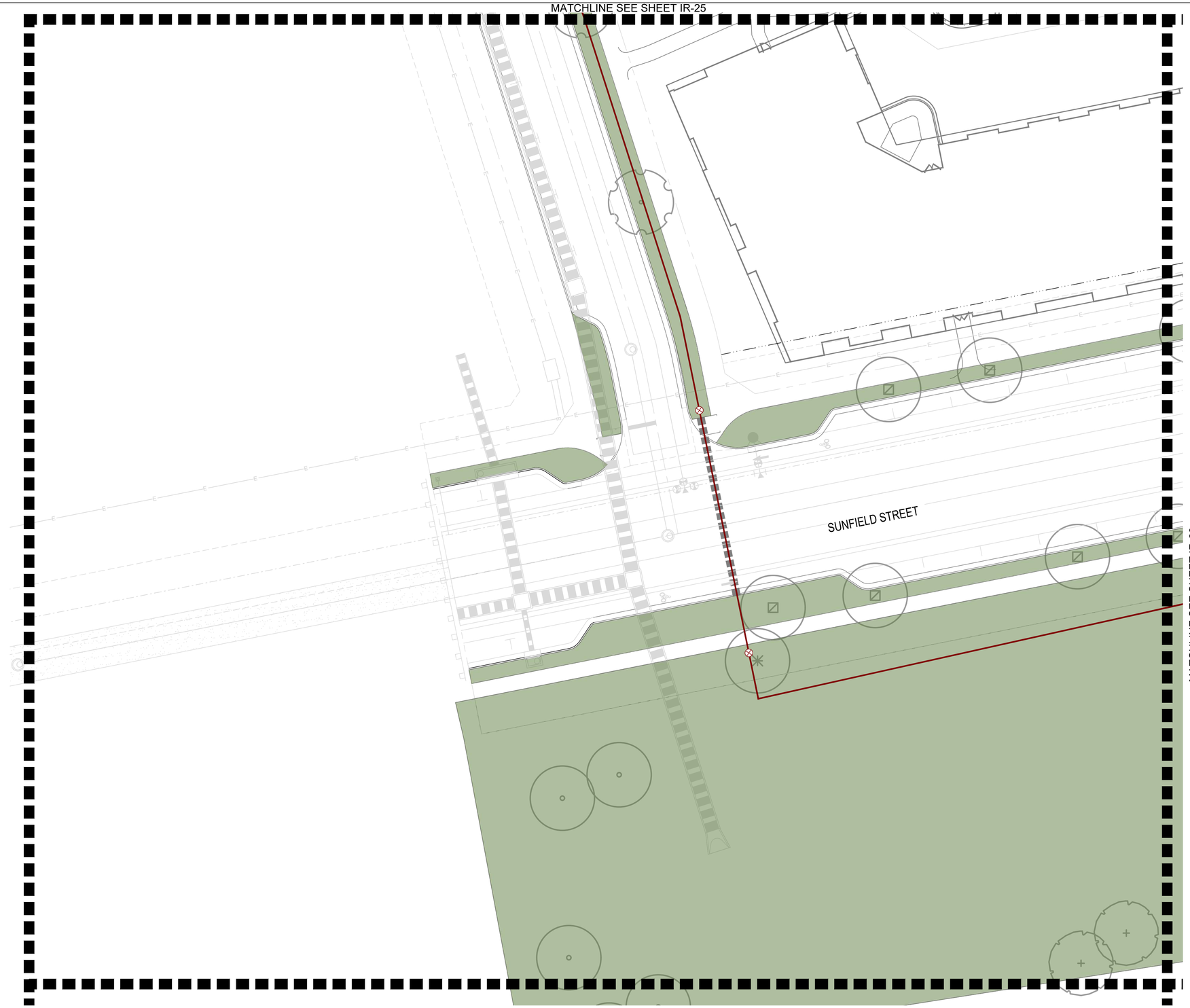
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-25

MATCHLINE SEE SHEET IR-25



IRRIGATION LEGEND

MAINLINE: SCH. 40 PVC : 1.5-INCH
SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
POINT OF CONNECTION/BACKFLOW ASSEMBLY
MASTER VALVE/FLOW SENSOR ASSEMBLY
ISOLATION GATE VALVE
QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'
1" = 20'
SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

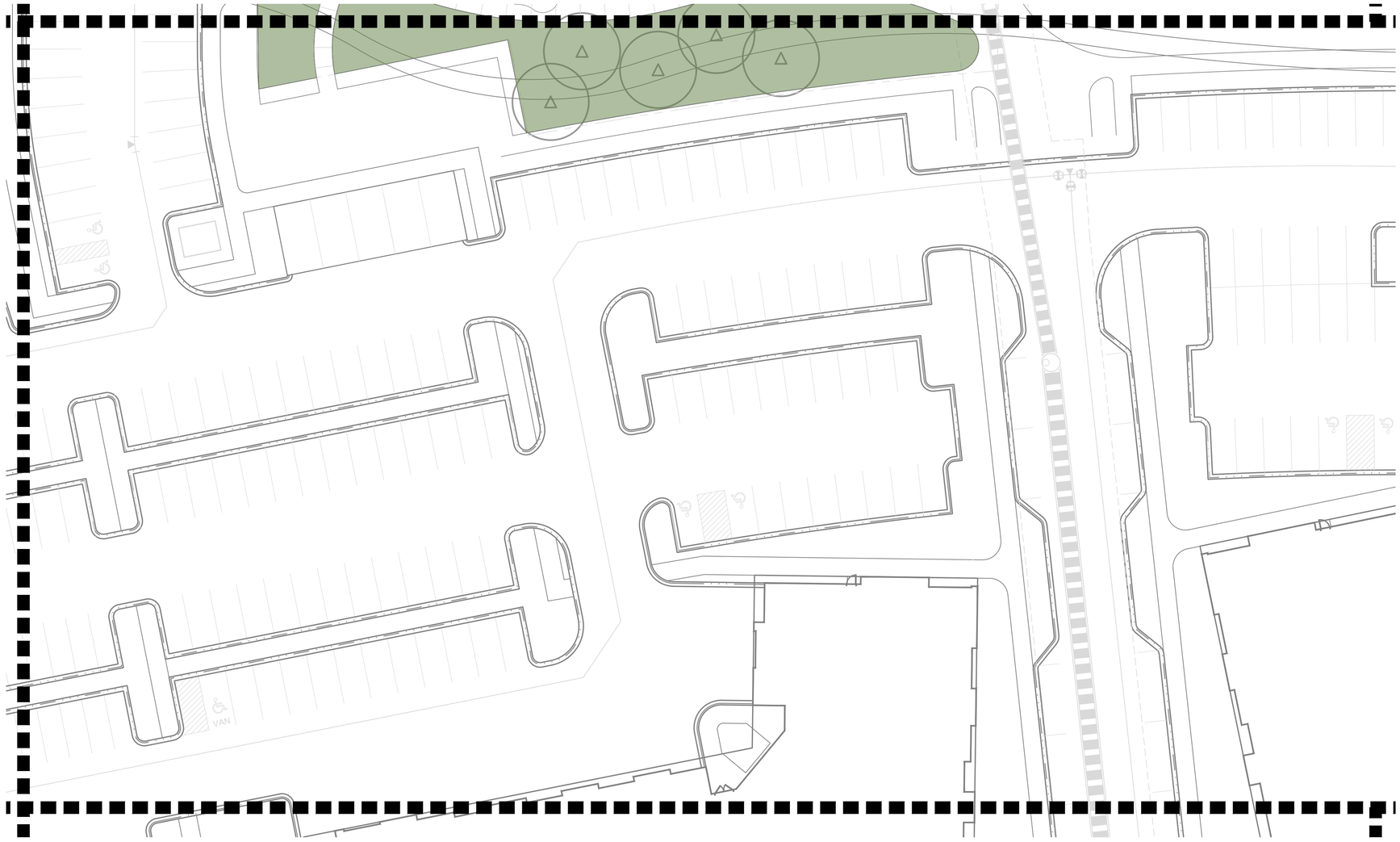
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-26

MATCHLINE SEE SHEET IR-22



MATCHLINE SEE SHEET IR-25

MATCHLINE SEE SHEET IR-29

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

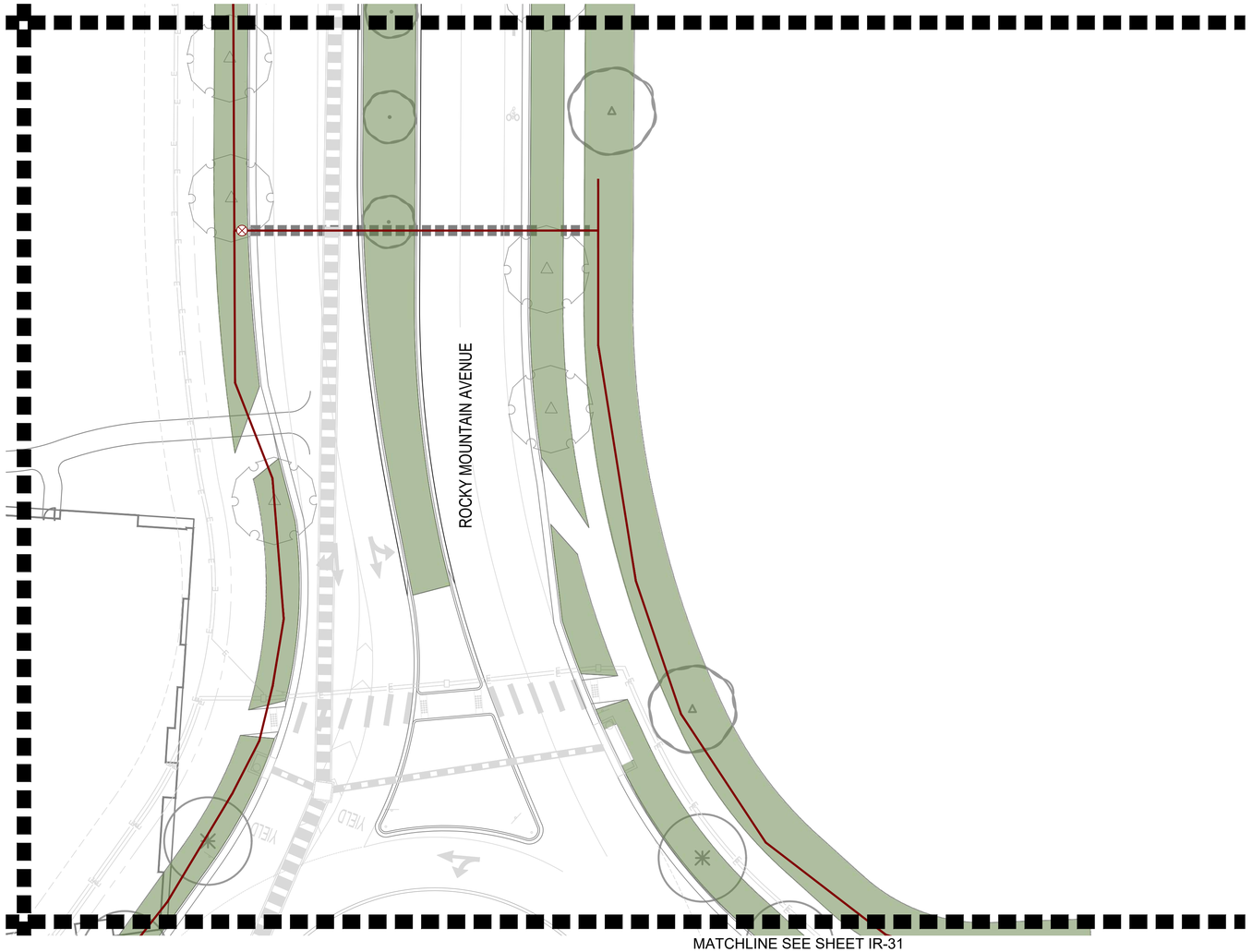
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-27

MATCHLINE SEE SHEET IR-24



MATCHLINE SEE SHEET IR-31

MATCHLINE SEE SHEET IR-4

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-28



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MV/FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-29

MATCHLINE SEE SHEET IR-23

SUNFIELD STREET

MATCHLINE SEE SHEET IR-29

MATCHLINE SEE SHEET IR-32

MATCHLINE SEE SHEET IR-32

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

IRRIGATION LEGEND

MAINLINE: SCH. 40 PVC : 1.5-INCH
SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
POC POINT OF CONNECTION/BACKFLOW ASSEMBLY
MV MASTER VALVE/FLOW SENSOR ASSEMBLY
ISOLATION GATE VALVE
QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

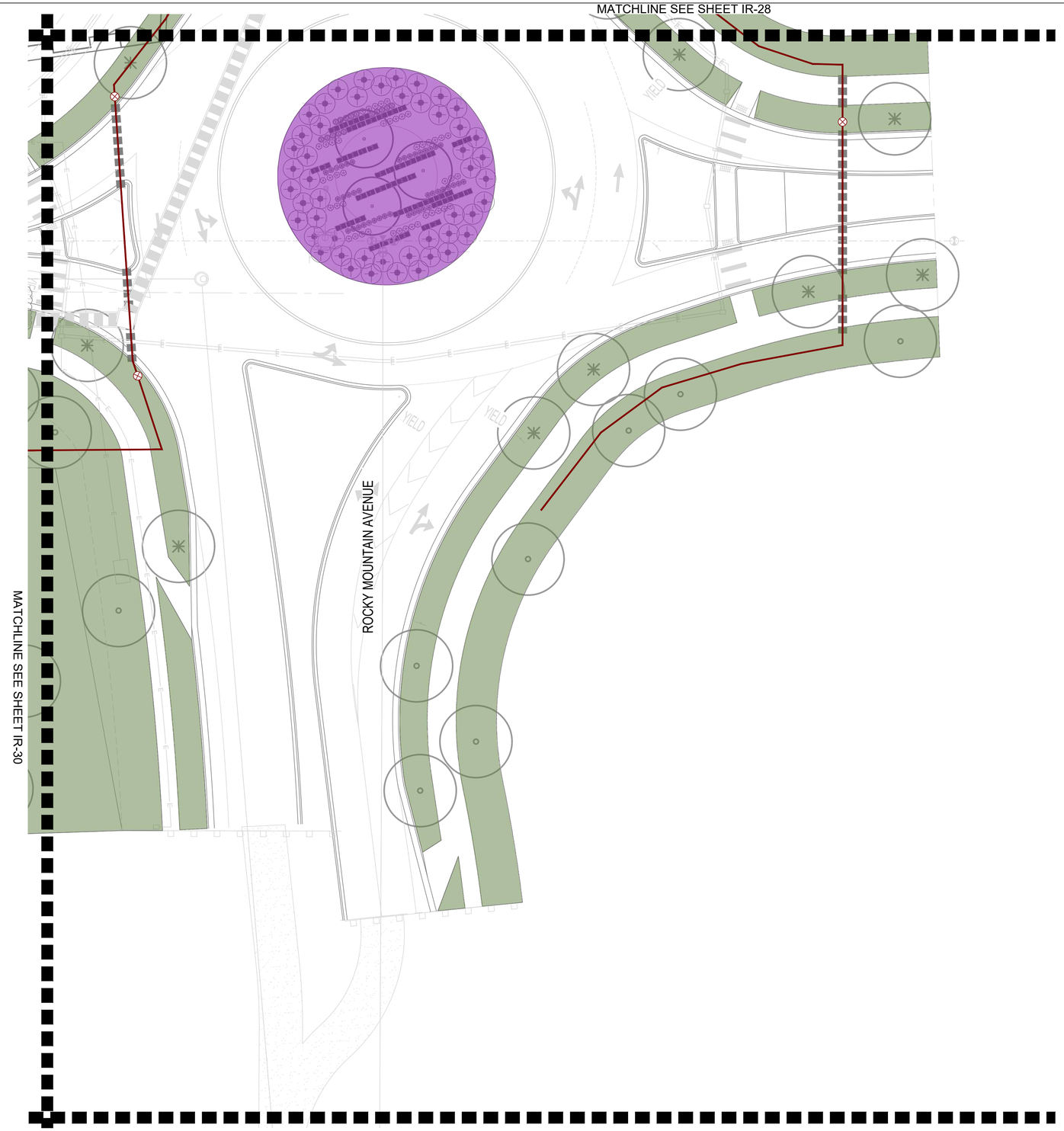
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-30



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

SITE PLAN DEVELOPMENT

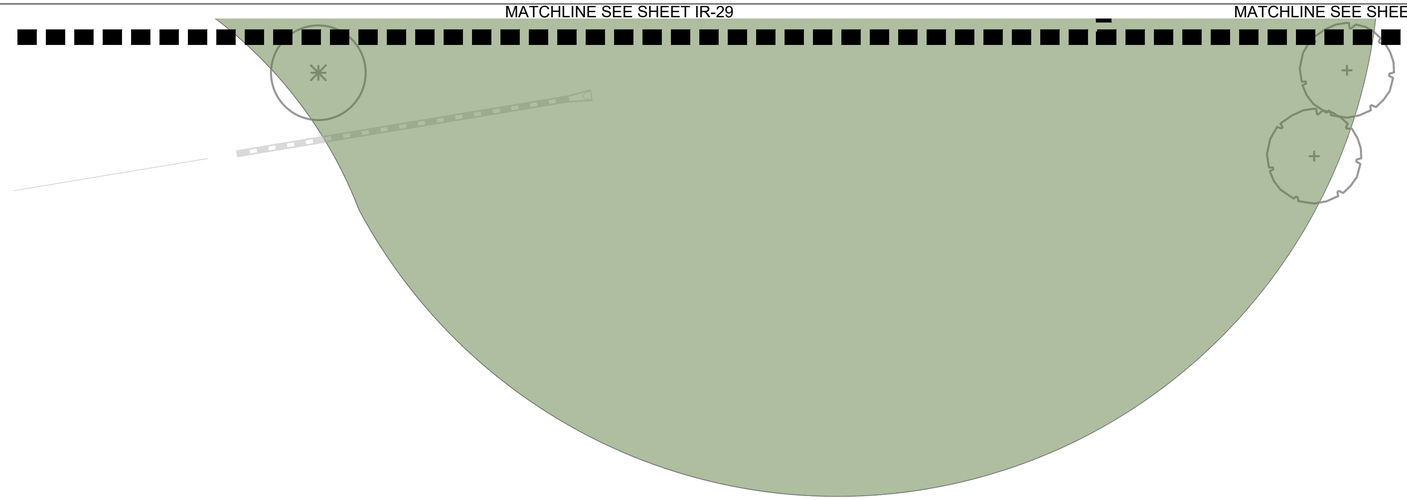
Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-31

MATCHLINE SEE SHEET IR-29

MATCHLINE SEE SHEET IR-30



IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 1.5-INCH
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- FS — MASTER VALVE/FLOW SENSOR ASSEMBLY
- ISOLATION GATE VALVE
- QUICK COUPLER

IRRIGATION METHODS

HATCH	NAME	IRRIGATION METHOD
	NATIVE SEED (SPRINKLER)	SPRINKLERS FOR ESTABLISHMENT. DRIP TO TREES.
	PLANTING BED (DRIP)	POINT SOURCE DRIP TO TREES AND SHRUBS.
	TURF (SPRINKLER)	SPRINKLER

0' 10' 20' 40' 60'

1" = 20'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 - SDP 1

IRRIGATION PLAN

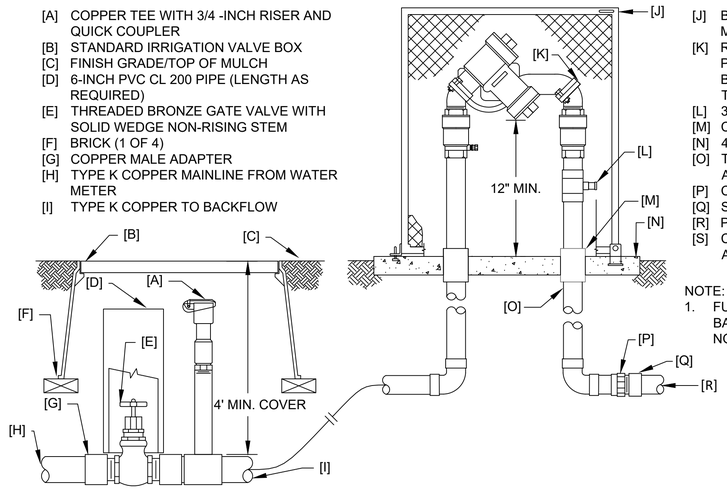
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-32

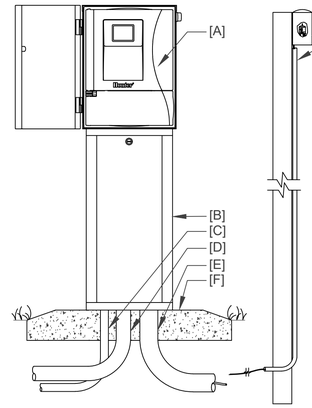
[A] COPPER TEE WITH 3/4 -INCH RISER AND QUICK COUPLER
[B] STANDARD IRRIGATION VALVE BOX
[C] FINISH GRADE/TOP OF MULCH
[D] 6-INCH PVC CL 200 PIPE (LENGTH AS REQUIRED)
[E] THREADED BRONZE GATE VALVE WITH SOLID WEDGE NON-RISING STEM
[F] BRICK (1 OF 4)
[G] COPPER MALE ADAPTER
[H] TYPE K COPPER MAINLINE FROM WATER METER
[I] TYPE K COPPER TO BACKFLOW



[J] BACKFLOW PREVENTER ENCLOSURE: LE MEUR SINGLE SWING HINGE OR EQUAL
[K] REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FULL PORT BRONZE BALL VALVES. SAME SIZE AS TAP
[L] 3/4 -INCH COPPER NIPPLE WITH CAP
[M] CL200 PVC PIPE SLEEVE (1 OF 2)
[N] 4-INCH THICK CONCRETE PAD
[O] TYPE K COPPER PIPE (TYPICAL) (LENGTH AS REQUIRED)
[P] COPPER FEMALE ADAPTER
[Q] SCH 40 PVC MALE ADAPTER
[R] PVC MAINLINE
[S] COPPER PIPE FROM WINTERIZATION ASSEMBLY

NOTE:
1. FURNISH FITTINGS, PIPE AND BACKFLOW SIZED IDENTICALLY WITH NOMINAL IRRIGATION TAP SIZE.

1 BACKFLOW PREVENTION ASSEMBLY

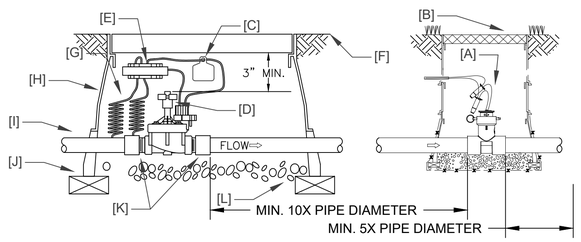


[A] IRRIGATION CONTROLLER PER PLAN
[B] METAL PEDESTAL
[C] ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
[D] GROUND WIRE CONDUIT - GROUND PER ASIC GUIDELINES
[E] IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
[F] CONCRETE PEDESTAL BASE PER PLAN - INSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL.
[G] MINI-CLICK SENSOR WITH GUARD
[H] POST OR SUITABLE MOUNTING SURFACE

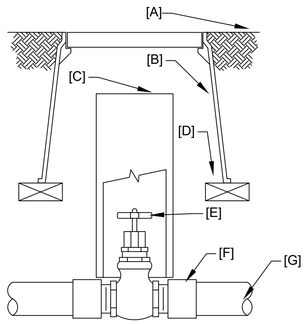
NOTES:
1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
2. REFER TO THE MANUFACTURER INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

2 CONTROLLER ASSEMBLY

[A] FLOMEC QS 200 FLOW SENSOR TIP 45 DEG
[B] 10-INCH ROUND VALVE BOX
[C] ID TAG
[D] REMOTE CONTROL VALVE: RAIN BIRD PESB
[E] DECODER
[F] FINISH GRADE/TOP OF MULCH
[G] CONTROL CABLE
[H] STANDARD VALVE BOX WITH COVER: PENTEK OR EQUAL
[I] PVC MAINLINE PIPE
[J] BRICK (1 OF 4)
[K] PVC SCH 40 MALE ADAPTER
[L] 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



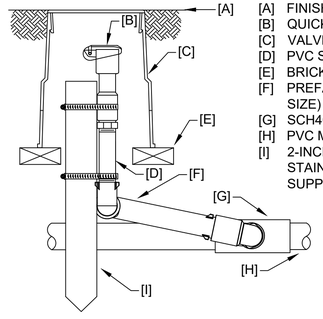
3 MASTER VALVE/ FLOW SENSOR ASSEMBLY



[A] FINISH GRADE/TOP OF MULCH
[B] VALVE BOX WITH COVER: 10-INCH DIAMETER AROUND
[C] 6-INCH PVC CL200 PIPE (LENGTH AS REQUIRED)
[D] BRICK (1 OF 2)
[E] THREADED BRONZE GATE VALVE WITH SOLID WEDGE, NON-RISING STEM
[F] PVC SCH40 OR WROT COPPER MALE ADAPTER (1 OF 2)
[G] PVC MAINLINE

NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY



[A] FINISH GRADE/TOP OF MULCH
[B] QUICK COUPLING VALVE: AS SHOWN IN LEGEND
[C] VALVE BOX: 10-INCH ROUND
[D] PVC SCH80 NIPPLE (LENGTH AS REQUIRED)
[E] BRICK (1 OF 2)
[F] PREFABRICATED SWING JOIN WITH O-RING (1-INCH SIZE)
[G] SCH40 SERVICE TEE
[H] PVC MAINLINE
[I] 2-INCH X 2-INCH REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT INTO UNDISTURBED SOIL

NOTE:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

5 QUICK COUPLING VALVE ASSEMBLY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

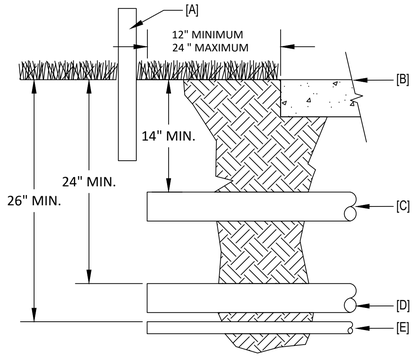
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

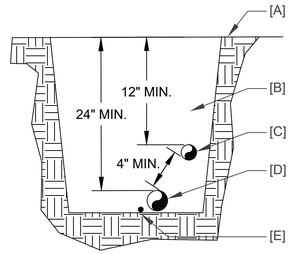
IR-33



[A] SLEEVE MARKER: UV RESISTANT P.E. DRIP TUBING ABOVE GRADE AT EACH END
[B] FINISHED GRADE OF PAVED SURFACE
[C] SLEEVE FOR LATERAL PIPE
[D] SLEEVE FOR MAINLINE PIPE
[E] SLEEVE FOR CONTROL WIRING

NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.
2. DUCT TAPE SLEEVE ENDS TO PREVENT PIPE FROM FILLIN WITH DIRT.
3. MARK SLEEVE ENDS WITH ABOVE GRADE MARKER SUCH AS PIPE OR POST.
4. IF POURING CONCRETE OVER SLEEVES, STAMP 'S' IN CONCRETE AT SLEEVE LOCATION.

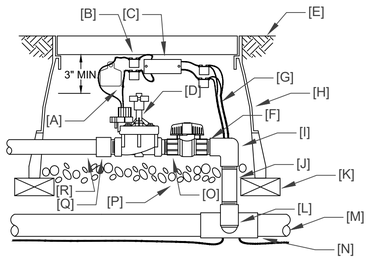
1 SLEEVE DETAIL



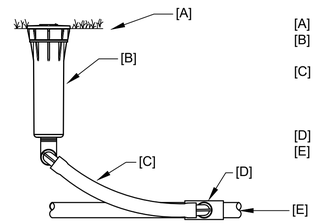
[A] FINISH GRADE
[B] BACKFILL
[C] LATERAL PIPE
[D] MAINLINE PIPE
[E] CONTROL WIRE BUNDLE OR CABLE

NOTE:
1. PIPE TO REST FIRMLY ON BOTTOM OF TRENCH. SNAKE PIPE FROM SIDE TO SIDE.
2. DO NOT STACK PIPES IN TRENCH, MAINTAIN 4 INCHES OF SEPARATION BETWEEN ALL PIPES IN TRENCH
3. NO WIRE SPLICES ALLOWED IN TRENCH, INSTALL WIRE SPLICES IN 10-INCH ROUND VALVE BOX AND MARK LOCATION ON AS-BUILT DRAWINGS.

2 TRENCHING



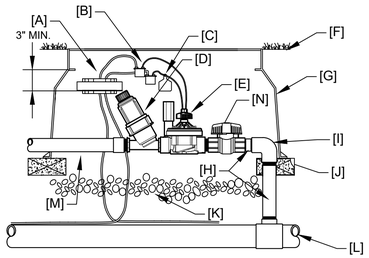
[A] ID TAG
[B] WATER PROOF CONNECTORS (4)
[C] DECODER
[D] REMOTE CONTROL VALVE (AS SHOWN IN LEGEND)
[E] FINISH GRADE/TOP OF MULCH
[F] PVC SCH 80 NIPPLE (CLOSE)
[G] CONTROL CABLE: 30-INCHES IN VALVE BOX
[H] STANDARD VALVE BOX WITH NON LOCKING COVER
[I] PVC SCH 40 ELL
[J] PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
[K] BRICK (1 OF 4)
[L] SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
[M] PVC MAINLINE PIPE
[N] PVC SCH 40 TEE OR ELL
[O] PVC BALL VALVE: SAME SIZE AS RCV
[P] 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
[Q] SCH 40 MALE ADAPTER
[R] PVC LATERAL PIPE



[A] FINISH GRADE
[B] SPRINKLER HEAD: AS CALLED OUT IN LEGEND
[C] SWING JOIN: 1/2-INCH FLEX TUBING WITH LASCO SWING JOINT FITTINGS
[D] SERVICE TEE OR ELL
[E] LATERAL PIPE

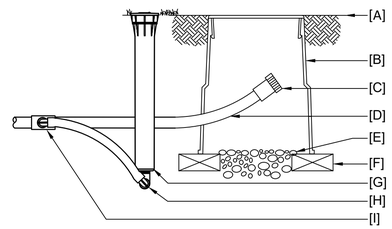
NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

3 REMOTE CONTROL VALVE ASSEMBLY



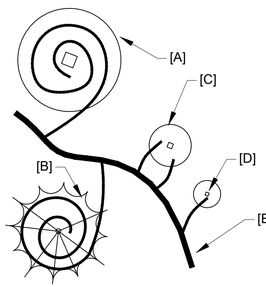
[A] DECODER
[B] WATERPROOF CONNECTORS (4)
[C] ID TAG
[D] DRIP WYE STRAINER
[E] REMOTE CONTROL VALVE: AS SHOWN IN LEGEND
[F] FINISH GRADE
[G] JUMBO VALVE BOX
[H] SHC80 THREADED NIPPLE
[I] SHC40 ELL
[J] BRICK SUPPORTS (4)
[K] 3/4-INCH WASHED GRAVEL
[L] MAINLINE
[M] PE DRIP TUBING/PVC DRIP MANIFOLD
[N] SCH 40 PVC BALL VALVE.

4 SPRINKLER ASSEMBLY



[A] FINISH GRADE/TOP OF MULCH
[B] 6-INCH ROUND VALVE BOX WITH COVER
[C] FLUSH PLUG WITH HOSE THREAD CAP
[D] DRIP IRRIGATION LATERAL
[E] 3-INCHES MIN. OF 3/4-INCH GRAVEL
[F] BRICK (1 OF 2)
[G] DRIP INDICATOR: HUNTER ECO-ID
[H] SWING JOINT: 1/2-INCH FLEX TUBING WITH LASCO SWING JOINT FITTINGS
[I] SERVICE TEE OR ELL

5 DRIP REMOTE CONTROL VALVE ASSEMBLY



[A] DECIDUOUS TREE (15 GPH): 25 FEET COIL DRIP LINE W/ 0.6 GPH EMMITERS SPACED 12"
[B] CONIFEROUS TREE (12 GPH): 20 FEET COIL DRIP LINE W/ 0.6 GPH EMMITERS SPACED 12"
[C] SHRUB PLANTINGS (2 GPH): 2 x XBCV-10PC EMITTER WITH 1/4-INCH DISTRIBUTION TUBING
[D] GRASS/GROUNDCOVER PLANTINGS (1 GPH): 1 x XBCV-10PC EMITTER WITH 1/4-INCH DISTRIBUTION TUBING
[E] POLYETHYLENE DRIP LATERAL

NOTE:
1. MAXIMUM LENGHT OF ¼" DISTRIBUTION TUBING IS 5-FEET
2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.
3. DRIPLINE: USE RAIN BIRD XFS-CV-06-12 WITH 0.6 GPH EMITTERS SPACED AT 12-INCHES.

6 TYPICAL EMITTER PLACEMENT & SCHEDULE

7 DRIP FLUSH CAP ASSEMBLY

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

PRELIMINARY NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
IRRIGATION DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: AL
Checked By: TG

Sheet

IR-34

LUMINAIRE SCHEDULE

GENERAL NOTES:
A. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF DEVICES, CEILING TYPES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
B. CONFIRM ALL FINISHES WITH ARCHITECT PRIOR TO ORDERING.
C. ALL SOURCES TO BE LED UNLESS OTHERWISE NOTED.
D. REFER TO PLANS FOR NUMBER OF FACES AND DIRECTION OF ARROWS FOR EXIT SIGNS.

MARK	MANUFACTURER	MODEL	DESCRIPTION	LUMENS	WATTS	WATTS/FT	CRI	CCT	VOLTAGE	NOTES
E1B	LIGMAN	UHAM-20002-75w-T3-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED	8,489 LM	75 W		70	3000K	277 V	
E2A	LITHONIA	DSX0-LED-P3-30K-70CRI-TFTM-MVOLT-FINISH	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.	6,060 LM	69 W		70	3000K	277 V	
E2C	LITHONIA	(2) DSX0-LED-P3-30K-70CRI-TFTM-MVOLT-FINISH	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.	6,060 LM/EA	138 W		70	3000K	277 V	
E3A	LIGMAN	UHAM-20001-53w-T2-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.	2,547 LM	23 W		70	3000K	277 V	
E3B	LIGMAN	UHAM-20001-53w-T3-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.	5,018 LM	75 W		70	3000K	277 V	
E4A	LIGMAN	UHAM-20001-53w-T2-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.	3,136 LM	50 W		70	3000K	277 V	
E4B	LIGMAN	UHAM-20001-53w-T3-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.	3,136 LM	50 W		70	3000K	277 V	
E5	LIGMAN	UHAM-20001-53w-T3-W30-FINISH-120/277v	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.	3,136 LM	50 W		70	3000K	277 V	
E5B	TIVOLI	LST-BK-24-RGBW-OP-LENGTH-24 / REMOTE DRIVER / DMX INTERFACE	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.	70 LM/EA	<varies>	1	--	RGBW	277 V	EC SHALL PROVIDE ALL MOUNTING HARDWARE AND CABLING FOR A FULLY OPERATIONAL COLOR CHANGING RGBW SYSTEM.
E6	LIGMAN	URA-10751-4w-W30-FINISH-120/277v	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.	133 LM	4 W		80	3000K	277 V	
E7	LIGMAN	UOD-50051-21w-W-W30-FINISH-120/277v	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.	1688 LM/EA			80	3000K		TOTAL LOAD = 80W WITH 120/277V
E8	LIGMAN	ULD-80011-11w-W-W30-FINISH-120/277v	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.	904 LM	11 W		80	3000K	277 V	
E9	KELVIX	SW3S-LENGTH-27K-HZ-FEED-IP68	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.	143 LM/FT	<varies>	2.4	80	3000K	277 V	EC SHALL LOCATE REMOTE POWER SUPPLY IN CONCEALED, DRY, AND WELL VENTILLATED LOCATION.

NOTE: LUMINAIRE SCHEDULE AND ALL GENERAL SHEETS APPLY TO MULTIPLE PHASES OF THE SITE DEVELOPMENT PERMIT PROCESS. NOT ALL LUMINAIRE TYPES APPEAR IN EACH PHASE OF THE PROJECT.

LIGHTING CONTROL SEQUENCE OF OPERATION

PROGRAMMABLE LIGHTING CONTROL SYSTEM BASIS OF DESIGN

Control Type: Programmable Relays with Astronomical Time-Clock with Local Control Station for Special Events

	Scene Description	LABEL	Zone 'z1'	Zone 'z2'	Zone 'z3'	Zone 'z4'	Zone 'z5'	Zone 'z6'	Zone 'z7'	Zone 'z9'	Zone 'z10'
Scene 1	**DAY**	DAY	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
Scene 2	**EVENING**	DUSK	ON	ON	ON	ON	ON	ON	ON	ON	ON
Scene 3	**OVERNIGHT**	NIGHT	ON	ON	ON	OFF	ON	OFF	OFF	OFF	OFF
Scene 4	**EVENT 1**	EVENT 1	ON	ON	ON	ON	ON	ON	ON	ON	OFF
Scene 5	**EVENT 2**	EVENT 2	ON	ON	ON	80%	ON	80%	80%	80%	% (RGBW)
Scene 4	**EVENT 3**	EVENT 3	ON	ON	ON	50%	ON	50%	50%	50%	% (RGBW)
Scene 5	**EVENT 4**	EVENT 4	ON	ON	ON	30%	ON	30%	30%	30%	% (RGBW)
OFF	**ALL OFF**	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Zone	Descriptions	Load Type	Dimming
z1	Drive Illumination	LED	NA
z2	Parking Lot Illumination	LED	STEP
z3	Sidewalk Illumination	LED	STEP
z4	Building Accent/Signage Illumination	LED	0-10V
z5	Building Entry Illumination	LED	0-10V
z6	Landscape Illumination	LED	0-10V
z7	Feature Lighting	LED	0-10V
z9	Pavilion	LED	0-10V
z10	Catenary Lighting	LED	DMX

Exterior Lighting Sequence of Operations

Automatic ON via Programmable relays and Astronomical Time-Clock
Lighting will be controlled by programmable relays, which will be capable of 24 hours a day, seven day a week, operation.
Programmable relays allow for daily, weekly, annual and seasonal programming for events
Pole luminaires in parking lots and side to have integral occupancy sensors and wireless interface
Low voltage control stations provide access events via scene select.
Lighting is broken out into multiple zones according to the areas of the site and types of light
All scenes and dimming percentages to be verified in the field by lighting designer and/or Owner.
RGBW color change lights to be programmed for seasonal changes per owner direction.

TIME SCHEDULE PROGRAMMING (to be confirmed by Owner).

SCENE	HOUR
DAY	30 MIN after DAWN to 30 MIN prior to DUSK
EVENING	30 MIN prior DUSK- 12am
OVERNITE	12am to 30 MIN after DAWN

Lighting Designer to review all lighting control programming with owner prior to programming.

LUMINAIRE SYMBOLS

	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	SURFACE DOWNLIGHT
	SURFACE ADJUSTABLE DOWNLIGHT
	RECESSED TROFFER
	SURFACE TROFFER
	WALL MOUNT
	PENDANT MOUNT LINEAR
	PENDANT MOUNT
	SURFACE LINEAR
	SURFACE STRIP
	CONCEALED LED STRIP / TAPE
	EXTERIOR POLE MOUNT
	POST TOP LIGHT
	ROUND BOLLARD
	SQUARE BOLLARD
	TRACK
	CEILING MOUNTED FAN WITH CLEARANCE
	EMERGENCY BATTERY UNIT
	EXIT SIGN CEILING MOUNT - ARROW AND FACES AS SHOWN ON PLANS
	EXIT SIGN WALL MOUNT - ARROW AND FACES AS SHOWN ON PLANS
L	WALL MOUNTED EXIT SIGN LOW LEVEL

LUMINAIRE DESIGNATIONS

R1A
L1-2,a
CR

MARK:
E - EXTERIOR/SITE (NOT MOUNTED TO BUILDING)
F - CEILING FAN
P - PENDANT
R - RECESSED (CEILING OR WALL)
S - SURFACE MOUNTED (CEILING OR WALL)
T "A,B,C" - TRACK
T "1,2,3" - TRACK HEAD
U - UNDERCABINET
W - WALL MOUNTED
X - EXIT SIGN/ EMERGENCY

SUFFIX:
A,B,C - LUMINAIRE VARIATIONS
E - EMERGENCY BATTERY BACKUP
S - INTEGRATED SENSOR
T - TUNABLE OR DIM TO WARM

PREFIX:
O - OWNER PROVIDED

PANEL - CIRCUIT, SWITCH LEG OR CONTROL ZONE (WHERE SHOWN)

BLANK - NORMAL
CR - CRITICAL
LS - LIFE SAFETY
EM - EMERGENCY

LIGHTING CONTROL SYMBOLS

a
S$_{DS}$

a,b - SWITCH LEG(S)

BLANK - SINGLE POLE SWITCH
2 - DOUBLE POLE SINGLE THROW
3 - 3 WAY SWITCH
4 - 4 WAY SWITCH
D - DIMMER
D3 - DIMMER, 3 WAY
DOS - DIMMER OCCUPANCY SENSOR SWITCH
K - KEY OPERATED
K3 - KEY OPERATED, 3 WAY
LV - LOW VOLTAGE
LM - MOMENTARY CONTACT SWITCH
OS - OCCUPANCY SENSOR SWITCH
T - TIMER SWITCH

OS1
a

- DEVICE NUMBER
a,b - SWITCH LEG(S)
z# - CONTROL ZONE(S)

CS - CONTROL STATION
OS - OCCUPANCY SENSOR
VS - VACANCY SENSOR
TS - TOUCH SCREEN
PC - PHOTOCELL

WITH STEM - WALL MOUNT
WITHOUT STEM - CEILING MOUNT

NOTES:
A. SWITCH LEG DESIGNATION USED FOR ROOM(S) WITH STANDALONE LIGHTING CONTROLS.
B. CONTROL ZONE DESIGNATION USED FOR LIGHTING CONTROL ZONES AS PART OF PROGRAMMABLE LIGHTING CONTROL PANEL.

ABBREVIATIONS

A, AMP	AMPERE	IG	ISOLATED GROUND.
AC	ALTERNATING CURRENT	HOA	HAND - OFF - AUTO
ACT	ABOVE COUNTER TOP	HP	HORSEPOWER
AIC	AMPERE INTERRUPTING CAPACITY	HPF	HIGH POWER FACTOR
AFF	ABOVE FINISHED FLOOR	LED	LIGHT EMITTING DIODE
AFG	ABOVE FINISHED GRADE	LLF	LIGHT LOSS FACTOR
ATS	AUTOMATIC TRANSFER SWITCH	LRC	LIGHTING RELAY CABINET
AF	FRAME RATING IN AMPERES	MCB	MAIN CIRCUIT BREAKER
AS	SWITCH RATING IN AMPERES	MLO	MAIN LUGS ONLY
AT	TRIP RATING IN AMPERES	MCA	MINIMUM CIRCUIT AMPS
AWG	AMERICAN WIRE GAUGE	MOCP	MAXIMUM OVER CURRENT PROTECTION
AV	AUDIO VISUAL	(N)	NEW
C	CONDUIT	N	NEUTRAL
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	NC	NORMALLY CLOSED
CKT	CIRCUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
CLG	CEILING	NL	NIGHT LIGHT
CL	CONNECTED LOAD	NO	NORMALLY OPEN
CCT	CORRELATED COLOR TEMPERATURE	NTS	NOT TO SCALE
CRI	COLOR RENDERING INDEX	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
(D)	DEMOLISH EXISTING	OC	OVER CURRENT
DF	DEMAND FACTOR	PB	PULL BOX
DL	DESIGN LOAD	∅PH	PHASE
DC	DIRECT CURRENT	PNL	PANEL
DPDT	DOUBLE POLE, DOUBLE THROW	PVC	POLYVINYL CHLORIDE CONDUIT
DPST	DOUBLE POLE SINGLE THROW	P	POLE
DIST	DISTRIBUTION	PWR	POWER
(E)	EXISTING TO REMAIN	(R)	RELOCATE EXISTING
EC	EMPTY CONDUIT	RCP	REFLECTED CEILING PLAN
ELEC	ELECTRICAL	RSC	RIGID STEEL CONDUIT
ELEV	ELEVATOR	SPDT	SINGLE POLE, DOUBLE THROW
E, EM	EMERGENCY	SPST	SINGLE POLE, SINGLE THROW
EMT	ELECTRO METALLIC TUBING	SWBD	SWITCHBOARD
EMS	EMERGENCY MANAGEMENT SYSTEM	SWGR	SWITCH GEAR
FA	FIRE ALARM	TB, TTB	TERMINAL BACKBOARD
FSD	FIRE SMOKE DAMPER	TC	TERMINAL CABINET
FVNR	FULL-VOLTAGE, NON-REVERSING	TEL	TELEPHONE
FVR	FULL-VOLTAGE, REVERSING	V	VOLT
FLA	FULL LOAD AMPS (NAME PLATE)	VD	VOLTAGE DROP
FLC	FULL LOAD CURRENT (NEC)	VFD	VARIABLE FREQUENCY DRIVE
(F)	FUTURE	VA	VOLT AMPERES
GFCI	GROUND FAULT CIRCUIT INTERRUPTING	W	WATT
G, GND	GROUND	W	WIRE
GEN	GENERATOR	XFMR	TRANSFORMER

DESIGNATION SYMBOLS

1	KEY NOTE TAG
A / E1.1	DETAIL REFERENCE BUBBLE DETAIL NUMBER SHEET BEARING DETAIL
EF-1	EQUIPMENT TAG

2021 INTERNATIONAL ENERGY CONSERVATION CODE

1. ALL LIGHTING CONTROLS SHALL COMPLY WITH SECTION C405.2 OF THE IECC.
2. ALL LIGHTING SYSTEMS SHALL BE COMMISSIONED IN AND COMPLETED ACCORDANCE WITH SECTION C408. THE COMMISSIONING OF THE LIGHTING CONTROLS SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND BE PERFORMED BY AN APPROVED THIRD PARTY AGENCY.
3. OCCUPANCY SENSORS SHALL BE TESTED TO VERIFY THEY DETECT OCCUPANTS AND CONTROL THE LIGHTS INDICATED ON THE PLANS PER SECTION C408.3.1.1.
4. AS REQUIRED BY SECTION C408.3.2 THE COMMISSIONING DOCUMENTS DESCRIBED IN SECTION C408 SHALL BE PROVIDED TO THE OWNER WITHIN 90 DAYS OF THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1
LIGHTING SCHEDULES
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL000

UHAM-20002
Hamilton 1 Post Top

microVos TECHNOLOGY

LIGMAN LIGHTING USA



75w LED
8949 Lumens

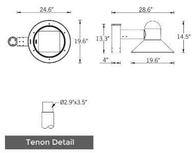
IP66
Suitable for wet locations

IK07
Impact Resistant (Vandal Resistant)

EPA - 1.78

Weight - 35 lbs

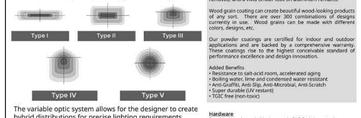
POLE NOT INCLUDED



Tenon Detail

microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard, in series wired 10kv surge suppressor provided with all fixtures.

BUG Rating
B2 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge. Lightly frosted lens optional

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Classic urban neighbourhood post-top luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A post top luminaire available with single or twin heads, in a straight arm or shepherds crook style. Designed for lighting car parks, footpaths, pedestrian areas, precincts, parks, gardens and building perimeters.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80.

This luminaire is provided prewired with power cord to the handhole to simplify installation. Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



A90991
Zhaga Book 18

A90851
NEMA 7

RNG
Decorative Rings



IHSS
Internal House Side Shield



This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

LIGHCONNECT IoT Ready Hamilton

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

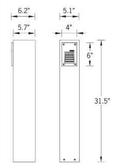
TYPE E1B, E3A, E3B, E4A, E4B, & E5 - AREA POLES BASIS OF DESIGN

URA-10751
Rado 1 Bollard

LIGMAN LIGHTING USA



4w COB 133 Lumens
IP65 • Suitable For Wet Locations
IK09 • Impact Resistant (Vandal Resistant)
Weight 11 lbs



Mounting Detail

Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls the thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating
B0 - U0 - G0

Surge Suppression
Standard, in series wired 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Sturdy classic bollard pathway and stair luminaire. Simple pleasing aesthetic and sturdy construction, perfect for delineating perimeter applications with the impressive optic choices.

A range of rectangular bollards, with regressed LEDs providing excellent glare control. Suitable for illuminating pathways, driveways and squares. Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and lifetime 50,000 Hours. Low copper content die-cast aluminum housing with a high corrosion resistance.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. Custom bollard heights are available, please specify.

Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

TYPE E6 - BOLLARD BASIS OF DESIGN



D-Series Size 0
LED Area Luminaire

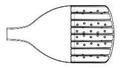
Catalog Number
Notes
Type

d^series

DLC LISTED PREMIUM | DLC LISTED | MARK FRIENDLY | ada | BAA | BABA

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)







ds Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TTS Type 1 short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4] XVOLT (277V-480V)[4] 120 [5,6] 208 [5,6] 240 [5,6] 277 [5,6] 347 [5,6] 480 [5,6]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole mounting (4ft drilling, 3" min. SQ pole)[1] RPA5 Round pole mounting (4ft drilling, 3" min. RND pole)[1] SPABN Square narrow pole mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket[7] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [8,9,10,11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [8,9,10,11] PER NEMA twist-lock receptacle only (controls ordered separate) [14] PER5 Five-pin receptacle only (controls ordered separate) [14,15]	PER7 Seven-pin receptacle only (controls ordered separate) [14,15] FAO Field adjustable output [16,20] BL30 Bi-level switched dimming, 30% [8,9] BL50 Bi-level switched dimming, 50% [8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Shipped installed** HS Houseside shield (black finish standard) [8] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [1] HA 50°C ambient operation [2] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] **Shipped separately** EGSB External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX0 LED
Rev. 01/28/25
Page 1 of 9

TYPE E2A & E2C - AREA POLES BASIS OF DESIGN

UOD-2106□ ← Last Digit Signifies Wattage (See Below)
Odessa 21 Large Cluster Column

LIGMAN LIGHTING USA



UOD-21061
4x70w - 4x8038lm

UOD-21064
4x55w - 4x6310lm

IP65
Suitable for wet locations

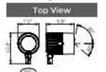
IK04
Impact Resistant (Vandal Resistant)

Weight 95 lbs

POLE INCLUDED



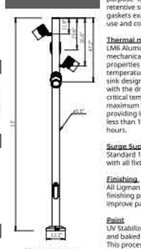
Top View



Floodlight Detail



Mounting Detail



Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls the thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Stylish adjustable projector range.
Naturally beautiful and unique contemporary family, Odessa packs a punch with an abundance of options and accessories.

The Odessa family of floodlights have a modern aesthetic design and are available as a surface mounted floodlight cluster with adjustable pole clamp settings. Each individual floodlight can be specified with different beam distributions, as well as wattages if necessary to provide the perfect lighting solution for any environment.

The floodlights can be aimed in different directions to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks. This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as; recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as visors, louvres and linear spread lenses.

The Odessa Cluster is highly flexible and lends itself to custom configurations..
For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory.
• The Odessa floodlight is available as an event pole attachment see Odessa Cluster.
• The fixture quantity, type and configuration is flexible, please contact factory for more options.

Additional Options (Consult Factory For Pricing)



A54331
Anti Glare Visor

A51874
Linear Spread

A54453
Anti Glare Louvre

A54122
Honeycomb Louvre

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

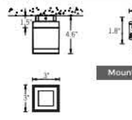
TYPE E7 - POLE WITH FLOOD LIGHTS BASIS OF DESIGN

ULD-80011
Lador 10 Ceiling Downlight

LIGMAN LIGHTING USA



11w LED 904 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)
Weight 2.4 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1- U1- G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Square surface ceiling-mounted architectural range. Four sizes of square artistic precision with wide range of beam distributions.

A range of square outdoor IP66 surface downlight that meets both aesthetic and functional applications. This cubic downlight range is available with 4 different sizes, starting with a small 2.4" square profile at 3w, and increases proportionately to 3" at 11w, 4.5" at 21w and 5.5" square at 40w. This glare free luminaire is available in Narrow 10° beam, Medium 19°, Wide 33°, Very Wide 71° and Elliptical 41°x14° beam patterns.

This luminaire is engineered to meet harsh outdoor environments, as well as being able to be used as a decorative indoor product.

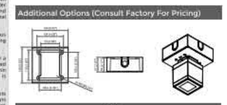
The Lador is provided with an integral driver and has accessories that include; dichroic color filters, linear spread lens, honeycomb louvres and anti-glare visors.

The Lador product family consists of; floodlights, wall sconces, ceiling mounted squares and cluster column event poles.

This luminaire is available with a natatorium rated coating.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a junction-style wiring surface-mount junction box (Provided by contractor). Example: Hubbell - 5312-1 • Young Weatherproof Box, Two 1/2" in. Threaded Outlets - or - 5312-0 • Young Weatherproof Box, Five 3/4 in. Threaded Outlets

TYPE E8 - DOWNLIGHT BASIS OF DESIGN

TYPE E5B - CATENARY MOUNTED FESTOON BASIS OF DESIGN

24V | Litesphere™ True RGB+W

tivoli



Project: _____ TYPE: _____

- Tivoli's proprietary algorithm controls RGB+W (5000K) LEDs for superior color saturation and TRUE white performance other than a standard four-channel system
- Audio enhanced with MADRIX software
- Available DarkSky option with added light shade
- Individually control each globe with DMX512 (3 Channels per/pixel) protocol for a unique and personal environment
- Each globe is auto-addressed for fast set-up and connection
- True RGB +W Technology delivers more than 16 million combinations of pure and precise color tones
- Tivoli's proprietary PCB design maintains a high level performance and easy replacement
- True RGB+W mount design provides optional suspended and a twist-off cap for surface applications
- 24V DC Low voltage system for long runs
- Pre-molded twist connect male and female power lead
- IP67
- cULus listed
- 3 Year warranty

DarkSky | c UL us LISTED

Dimensions



Tivoli, LLC, reserves the right to modify this specification without prior notice.
Copyright © Tivoli 1/20/24

Page 2 of 16

www.tivolilighting.com tel: 714-957-6101 fax: 714-427-3458

TYPE E5B - CATENARY MOUNTED FESTOON BASIS OF DESIGN

NOTES:

1. **LUMINAIRE SCHEDULE, CUTSHEETS, AND ALL GENERAL SHEETS APPLY TO MULTIPLE PHASES OF THE SITE DEVELOPMENT PERMIT PROCESS. NOT ALL LUMINAIRE TYPES APPEAR IN EACH PHASE OF THE PROJECT.**
2. **LUMINAIRE CUTSHEETS REPRESENT DIFFERENT LUMINAIRE TYPES OF THE SAME MANUFACTURER AND MODEL WITH VARRYING OPTICS AND/OR MOUNTING HEIGHTS.**

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

LUMINAIRE CUTSHEETS

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: Author
Checked By: Checker

Sheet

EL001

NORTH

NOTE: CALCULATION STATISTIC ZONES AND ALL GENERAL SHEETS APPLY TO MULTIPLE PHASES OF THE SITE DEVELOPMENT PERMIT PROCESS. NOT ALL LUMINAIRE TYPES APPEAR IN EACH PHASE OF THE PROJECT.

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CROSSWALK - BLDG D&B	F c	2.57	3.2	2.1	1.22	1 52
CROSSWALK - BLDG F&E	F c	3.36	4.7	1.5	2.24	3.13
BUILDING A LOADING E	F c	8.71	39.9	1.3	6.7	3069
BUILDING A LOADING NE	F c	0.64	1	0.4	1.6	2.5
BUILDING A LOADING NW	F c	0.87	4.7	0.3	2.9	15.67
CROSSWALK - BLDG A & MAIN ST	F c	2.4	3.2	1.4	1 .71	2.29
CROSSWALK - BLDG D & PARKING	F c	3.93	4.5	3.5	1.12	1 29
CROSSWALK - FALL RIVER & ABEL E	F c	2.9	3.6	2.2	1 32	1 64
CROSSWALK - FALL RIVER & ABEL N	F c	2.98	4.2	2	1 49	2.1
CROSSWALK - FALL RIVER & ABEL S	F c	3.35	4.9	1.8	1 86	2.72
CROSSWALK - FALL RIVER & ABEL W	F c	2.35	3.5	1.2	1 96	2.92
CROSSWALK - FALL RIVER N	F c	4.3	6.2	2.8	1 54	2.21
CROSSWALK - FALL RIVER S 1	F c	5.1	8.2	2.7	1 89	3.04
CROSSWALK - FALL RIVER S 2	F c	3.37	4.2	2.4	1 40	1 75
CROSSWALK - HAHNS PEAK & 34	F c	1.04	2.2	0.4	2 60	5.5
CROSSWALK - HAHNS PEAK & MOUNTAIN...	F c	2.08	2.2	1 9	1 09	1.16
CROSSWALK - HAHNS PEAK & MOUNTAIN...	F c	1.88	2.6	1 4	1 34	1 86
CROSSWALK - HAHNS PEAK & MOUNTAIN...	F c	2.62	3.2	2.3	1 14	1.39
CROSSWALK - HAHNS PEAK & MOUNTAIN...	F c	2.2	2.7	2 0	1.1	1.35
CROSSWALK - MAIN & WINDFLOWER E	F c	4.27	5.5	3.6	1 19	1 53
CROSSWALK - MAIN & WINDFLOWER N	F c	2.95	3.6	2 7	1 09	1 33
CROSSWALK - MAIN & WINDFLOWER S	F c	2.5	3.9	1 8	1 39	2.17
CROSSWALK - MAIN & WINDFLOWER W	F c	4.13	4.6	3.8	1 09	1 21
CROSSWALK - MAIN ST & BLDG A	F c	3.15	4	2.6	1 .21	1.54
CROSSWALK - MOUNTAIN LION DR	F c	1.85	2.5	1 2	1 54	2.08
CROSSWALK - MTN LION & FALL RIVER E	F c	2.5	3.1	1 9	1 32	1 63
CROSSWALK - MTN LION & FALL RIVER N	F c	4.1	4.9	3.3	1 24	1 48
CROSSWALK - MTN LION & FALL RIVER S	F c	2.8	3	2 6	1 08	1 15
CROSSWALK - MTN LION & FALL RIVER W	F c	5.73	6.8	4.7	1 22	1 45
CROSSWALK - PARKING GARAGE & ABEL W	F c	3.34	6.8	1.4	2.39	4.86
CROSSWALK - ROAD 1-1 & FALL RIVER E	F c	2.37	2.6	2 0	1 19	1 30
CROSSWALK - ROAD 1-1 & FALL RIVER S	F c	2.17	3.2	0.9	2.41	3.56
CROSSWALK - ROAD A & SUNFIELD E	F c	1.44	2.2	0.8	1 80	2.75
CROSSWALK - ROAD C & MOUNTAIN LION S	F c	3	4.3	1 7	1 76	2.53
CROSSWALK - ROAD G N	F c	4.55	5.8	3.3	1 38	1.76
CROSSWALK - ROAD H & FALL RIVER N	F c	1.67	2.2	1 4	1 19	1 57
CROSSWALK - ROAD H & FALL RIVER W	F c	1.93	2.3	1 5	1.29	1 53
CROSSWALK - ROCKY MOUNTAIN & MAIN ST	F c	1.85	3.8	0.6	3.08	6.33
CROSSWALK - ROCKY MTN & 34	F c	1.2	2.1	0.3	4	7
CROSSWALK - ROCKY MTN & MORELLO E	F c	2.04	4	1 3	1 57	3.08
CROSSWALK - ROCKY MTN & MORELLO S	F c	1.25	2.1	0.7	1 79	3
CROSSWALK - ROCKY MTN & MORELLO W	F c	2.41	2.7	2.2	1.1	1.23
CROSSWALK - ROCKY MTN & ROAD B N	F c	1 70	2 8	1.1	1 55	2.55
CROSSWALK - ROCKY MTN & SUNFIELD E	F c	1 97	2.6	1.2	1 64	2.17
CROSSWALK - ROCKY MTN & SUNFIELD N	F c	1 56	2.5	1.1	1 42	2.27
CROSSWALK - ROCKY MTN & SUNFIELD S	F c	1 63	2.8	0.8	2.04	3.5
CROSSWALK - ROCKY MTN & SUNFIELD W	F c	2.5	2.8	2.1	1.19	1.33
CROSSWALK - SUNFIELD & FALL RIVER DR	F c	1 90	1.9	1.9	1	1
PARKING - EAST 01	F c	1 61	6	0.8	2.01	7.5
PARKING - EAST 02	F c	1 79	8.1	0.8	2.24	10.13
PARKING - EAST 03	F c	1 54	6.5	0.7	2.2	9.29
PARKING - NE 01	F c	1 98	2.9	1	1.98	2.9
PARKING - NE 02	F c	1 86	4.7	0.6	3.1	7.83
PARKING - NE 03	F c	1.5	5	0.7	2.14	7.14
PARKING - NE 04	F c	1 94	5	0.9	2.16	5.56
PARKING - NE 05	F c	2.4	5.3	1 .1	2.18	4.82
PARKING - NW 01	F c	1 58	2.4	0.9	1.76	2.67
PARKING - NW 02	F c	1 06	1.3	0.8	1.33	1.63
PARKING - NW 03	F c	1 54	4.9	0.5	3.08	9.8
PARKING - NW 04	F c	1 60	2.7	0.6	2.67	4.5
PARKING - NW 05	F c	1 38	4.9	0.6	2.3	8.17
PEDESTRIAN PAVILIONS - ART WALK	F c	2.15	4.3	0.3	7.17	14.33
ROAD - ABEL WAY	F c	2.57	6.8	0.7	3.67	9.71
ROAD - FALL RIVER DR N 1	F c	2.68	64	1	2.68	6.4
ROAD - FALL RIVER DR N 2	F c	3.03	7.3	1 1	2.75	6.64
ROAD - FALL RIVER DR S 1	F c	3.66	7.2	1 7	2.15	4.24
ROAD - FALL RIVER DR S 2	F c	3.25	64	0.8	4.06	8
ROAD - FALL RIVER DR S 3	F c	2.52	6.7	0.9	2.8	7.44
ROAD - FALL RIVER DRN 3	F c	2.37	5.5	1 0	2.37	5.5
ROAD - HAHNS PEAK DR N	F c	1.21	3.1	0.4	3.03	7.75
ROAD - HAHNS PEAK DR S	F c	1.35	3.1	0.4	3.38	7.75
ROAD - MAIN STREET E	F c	1.69	6.6	0.4	4.23	16.5
ROAD - MAIN STREET W	F c	2.1	5.4	0.5	4.2	10.8
ROAD - MORELLO ST	F c	1.94	6.8	0.3	6.47	22.67
ROAD - MOUNTAIN LION DR	F c	2.9	6.2	0.8	3.63	7.75
ROAD - ROAD G	F c	3.5	6.5	1.8	1.94	3.61
ROAD - ROCKY MTN AVE	F c	1 16	2.7	0.6	1.93	4.5
ROAD - ROCKY MTN AVE N	F c	0.98	3.1	0.2	4.9	15.5
ROAD - ROCKY MTN AVE S	F c	1 07	2.6	0.4	2.68	6.5
ROAD - SUNFIELD ST	F c	1 36	3	0.6	2.27	5
ROAD - WINDFLOWER LN	F c	2.49	6.6	0.5	4.98	13.2
ROUNDABOUT - HANS & MOUNTAIN LION DR	F c	1 75	34	0.6	2.92	5.67
ROUNDABOUT - ROCKY MTN & MORELLO	F c	1 71	3.6	0.7	2.44	5.14
ROUNDABOUT - ROCKY MTN & MTN LION	F c	1 84	3.8	0.7	2.63	5.43
WALKING PATH - ART WALK	F c	1 44	4	0.3	4.8	13.33
WALKING PATH - ROCKY MTN & MORELLO...	F c	2.79	4	1	2.79	4
WALKING PATH - ROCKY MTN & MORELLO...	F c	2.36	4.4	1	2.36	4.4
WALKING PATH - ROCKY MTN & MORELLO...	F c	2.79	5	1.3	2.15	3.85
WALKING PATH - ROCKY MTN & MORELLO...	F c	2.04	3.8	0.6	3.4	6.33
WALKING PATH - ROCKY MTN & SUNFIELD...	F c	2.84	5.2	1 3	2.18	4
WALKING PATH - ROCKY MTN & SUNFIELD...	F c	2.49	4.8	1 3	1.92	3.69
WALKING PATH - ROCKY MTN & SUNFIELD...	F c	2.79	4.2	1 1	2.54	3.82
WALKING PATH - ROCKY MTN & SUNFIELD...	F c	2.61	4.3	1 3	2.01	3.31
WALKING PATH AT ROUNDABOUT - HAHNS...	F c	0.58	0.8	0.3	1.93	2.67
WALKING PATH AT ROUNDABOUT - HAHNS...	F c	1.23	1.8	0.7	1.76	2.57
WALKING PATH AT ROUNDABOUT - HAHNS...	F c	2.29	4.2	1 1	2.08	3.82
WALKING PATH AT ROUNDABOUT - HAHNS...	F c	1.57	3.5	0.4	3.93	8.75

NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

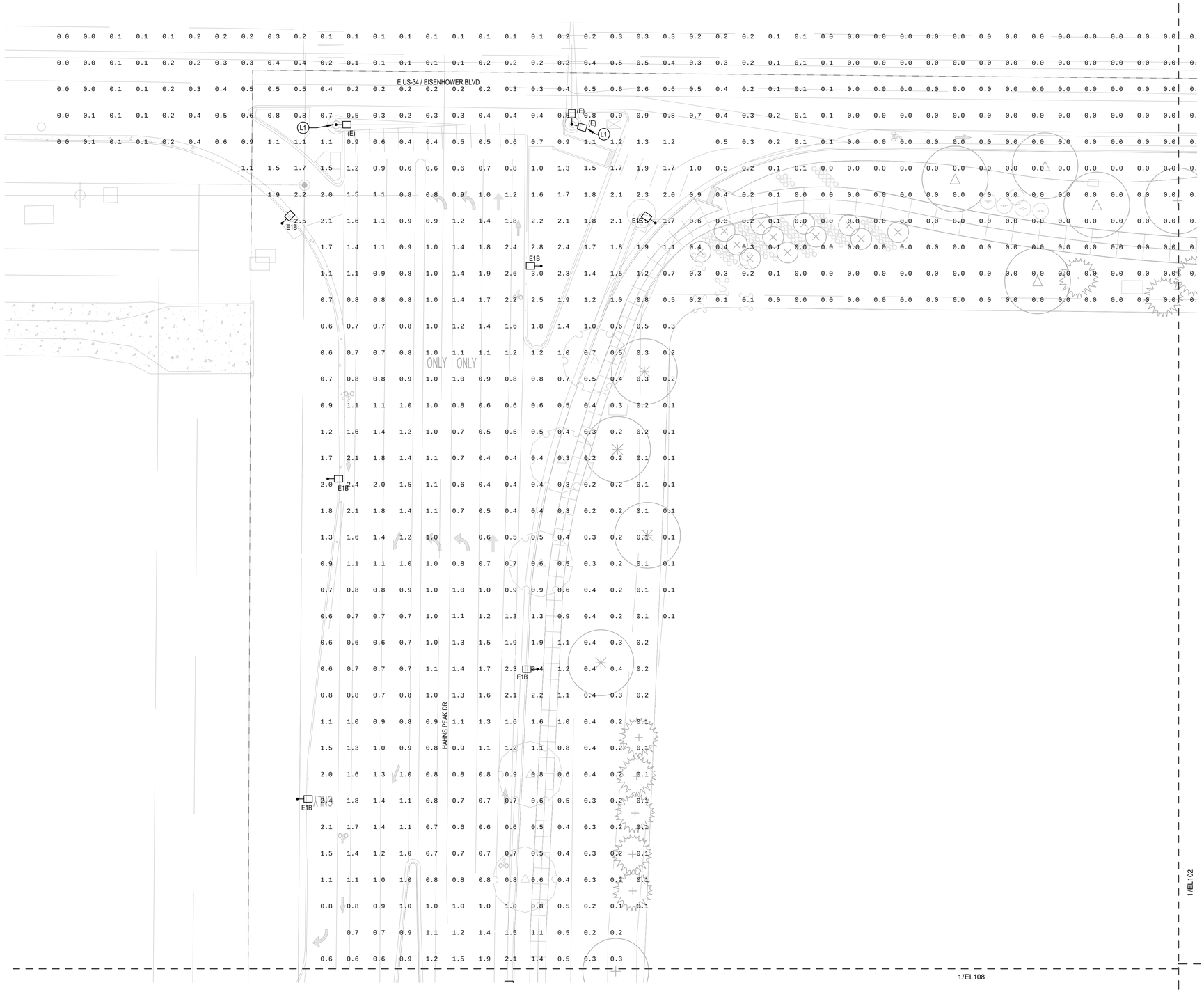
LIGHTING STATISTICS SCHEDULES

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL100



1 EL101 LIGHTING PHOTOMETRIC PLAN - AREA 01
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

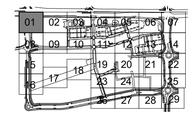
E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

KEYNOTES

L1 EXISTING TRAFFIC SIGNAL POLE WITH COBRA HEAD LUMINAIRE LOCATION. EXISTING LUMINAIRES HAVE BEEN EXCLUDED FROM LIGHTING CALCULATION.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33" BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

LIGHTING PLAN - AREA 01

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL101



1 EL102 LIGHTING PHOTOMETRIC PLAN - AREA 02
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

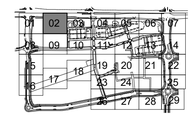
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

LIGHTING PLAN - AREA 02

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL102



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

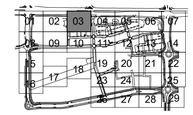
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL103 LIGHTING PHOTOMETRIC PLAN - AREA 03

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

LIGHTING PLAN - AREA 03

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL103



1 EL104 LIGHTING PHOTOMETRIC PLAN - AREA 04
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

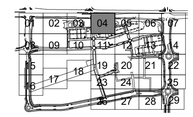
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

LIGHTING PLAN - AREA 04

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL104



1 EL105 — LIGHTING PHOTOMETRIC PLAN - AREA 05
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

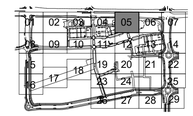
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33" BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVERICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

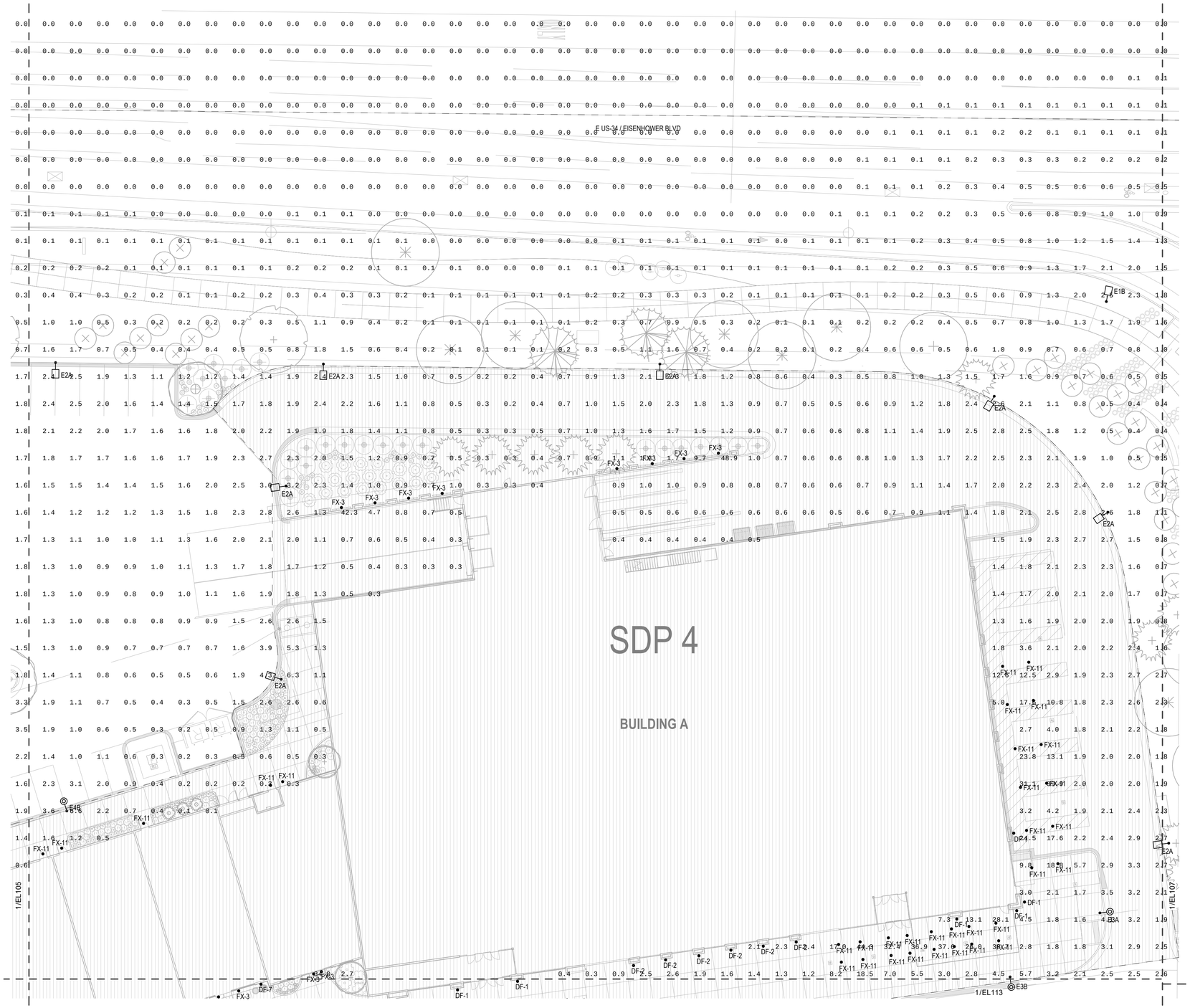
LIGHTING PLAN - AREA 05

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL105



1 EL106 LIGHTING PHOTOMETRIC PLAN - AREA 06

1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

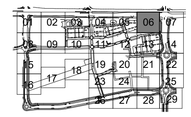
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVERICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

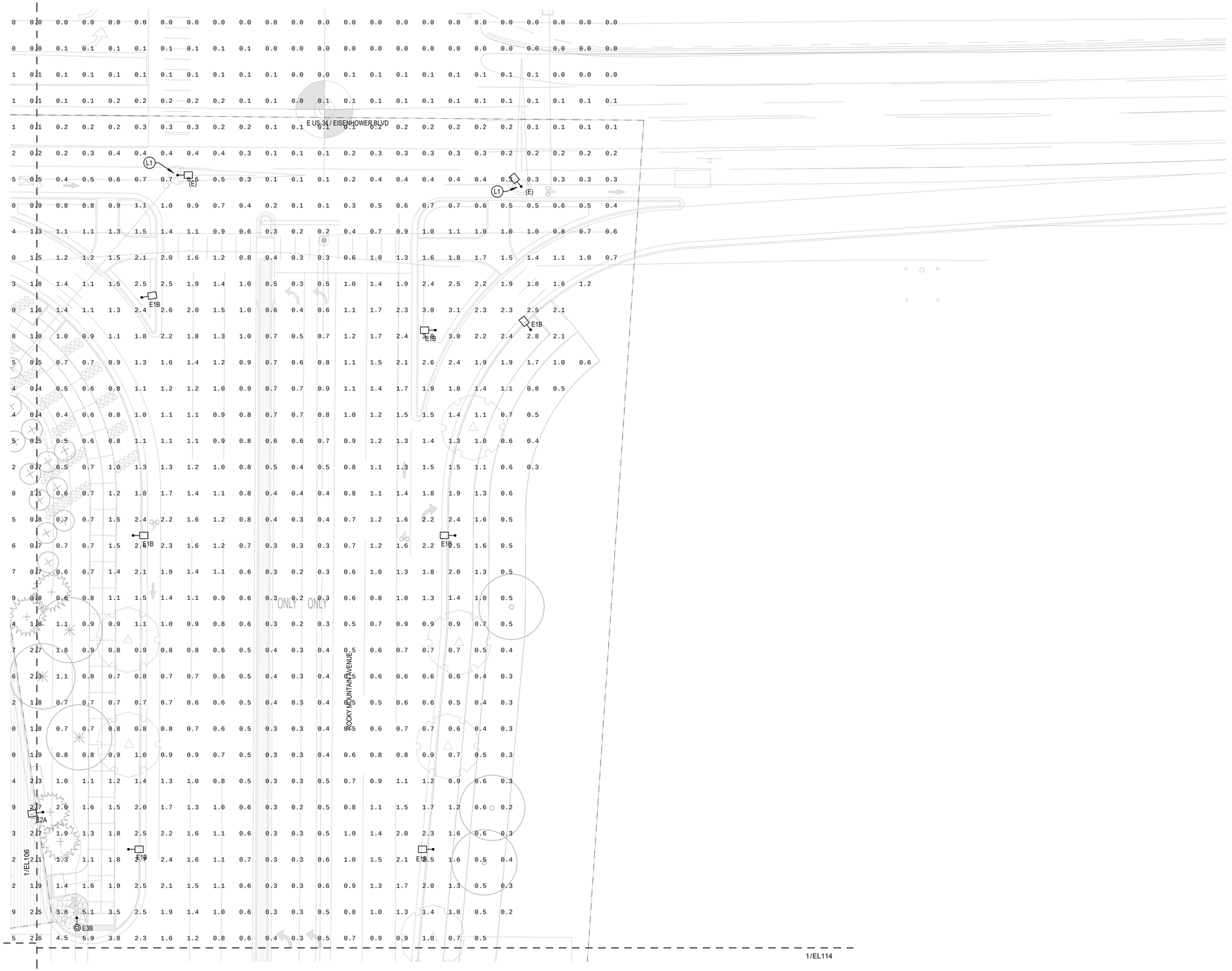
LIGHTING PLAN - AREA 06

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL106



1 EL107 LIGHTING PHOTOMETRIC PLAN - AREA 07
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

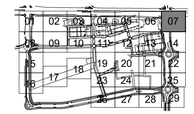
E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

KEYNOTES

L1 EXISTING TRAFFIC SIGNAL POLE WITH COBRA HEAD LUMINAIRE LOCATION. EXISTING LUMINAIRES HAVE BEEN EXCLUDED FROM LIGHTING CALCULATION.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

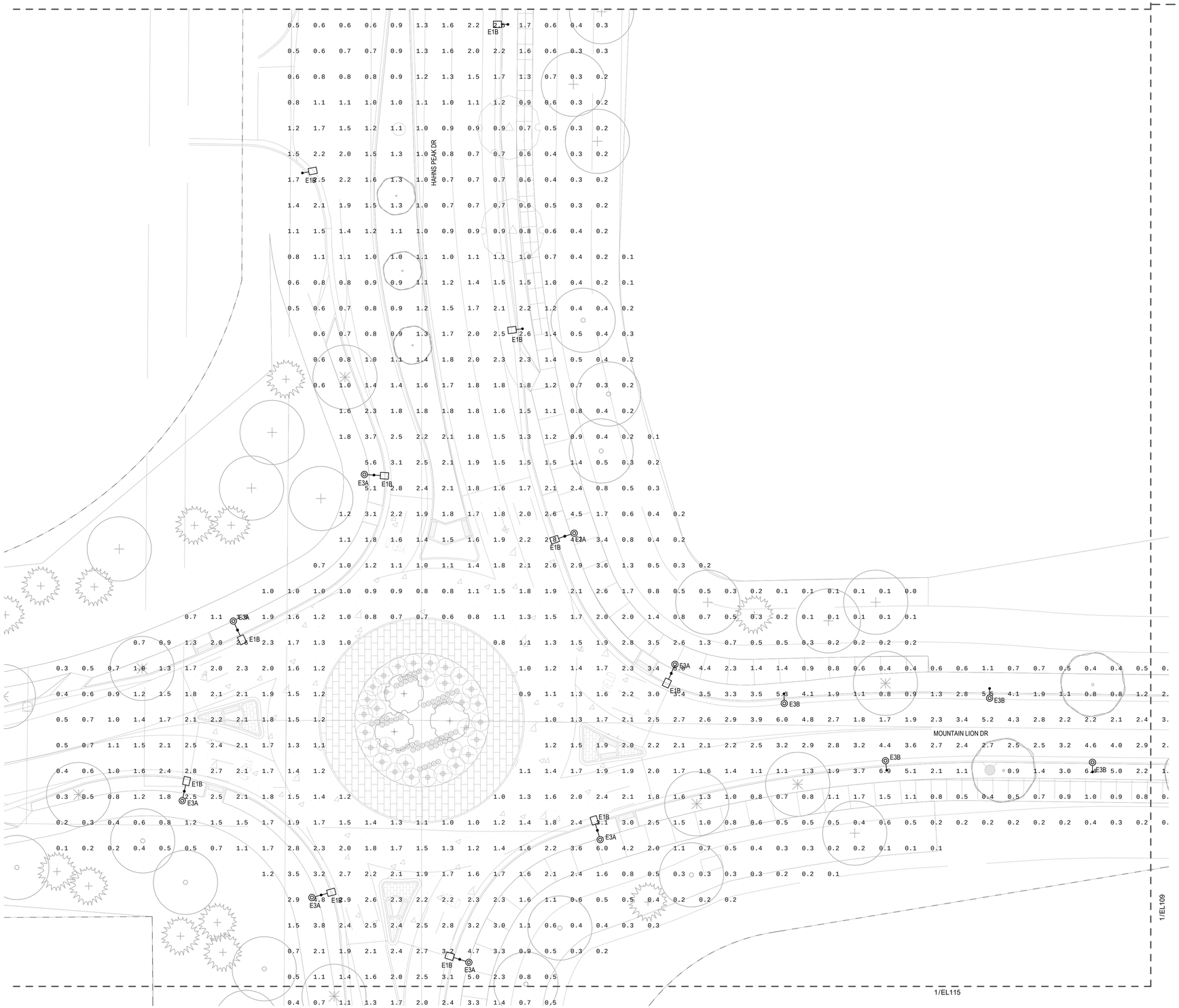
REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1
LIGHTING PLAN - AREA 07
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL107



1 EL108 — LIGHTING PHOTOMETRIC PLAN - AREA 08
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

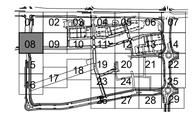
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL
ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

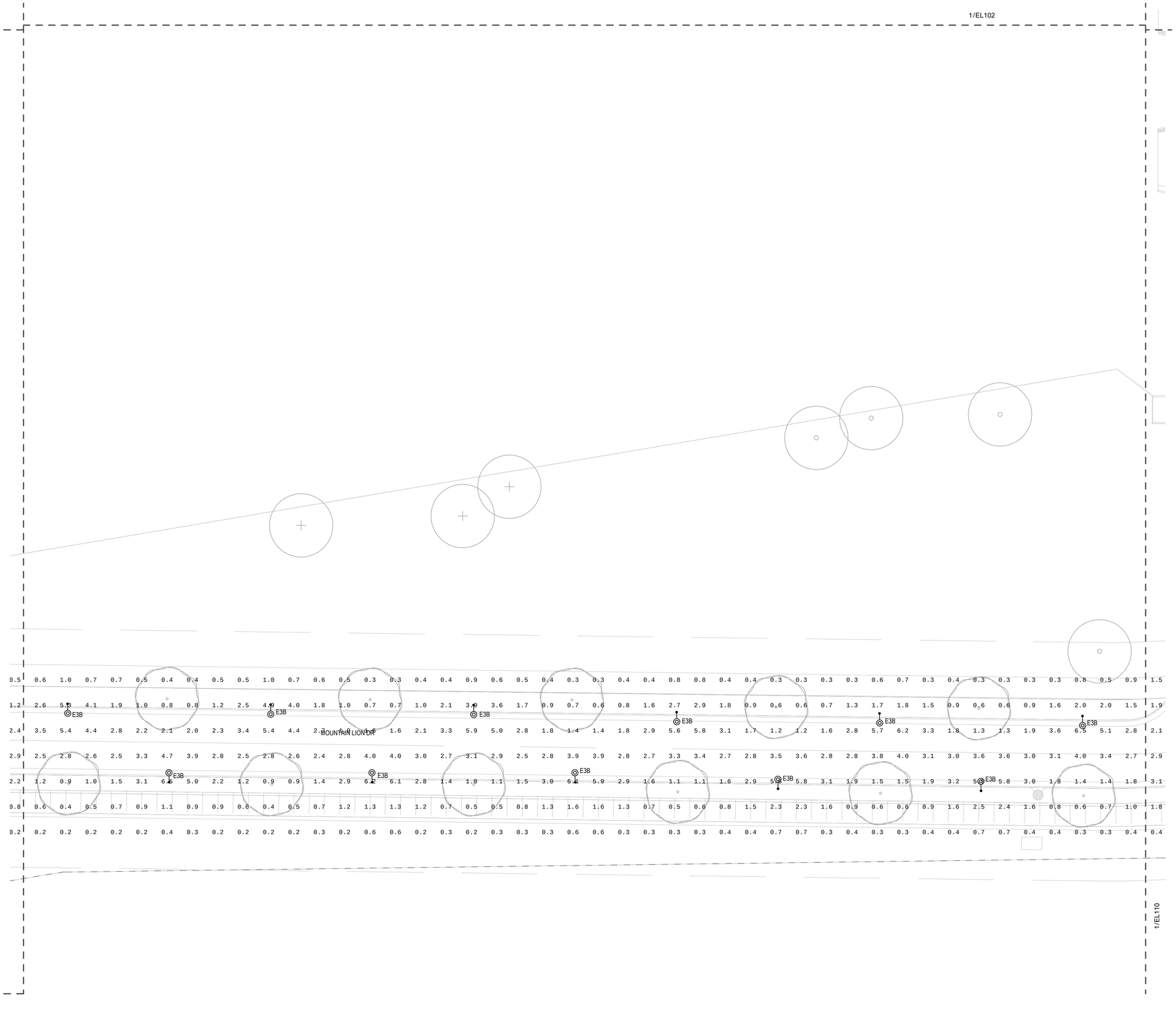
REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1
LIGHTING PLAN - AREA 08
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL108



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

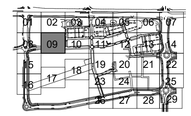
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL109 LIGHTING PHOTOMETRIC PLAN - AREA 09

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

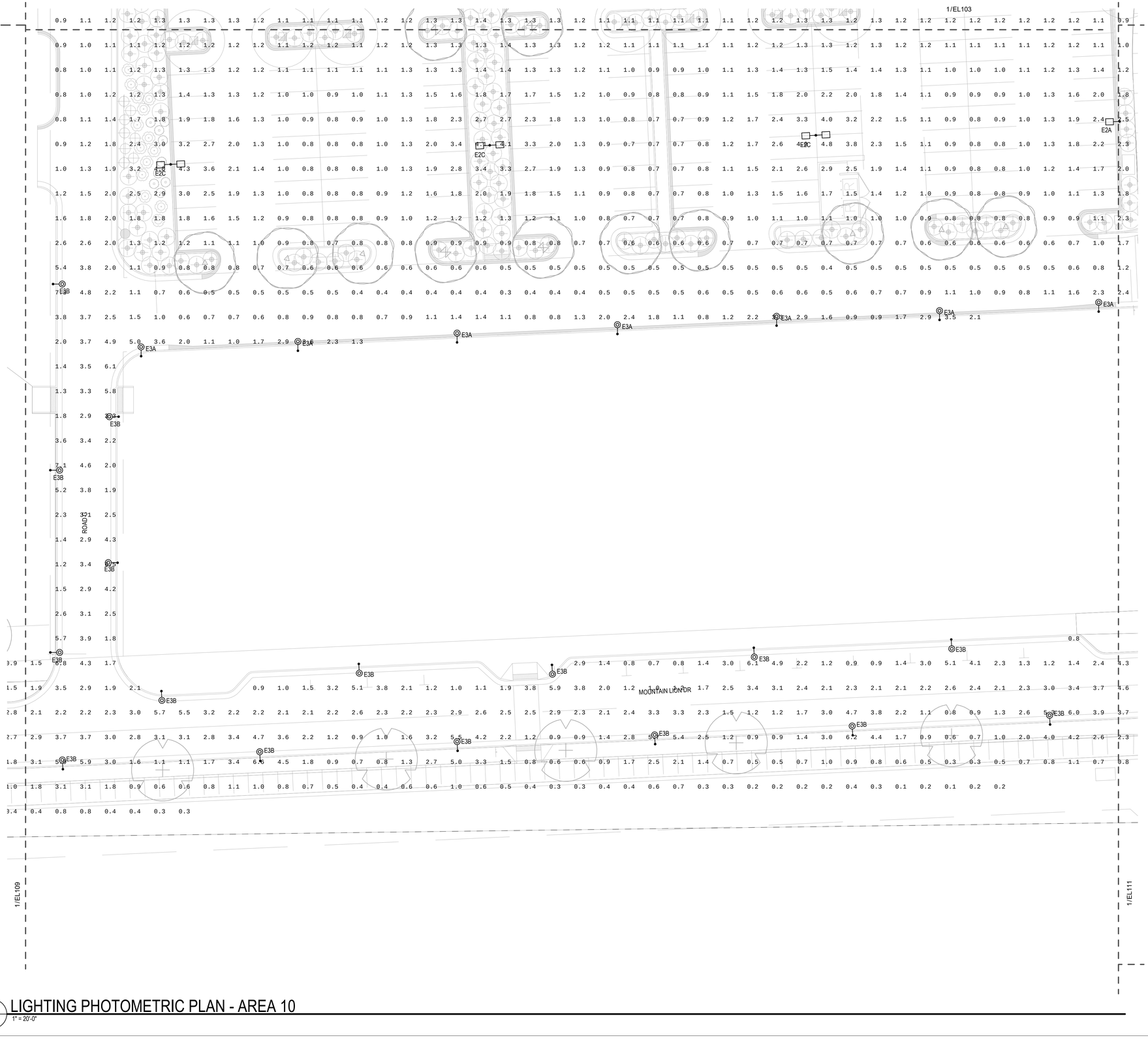
LIGHTING PLAN - AREA 09

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL109



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

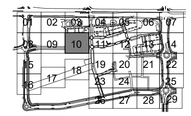
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL110 LIGHTING PHOTOMETRIC PLAN - AREA 10

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

LIGHTING PLAN - AREA 10

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL110



1 EL111 — LIGHTING PHOTOMETRIC PLAN - AREA 11
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

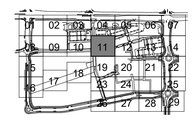
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY
McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

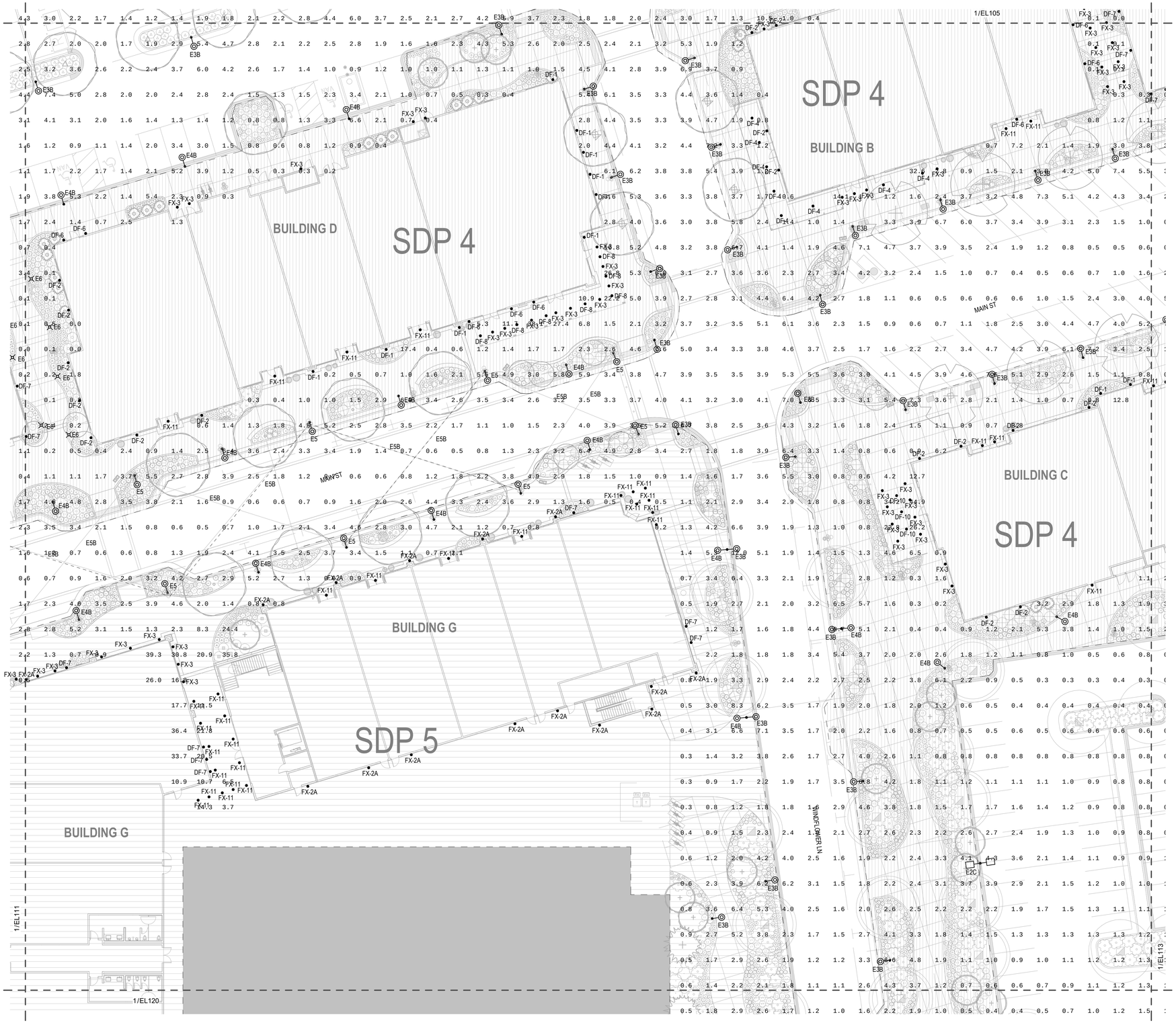
LIGHTING PLAN - AREA 11

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL111



1 EL112 — LIGHTING PHOTOMETRIC PLAN - AREA 12

1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

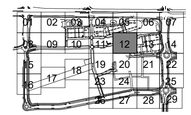
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

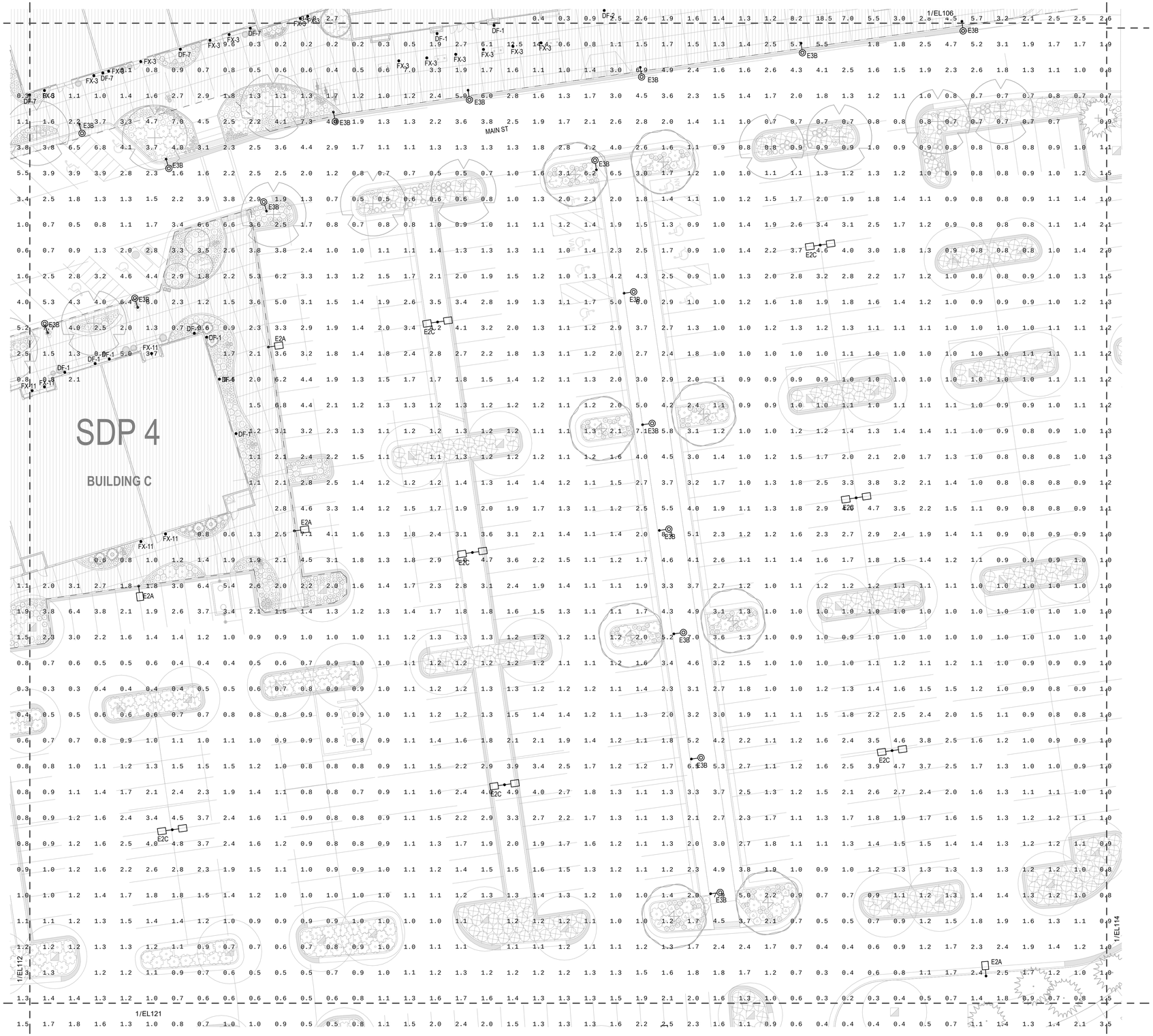
LIGHTING PLAN - AREA 12

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL112



1 EL113 LIGHTING PHOTOMETRIC PLAN - AREA 13

1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

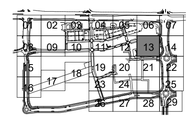
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

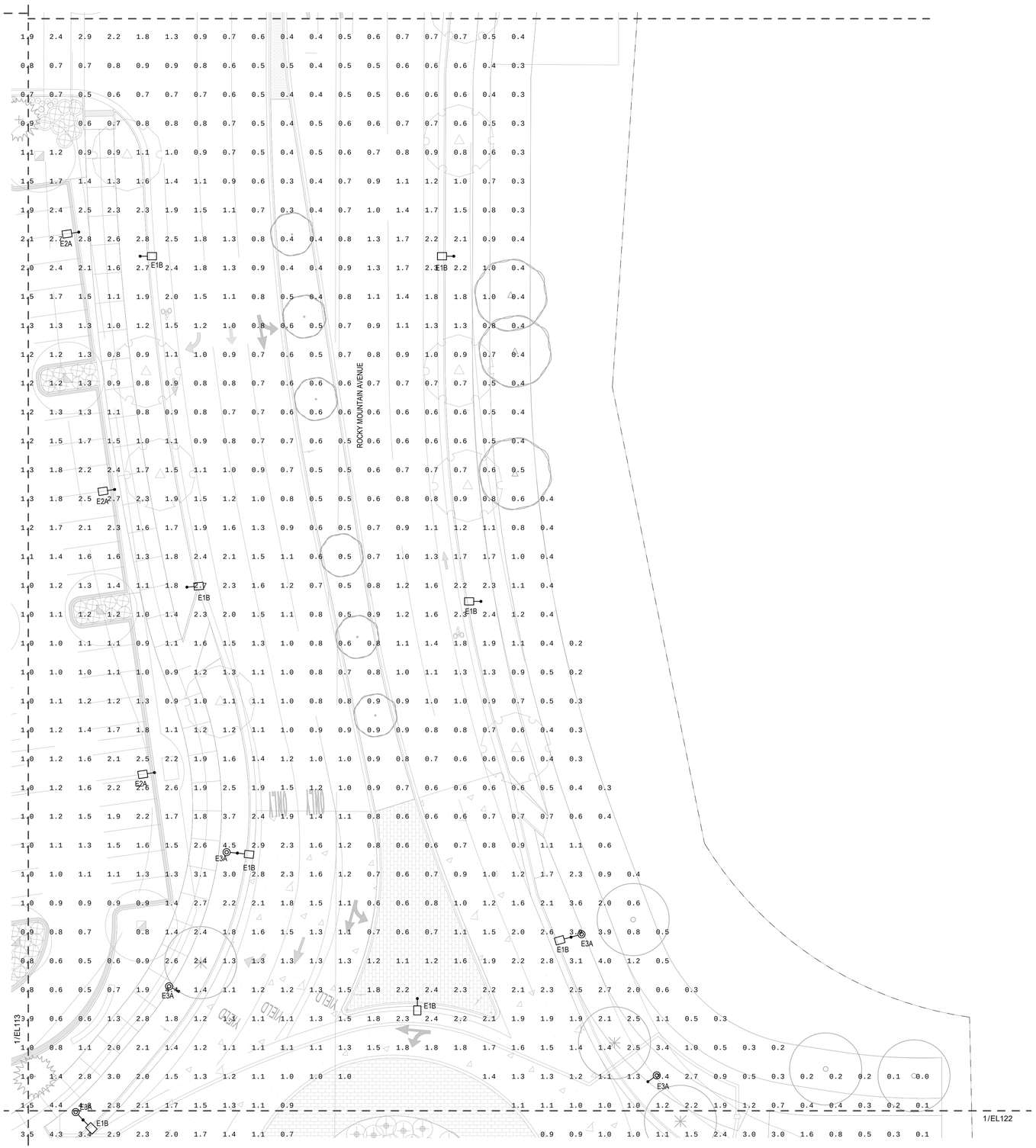
LIGHTING PLAN - AREA 13

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL113



1 EL114 LIGHTING PHOTOMETRIC PLAN - AREA 14
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

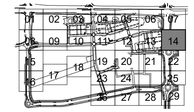
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

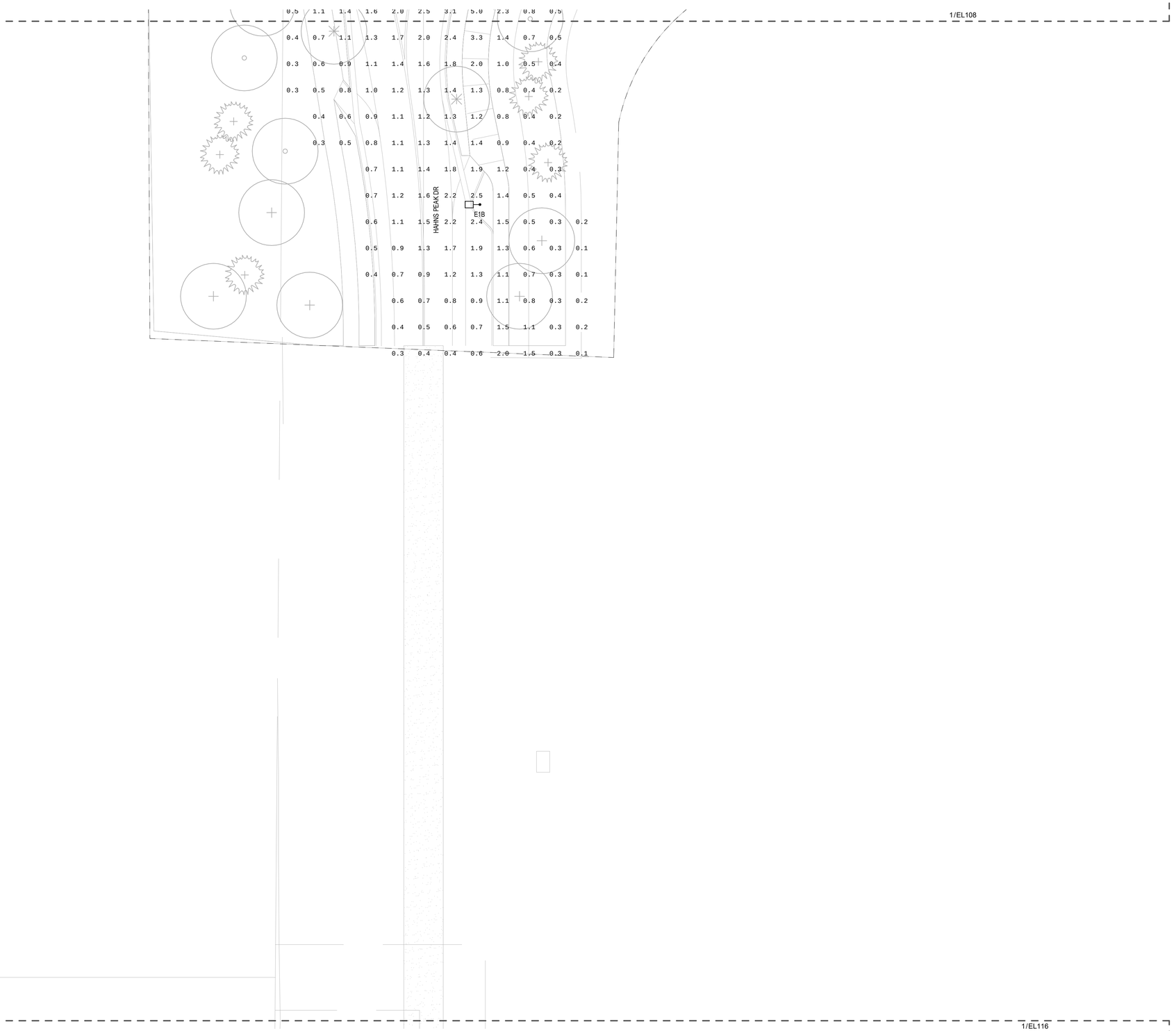
LIGHTING PLAN - AREA 14

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL114



1 EL115 LIGHTING PHOTOMETRIC PLAN - AREA 15

1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

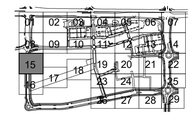
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

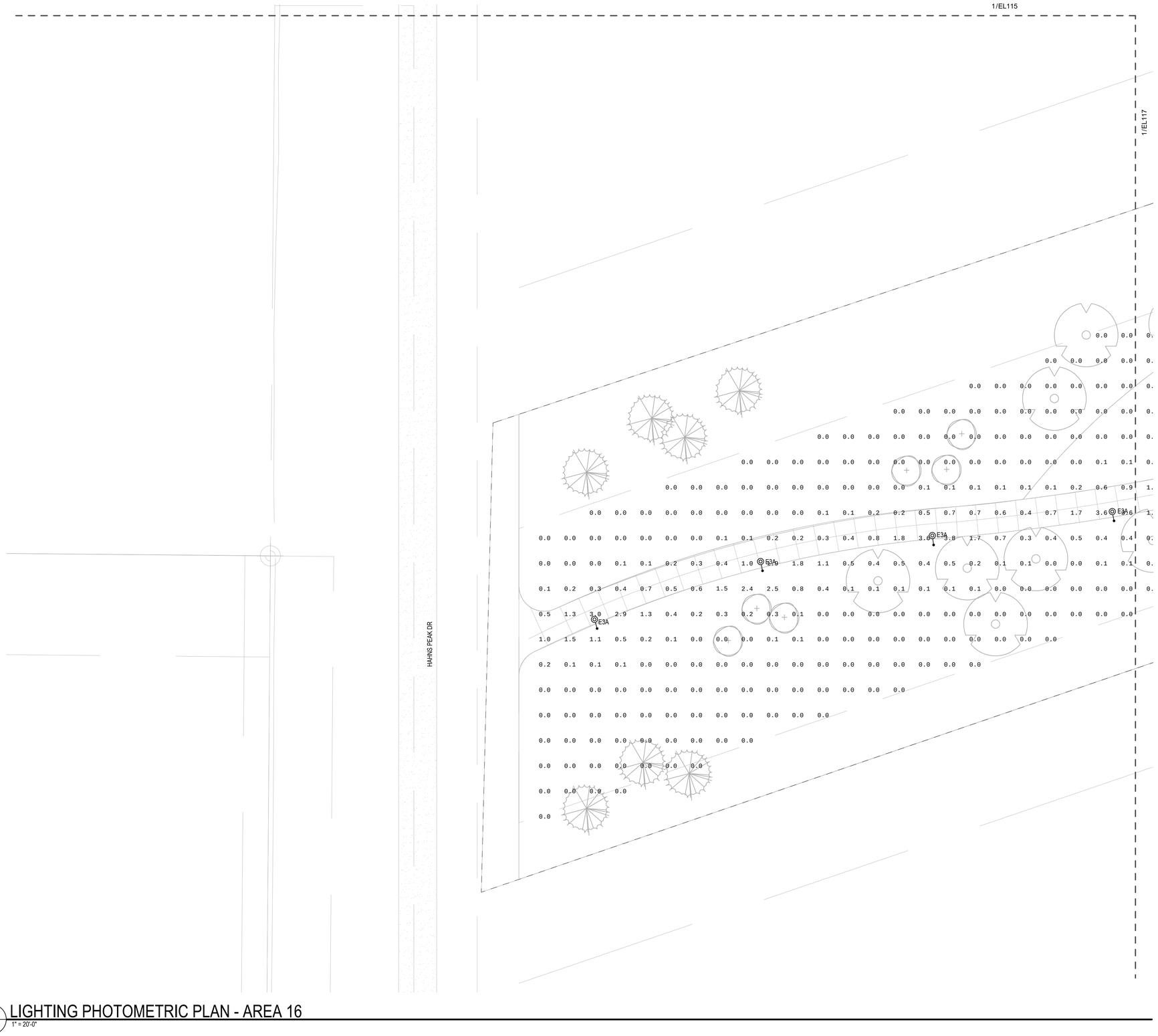
LIGHTING PLAN - AREA 15

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL115



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

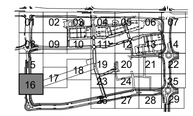
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL116 LIGHTING PHOTOMETRIC PLAN - AREA 16

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

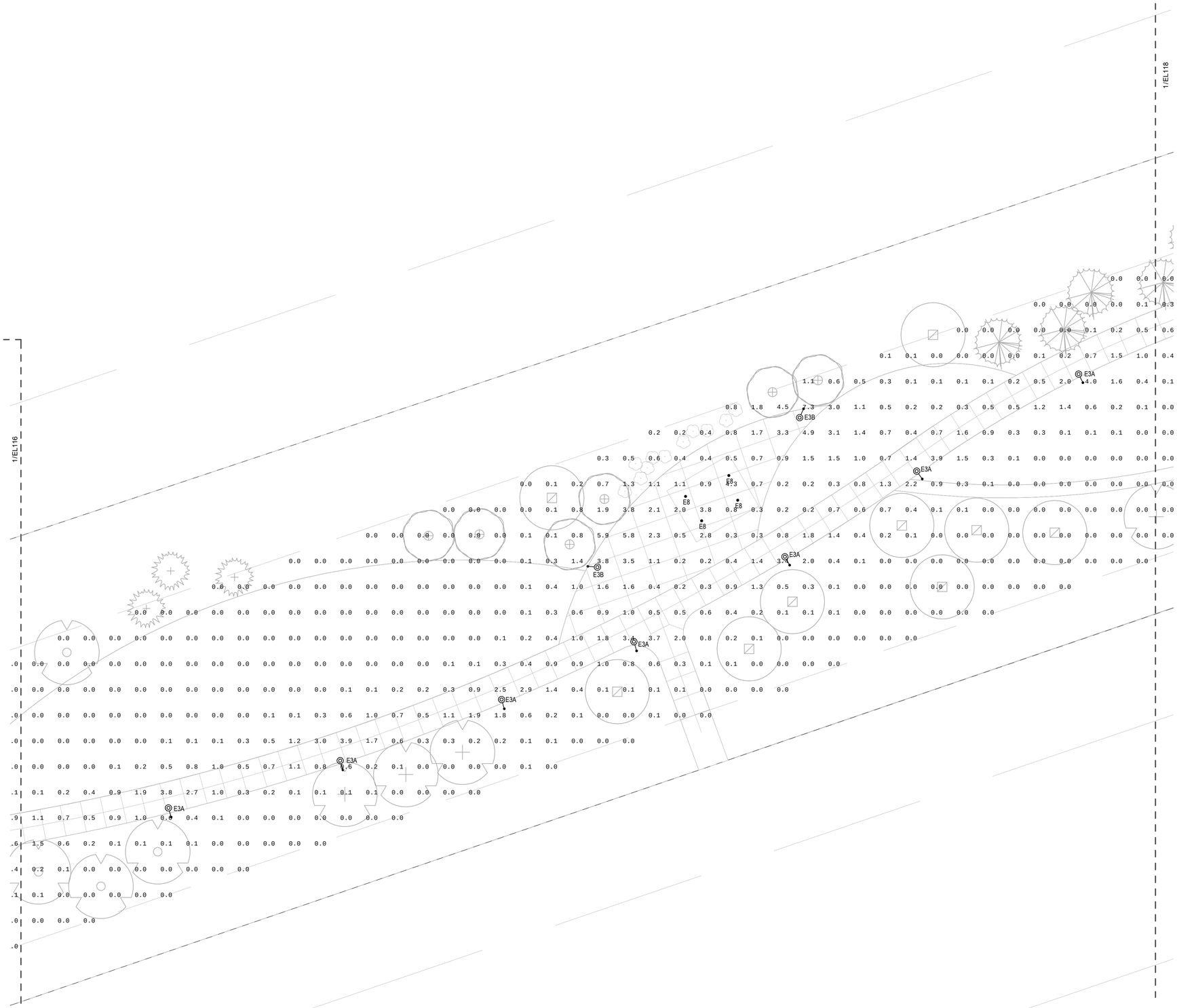
LIGHTING PLAN - AREA 16

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL116



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

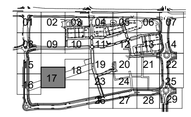
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL117 LIGHTING PHOTOMETRIC PLAN - AREA 17
1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

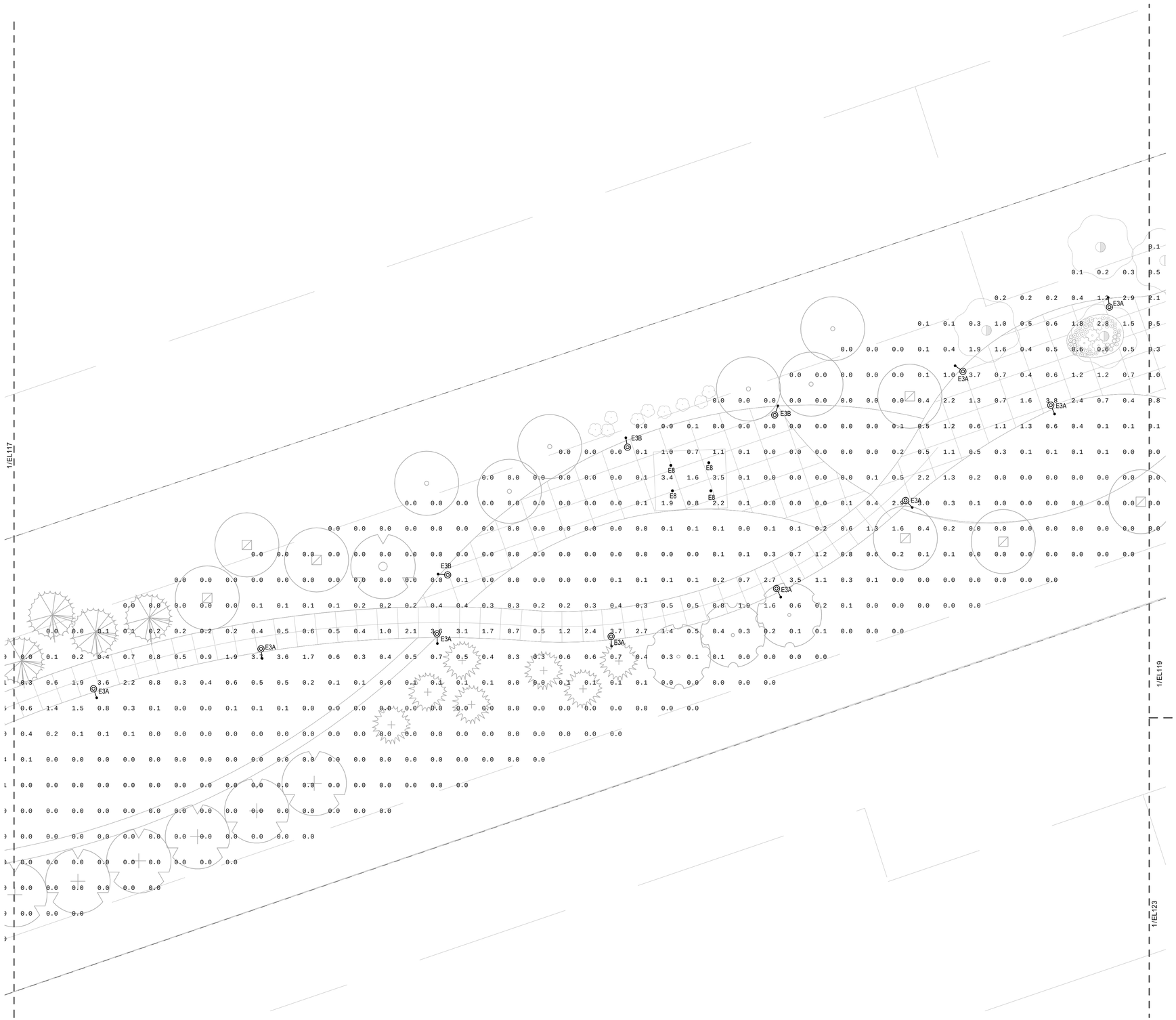
LIGHTING PLAN - AREA 17

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL117



1 EL118 LIGHTING PHOTOMETRIC PLAN - AREA 18
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

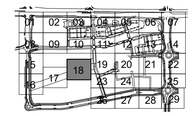
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL
ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

LIGHTING PLAN - AREA 18

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL118



1 EL119 — LIGHTING PHOTOMETRIC PLAN - AREA 19
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

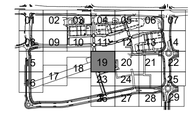
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

LIGHTING PLAN - AREA 19

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL119



1 EL120 LIGHTING PHOTOMETRIC PLAN - AREA 20
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

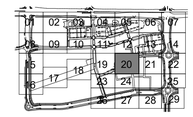
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

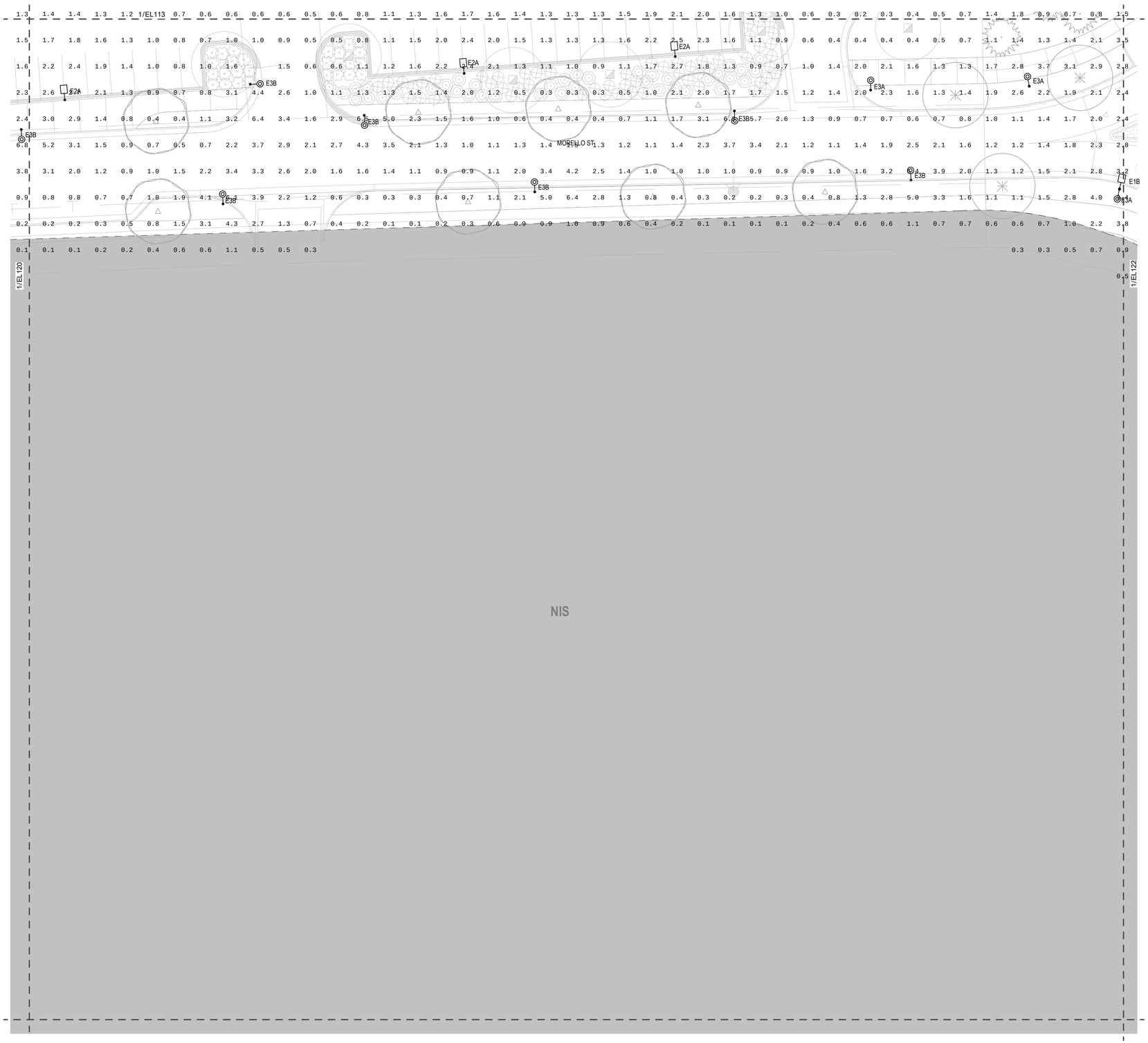
REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1
LIGHTING PLAN - AREA 20
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL120



NIS

1 EL121 LIGHTING PHOTOMETRIC PLAN - AREA 21
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

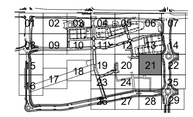
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

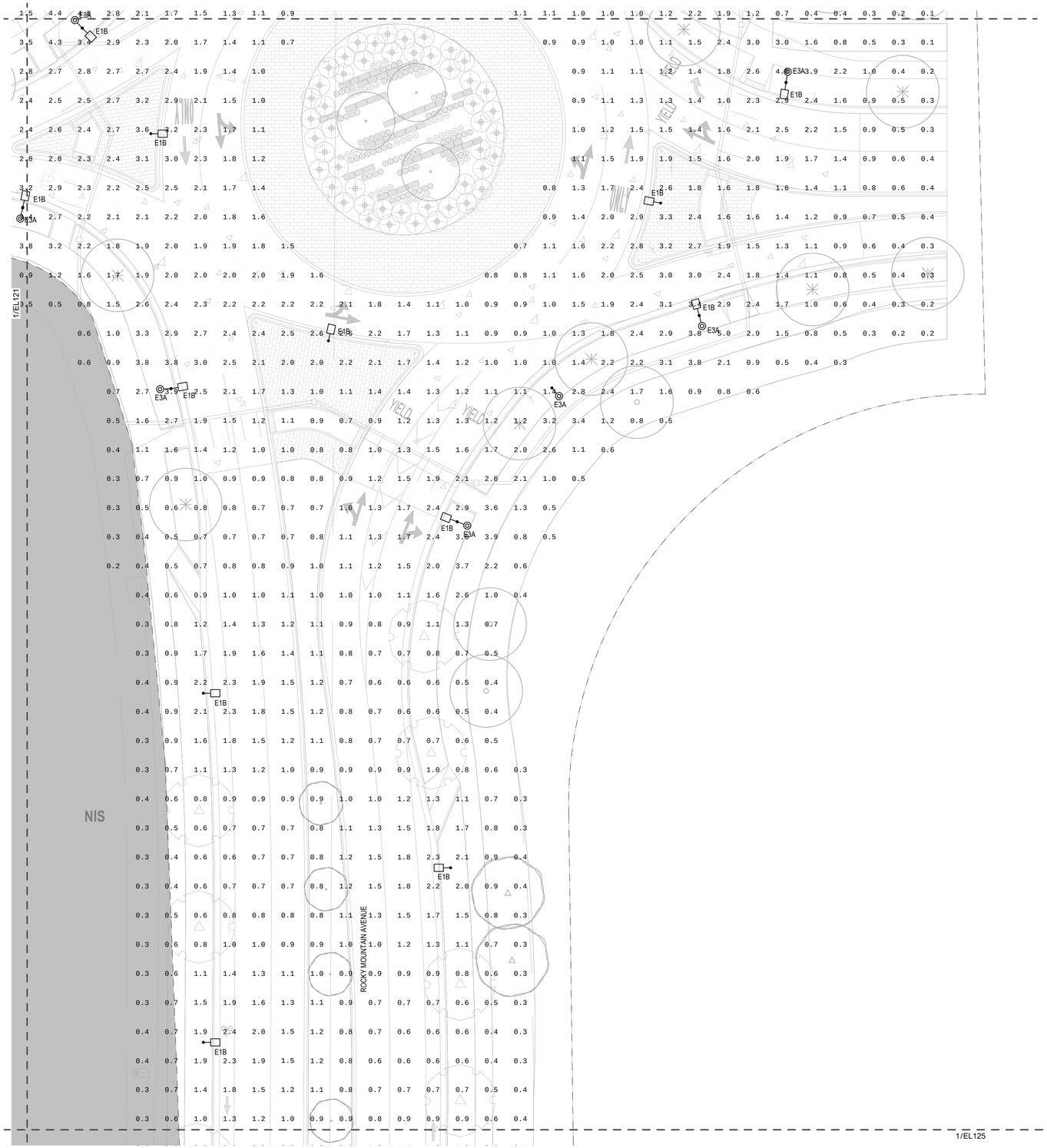
LIGHTING PLAN - AREA 21

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL121



1 EL122 LIGHTING PHOTOMETRIC PLAN - AREA 22
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

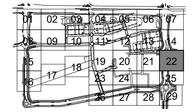
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

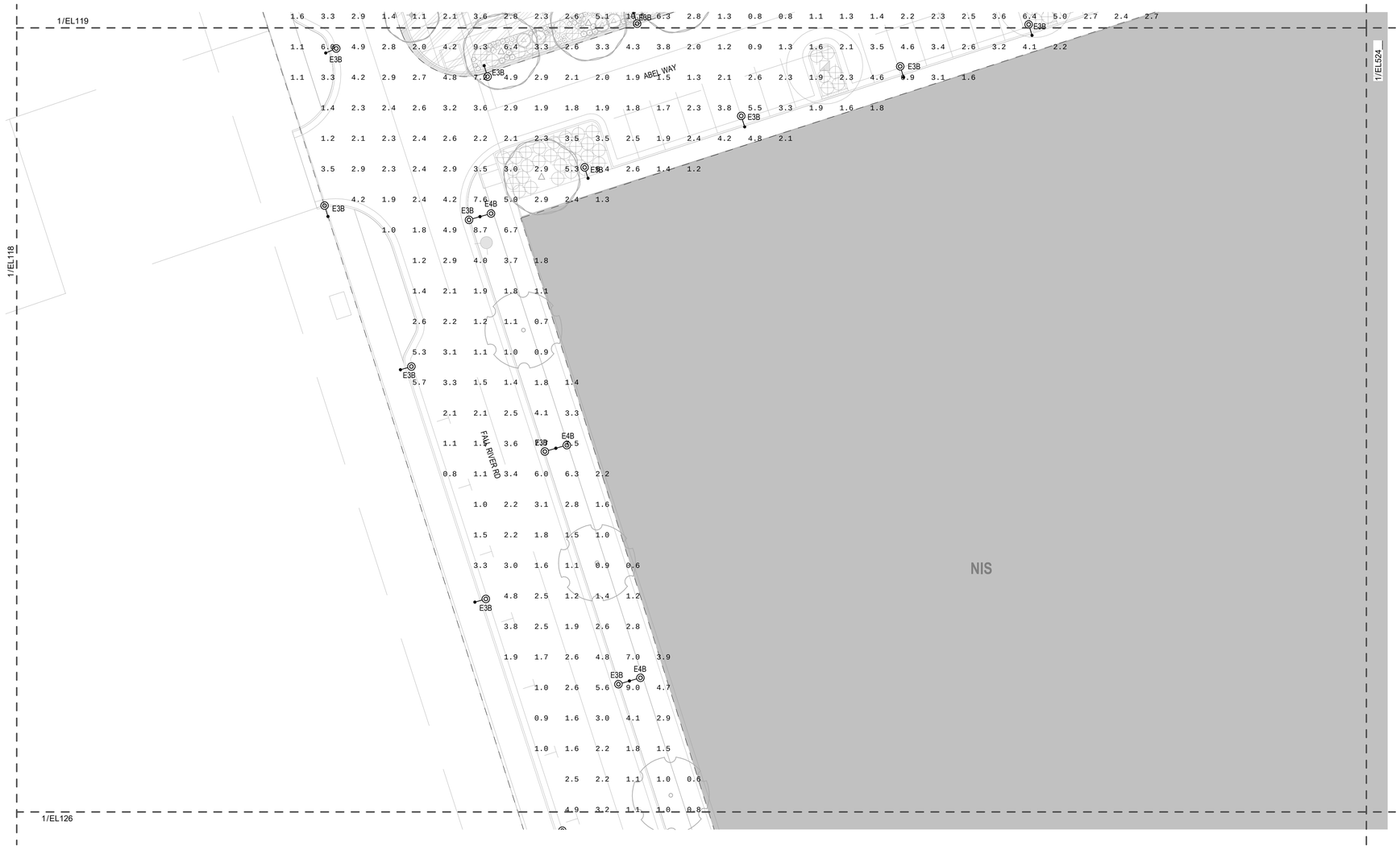
LIGHTING PLAN - AREA 22

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL122



1 EL123 LIGHTING PHOTOMETRIC PLAN - AREA 23
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

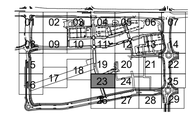
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1

LIGHTING PLAN - AREA 23

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL123



1 EL125 LIGHTING PHOTOMETRIC PLAN - AREA 25

1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

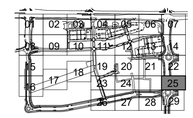
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL
ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

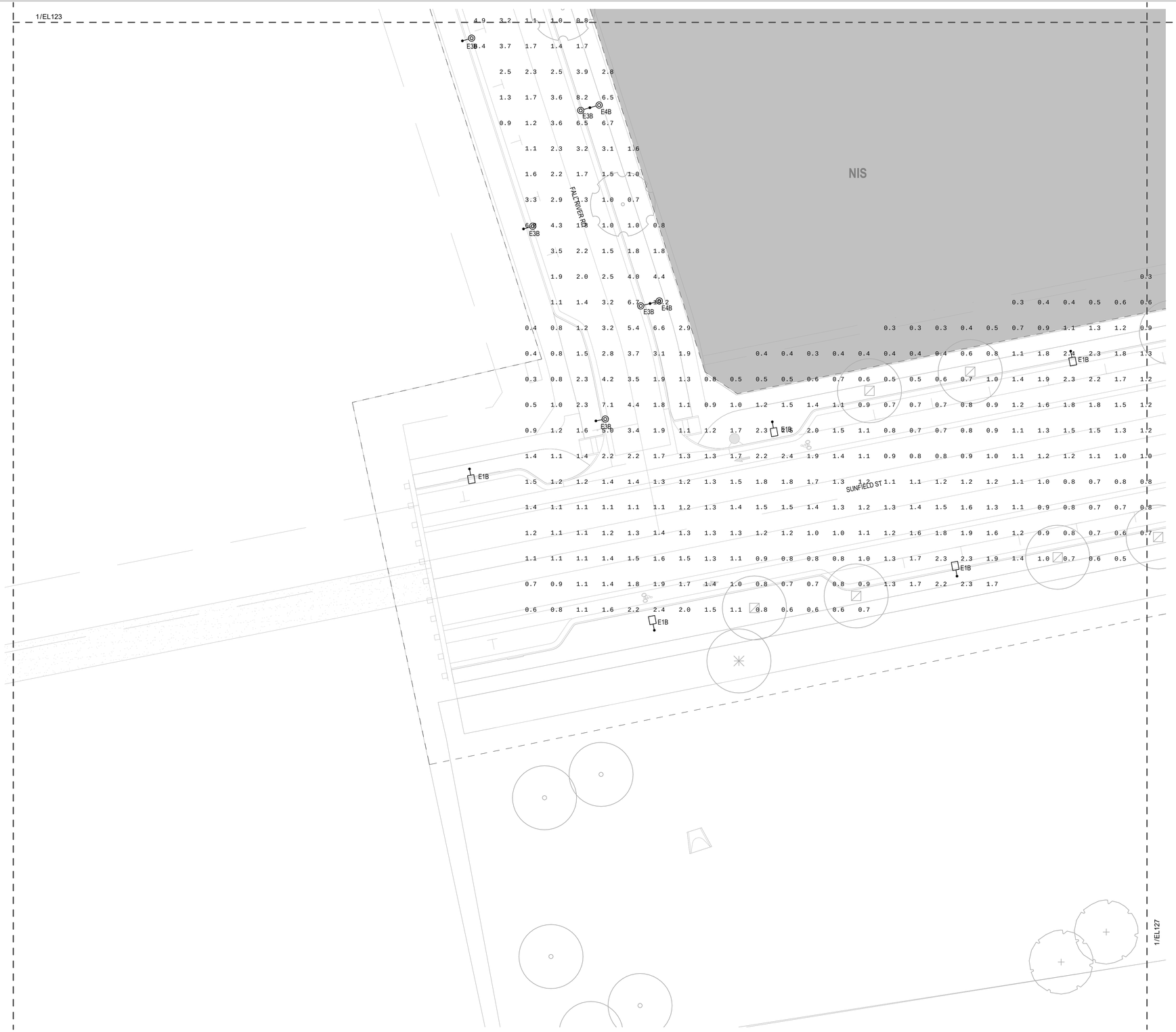
LIGHTING PLAN - AREA 25

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL125



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

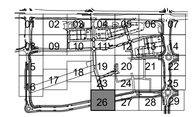
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL126 LIGHTING PHOTOMETRIC PLAN - AREA 26

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

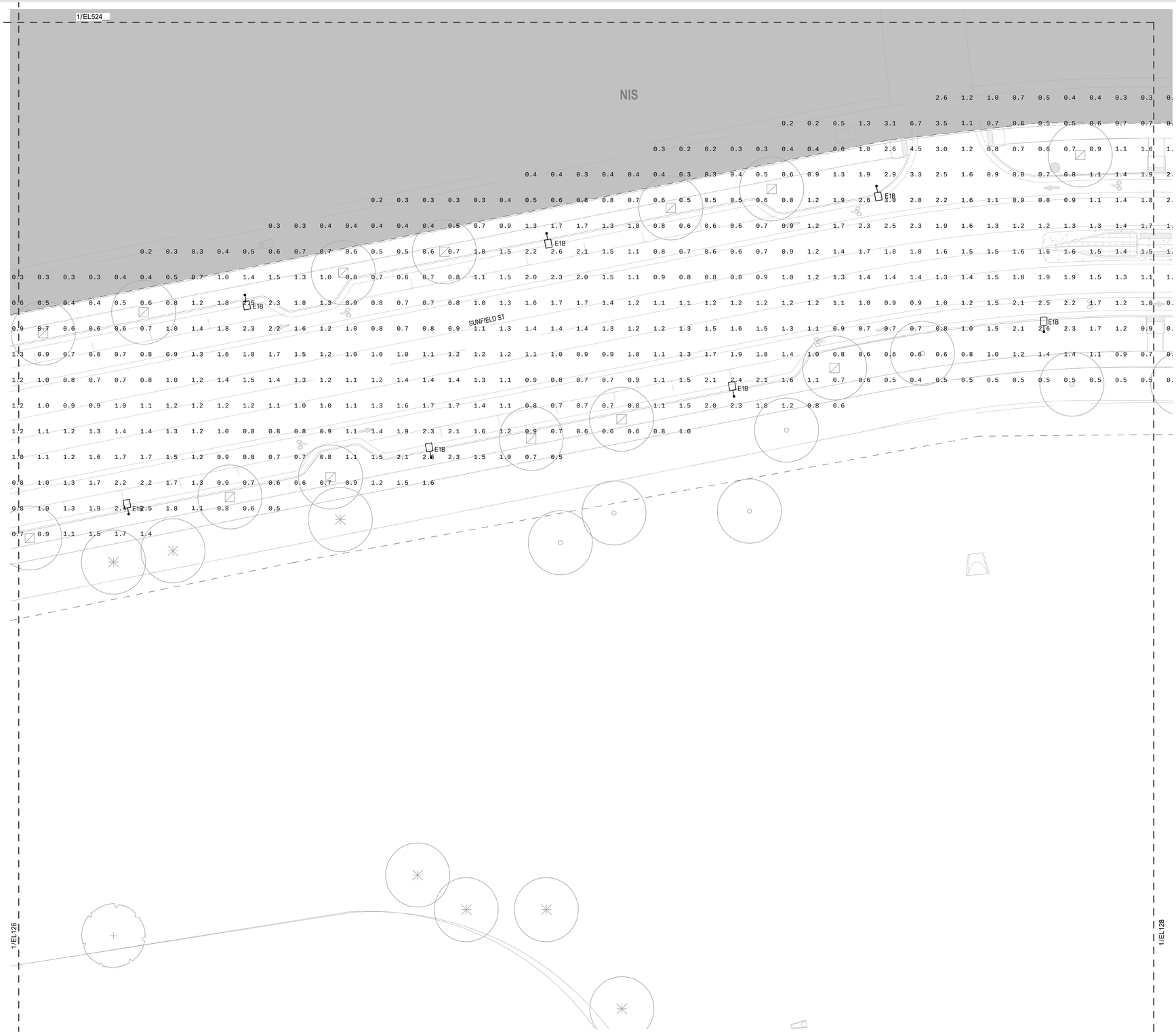
LIGHTING PLAN - AREA 26

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL126



1 EL127 LIGHTING PHOTOMETRIC PLAN - AREA 27
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

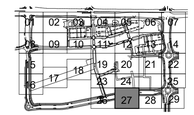
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

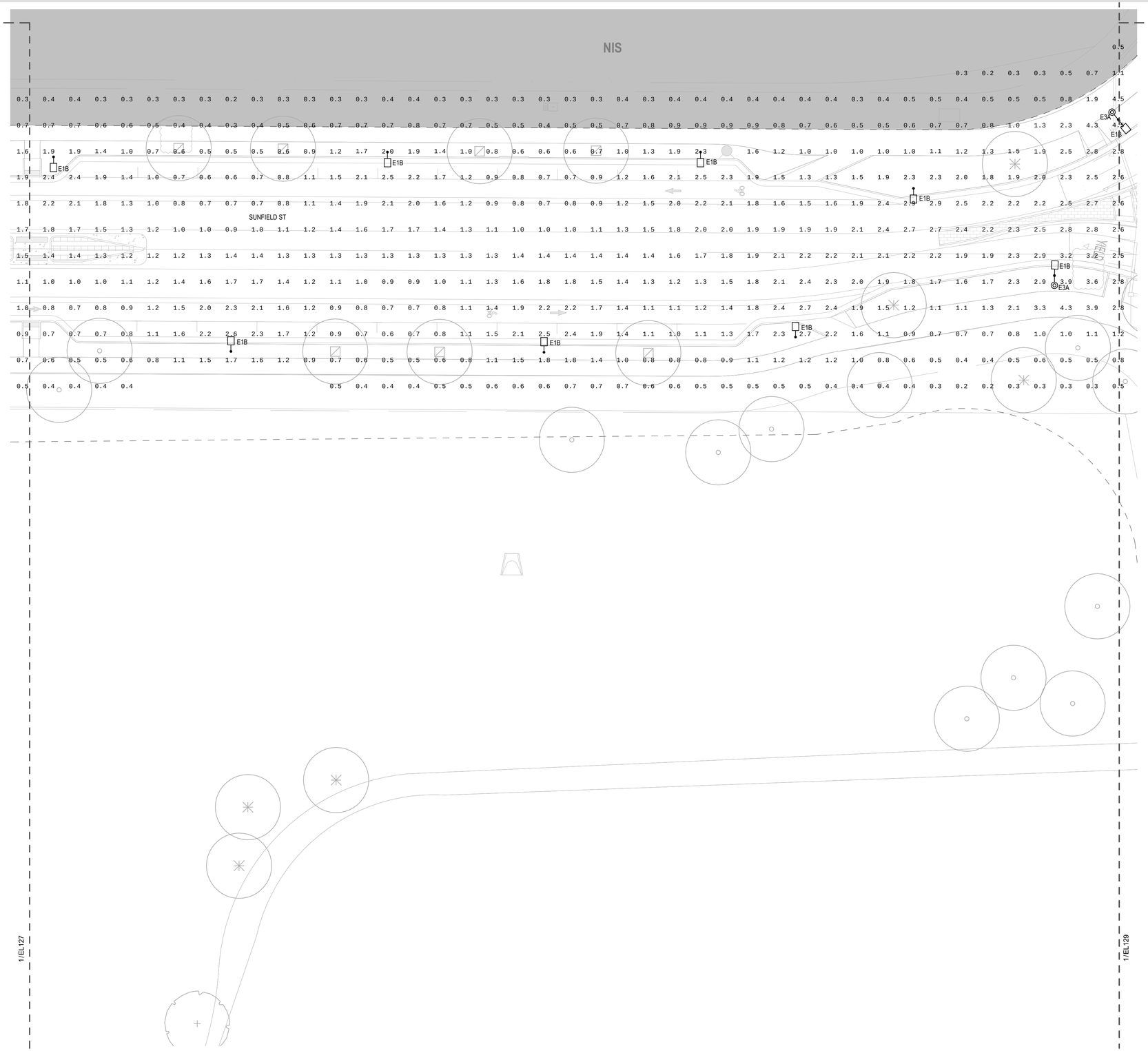
LIGHTING PLAN - AREA 27

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL127



1 EL128 LIGHTING PHOTOMETRIC PLAN - AREA 28
1" = 20'-0"

SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

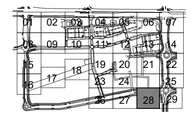
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

McWHINNEY

McWHINNEY REAL
ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

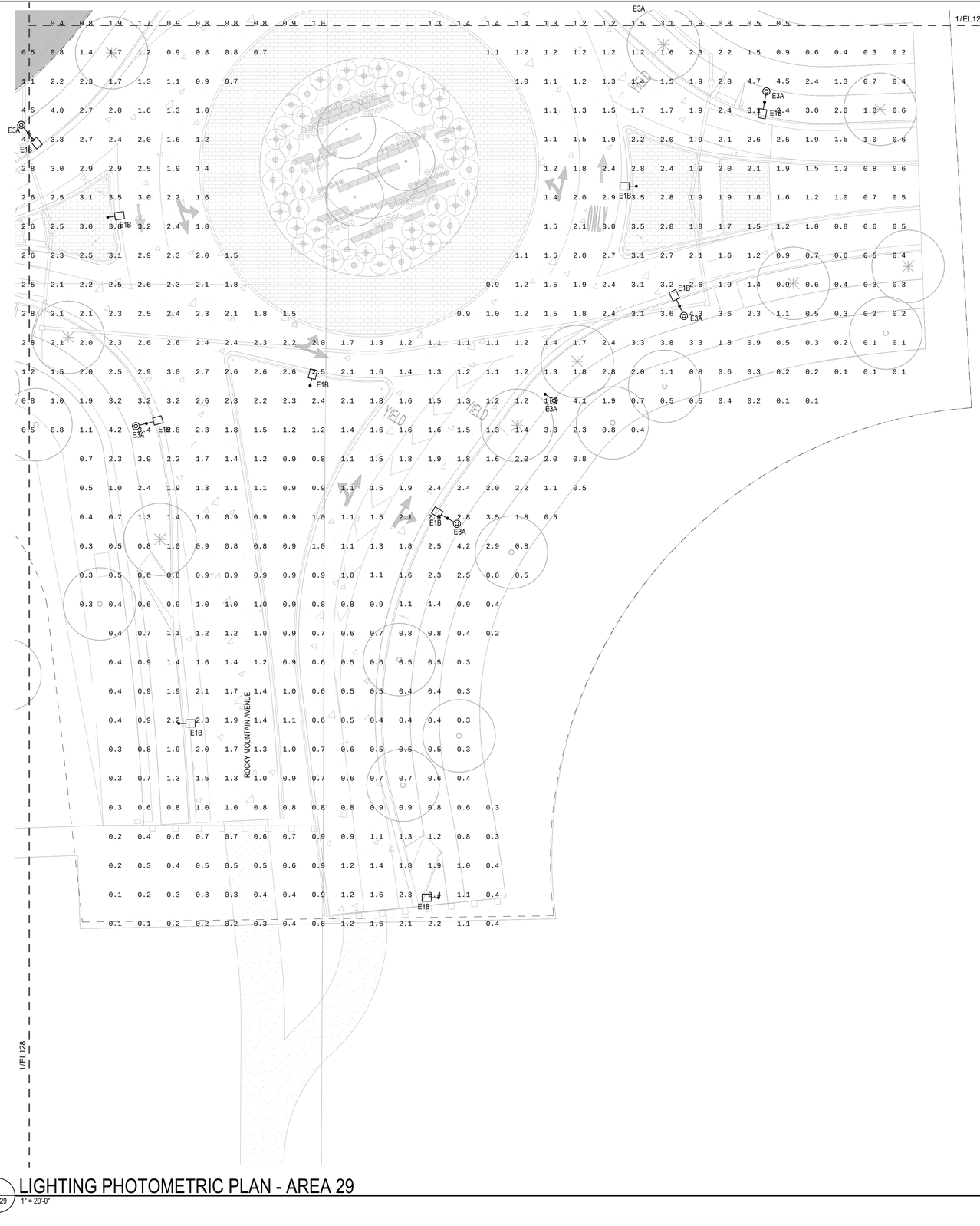
LIGHTING PLAN - AREA 28

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL128



SHEET NOTES

A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES, AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.

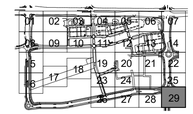
C. REFER TO LUMINAIRE SCHEDULES FOR ADDITIONAL INFORMATION.

D. ROADWAY LIGHTING ALONG HIGHWAY 34 NOT INCLUDED IN LIGHTING CALCULATIONS.

E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

LEGEND

MARK	DESCRIPTION
E1B	EXTERIOR POLE MOUNTED 32' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E2C	EXTERIOR POLE MOUNTED 20' TALL DUAL-HEAD FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3A	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 70% DERATED DRIVER.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4A	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE II DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5	EXTERIOR 16' POLE MOUNTED 12' AFG FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E5B	CATENARY MOUNTED RGBW COLOR CHANGING FESTOON LIGHTS MOUNTED AT 2' ON CENTER AND MOUNTED TO E5 POLES AT 16' AFG. UL WET LOCATION LISTED.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
E7	EXTERIOR POLE MOUNTED 18' TALL COLUMN WITH ADJUSTABLE FLOOD LIGHTS. UL WET LOCATION LISTED.
E8	EXTERIOR SURFACE MOUNTED DOWNLIGHT WITH 33° BEAM. UL WET LOCATION LISTED.
E9	EXTERIOR DIRECT VIEW LINEAR LINE OF LIGHT MOUNTED IN ARCHITECTURAL DETAIL WITH REMOTE POWER SUPPLY. SEE DRAWINGS FOR LENGTHS.



NORTH

1 EL129 LIGHTING PHOTOMETRIC PLAN - AREA 29

1" = 20'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

MAZZETTI
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1

PHASE 1

LIGHTING PLAN - AREA 29

SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SP/BC
Checked By: BS

Sheet

EL129

GENERAL NOTES

1.ALL WORK SHALL CONFORM TO THESE CONSTRUCTION DOCUMENTS.

2.THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS AND PERMITS ON-SITE AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL CARRY CONTRACTOR PREPARED AND ENGINEER APPROVED DETAILED WORK PLAN FOR ALL WORK ON THIS PROJECT.

3.CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREAS AS SHOWN ON THE PLANS UNLESS APPROVED OTHERWISE BY ENGINEER ON CONTRACTOR PREPARED DETAILED WORK PLAN.

4.THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

5.NO WORK MAY COMMENCE THAT WILL AFFECT TRAFFIC OR PARKING OF ANY TYPE, UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL OF CONTRACTOR PREPARED DETAILED WORK PLAN. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

6.THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 (OR 811), AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION.

7.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY RELOCATIONS REQUIRED.

8.EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, SIGNS AND OTHER MISCELLANEOUS IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO CONSTRUCTION OF THE PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

9.ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303)692-3590. IN PARTICULAR, CONTRACTOR SHALL INSTALL WATTLES DOWNSTREAM OF AND AT CATCH BASINS AFFECTED BY WORK REQUIRING OPEN EXCAVATION.

10.IF DEWATERING IS REQUIRED TO INSTALL UTILITIES, A STATE CONSTRUCTION DEWATERING PERMIT IS REQUIRED IF WATER IS DISCHARGED INTO A STREET, STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

11.THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION BOTH HORIZONTAL AND VERTICAL OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. ANY COST INCURRED TO LOCATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

12.THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION.

13.ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE, OR OTHERWISE REARRANGE ANY UTILITY SHALL BE COORDINATED IN ADVANCE WITH ENGINEER AND THE AFFECTED UTILITY ENTITY. UNDER NO CIRCUMSTANCES SHALL SERVICE BE DISRUPTED WITHOUT PRIOR WRITTEN NOTICE TO ENGINEER & REVIEW OF CONTRACTOR PREPARED DETAILED WORK PLAN REQUIREMENTS.

14.WHEN EXISTING ASPHALT OR CONCRETE STREETS OR PARKING LOTS ARE TO BE CUT, THE DISTURDED AREAS MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITIONS. THE EXISTING CONDITION SHALL BE DOCUMENTED BY ENGINEER BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE MOST RECENT CITY OF LOVELAND REQUIREMENTS. FINISHED SURFACES SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.

15.THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS IS TRACKED OUTSIDE THE LIMITS OF WORK DEFINED HEREIN. MUD AND DEBRIS MUST BE REMOVED FROM WORK AREAS WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY ENGINEER.

16.THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AS PART OF THE DETAILED WORK PLAN FOR ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT TRAFFIC FLOW OR PARKING ACCESS IN COORDINATION W/ ABUTTING BUSINESS & ABUTTING PROPERTY OWNERS. ALL TRAFFIC CONTROL DEVICES, STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

17.UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE CONSTRUCTION.

18.THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PROJECT.

19.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY OWNER.

20.AFTER ACCEPTANCE BY OWNER, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.

21.ALL CONSTRUCTION LAYOUTS SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR.

22.ALL LANDSCAPING WORK SHALL BE COMPLETED BY A LANDSCAPING CONTRACTOR THAT SPECIALIZES IN LANDSCAPING AND / OR LANDSCAPING REPAIR. ALL WORK SITES MUST BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN TEN (10) WORKING DAYS OF COMPLETION.

23.ALL TRENCH EXCAVATION SPOIL MATERIAL MUST BE TEMPORARILY REMOVED FROM THE PROJECT SITE. IT SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE CONTRACTOR AND RETURNED FOR REUSE WHEN NEEDED FOR THE PROJECT.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

2. ALL SIGNAGE SHALL BE PER THE CITY OF LOVELAND STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

3. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

4. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE CITY STREETS DEPARTMENT AND CITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

6. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

7. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE CONTRACTOR SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING SYMBOLS.

8. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

9. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS. LARIMER COUNTY URBAN AREA STREET STANDARDS REPEALED AND REENACTED APRIL 1, 2007 PAGE E-2-4 ADOPTED BY LARIMER COUNTY, CITY OF LOVELAND, CITY OF FORT COLLINS.

10. THE CONTRACTOR INSTALLING THE SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

11. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2 YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS)

12. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

13. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY, OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING , THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

14. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF THE TRAFFIC SIGNING AND STRIPING FOR THE PROJECT RELATED TO THE PROJECT'S LOCAL STREET OPERATIONS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE PROJECT.

PERMITTING REQUIREMENTS

1. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL SITE NOTES:

1. LOCATION OF SITE FURNISHINGS IS APPROXIMATE. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
2. REFER TO LS400 SHEETS FOR CALLOUTS AND GENERAL LAYOUT.
2. REFER TO CIVIL DRAWINGS FOR UTILITY AND DRAINAGE LAYOUT.
3. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH ENGINEER PRIOR TO INITIATING OPERATIONS.
4. ALL DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL NORTHING AND EASTINGS ARE SHOWN FOR CENTER POINT OF ALL RADII.

SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

LIGHTING SCHEDULE

SYM	TYPE	QTY
	PED LIGHT HANGING BASKETS	X
	PED LIGHT HANGING BASKETS CATENARY ATTACHMENT	X

BOULDER SCHEDULE

SYM	SIZE (LXWXH)	QTY
	3'x2'x2'	X
	4'x2'x2'	X
	1'-3' ANGULAR	X

CIRCULAR PLANTER POT SCHEDULE

SYM	SIZE (DIA.)	QTY
	24"	X
	30"	X
	36"	X

RECTANGULAR PLANTER POT SCHEDULE

SYM	SIZE (LXWXH)	QTY
	2'x2'x2'	X
	3'x2'x2'	X
	4'-6"x2'x2'	X

FURNISHING SCHEDULE

SYM	TYPE	QTY
	SOLID DISC PICNIC SET	X
	RECTANGULAR PICNIC SET	X
	BISTRO SET	X
	ADIRONDACK CHAIRS	X
	WOODEN SWINGS	X
	TRASH AND RECYCLE	X
	BIKE RACKS	X
	TREE GRATE	X
	REMOVABLE BOLLARD	X
	FIXED BOLLARD	X

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FILING NO. 1
PHASE 1
SITE PLAN GENERAL NOTES AND SCHEDULES
SITE PLAN DEVELOPMENT

Date: 4-04-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS100

GENERAL NOTES

1.ALL WORK SHALL CONFORM TO THESE CONSTRUCTION DOCUMENTS.

2.THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS AND PERMITS ON-SITE AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL CARRY CONTRACTOR PREPARED AND ENGINEER APPROVED DETAILED WORK PLAN FOR ALL WORK ON THIS PROJECT.

3.CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREAS AS SHOWN ON THE PLANS UNLESS APPROVED OTHERWISE BY ENGINEER ON CONTRACTOR PREPARED DETAILED WORK PLAN.

4.THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

5.NO WORK MAY COMMENCE THAT WILL AFFECT TRAFFIC OR PARKING OF ANY TYPE, UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL OF CONTRACTOR PREPARED DETAILED WORK PLAN. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

6.THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 (OR 811), AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION.

7.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY RELOCATIONS REQUIRED.

8.EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, SIGNS AND OTHER MISCELLANEOUS IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO CONSTRUCTION OF THE PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

9.ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303)692-3590. IN PARTICULAR, CONTRACTOR SHALL INSTALL WATTLES DOWNSTREAM OF AND AT CATCH BASINS AFFECTED BY WORK REQUIRING OPEN EXCAVATION.

10.IF DEWATERING IS REQUIRED TO INSTALL UTILITIES, A STATE CONSTRUCTION DEWATERING PERMIT IS REQUIRED IF WATER IS DISCHARGED INTO A STREET, STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

11.THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION BOTH HORIZONTAL AND VERTICAL OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. ANY COST INCURRED TO LOCATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

12.THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION.

13.ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE, OR OTHERWISE REARRANGE ANY UTILITY SHALL BE COORDINATED IN ADVANCE WITH ENGINEER AND THE AFFECTED UTILITY ENTITY. UNDER NO CIRCUMSTANCES SHALL SERVICE BE DISRUPTED WITHOUT PRIOR WRITTEN NOTICE TO ENGINEER & REVIEW OF CONTRACTOR PREPARED DETAILED WORK PLAN REQUIREMENTS.

14.WHEN EXISTING ASPHALT OR CONCRETE STREETS OR PARKING LOTS ARE TO BE CUT, THE DISTURDED AREAS MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITIONS. THE EXISTING CONDITION SHALL BE DOCUMENTED BY ENGINEER BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE MOST RECENT CITY OF LOVELAND REQUIREMENTS. FINISHED SURFACES SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.

15.THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS IS TRACKED OUTSIDE THE LIMITS OF WORK DEFINED HEREIN. MUD AND DEBRIS MUST BE REMOVED FROM WORK AREAS WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY ENGINEER.

16.THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AS PART OF THE DETAILED WORK PLAN FOR ANY CONSTRUCTION ACTIVITIES THAT MAY AFFECT TRAFFIC FLOW OR PARKING ACCESS IN COORDINATION W/ ABUTTING BUSINESS & ABUTTING PROPERTY OWNERS. ALL TRAFFIC CONTROL DEVICES, STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

17.UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE CONSTRUCTION.

18.THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PROJECT.

19.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY OWNER.

20.AFTER ACCEPTANCE BY OWNER, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.

21.ALL CONSTRUCTION LAYOUTS SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR.

22.ALL LANDSCAPING WORK SHALL BE COMPLETED BY A LANDSCAPING CONTRACTOR THAT SPECIALIZES IN LANDSCAPING AND / OR LANDSCAPING REPAIR. ALL WORK SITES MUST BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN TEN (10) WORKING DAYS OF COMPLETION.

23.ALL TRENCH EXCAVATION SPOIL MATERIAL MUST BE TEMPORARILY REMOVED FROM THE PROJECT SITE. IT SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE CONTRACTOR AND RETURNED FOR REUSE WHEN NEEDED FOR THE PROJECT.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

2. ALL SIGNAGE SHALL BE PER THE CITY OF LOVELAND STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

3. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

4. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE CITY STREETS DEPARTMENT AND CITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

6. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

7. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE CONTRACTOR SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING SYMBOLS.

8. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

9. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS. LARIMER COUNTY URBAN AREA STREET STANDARDS REPEALED AND REENACTED APRIL 1, 2007 PAGE E-2-4 ADOPTED BY LARIMER COUNTY, CITY OF LOVELAND, CITY OF FORT COLLINS.

10. THE CONTRACTOR INSTALLING THE SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

11. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2 YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS)

12. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

13. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY, OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING , THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

14. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF THE TRAFFIC SIGNING AND STRIPING FOR THE PROJECT RELATED TO THE PROJECT'S LOCAL STREET OPERATIONS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE PROJECT.

PERMITTING REQUIREMENTS

1. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL SITE NOTES:

1. LOCATION OF SITE FURNISHINGS IS APPROXIMATE. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
2. REFER TO LS400 SHEETS FOR CALLOUTS AND GENERAL LAYOUT.
2. REFER TO CIVIL DRAWINGS FOR UTILITY AND DRAINAGE LAYOUT.
3. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH ENGINEER PRIOR TO INITIATING OPERATIONS.
4. ALL DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL NORTHING AND EASTINGS ARE SHOWN FOR CENTER POINT OF ALL RADII.

SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

LIGHTING SCHEDULE

SYM	TYPE	QTY
	PED LIGHT HANGING BASKETS	X
	PED LIGHT HANGING BASKETS CATENARY ATTACHMENT	X

BOULDER SCHEDULE

SYM	SIZE (LXWXH)	QTY
	3'x2'x2'	X
	4'x2'x2'	X
	1'-3' ANGULAR	X

CIRCULAR PLANTER POT SCHEDULE

SYM	SIZE (DIA.)	QTY
	24"	X
	30"	X
	36"	X

RECTANGULAR PLANTER POT SCHEDULE

SYM	SIZE (LXWXH)	QTY
	2'x2'x2'	X
	3'x2'x2'	X
	4'-6"x2'x2'	X

FURNISHING SCHEDULE

SYM	TYPE	QTY
	SOLID DISC PICNIC SET	X
	RECTANGULAR PICNIC SET	X
	BISTRO SET	X
	ADIRONDACK CHAIRS	X
	WOODEN SWINGS	X
	FIRE PIT	X
	TRASH AND RECYCLE	X
	BIKE RACKS	X
	TREE GRATE	X
	REMOVABLE BOLLARD	X
	FIXED BOLLARD	X

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

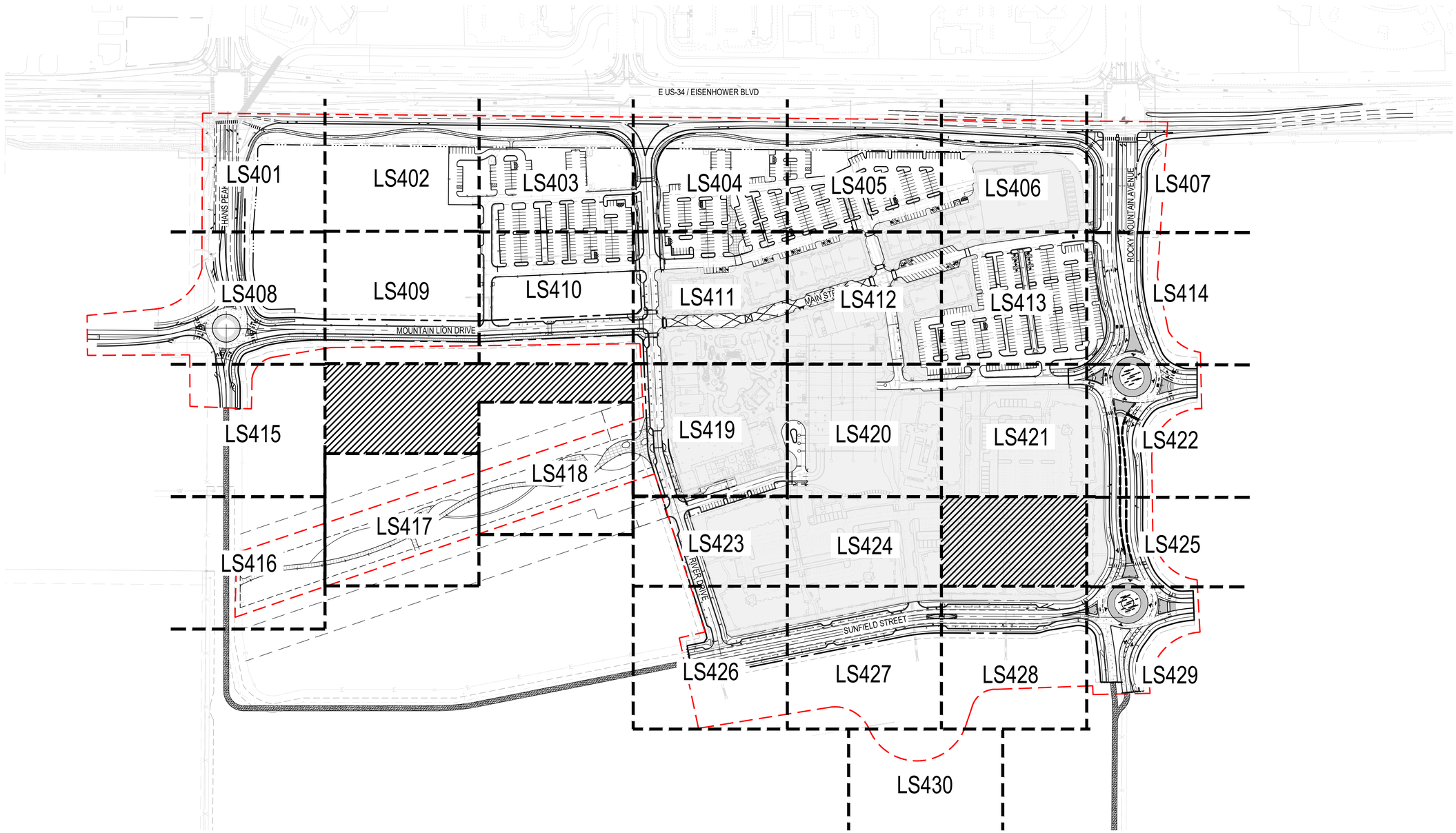
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN GENERAL NOTES & SCHEDULES
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS100



SITE LEGEND:
PHASE 1

150' 0 75' 150' 300' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

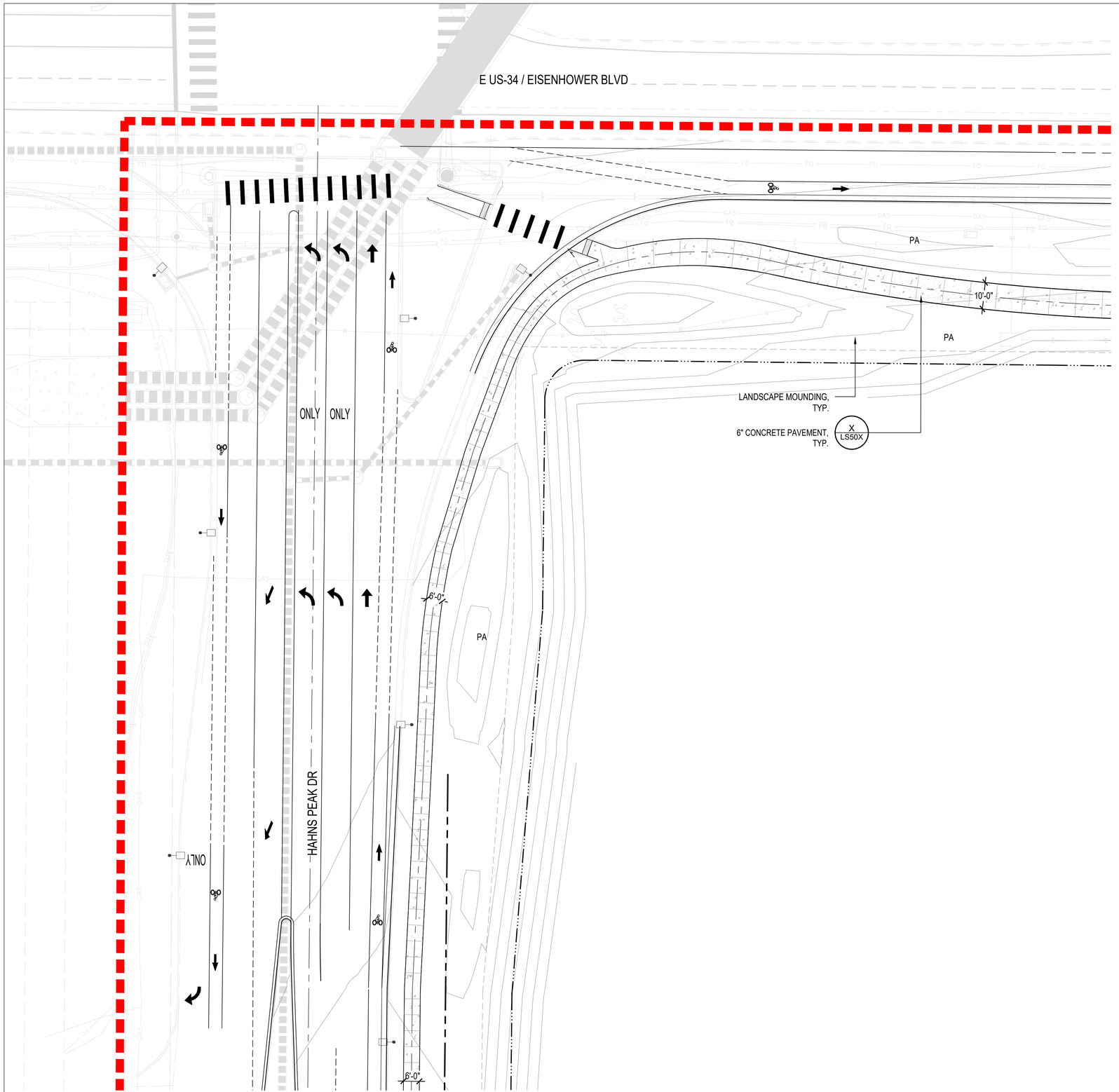
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

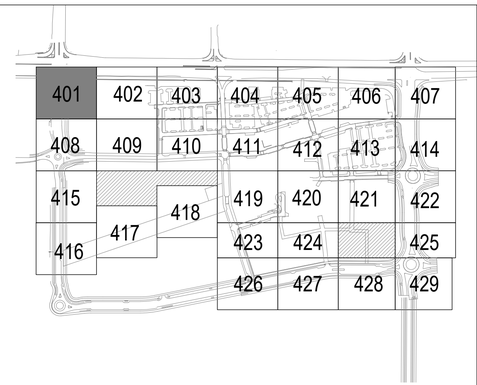
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
OVERALL SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS101





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

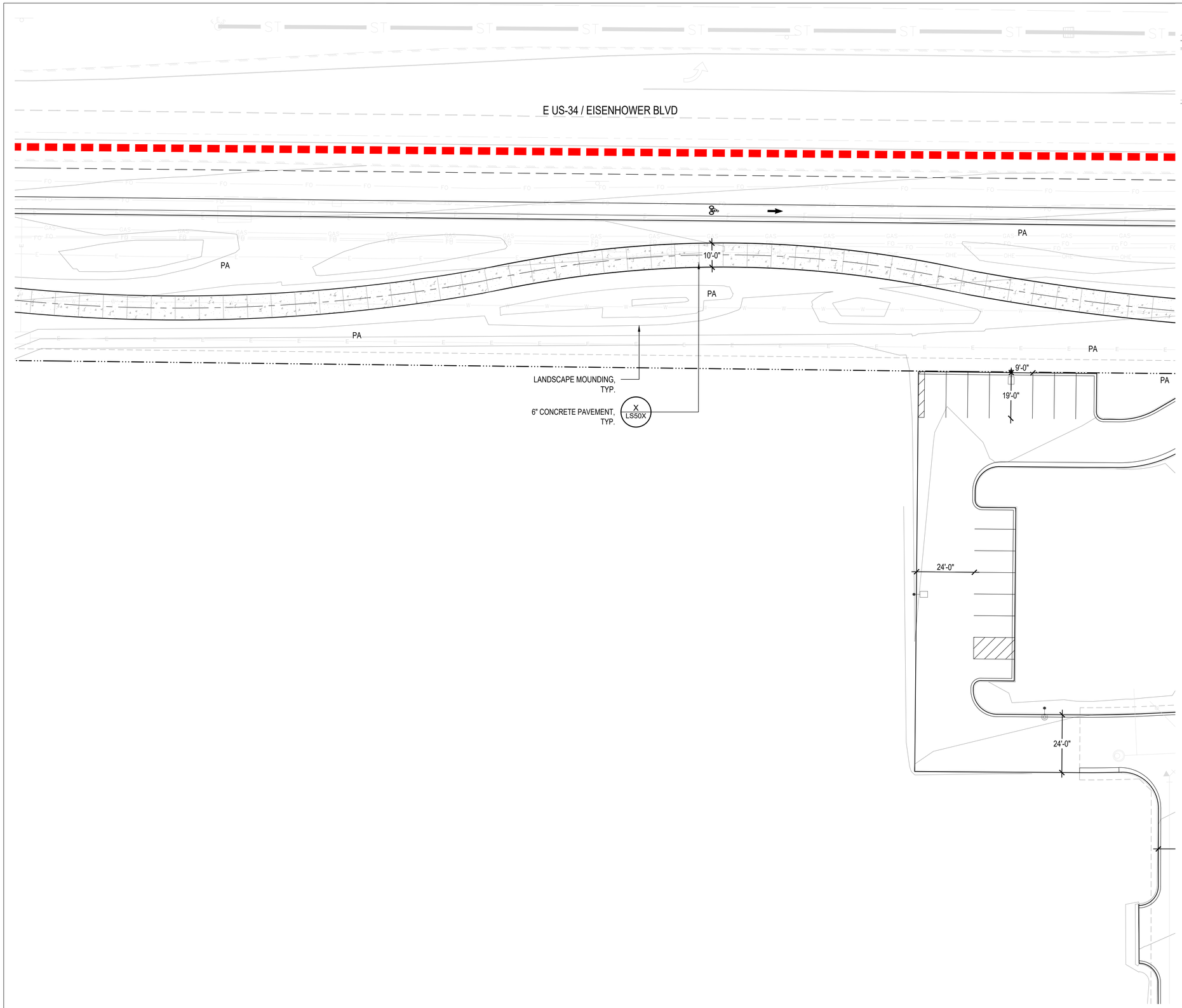
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

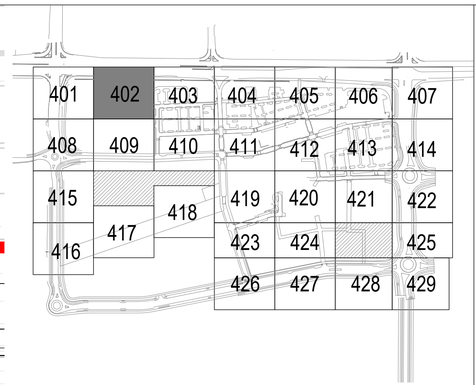
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS401





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

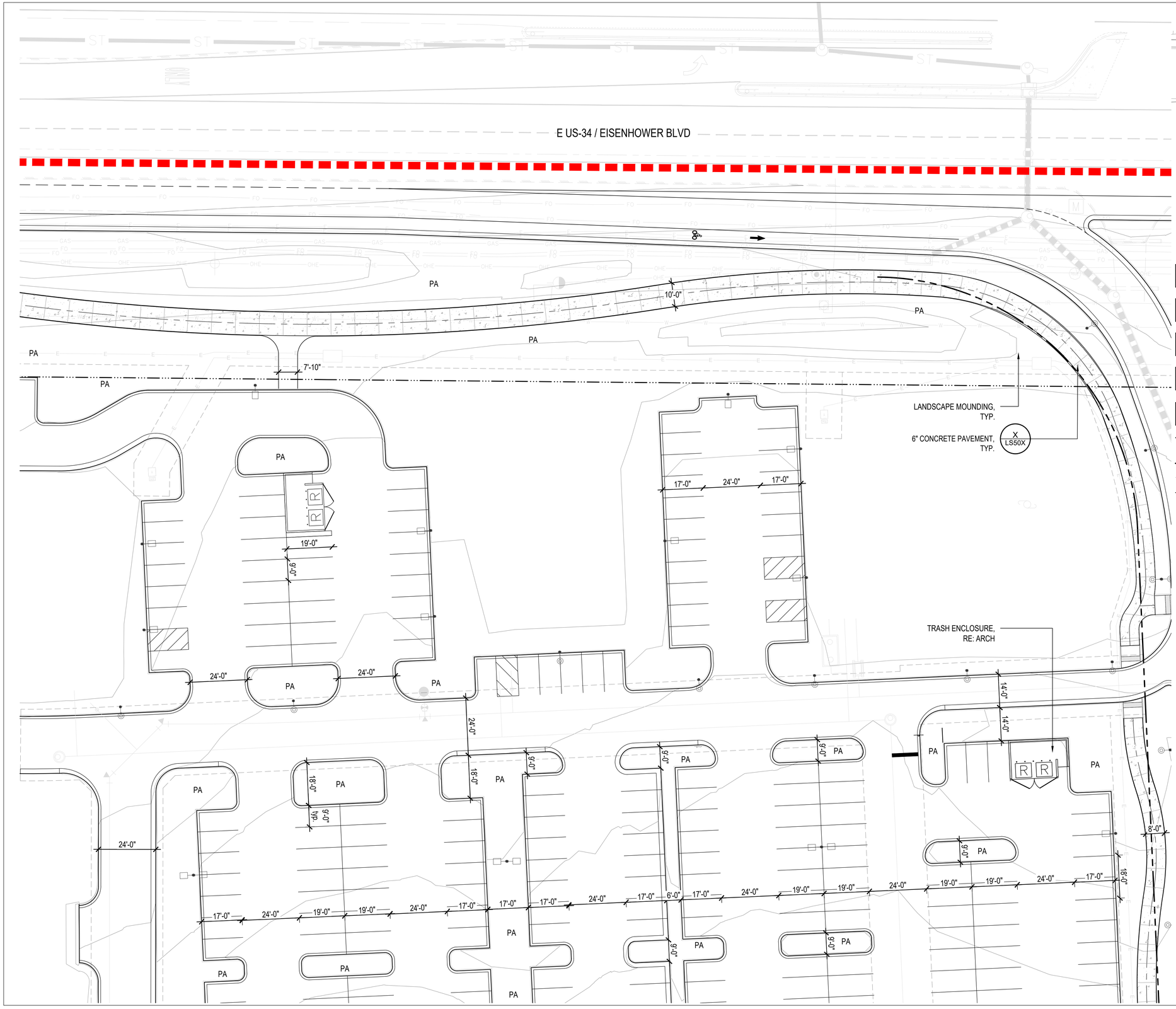
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

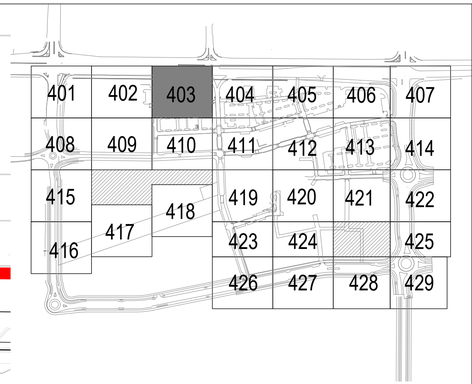
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS402





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

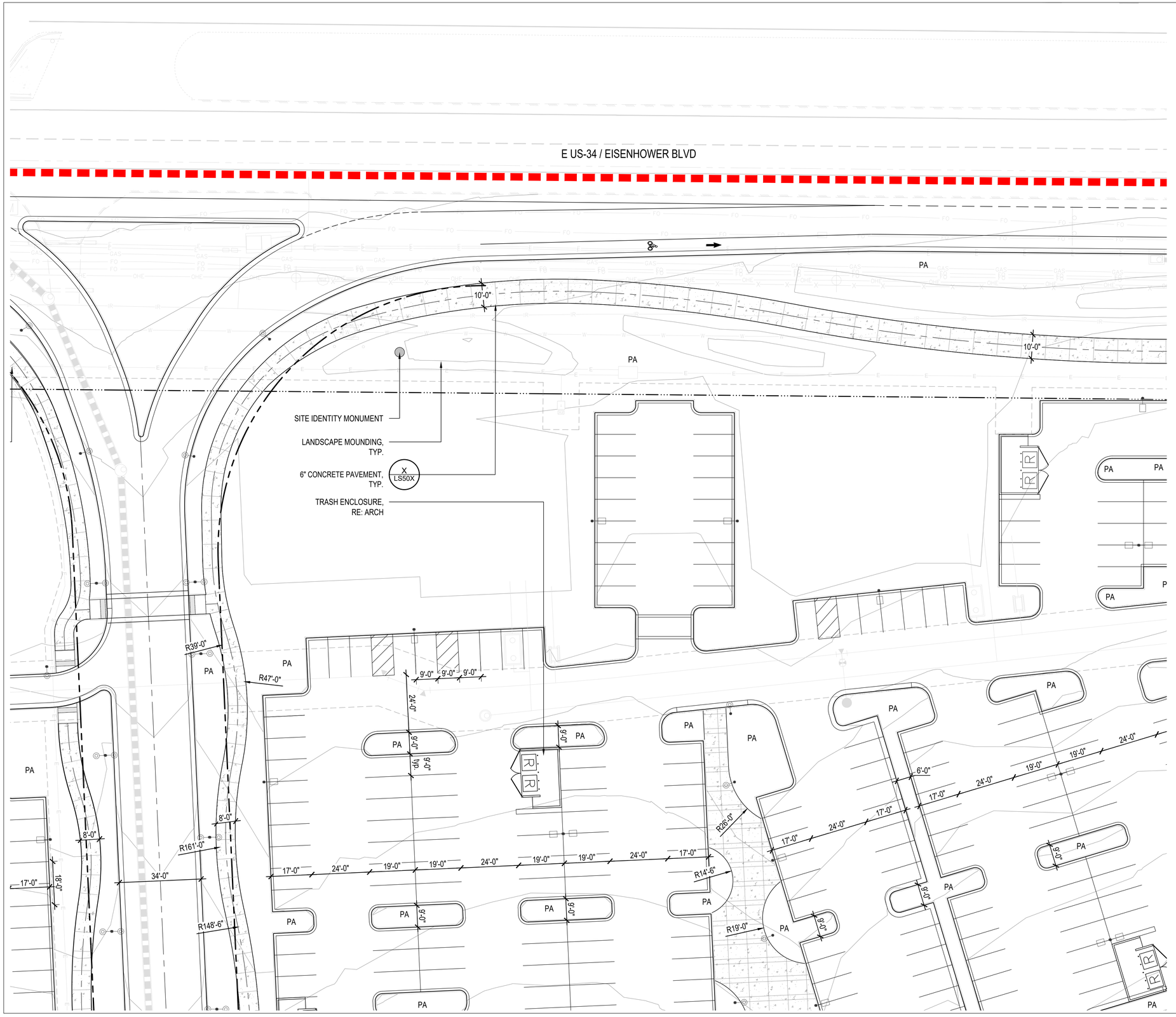
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

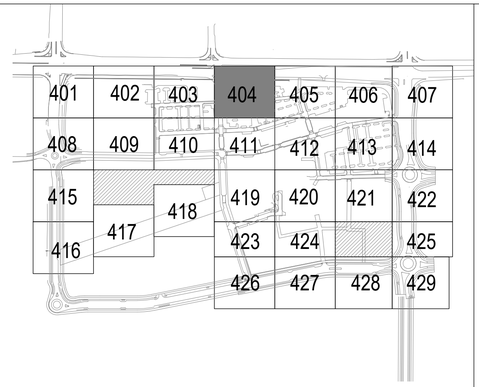
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS403





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

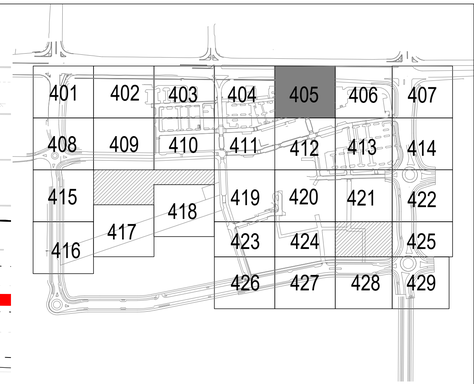
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS404





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

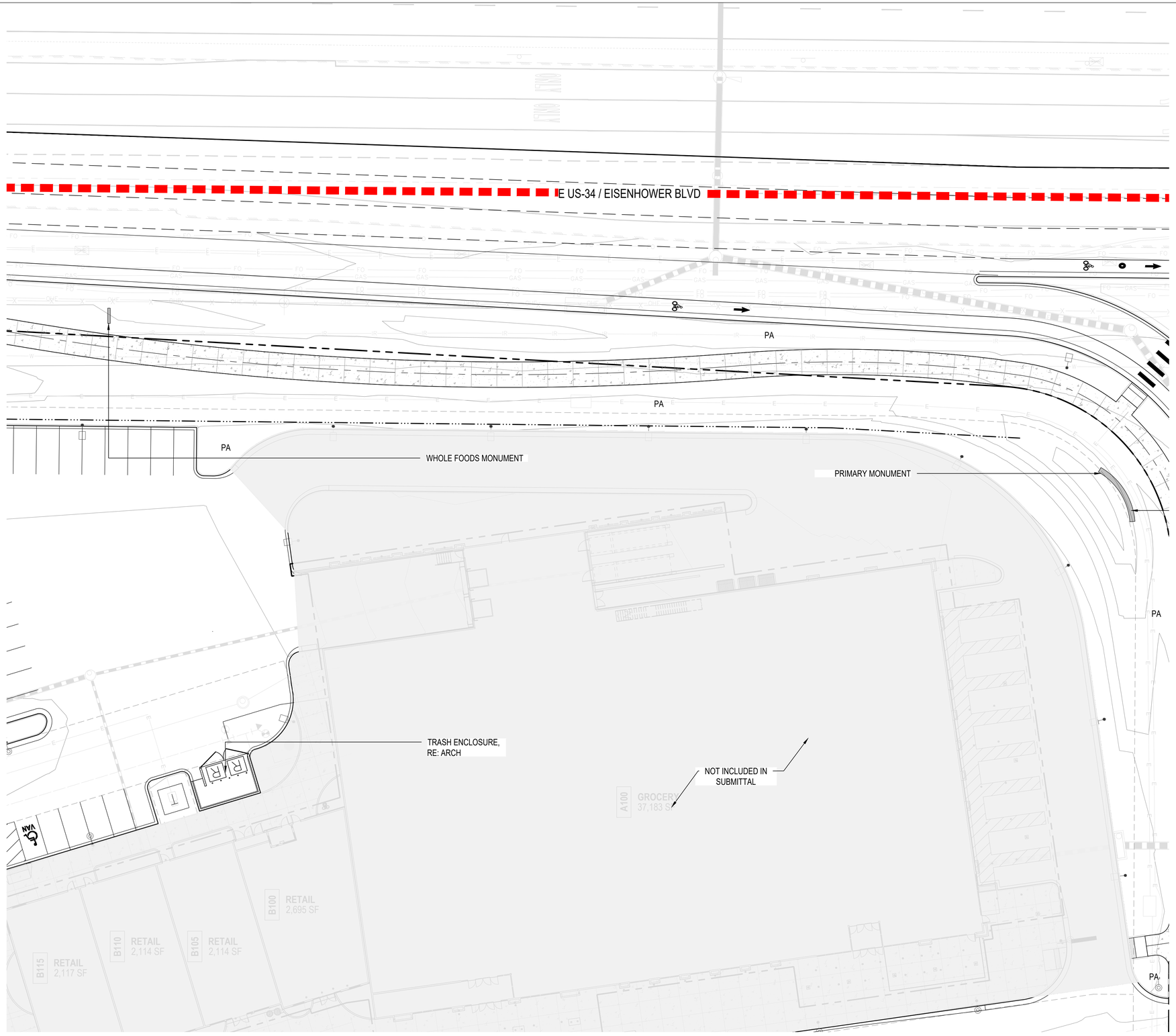
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

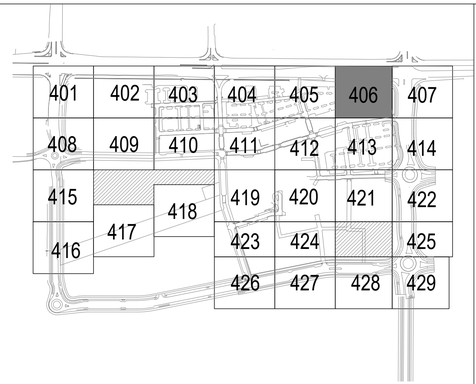
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS405





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

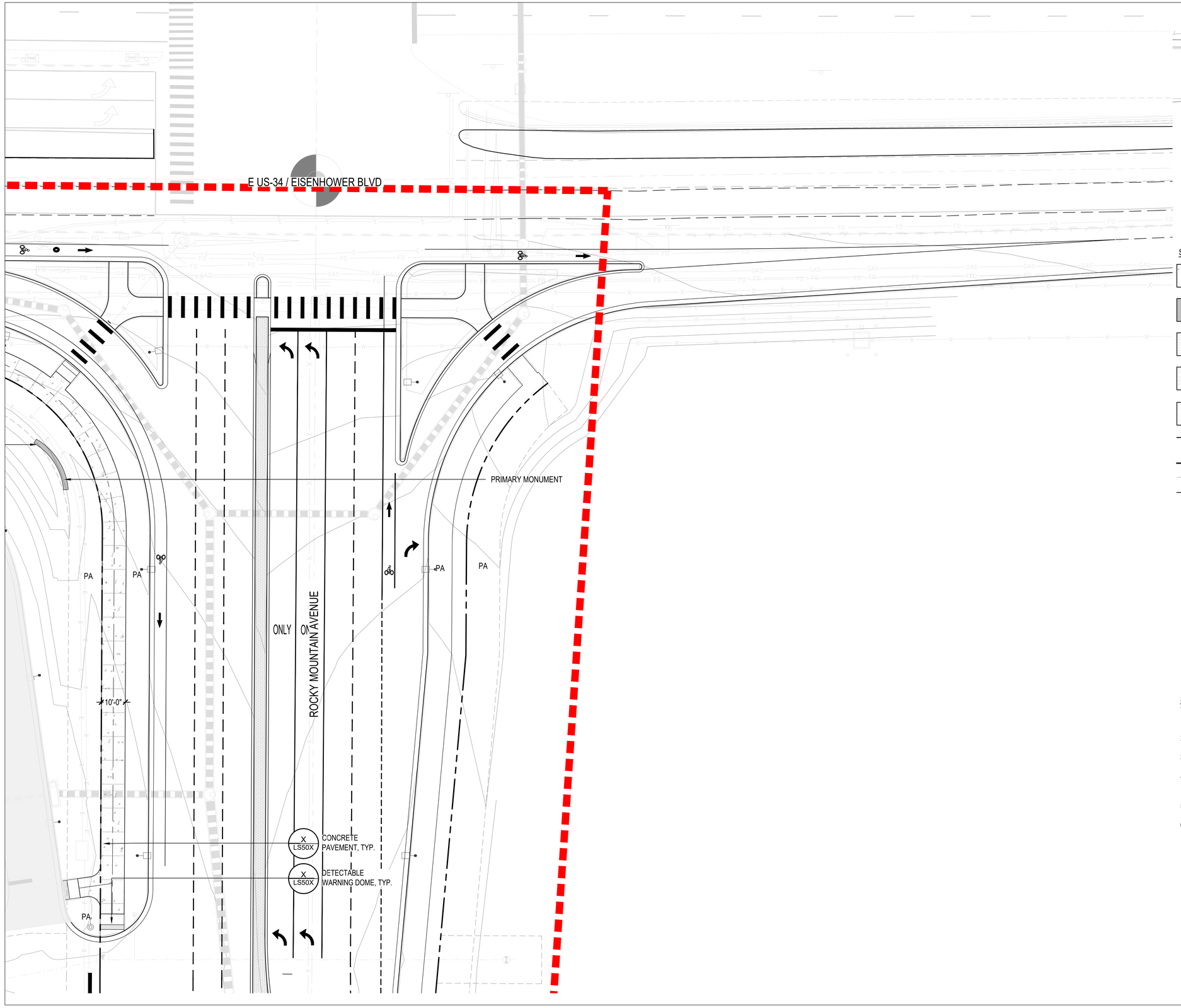
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

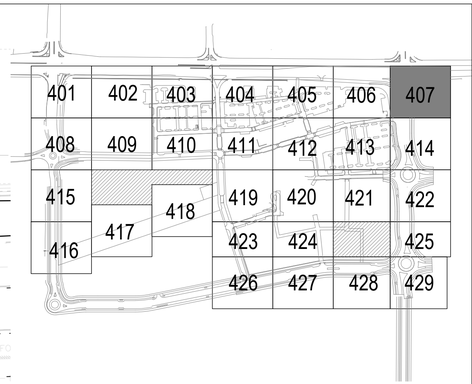
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS406





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

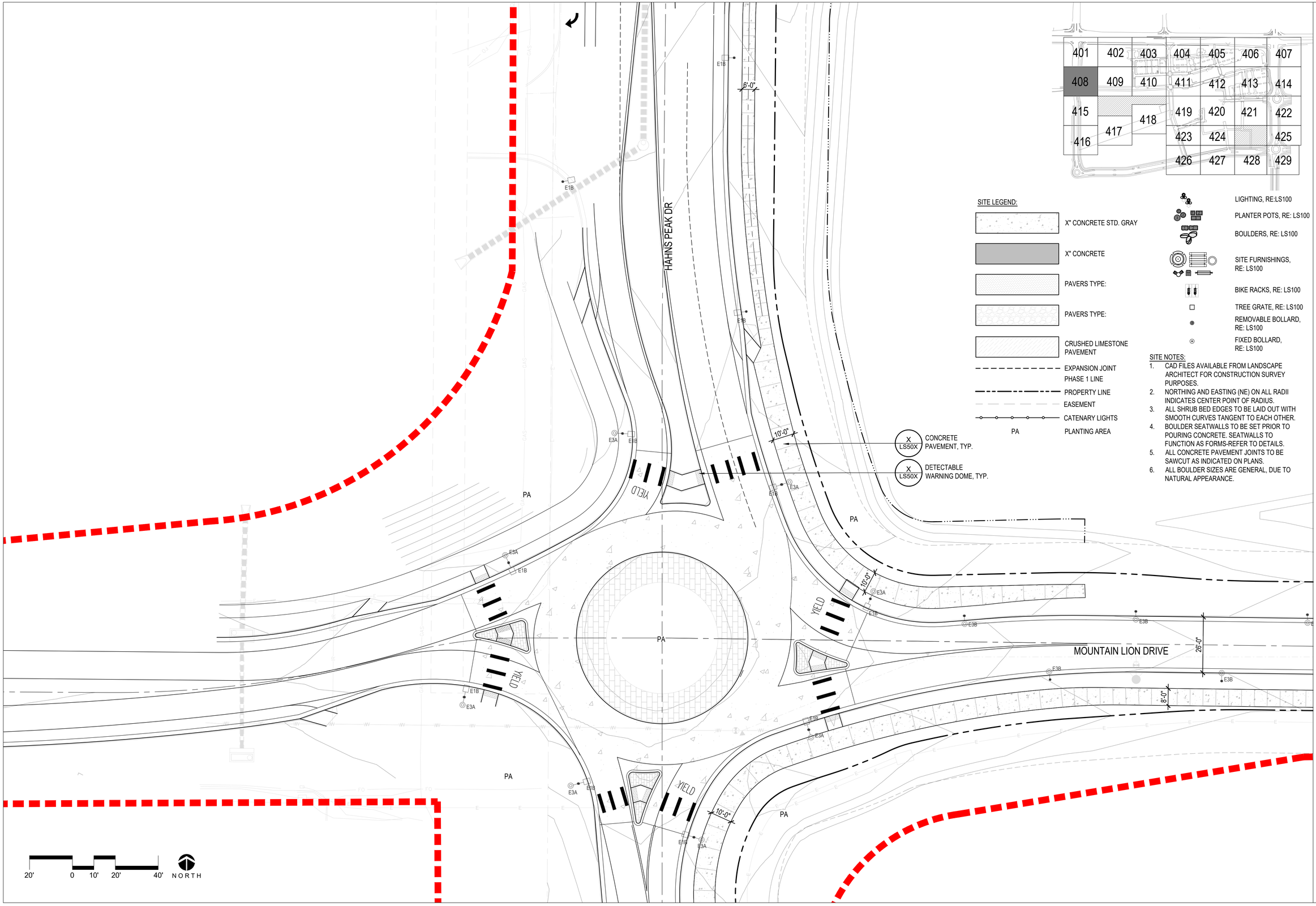
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS407



SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- X / LS50X — CONCRETE PAVEMENT, TYP.
- X / LS50X — DETECTABLE WARNING DOME, TYP.
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

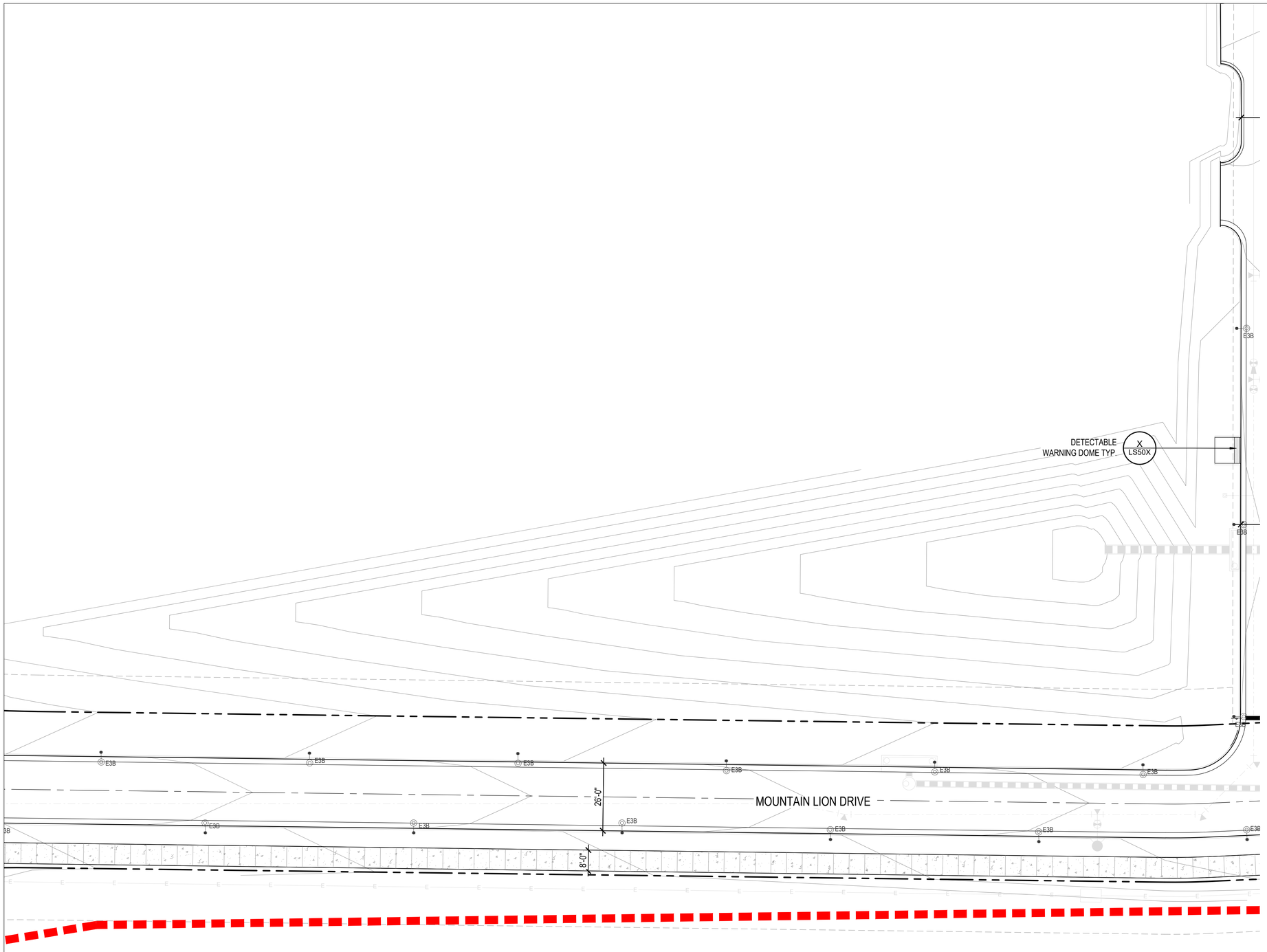
REV.	COMMENT	DATE

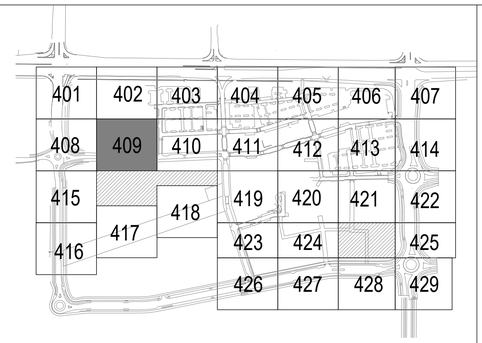
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS408





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

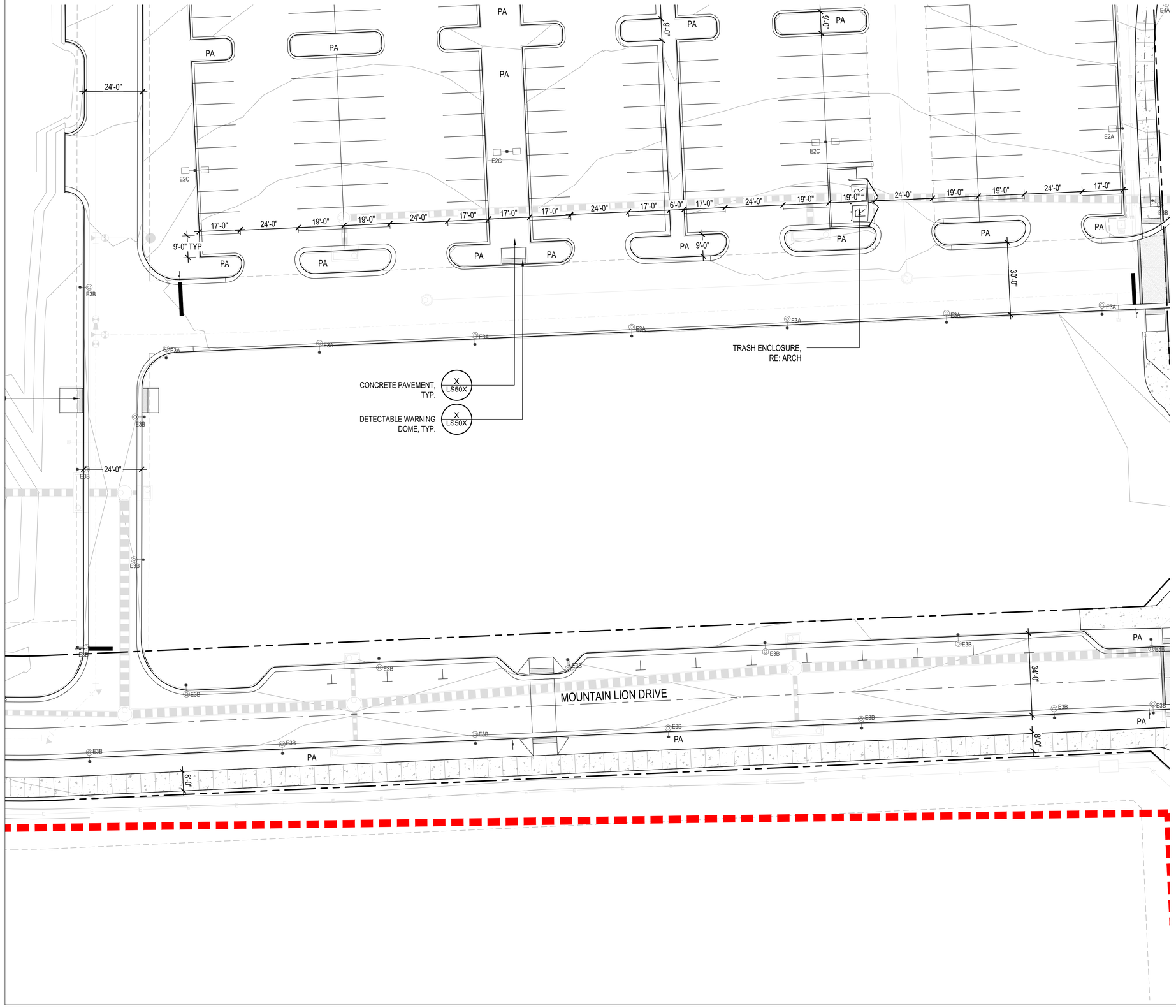
REV.	COMMENT	DATE

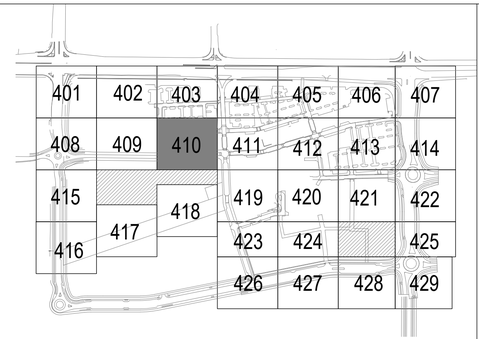
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS409





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

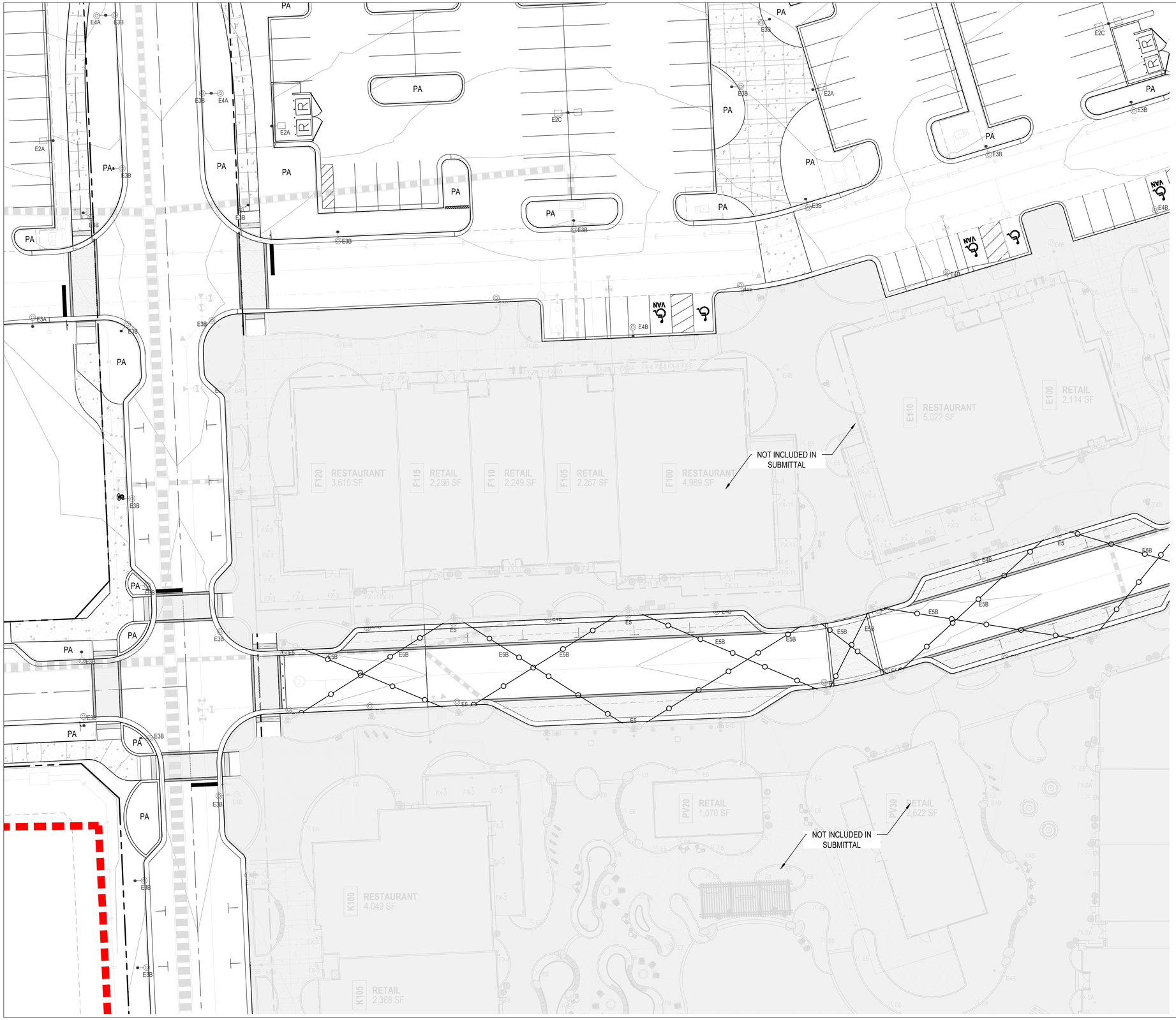
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

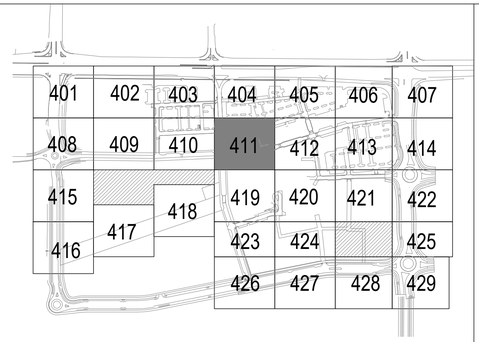
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS410





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

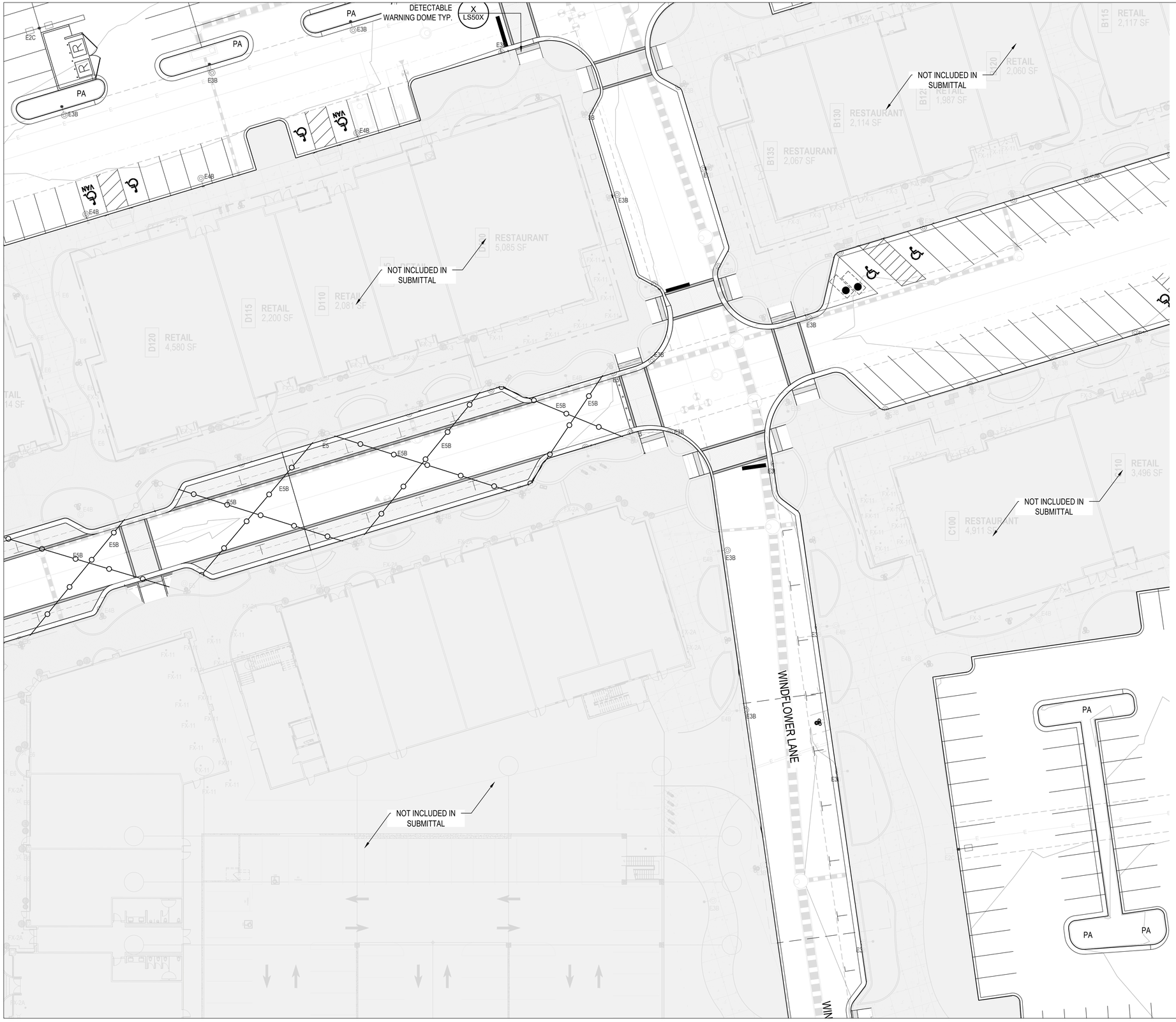
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

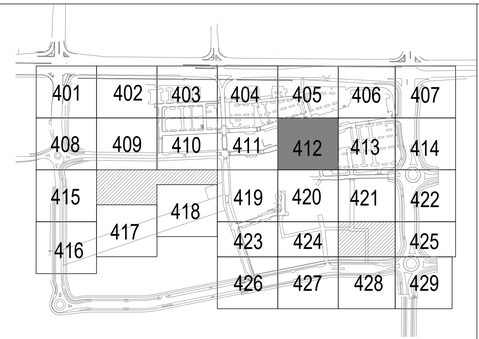
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS411





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

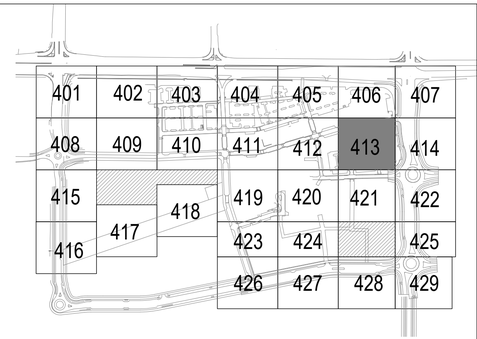
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS412





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

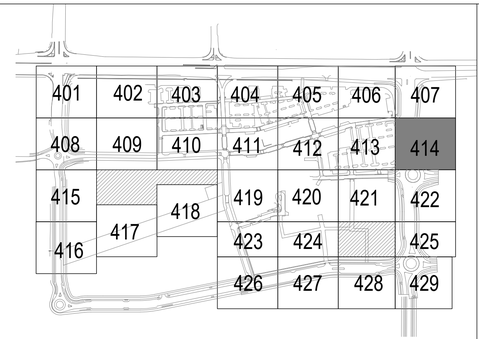
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS413





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

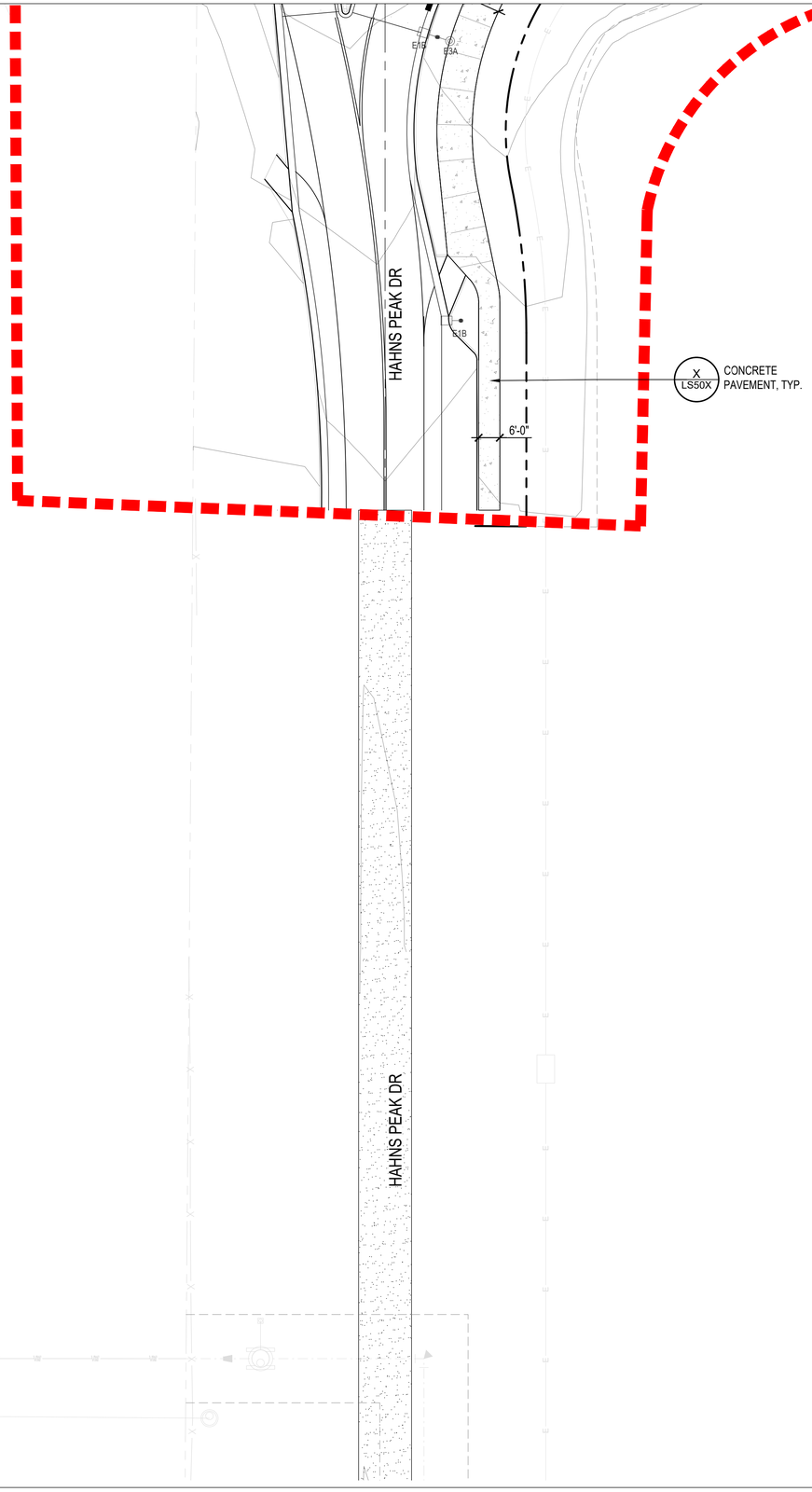
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

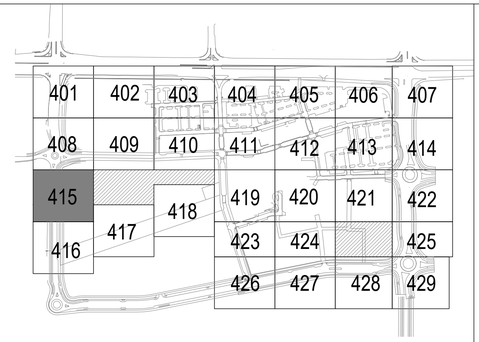
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS414





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

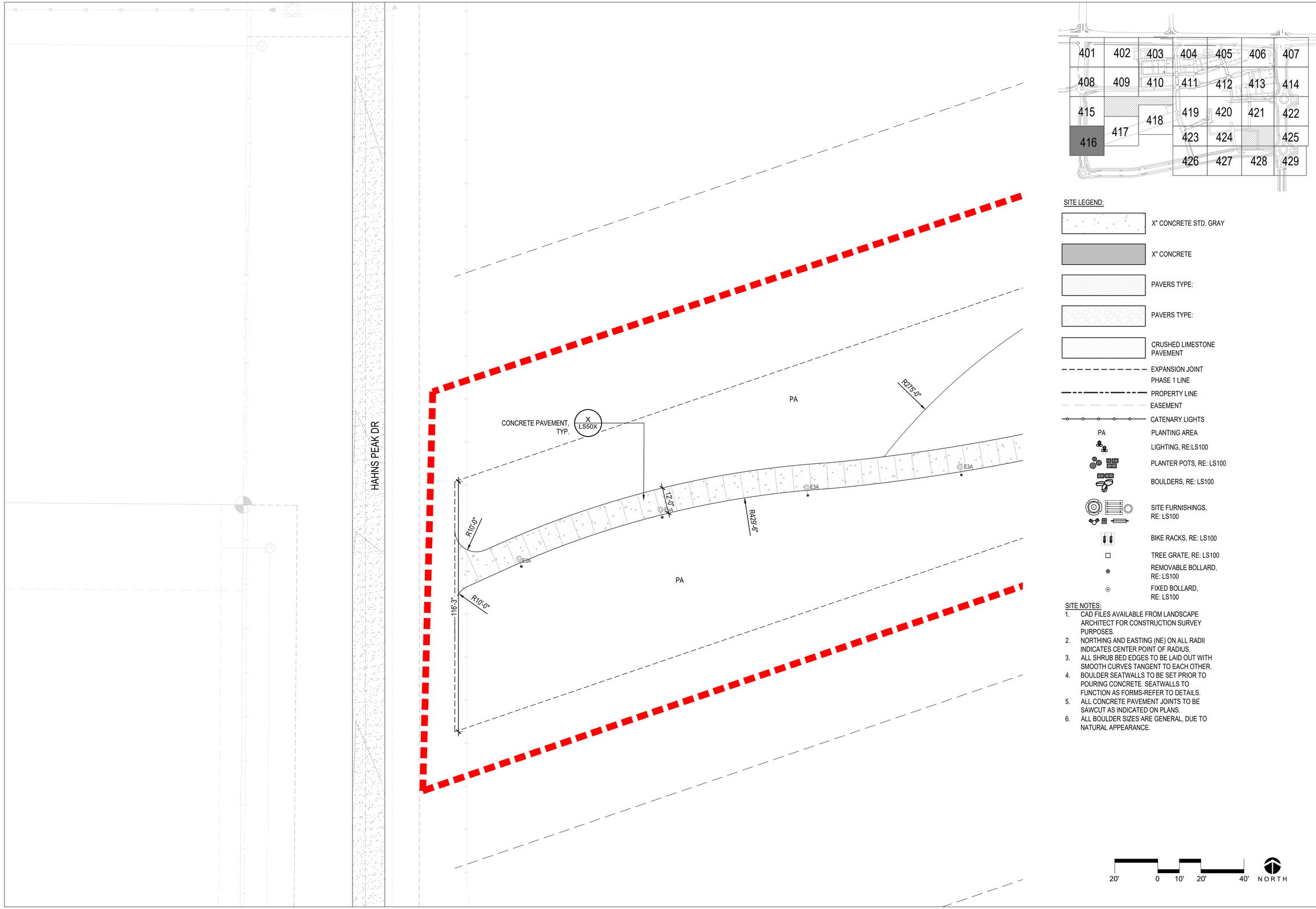
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS415



SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

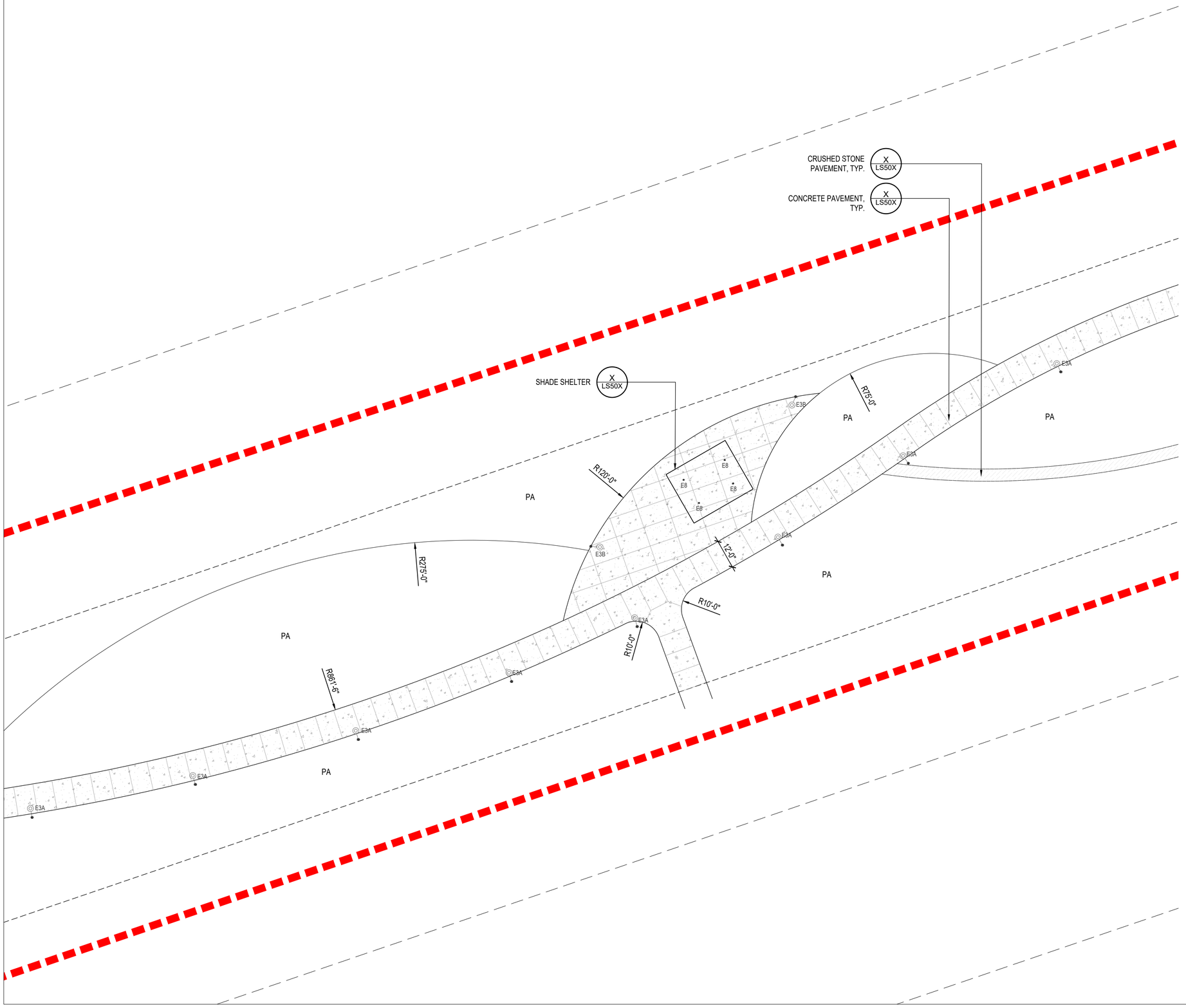
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

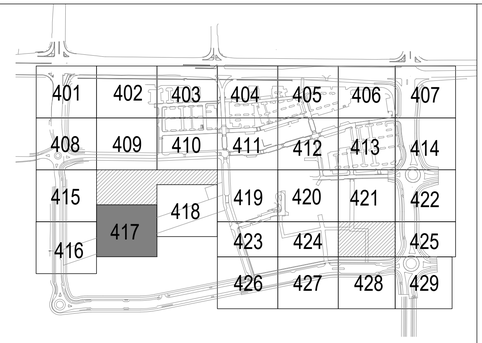
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS416





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

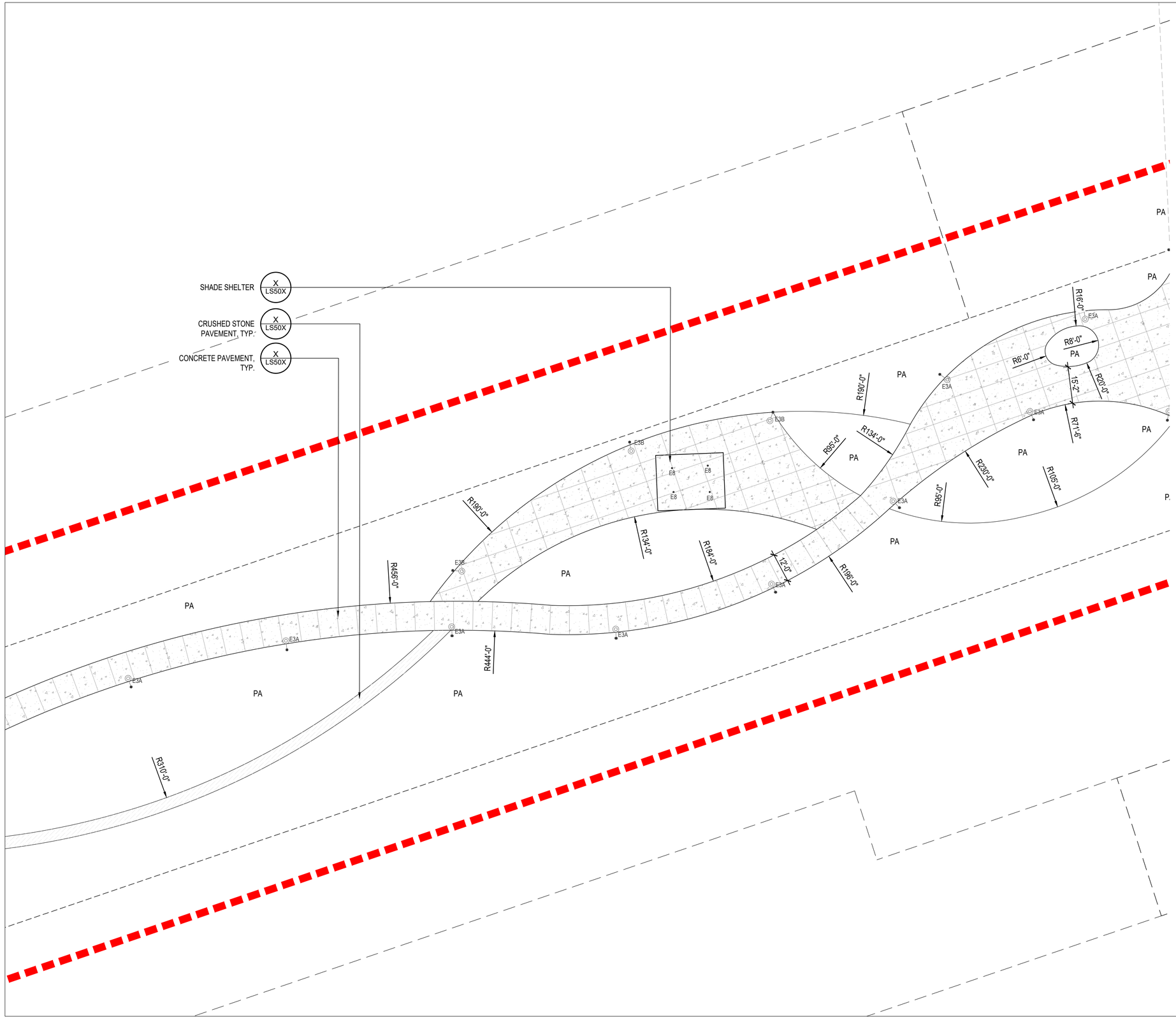
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

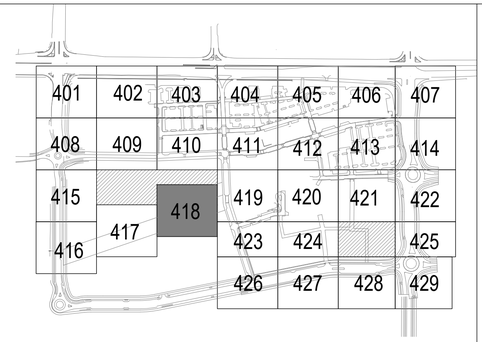
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS417





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

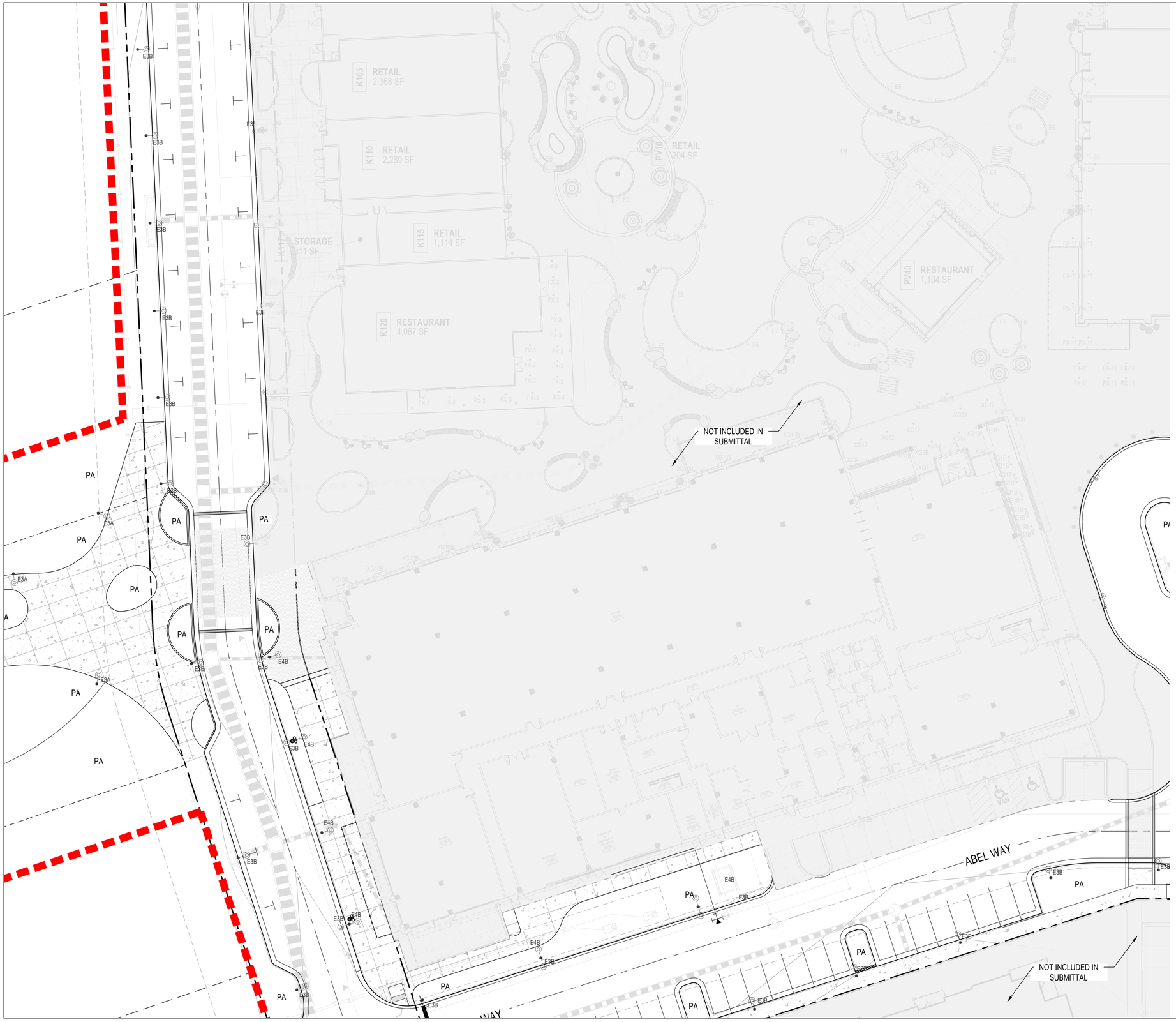
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

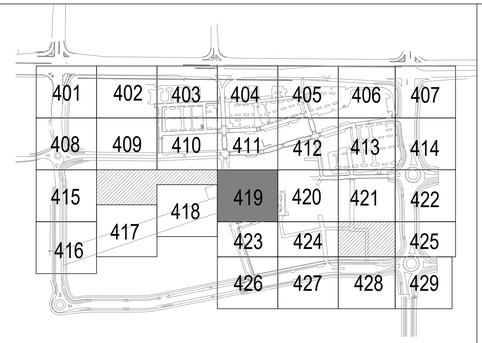
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS418





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

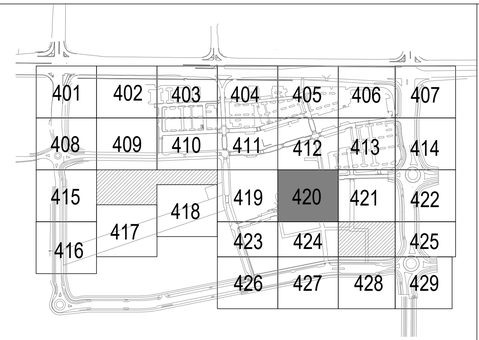
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS419





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

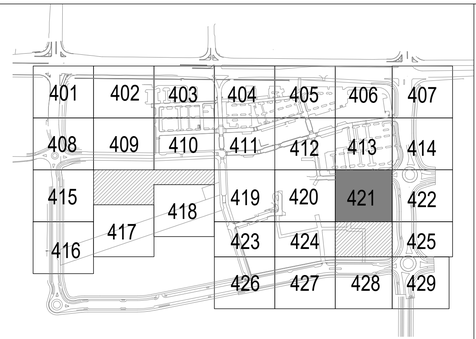
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS420





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

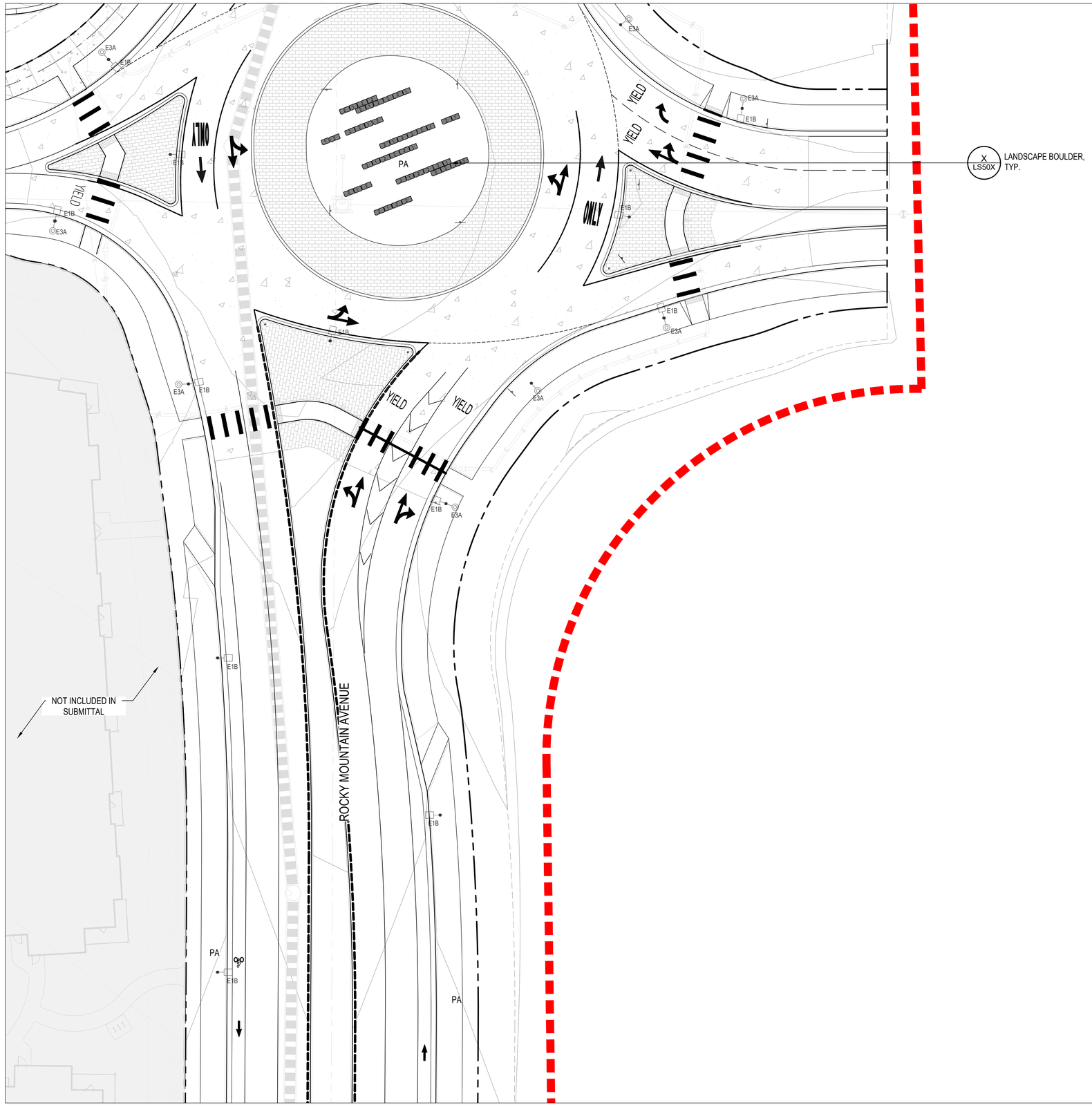
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

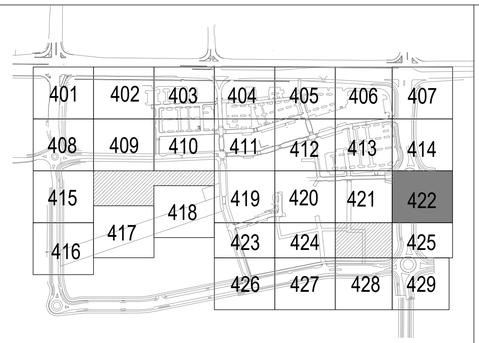
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS421





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

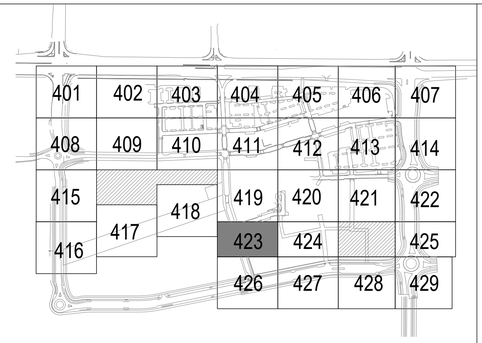
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

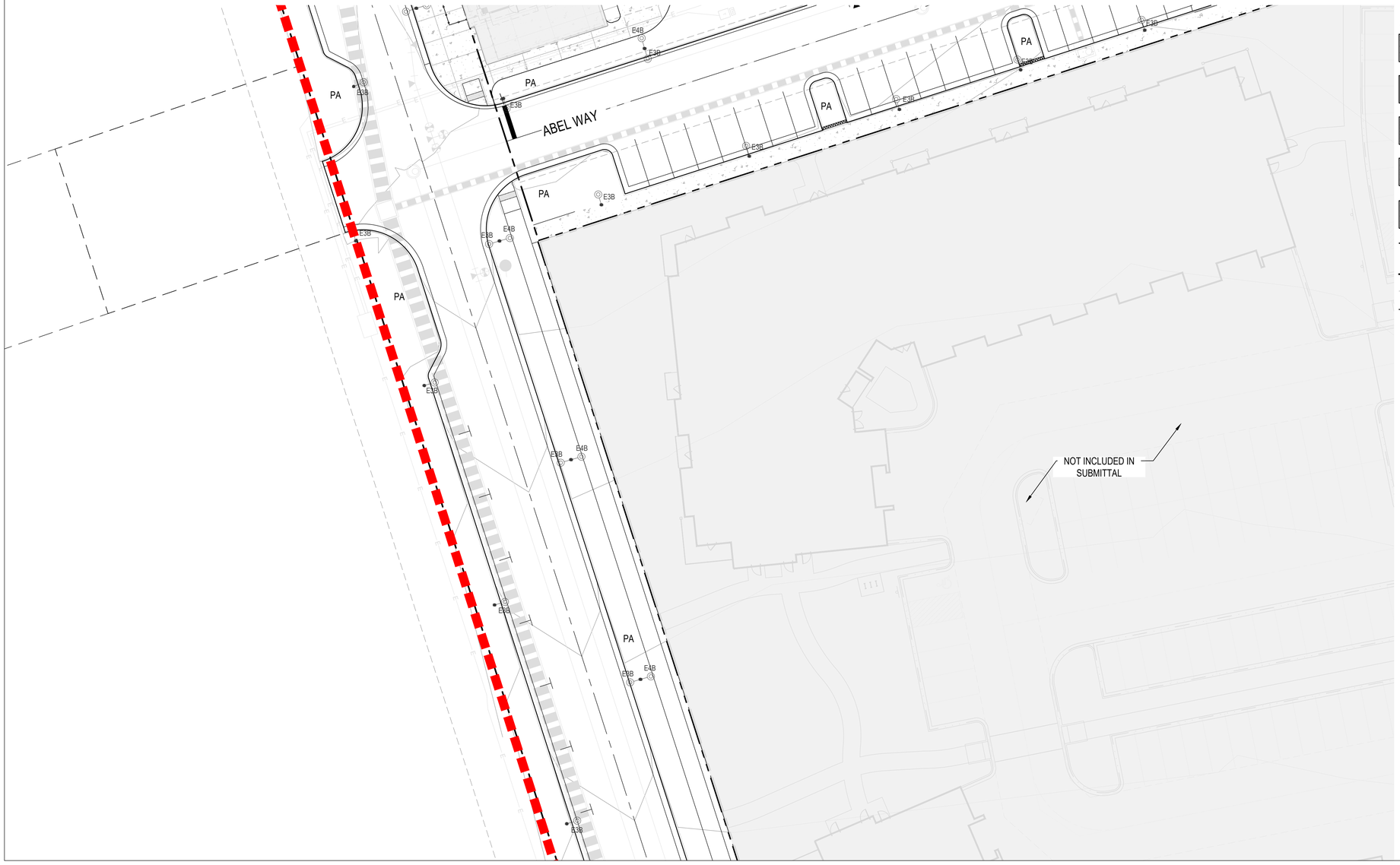
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS422





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

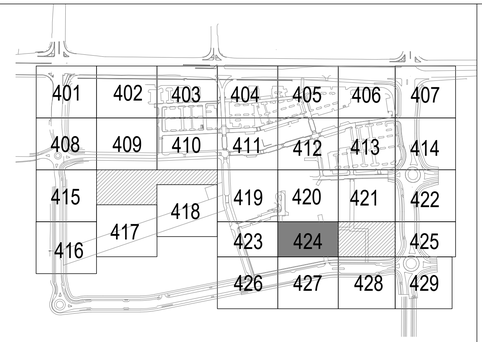
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS423





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

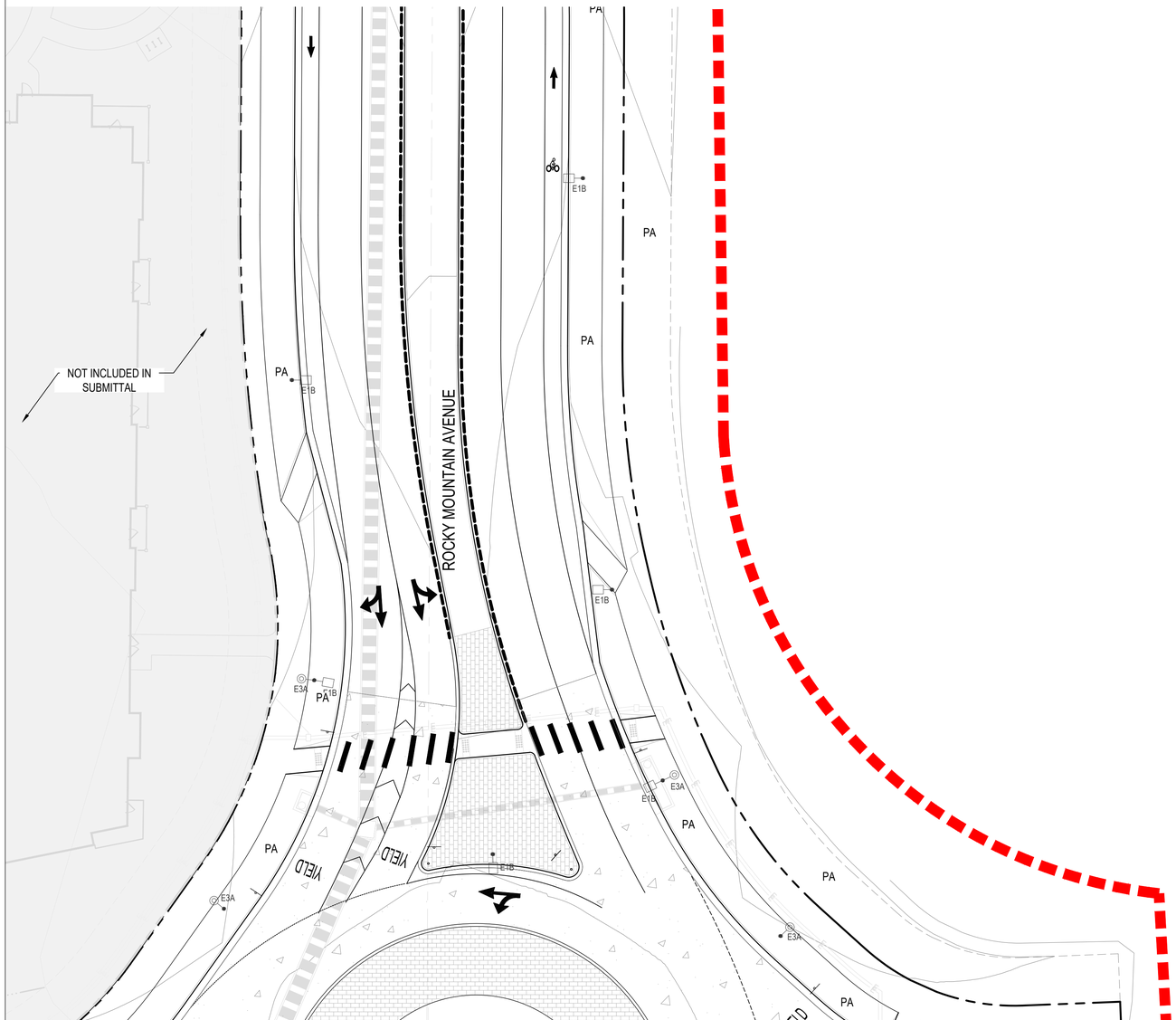
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

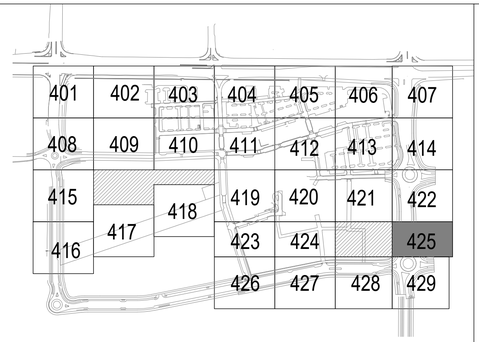
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS424





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

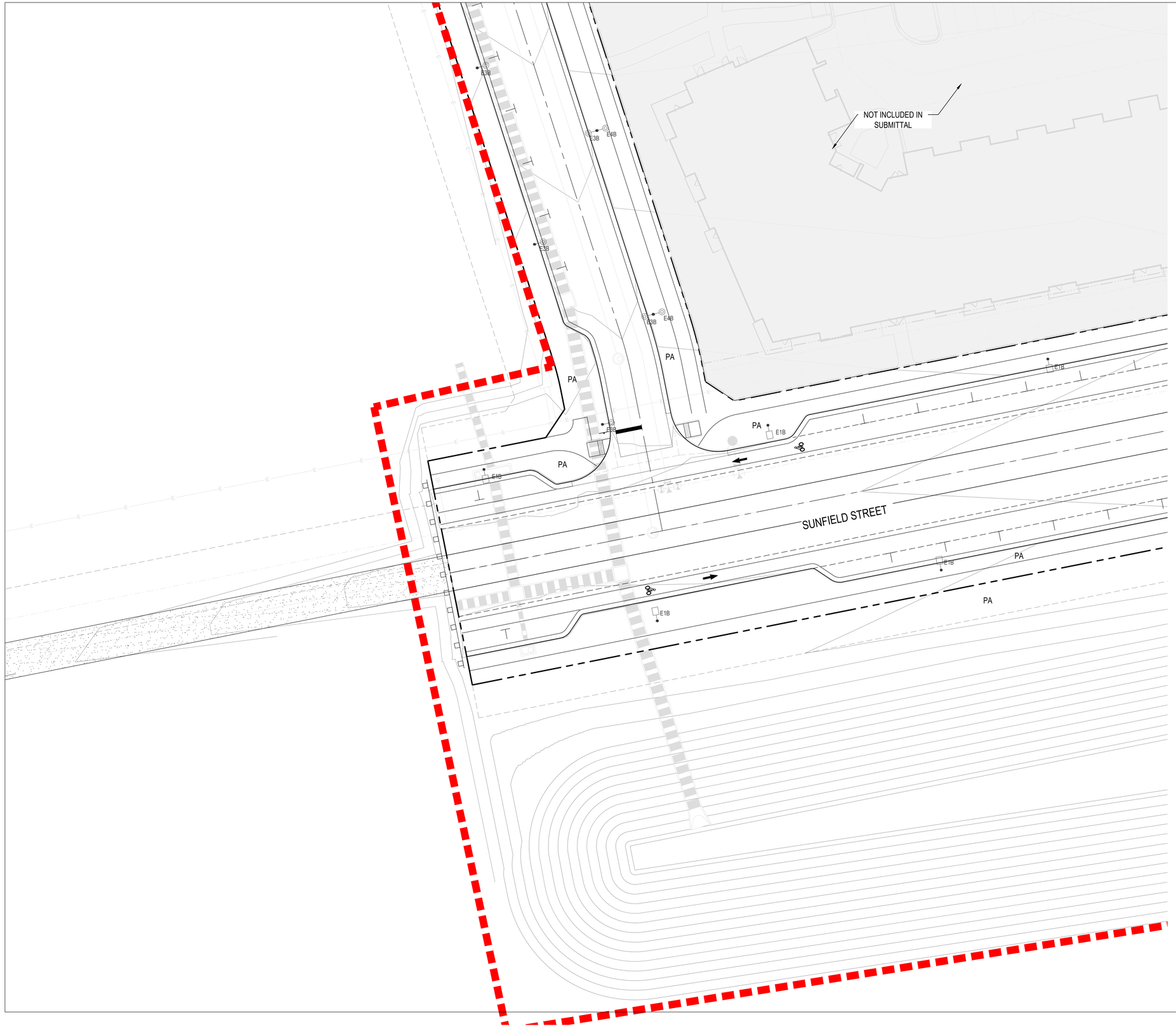
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

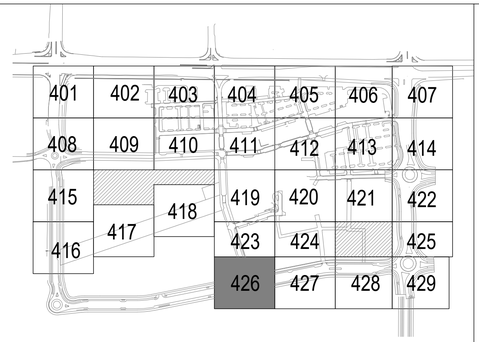
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS425





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

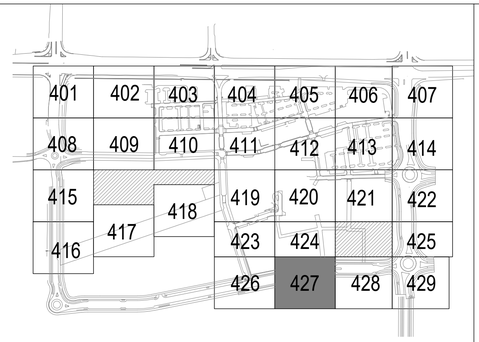
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS426





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

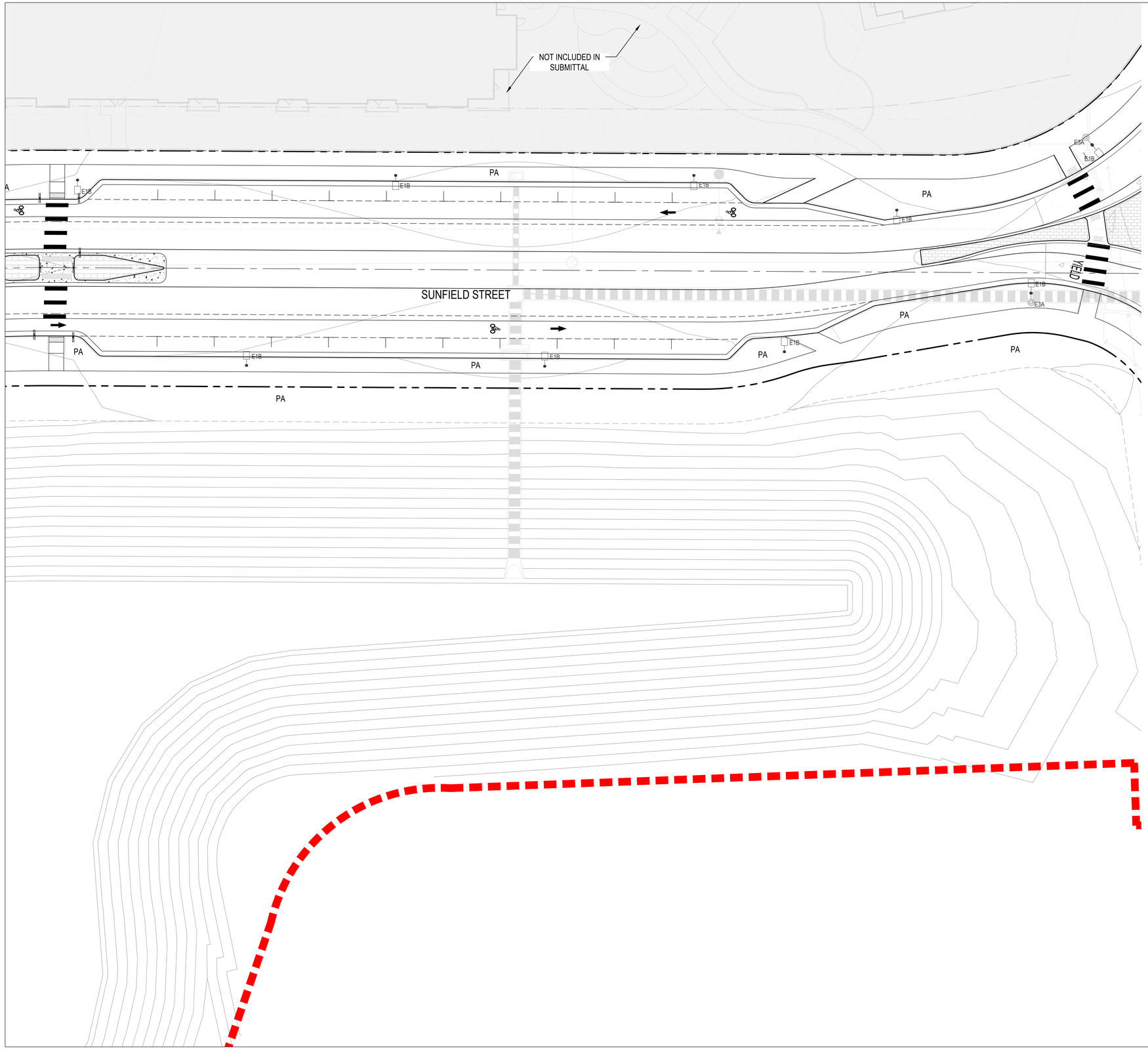
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8885
www.rviplanning.com

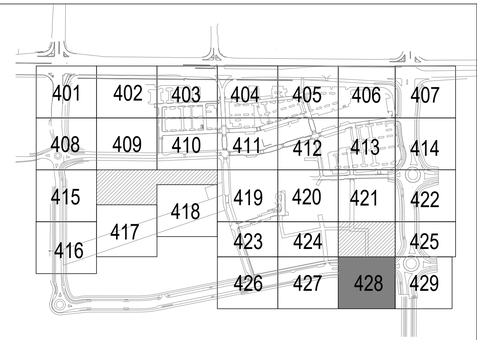
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS427





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

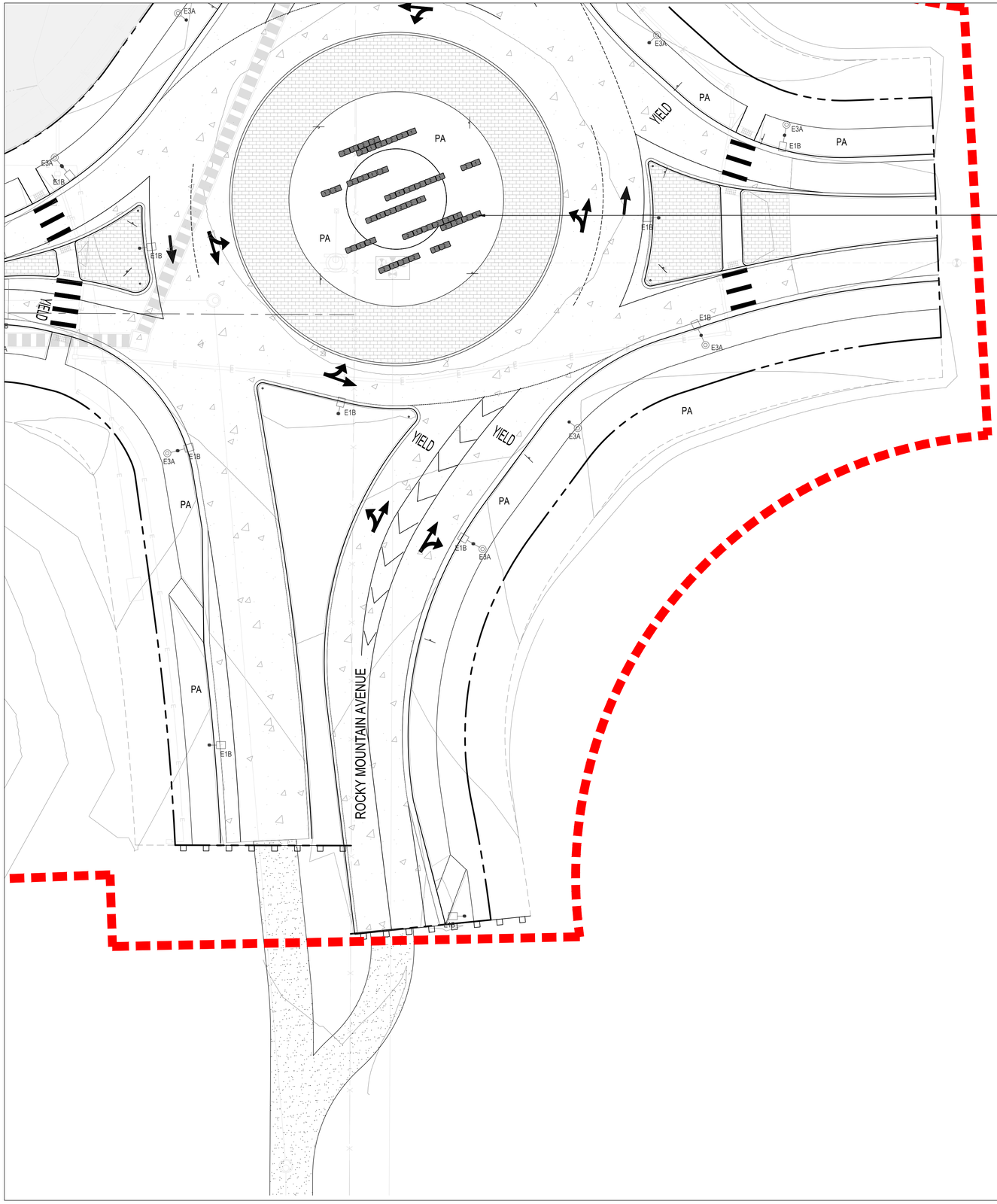
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

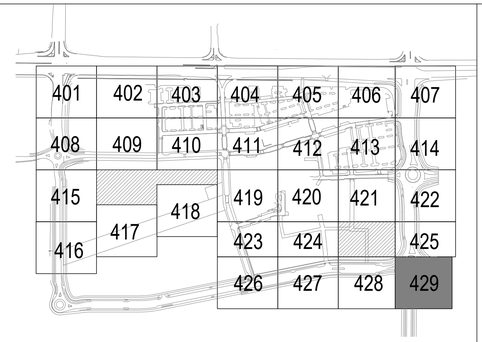
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS428





SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

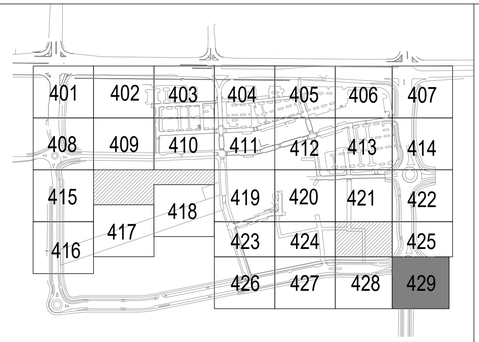
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS429

NOTE: NO SITE ELEMENTS ON THIS SHEET. REFER TO LANDSCAPE PLAN



SITE LEGEND:

- X" CONCRETE STD. GRAY
- X" CONCRETE
- PAVERS TYPE:
- PAVERS TYPE:
- CRUSHED LIMESTONE PAVEMENT
- EXPANSION JOINT
- PHASE 1 LINE
- PROPERTY LINE
- EASEMENT
- CATENARY LIGHTS
- PA — PLANTING AREA
- LIGHTING, RE:LS100
- PLANTER POTS, RE: LS100
- BOULDERS, RE: LS100
- SITE FURNISHINGS, RE: LS100
- BIKE RACKS, RE: LS100
- TREE GRATE, RE: LS100
- REMOVABLE BOLLARD, RE: LS100
- FIXED BOLLARD, RE: LS100

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

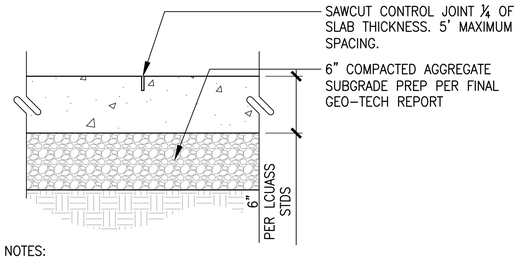
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE PLAN
SITE PLAN DEVELOPMENT

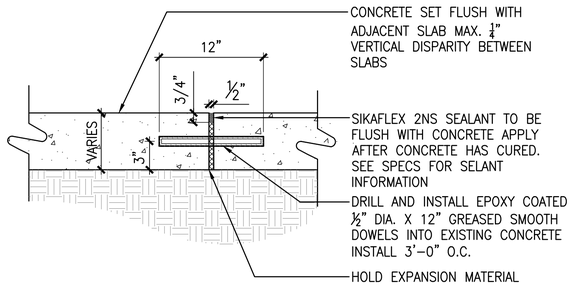
Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS430

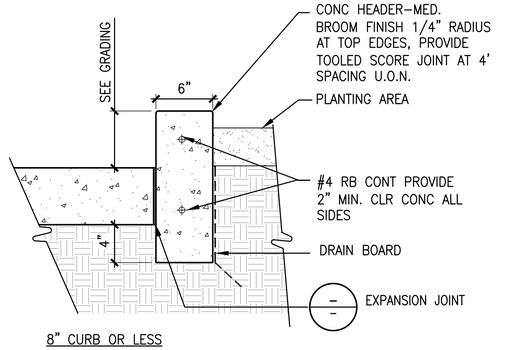


NOTES:
1. CONTROL JOINT PLACED PER SITE PLAN, MAXIMUM SPACING 10'.
2. ALL CONTROL JOINTS TO BE SAW CUT.
3. FINISH ON CONCRETE TO BE FINISHED PER CITY OF LOVELAND PER DRAWING 1601 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS)

CONCRETE PAVEMENT (FLATWORK)
SCALE: N.T.S.

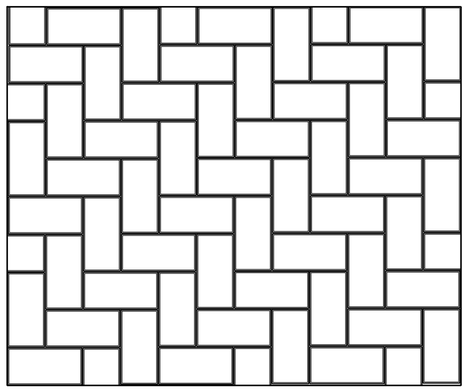


EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



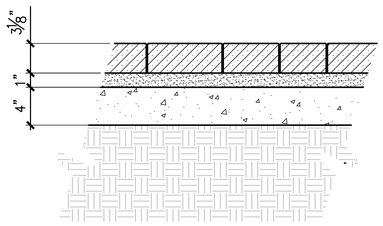
8" CURB OR LESS

CONCRETE CURB - PLANTING AREA
SCALE: 1 1/2" = 1'-0"

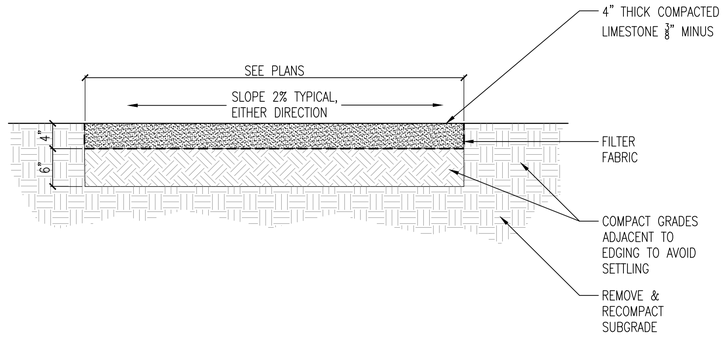


PAVESTONE (HOLLAND STONE - HERRINGBONE)

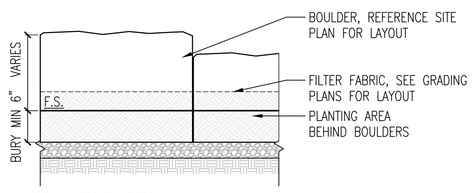
HERRINGBONE PAVER PATTERN
SCALE: 1 1/2" = 1'-0"



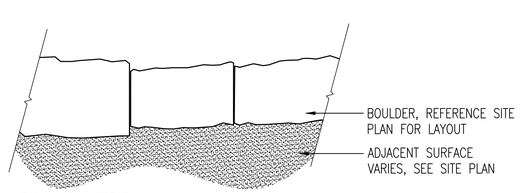
UNIT PAVER
SCALE: 1 1/2" = 1'-0"



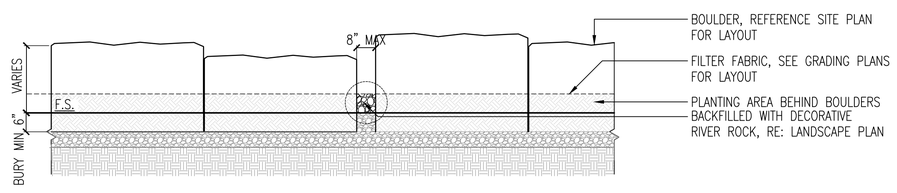
CRUSHED STONE PAVEMENT
Scale: 1" = 1'-0"



TYPICAL FRONT SECTION



TYPICAL BOULDER PLAN



TYPICAL DRAINAGE SECTION

NOTES:
1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT CONCRETE
2. THERE SHALL BE NO MORE THAN A ⅜" MAX GAP BETWEEN TYPICAL
3. THERE SHALL BE NO MORE THAN A 8" MAX GAP FOR DRAINAGE BREAK CONDITIONS
4. ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION OF PROJECT LANDSCAPE ARCHITECT
5. USE CAUTION TO AVOID UNDERGROUND UTILITIES

BOULDER SIZING NOTES - TYPICAL ALL BOULDERS:
1. NO BOULDER LENGTH SHALL EXCEED 3'-0" OR BE LESS THAN 1'-6"
2. NO BOULDER WIDTH SHALL EXCEED 2'-0" OR BE LESS THAN 1'-0"
3. NO BOULDER HEIGHT ABOVE FINISH SURFACE SHALL EXCEED 2'-0" OR BE LESS THAN 1'-6"

BOULDER SEATWALL CONDITIONS
Scale: 1/2" =1'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

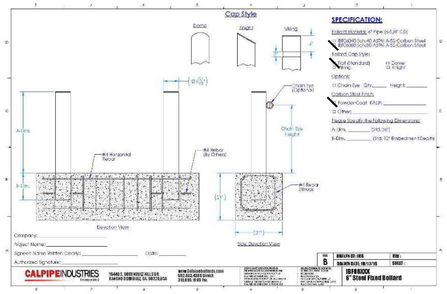
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

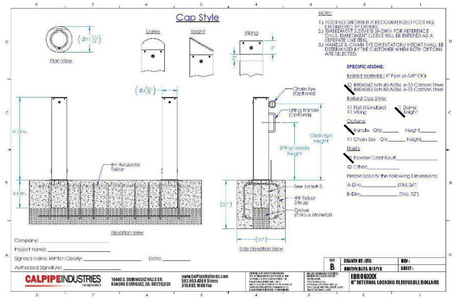
Sheet
LS501

MANUFACTURER: NEENAH FOUNDRY (www.trenchdrainsupply.com)
24"X24" PLATES–MODEL:R–4984–24Q
24" X 25' RADIUS–MODEL:R–4984–25R
COLOR: CAST IRON
QTY: SEE SITE PLAN
REFER TO MANUFACTURERS SPECIFICATIONS FOR MORE INFORMATION

DETECTABLE WARNING DOMES
SCALE: NTS



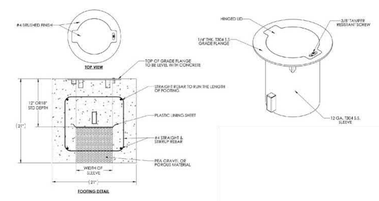
STANDARD BOLLARD
MANUFACTURER: CALPIPE INDUSTRIES
MODEL: IBF06080 6" STEEL FIXED BOLLARD
CAP TYPE: STANDARD FLAT
SIZE: 36" HT. 6" DIA. SCH 80
COLOR: POWDERCOAT – COLOR TBD
– APPLY CLEAR REFLECTIVE TAPE
QTY: REFER TO PLANS
REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS



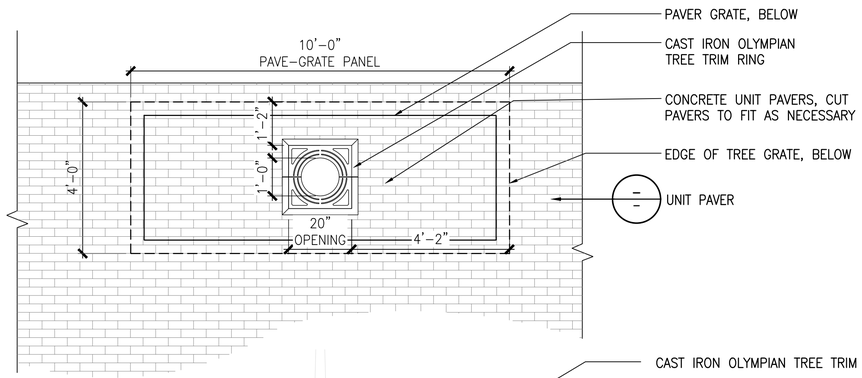
REMOVABLE BOLLARD
MANUFACTURER: CALPIPE INDUSTRIES
MODEL: IBR06C80 6" INTERNAL LOCKING REMOVABLE BOLLARD
CAP TYPE: STANDARD FLAT
SIZE: 36" HT. 6" DIA. SCH 80
COLOR: POWDERCOAT – COLOR TBD
– APPLY CLEAR REFLECTIVE TAPE
QTY: REFER TO PLANS
REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS

BOLLARD
SCALE: NTS

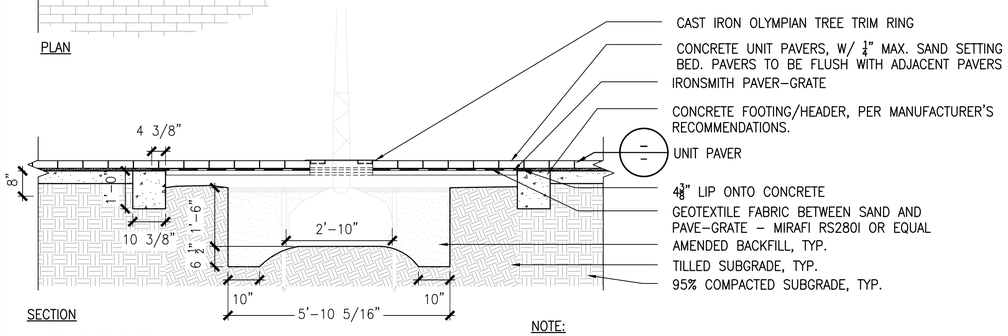
NOTES:
1. EMBEDMENT DEPTH SHOULD MATCH BOLLARD EMBEDMENT DEPTH. REFER TO MANUFACTURERS REQ.
2. FOOTING SHOWN IS A FOOTING ENGINEERED BY OTHERS.
3. PLASTIC LINING SHEET TO BE PLACED ON TOP OF PEA GRAVEL OR POROUS MATERIAL TO PREVENT CONC. FROM SEEPING INTO SLEEVE DURING POUR. CUT OUT AFTER CONC. HAS CURED FOR DRAINAGE.
4. SLEEVE TO BE CLEAR OF CONC. OR DEBRIS THE FULL DEPTH OF EMBEDMENT.
5. LID WILL BE SECURED W/ A 3/8" TAMPER PROOF SCREW WHEN LID IS IN THE CLOSED POSITION.



EMBEDMENT SLEEVE



PLAN



SECTION

PAVER GRATE SYSTEM
MANUFACTURER: IRONSMITH
MODEL: CUSTOM–PVG
20" CAST IRON OLYMPIAN TREE TRIM RING
REFER TO MANUFACTURERS SPECIFICATIONS FOR MORE INFORMATION

NOTE:
DO NOT INSTALL POLYMERIC SAND OVER TREE GRATE AREA. AREA INTENDED TO BE POROUS.

TREE GRATE
SCALE: NTS

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS502



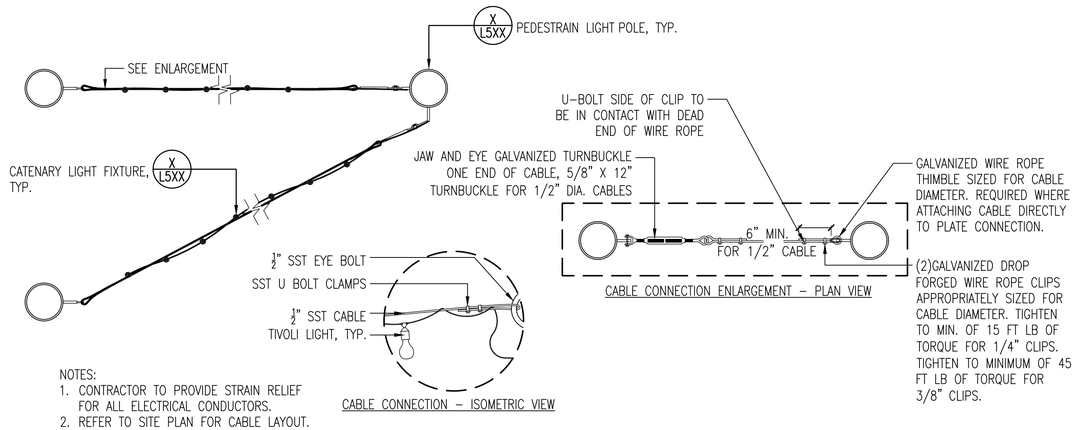
COMPANY: XXX
MODEL: CLERESTORY RECTANGLE 24X36
FRAME COLOR: SURREY BEIGE
ROOF COLOR: TUDOR BROWN
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

SHADE SHELTER
SCALE: NTS



MANUFACTURER: TIVOLI
MODEL: SEE LIGHTING SCHEDULE
LED LAMP: SEE LIGHTING SCHEDULE
SPACING: 24" O.C.
BLANKET LIGHT DRAPE: 1'-0"
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

CATENARY LIGHT FIXTURE
SCALE: NTS



NOTES:
1. CONTRACTOR TO PROVIDE STRAIN RELIEF FOR ALL ELECTRICAL CONDUCTORS.
2. REFER TO SITE PLAN FOR CABLE LAYOUT.

STRAND LIGHT CABLE
Scale: 1" = 1'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

RVi

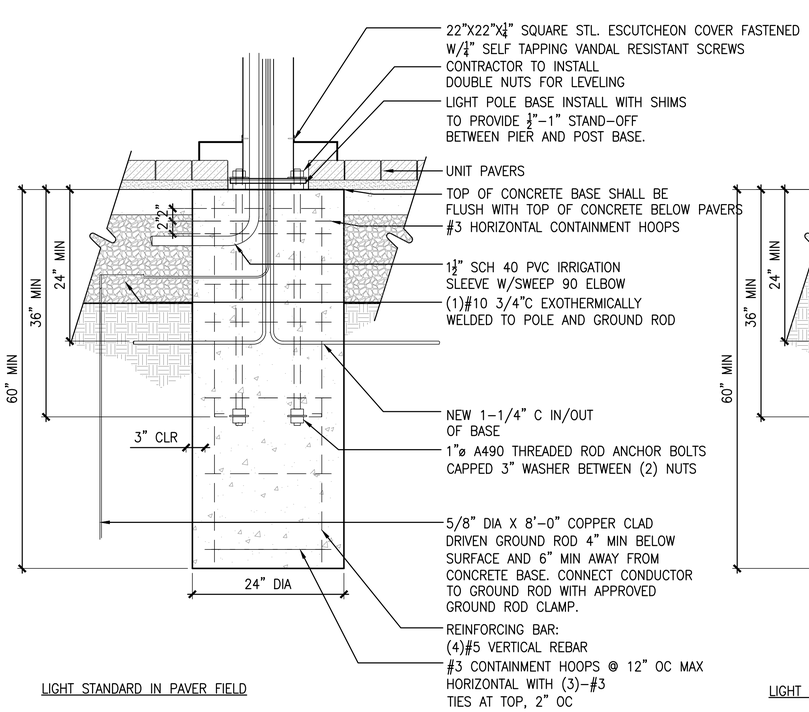
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

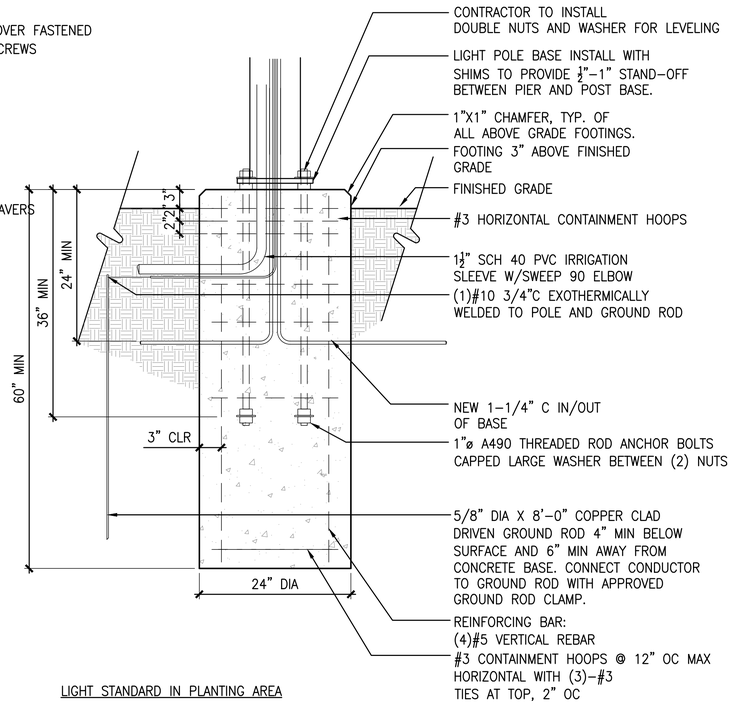
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 1
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LS503



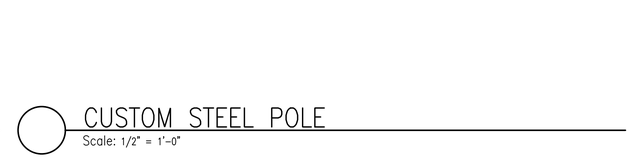
LIGHT STANDARD IN PAVER FIELD



LIGHT STANDARD IN PLANTING AREA

LIGHT STANDARD FOOTING

SCALE: 1"–1'–0"



CUSTOM STEEL POLE

Scale: 1/2" = 1'–0"

MANUFACTURER: X
MODEL: X
LIGHTING TYPE: REFER TO LIGHTING SCHEDULE
COLOR: X
COORDINATE TENON FITTING WITH POLE ARM
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

PEDESTRIAN LIGHT FIXTURE

SCALE: NTS

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

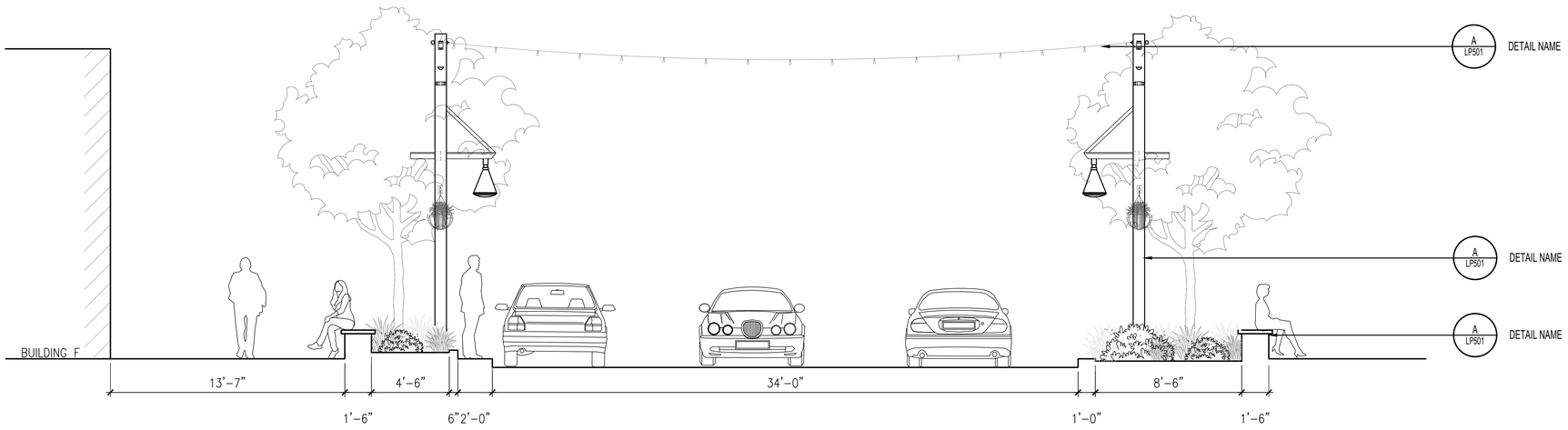
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

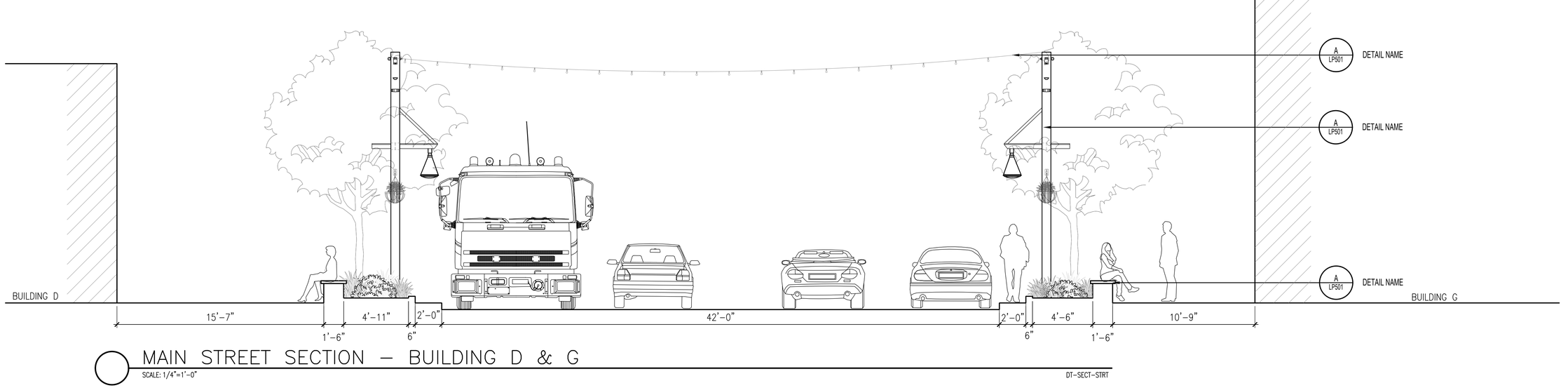
LS504



MAIN STREET SECTION – BUILDING F

SCALE: 1/4"=1'-0"

DT-SECT-STRT



MAIN STREET SECTION – BUILDING D & G

SCALE: 1/4"=1'-0"

DT-SECT-STRT

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LS505

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. ALL TREES ALONG EAE TO BE LIMBED AND MAINTAINED AT 14'-0" HEIGHT FOR PFA ACCESS.

STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

NATURAL AREA BUFFER NOTES:

1. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
3. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
4. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.

NATIVE SEED MIX NOTES:

1. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
2. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF AMENDMENTS THAT PROMOTE WATER ABSORPTION AND RELEASE, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
3. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
4. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
5. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
6. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
7. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
8. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WEEN THE SEED FROM IRRIGATION. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
9. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
10. THE APPROVED NATIVE SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. DO NOT MOW DURING HOT, DRY PERIODS. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
11. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH LESS THAN TEN PERCENT OF COVER CONSISTING OF NOXIOUS WEEDS, NO BARE SPOTS LARGER THAN ONE FOOT SQUARE, AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
12. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF
13. FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

NATIVE SEED MIX NOTES:

1. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE NOVEMBER 15TH TO MARCH 1ST.
2. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF CLASS 1 ORGANIC COMPOST AS SPECIFIED PER SEED MIX, TILLED INTO ALL DISTURBED SOIL. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AT A DEPTH OF .25" TO .5".
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. AFTER SEEDING THE AREA SHALL BE COVERED WITH STRAW MULCH WITH CRIMPING AND TACKIFIER PER SPECIFICATIONS.
6. FOLLOW IRRIGATION WATERING GUIDELINES FOR SEEDED AREAS PER PLANS AND SPECIFICATIONS. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RE-SEEDING AS NEEDED TO ESTABLISH COVER PER SPECIFICATIONS.
8. THE APPROVED NATIVE SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. DO NOT MOW DURING HOT, DRY PERIODS. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH LESS THAN TEN PERCENT OF COVER CONSISTING OF NOXIOUS WEEDS, NO BARE SPOTS LARGER THAN ONE FOOT SQUARE, AND/OR UNTIL DEEMED ESTABLISHED BY CITY OF LOUISVILLE REPRESENTATIVE.

SOIL AMENDMENT:

10. ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED FULLY COMPOSTED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
    A. ORGANIC MATTER: 25% MINIMUM.
    B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
    C. PH: 7.5 MAXIMUM.
    D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1

IRRIGATION WATERING GUIDELINES FOR SEEDED AREAS

WEEKS AFTER SEEDING	APPLICATION RATE PER WATERING CYCLE	FREQUENCY	MINUTES PER CYCLE FOR FIXED SPRAY NOZZLES	MINUTES PER CYCLE FOR ROTORS	MINUTES PER CYCLE FOR HIGH EFFICIENCY NOZZLES	IMPORTANT NOTES
0-2	0.1 INCHES	TWO TO THREE TIMES PER DAY	4	9	12	KEEP SOIL SURFACE CONSISTENTLY MOIST BUT AVOID PUDDLING AND RUNOFF
3-4	0.2 INCHES	ONCE PER DAY	8	18	24	MOISTEN SOIL DAILY TO PREVENT NEW SEEDLINGS FROM DEHYDRATING
5-6	0.3 INCHES	EVERY OTHER DAY	12	27	36	ALL SOIL SURFACE TO DRY OUT BETWEEN WATERINGS BUT MAINTAIN CONSISTENT MOISTURE FARTHER DOWN
7-8	0.3 INCHES	THREE TIMES PER WEEK	12	27	36	TOP INCH OF SOIL CAN DRY OUT BETWEEN WATERING. MOISTURE IN SOIL PROFILE WILL ENCOURAGE HEALTHY ROOTS
9-12	0.5 INCHES	TWICE PER WEEK	20	45	60	AS SEEDLINGS GROW LONGER ROOTS THEY CAN GRADUALLY BE WATERED LESS OFTEN
13-16	0.5 INCHES	ONCE PER WEEK	20	45	60	WATER REGULARLY TO ENCOURAGE HEALTH OF NEW SEEDLINGS
YEAR 2 AND BEYOND	0.5 INCHES	ONCE PER MONTH OR AS NEEDED	20	45	60	SCHEDULE WATER TO KEEP UP ON MAINTENANCE AND DESIRED APPEARANCE

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE NOTES
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP001

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	WATER USE
	ANE	67	Acer negundo / Sensation Box Elder	B&B	2" Cal.	25-50' HT	Medium
	CS	12	Catalpa speciosa / Northern Catalpa	B&B	2" CAL	40-60' HT	Low - High
	CO	38	Celtis occidentalis / Common Hackberry	B&B	2" CAL	40-60' HT	Low - Medium
	CT	110	Corylus colurna / Turkish Filbert	B&B	2" Cal.	30-40' HT	Low - Medium
	GI	13	Gleditsia triacanthos inermis / Thornless Honey Locust	B&B	2" Cal.	40-60' HT	Low - Medium
	GD	20	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	B&B	2" CAL	40-50' HT	Low - Medium
	KPA	10	Koelreuteria paniculata / Golden Rain Tree	B&B	2" CAL	30-40' HT	Low - Medium
	PA	7	Philodendron amurense / Amur Corktree	B&B	2" CAL	40-45' HT	
	PMC	43	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B&B	2" CAL	40-60' HT	Medium - High
	PDE	16	Populus deltoides / Plains Cottonwood	B&B	2" CAL	50-80' HT	Medium - High
	QB	7	Quercus buckleyi / Texas Red Oak	B&B	2" CAL	50-60' HT	Low - Medium
	QM	69	Quercus macrocarpa / Bur Oak	B&B	2" CAL	50' HT	Low
	QMU	11	Quercus muehlenbergii / Chinkapin Oak	B&B	2" Cal.	40-60' HT	Medium
	QS	32	Quercus shumardii / Shumard Oak	B&B	2" Cal.	50-60' HT	Medium
	SJ	6	Styphnolobium japonicum / Japanese Pagoda Tree	B&B	2" CAL	50-60' HT	Low - Medium
	TG	42	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B	2" CAL	40-60' HT	Medium
	UA	18	Ulmus x 'Morton' / Accolade™ Elm	B&B	2" CAL	40-45' HT	Medium

EVERGREEN TREES

	JW	2	Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper	B&B	6' HT.	15-25' HT	Low - Medium
	PPU	41	Picea pungens / Colorado Spruce	B&B	6' HT.	40-60' HT	Medium
	PP	13	Pinus edulis / Pinyon Pine	B&B	6' HT.	15-20' HT	Low
	API	29	Pinus nigra / Austrian Pine	B&B	6' HT.	40-60' HT	Medium

ORNAMENTAL TREES

	AR	9	Acer tataricum 'Hot Wing' / Hot Wing Amur Maple	B&B	1.5" CAL.	15-20' HT	Medium
	AM	55	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B&B	1.5" CAL.	20-25' HT	Medium
	CMO	19	Crataegus x mordenensis 'Toba' / Toba Hawthorn	B&B	1.5"	10-15' HT	Medium
	MR2	6	Malus x 'Radiant' / Radiant Crabapple	B&B	1.5"	20-30' HT.	Medium
	QG	21	Quercus gambelii / Gambel Oak	B&B	1.5" CAL.	15-20' HT	Low - Medium
	QE	9	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	B&B	1.5" CAL.	30-40' HT	Medium

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	O.C	WATER USE
	CCL	245	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal.		Low - Medium
	CMI	42	Chamaebatiaria millefolium / Fernbush	5 gal.		Very low - Low
	CNA	27	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal.		Very low - Low
	HA	45	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	5 gal.		Medium - High
	PLE	29	Philadelphus lewisii / Wild Mock Orange	5 gal.		Low - Medium
	PBE	833	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.		Low
	RT	92	Rhus trilobata / Three-Leaf Sumac	5 gal.		Very low - Medium
	RA	408	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal.		Very low - Low
	RAL	1,453	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal.		Low - Medium
	RAU	129	Ribes aureum / Golden Currant	5 gal.		Very low - Low
	SAR	76	Salvia argentea / Silver Sage	5 gal.		Low
	SLA	27	Sibiraea laevigata / Siberian Spirea	5 gal.		Low
	VM	35	Viburnum burejaeticum 'P017S' / Manchurian Viburnum	5 gal.		Low

EVERGREEN SHRUBS

	AC	378	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.	Low - Medium
	AF	156	Artemisia filifolia / Sand Sagebrush	5 gal.	Very low - Low
	CPU	41	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5 gal.	Very low - Medium
	EWR	41	Eriogonum wrightii wrightii / snow mesa buckwheat	5 gal.	Very low - Low
	HPA	80	Hesperaloe parviflora / Red Yucca	5 gal.	Very low - Low
	JHO	41	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	5 gal.	Low - Medium
	PMU	58	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal.	Low - Medium
	YAN	38	Yucca angustissima / Narrowleaf Yucca	5 gal.	Very low - Low

ORNAMENTAL GRASS

	BGR	1,701	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Very low - Low
	CBR	40	Calamagrostis brachytricha / Korean Feather Reed Grass	1 gal.	Medium
	CAC	312	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Medium
	FGL	152	Festuca glauca / Blue Fescue	1 gal.	Low - Medium
	PAL	2,229	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	Low - Medium
	SSC	522	Schizachyrium scoparium / Little Bluestem	1 gal.	Very low - Low

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE SHEDULE
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP002

PERENNIAL

	OAV	113	Avalanche White Sun Daisy	Osteospermum x 'Avalanche'	1 gal.		Low - Medium
	GMA	174	Bevan's Variety Bigroot Geranium	Geranium macrorrhizum 'Bevan's Variety'	1 gal.		Low - Medium
	GCB	155	Biokovo Cranesbill	Geranium x cantabrigiense 'Biokovo'	1 gal.		Low - Medium
	GSA	195	Bloodred Geranium	Geranium sanguineum	1 gal.		Medium
	AMI	21	Common Yarrow	Achillea millefolium	1 gal.		Low - Medium
	AFR	214	Fringed Wormwood	Artemisia frigida	1 gal.		Very low - Low
	AMO	24	Lady's Mantle	Alchemilla mollis	1 gal.		Low - Medium
	AMP	172	Paprika Common Yarrow	Achillea millefolium 'Paprika'	1 gal.		Low
	ECO	25	Purple Wintercreeper	Euonymus coloratus	1 gal.		Medium
	ASC	275	September Charm Japanese Anemone	Anemone x hybrida 'September Charm'	1 gal.		Medium
	ESP	134	Showy Fleabane	Erigeron speciosus	1 gal.		Medium
	ASM	34	Silver Mound Artemisia	Artemisia schmidtiana 'Silver Mound'	1 gal.		Low
	PPI	135	SteppeSuns® Sunset Glow Penstemon	Penstemon pinifolius 'P019S'	1 gal.		Low
	GVI	222	Sticky Geranium	Geranium viscosissimum	1 gal.		Low
	NFA	330	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	1 gal.		Low - Medium
	HSA	59	White Cloud Coral Bells	Heuchera sanguinea 'White Cloud'	1 gal.		Medium
	CIN	10	Winecups	Callirhoe involucrata	1 gal.		Very low - Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	O.C.	WATER USE
GROUND COVERS						
	RM1	172 sf	3/8" Rock Mulch	n/a		n/a
	RM2	8,280 sf	4"-8" Decorative Cobble	n/a		n/a
	TG1	31,814 sf	Bluegrass Sod	solid sod		Medium - High
	TG2	98,499 sf	DogTuff Grass	plugs	12" O.C.	Low
	SM1	313,729 sf	Native Grass & Wildflower Seed Mix	seed		Very low - Low

Blue Grama
Buffalograss
Green Needlegrass
Sideoats Grama
Western Wheatgrass
Sand Dropseed
Black eyed Susan
Blanketflower
Purple Prairie Clover
Upright Prairie Coneflower
Plains Coreopsis

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

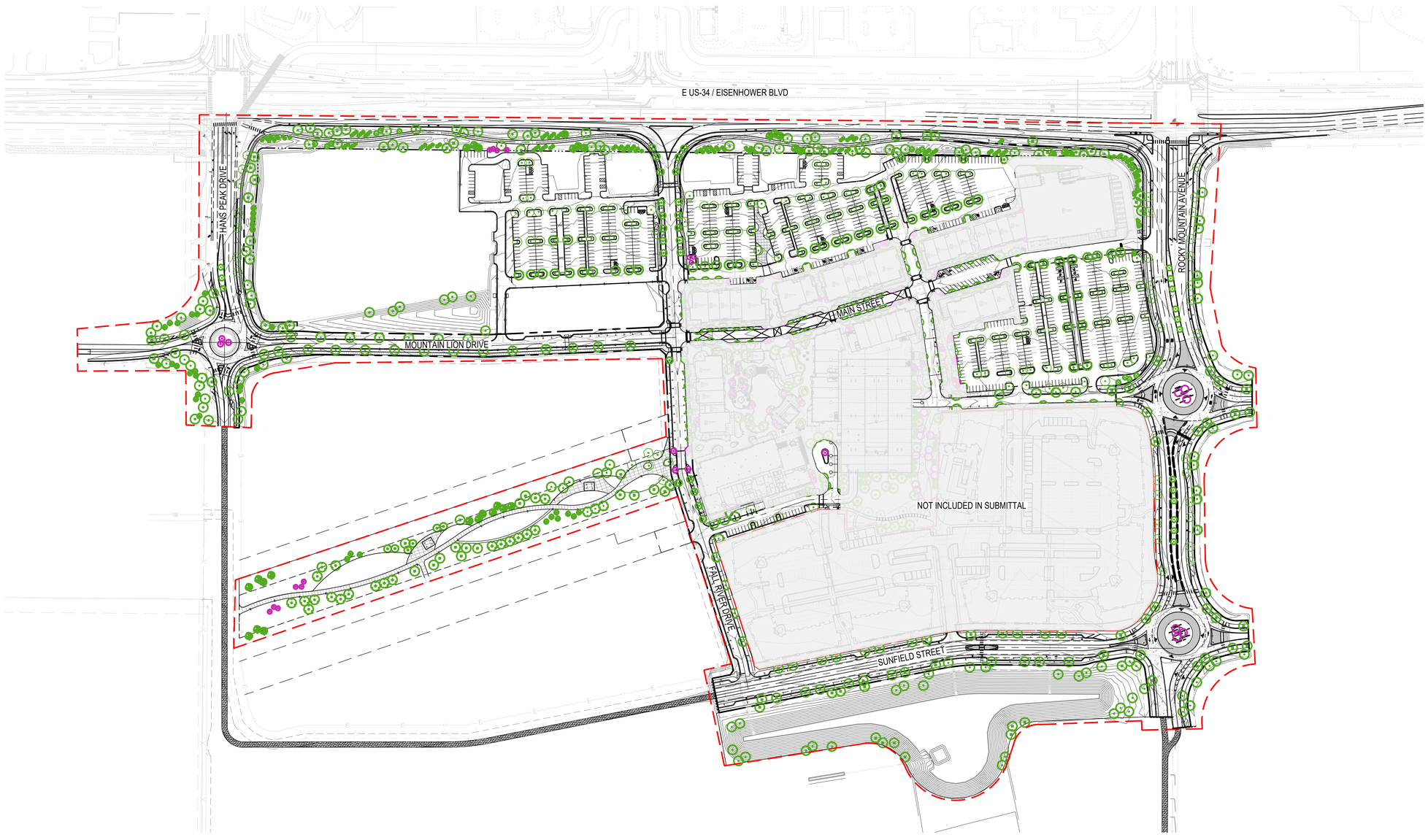
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE SHEDULE
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP003



SCALE: 1"=150'-0"

150' 0 75' 150' 300' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

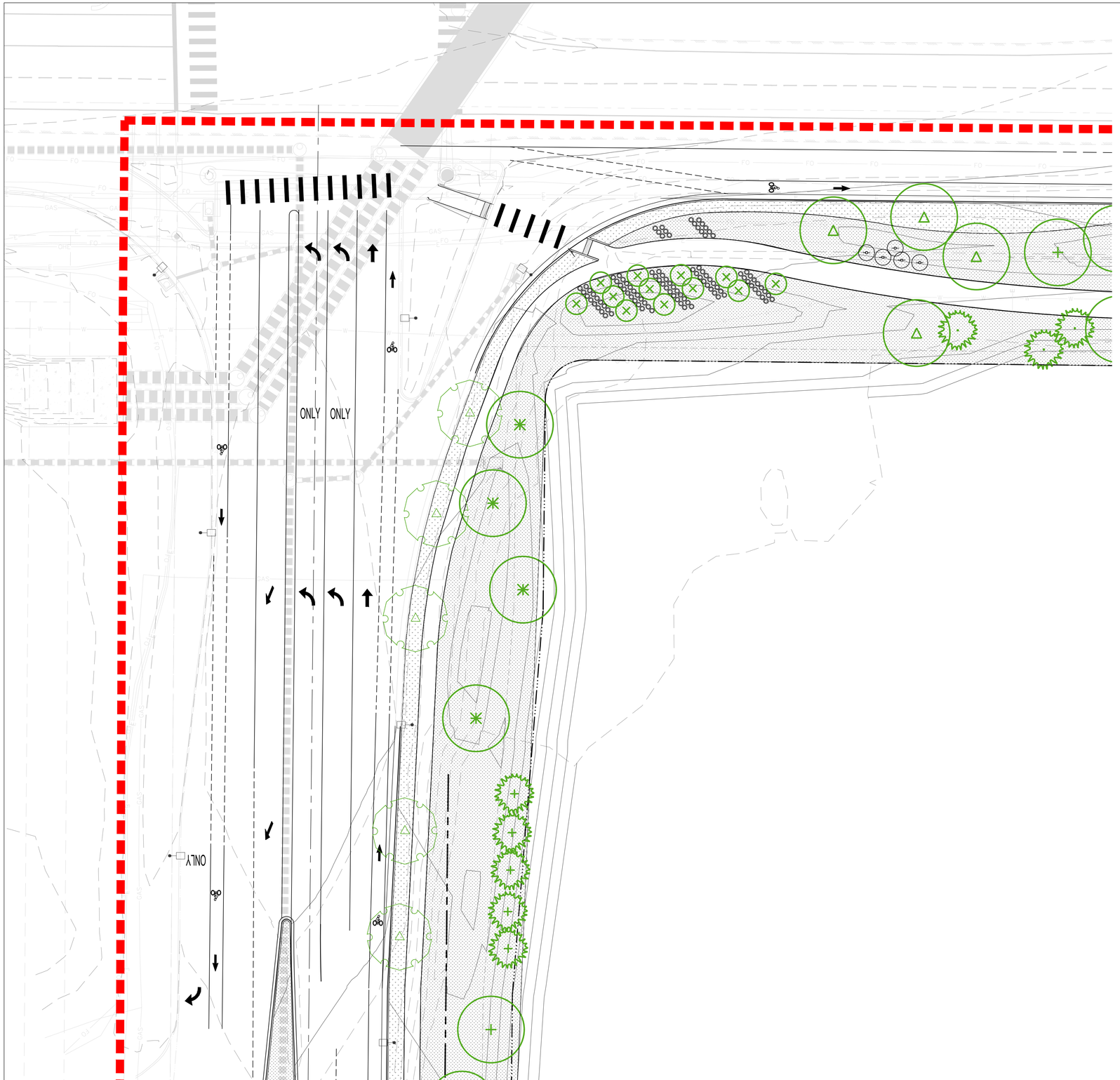
REV.	COMMENT	DATE

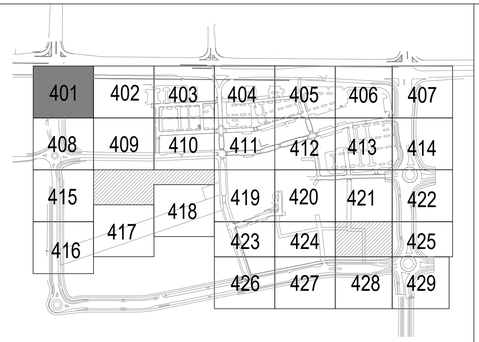
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
OVERALL LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP101





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

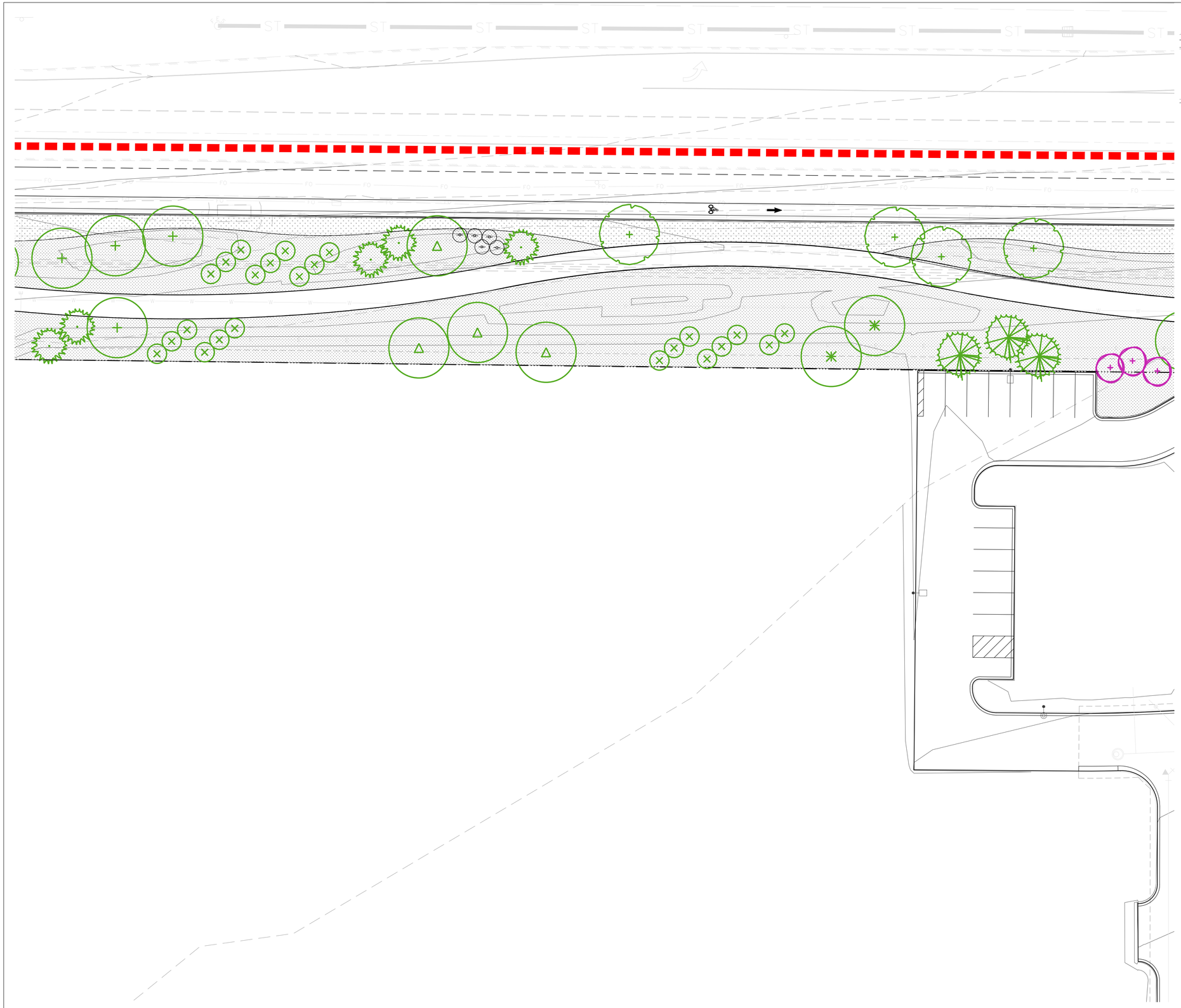
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

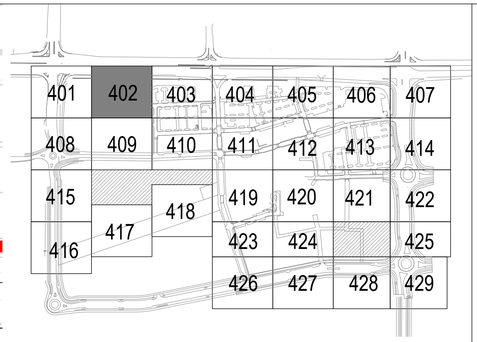
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP401





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

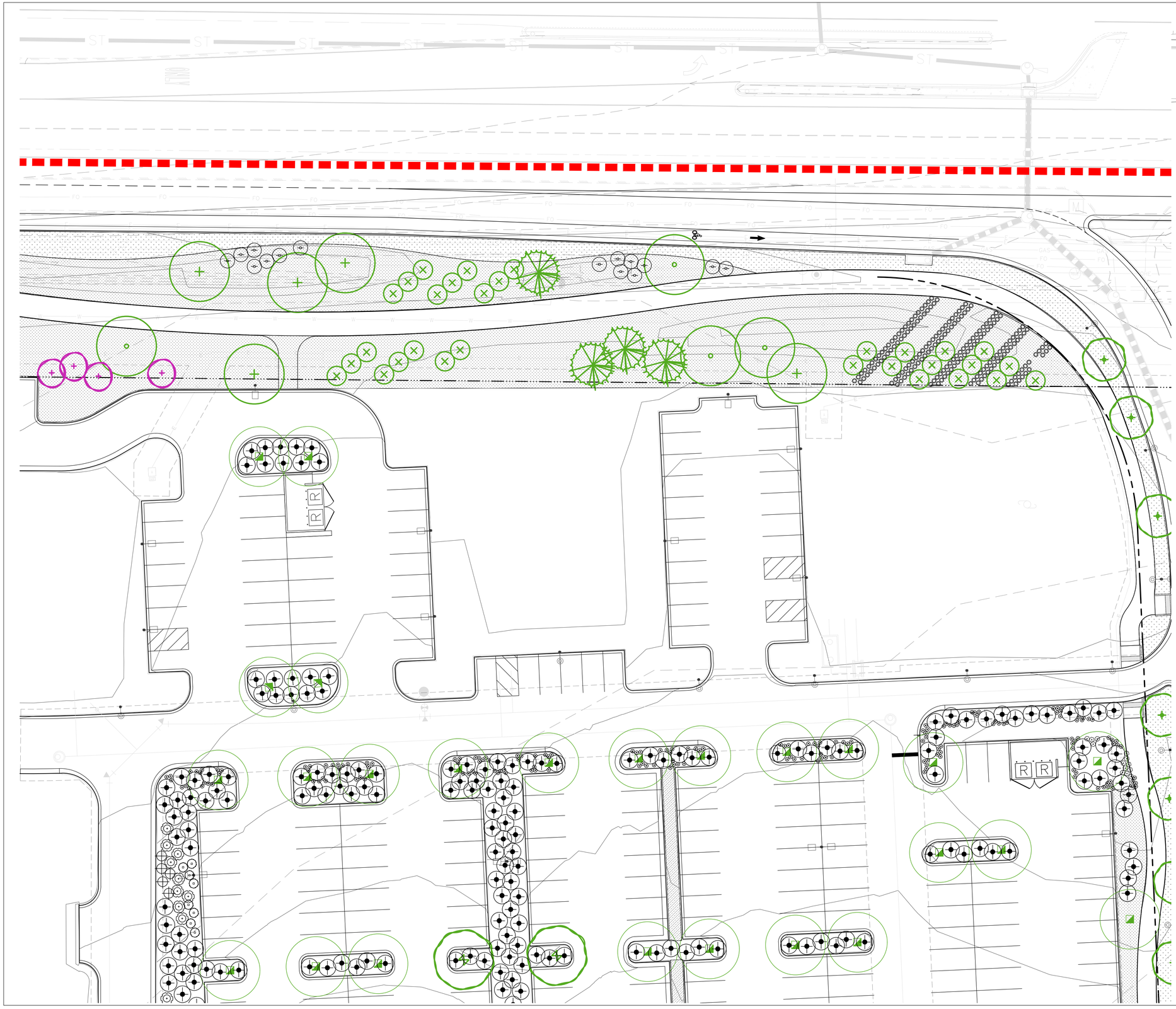
REV.	COMMENT	DATE

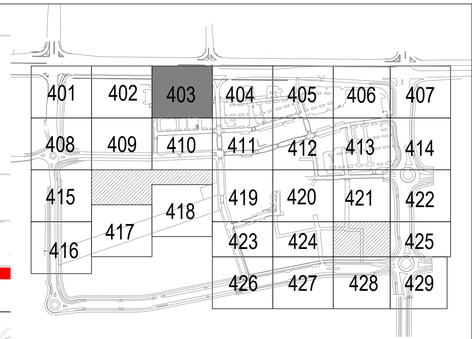
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP402





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunset® Sunset Glow Pensternon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

RAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

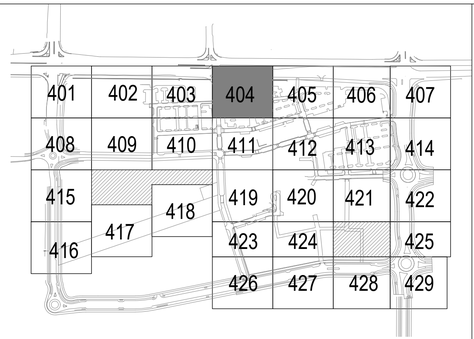
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP403



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

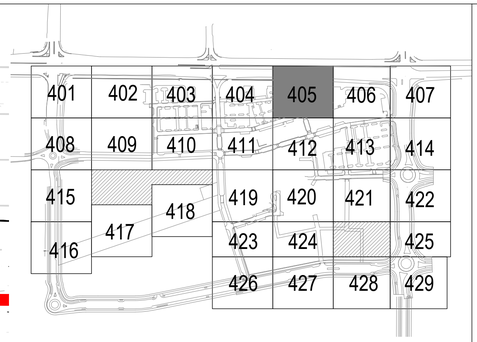
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP404





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

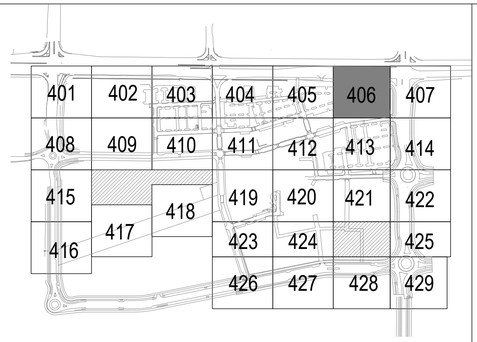
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP405





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsB® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

RAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

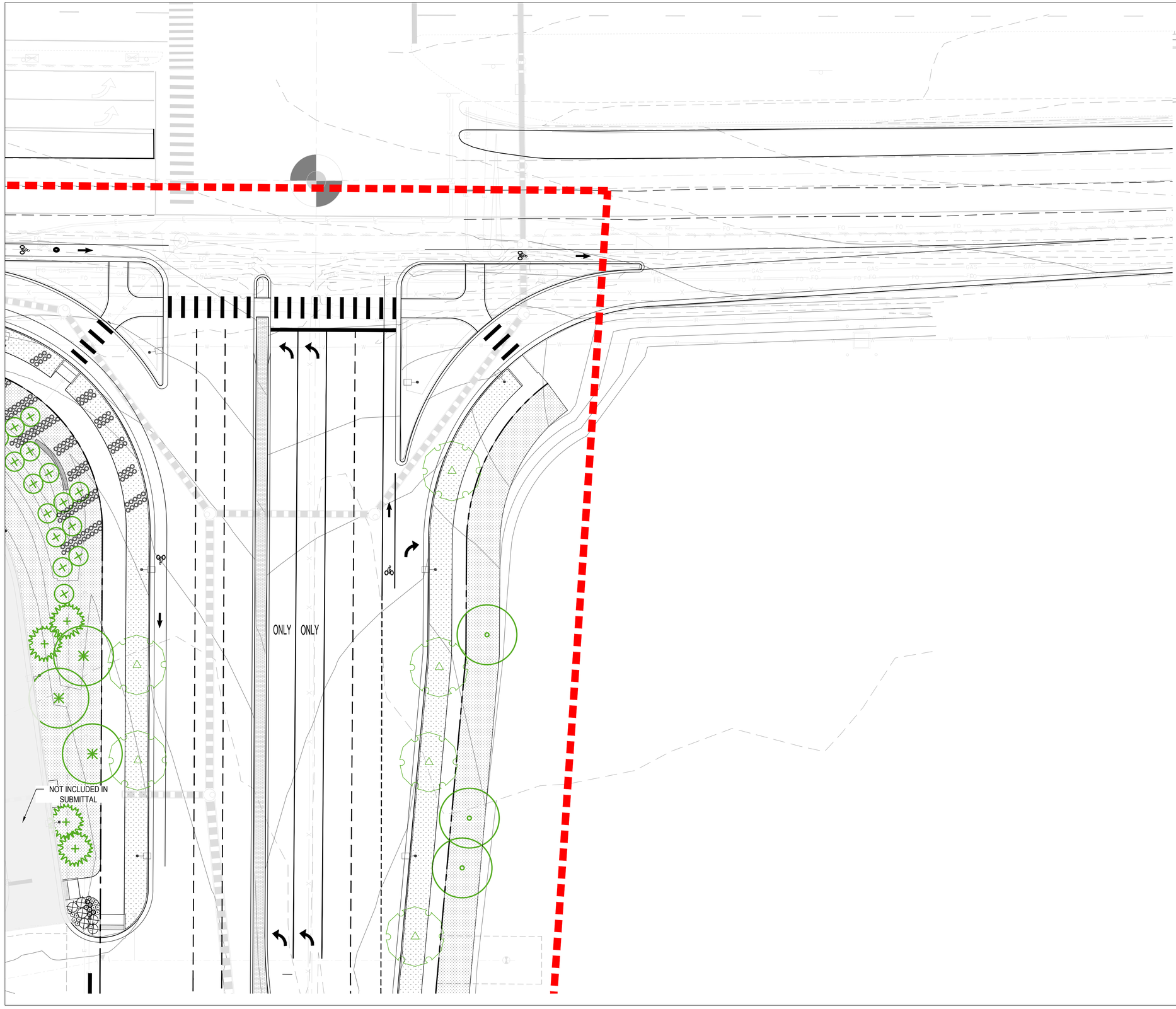
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

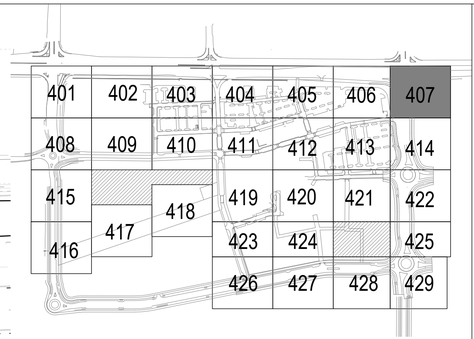
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP406





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

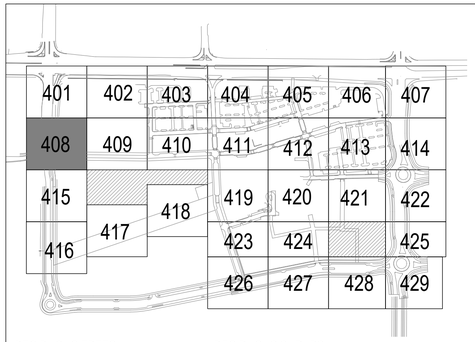
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP407



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

YIELD

YIELD

YIELD

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

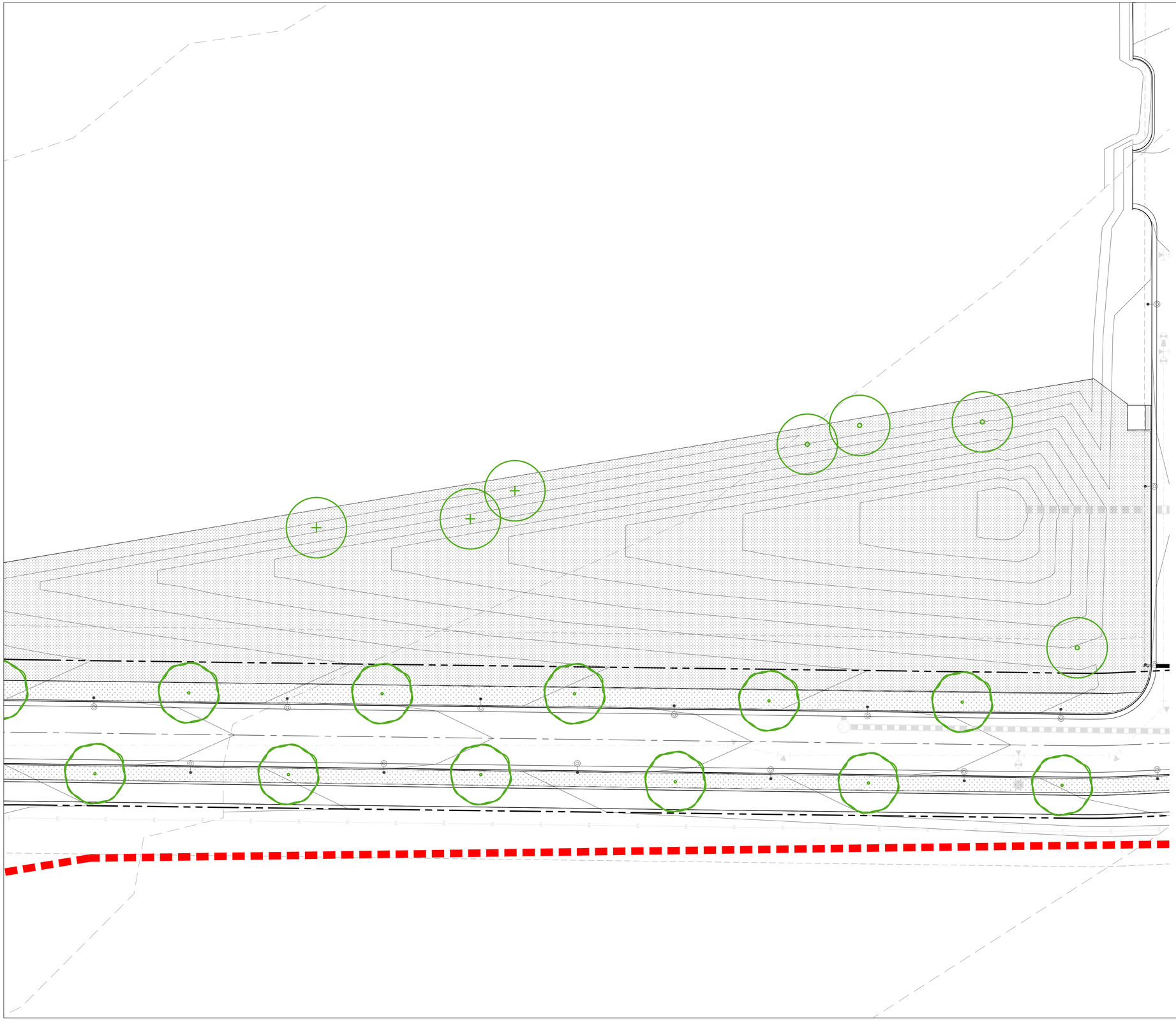
REV.	COMMENT	DATE

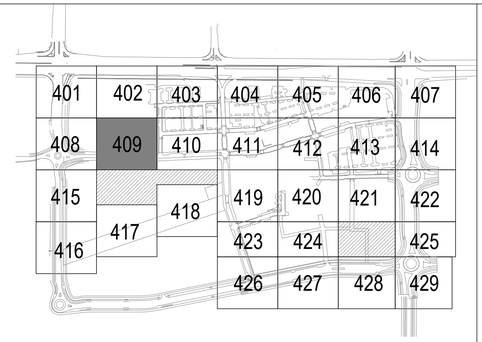
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP408





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

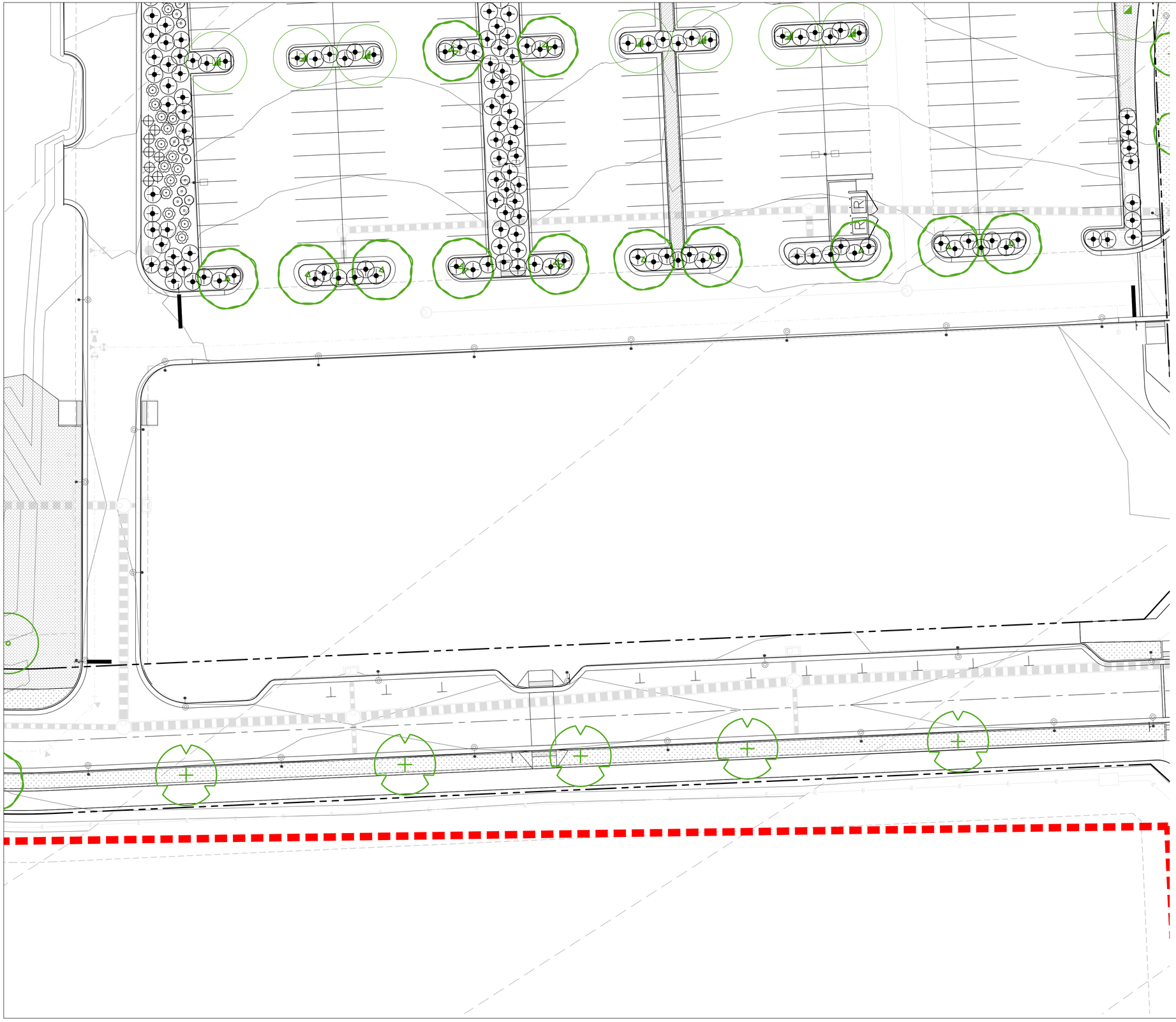
REV.	COMMENT	DATE

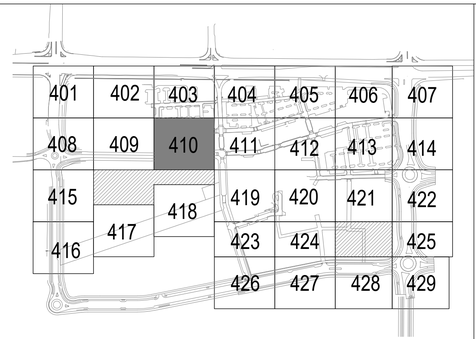
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP409





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

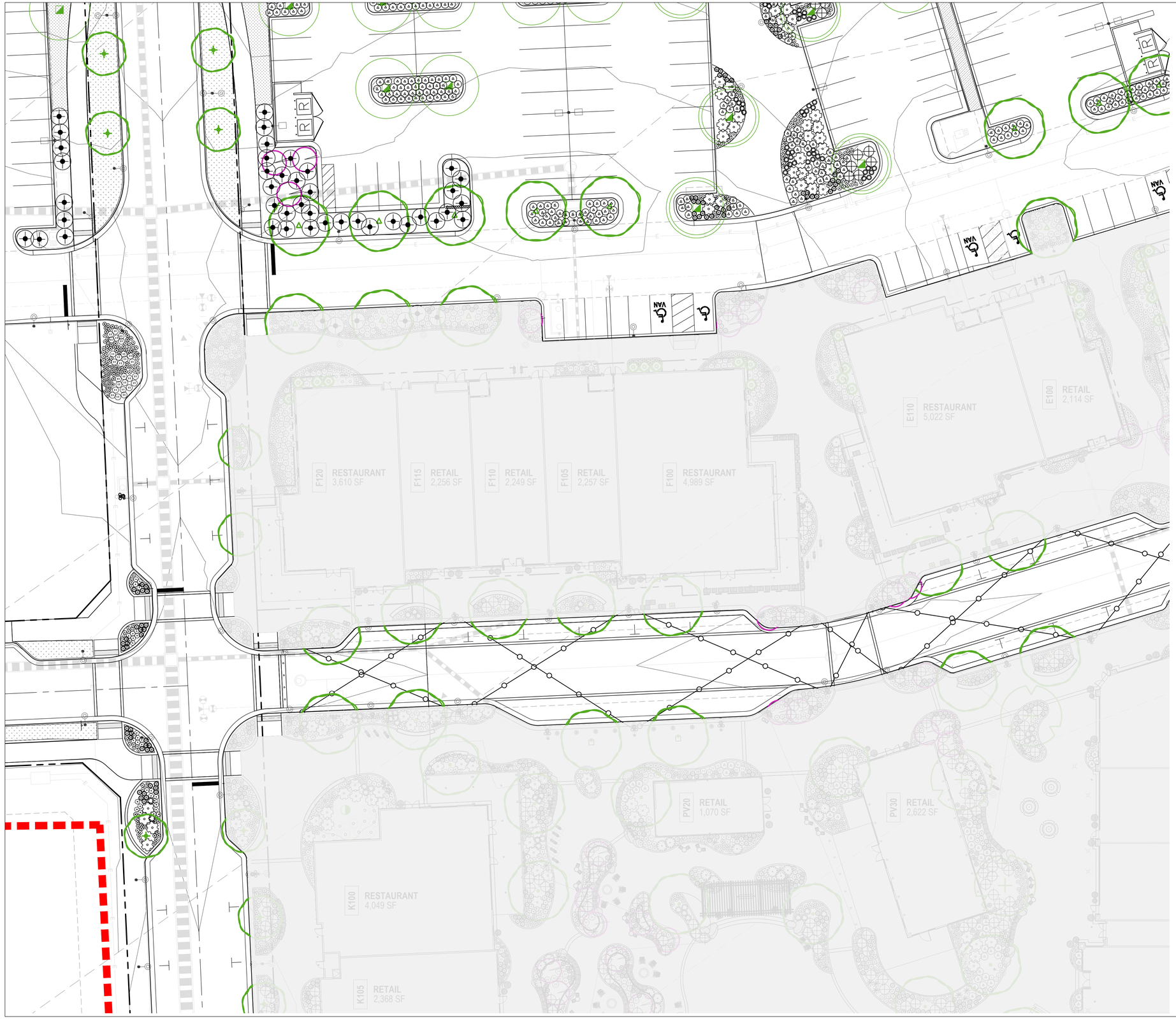
REV.	COMMENT	DATE

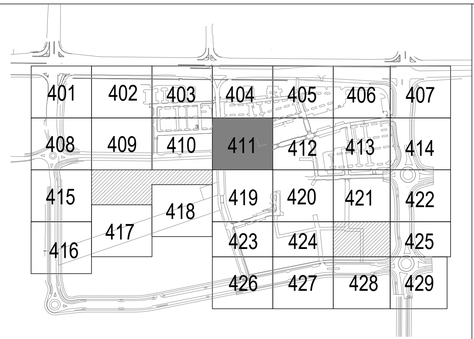
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP410





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

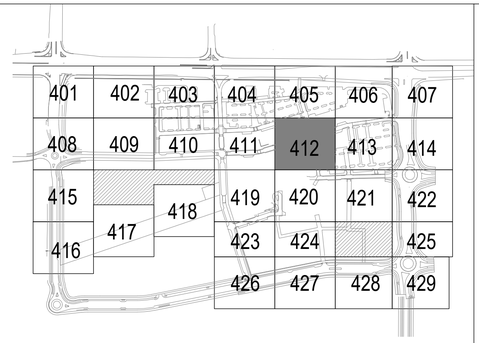
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP411





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Wineups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

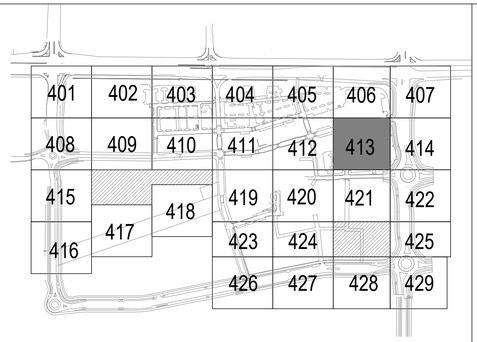
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP412





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

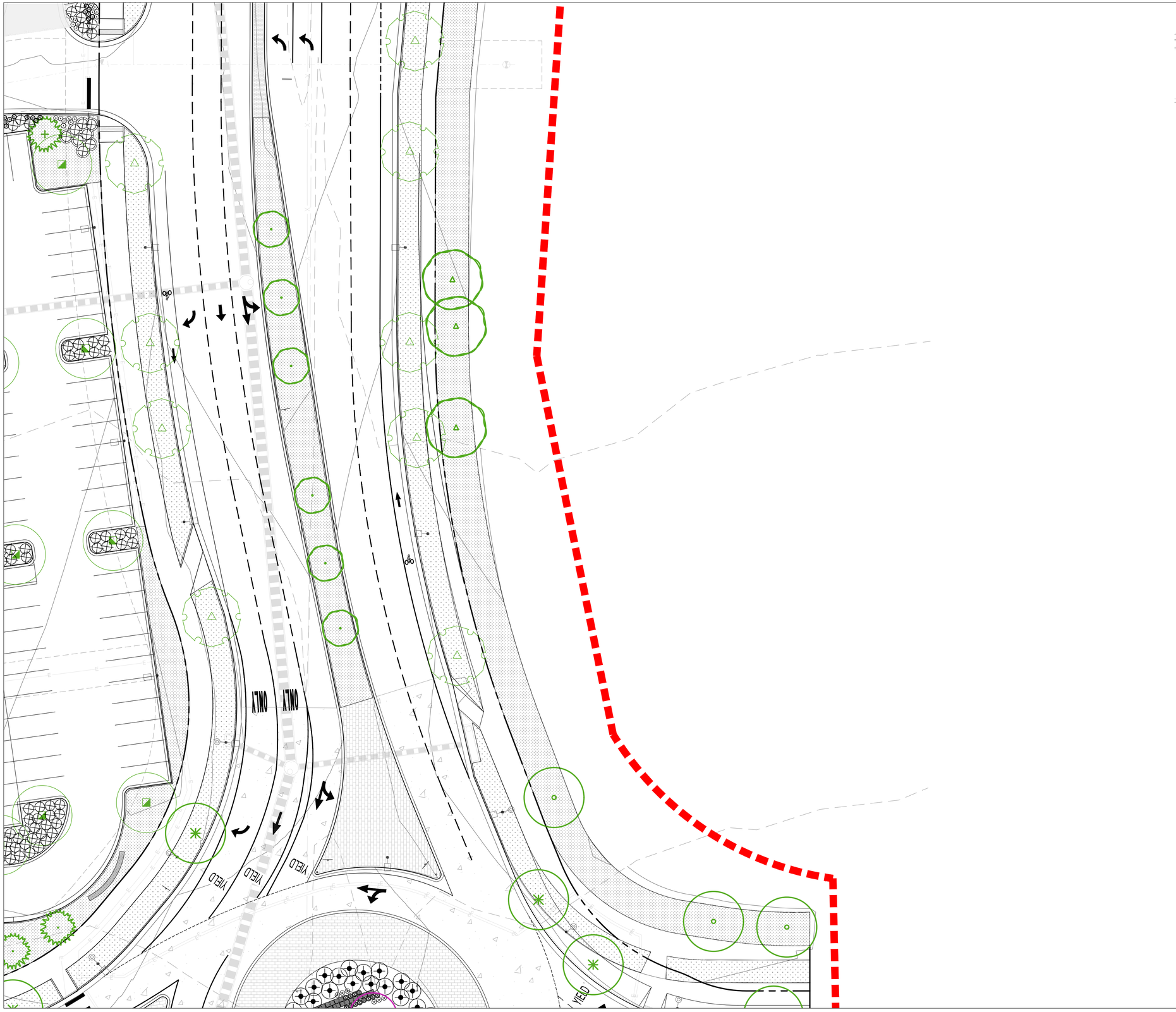
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

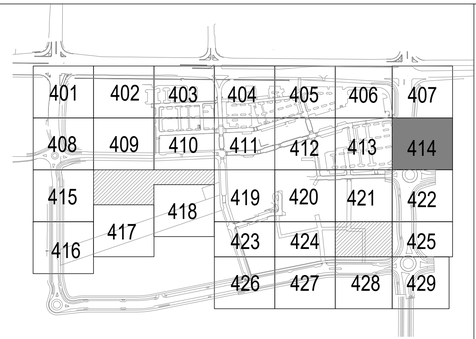
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP413





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

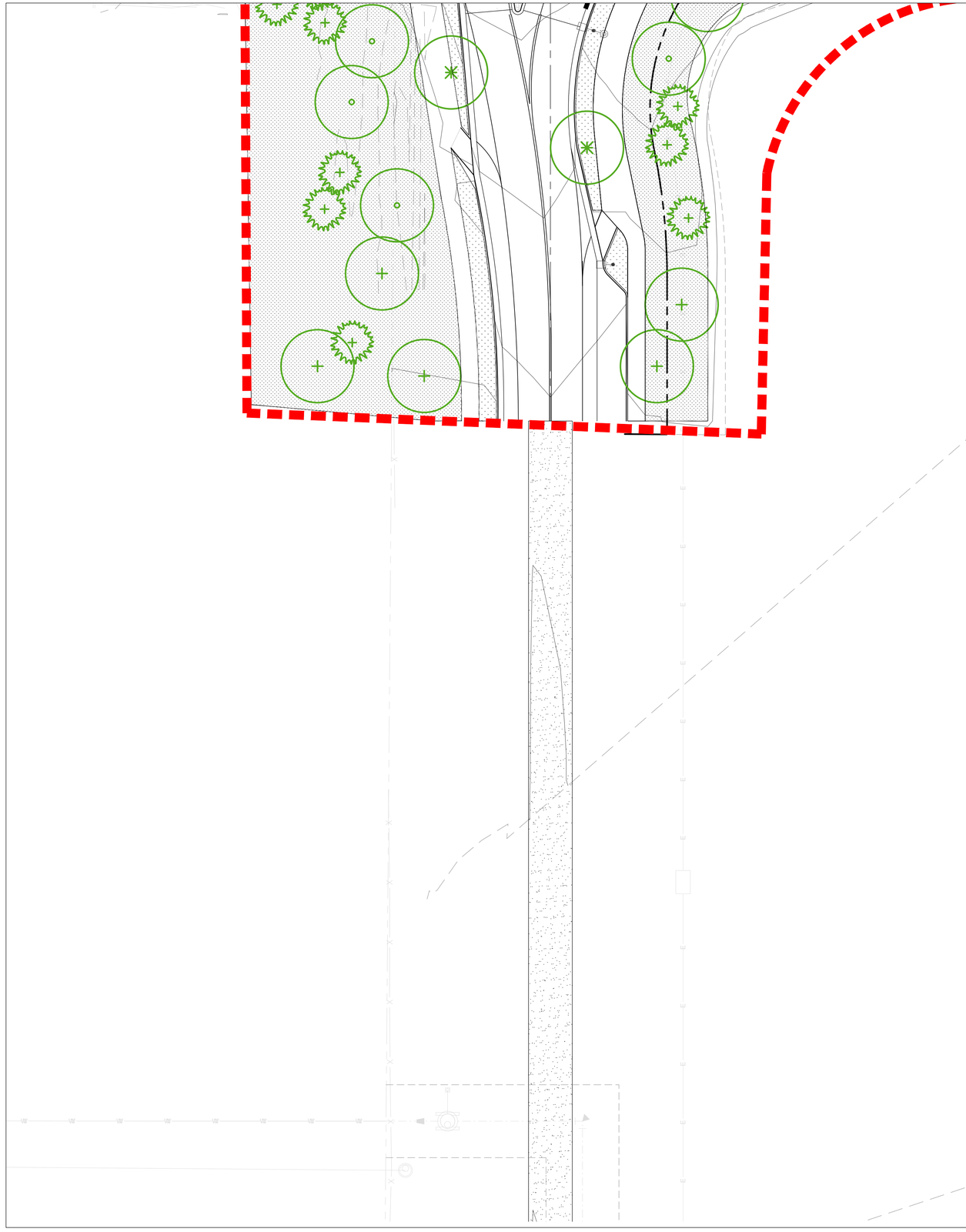
REV.	COMMENT	DATE

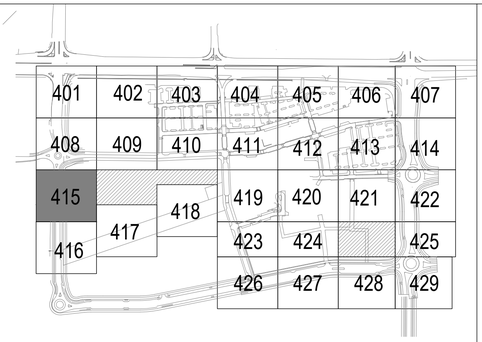
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP414





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

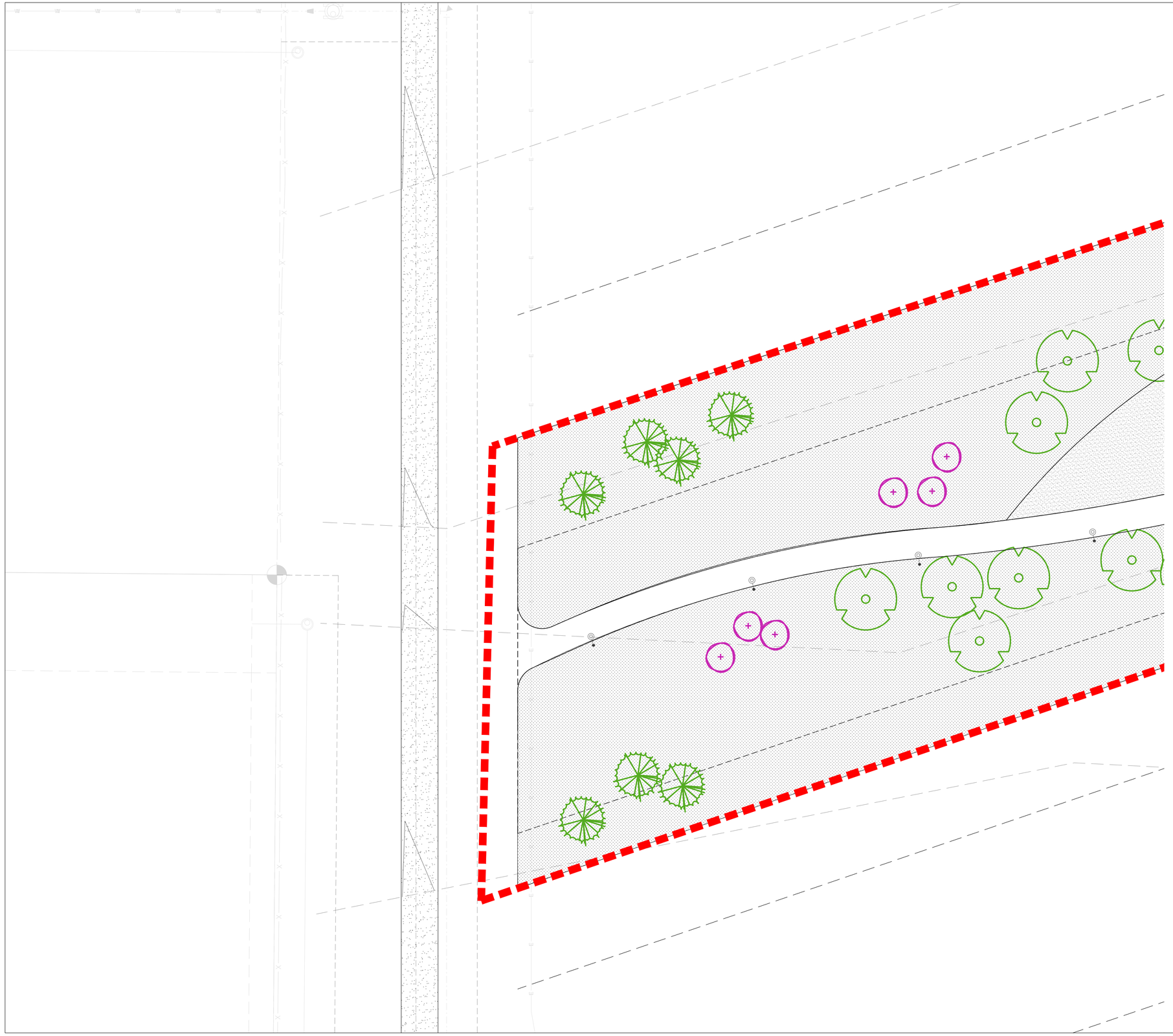
REV.	COMMENT	DATE

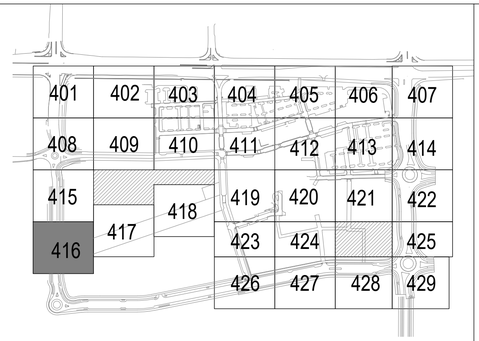
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP415





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

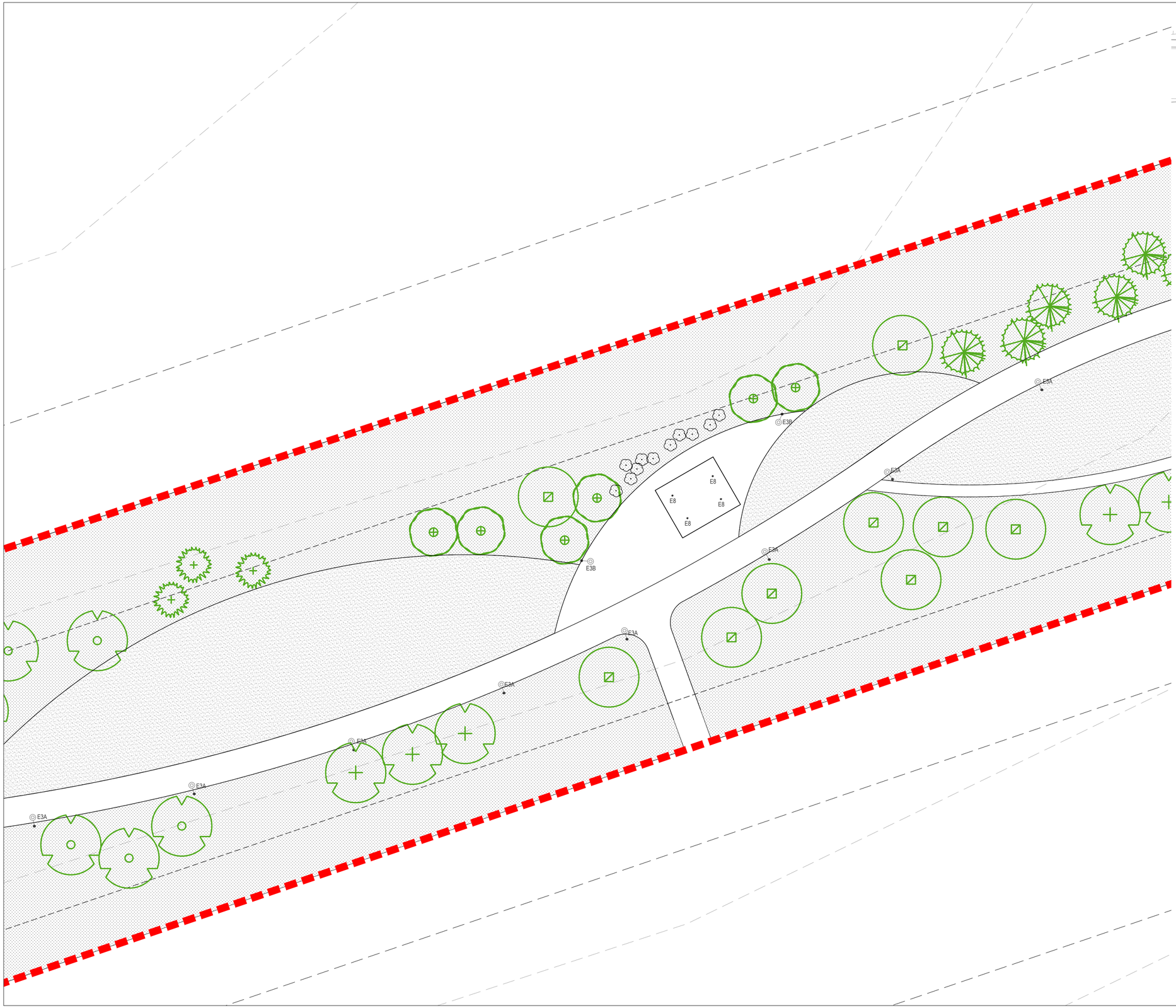
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

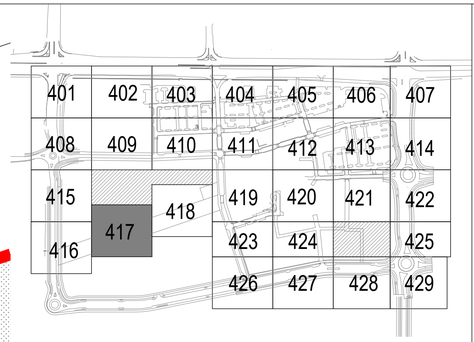
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP416





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

20' 0 10' 20' 40'

NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

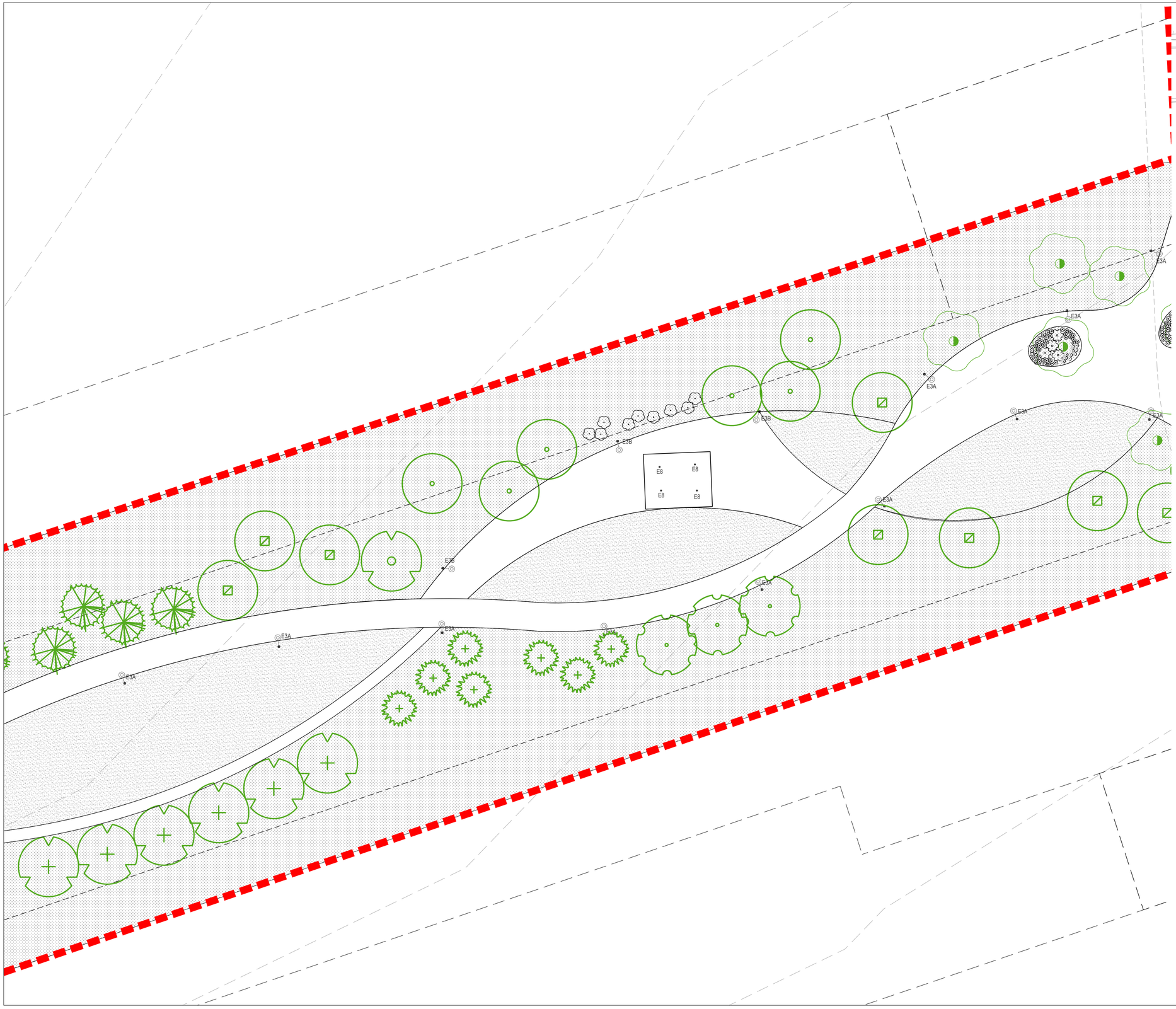
REV.	COMMENT	DATE

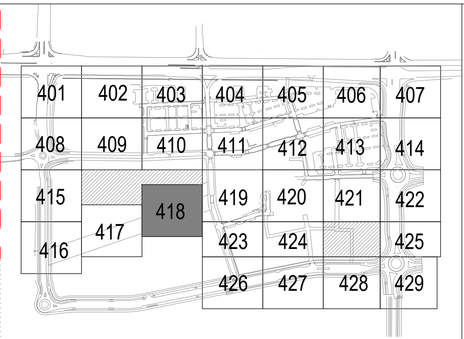
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP417





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

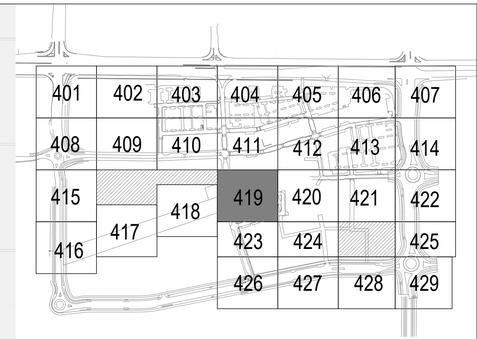
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP418





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

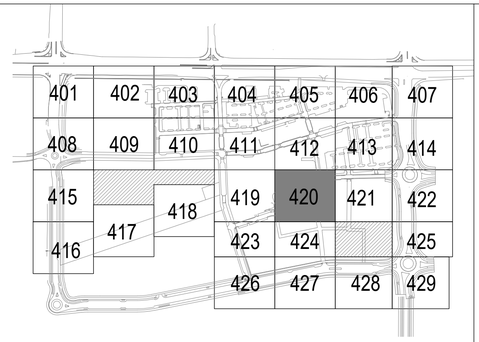
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP419





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40'

NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

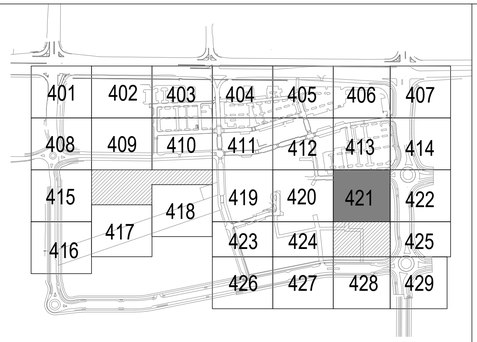
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP420





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES
PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

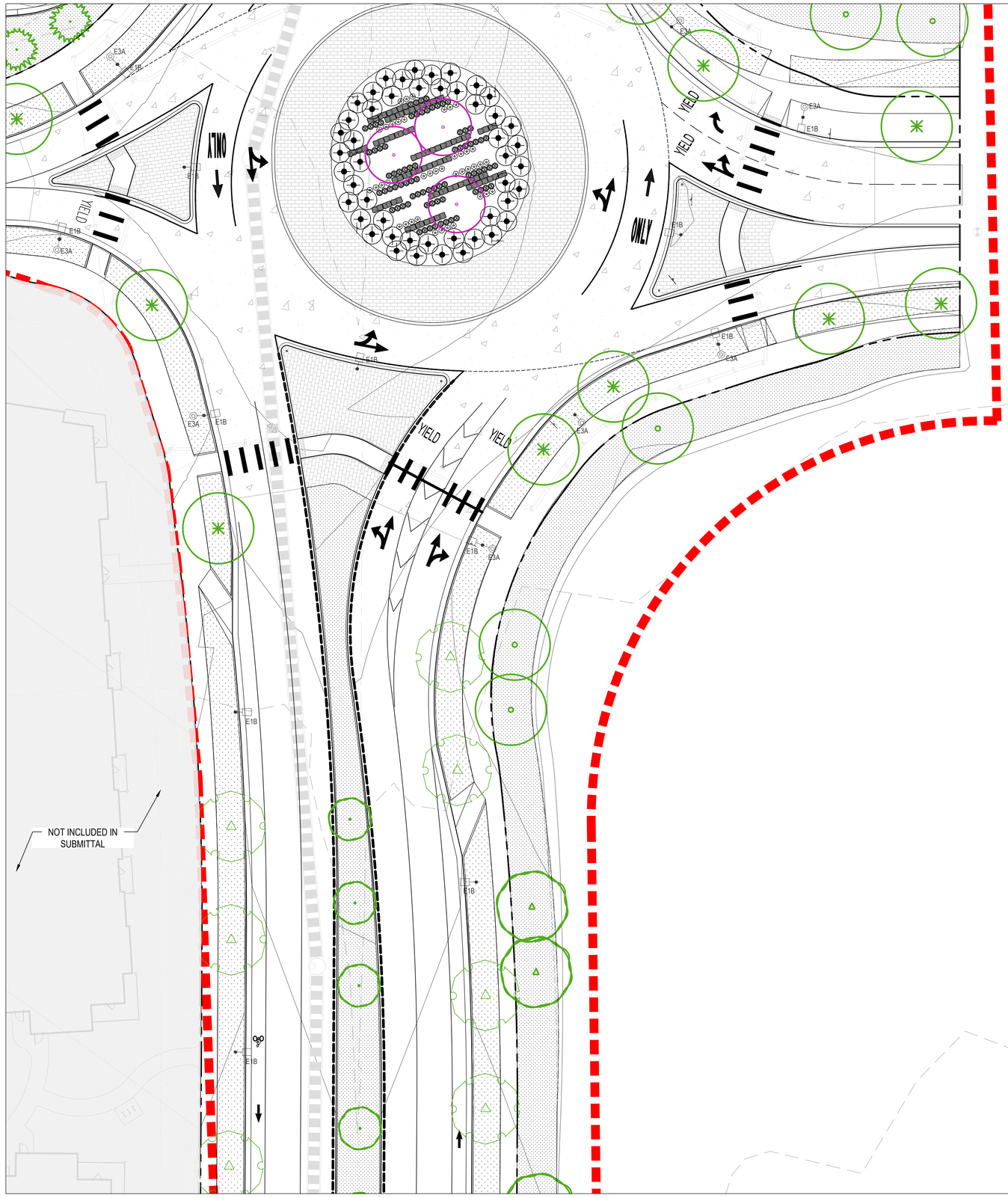
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

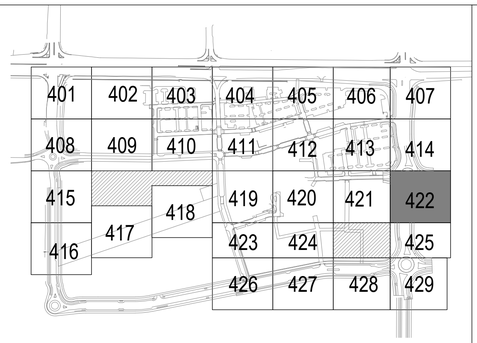
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP421





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 – SDP 1

LANDSCAPE PLAN

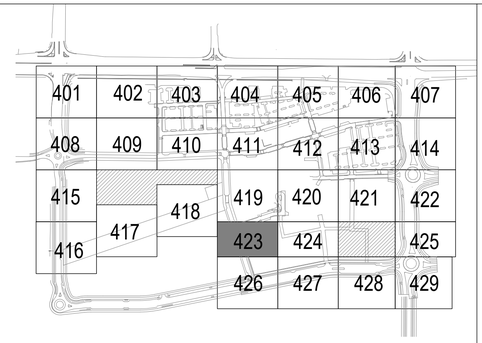
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP422





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

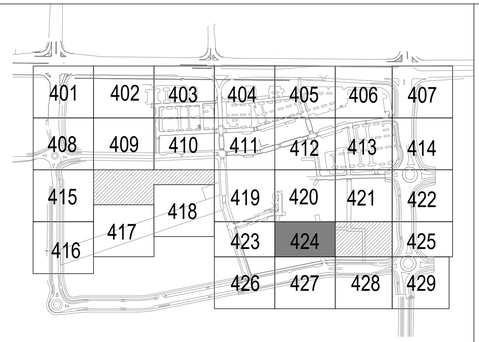
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP423





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

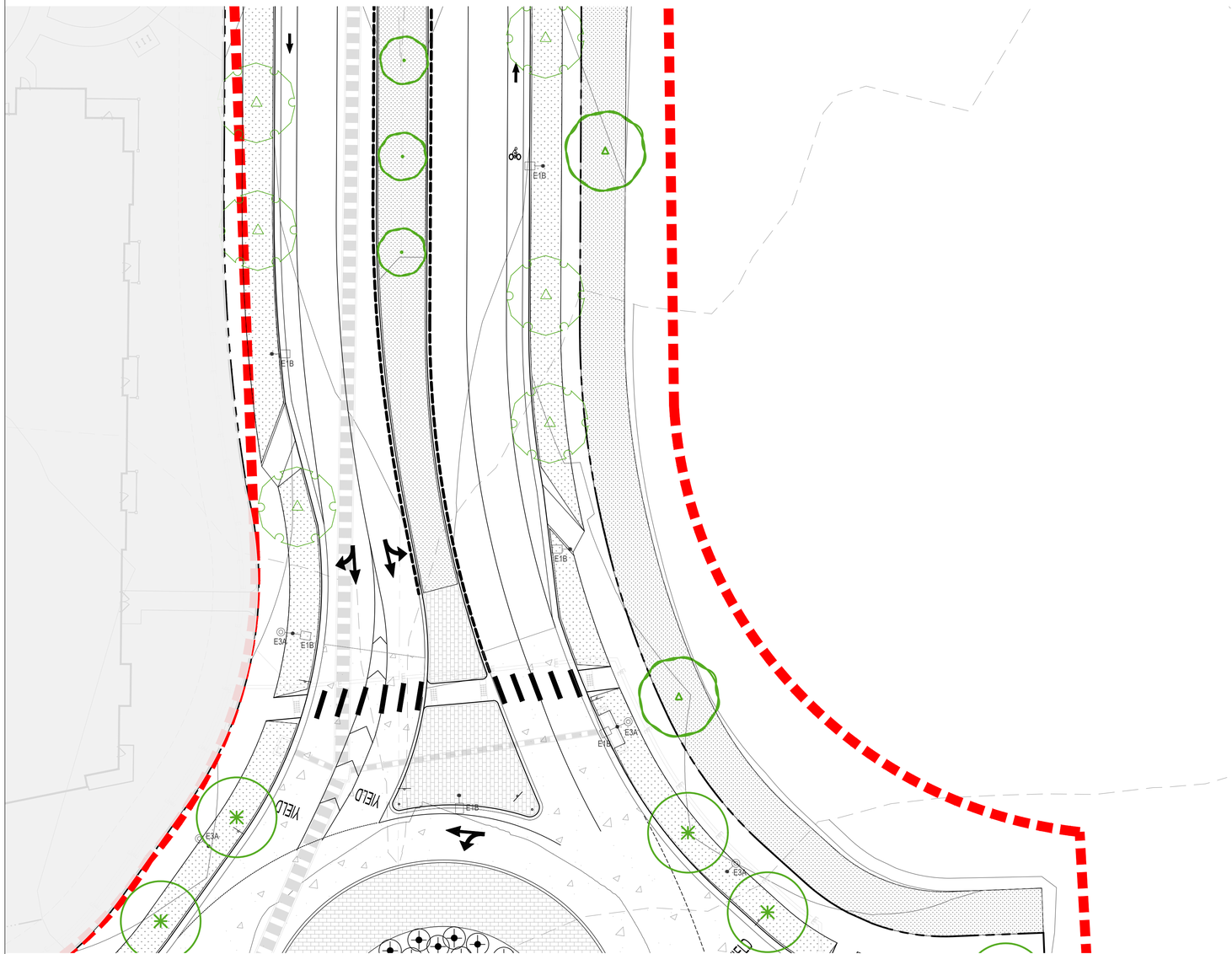
REV.	COMMENT	DATE

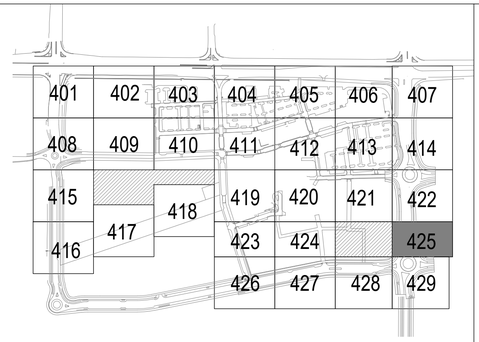
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP424





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

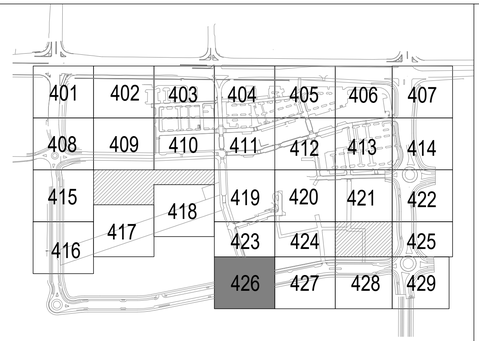
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP425





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

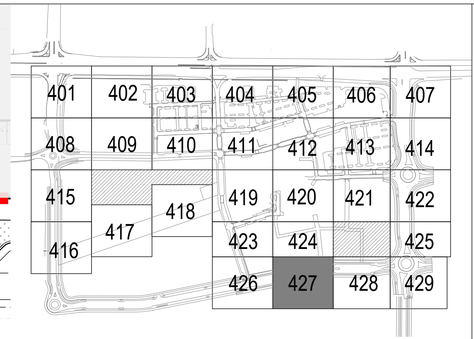
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

LP426





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

RAFFIC CONTROL DEVICES

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP427

NOT INCLUDED IN SUBMITTAL

E1B

E3A

YIELD

401	402	403	404	405	406	407
408	409	410	411	412	413	414
415		418	419	420	421	422
416	417		423	424		425
			426	427	428	429

DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Wirecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

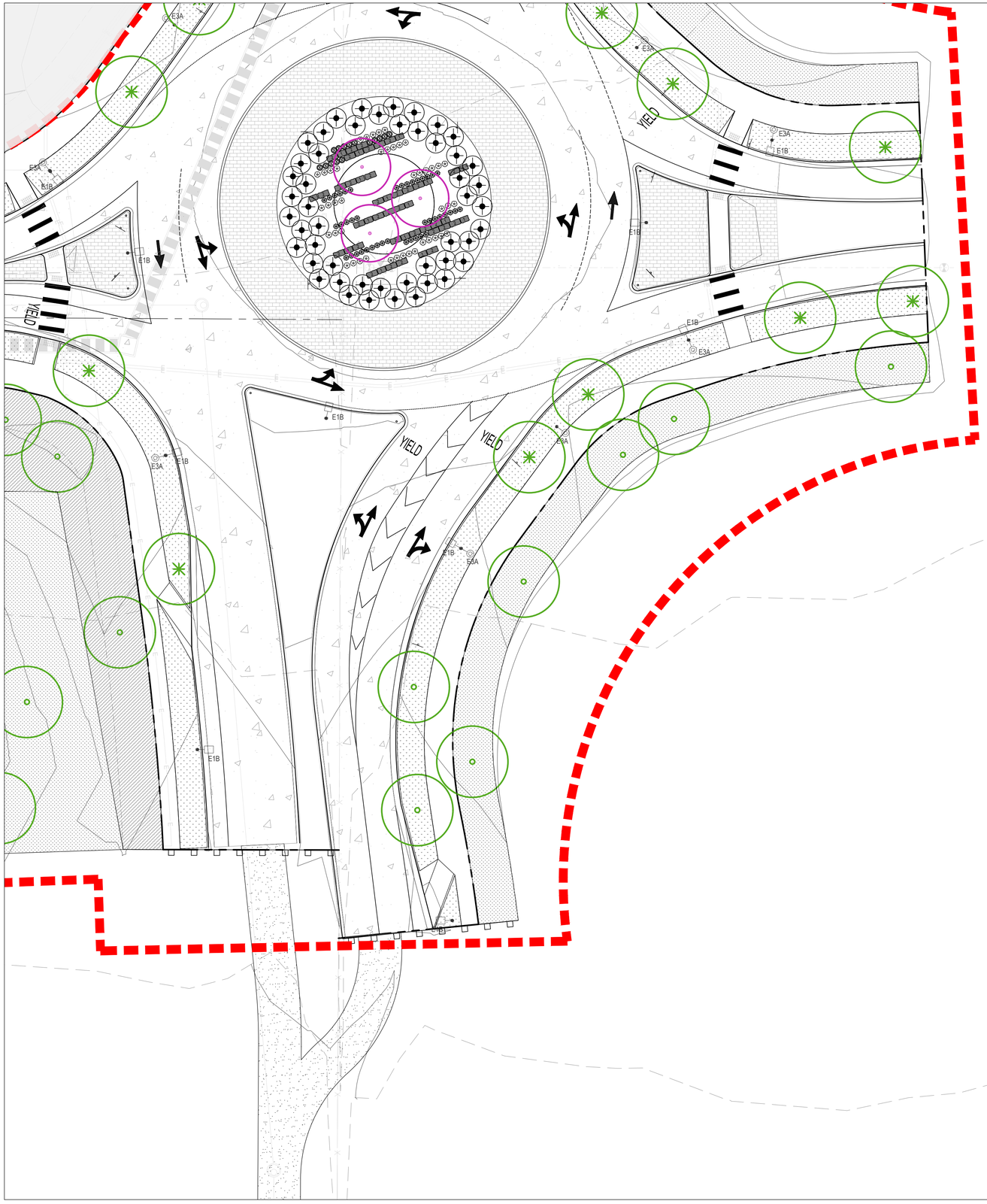
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

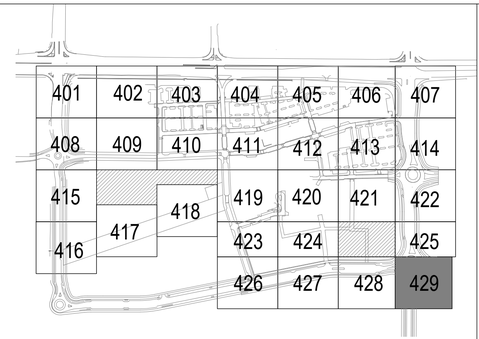
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP428





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsB® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

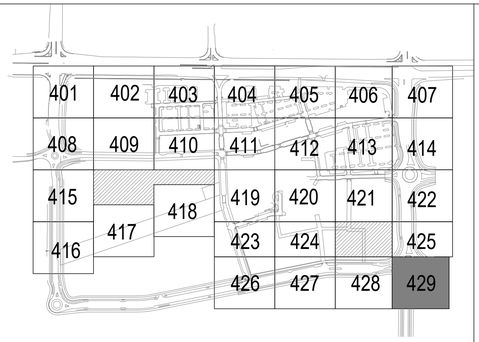
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP429



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

TRAFFIC CONTROL DEVICES

- PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunst® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

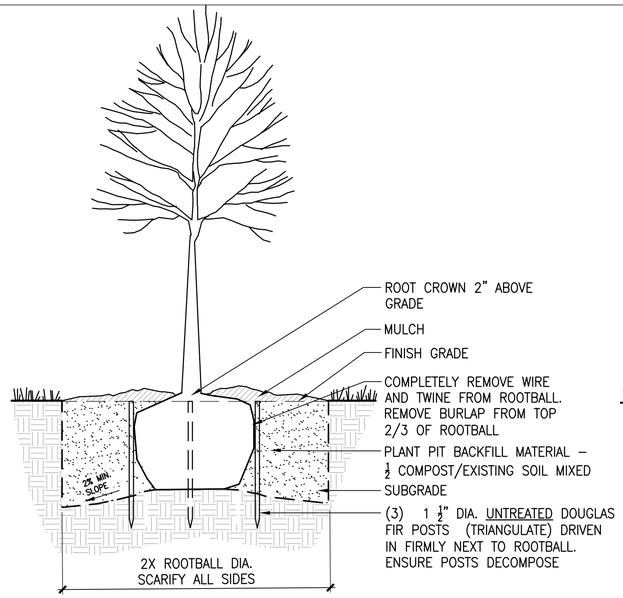
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

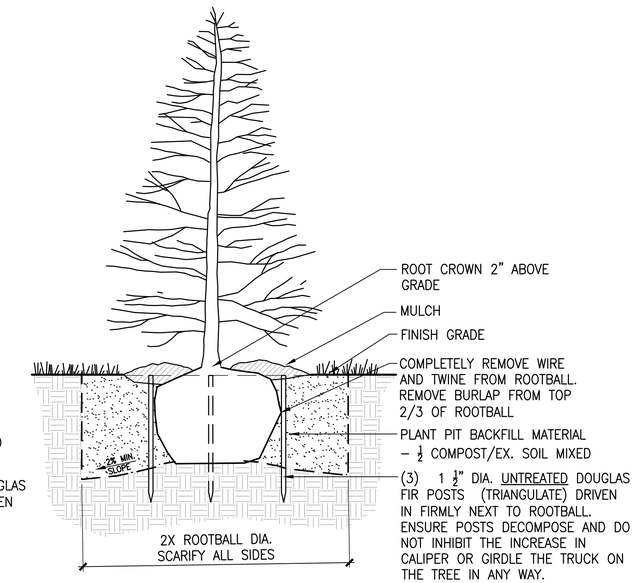
Sheet

LP430



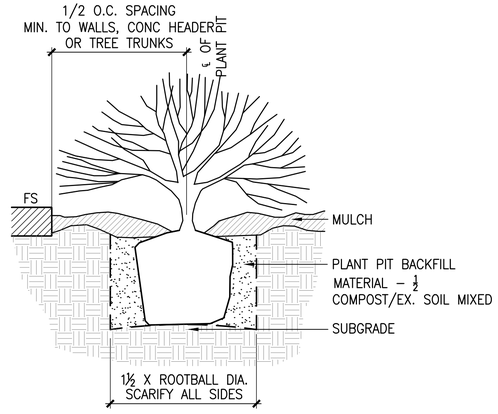
DECIDUOUS TREE PLANTING

SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



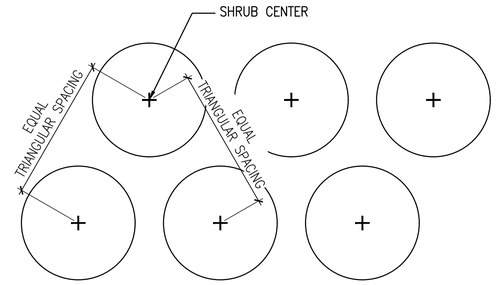
EVERGREEN TREE PLANTING

SCALE: NTS



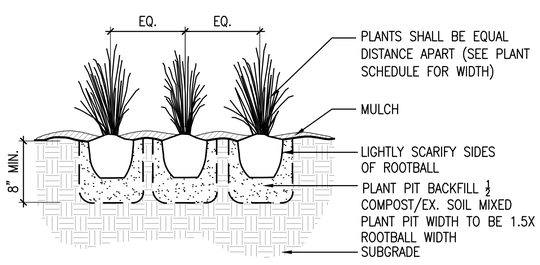
SHRUB PLANTING

SCALE: NTS DT-PLNT-SHRB



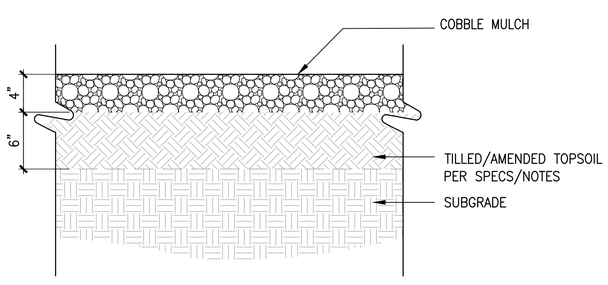
SHRUB SPACING

SCALE: 1"-1'-0" DT-PLNT-SHRB-SPAC



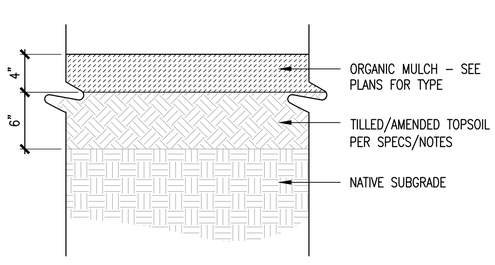
ORNAMENTAL GRASS / PERENNIAL

SCALE: 1"-1'-0" DT-PLNT-PERN-ORNA



COBBLE MULCHING

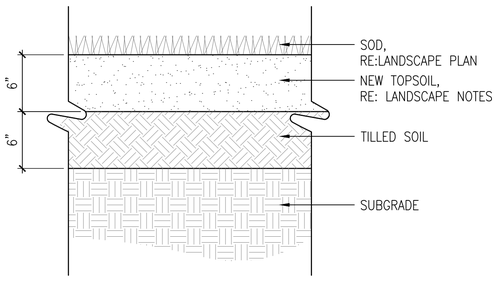
SCALE: 1 1/2" = 1'-0"



NOTES:
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.

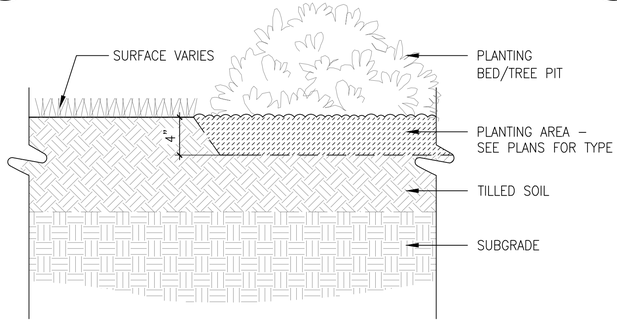
ORGANIC MULCH

SCALE: 1 1/2" = 1'-0" DT-PLNT-MLCH



SOD PLANTING

SCALE: 1 1/2" = 1'-0"



NATURAL EDGE

SCALE: 1 1/2" = 1'-0"

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

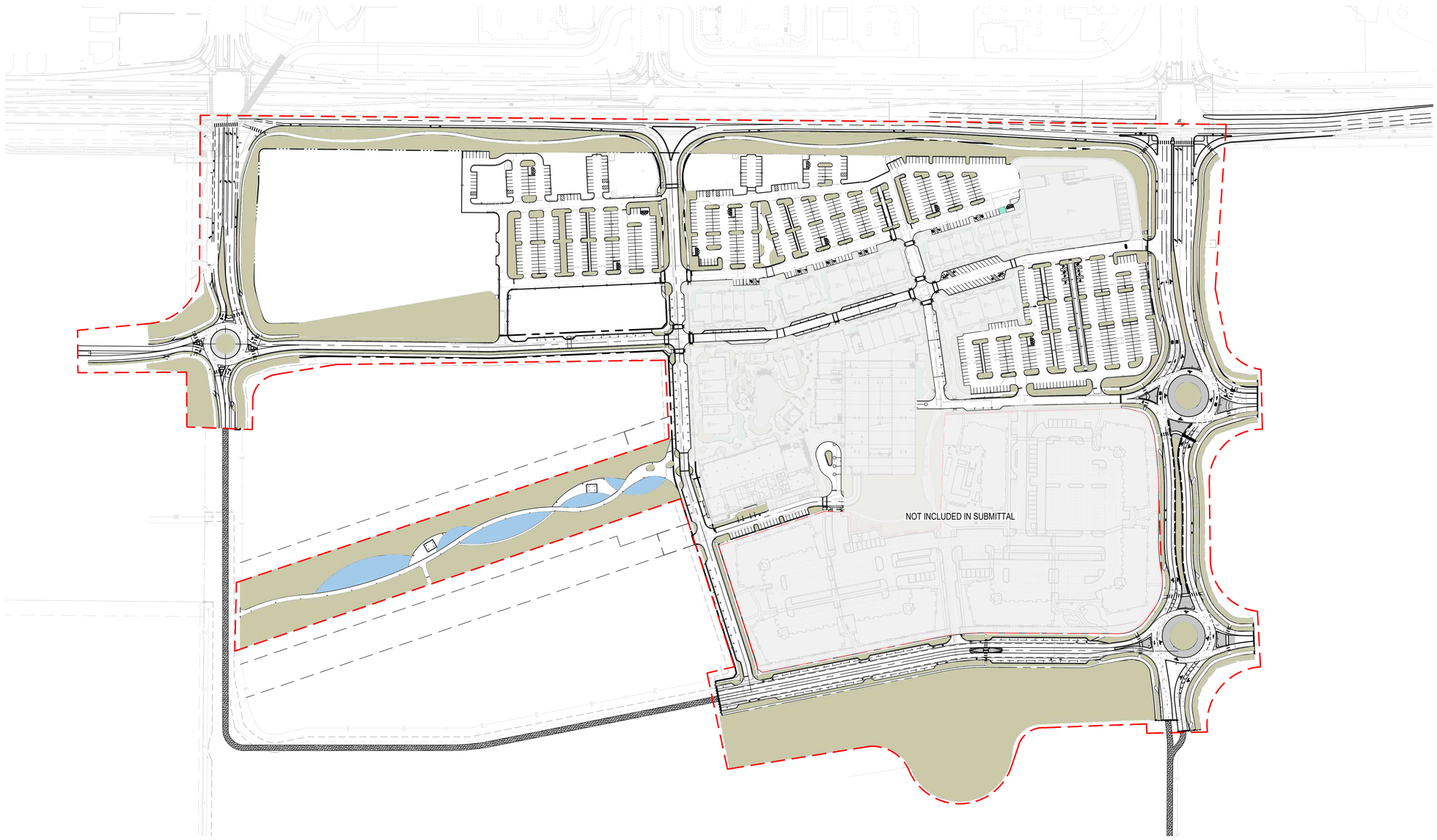
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
PLANTING DETAILS
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
LP501



NOTES:

1. SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
2. A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER.

HYDROZONE CALCULATIONS			
HYDROZONE	IRRIGATED AREA (sq-ft)	WATER USE (gal/sf)	WATER BUDGET (gal)
LOW	563230.8	3.6	2,027,630.88
MEDIUM	11761.2	12.0	141,134.4
HIGH	39639.6	20.0	792,792
TOTAL	614,631.6		2,961,557.28

Hydrozone - Low
Hydrozone - Medium
Hydrozone - High

80' 0 40' 80' 160' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

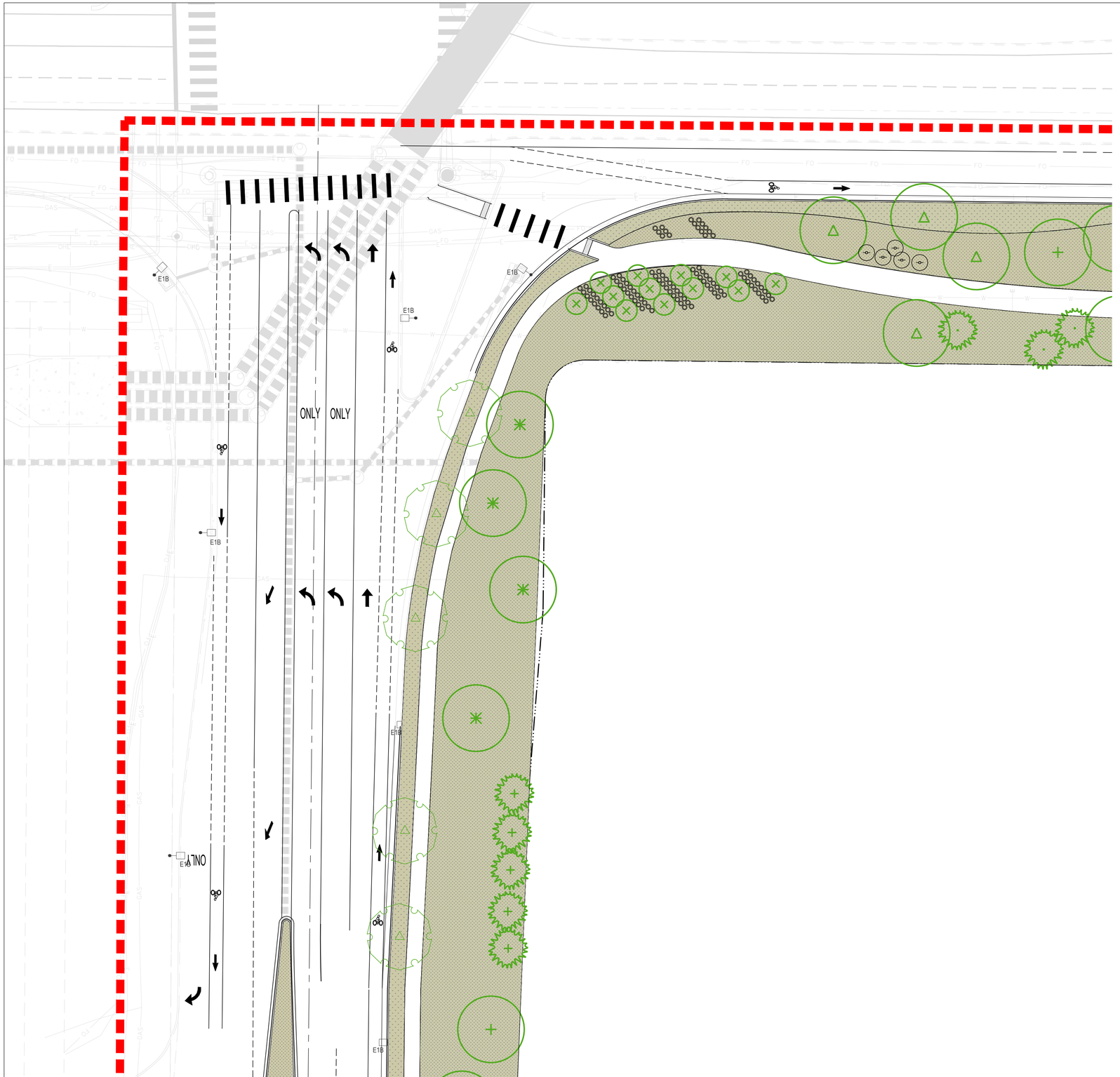
REV.	COMMENT	DATE

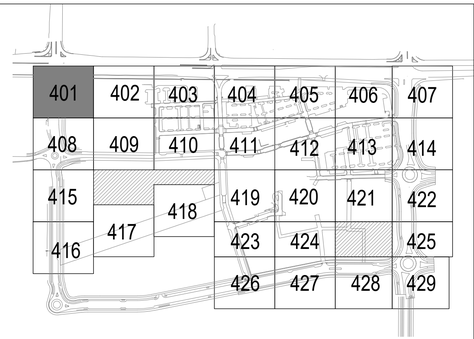
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
OVERALL HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ100





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

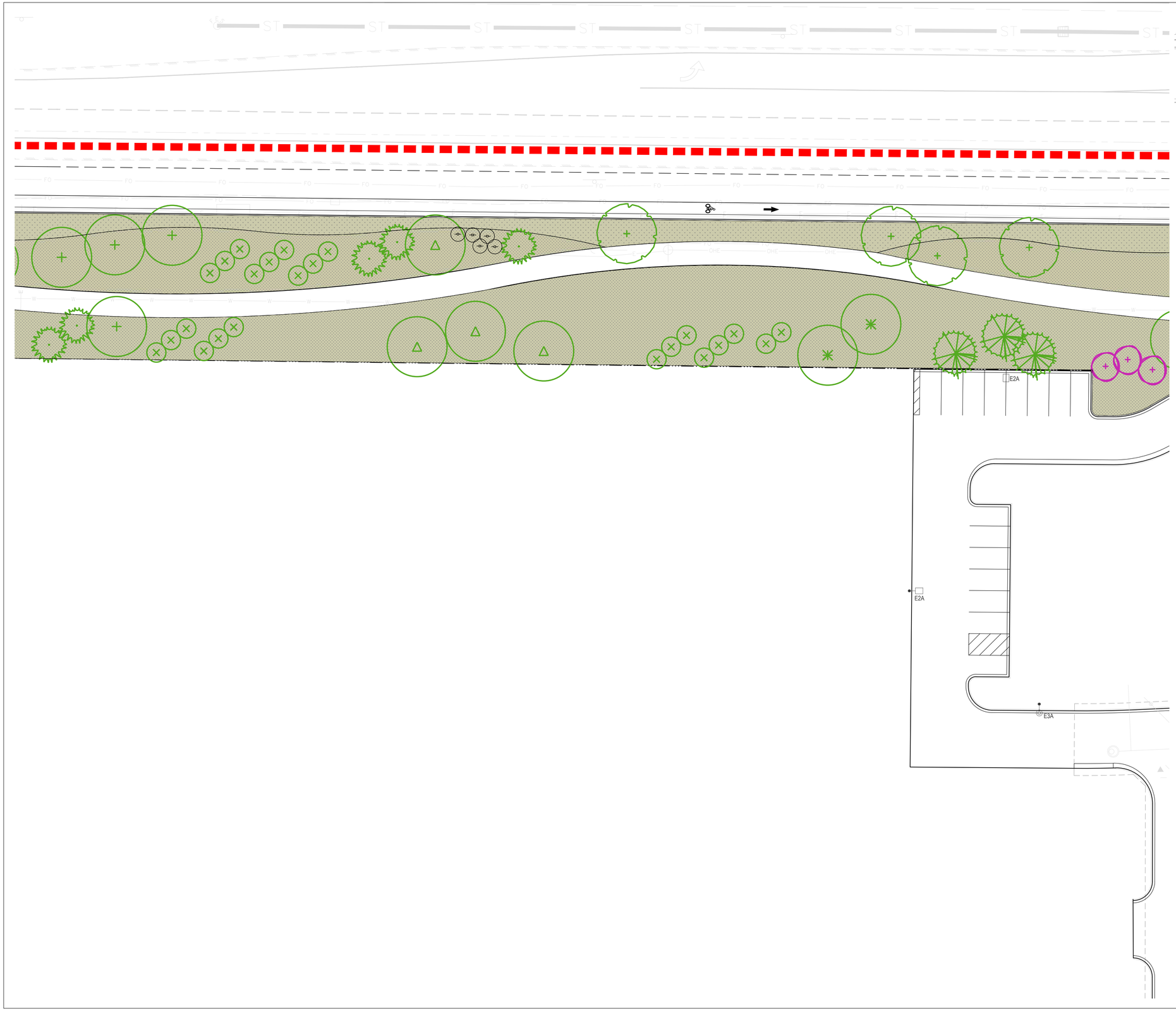
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

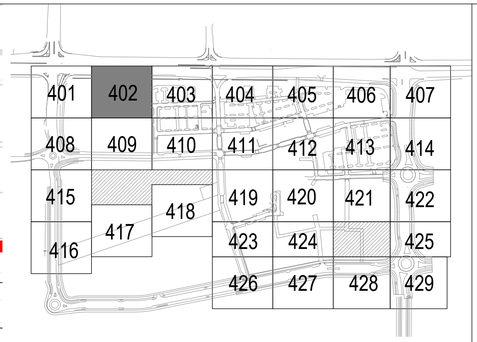
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ401





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66
Hydrozone - Moderate	4.26
Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

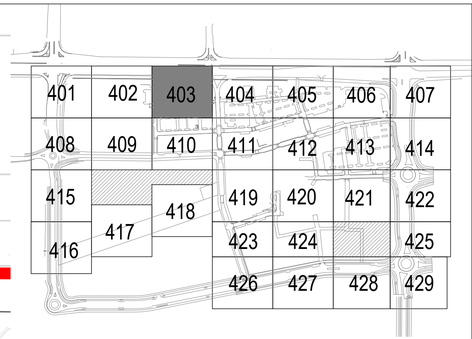
Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ402



SYMBOL	NOTES	ACRES
	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

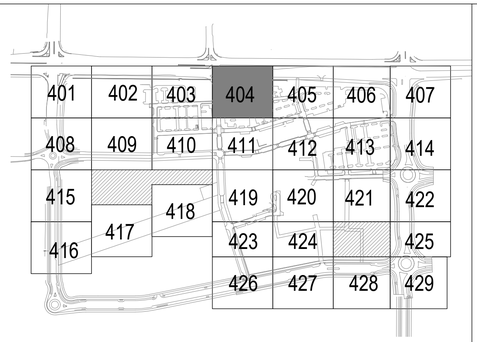
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ403

SYMBOL	NOTES	ACRES
	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunset® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

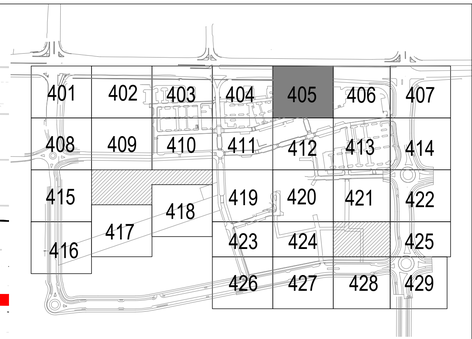
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ404

SYMBOL	NOTES	ACRES
	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73



E2A E2C E3B E3C

NOT INCLUDED IN SUBMITTAL

RETAIL 2,117 SF (B115)

RETAIL 2,060 SF (B120)

RETAIL 1,987 SF (B125)

DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

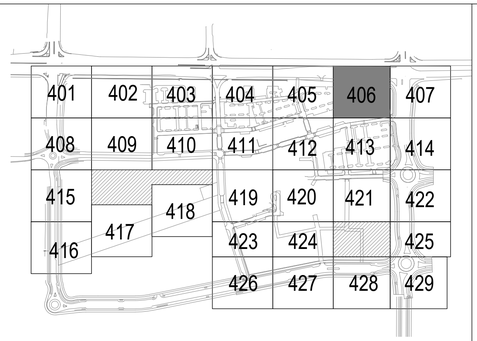
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ405

SYMBOL	NOTES	ACRES
	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73



NOT INCLUDED IN SUBMITTAL

A100 GROCERY 37,183 SF

B100 RETAIL 2,695 SF

B105 RETAIL 2,114 SF

B110 RETAIL 2,114 SF

B115 RETAIL 2,117 SF

E2A

E3B

VAN

DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Wirecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

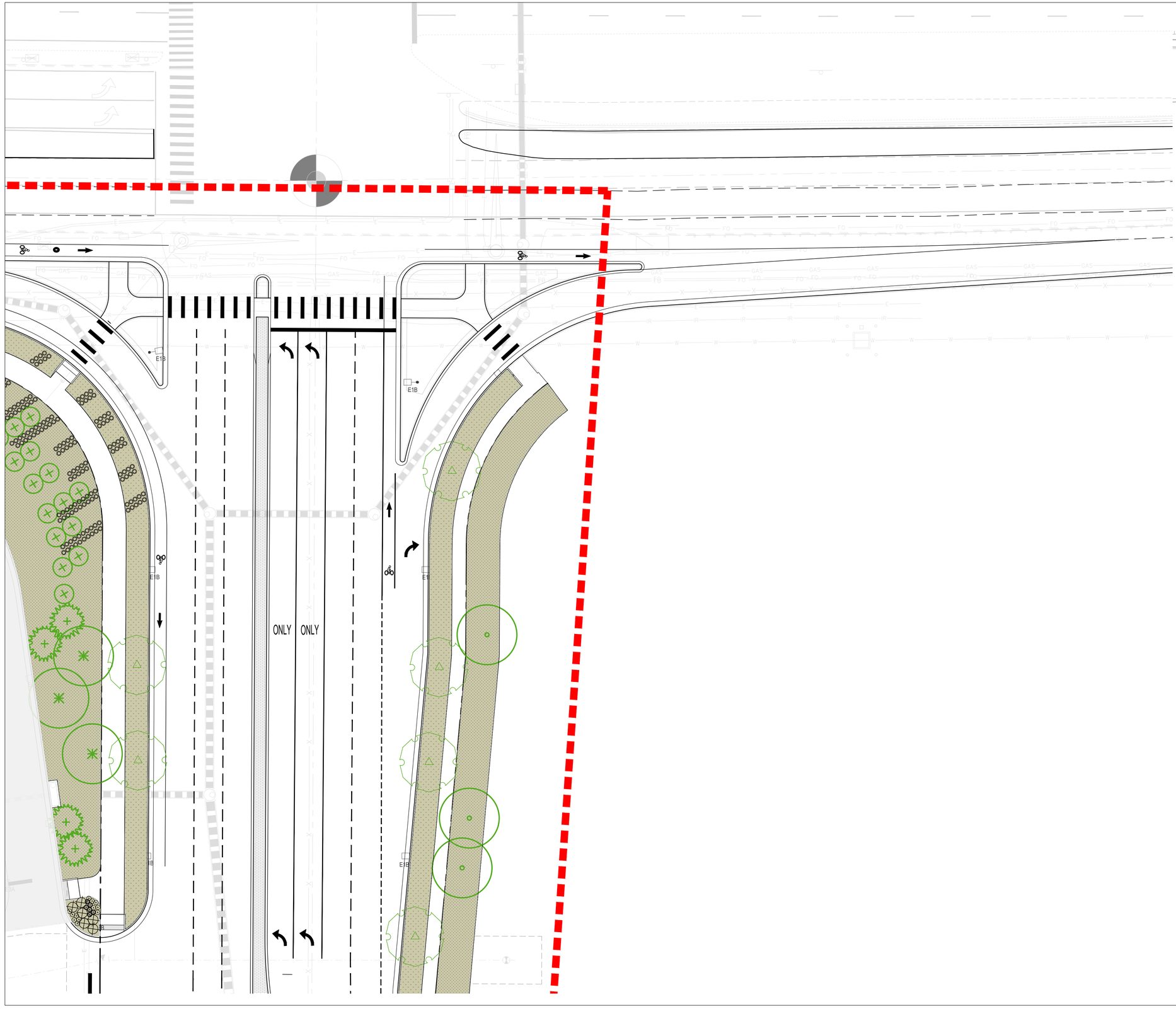
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

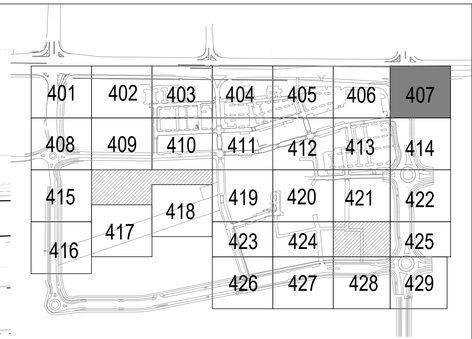
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ406





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

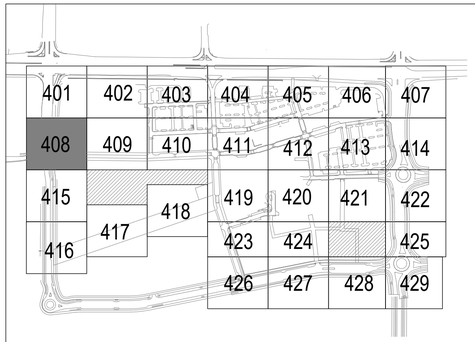
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ407



DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

SYMBOL	NOTES	ACRES
	Hydrozone - Low	19.66
	Hydrozone - Medium	0.26
	Hydrozone - High	0.73

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

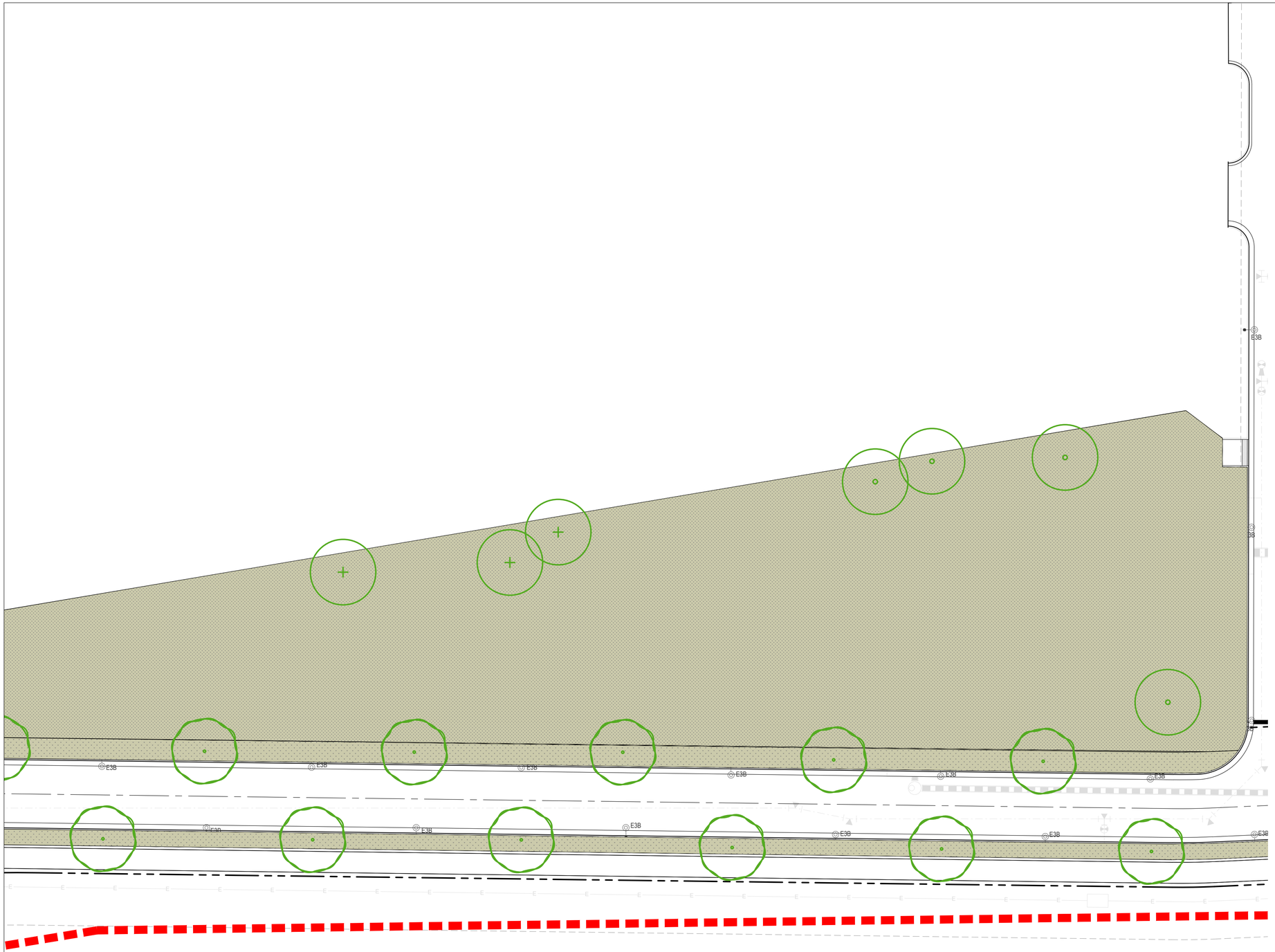
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

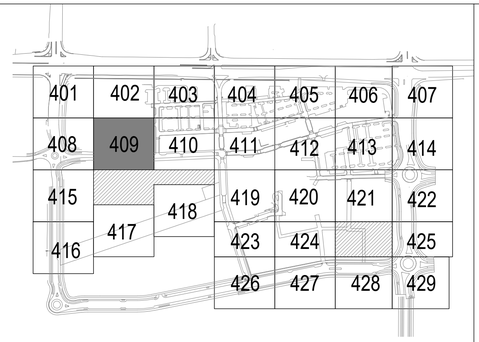
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ408





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

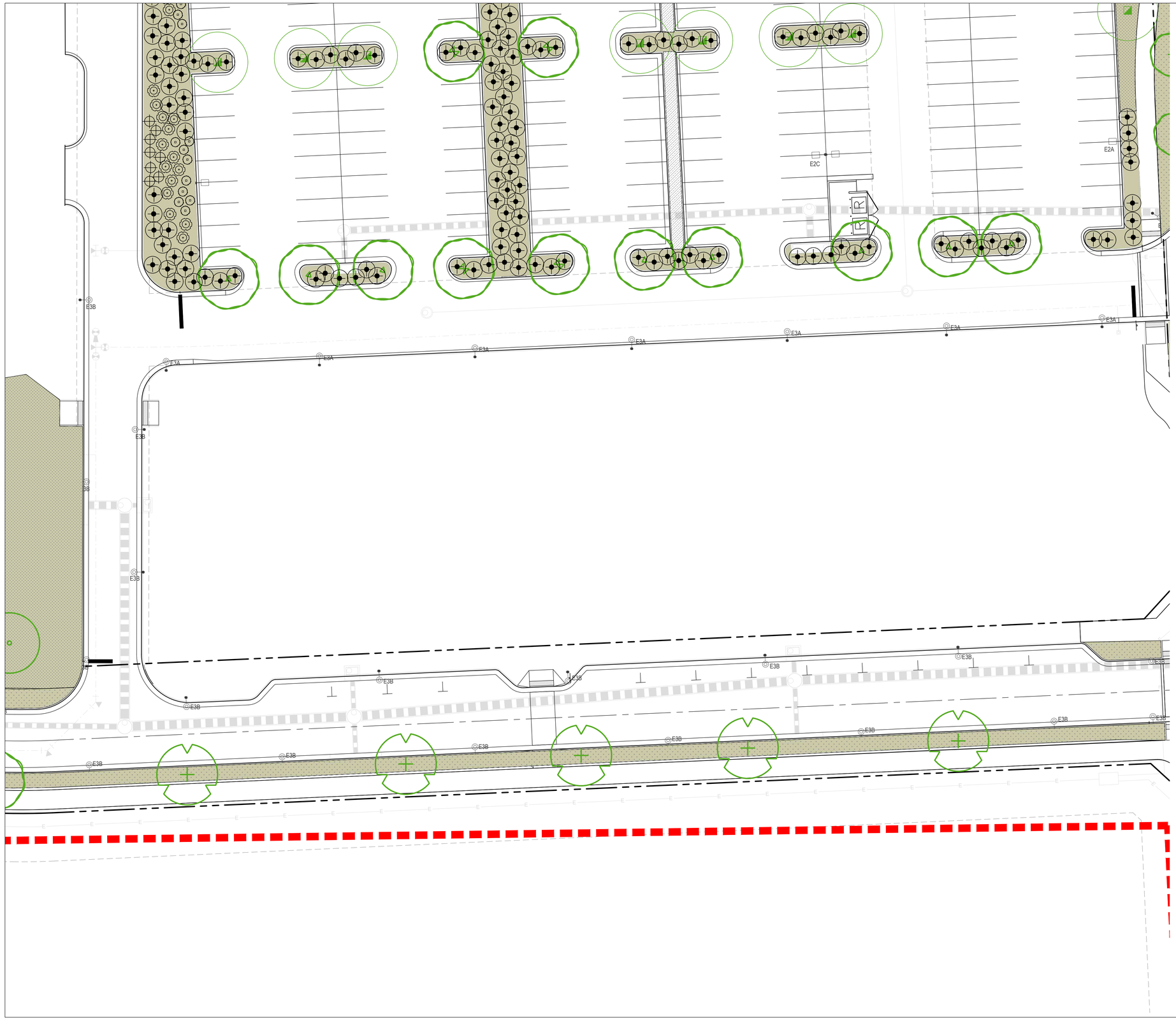
REV.	COMMENT	DATE

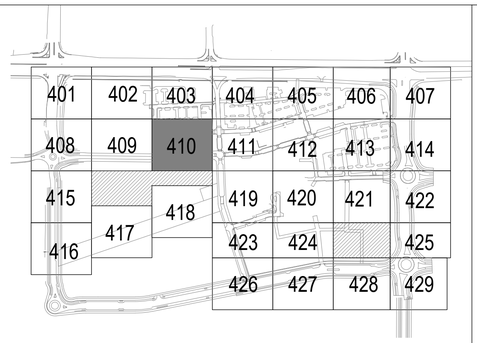
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ409





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

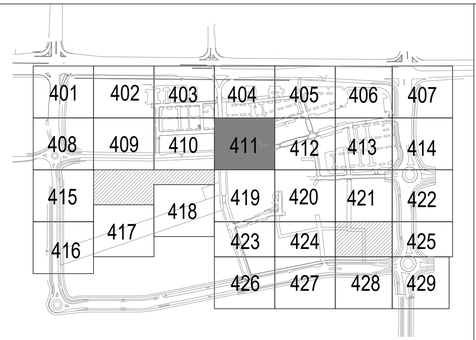
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ410





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

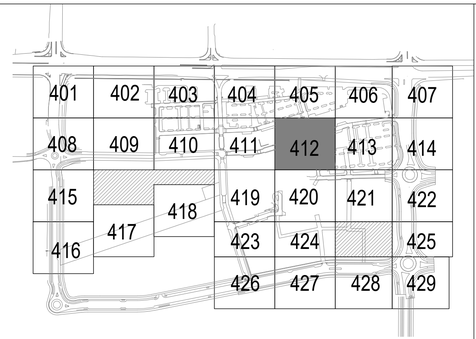
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ411





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

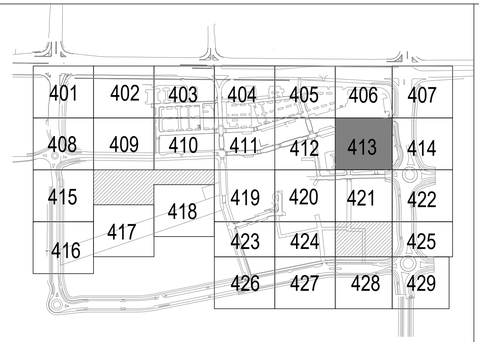
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ412





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

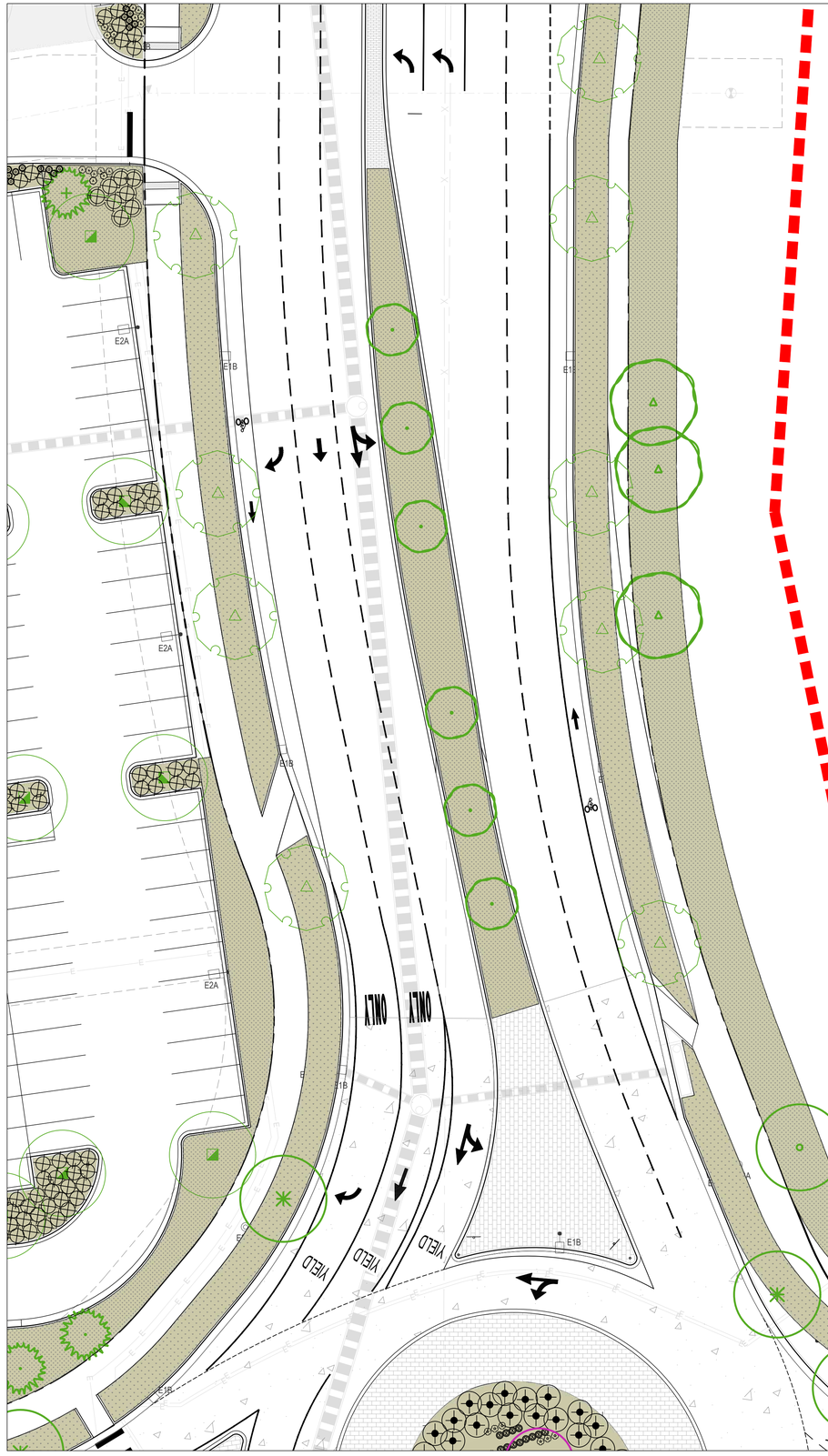
REV.	COMMENT	DATE

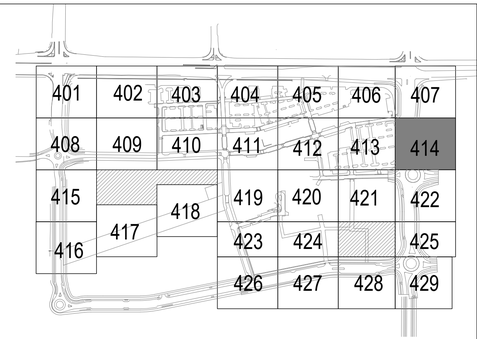
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ413





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

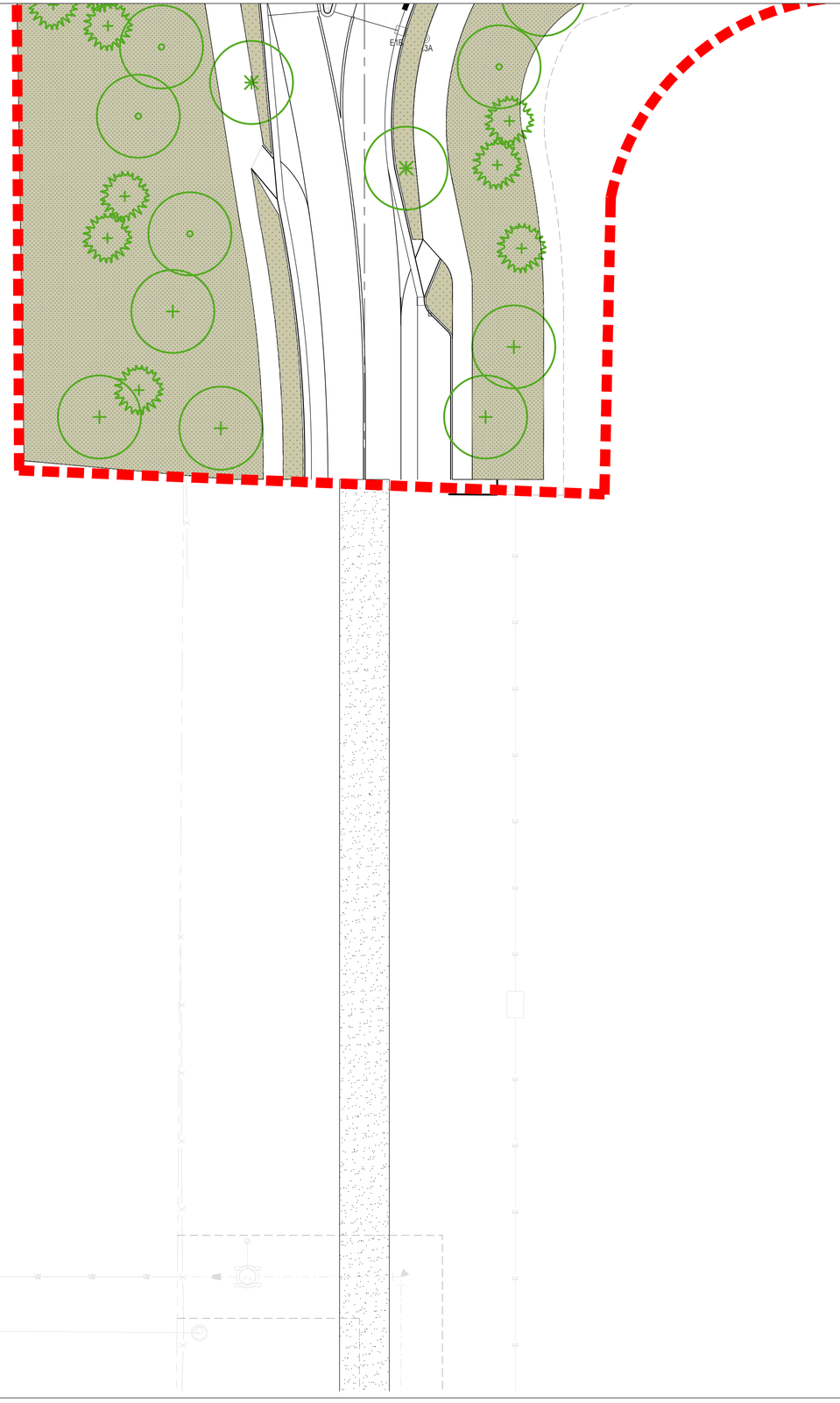
REV.	COMMENT	DATE

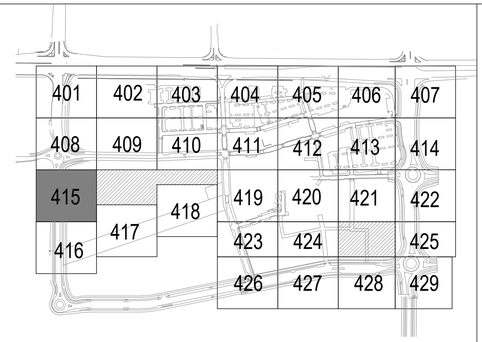
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ414





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsß® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

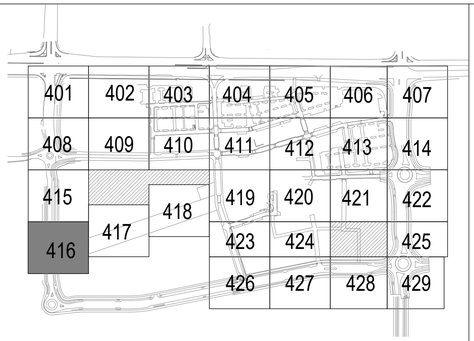
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

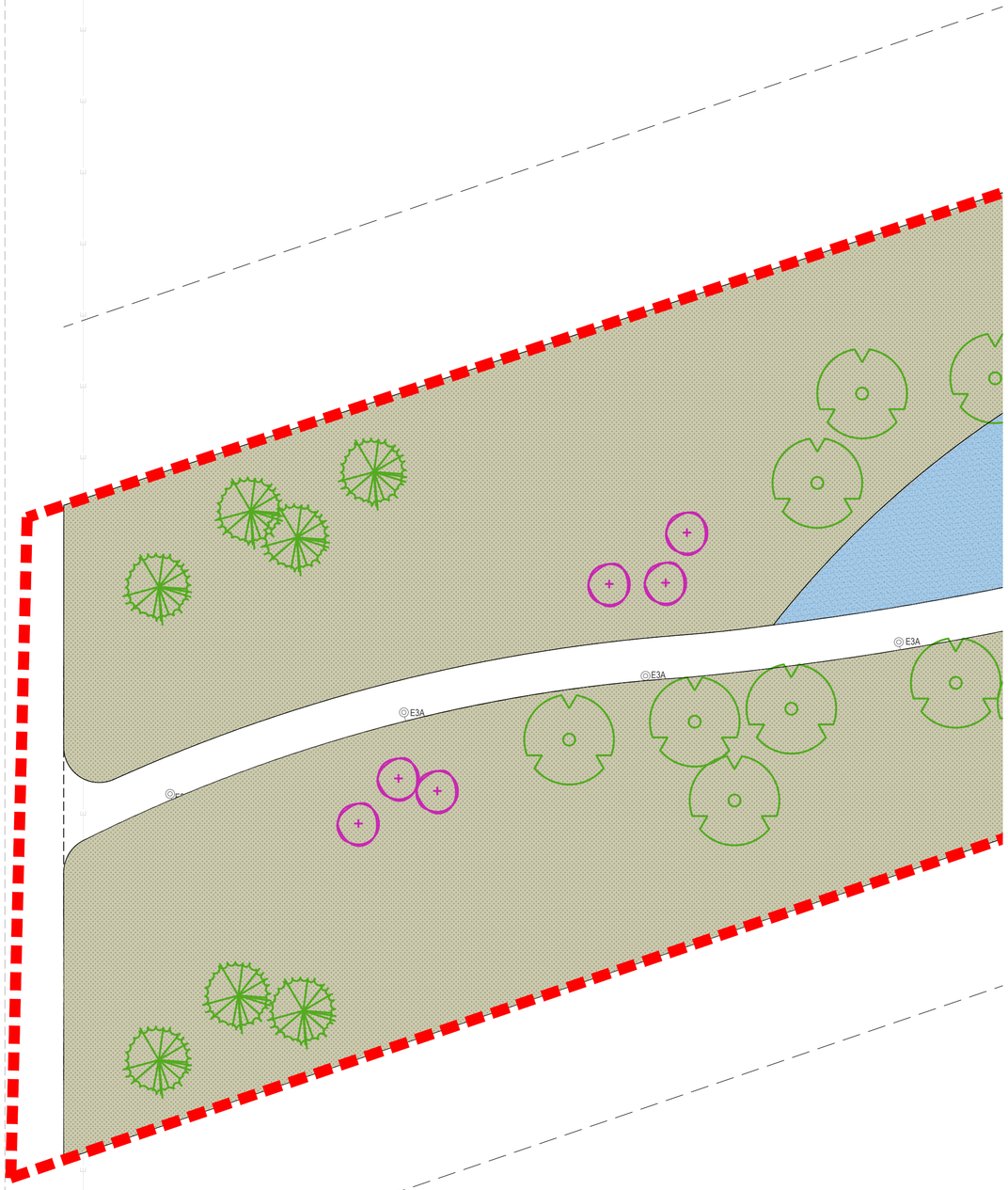
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ415





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsⓇ Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

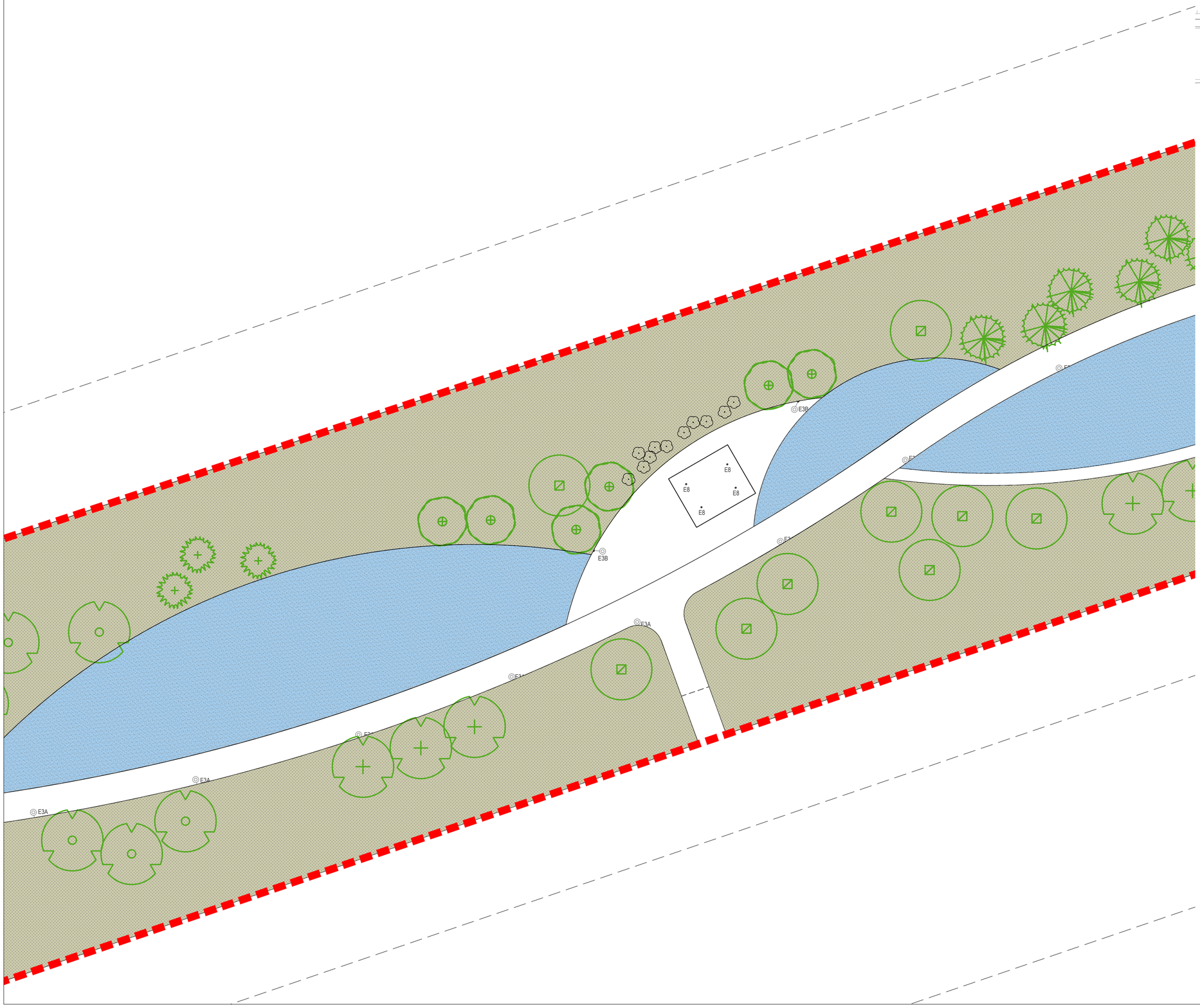
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

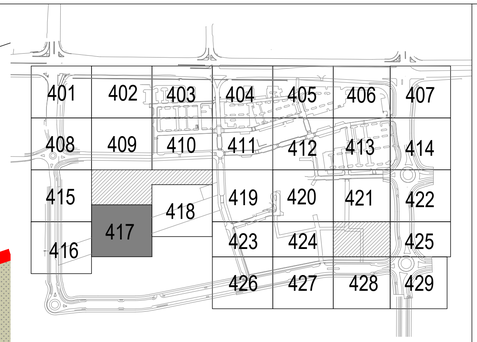
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ416





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

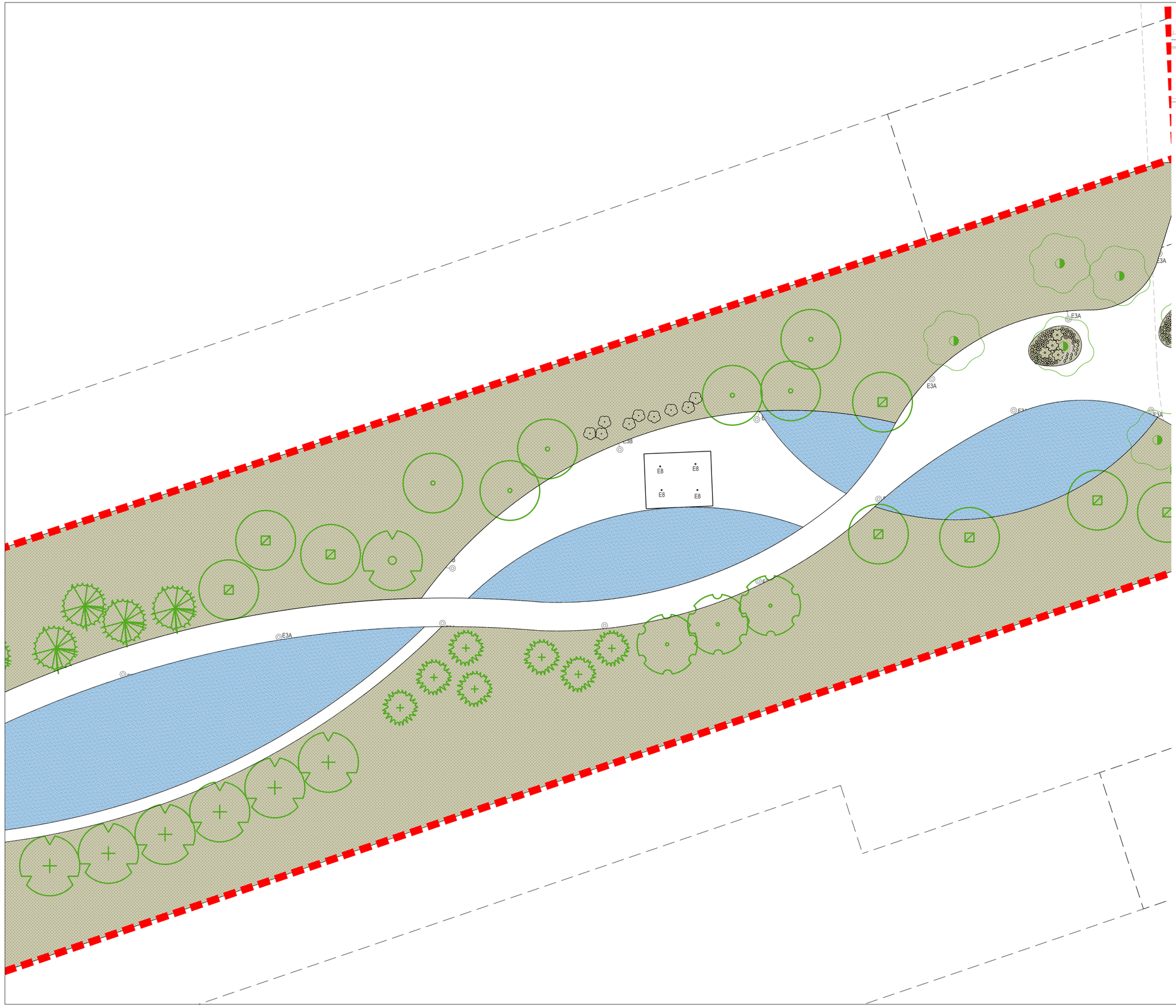
REV.	COMMENT	DATE

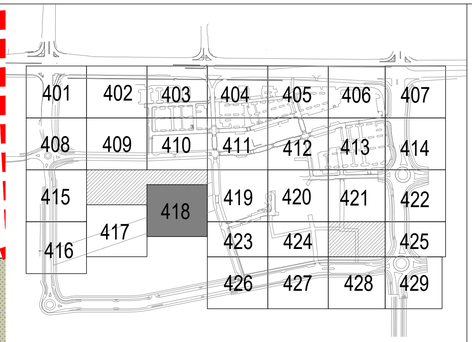
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ417





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

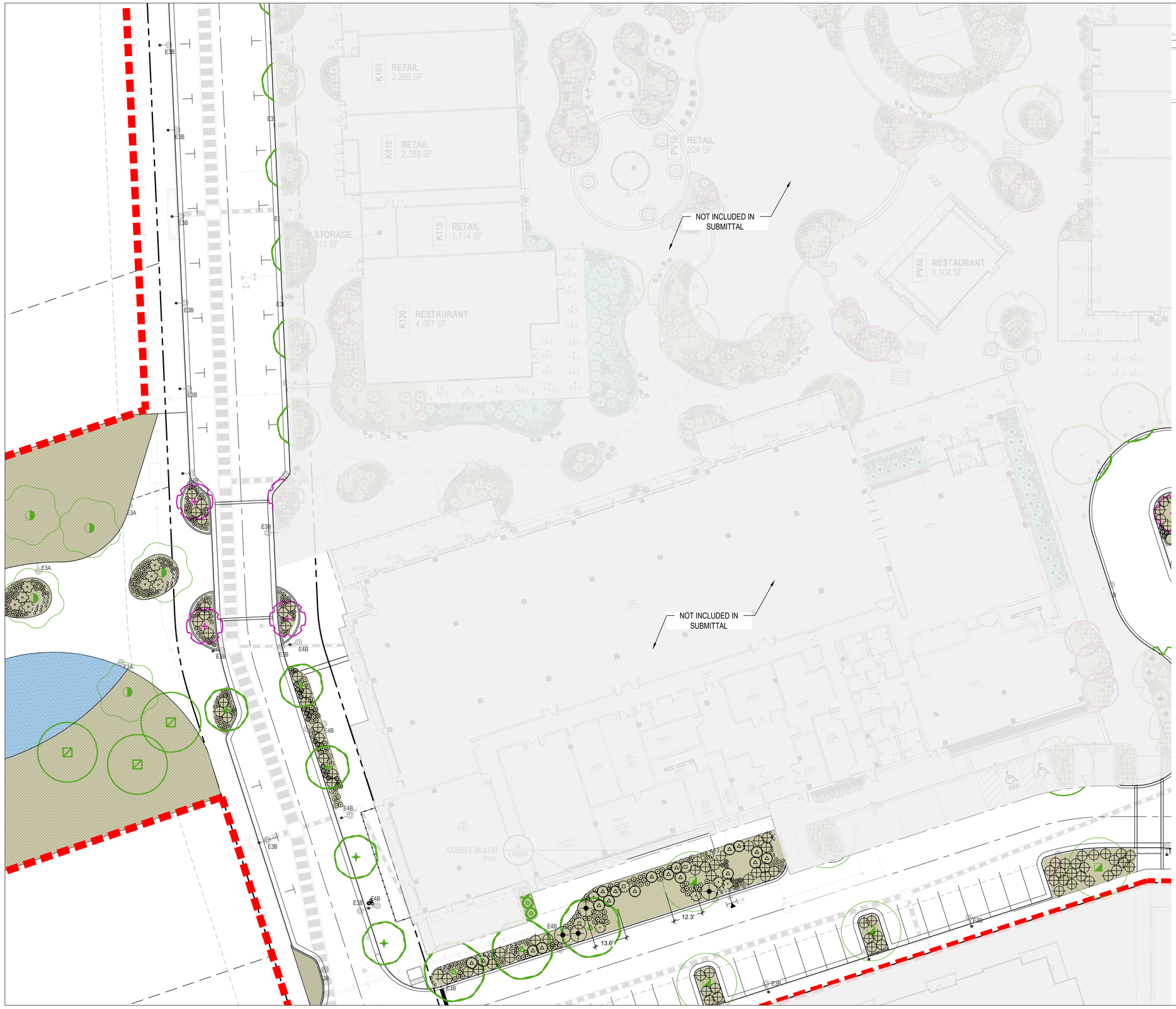
REV.	COMMENT	DATE

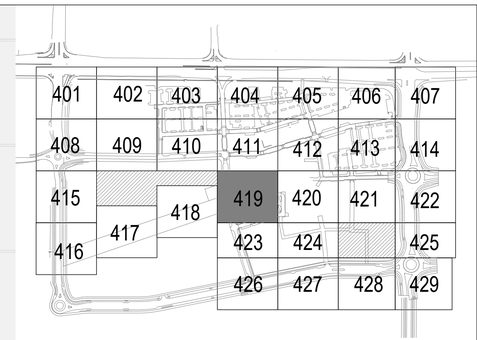
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ418





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

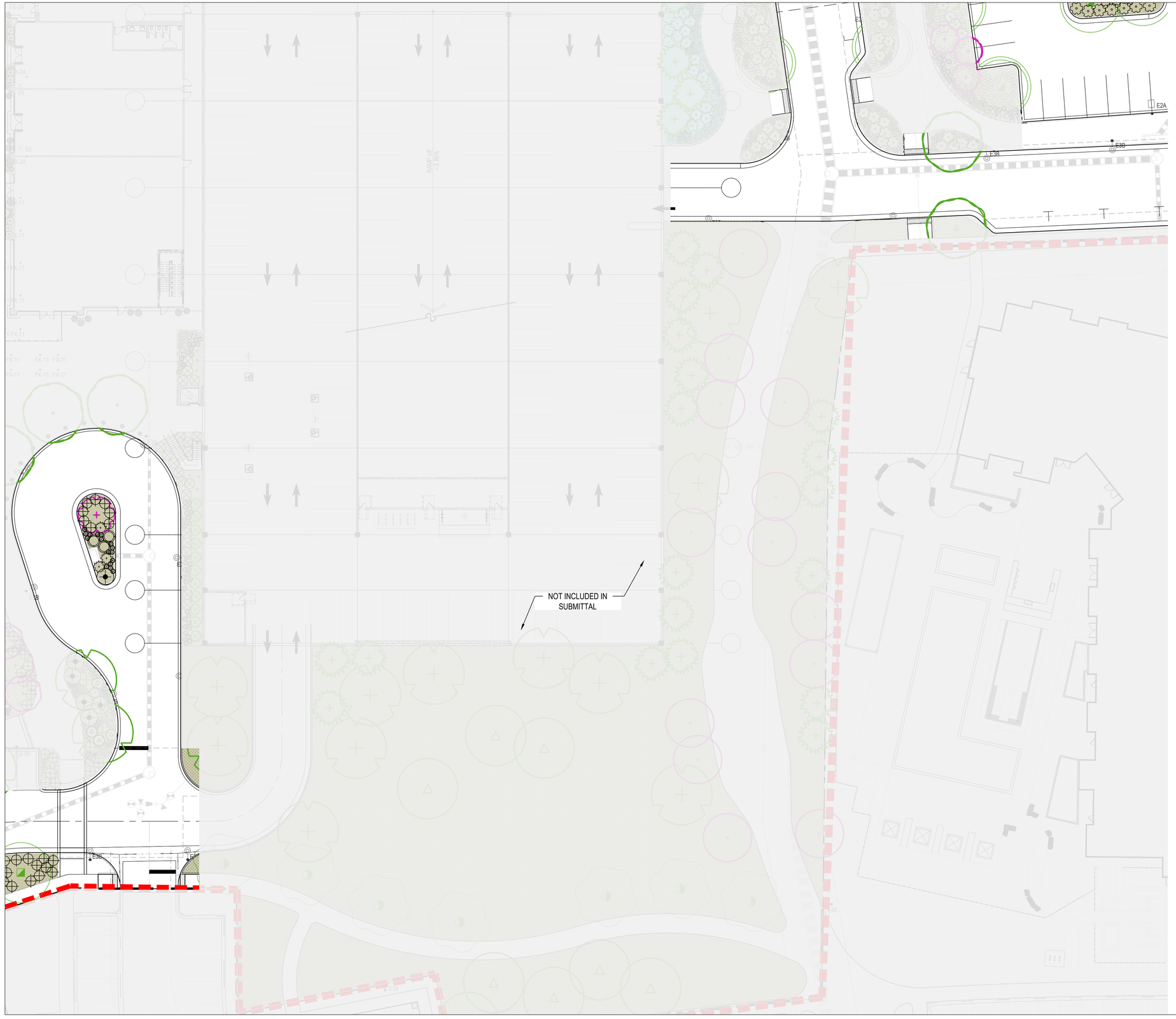
REV.	COMMENT	DATE

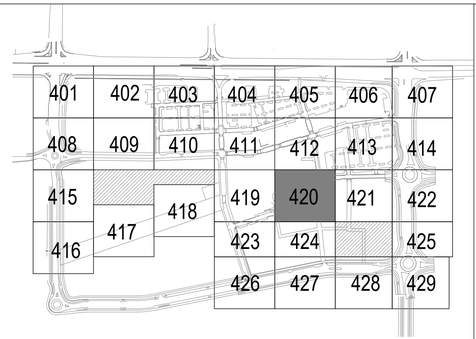
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ419





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

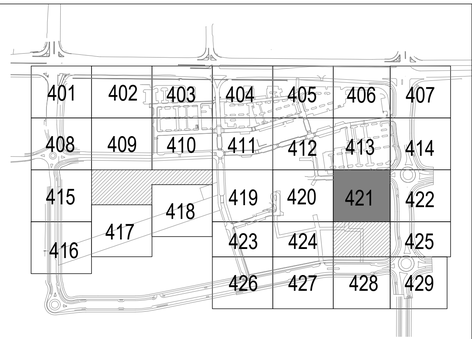
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ420





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunset® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

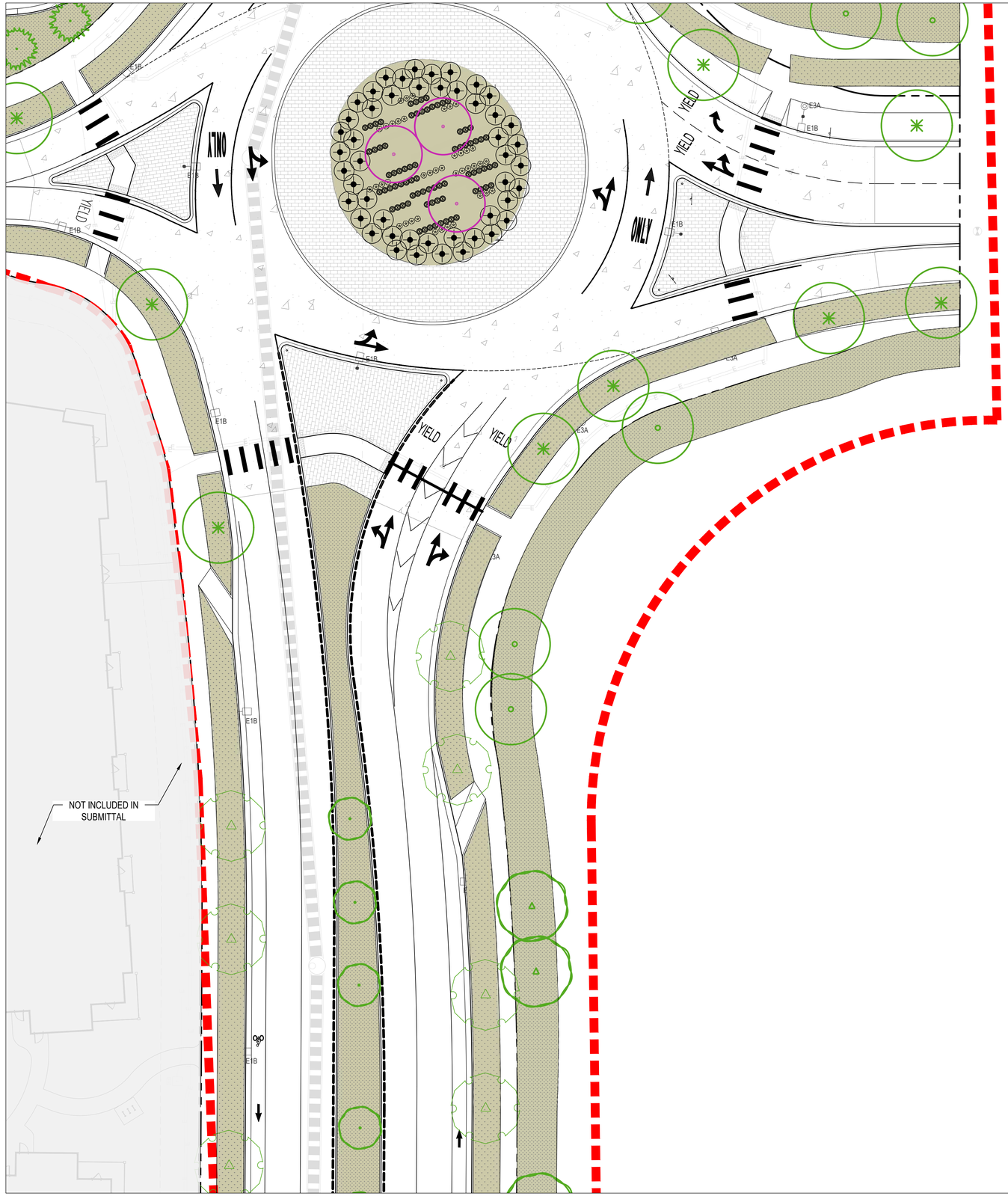
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

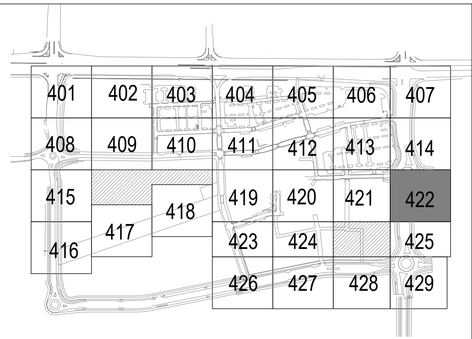
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ421





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunst® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

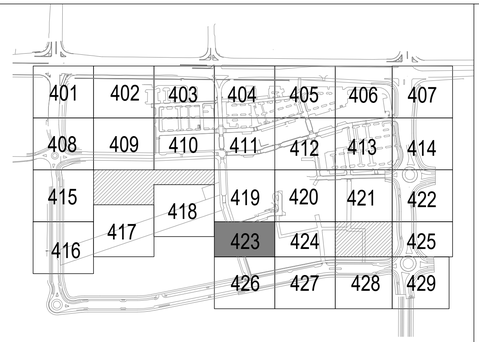
Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ422


E4B
12.3'
13.6'
E3B
E3B
E3B





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

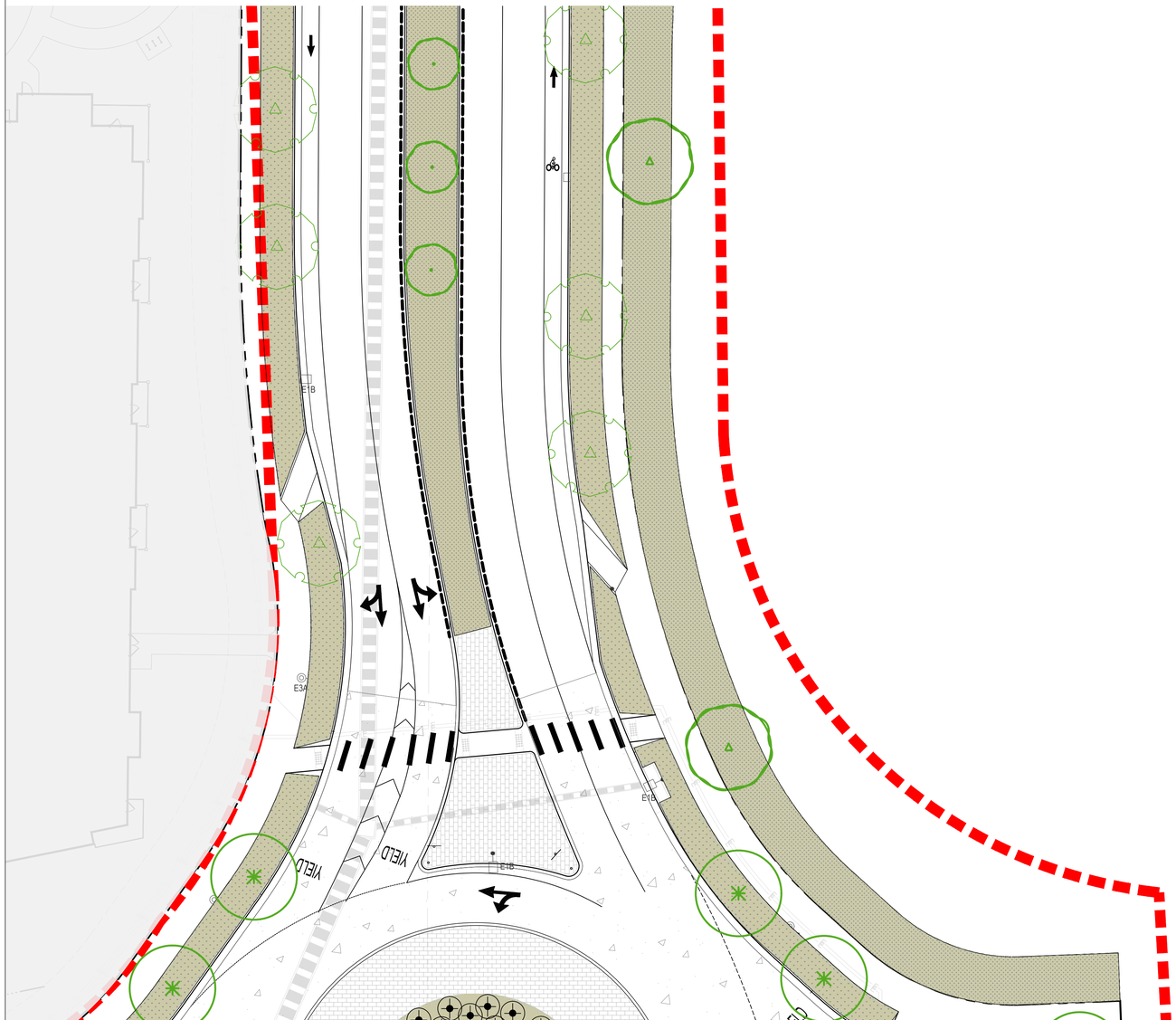
REV.	COMMENT	DATE

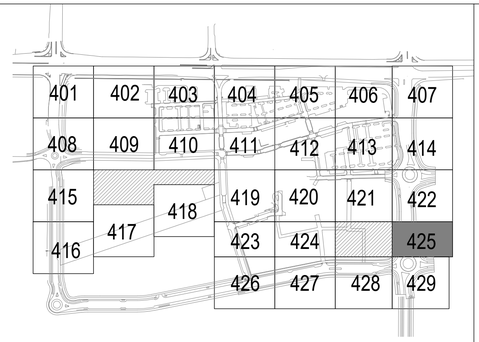
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ424





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

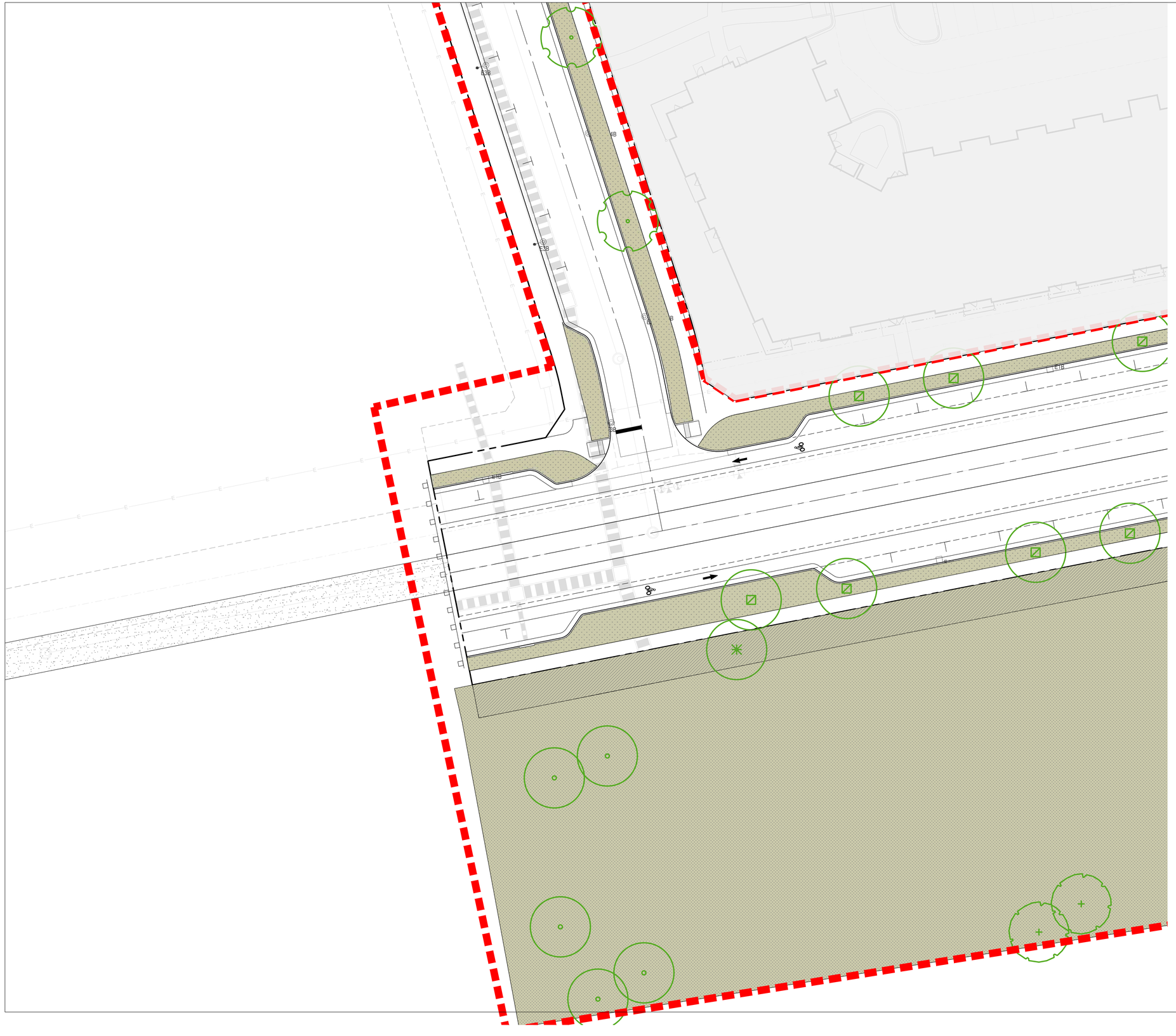
REV.	COMMENT	DATE

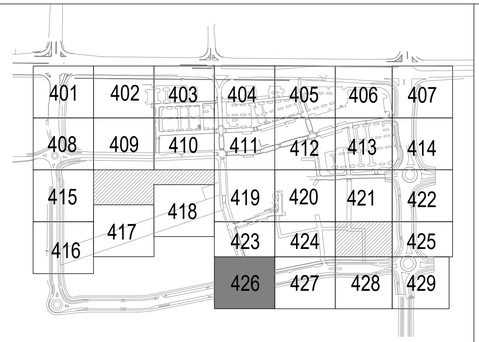
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ425





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

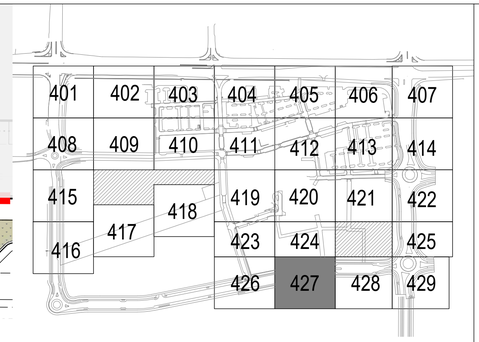
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ426





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66	
Hydrozone - Medium	0.26	
Hydrozone - High	0.73	

PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

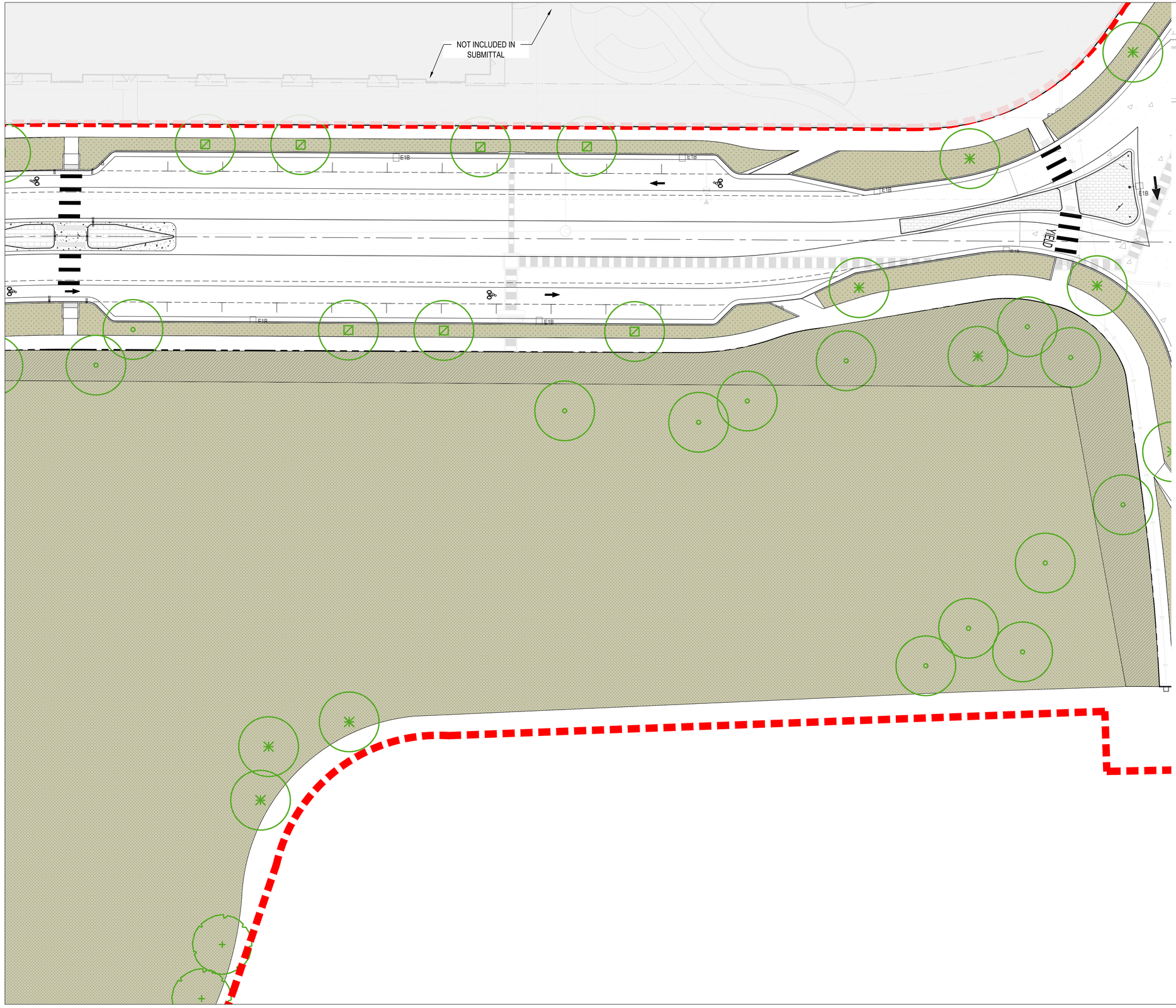
RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

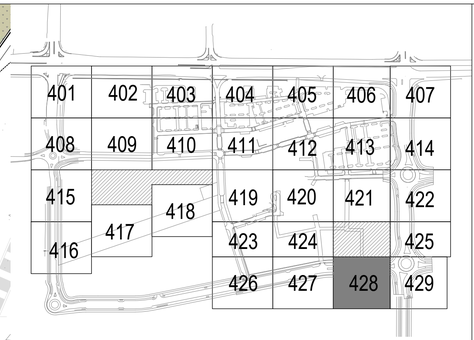
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ427





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSuns® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

20' 0 10' 20' 40' NORTH

McWHINNEY

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi

506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

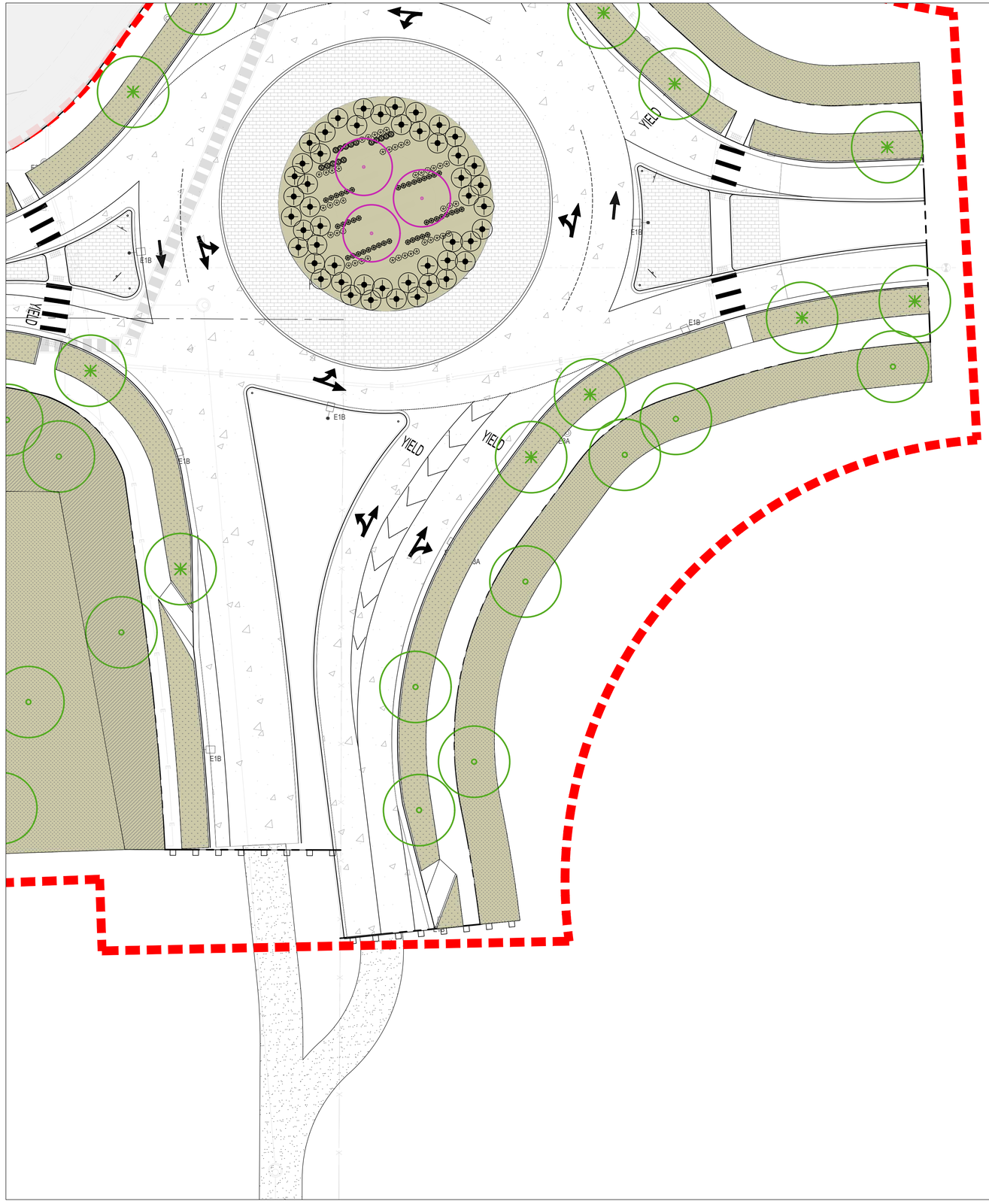
REV.	COMMENT	DATE

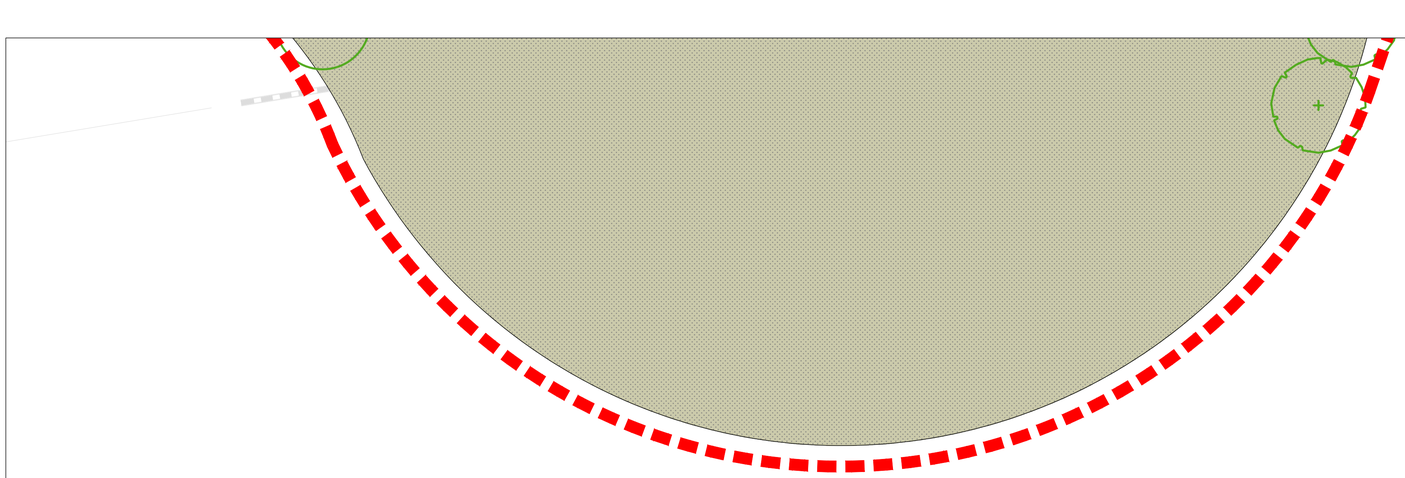
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

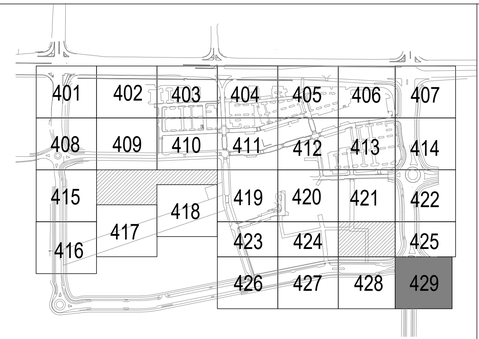
Date: 5–30–2025
Drawn By: SW
Checked By: JB/PM

Sheet

HZ428


YIELD
YIELD
YIELD
E1B
E1B
E1B





DECIDUOUS TREES

- Sensation Box Elder
- Northern Catalpa
- Common Hackberry
- Turkish Filbert
- Thornless Honey Locust
- Kentucky Coffeetree
- Golden Rain Tree
- Amur Corktree
- Exclamation!™ London Plane Tree
- Plains Cottonwood
- Texas Red Oak
- Bur Oak
- Chinkapin Oak
- Shumard Oak
- Japanese Pagoda Tree
- Greenspire Littleleaf Linden
- Accolade™ Elm

EVERGREEN TREES

- Woodward Columnar Juniper
- Colorado Spruce
- Pinyon Pine
- Austrian Pine

ORNAMENTAL TREES

- Hot Wing Amur Maple
- Autumn Brilliance Serviceberry
- Toba Hawthorn
- Radiant Crabapple
- Gambel Oak
- Crimson Spire™ Oak

GROUND COVERS

- Bluegrass Sod
- Decorative Cobble
- DogTuff Grass
- Native Grass & Wildflower Seed Mix

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Fernbush
- Rubber Rabbitbrush
- Annabelle Hydrangea
- Wild Mock Orange
- Pawnee Buttes® Sand Cherry
- Three-Leaf Sumac
- Autumn Amber Sumac
- Green Mound Alpine Currant
- Golden Currant
- Silver Sage
- Siberian Spirea
- Manchurian Viburnum

EVERGREEN SHRUBS

- Chieftain Mock Bearberry Manzanita
- Sand Sagebrush
- Spanish Gold Broom
- snow mesa buckwheat
- Red Yucca
- Blue Chip Creeping Juniper
- Mops Mugo Pine
- Narrowleaf Yucca

ORNAMENTAL GRASS

- Blonde Ambition Blue Grama
- Korean Feather Reed Grass
- Karl Foerster Feather Reed Grass
- Blue Fescue
- Hameln Fountain Grass
- Little Bluestem

PERENNIAL

- Common Yarrow
- Paprika Common Yarrow
- Lady's Mantle
- September Charm Japanese Anemone
- Fringed Wormwood
- Silver Mound Artemisia
- Winecups
- Showy Fleabane
- Sulfurflower Buckwheat
- Purple Wintercreeper
- Bevan's Variety Bigroot Geranium
- Bloodred Geranium
- Sticky Geranium
- Biokovo Cranesbill
- White Cloud Coral Bells
- Halcyon Hosta
- Walker's Low Catmint
- Avalanche White Sun Daisy
- SteppeSunsß® Sunset Glow Penstemon
- Lamb's Ear
- Snowmass® Blue-eyed Speedwell

Hydrozone - Low	19.66
Hydrozone - Medium	0.26
Hydrozone - High	0.73

PHASE 1 LINE

20' 0 10' 20' 40' NORTH

McWHINNEY REAL ESTATE SERVICES, LLC
2725 ROCKY MTN AVE, SUITE 200
LOVELAND, CO 80538

RVi
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 1
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 5-30-2025
Drawn By: SW
Checked By: JB/PM

Sheet
HZ430