CIVIL CONSTRUCTION PLANS
LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
BUILDINGS A, B, C, D, E AND F (SDP 4)

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO

SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET
BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT LINE
WATERLINE W/ GATE VALVE & TEE
FULLY RESTRAINED WATERLINE W/ GATE VALVE & TEE
SANITARY SEWER W/ MANHOLE
STORM SEWER W/ INLET & F.E.S.
CURB, GUTTER, CROSSPAN SIDEWALK & RAMP
FIRE HYDRANT
PROPOSED CONTOURS 5800

EX. WATERLINE W/ VALVE & TEE (WL)
EX. SANITARY SEWER W/ MANHOLE (SAN)
EX. STORM SEWER W/ INLET & F.E.S.
EX. UNDERGROUND ELECTRICITY LINE (UGE)
EX. OVERHEAD ELECTRICITY LINE (OHE)
EX. GAS LINE (GAS)
EX. TELEPHONE LINE (T)
EX. FIBER OPTIC LINE (FO)
EX. EASEMENT LINE
EX. RAILROAD TRACKS
EX. FIRE HYDRANT
EX. STREET LIGHT
EXISTING CONTOURS 5790

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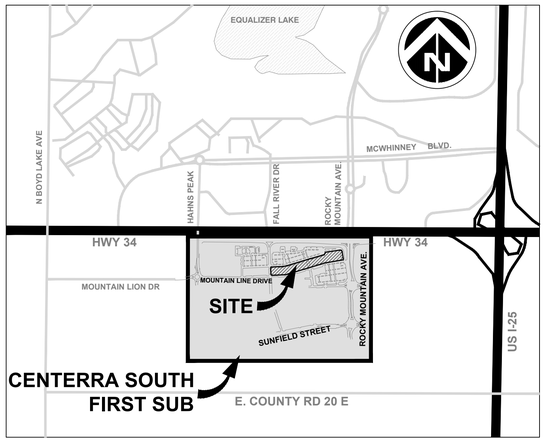

VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER:
CENTERRA RESIDENTIAL LLC
2725 ROCKY MOUNTAIN AVENUE SUITE 200
LOVELAND, COLORADO 80538
PHONE: 970-223-7577
FAX: 970-223-1827
CONTACT: JIM NIEMCZYK

ENGINEER:
CWC CONSULTING GROUP
9360 TEDDY LN, SUITE #203
LONE TREE, CO 80124
PHONE: 303-395-2700
FAX: 303-395-2701
CONTACT: BRYAN CLERICO, P.E.

GEOTECHNICAL ENGINEER:
EARTH ENGINEERING CONSULTANTS INC.
4396 GREENFIELD DRIVE
WINDSOR, COLORADO 80550
PHONE: 970-224-1522
FAX: 970-663-0282
CONTACT: LESTER L. LITTON, P.E.

SURVEYOR:
KING SURVEYORS
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80550
PHONE: 970-686-5011
FAX: 970-686-5821
CONTACT: PAUL B. GROVES, PLS

CONTRACTOR:
CONTRACTOR COMPANY: _____
GENERAL CONTRACTOR NAME: _____
OR KEY CONTACT PERSON: _____
PHONE: _____
EMAIL ADDRESS:

AGENCY LIST

MUNICIPALITY:
CITY OF LOVELAND - DEVELOPMENT SERVICES DEPARTMENT
500 EAST THIRD STREET
LOVELAND, COLORADO 80537
PHONE: 970-962-2522
FAX: 970-962-2945
CONTACT: NOREEN SMYTH, AICP

FIRE PROTECTION:
LOVELAND FIRE AND RESCUE
410 EAST 5TH STREET
LOVELAND, COLORADO 80537
PHONE: 970-962-2518
FAX: 970-962-2912
CONTACT: CARIE DANN, DEPUTY FIRE MARSHAL

STORM DRAINAGE:
CITY OF LOVELAND - PUBLIC WORKS DEPARTMENT
500 EAST THIRD STREET
LOVELAND, COLORADO 80537
PHONE: 970-962-2771
CONTACT: KEVIN GINGERY

WATER AND SANITATION:
CITY OF LOVELAND - WATER & POWER DEPARTMENT
200 NORTH WILSON AVENUE
LOVELAND, COLORADO 80537
PHONE: 970-962-3709
FAX: 970-962-3400
CONTACT: MELISSA MORIN, P.E.

ELECTRIC ULITIY:
CITY OF LOVELAND - WATER & POWER DEPARTMENT
200 NORTH WILSON AVENUE
LOVELAND, COLORADO 80537
970-962-3544
CONTACT: TYLER GROCE

LIST OF ACRONYMS AND ABBREVIATIONS

A	"A" LOT DESIGNATION
AC	ACRE
ASS'Y	ASSEMBLY
A.T.	ACCESS TRACT
B	"B" LOT DESIGNATION
BMP	BEST MANAGEMENT PRACTICES
BNDY	BOUNDARY
BOW	BACK OF WALK
BW	FG AT BOTTOM FACE OF WALL
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
C.O.	CLEAN OUT
C.P.	CONTINUOUS POUR CONCRETE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
E.A.E.	EMERGENCY ACCESS EASEMENT
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EX	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHAD	FLOOD HAZARD AREA DELINEATION
FIRM	FLOOD INSURANCE RATE MAP
FL	FLOW LINE
FS	FIRE SERVICE
FT	FOOT
FUT	FUTURE
G	"G" GARDEN LOT DESIGNATION
G.E.	GAS EASEMENT
GPM	GALLONS PER MINUTE
GS	GROUND SHOT
GV	GATE VALVE
HC	HANDICAP
HORZ	HORIZONTAL
HP	HIGH POINT
HW	HEAD WALL
INT	INTERSECTION OR INTERCEPT
INV	INVERT
IRR	IRRIGATION
KB	KICK BLOCK
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
MIN	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
NWSEL	NORMAL WATER SURFACE ELEVATION
PL	PROPERTY LINE
P.L.E.	PROJECTED LIP ELEVATION
PMF	PROBABLE MAXIMUM FLOOD
PSI	POUNDS PER SQUARE INCH
PROP	PROPOSED
PVC	POLY VINYL CHLORIDE
Q10	10 YEAR DISCHARGE
Q100	100 YEAR DISCHARGE
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
SAN	SANITARY SEWER
SB	STILLING BASIN
SEC.	SECTION
SF	SQUARE FEET
STA	STATION
STM	STORM SEWER
T	"T" TRANSITION LOT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TEMP	TEMPORARY
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TOS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
VN	NORMAL VELOCITY
W/	WITH
W/L	WATER LINE
WO	"WO" WALK OUT LOT DESIGNATION
WQ	WATER QUALITY
WQCV	WATER QUALITY CAPTURE VOLUME
WSEL	WATER SURFACE ELEVATION
YR	YEAR
#	NUMBER

NOTE:
IT SHOULD BE NOTED THAT, WITH THE EXCEPTION OF 911-DISPATCHED EMERGENCY SITUATIONS, SNOW AND ICE REMOVAL SERVICES ARE NOT PROVIDED FOR ALLEYS WITHIN THE CITY OF LOVELAND. ADDITIONALLY, LOCAL STREETS ARE LISTED AS "PRIORITY THREE" ROUTES IN THE CITY'S SNOW AND ICE CONTROL PLAN, MEANING THAT SNOW REMOVAL SERVICES ARE UNLIKELY EXCEPT IN EXTREME CIRCUMSTANCES. PRIVATELY CONTRACTED SNOW REMOVAL SERVICES ARE STRONGLY RECOMMENDED AND ARE PERMISSIBLE WHEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.16.240 OF THE LOVELAND CITY CODE.

To request marking of underground facilities
811 Know what's **below.** **Call** before you dig.
Call 811 or visit call811.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
CWC Consulting Group claims no responsibility for the underground facilities depicted in this plan set.

SITE BASIS OF BEARINGS:
ASSUMING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, T.5N.,R.68W8., AS BEARING NORTH 89°33'53"WEST AS MONUMENTED AS SHOWN ON THIS PLAT, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2634.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

SITE BENCHMARK:
CITY OF LOVELAND BM NO. 95-01, STREET LOCATION: I-25 - FRONTAGE, DESCRIPTION: ALUM DISK IN S. END OF W. HEDWALL AT CANAL ON W. FRONTAGE ROAD, 1200 N. OF MCWHINNEY BLVD INTERSECTION, WITH A PUBLISHED ELEVATION OF 4957.02 ON THE NGVD29 DATUM PER THE CITY OF LOVELAND 1995 LEVEL NET SURVEY- NGS CONTROL BENCHMARKS, REVISED: AUGUST 3, 2009.

QUALIFIED STORMWATER MANAGER

JIM NIEMCZYK
ADMINISTRATOR (PRIMARY)

2725 ROCKY MTN AVE. | LOVELAND | COLORADO | 80538
ADDRESS | CITY | STATE | ZIP

970-776-4052
PHONE

NIC ORTIZ
ADMINISTRATOR (SECONDARY)

1627 E. 18Th STREET | LOVELAND | COLORADO | 80538
ADDRESS | CITY | STATE | ZIP

970-669-3611
PHONE

CITY OF LOVELAND CIVIL CONSTRUCTION PLANS APPROVAL BLOCK

These plans have been approved by:

PUBLIC WORKS - TRANSPORTATION DEVELOPMENT DIVISION (FOR PUBLIC IMPROVEMENTS ONLY)
BY: _____ DATE: _____

LOVELAND FIRE RESCUE AUTHORITY
BY: _____ DATE: _____

WATER AND POWER DEPARTMENT - WATER/WASTEWATER
BY: _____ DATE: _____

WATER AND POWER DEPARTMENT - POWER
BY: _____ DATE: _____

PUBLIC WORKS DEPARTMENT - STORMWATER DIVISION
BY: _____ DATE: _____

PARKS AND RECREATION DEPARTMENT
BY: _____ DATE: _____

DEVELOPMENT SERVICES DEPARTMENT - CURRENT PLANNING DIVISION
BY: _____ DATE: _____

THE CITY OF LOVELAND REVIEW CONSTITUTES COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE ENGINEER OF RECORD.

THESE PLANS ARE INTENDED TO BE FOR THE CITY REVIEW OF PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT PROJECT. CONSTRUCTION OF IMPROVEMENTS CANNOT COMMENCE UNTIL REQUIRED SITE DEVELOPMENT PLANS AND SUBDIVISION PLATS ARE COMPLETE, APPROVED, AND ON FILE WITH THE CITY.

THESE PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE TRANSPORTATION DEVELOPMENT DIVISION. IF THE NEXT APPROVAL OR PERMIT REQUIRED TO COMMENCE CONSTRUCTION THAT IS AUTHORIZED BY THE CITY'S APPROVAL OF THESE PLANS HAS NOT BEEN APPLIED FOR WITHIN THREE YEARS OF THE DATE OF APPROVAL, THESE PLANS SHALL EXPIRE AND SHALL BE DEEMED NULL AND VOID.

No.	Description	
	2ND SUBMITTAL	07/30/2025
	1ST SUBMITTAL	05/30/2025

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
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LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
COVER

9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701
CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	1

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-COVR.DWG, 8/5/2025 9:48 AM, DYLAN LIEKTORICH

A. GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.

2. THE DEVELOPER IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE

3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE DEVELOPER 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 DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER ABSENCE. HOWEVER, THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF LOVELAND, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.

6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

7. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

10. 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 DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

11. WHEN APPLICABLE, THE DEVELOPER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:

    - THE NOTICE OF INTENT (NOI)
    - BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
    - UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
    - ONE (1) SIGNED COPY OF THE APPROVED PLANS
    - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
    - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.

13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.

14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

15. THE DEVELOPER 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 DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

16. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

19. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

20. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.

21. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, THE DEVELOPER SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 -BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).

22. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

23. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.

24. THE DESIGNER SHALL PROVIDE ON THE COVER SHEET THE LOCATION OF THE NEAREST SURVEY BENCHMARK FOR THIS PROJECT AS WELL AS THE BASIS OF BEARING. THE BENCHMARK SHALL BE ON THE CURRENT CITY APPROVED DATUM.

25. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.

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

27. OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PHONE (303) 692-3500.

28. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR BEFORE WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

29. THE DEVELOPER 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 DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.

30. AFTER ACCEPTANCE BY THE LOCAL ENTITY, 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 ACCEPTANCE.

31. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

32. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE LOCAL ENTITY ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE LOCAL ENTITY ENGINEER.

33. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS LARIMER COUNTY URBAN AREA STREET STANDARDS -REPEALED AND REENACTED AUGUST 1, 2021 ADOPTED BY LARIMER COUNTY, CITY OF LOVELAND, CITY OF FORT COLLINS PAGE E-1-LOV-5 SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.

34. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.

35. PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.

36. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

37. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

38. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (LIST). IF THIS NOTE APPLIES, THEN THIS SPECIAL NOTE SHALL BE PLACED ON THE COVER SHEET OF THE CIVIL CONSTRUCTION PLANS.

39. APPROVED VARIANCES ARE LISTED AS FOLLOWS: (PLAN SET MUST HAVE A LIST OF ALL APPLICABLE VARIANCES FOR THE PROJECT). IF THIS NOTE APPLIES, THEN THIS SPECIAL NOTE SHALL BE PLACED ON THE COVER SHEET OF THE CIVIL CONSTRUCTION PLANS.

B. GRADING NOTES:

1. ALL FILLS IN LOT AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL INVESTIGATION REPORT.

2. SWALE OPTIONS AND ALL OFF-SITE GRADING SHALL BE RESEEDED WITH A COVER CROP UPON COMPLETION OF THE INFRASTRUCTURE IMPROVEMENTS. THE RECOMMENDED SPECIES AND APPLICATION RATES OF SEEDS FOR COVER CROPS ARE AS FOLLOWS:

ANNUAL RYE GRASS	20 LBS/ACRE
CEREAL RYE	40 LBS/ACRE
WINTER WHEAT	40 LBS/ACRE
SPRING WHEAT	60 LBS/ACRE
BARLEY	60 LBS/ACRE

3. DETENTION POND TO BE SEEDED WITH HPEC SEED MIX "B"

C. UTILITY NOTES:

1. THE MINIMUM COVER OVER WATER LINES IS 4.5-FEET AND THE MAXIMUM IS 5.5-FEET UNLESS OTHERWISE NOTED IN THE PLANS AND IMPROVED BY THE CITY OF LOVELAND WATER AND POWER DEPARTMENT.

D. PUBLIC WATER/WASTEWATER STANDARD NOTES:

1. IN ADDITION TO MEETING APPLICABLE LCUASS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS. IN CASES OF CONFLICT BETWEEN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS AND LCUASS, RELATING TO WATER AND/OR WASTEWATER SYSTEMS, THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS SHALL TAKE PRECEDENCE. IN CASES OF CONFLICT BETWEEN THESE SIGNED CCPS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY, UNLESS APPROVED BY THE DEPARTMENT.

2. IN HE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY PUBLIC WATER AND/OR WASTEWATER SYSTEM IMPROVEMENTS. A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR AND THE CONTRACTOR IS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS.

3. IN THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR EASEMENTS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AFFECTED PARTIES FOR ANY WATER AND/OR WASTEWATER SHUTDOWNS

4. THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED CCPS AND ANY APPLICABLE PERMITS AND AGREEMENTS ONSITE AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A SET OF CCPS TO BE USED FOR THE RECORD DRAWINGS. THE CURRENT COPY OF THE W/WW DEVELOPMENT STANDARDS CAN BE FOUND AT WWW.LOVGOV.ORG/WWWDS.

5. PRIOR TO INITIAL AND/OR CONDITIONAL INITIAL ACCEPTANCE OF THE PUBLIC WATER AND/OR WASTEWATER SYSTEM, THE CONTRACTOR SHALL PROVIDE TO THE INSPECTOR AND THE INSPECTOR SHALL ACCEPT THE FOLLOWING ITEMS: RECORD DRAWINGS FOR WATER AND/OR WASTEWATER, A WATER SERVICE SUMMARY REPORT (IF APPLICABLE) AND ALL REQUIRED TESTING REPORTS.

6. AFTER CONDITIONAL INITIAL ACCEPTANCE OR INITIAL ACCEPTANCE, THE CONTRACTOR CAN REQUEST THAT A METER BE INSTALLED/ACTIVATED. ALL REQUIRED SUBMITTALS, FEES AND STANDARD INSTALLATION REQUIREMENTS ARE REQUIRED TO BE SATISFIED PRIOR TO THE ACTIVATION OF ANY METER. FOR ALL HYDROZONE PROGRAMS A SOIL AMENDMENT AFFIDAVIT AND A HYDROZONE AGREEMENT IS ALSO DUE PRIOR TO ACTIVATION.

7. ONLY WATER DEPARTMENT STAFF SHALL ACTIVATE ANY WATER METER.

8. MINIMUM BURY DEPTH OF WATER MAINS IS 4.5 FEET

9. SEPARATION REQUIREMENTS FOR SURFACE IMPROVEMENTS FROM OUTSIDE OF THE PUBLIC WATER AND WASTEWATER SYSTEM: 10 FEET TO TREE TRUNKS (UPON MATURITY), WALLS AND PERMANENT STRUCTURES INCLUDING FOOTINGS AND FOUNDATIONS FOR SIGNS; 6 FEET FOR LIGHT POLES; AND 5 FEET FOR SHRUBS AND LARGE GRASSES.

E. STREET IMPROVEMENT NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.

2. A PAVING SECTION DESIGN, STAMPED AND SIGNED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.

3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE CITY OF LOVELAND ENGINEER.

4. STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE CITY OF LOVELAND ENGINEER.

5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THEN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY CITY OF LOVELAND ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.

7. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE CITY OF LOVELAND INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THE ½ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.

8. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TEST HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE WITH A TOTAL GVW OF NOT LESS THEN 50,000 LBS. AND A SINGLE AXLE OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES FILLED TO NO LESS THEN 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OF DEFORMATION, AS DETERMINED BY THE CITY OF LOVELAND ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE CITY OF LOVELAND ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN INSPECTOR.

9. 2-INCH PVC CONDUIT (WITH 3' MIN. COVER) SHALL BE PROVIDED ALONG ARTERIAL ROADWAYS WITH PULL BOXES AT 500' SPACING OR DEFLECTION POINTS FOR SUTURE TRAFFIC SIGNAL INTERCONNECT

No.	Description	
		DOCUMENT AMENDMENTS
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

CONSTRUCTION NOTES AND SPECIFICATIONS

CWC CONSULTING GROUP
- CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
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Project Number: 130-00192	Designed By: DFL	Drawn By: HLM/MLG	
	Reviewed By: BEC		Sheet Number: 2

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-GNRL-NOTE.DWG, 8/5/2025 9:48 AM, DYLAN LEKTORICH

F. TRAFFIC SIGNING AND PAVEMENT MARKING 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 SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER CITY OF LOVELAND STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D.
4. ALL LANES LINES FOR PAVEMENT SHALL RECEIVE TWO COATS OF PAINT WITH GLASS BEADS.
5. ALL LANE LINES SHALL BE LATEX PAINT
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE CITY OF LOVELAND ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE-FORMED TERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. LATEX PAINT APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
10. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLES AND FASTENERS PER THE STANDARDS.
11. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE CITY OF LOVELAND ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO (2) YEAR WARRANTY PERIOD WILL BEGIN.
12. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
13. SPECIAL CARE SHOULD BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
14. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE CITY OF LOVELAND ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE CITY OF LOVELAND ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE M.U.T.C.D. OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).
15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.
16. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ANCHORS, POSTS, SIGNS AND/OR DELINEATORS IN CONSTRUCTION AREA. CONTRACTOR MAY KEEP THE SIGNS, OR CALL THE CITY TRAFFIC DIVISION TO HAVE THEM REMOVED.
17. NO "RESET" ANCHORS, POSTS, SIGNS, AND/OR DELINEATORS WILL BE ACCEPTED
18. ALL ANCHORS, POSTS, SIGNS, AND/OR DELINEATORS SHALL BE NEW AND BE CONSISTENT WITH THE LCUASS CRITERIA.

G. STORM SEWER NOTES AND SPECIFICATIONS

1. ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF LOVELAND'S MOST RECENT STORMWATER STANDARDS AVAILABLE ON: HTTP://WWW.lovgov.org/services/public-works/stormwater/stormwater-standards

H. STORM DRAINAGE NOTES

1. THE CITY OF LOVELAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY'S OWNER.
2. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE STUDY "FINAL DRAINAGE REPORT FOR CENTERRA SOUTH PHASE 3 DATED MAY, 2025", PREPARED BY CWC CONSULTING GROUP SHALL BE FOLLOWED AND IMPLEMENTED.
3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE CITY OF LOVELAND, CERTIFICATIONS OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
4. STORM WATER INLETS SHALL BE CITY OF LOVELAND STANDARD TYPE R INLETS. SEE DETAILS ON THE CONSTRUCTION DETAILS SHEET.
5. ALL EXISTING AND PROPOSED STORM DRAIN MANHOLE COVERS SHALL BE ADJUSTED TO 1/4 INCH BELOW THE FINISHED STREET SURFACE.
6. MANHOLE COVERS SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE (3) FEET CLEARANCE BETWEEN MANHOLE RING AND THE LIP OF THE GUTTER.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL POINTS OF CONNECTION AND UTILITY CROSSINGS PRIOR TO INSTALLING ANY STORM DRAIN PIPE. IF A DESIGN MODIFICATION IS REQUIRED IT SHALL BE COORDINATED WITH THE ENGINEER AND APPROVED BY THE CITY OF LOVELAND.
8. AFTER EACH STORM, THE CONTRACTOR SHALL INSPECT AND REPAIR AS MAY BE REQUIRED, ALL EROSION CONTROL FACILITIES.

J. EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN FOURTEEN (14) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF LOVELAND.
7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   - (A.) BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   - (B.) REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   - (C.) BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BEPROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
12. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE CITY OF LOVELAND OR HOMEOWNERS ASSOCIATION (HOA).
13. CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THEFOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR, (LOVELAND GMA & CITY LIMITS ONLY).
   - (A.) BELOW ALL GUTTER DOWNSPOUTS.
   - (B.) OUT TO DRAINAGE SWALES.
   - (C.) ALONG LOT PERIMETER.
   - (D.) OTHER LOCATIONS, IF NEEDED.
16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY OF LOVELAND.
17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHENEVER IT IS NECESSARY FOR CONSTRUCTION EQUIPMENT INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E., STONE, DIRT, ETC., SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILE(S), STAGING AREA(S), CONSTRUCTION MATERIAL(S), CONCRETE WASHOUT AREA(S) AND/OR BUILDING SITE(S).

K. LOVELAND PUBLIC ELECTRIC UTILLITY NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE CURRENT ADOPTED VERSION OF THE CITY OF LOVELAND POWER REQUIREMENTS FOR ELECTRIC SERVICE (RFES).
2. IN CASES OF CONFLICT BETWEEN THESE SIGNED CCP'S AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
3. IN CASES OF CONFLICT BETWEEN THE CITY OF LOVELAND POWER REQUIREMENTS FOR ELECTRIC SERVICE (RFES) AND LCUASS, RELATING TO ELECTRIC UTILITY SYSTEMS, THE CITY OF LOVELAND POWER REQUIREMENTS FOR ELECTRIC SERVICE (RFES) STANDARDS SHALL TAKE PRECEDENCE.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL UTILITIES LOCATED WITHIN THE PROVIDED EASEMENTS CONCERNING ENFORCING CLEARANCE REQUIREMENTS AND ELIMINATING CONFLICTS BETWEEN EACH RESIDING ENTITY. THE MORE STRINGENT UTILITY CLEARANCE REQUIREMENTS TAKE PRECEDENCE.

No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

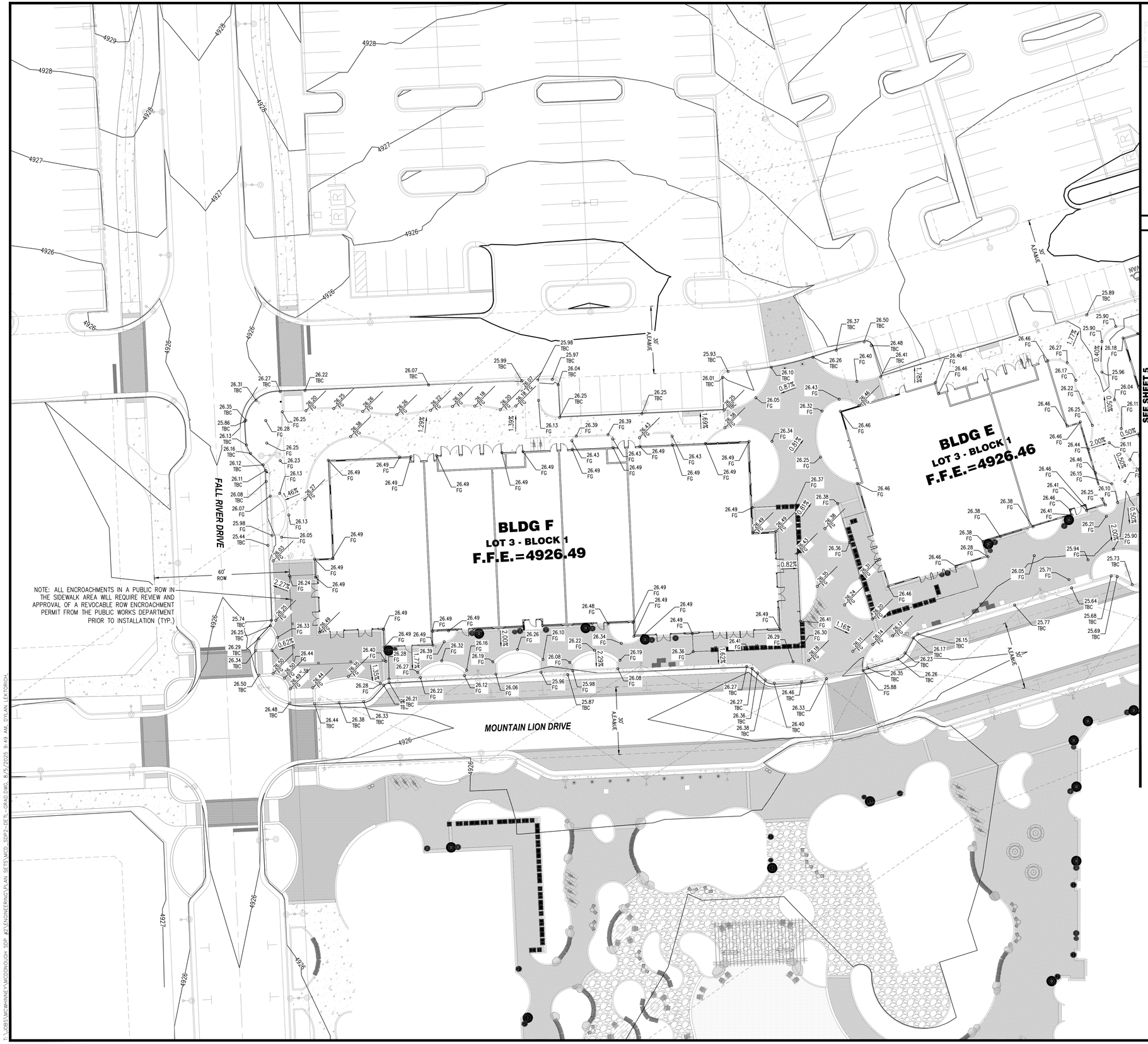
CONSTRUCTION NOTES AND SPECIFICATIONS

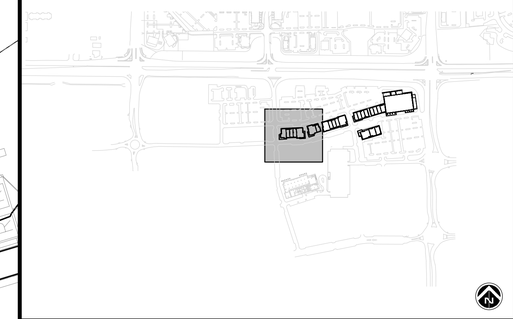
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	Drawn By: DFL HLM/MLG
Reviewed By:	BEC
Sheet Number:	3

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-GNRL-NOTE.DWG, 8/5/2025 9:49 AM, DYLAN.LEKTORICH





KEY MAP NTS

20 0 20 40
SCALE: 1" = 20'

LEGEND

- CENTER LINE
- PROPOSED LOT LINE / ROW
- EASEMENT LINE
- PROPERTY BOUNDARY
- FUTURE STORM SEWER W/ MH
- # = LOT NUMBER
- (#) = BLOCK NUMBER
- × 50.25 = SPOT ELEVATION
- × 50.25 FG = EXISTING SPOT ELEVATION
- × HP = HIGH POINT
- × LP = LOW POINT

TOP OF FOUNDATION ELEVATION TOF=XX.XX

PROPOSED CONTOUR 4850

EXISTING CONTOUR 4850

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No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

DETAILED GRADING

9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	4

T:\JOBS\MCWHINNEY\M2200NOUGH_SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DETL-GRAD.DWG, 8/5/2025 9:49 AM, DYLAN LEKTORICH

BLDG B
LOT 4 - BLOCK 1
F.F.E.=4925.40

BLDG C
LOT 5 - BLOCK 1
F.F.E.=4925.54

BLDG D
LOT 4 - BLOCK 1
F.F.E.=4926.18

MOUNTAIN LION DRIVE

SEE SHEET 6

SEE SHEET 4

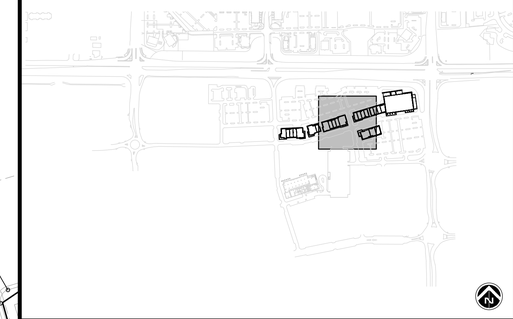
30' A.E.&M.U.E.

25' A.E.&M.U.E.

12'-0" A.E.&M.U.E.

KEY MAP

NTS



SCALE: 1" = 20'

LEGEND

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- × LP = LOW POINT
- TOP OF FOUNDATION ELEVATION — TOF=XX.XX
- PROPOSED CONTOUR — 4850 / 4845
- EXISTING CONTOUR — 4850 / 4845

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No.	Description	
	DOCUMENT AMENDMENTS	
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2	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

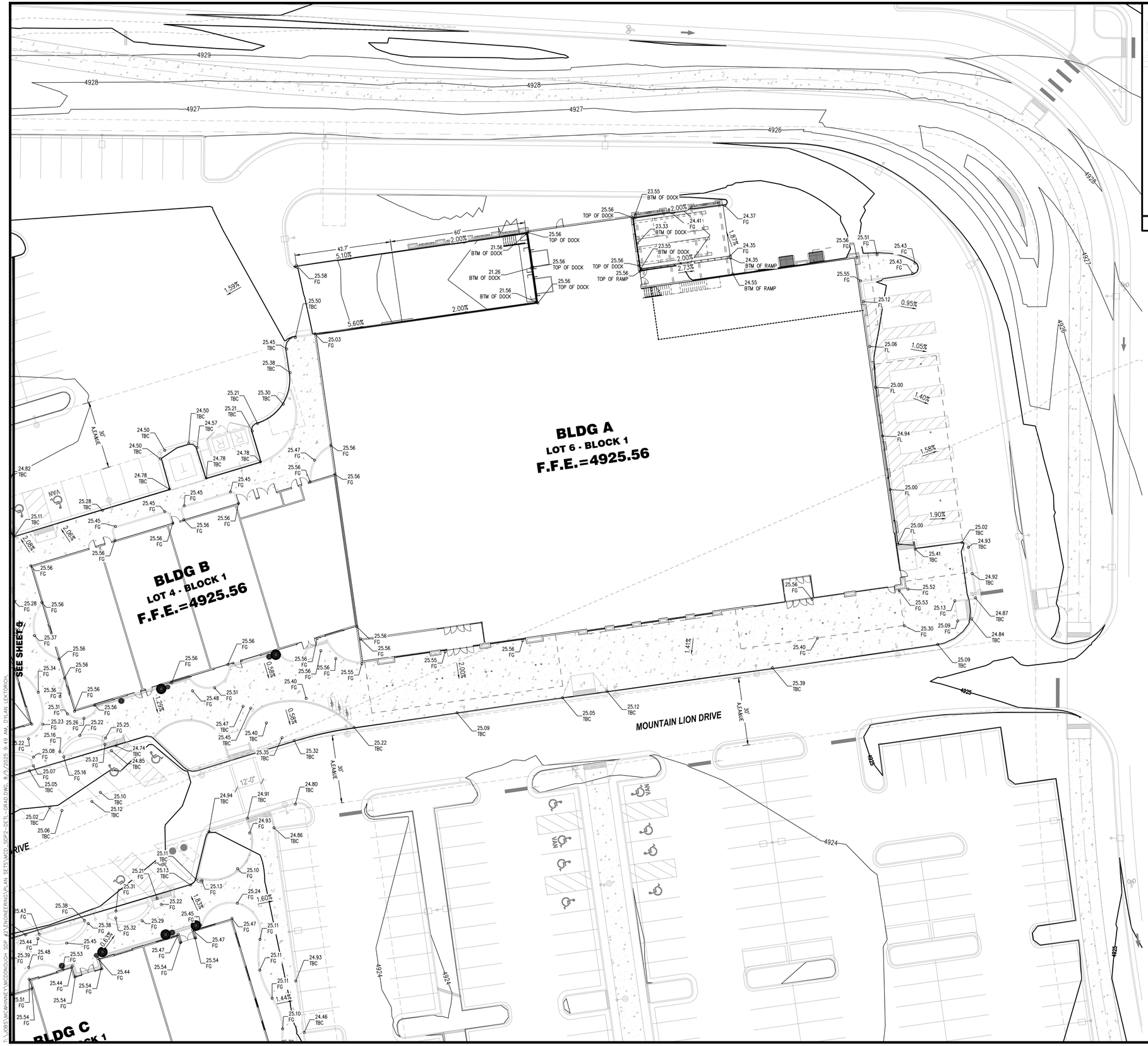
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

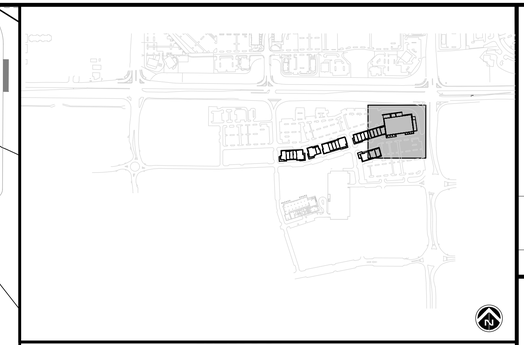
DETAILED GRADING

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number: 130-00192
Designed By: DFL
Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 5

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2_DFTI_GRAD.DWG, 8/5/2025 9:49 AM, DYLAN.LEKTORICH





KEY MAP NTS

20 0 20 40

SCALE: 1" = 20'

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- PROPERTY BOUNDARY
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- ×LP = LOW POINT

TOP OF FOUNDATION ELEVATION TOF=XX.XX

PROPOSED CONTOUR 4850 / 4849

EXISTING CONTOUR 4850 / 4849

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No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

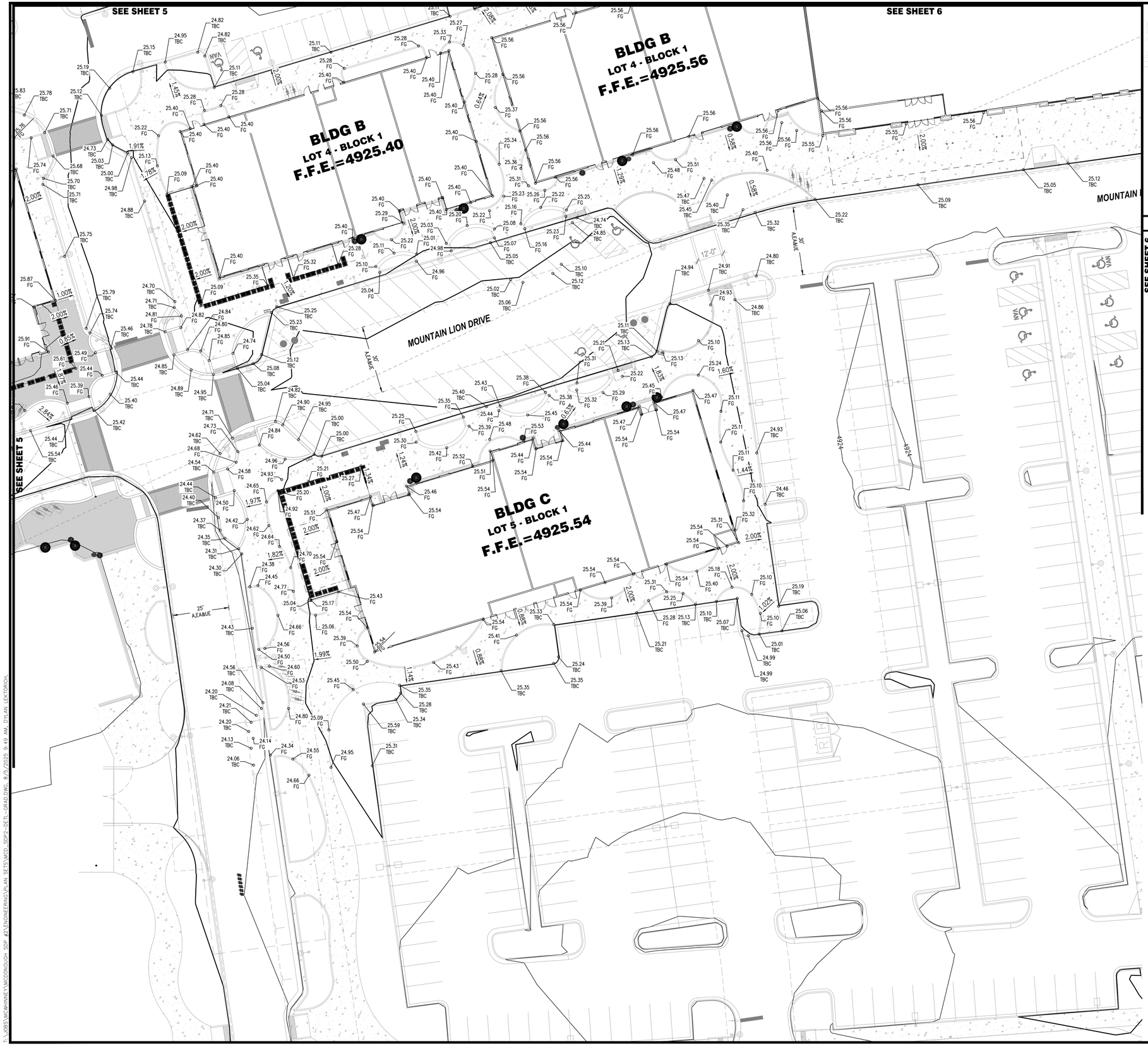
DETAILED GRADING

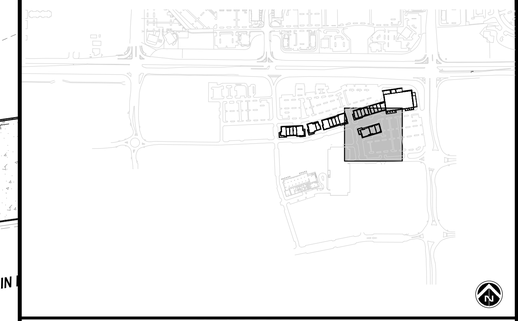
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	6

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD SDP2--DFT--GRAD.DWG, 8/5/2025 9:49 AM, DYLAN LEKTORICH





KEY MAP NTS

20 0 20 40

SCALE: 1" = 20'

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TOP OF FOUNDATION ELEVATION TOF=XX.XX

PROPOSED CONTOUR 4850

EXISTING CONTOUR 4849 4848

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No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2800

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

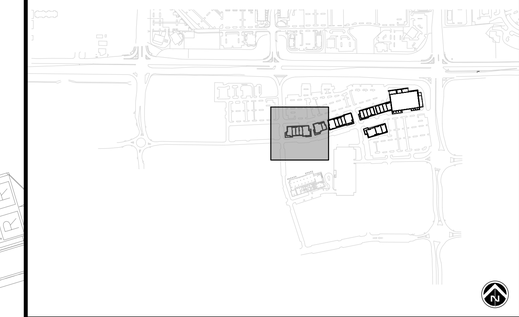
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

DETAILED GRADING

CWC CONSULTING GROUP
CIVIL ENGINEERING | LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	7

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DETL-GRAD.DWG, 8/6/2025 9:49 AM, DYLAN.FEKTORICH



KEY MAP NTS

20 0 20 40

SCALE: 1" = 20'

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TOP OF FOUNDATION ELEVATION TOF=XX.XX

PROPOSED CONTOUR 4850 4849

EXISTING CONTOUR 4850 4849

No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

HORIZONTAL CONTROL

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX: 303-395-2701

To request marking of underground facilities

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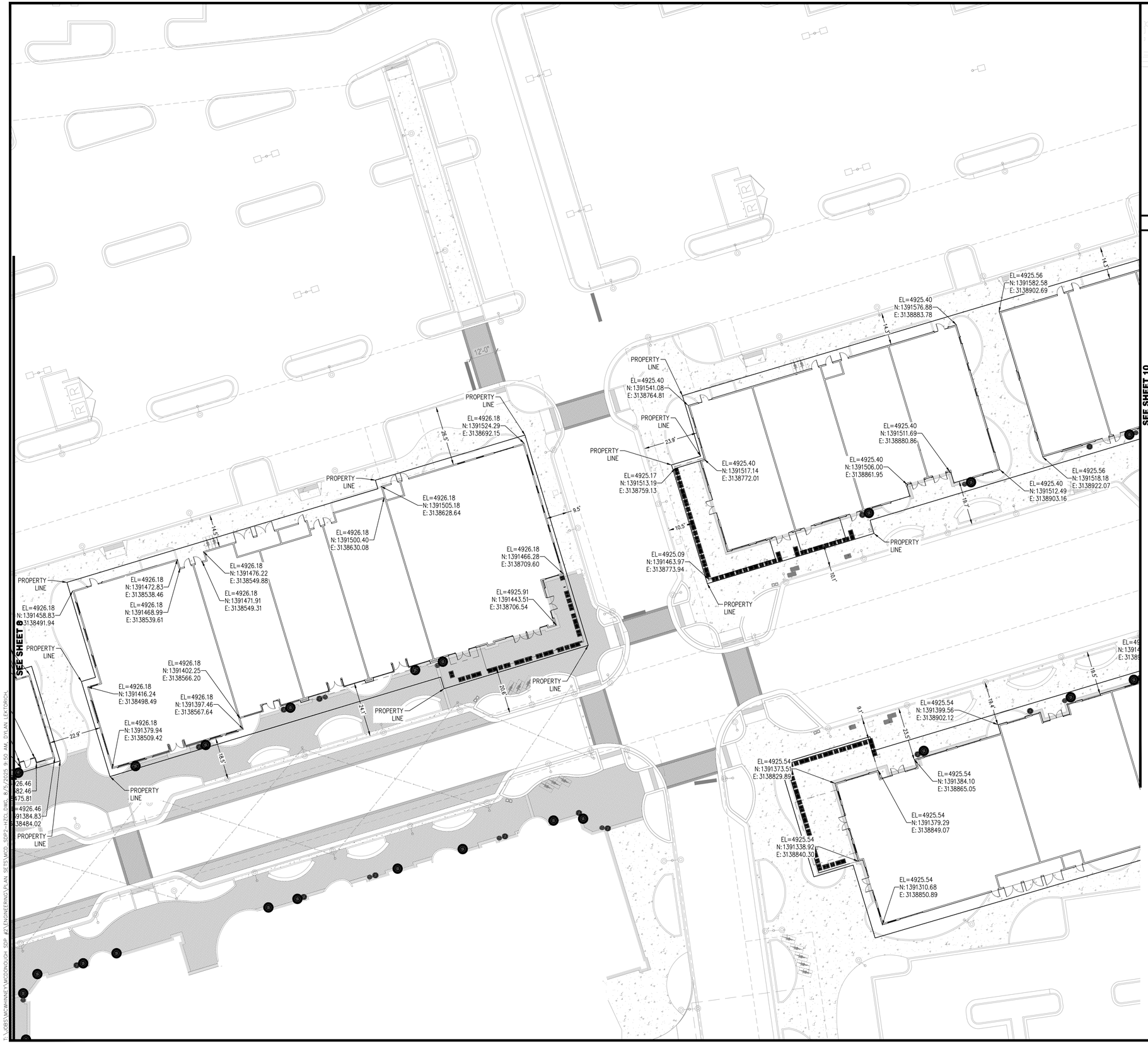
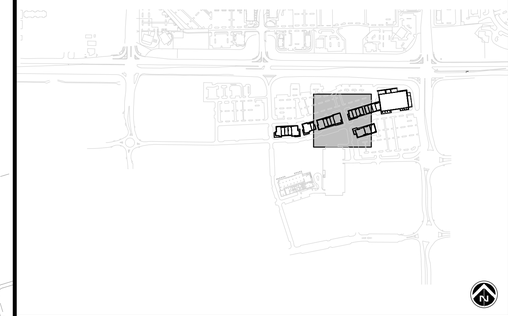
Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	8

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-HZCL.DWG, 8/5/2025 9:50 AM, DYLAN.LEKTORICH





KEY MAP

NTS

SCALE: 1"= 20'

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- PROPOSED CONTOUR 4850 / 4849
- EXISTING CONTOUR 4850 / 4849

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No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

HORIZONTAL CONTROL

9380 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

Project Number:	Designed By:	Drawn By:	Reviewed By:	Sheet Number:
130-00192	DFL	HLM/MLG	BEC	9

T:\JOBS\MCWHINNEY\MCDONOUGH_SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-HZD.DWG, 8/5/2025 9:50 AM, DYLAN.LEKTORICH

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EL=4925.03
N:1391685.29
E:3139028.47

EL=4925.01
N:1391720.53
E:3139269.64

13.3'

PROPERTY LINE

EL=4925.56
N:1391623.09
E:3139037.31

53.2'

14.2'

EL=4925.56
N:1391582.58
E:3138902.69

PROPERTY LINE

EL=4925.52
N:1391572.23
E:3139290.99

EL=4925.56
N:1391555.85
E:3139046.97

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

27.6'

10.2'

PROPERTY LINE

EL=4925.55
N:1391539.20
E:3139049.25

19.4'

PROPERTY LINE

EL=4925.56
N:1391518.18
E:3138922.07

EL=4925.40
N:1391512.49
E:3138903.16

SEE SHEET 9

12'-0"

EL=4925.54
N:1391426.40
E:3138991.74

19.5'

19.4'

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD SDP2-HZO.DWG, 8/5/2025 9:50 AM, DYLAN.FEKTORICH

KEY MAP

NTS

20 0 20 40

SCALE: 1"= 20'

LEGEND

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- TOF=XX.XX TOP OF FOUNDATION ELEVATION
- PROPOSED CONTOUR 4850 / 4849
- EXISTING CONTOUR 4850 / 4849

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	2ND SUBMITTAL	07/30/2025

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Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

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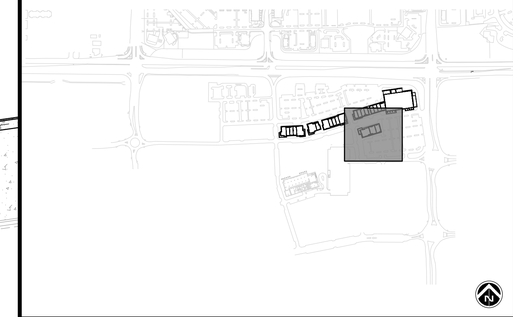
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	10



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	DOCUMENT AMENDMENTS	05/30/2025	07/30/2025

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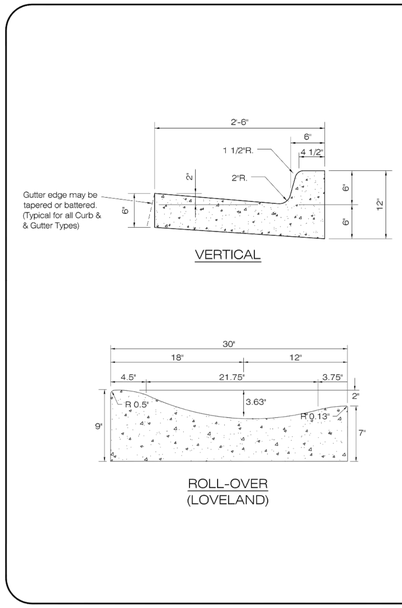
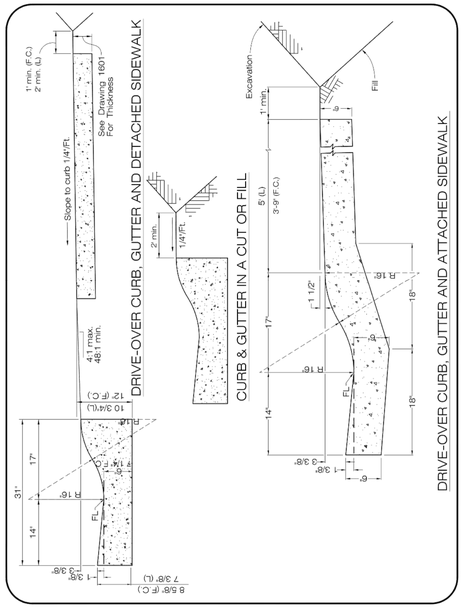
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	11

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-HZTL.DWG, 8/5/2025 9:50 AM, DYLAN.FEKTORICH



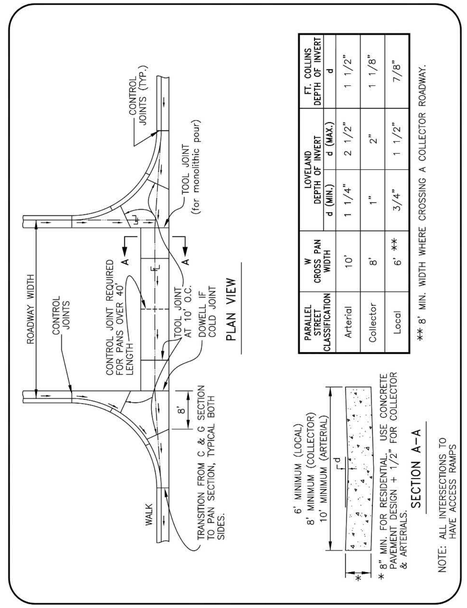
CURB AND GUTTER

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	701



CURB AND GUTTER/SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	702

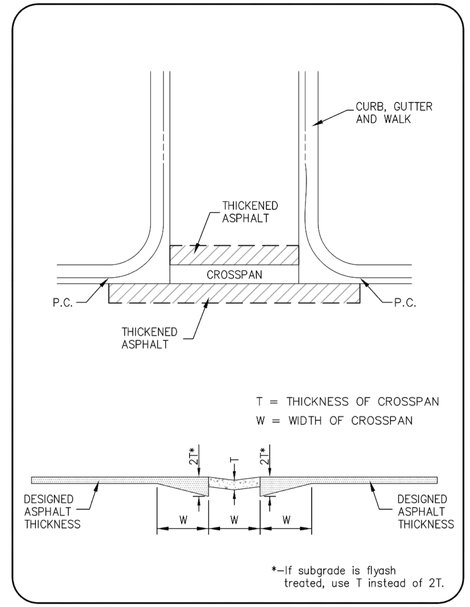


PARALLEL STREET CLASSIFICATION	W CROSS PAN WIDTH	LOVELAND DEPTH OF INVERT d (MIN.)	LOVELAND DEPTH OF INVERT d (MAX.)	FT. COLLINS DEPTH OF INVERT d
Arterial	10'	1 1/4"	2 1/2"	1 1/2"
Collector	8'	1"	2"	1 1/8"
Local	6' **	3/4"	1 1/2"	7/8"

** 8' MIN. WIDTH WHERE CROSSING A COLLECTOR ROADWAY.

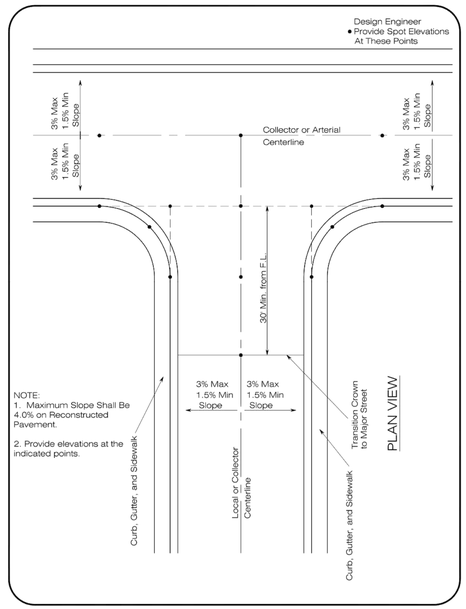
STREET INTERSECTION CROSSPAN

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 08/01/21	708



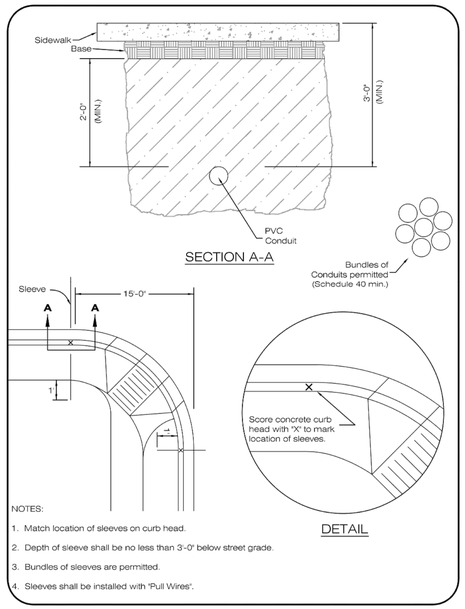
ASPHALT PAVING DETAIL (CROSSPAN)

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	710



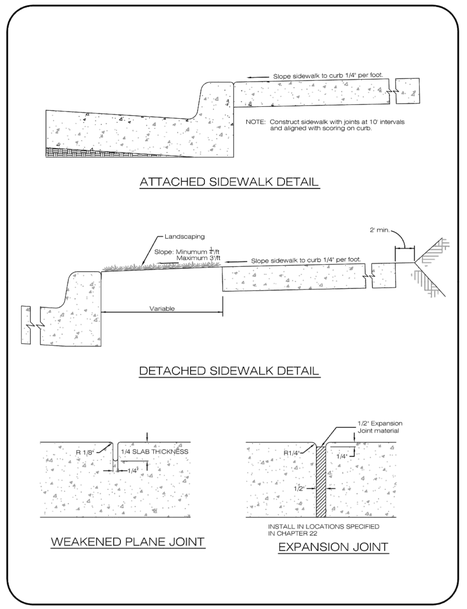
STREET INTERSECTION APPROACH DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 11/16/00	7-28



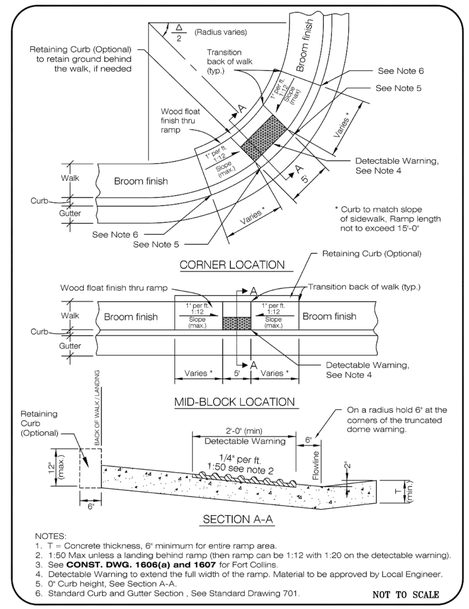
SLEEVE LOCATIONS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1202



SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1602



ACCESS RAMP DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 02/17/15	1603

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

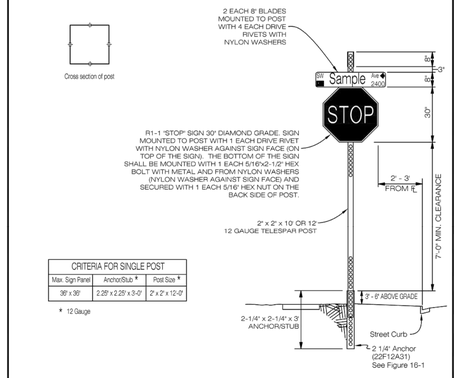
No.	Description	
	2ND SUBMITTAL	07/30/2025
	1ST SUBMITTAL	05/30/2025

DOCUMENT AMENDMENTS

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
ROADWAY DETAILS

Project Number: 130-00192
Designed By: DFL
Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 12

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2_DTLS-STRT.DWG, 8/5/2025 9:50 AM, DYLAN.LEKTORICH



NOTES:

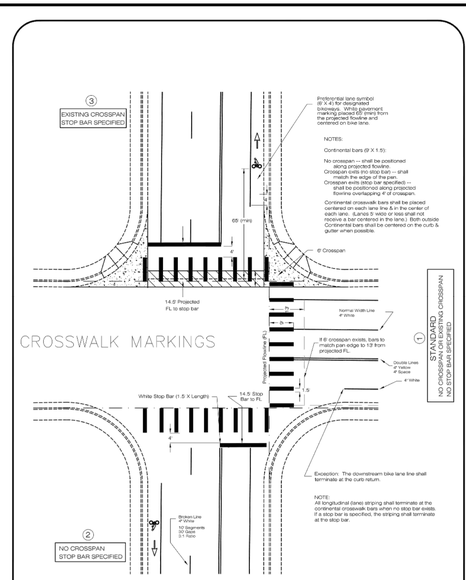
1. Attach the sign panels tightly to the post and use 5/16" (ID) X 3/4" (OD) washers to keep the sign from breaking loose from the post when hit by a vehicle.
2. Sign panels should be mounted a minimum of 7 feet above the pavement or ground.
3. Signs larger than 36 inches in length or width require wind bracing and special post design.
4. Anchor Stub and post are square steel tube (perforated).
5. All "No Parking" signs shall be installed at 45° from Flow Line.
6. Stop sign to be installed at Point of Curvature (PC) for direction of travel.

SIGN POST			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 08/01/21	1401

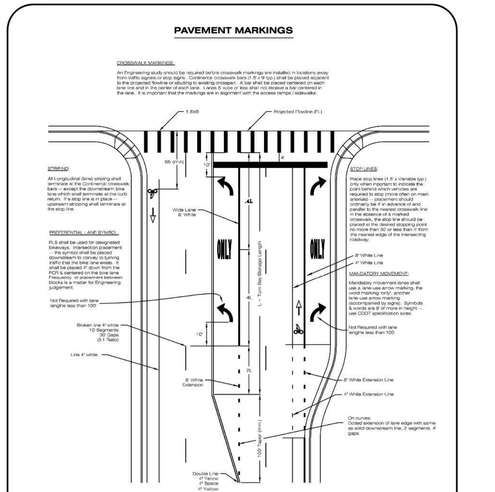
R7-9a
MUTCD Designation

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "BIKE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NO PARKING BIKE LANE SIGN DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1402a



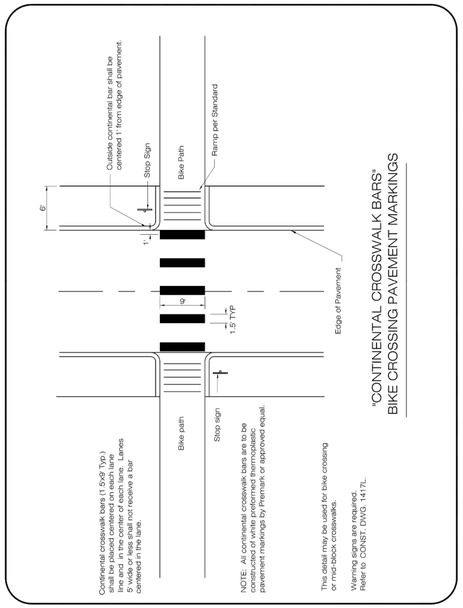
STANDARD PAVEMENT MARKINGS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	1403



Note: Two-Way Left-Turn Lane (TWLTL) Striping

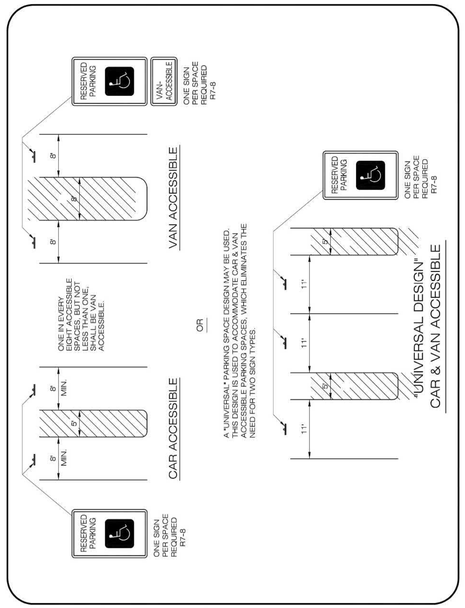
TWLTL striping is 4' yellow skip (10' line, 30' gap), 4" space, 4"solid yellow

STANDARD PAVEMENT MARKINGS W/TURN LANE			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 07/31/21	1404



"CONTINENTAL CROSSWALK BARS" BIKE CROSSING PAVEMENT MARKINGS

PAVEMENT MARKINGS FOR BIKE CROSSING			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	DRAWING
		DATE: 08/07/00	1405



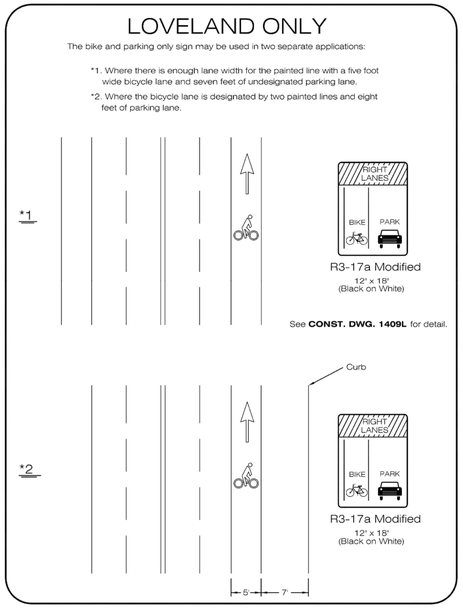
HANDICAP PARKING REQUIREMENTS (AS PER "ADA")			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	1407

LOVELAND ONLY

The bike and parking only sign may be used in two separate applications:

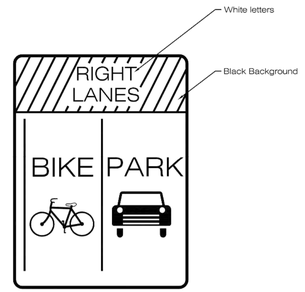
*1. Where there is enough lane width for the painted line with a five foot wide bicycle lane and seven feet of undesignated parking lane.

*2. Where the bicycle lane is designated by two painted lines and eight feet of parking lane.



BICYCLE AND PARKING PAVEMENT MARKINGS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1408L

LOVELAND ONLY



R 3-17a Modified
12" x 18"
(Black on White)

BICYCLE / PARKING SIGN			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1409L

No.	Description	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

ROADWAY DETAILS

9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX: 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL
Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 13

T:_JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2_DTLS-STRT.DWG, 8/5/2025 9:51 AM, DYLAN.LEKTORICH

URBAN ROUNDABOUT SIGN DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1412

STANDARD FIRE LANE SIGN DETAIL (FORT COLLINS ONLY)

UNIVERSAL FIRE LANE SIGN DETAIL

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NOTES:

1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

FIRE ACCESS ROAD SIGNS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1418

FORT COLLINS ONLY

TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING
		DATE: 02/17/15	1607

NOTE: ALL TRUNCATED DOMES TO BE CAST IRON PANELS AS APPROVED BY THE CITY ENGINEERING INSPECTOR

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

ROADWAY DETAILS

9380 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL **Drawn By:** HLM/MLG
Reviewed By: BEC
Sheet Number: 14

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2_DTLS-STRT.DWG, 8/5/2025 9:51 AM, DYLAN.LEKTORICH

SEE SHEET 16

NOTE: TEST STATIONS FOR ALL NON-METALLIC SERVICE LINES TO BE PROVIDED IN NEAREST LANDSCAPE AREA

SCALE: 1"=20'

KEY MAP

NTS

To request marking of underground facilities

811 Know what's below. Call before you dig. 811 or 1-800-922-1987 or log on to www.UNCC.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 working days prior to the start of construction operations. CWC Consulting Group claims no responsibility for the underground facilities depicted in this plan set.

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	15

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

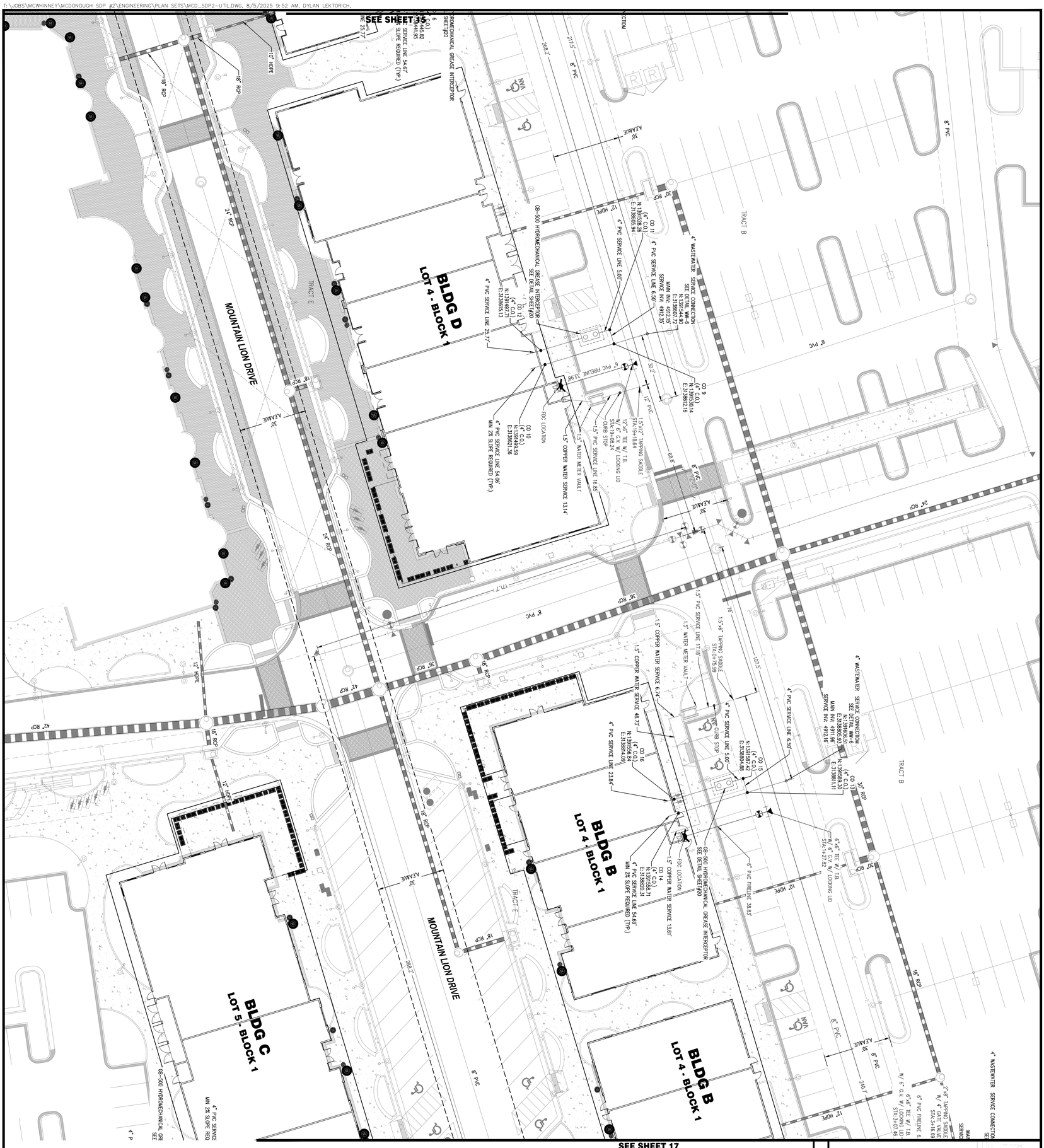
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

UTILITY PLAN

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

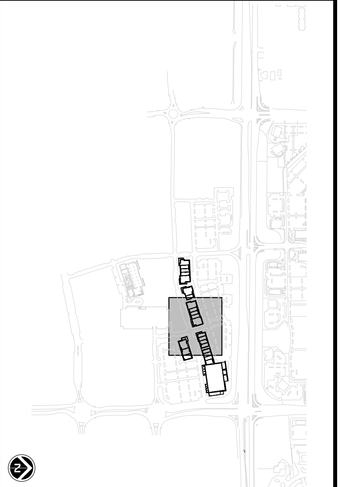


NOTE: TEST STATIONS FOR ALL NON-METALLIC SERVICE LINES TO BE PROVIDED IN NEAREST LANDSCAPE AREA

SCALE: 1"=20'

KEY MAP

NTS



Know what's below. Call before you dig. 811
To request marking of underground facilities
Call 811 or request online at 811colorado.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 working days prior to the start of construction operations.
CWC Consulting Group claims no responsibility for the underground facilities depicted in this plan set.

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	16

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

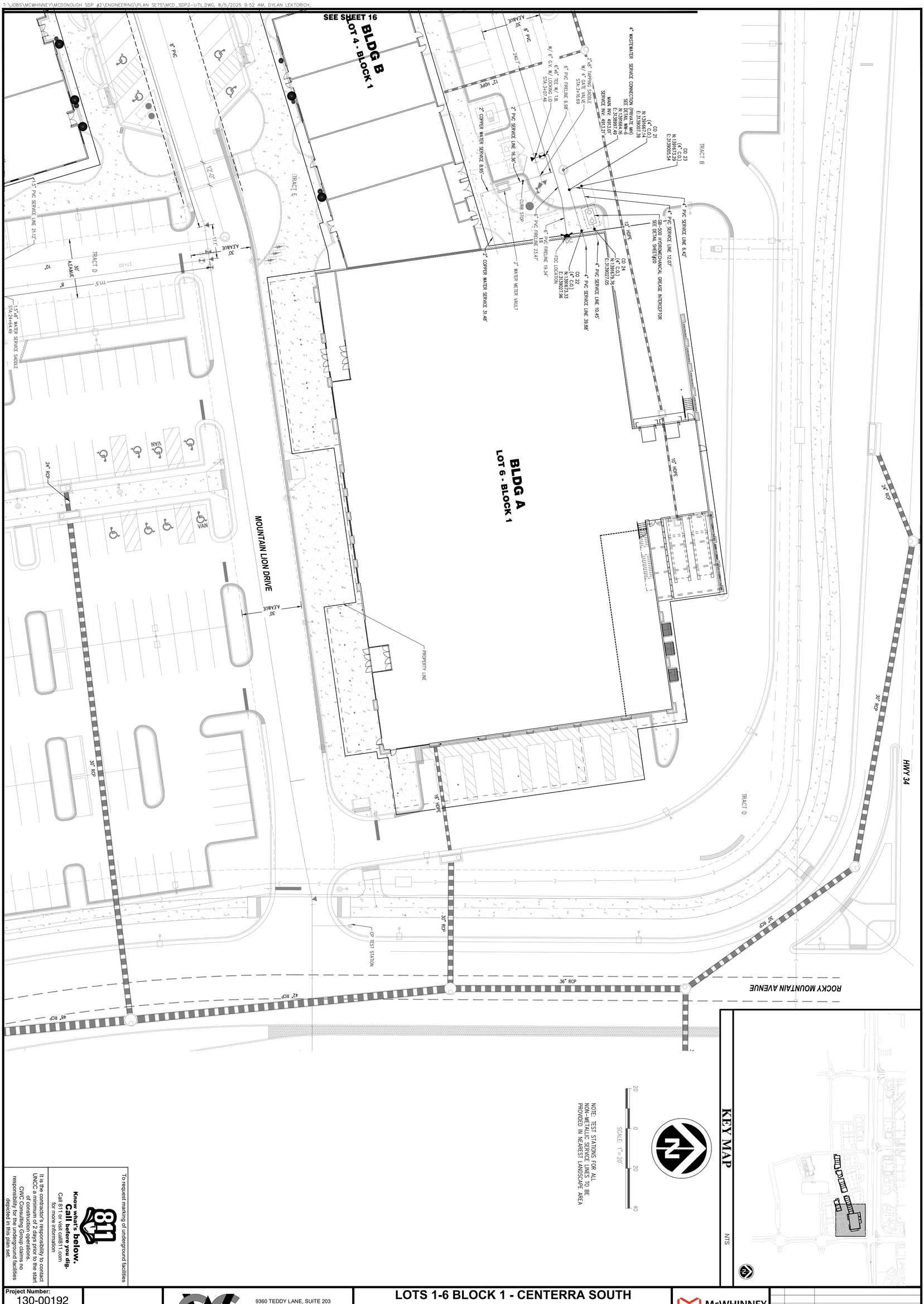
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

UTILITY PLAN

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS



To request marking of underground facilities

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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	17

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
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TELEPHONE: 303-395-2700
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LOVELAND, CO 80538
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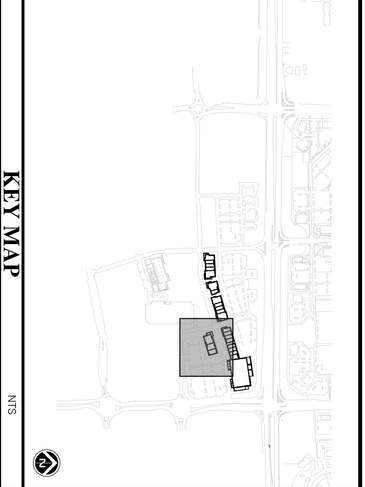
No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS



KEY MAP

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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	18

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

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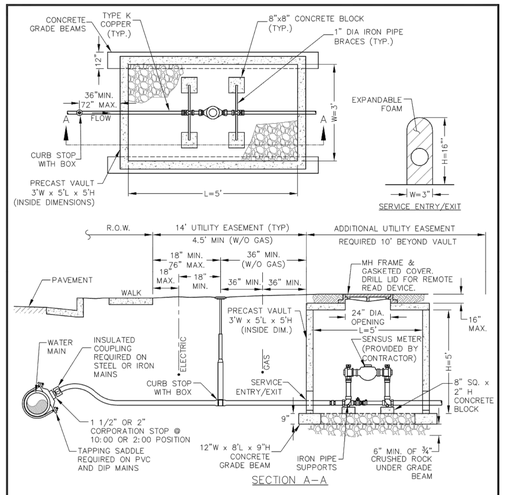
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
05/30/2025	1ST SUBMITTAL
07/30/2025	2ND SUBMITTAL

DOCUMENT AMENDMENTS

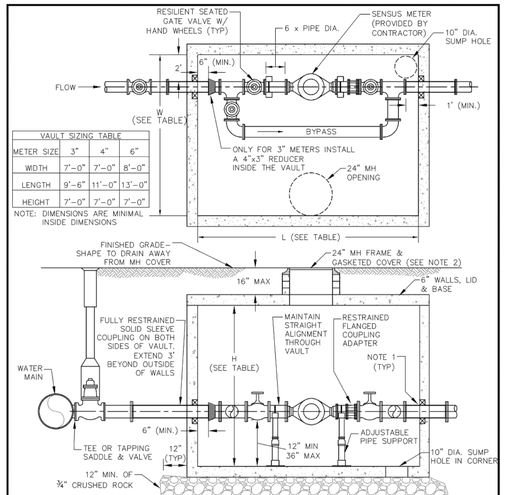


SECTION A–A

NOTES:
1. METER VAULT SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C858 AND FOR AASHTO HL-93 LOADING. WALLS AND LID SHALL BE 6" THICK. WALLS & LIDS SHALL BE CAST AS SEPARATE COMPONENTS; EACH SHALL BE CAST MONOLITHICALLY. CONCRETE FC=4000 PSI. BURY VAULT 16" MAX BELOW SURFACE. ADJUST MH COVER TO GRADE WITH CONCRETE GRADE RINGS.
2. HIGH PRESSURE AREAS WILL REQUIRE A PRV. INSTALL PRV IN BUILDING.
3. TYPE K–COPPER SERVICE AND COMPRESSION FITTING ONLY.
4. WALL PENETRATIONS FOR SERVICE ENTRY AND EXIT MAY BE DOGHOUSE STYLE, HOWEVER SHALL NOT EXCEED 3"Wx16"H. ALL VAULT PENETRATIONS SHALL BE SEALED WITH EXPANDABLE FOAM.
5. CURB STOP TO BE MINNEAPOLIS SCREW ON STYLE EXCLUDING EXTENSION.
6. SEPARATION BETWEEN METER VAULTS TO TREES = 10', BUSHES AND ORNAMENTAL GRASSES = 5'.

1–1/2" & 2" WATER METER VAULT

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–12



VAULT SIZING TABLE			
METER SIZE	3"	4"	6"
WIDTH	7'–0"	7'–0"	8'–0"
LENGTH	9'–6"	11'–0"	13'–0"
HEIGHT	7'–0"	7'–0"	7'–0"

NOTE: DIMENSIONS ARE MINIMAL INSIDE DIMENSIONS

NOTES:
1. SEAL EACH VAULT PENETRATION WITH LINK–SEAL UNIT USING 316 S.S HARDWARE.
2. BURY VAULT 16" BELOW SURFACE. ADJUST MH COVER TO GRADE WITH CONCRETE GRADE RINGS. DRILL HOLE THROUGH COVER FOR REMOTE READ DEVICE.
3. ALL JOINTS WITHIN VAULT SHALL BE FLANGED CONNECTIONS.
4. VAULT SHALL BE DESIGNED FOR AASHTO HL–93 LOADING. FLOORS AND WALLS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C858. WALLS & LIDS SHALL BE CAST AS SEPARATE COMPONENTS; EACH SHALL BE CAST MONOLITHICALLY. CONCRETE FC=4000 PSI MIN.
5. SEPARATION BETWEEN METER VAULTS TO TREES = 10', BUSHES AND ORNAMENTAL GRASSES = 5'.

3", 4" & 6" WATER METER VAULT

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–13

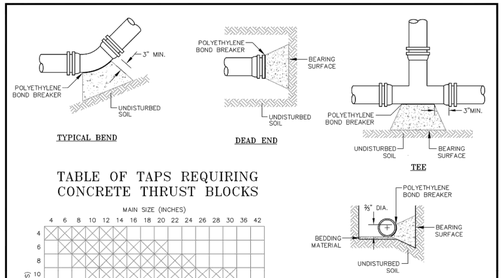


TABLE OF TAPS REQUIRING CONCRETE THRUST BLOCKS

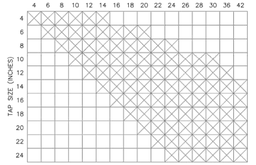


TABLE OF REQUIRED BEARING AREAS (SQ. FT.)

PIPE SIZE	HORIZONTAL BENDS 90°	45°	22–1/2°	11–1/4°	TEES/DEAD ENDS
3"	2.0	1.1	0.6	0.3	1.4
4"	3.1	1.7	0.8	0.4	2.2
6"	6.8	3.7	1.9	0.9	4.8
8"	12.2	6.6	3.4	1.7	8.6
10"	18.6	10.1	5.1	2.6	13.2
12"	26.6	14.4	7.3	3.7	18.8
14"	36.2	19.6	10.0	5.0	25.6
16"	47.0	25.4	13.0	6.5	33.3
18"	59.4	32.1	16.4	8.2	42.0
20"	73.1	39.5	20.2	10.1	51.7
24"	105.3	57.0	29.1	14.6	74.5
30"	163.4	88.4	45.1	22.7	115.6
36"	234.8	127.1	64.8	32.5	166.0

NOTES:
1. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES TO BE WRAPPED WITH 8 MIL POLYETHYLENE.
2. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
3. ALL THRUST BLOCKS TO BE 3000 P.S.I. CONCRETE.
4. CALCULATIONS MADE WITH THIS TABLE ASSUME 100 P.S.I. INTERNAL STATIC PRESSURE AND 1,000 LBS./SQ.FT. SOIL BEARING CAPACITY AND A SAFETY FACTOR OF 1.5. FOR STATIC PRESSURES GREATER THAN 100 P.S.I. AND/OR SOIL BEARING CAPACITY LESS THAN 1000 LBS./SQ. FT., THE DESIGN ENGINEER SHALL PROVIDE SPECIFIC CALCULATIONS FOR DEPARTMENTAL REVIEW AND APPROVAL.
5. LOWER VERTICAL GRAVITY BLOCKS MAY BE SIZED FROM THIS TABLE. UPPER VERTICAL GRAVITY BLOCKS SHALL BE SIZED BY THE DESIGN ENGINEER.

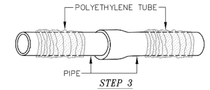
STANDARD CONCRETE THRUST BLOCKS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–21

AWWA C–105 METHOD "A" FIELD INSTALLATION STEPS:
STEP 1 – CUT 8 MIL POLYETHYLENE TUBE TO A LENGTH APPROXIMATELY 2–FT LONGER THAN THE PIPE SECTION.

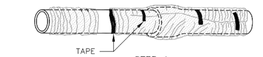
STEP 2 – PLACE POLYETHYLENE TUBE ON PIPE PRIOR TO LOWERING IT INTO TRENCH.

STEP 3 – LOWER PIPE INTO TRENCH AND MAKE UP THE PIPE JOINT WITH THE PRECEDING SECTION OF PIPE. A SHALLOW BELL HOLE MUST BE MADE AT THE JOINTS TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE.



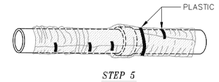
STEP 3

STEP 4 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.



STEP 4

STEP 5 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.



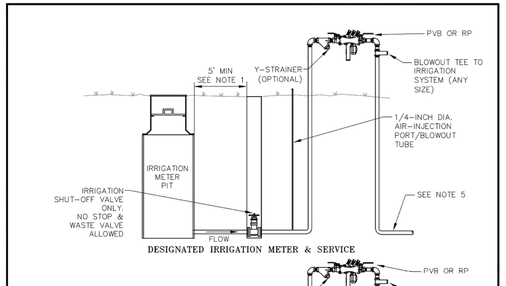
STEP 5

STEP 6 – CAREFULLY BACKFILL WITH CLEAN MATERIAL THAT WILL NOT DAMAGE ENCASEMENT.

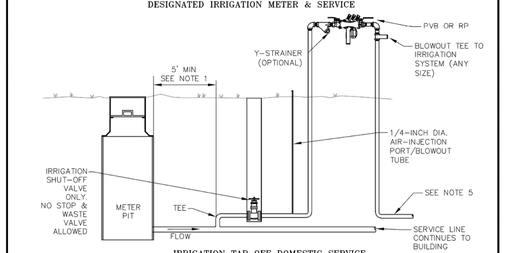
NOTE:
1. TAPE TRACER WIRE TO OUTSIDE OF PIPE WRAP.
2. MAKE TAPS BY WRAPPING THREE LAYERS OF TAPE AROUND THE PIPE TO COVER THE TAPPING MACHINE AREA. INSTALL CORPORATION STOP THROUGH THE TAPE AND POLYETHYLENE TUBE.

POLYETHYLENE PIPE WRAP

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–22



DESIGNATED IRRIGATION METER & SERVICE

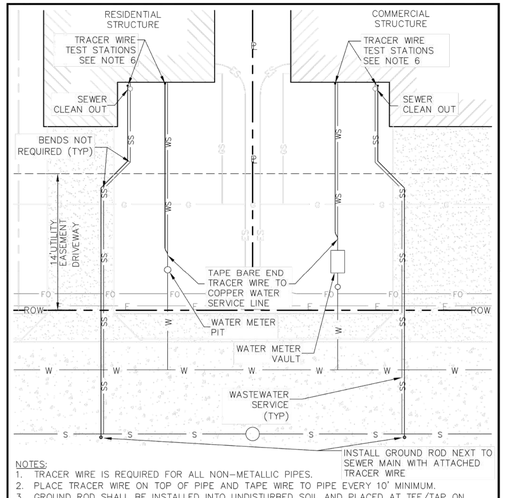


IRRIGATION TAP OFF DOMESTIC SERVICE

NOTES:
1. IRRIGATION SHUT–OFF VALVE TEE SHALL BE 5–FOOT MINIMUM DISTANCE FROM OUTSIDE OF METER PIT.
2. PVB NEEDS TO BE 12–INCHES ABOVE THE HIGHEST SPRINKLER HEAD. RP NEEDS TO BE 12" ABOVE THE GROUND.
3. DO NOT BLOW AIR THROUGH THE BACKFLOW ASSEMBLY.
4. IRRIGATION SYSTEMS WHICH USE COMPRESSED AIR TO PURGE THE SYSTEM SHALL NOT HAVE AIR INJECTION PORTS LARGER THAN 1/4–INCH DIAMETER UPSTREAM OF THE BACKFLOW PREVENTOR.
5. AIR–INJECTOR PORT LOCATED DOWNSTREAM OF BACKFLOW PREVENTOR CAN BE ANY SIZE.
6. BACKFLOW ASSEMBLY SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.

IRRIGATION SYSTEM SERVICE

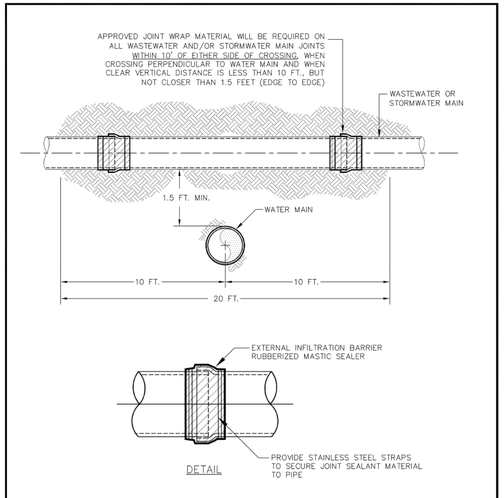
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–24



NOTES:
1. TRACER WIRE IS REQUIRED FOR ALL NON–METALLIC PIPES.
2. PLACE TRACER WIRE ON TOP OF PIPE AND TAPE WIRE TO PIPE EVERY 10' MINIMUM.
3. GROUND ROD SHALL BE INSTALLED INTO UNDISTURBED SOIL AND PLACED AT TEE/TAP ON OPPOSITE SITE OF MAIN FROM DIRECTION OF TEE/TAP AND WITHIN 12" OF HORIZONTAL SEPARATION OF THE WASTEWATER MAIN OR MH.
4. ONLY ONE UNDERGROUND WIRE SPLICE WILL BE ALLOWED. SPLICE SHALL BE IN A GEL CAP SPLICE KIT SUITABLE FOR UNDERGROUND INSTALLATION.
5. FOR SEWER SERVICE STUBS FOR FUTURE CONNECTIONS PROVIDE A MINIMUM OF TWO FEET OF TRACER WIRE WRAPPED AND TAPED TO MARKER POST.
6. INSTALL TRACER WIRE TEST STATION AT FOUNDATION FOR WATER AND NEXT TO CLEAN–OUT FOR SEWER.
7. ALL TEST STATIONS ARE PRIVATE AND SHALL BE CLEARLY LABELED.

WATER AND WASTEWATER SERVICE TRACER WIRE

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–101



NOTES:
1. EXTERNAL JOINT SEALANT SHALL MEET ASTM C–877, TYPE II (MESH REINFORCED), WITH ADDITIONAL STAINLESS STEEL BAND. INSTALL PER MANUFACTURERS INSTRUCTIONS.

PIPE JOINT ENCASEMENT

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024 DATE REVISED: 2024 EDITION	DRAWING W–102

No.	Description	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

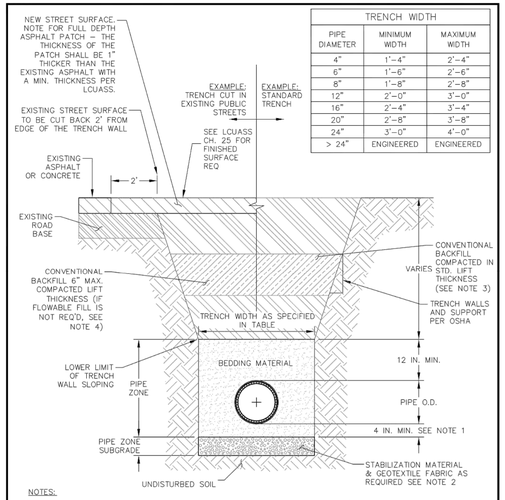
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

UTILITY DETAILS

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number: 130-00192
Designed By: DFL
Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 19

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTLS-UTIL.DWG, 8/5/2025 9:53 AM, DYLAN LEKTORICH

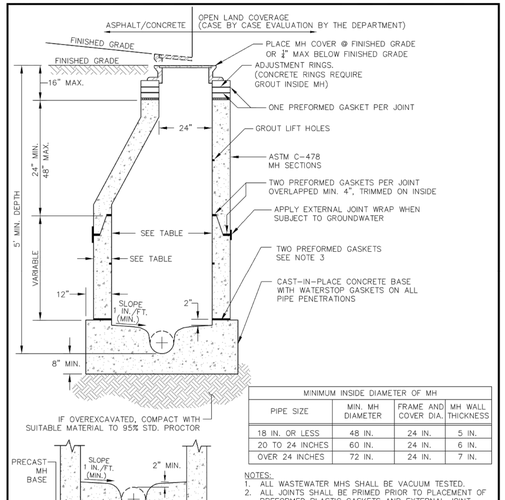


TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'–4"	2'–4"
6"	1'–6"	2'–6"
8"	1'–8"	2'–8"
12"	2'–0"	3'–0"
16"	2'–4"	3'–4"
20"	2'–8"	3'–8"
24"	3'–0"	4'–0"
> 24"	ENGINEERED	ENGINEERED

NOTES:
1. GRANULAR MATERIAL SHALL BE A MINIMUM OF 4–INCHES BELOW PIPE OR 1/4 PIPE DIAMETER, WHICHEVER IS GREATER.
2. STABILIZATION MATERIAL MAY BE REQUIRED BY THE DEPARTMENT TO REPLACE THE TOP 6–INCHES OF THE PIPE SUBGRADE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STABILIZATION MATERIAL AND PIPE BEDDING.
3. TRENCH REQUIREMENTS WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED SHALL BE PURSUANT TO DEPARTMENT STANDARDS.
4. WHERE THE SURROUNDING SOILS ARE NON–EXPANSIVE, A FLOWABLE FILL MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.

WASTEWATER MAIN TRENCH

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024	DRAWING
		DATE REVISED: 2024 EDITION	WW–1

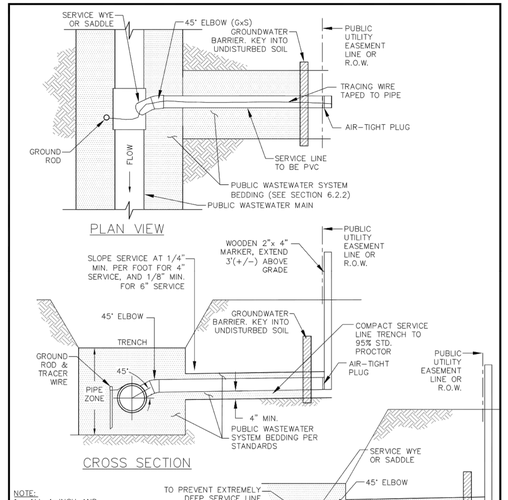


MINIMUM INSIDE DIAMETER OF MH			
PIPE SIZE	MIN. MH DIAMETER	FRAME AND COVER DIA.	MH WALL THICKNESS
18 IN. OR LESS	48 IN.	24 IN.	5 IN.
20 TO 24 INCHES	60 IN.	24 IN.	6 IN.
OVER 24 INCHES	72 IN.	24 IN.	7 IN.

NOTES:
1. ALL WASTEWATER MHS SHALL BE VACUUM TESTED.
2. ALL JOINTS SHALL BE PRIMED PRIOR TO PLACEMENT OF PREFORMED PLASTIC GASKETS AND EXTERNAL JOINT WRAP (IF NECESSARY).
3. DIAMETER OF PREFORMED GASKETS SHALL BE 1.5" FOR 48" MHS AND 2" FOR LARGER MHS.
4. PROVIDE RING AND COVER, PER THE STANDARDS, AND ADJUST CONSISTENT WITH SLOPE OF FINISH GRADE.
5. ANY STEPS INSTALLED NEED TO BE REMOVED PRIOR TO ACCEPTANCE. ALL HOLES NEED TO BE GROUTED.
6. MHS NOT LOCATED IN HARDSCAPE MAY REQUIRE A LOCATING BOLLARD.

STANDARD MAINTENANCE HOLE

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024	DRAWING
		DATE REVISED: 2024 EDITION	WW–2



NOTE:
1. ALL 4–INCH AND 6–INCH SERVICE SADDLES SHALL BE AT LEAST 3–FEET BETWEEN ONE ANOTHER WHEN LOCATED ON THE SAME SIDE OF A MAIN AND 18–INCHES IF LOCATED ON OPPOSITE SIDES OF A MAIN.

WASTEWATER SERVICE CONNECTION

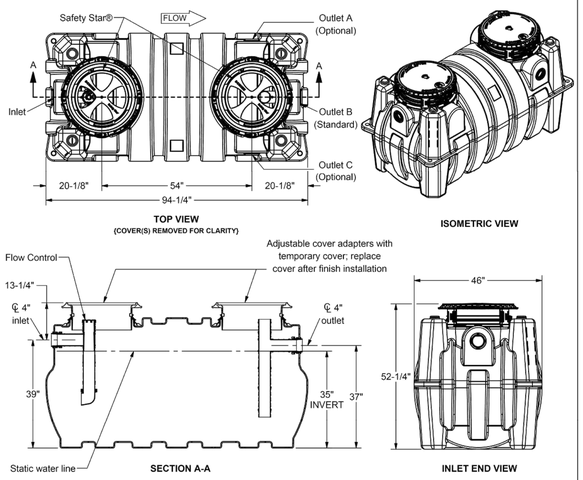
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 2024	DRAWING
		DATE REVISED: 2024 EDITION	WW–6

SPECIFICATION NOTES
(1) 4" FPT inlet/outlet with 4" plain end fittings
(2) Unit weight: 390 lbs. For wet weight, add 4254 lbs. For traffic-rated cover(s), add 90 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
(3) Maximum operating temperature: 150° F continuous
(4) Liquid Capacity: 510 gal
Grease Capacity (100 GPM): 3,048 lbs (417 gal)
Solids Capacity: 128 gal
(5) Built-in flow control; for series installations, only install flow control on the first unit in the series if necessary
(6) For gravity drainage applications only
(7) Do not use for pressure applications
(8) Cover placement allows full access to tank for proper maintenance
(9) Vent not required unless per local code
(10) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
(11) Integral air relief / Anti-siphon / Sampling access
(12) Cover adapters provide an adjustable height range of 5"
(13) Designed for below-grade, above-grade, indoor or outdoor installations
(14) Safety Star® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE
Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

ENGINEER SPECIFICATION GUIDE
Schier Great Basin® grease interceptor model GB-500 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter, and three outlet options. This unit is certified for hydromechanical performance to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs.

COVERS SOLD SEPARATELY
This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.
- T24-GI (8044-000-01): Traffic-rated cast iron cover shall provide water/gas-tight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-GI (8045-000-01): Pedestrian-rated poly cover shall provide water/gas-tight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.



SPECIFICATION SHEET

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
tel: 913-951-3300
fax: 913-951-3399
schierproducts.com
Made in the U.S.A.

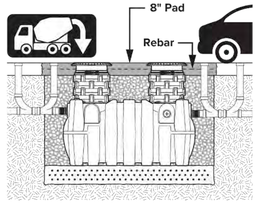
MODEL NUMBER	GB-500
PART NUMBER	4075-300-01
DESCRIPTION	GB-500 GREASE INTERCEPTOR 100 GPM, 4" PLAIN/FPT CONNECTIONS
DRAWN BY	C.FINCHAM
DATE	05/07/2025 REV A ECO 00102

PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

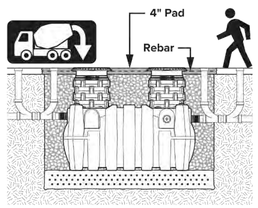
13 Concrete pad at grade required

BELOW GRADE ONLY

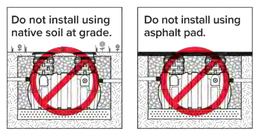
Failure to follow this guidance will void your warranty



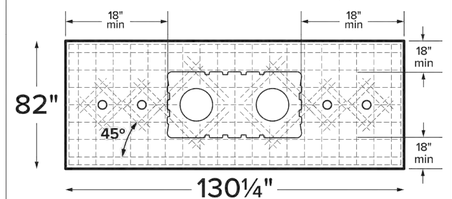
13a Vehicular traffic areas
- Concrete pad at grade must have a minimum thickness of 8" and be reinforced with rebar. An alternate 6" pad may be allowed if the site/civil engineer has provided written calculations and stamped approval that has been submitted and approved by Schier Products.
- Pad dimensions must extend 18" beyond the silhouette of the interceptor; 130¼" X 82" for the GB-500.
- Concrete should have 28 day compressive strength of 4,000 PSI.
- Use No. 4 rebar (Ø ½") grade 60 steel per ASTM A615: connected with tie wire.
- Rebar to be 2½" from the edge of the concrete and spaced in a 12" grid with 4" spacing around access openings.



13b Pedestrian traffic or greenspace areas
- Concrete slab at grade must have a minimum thickness of 4" and be reinforced with rebar.
- Follow all other guidelines for vehicular traffic areas



CONCRETE PAD and rebar specifications for 4", 6" and 8" pads



NOTE: Use rebar support chairs to vertically position rebar in the middle of the pad and prevent rebar movement during concrete pour.

No.	Description
05/30/2025	1ST SUBMITTAL
07/30/2025	2ND SUBMITTAL

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
UTILITY DETAILS

9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
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CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 20

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTLS-UTIL.DWG, 8/5/2025 9:53 AM, DYLAN.LEKTORICH

STRM MH 03G_02
(5'Ø MANHOLE)

STRM INLET 03G_01
(10' TYPE R INLET)

223.19 LF ~ 30" RCP

175.09 LF ~ 30" RCP

15.67 LF ~ 30" RCP

169.47 LF ~ 36" RCP

63.71 LF ~ 14" HDPE

ROOF DRAIN 3G.1
(NULL STRUCTURE)

STRM MH 03_11
(6'Ø MANHOLE)

125.19 LF ~ 18" RCP

FALL RIVER DRIVE

16.75 LF ~ 18" RCP

29.59 LF ~ 18" RCP

STRM INLET 03F_02
(5' TYPE R INLET)

STRM INLET 03F_01
(5' TYPE R INLET)

BLDG F
LOT 3 - BLOCK 1

BLDG E
LOT 3 - BLOCK 1

ROOF DRAIN 2D
(NULL STRUCTURE)

30.06 LF ~ 10" HDPE

STRM INLET 02D_01
(5' TYPE R INLET)

12.21 LF ~ 18" RCP

STRM MH 02D_02
(5'Ø MANHOLE)

34.13 LF ~ 18" RCP

STRM INLET 02D.4_01
(5' TYPE R INLET)

STRM MH 03_10
(BOX BASE MANHOLE)

STRM MH 03_09
(BOX BASE MANHOLE)

184.33 LF ~ 42" RCP

104.14 LF ~ 18" RCP

STRM INLET 03E_07
(10' TYPE R INLET)

50.26 LF ~ 18" RCP

46.21 LF ~ 18" RCP

MOUNTAIN LION DRIVE

STRM MH 03E_06
(6'Ø MANHOLE)

STRM INLET 03E.1_01
(10' TYPE R INLET)

SEE SHEET 16

KEY MAP NTS

20 0 20 40
SCALE: 1" = 20'

No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
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LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH
FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
ROOF DRAIN PLAN

9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

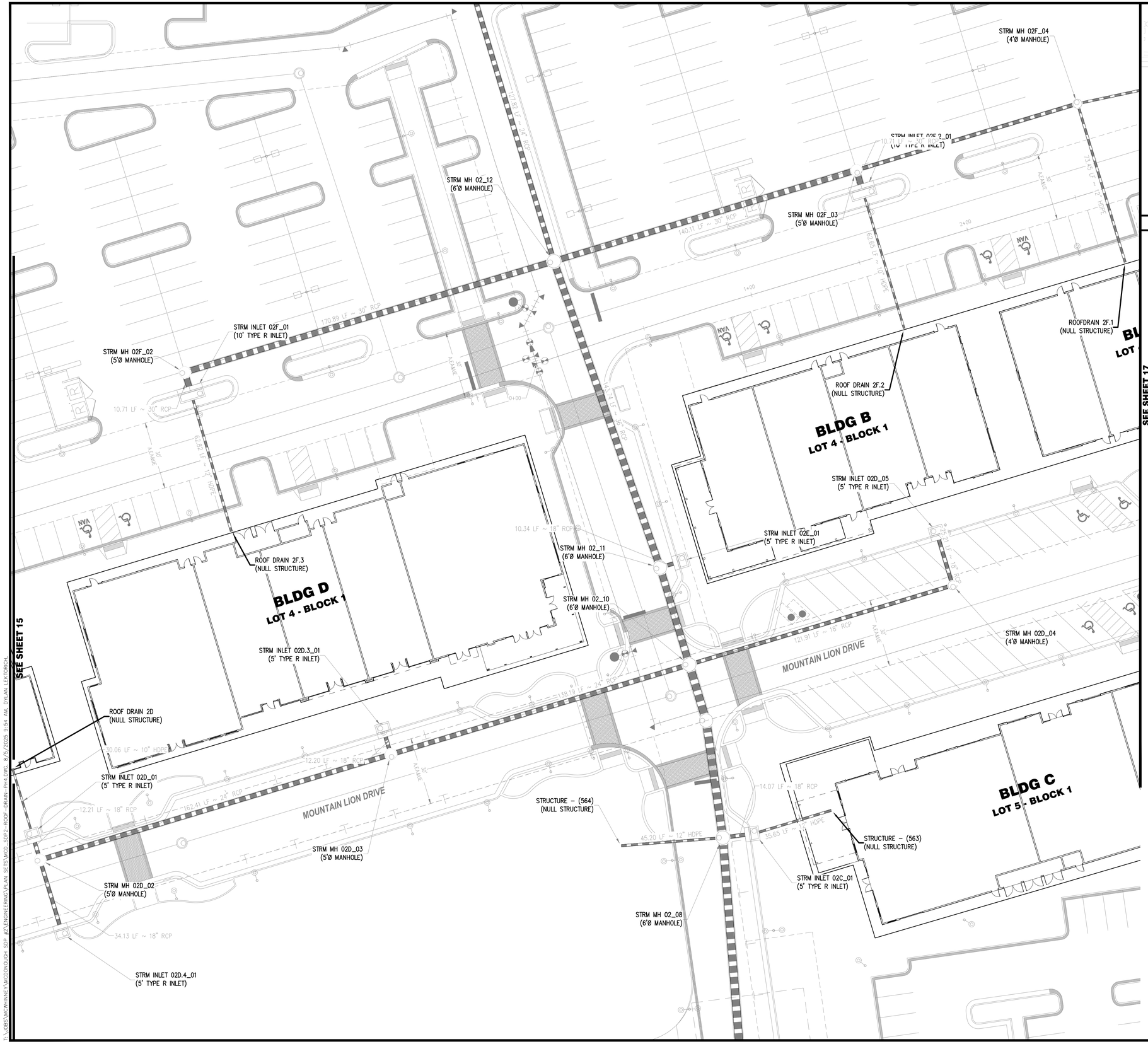
To request marking of underground facilities

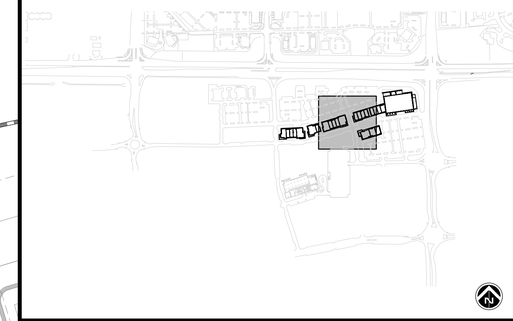
811
Know what's **below.**
Call before you dig.
Call 811 or visit call811.com
for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
CWC Consulting Group claims no responsibility for the underground facilities depicted in this plan set.

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	21

T:_JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2--ROOF--DRAIN--PH4.DWG, 8/5/2025 9:53 AM, DYLAN.EKTORICH





KEY MAP NTS

20 0 20 40

SCALE: 1" = 20'

LEGEND

- CENTER LINE
- PROPOSED LOT LINE / ROW
- EASEMENT LINE
- PROPERTY BOUNDARY
- FUTURE STORM SEWER W/ MH
- # LOT NUMBER
- (#) BLOCK NUMBER
- × 50.25 = SPOT ELEVATION
- × 50.25 FG = EXISTING SPOT ELEVATION
- HP = HIGH POINT
- LP = LOW POINT

TOP OF FOUNDATION ELEVATION TOF=XX.XX

PROPOSED CONTOUR 4850 / 4849

EXISTING CONTOUR 4850 / 4849

To request marking of underground facilities

811 Know what's **below.** **Call** before you dig.
Call 811 or visit call811.com for more information

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No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

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Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
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LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

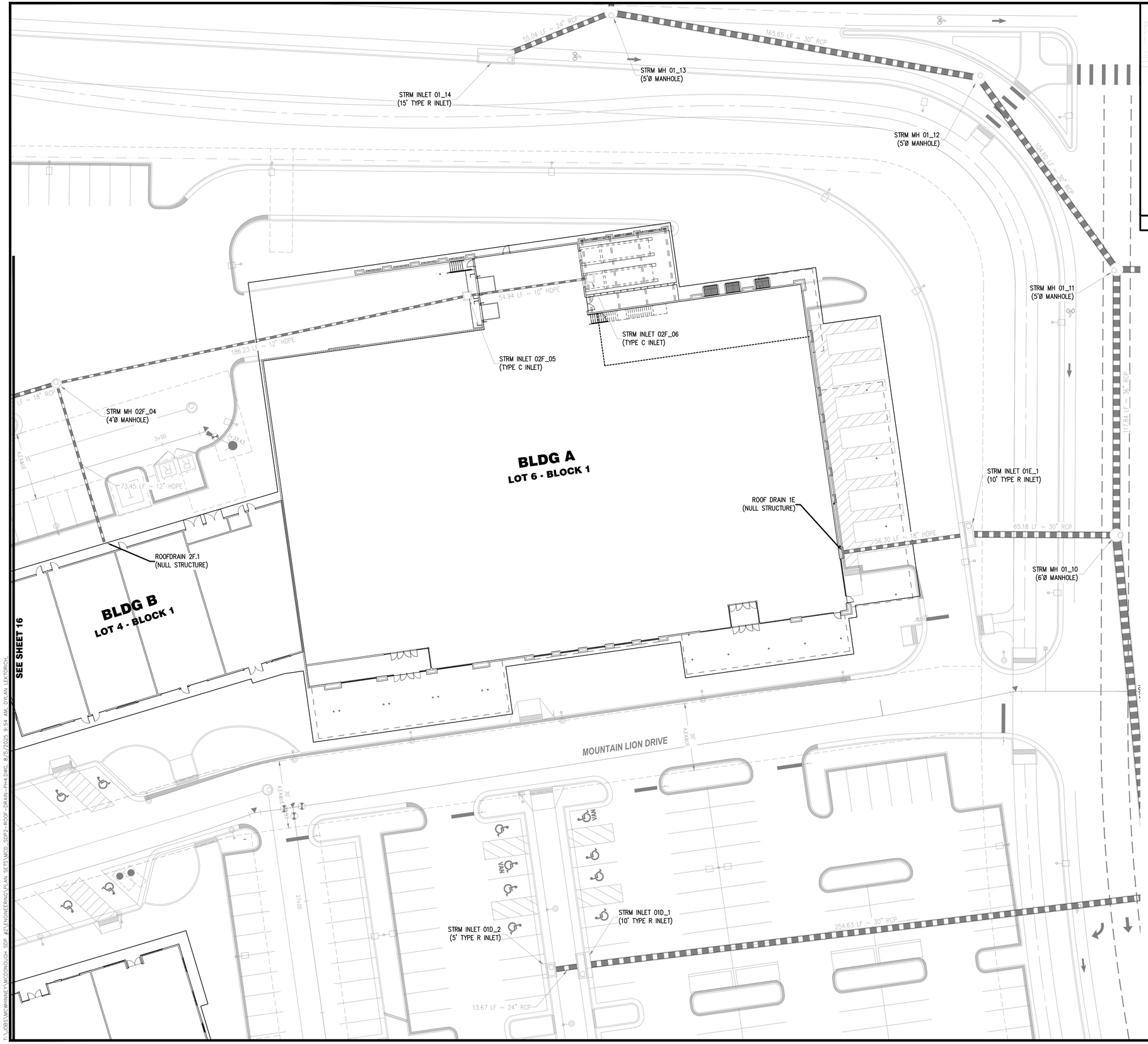
ROOF DRAIN PLAN

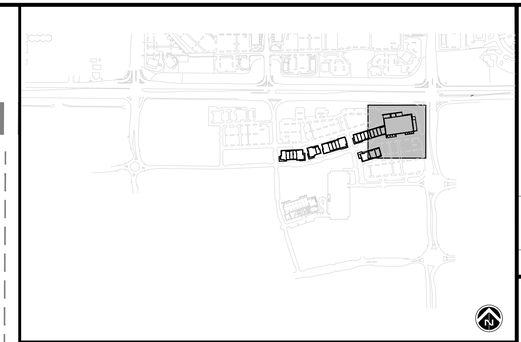
9380 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number:	Designed By:	Drawn By:	Reviewed By:	Sheet Number:
130-00192	DFL	HLM/MLG	BEC	22

T:\JOBS\MCWHINNEY\MC0200\CIVIL SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-ROOF-DRAIN-PH4.DWG, 8/5/2025 9:54 AM, DYLAN LEKTORICH





KEY MAP NTS

20 0 20 40
SCALE: 1" = 20'

LEGEND

- CENTER LINE
- PROPOSED LOT LINE / ROW
- EASEMENT LINE
- PROPERTY BOUNDARY
- FUTURE STORM SEWER W/ MH
- # LOT NUMBER
- (#) BLOCK NUMBER
- × 50.25 = SPOT ELEVATION
- × 50.25 EG = EXISTING SPOT ELEVATION
- ×HP = HIGH POINT
- ×LP = LOW POINT
- TOP OF FOUNDATION ELEVATION TOF=XX.XX
- PROPOSED CONTOUR 4850 / 4849
- EXISTING CONTOUR 4850 / 4849

To request marking of underground facilities

811 Know what's **below.** **Call** before you dig.
Call 811 or visit call811.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
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No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

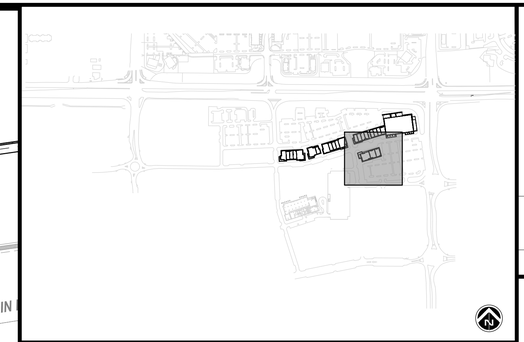
ROOF DRAIN PLAN

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number:	Drawn By:
130-00192	HLM/MLG
Designed By:	**Reviewed By:**
DFL	BEC

Sheet Number: 23

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2_ROOF_DRAIN_PH4.DWG, 8/5/2025 9:54 AM, DYLAN.LEKTORICH



KEY MAP

NTS

SCALE: 1" = 20'

LEGEND

- CENTER LINE
- PROPOSED LOT LINE / ROW
- EASEMENT LINE
- PROPERTY BOUNDARY
- FUTURE STORM SEWER W/ MH
- # = LOT NUMBER
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- × 50.25 = SPOT ELEVATION
- × 50.25 EG = EXISTING SPOT ELEVATION
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- TOP OF FOUNDATION ELEVATION — TOF=XX.XX
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No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

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CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

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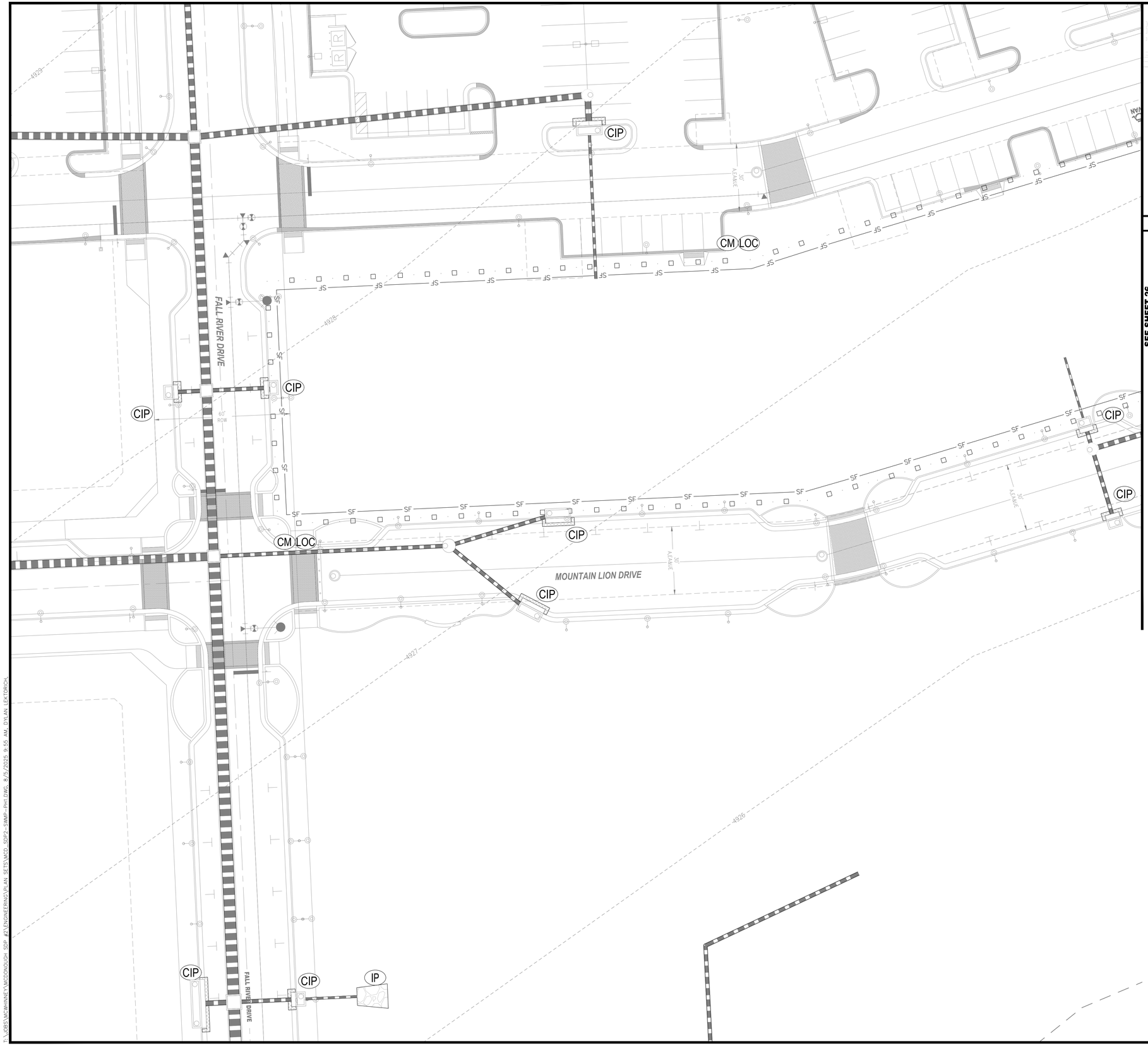
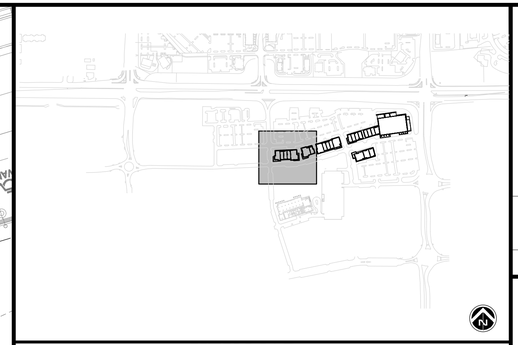
CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	24

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-ROOF-DRAIN-PH4.DWG, 8/5/2025 9:54 AM, DYLAN LEKTORICH



SEE SHEET 26



KEY MAP NTS

SCALE: 1"= 20'

BMP LEGEND:

CM LOC	CONSTRUCTION MARKERS/LIMITS OF CONSTRUCTION
SF	SILT FENCE
SR	SURFACE ROUGHING
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
VTC	VEHICLE TRACKING CONTROL
CWA	CONCRETE WASHOUT AREA
WW	WHEEL WASH
SSA	STABILIZED STAGING AREA
ECB	ROLLED EROSION CONTROL BLANKET
	PROPOSED FLOW ARROWS
	EXISTING FLOW ARROWS
RS	ROCK SOCK
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No.	Description	
	DOCUMENT AMENDMENTS	
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	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

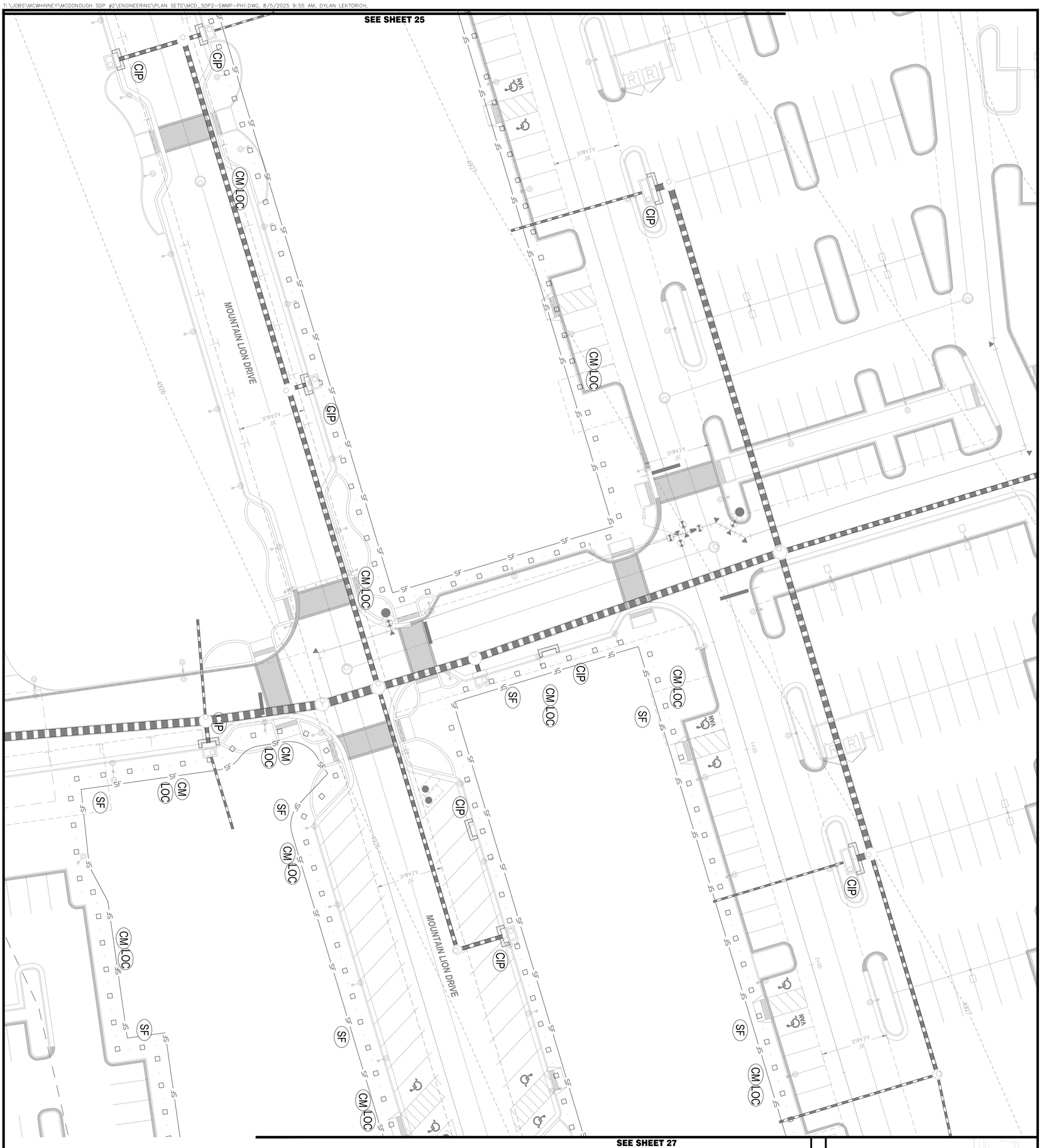
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL - PH01

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	25

T:\JOBS\MCWHINNEY\MCTOWOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2--SWMP--PH1.DWG, 8/5/2025 9:55 AM, DYLAN.LEKTORICH

SEE SHEET 25



SEE SHEET 27

BMP LEGEND:

- CM LOC — CONSTRUCTION MARKERS/LIMITS OF CONSTRUCTION
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- SR — SURFACE ROUGHING
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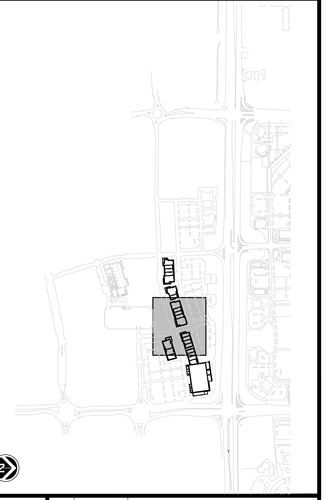
SCALE: 1" = 20'

KEY MAP

NTS



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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	26

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

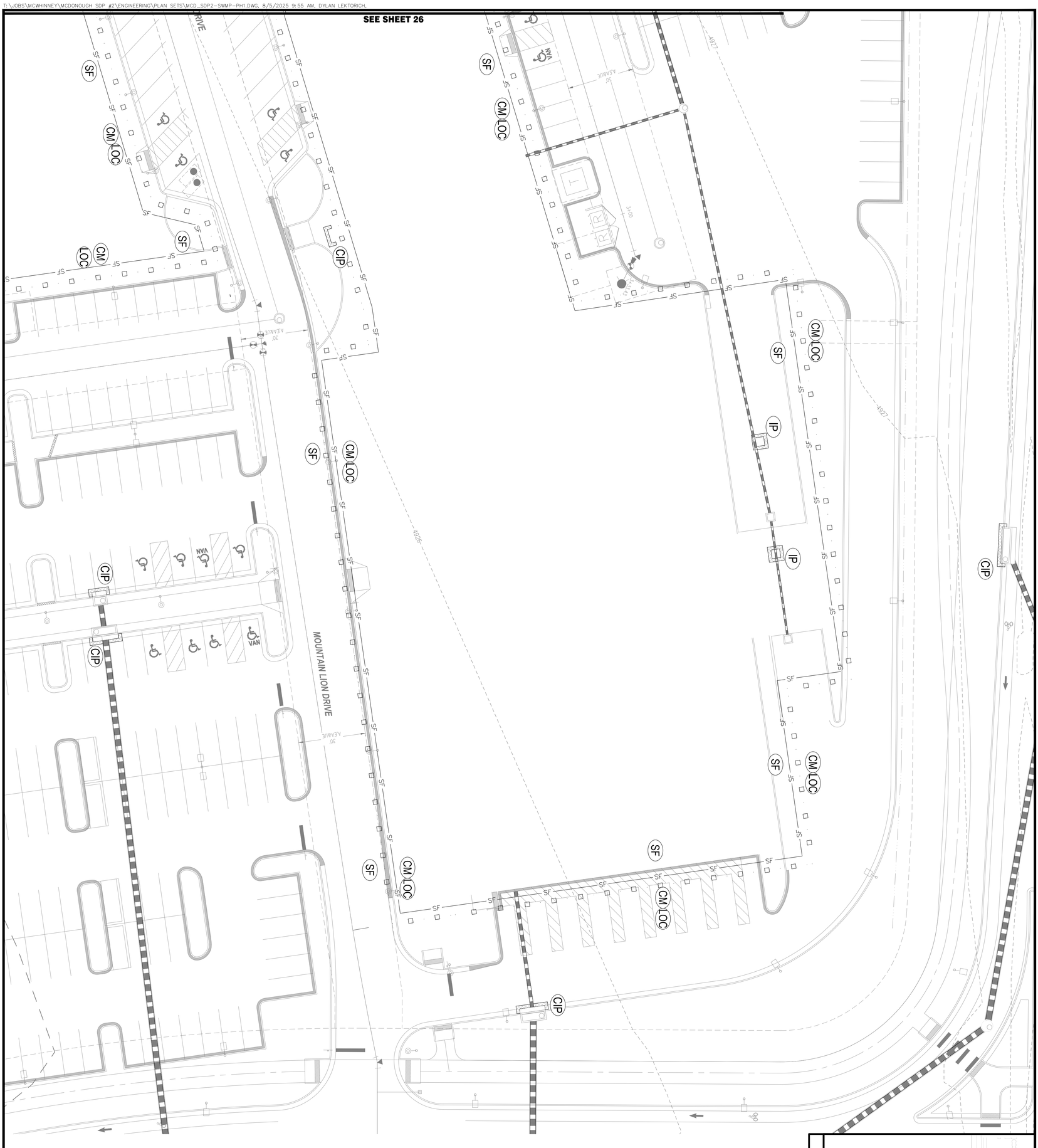
EROSION AND SEDIMENT CONTROL - PH01

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

P:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-SWMP-PH1.DWG, 8/5/2025 9:55 AM, DYLAN LEKTORICH



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- CIP — CURB INLET PROTECTION

SCALE: 1" = 20'

KEY MAP NTS

To request marking of underground facilities

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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	27

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH01

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

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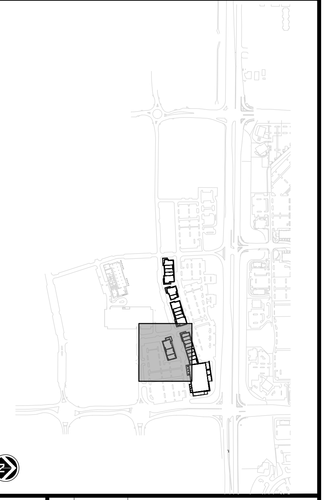
KEY MAP

NTS



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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	28

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH01

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Contact: KIM PERRY
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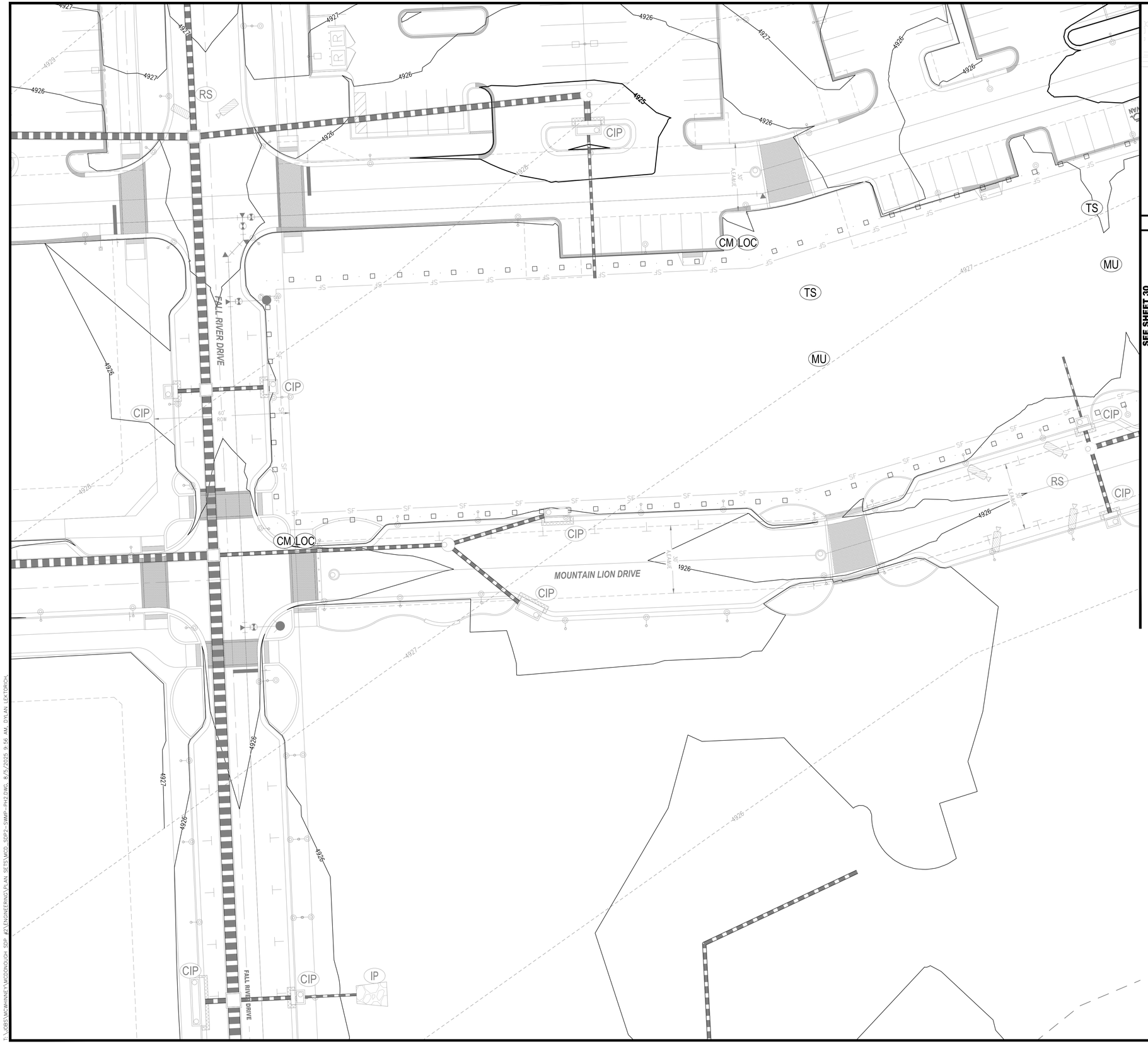
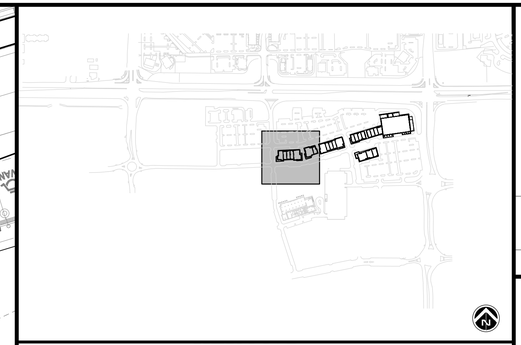
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS



SEE SHEET 30



KEY MAP NTS

20 0 20 40

SCALE: 1"= 20'

BMP LEGEND:

CM LOC	CONSTRUCTION MARKERS/LIMITS OF CONSTRUCTION
SF	SILT FENCE
SR	SURFACE ROUGHING
MU	MULCHING
TS	TEMPORARY SEEDING
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No.	Description	
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	2ND SUBMITTAL	07/30/2025

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Contact: KIM PERRY
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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH02

9360 TEDDY LANE, SUITE 203
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80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING -
CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL **Drawn By:** HLM/MLG
Reviewed By: BEC
Sheet Number: 29

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P:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-SWMP-PH2.DWG, 8/5/2025 9:57 AM, DYLAN LEKTORICH

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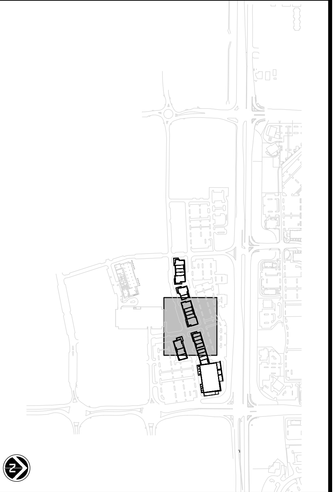
SCALE: 1" = 20'

KEY MAP

NTS



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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	30

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CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH02

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

SEE SHEET 30

BMP LEGEND:

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SCALE: 1"=20'

KEY MAP

NTS

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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	31

CWC CONSULTING GROUP
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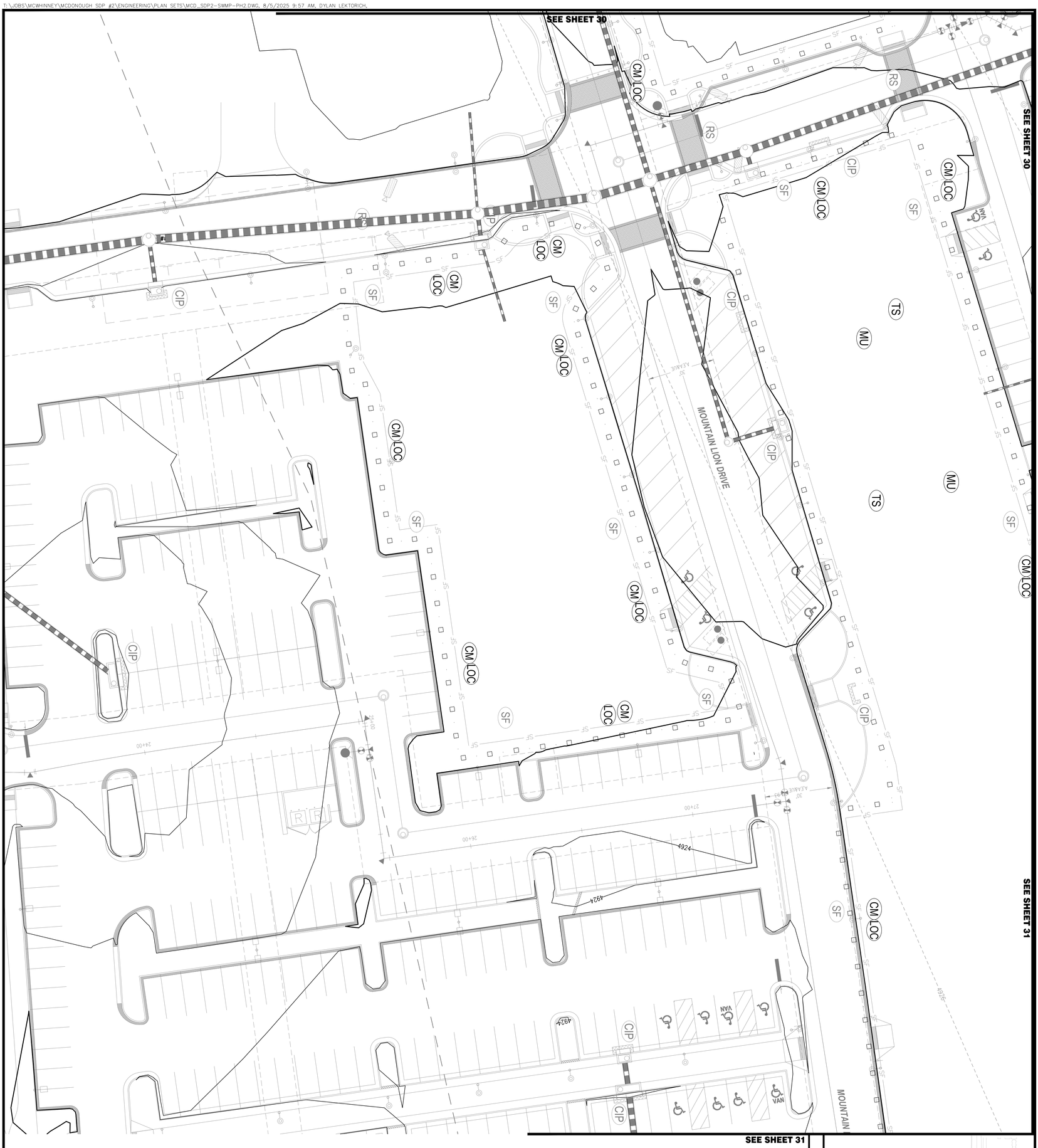
No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS



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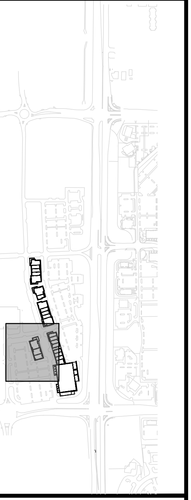
SCALE: 1"=20'

KEY MAP

NTS



To request marking of underground facilities

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Project Number:	130-00192
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	BEC
Sheet Number:	32

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH02

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

SEE SHEET 34

BMP LEGEND:

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- SR — SURFACE ROUGHING
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SCALE: 1"=20'

KEY MAP

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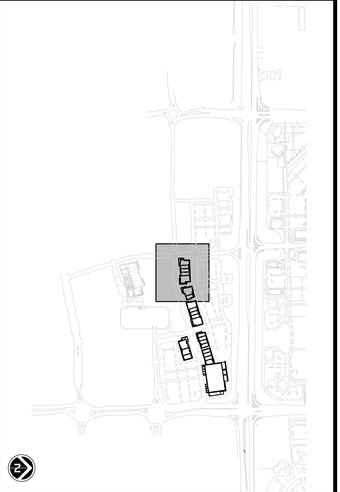

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CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL - PH03

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-9900

No.	Description
07/30/2025	2ND SUBMITTAL
05/30/2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

P:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-SWMP-PH3.DWG, 8/5/2025 9:58 AM, DYLAN LEKTORICH

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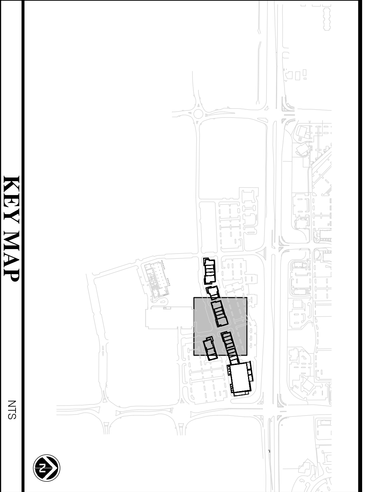

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No.	Description
05/30/2025	1ST SUBMITTAL
07/30/2025	2ND SUBMITTAL

DOCUMENT AMENDMENTS

SEE SHEET 34

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KEY MAP

NTS

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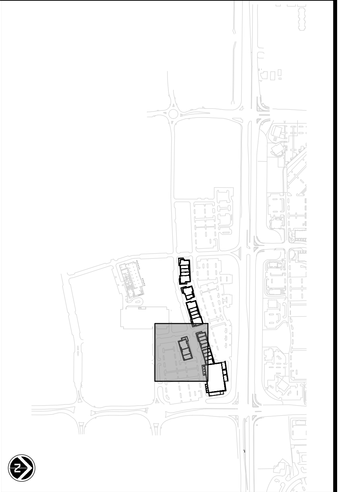

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Reviewed By:	BEC
Sheet Number:	36

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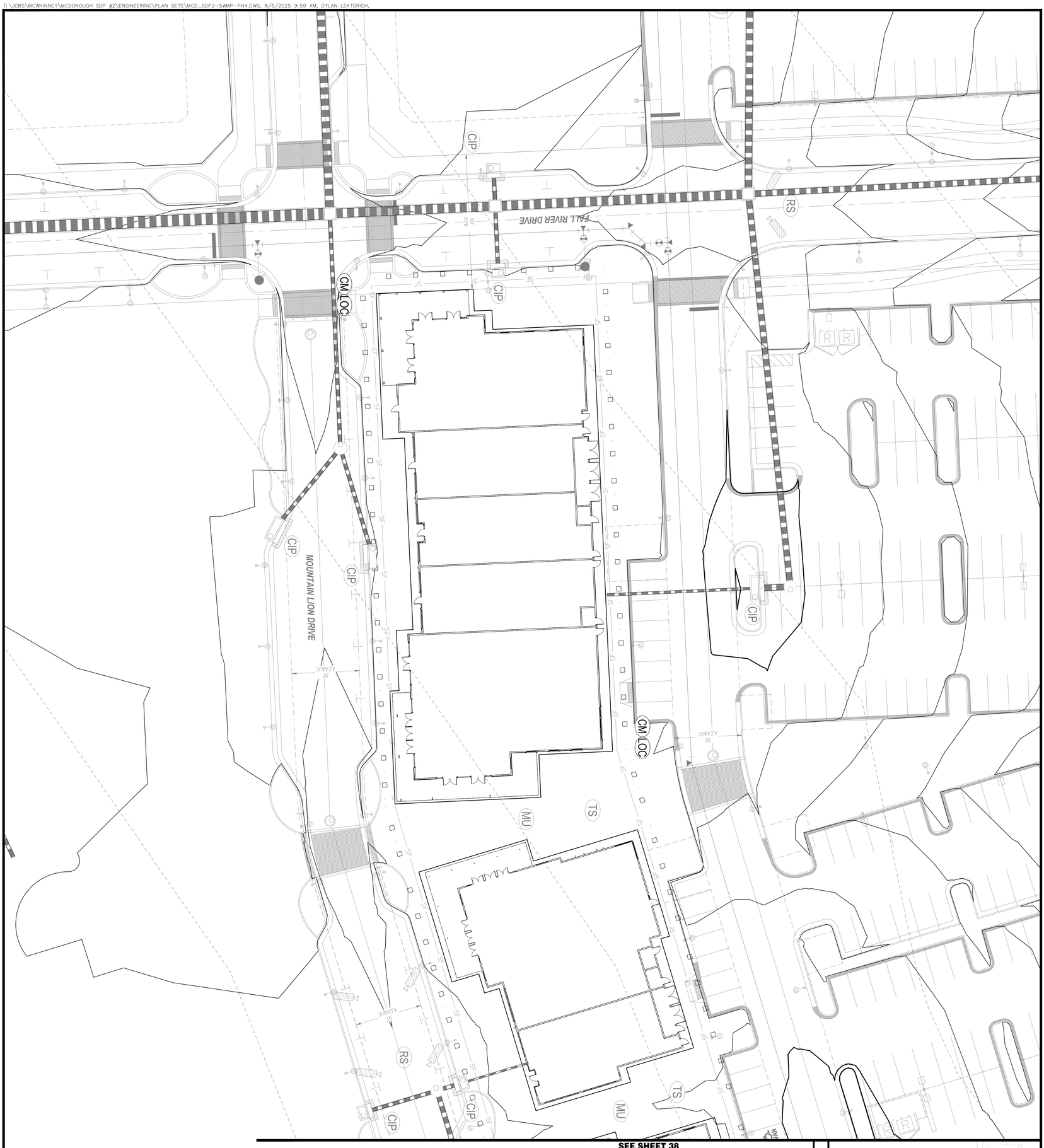

SEE SHEET 38

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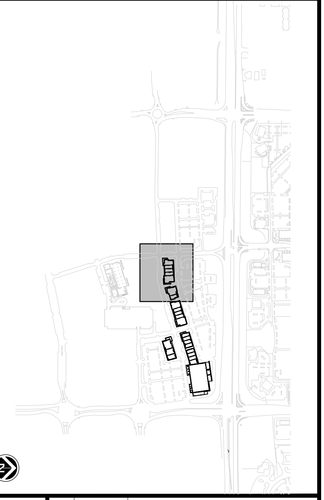

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9360 TEDDY LANE, SUITE 203
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LOVELAND, CO 80538
TEL: (970) 962-9900

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DOCUMENT AMENDMENTS

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SEE SHEET 37

SEE SHEET 39

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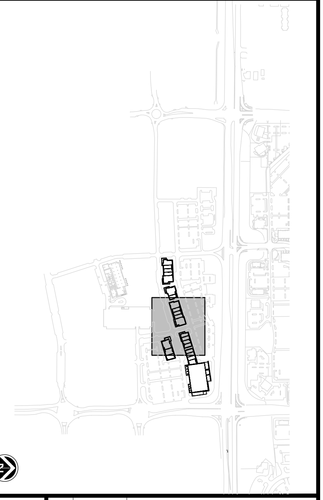

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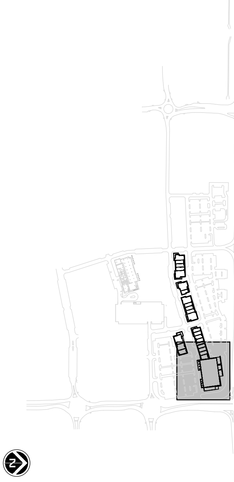

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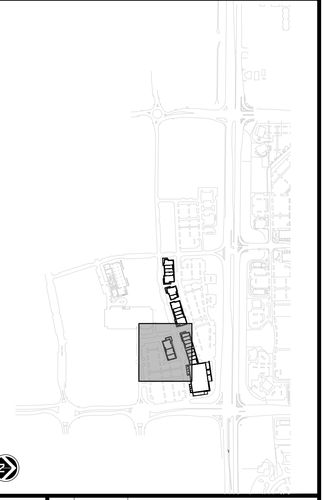

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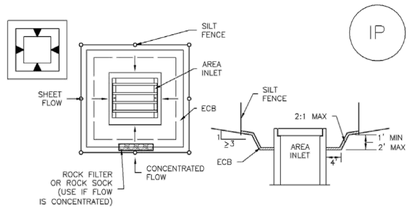


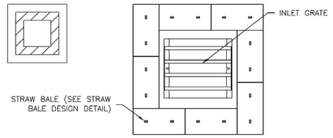
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

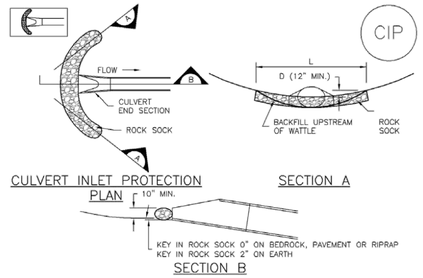


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

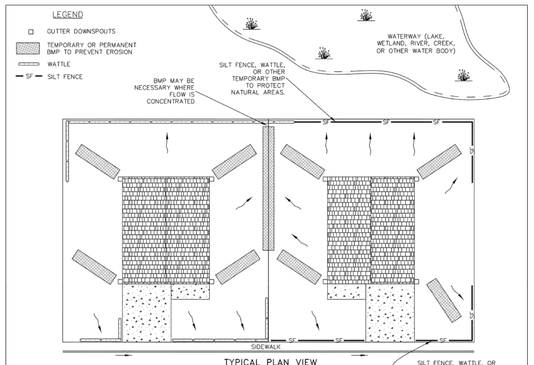
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.



1. STORMWATER QUALITY BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO MINIMIZE SOIL EROSION, SEDIMENTATION, INCREASED POLLUTANT LOADS, AND CHANGED WATER FLOW CHARACTERISTICS RESULTING FROM LAND DISTURBING ACTIVITY, TO THE MAXIMUM EXTENT PRACTICABLE, SO AS TO MINIMIZE POLLUTION OF RECEIVING WATERS.
2. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ENSURE THAT EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL SOIL STABILIZATION/REVEGETATION IS ACHIEVED.
3. INSTALL TEMPORARY BMPs TO INTERCEPT AND PREVENT ALL SEDIMENT FROM BEING TRANSPORTED IN RUNOFF FROM THE LOT.
4. INSTALLATION AND MAINTENANCE OF TEMPORARY LOT SEDIMENT AND EROSION CONTROL BMPs SHALL COMPLY WITH CHAPTER 13.20 OF THE LOVELAND MUNICIPAL CODE.
5. INSPECTION FREQUENCY: ONCE EVERY FOURTEEN (14) DAYS AND AFTER EVERY SIGNIFICANT STORM EVENT.
6. MAINTENANCE: SEDIMENT AND OTHER MATERIAL SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED BY THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED UPSTREAM OF SILT FENCE AND WATTLES WHEN THEY ARE ½ FULL.
7. A VEHICLE TRACKING CONTROL PAD (VTC) MAY BE REQUIRED BY THE CITY INSPECTOR WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM AS DETERMINED BY THE CITY INSPECTOR IN THEIR SOLE DISCRETION.
8. PORT–O–LETS SHALL BE ANCHORED AT ALL TIMES AND PLACED NO CLOSER THAN 50 FT. TO A STORM DRAIN INLET UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR.
9. TEMPORARY BMPs SHALL BE UTILIZED TO PREVENT CONCRETE AND OTHER MATERIALS FROM BEING RANDOMLY DISPOSED OF ON–SITE.
10. GOOD HOUSEKEEPING SHALL BE PERFORMED DAILY TO PREVENT CONSTRUCTION MATERIALS FROM BEING DISCHARGED OFF–SITE.
11. DUMPSTERS SHALL BE COVERED AND PLACED NO CLOSER THAN 50 FT. TO A STORM DRAIN INLET UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR.

RESIDENTIAL LOT STORMWATER MANAGEMENT PLAN (SWMP)

CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 1/25/12 DRAWN BY: CAC	DRAWING SW–16

No.	Description	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

DOCUMENT AMENDMENTS

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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL DETAILS

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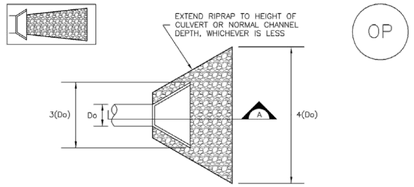
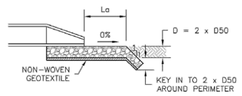
Project Number: 130-00192
Designed By: DFL **Drawn By:** HLM/MLG
Reviewed By: BEC
Sheet Number: 41

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2–DTL–5–SWMP.DWG, 8/5/2025, 10:00 AM, DYLAN LEKTORICH



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1, TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP-1, TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF OUTLET PROTECTION.
   -DIMENSIONS OF OUTLET PROTECTION.

2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

IP-3. Rock Sock Inlet Protection for Sump/Area Inlet

IP-4. Silt Fence Inlet Protection for Sump/Area Inlet

IP-5. Over-excavation Inlet Protection

IP-6. Straw Bale Inlet Protection for Sump/Area Inlet

CIP-1. Culvert Inlet Protection

Propriety inlet protection devices should be installed in accordance with manufacturer specifications.

More information is provided below on selecting inlet protection for sump and on-grade locations.

Inlets Located in a Sump

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

Inlets Located on a Slope

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

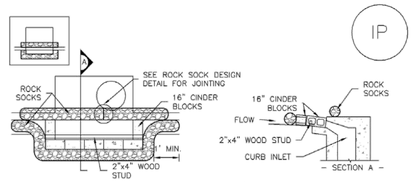
Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
- Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
- Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
- Monitor sediment accumulation upgradient of the inlet protection.

- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
- Propriety inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.

Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.



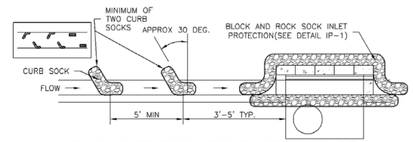
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

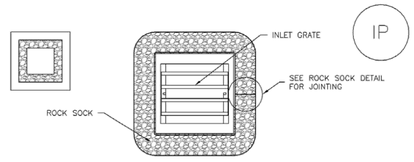
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

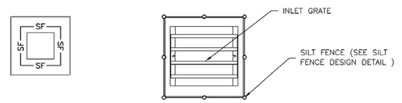
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL DETAILS

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CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 42

T:\JOBS\MCWHINNEY\MCTONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTL-5-SWMP.DWG, 8/5/2025 10:00 AM, DYLAN.LEKTORICH

PHASE 1 - GRADING PHASE NOTES:

1. THIS PLAN IS A LIVING DOCUMENT THAT MAY CHANGE AS WORK PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THESE EROSION CONTROL PLANS AS NEEDED DURING CONSTRUCTION ACTIVITIES TO REFLECT ACTUAL BMPS USED ONSITE, REASONS FOR CHANGES AND ANY DISTURBED AREAS.
2. THIS PLAN AND FUTURE PLANS MAY UTILIZE SEDIMENTATION CONTROL BMPS. HOWEVER, DURING CONSTRUCTION, SOIL BINDERS, GRADING TECHNIQUES, PROJECT PHASING AND OTHER APPLICATION BMPS SHALL ALSO BE IMPLEMENTED, AS NEEDED, TO MINIMIZE EROSION AND PREVENT OFFSITE SEDIMENTATION. IT IS THE CONTRACTOR RESPONSIBILITY TO DETERMINE APPROPRIATE BMPS NOT DEPICTED IN THESE PLANS.
3. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS IMPROVEMENTS ARE INSTALLED, INCLUDING BUT NOT LIMITED TO INLET PROTECTION, SEDIMENT BASINS, PROTECTION AND TEMPORARY SEEDING.
4. THE CONTRACTOR MAY USE BMPS SUCH AS SILT FENCE OR COMPACTED EARTH BERM AS FORMAL CONSTRUCTION MARKER PERIMETER CONTROL AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
5. OFFSITE INLETS SHALL BE COMPLETELY PROTECTED BY CURB INLET OR DROP INLET PROTECTION WHETHER BY MEANS OF GRATE FILTERS IN CONJUNCTION WITH CURBSIDE CHECKDAM OR OTHER MEASURES AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
6. CONTRACTOR TO MINIMIZE DISTURBED AREA AT ALL TIMES. AREAS SHALL NOT BE CLEARED UNTIL THEY ARE TO BE CONSTRUCTED UNLESS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
7. ALL PERIMETER CONTROL BMPS SHALL BE INSTALLED IN PHASE 1. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL ALL PHASE 1 BMPS ARE INSTALLED, INSPECTED AND APPROVED BY THE THE CITY OF LOVELAND REPRESENTATIVE.
8. CONTRACTOR SHALL INSTALL AND MAINTAIN AT LEAST ONE VEHICLE TRACKING PAD AND MAY INSTALL ADDITIONAL VEHICLE TRACKING PADS TO ACCOMMODATE CONSTRUCTION PROCESSES IN ACCORDANCE WITH THE STORM WATER MANAGEMENT PLAN. ALL VEHICLE TRACKING PADS MUST BE PRE-APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
9. CONTRACTOR MAY INSTALL STOCK PILE AREA AS DEPICTED IN THE PLANS. ALL STOCKPILED MATERIAL MUST UTILIZE PERIMETER SILT PROTECTION MEASURES REGARDLESS OF PHASE OR LOCATION.

PHASE 2 - INFRASTRUCTURE PHASE NOTES:

1. CONTRACTOR SHALL GRADE AND INSTALL SEDIMENT BASINS BEFORE PROCEEDING WITH ANY PHASE 2 INFRASTRUCTURE CONSTRUCTION ACTIVITIES. SEDIMENT BASIN MUST BE IN PLACE, FUNCTIONAL AND PROTECTING ANY OPEN CUTS.
2. THIS PLAN IS A LIVING DOCUMENT THAT MAY CHANGE AS WORK PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THESE EROSION CONTROL PLANS AS NEEDED DURING CONSTRUCTION ACTIVITIES TO REFLECT ACTUAL BMPS USED ONSITE, REASONS FOR CHANGES AND ANY DISTURBED AREAS.
3. THIS PLAN AND FUTURE PLANS MAY UTILIZE SEDIMENTATION CONTROL BMPS. HOWEVER, DURING CONSTRUCTION, SOIL BINDERS, GRADING TECHNIQUES, PROJECT PHASING AND OTHER APPLICATION BMPS SHALL ALSO BE IMPLEMENTED, AS NEEDED, TO MINIMIZE EROSION AND PREVENT OFFSITE SEDIMENTATION. IT IS THE CONTRACTOR RESPONSIBILITY TO DETERMINE APPROPRIATE BMPS NOT DEPICTED IN THESE PLANS.
4. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS IMPROVEMENTS ARE INSTALLED, INCLUDING BUT NOT LIMITED TO CURB INLET PROTECTION, SEDIMENT BASINS, TEMPORARY SEEDING AND MULCHING .
5. INLETS SHALL BE COMPLETELY PROTECTED BY CURB INLET PROTECTION OR DROP INLET PROTECTION WHETHER BY MEANS OF GRATE FILTERS IN CONJUNCTION WITH CURBSIDE CHECK DAMS OR OTHER MEASURES AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
6. CONTRACTOR TO MINIMIZE DISTURBED AREA AT ALL TIMES. AREAS SHALL NOT BE CLEARED UNTIL THEY ARE TO BE CONSTRUCTED UNLESS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
7. CONTRACTOR SHALL INSTALL AND MAINTAIN AT LEAST ONE VEHICLE TRACKING PAD AND MAY INSTALL ADDITIONAL VEHICLE TRACKING PADS TO ACCOMODATE CONSTRUCTION PROCESSES IN ACCORDANCE WITH THE STORM WATER MANAGEMENT PLAN. ALL VEHICLE TRACKING PADS MUST BE PRE-APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.

PHASE 3 - VERTICAL CONSTRUCTION PHASE NOTES

1. THIS PLAN IS A LIVING DOCUMENT THAT MAY CHANGE AS WORK PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THESE EROSION CONTROL PLANS AS NEEDED DURING CONSTRUCTION ACTIVITIES TO REFLECT ACTUAL BMPS USED ONSITE, REASONS FOR CHANGES AND ANY DISTURBED AREAS.
2. THIS PLAN AND FUTURE PLANS MAY UTILIZE SEDIMENTATION CONTROL BMPS. HOWEVER, DURING CONSTRUCTION, SOIL BINDERS, GRADING TECHNIQUES, PROJECT PHASING AND OTHER APPLICATION BMPS SHALL ALSO BE IMPLEMENTED, AS NEEDED, TO MINIMIZE EROSION AND PREVENT OFFSITE SEDIMENTATION. IT IS THE CONTRACTOR RESPONSIBILITY TO DETERMINE APPROPRIATE BMPS NOT DEPICTED IN THESE PLANS.
3. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS IMPROVEMENTS ARE INSTALLED, INCLUDING BUT NOT LIMITED TO INLET PROTECTION, SEDIMENT BASINS, PROTECTION AND TEMPORARY SEEDING.
4. ANY COMMISSIONED STORM SEWER SYSTEM SHALL HAVE INLET AND OUTLET PROTECTION INSTALLED FOR ALL PHASE 3 OPERATIONS.
5. INLETS SHALL BE COMPLETELY PROTECTED BY CURB INLET PROTECTION WHETHER BY MEANS OF GRATE FILTERS IN CONJUNCTION WITH CURBSIDE CHECK DAMS OR OTHER MEASURES AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
6. CONTRACTOR TO MINIMIZE DISTURBED AREA AT ALL TIMES. AREAS SHALL NOT BE CLEARED UNTIL THEY ARE TO BE CONSTRUCTED UNLESS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
7. PERMANENT SEEDING MAY BE REPLACED WITH PERMANENT PROPOSED LANDSCAPING AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
8. CONTRACTOR SHALL UTILIZE CITY OF LOVELAND STANDARD DETAIL SW-16 FOR INDIVIDUAL LOT AND BLOCK BMP INSTALLATION AND MAINTENANCE.

PHASE 4 - PERMANENT BMP AND FINAL STABILIZATION NOTES:

1. THIS PLAN IS A LIVING DOCUMENT THAT MAY CHANGE AS WORK PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THESE EROSION CONTROL PLANS AS NEEDED DURING CONSTRUCTION ACTIVITIES TO REFLECT ACTUAL BMPS USED ONSITE, REASONS FOR CHANGES AND ANY DISTURBED AREAS.
2. THIS PLAN AND FUTURE PLANS MAY UTILIZE SEDIMENTATION CONTROL BMPS. HOWEVER, DURING CONSTRUCTION, SOIL BINDERS, GRADING TECHNIQUES, PROJECT PHASING AND OTHER APPLICATION BMPS SHALL ALSO BE IMPLEMENTED, AS NEEDED, TO MINIMIZE EROSION AND PREVENT OFFSITE SEDIMENTATION. IT IS THE CONTRACTOR RESPONSIBILITY TO DETERMINE APPROPRIATE BMPS NOT DEPICTED IN THESE PLANS.
3. INLETS SHALL BE COMPLETELY PROTECTED BY CURB INLET PROTECTION WHETHER BY MEANS OF GRATE FILTERS IN CONJUNCTION WITH CURB CHECK DAMS OR OTHER MEASURES AS APPROVED BY THE CITY REPRESENTATIVE.
4. CONTRACTOR REMOVE ALL TEMPORARY BMPS PRIOR TO FINAL DEMOBILIZATION OR AS DIRECTED BY THE CITY OF LOVELAND REPRESENTATIVE.
5. PERMANENT SEEDING MAY BE REPLACED WITH PERMANENT PROPOSED LANDSCAPING AS APPROVED BY THE CITY OF LOVELAND REPRESENTATIVE.
6. CONTRACTOR TO INSTALL PROPOSED PERMANENT OUTLET PROTECTION WHEN FINALIZING STORM SEWER CONSTRUCTION WHICH MAY OCCUR IN EARLIER PHASES.
7. CONTRACTOR TO CLEAN AND LEGALLY DISPOSE OF ALL SEDIMENT COLLECTED ONSITE DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.

No.	Description	
	DOCUMENT AMENDMENTS	
1	1ST SUBMITTAL	05/30/2025
2	2ND SUBMITTAL	07/30/2025

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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS

EROSION AND SEDIMENT CONTROL GENERAL NOTES

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Designed By: DFL
Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 43

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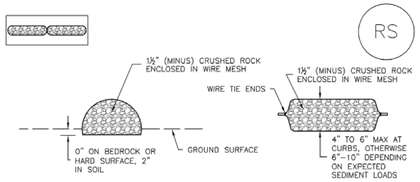
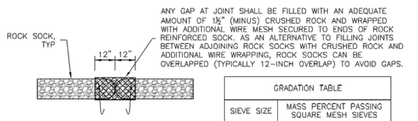


ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

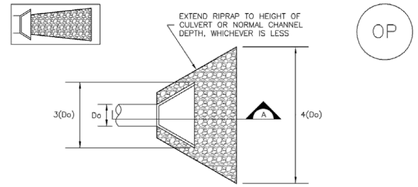
ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

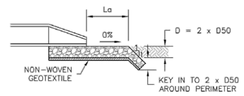
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP–1. TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
18	10	10	6
	20	16	9
	30	23	12
	40	26	16
24	30	16	9
	40	26	9
	50	26	12
	60	30	16

OP–1. TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

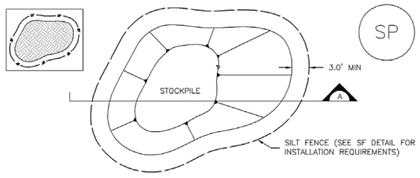
1. SEE PLAN VIEW FOR
   –LOCATION OF OUTLET PROTECTION.
   –DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

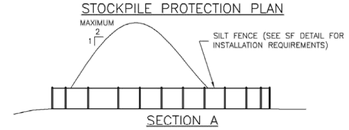
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

No.	Description	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

DOCUMENT AMENDMENTS

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LOTS 1-6 BLOCK 1 - CENTERRA SOUTH
FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL DETAILS

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CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 44

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTLS-SWMP.DWG, 8/5/2025 10:00 AM, DYLAN LEKTORICH

Design and Installation

RECPs should be installed according to manufacturer's specifications and guidelines. Regardless of the type of product used, it is important to ensure no gaps or voids exist under the material and that all corners of the material are secured using stakes and trenching. Continuous contact between the product and the soil is necessary to avoid failure. Never use metal stakes to secure temporary erosion control products. Often wooden stakes are used to anchor RECPs; however, wood stakes may present installation and maintenance challenges and generally take a long time to biodegrade. Some local jurisdictions have had favorable experiences using biodegradable stakes. The designer should consider the differences in strength prior to selecting the appropriate stake material. Wood stakes are generally used in trench applications and areas with the need for additional hold down strength.

This BMP Fact Sheet provides design details for several commonly used ECB applications, including:

ECB-1 Pipe Outlet to Drainageway
ECB-2 Small Ditch or Swale
ECB-3 Outside of Drainageway
ECB-4 Drainageway

Staking patterns are also provided in the design details according to these factors:

- ECB type
- Slope or channel type

These design details are intended to serve as general guidelines for design and installation. Engineers should adhere to manufacturer's installation recommendations.

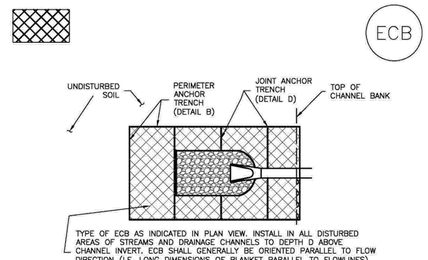
Maintenance and Removal

Inspection of erosion control blankets and other RECPs includes:

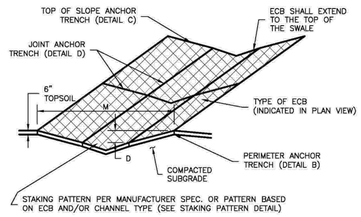
- Check for general signs of erosion, including voids beneath the mat. If voids are apparent, fill the void with suitable soil and replace the erosion control blanket, following the appropriate staking pattern. Good soil to blanket contact throughout the disturbed area is critical for the product to function as intended.
- Check for damaged or loose stakes and secure loose portions of the blanket.
- Check the area to see if additional BMP are needed to prevent recurrence of any erosion issues.
- Check to make sure the installed product is adequate and evaluate the need for modification or replacement of the selected product.

Erosion control blankets and other RECPs that are biodegradable typically do not need to be removed after construction. If they must be removed, then an alternate soil stabilization method should be installed promptly following removal.

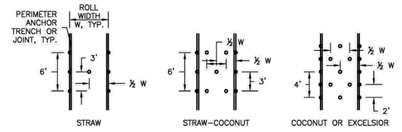
Turf reinforcement mats, although generally resistant to biodegradation, are typically left in place as a dense vegetated cover grows in through the mat matrix. The turf reinforcement mat provides long-term stability and helps the established vegetation resist erosive forces.



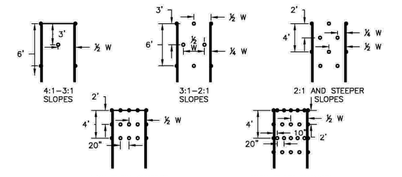
ECB–1. PIPE OUTLET TO DRAINAGEWAY



ECB–2. SMALL DITCH OR SWALE

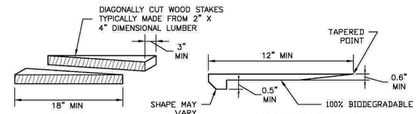


STAKING PATTERNS BY ECB TYPE

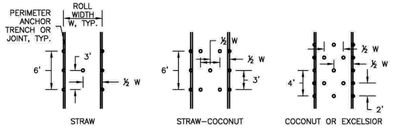


NOTE: IN ADDITION TO FLOW CONDITIONS, THE DESIGNER SHOULD CONSIDER THE PROPERTIES OF THE UNDERLYING SOIL. LESS COHESIVE SOILS MAY WARRANT A TIGHTER STAKING PATTERN.

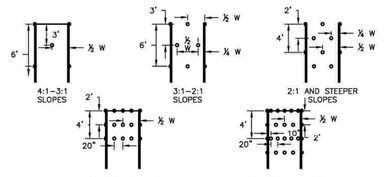
STAKING PATTERNS BY SLOPE OR CHANNEL TYPE



NOTES
1. PLACE STAKES 18" O.C. TO 3' ABOVE WATER, THEN 24" O.C. TO UPPER LIMIT OF FABRIC OR AS RECOMMEND BY THE MANUFACTURER.
2. WHEN BLANKETING IS PLACED OVER RIPRAP, USE WOOD STAKES.

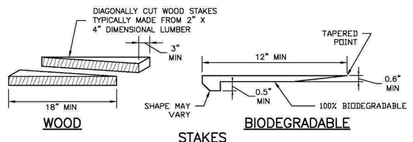


STAKING PATTERNS BY ECB TYPE

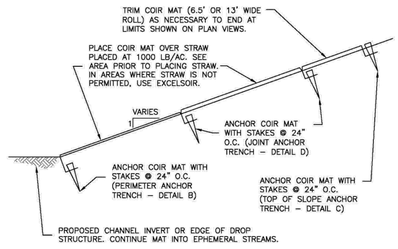


NOTE: IN ADDITION TO FLOW CONDITIONS, THE DESIGNER SHOULD CONSIDER THE PROPERTIES OF THE UNDERLYING SOIL. LESS COHESIVE SOILS MAY WARRANT A TIGHTER STAKING PATTERN.

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE



NOTES
1. PLACE STAKES 18" O.C. TO 3' ABOVE WATER, THEN 24" O.C. TO UPPER LIMIT OF FABRIC OR AS RECOMMEND BY THE MANUFACTURER.
2. WHEN BLANKETING IS PLACED OVER RIPRAP, USE WOOD STAKES.



NOTE: USE WOODEN STAKES IN AREAS WHERE MAT IS PLACED OVER RIPRAP.

COIR MAT PLACEMENT DETAIL

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. REPEATED FAILURE WARRANTS THE NEED FOR REDESIGN OF THE EROSION CONTROL PROTECTION.

4. ECBs SHALL BE LEFT IN PLACE TO BIODEGRADE UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT/ COIR, OR EXCELSIOR).
   –AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. ALL RECPs MUST BE 100% NATURAL AND BIODEGRADABLE MATERIALS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. FOR MATS THAT HAVE OPENINGS LARGER THAN THE SOIL, ADD STRAW UNDER (RATE OF 1000# PER ACRE) TO HOLD SOIL AND SEED FROM MIGRATING THROUGH OPENINGS.

5. INSTALL MATS AND BLANKETS PARALLEL TO THE DIRECTION OF STREAM FLOW.

6. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

7. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

8. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSOR ECBs.

9. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES AND WITHIN DRAINAGEWAYS. OVERLAP SEAMS SO THAT UPSTREAM RECPs IS ON TOP OF DOWNSTREAM RECPs SO THAT EXPOSED EDGE IS NOT LIFTED BY STREAM FLOWS.

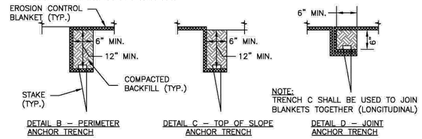
10. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

11. ALL EXPOSED ROOTS SHALL BE TRIMMED TO BELOW THE SOIL SURFACE. ECB/TRM SHALL NOT BE INSTALLED OVER ROCKS OR SOIL CLODS GREATER THAN 4 INCHES.

11. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

12. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

13. ADDITIONAL BANK PROTECTION AND/OR TOE REINFORCEMENT MAY BE NEEDED BASED ON CHANNEL GEOMETRY AND HYDRAULICS.



ANCHOR TRENCH DETAILS FOR EROSION CONTROL BLANKETS

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Contact: KIM PERRY
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LOVELAND, CO 80538
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CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX: 303-395-2701

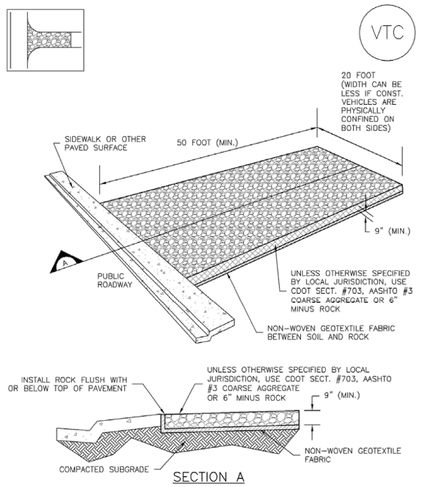
DOCUMENT AMENDMENTS

No.	Description	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

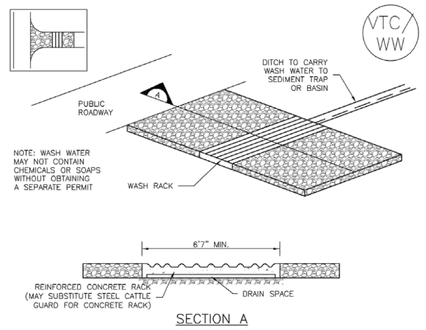
LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL DETAILS

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 45

T:\JOBS\MCWHINNEY\MCTONOLIGH_SDP_#2\ENGINEERING\PLAN SETS\MCD_SDP2-DTLS-SWMP.DWG, 8/5/2025 10:01 AM, DYLAN LEKTORICH



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



VTC–2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

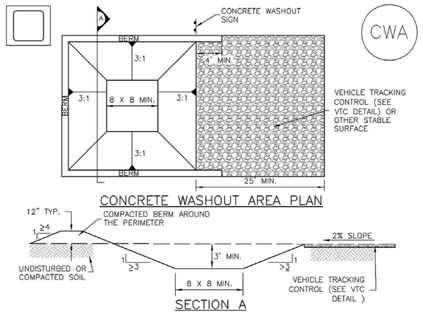
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

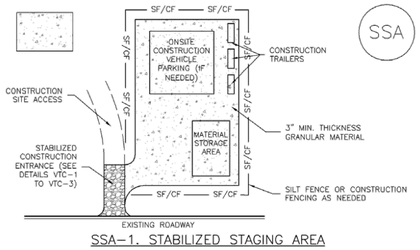
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

No.	Description	
	DOCUMENT AMENDMENTS	
	1ST SUBMITTAL	05/30/2025
	2ND SUBMITTAL	07/30/2025

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION

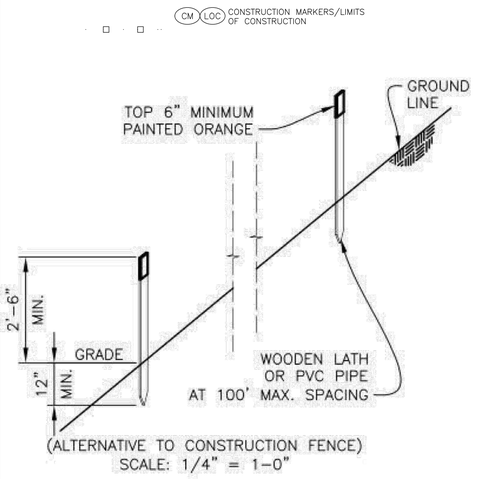
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL DETAILS

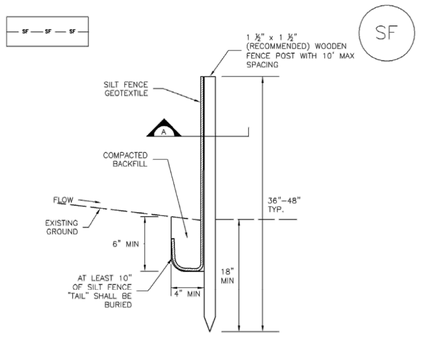
CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 46

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTL-SWMP.DWG, 8/5/2025 10:01 AM, DYLAN.LEKTORICH

CONSTRUCTION MARKER





SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

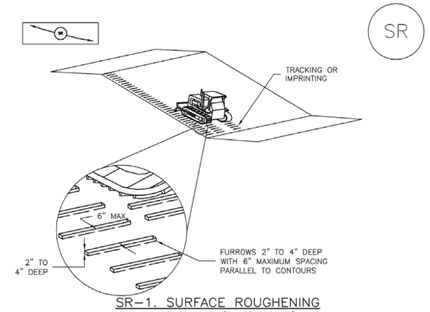
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

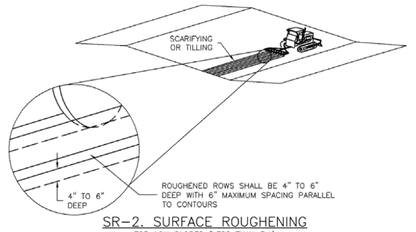
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SR-1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)



SR-2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF SURFACE ROUGHENING.

2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.

3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.

4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.

4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

5. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.

6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SLOPE PROTECTION NOTES:

SLOPE PROTECTION IS INTENDED TO GUARD SLOPES FROM GILLS AND RUTS IN STORM WATER RUNOFF EVENTS. SLOPE PROTECTION CAN BE ACHIEVED BY USING A VARIETY OF METHODS SUCH AS TRACKING EQUIPMENT PERPENDICULAR TO THE SLOPES, SURFACE ROUGHENING OR EROSION CONTROL BLANKET. SURFACE ROUGHENING STANDARDS AND NOTES SHALL APPLY TO SLOPE PROTECTION.

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

HPEC Cool Season Three Grass Mix (Based on One Acre of Seeding)*

			Acres	*Square feet*	*seeds/ sq foot*	*total seeds*					
***Total PLS Pounds needed for broadcast seeding =*		**27.2**									
***Total PLS Pounds needed for drill seeding =*		**18.1**	1	43560	50	2178000					
Seed Mix Calculations											
Common Name	Scientific Name	Variety (in order of preference)	% of Mix	# Seeds Needed	Seeds/ Ounce	# Ounces	Seeds/ sq foot	Aggress. Factor	Adjusted Ounces	Adjusted Grams	% by weight
Wheatgrass Box of Drill Seeder											
Slender Wheatgrass #	*Elymus trachycaulus #*	Native, San Luis, Prior	25	544500	9937	54.8	12.5	1	54.8	1553.4	18.9
Canada Wildrye #	*Elymus canadensis #*	Native, Mandan	25	544500	7125	76.4	12.5	1	76.4	2166.5	26.4
Western Wheatgrass #	*Pascopyrum smithii #*	Native, Arriba	50	1089000	6875	158.4	25	1	158.4	4490.6	54.7
Total			100	2178000	23937	289.6163	50	3	289.6	8210.6	100.0

*** multiply pounds of seed by the number of acres seeded to get the desired amount of seed for the project**
Note this mix is for one acre only. If you are seeding 3 acres then multiply the quantities by 3.
****PLS = Pure Live Seed, Order the amount of seed need in terms of Pure Live Seed**

Put this seed in the wheatgrass box of the drill seeder.
Shaded areas are the key information needed for seed buyers and seeding contractors.

No.	Description	
	2ND SUBMITTAL	07/30/2025
	1ST SUBMITTAL	05/30/2025

DOCUMENT AMENDMENTS

McWHINNEY
Contact: KIM PERRY
2725 ROCKY MOUNTAIN AVE.
SUITE 200
LOVELAND, CO 80538
TEL: (970) 962-2900

LOTS 1-6 BLOCK 1 - CENTERRA SOUTH FIRST SUBDIVISION
CIVIL CONSTRUCTION PLANS & SITE DEVELOPMENT PLANS
EROSION AND SEDIMENT CONTROL DETAILS

CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO
80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

Project Number: 130-00192
Designed By: DFL Drawn By: HLM/MLG
Reviewed By: BEC
Sheet Number: 47

T:\JOBS\MCWHINNEY\MCDONOUGH SDP #2\ENGINEERING\PLAN SETS\MCD_SDP2-DTL-5-SWMP.DWG, 8/6/2025 10:01 AM, DYLAN.LEKTORICH

CENTERRA SOUTH FIRST SUBDIVISION - SDP 4 BUILDINGS A, B, C, D, E, & F

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 dose not require a building permit and is not established in a development agreement approved by the City, the Site Development Plan shall expire and shall be deemed null or void.

_____
(Owner's Signature)

_____
(Title)

STATE OF COLORADO)
) SS.
COUNTY OF LARMIER)

The foregoing agreement was acknowledged before me this _____ day of, _____, 2 _____, by _____ .

Witness my hand and official seal.

My commission expires: _____ .

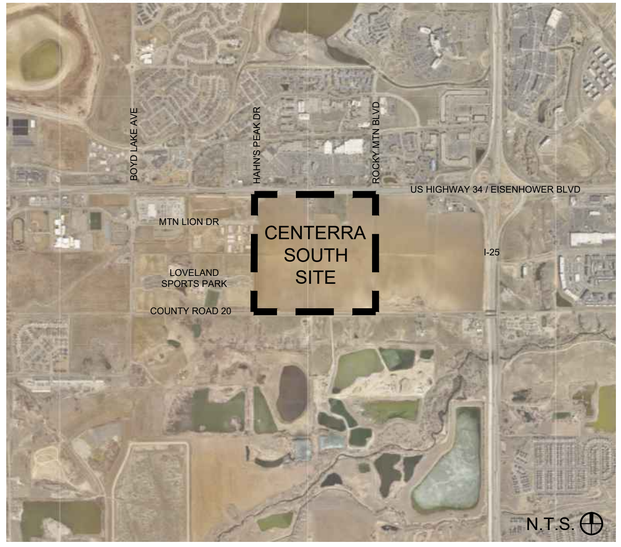
_____
Notary Public

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 and 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
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LS102 - SITE PLAN
LS103 - SITE PLAN
LS104 - SITE PLAN
LS501 - SITE DETAILS
LS502 - SITE DETAILS
LS503 - SITE DETAILS
LS504 - SITE DETAILS
LS505 - SITE DETAILS

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A403.4 - BUILDING C PERSPECTIVES
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A405.3 - BUILDING E ELEVATIONS + LANDSCAPE
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A406.1 - BUILDING F FLOOR PLAN
A406.2 - BUILDING F ELEVATIONS
A406.3 - BUILDING F ELEVATIONS + LANDSCAPE
A406.4 - BUILDING F PERSPECTIVES

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LP502 - LANDSCAPE DETIALS

HYDROZONE PLANS
HZ101 - HYDROZONE PLAN
HZ102 - HYDROZONE PLAN
HZ103 - HYDROZONE PLAN
HZ104 - HYDROZONE PLAN

IRRIGATION
IR-1 - IRRIGATION PLAN
IR-2 - IRRIGATION PLAN
IR-3 - IRRIGATION PLAN
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LIGHTING/ELECTRICAL
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EL002 - LUMINAIRE CUTSHEETS
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EL212 - LIGHTING PLAN - AREA 12
EL213 - LIGHTING PLAN - AREA 13
EL220 - LIGHTING PLAN - AREA 20

SITE DATA TABLE				
ZONING		MILLENNIUM ADDITION, PUD		
SITE ACREAGE		5 AC		
LAND USE				
	BUILDING A	GROCERY STORE		
	BUILDING B	RESTAURANT / RETAIL		
	BUILDING C	RESTAURANT / RETAIL		
	BUILDING D	RESTAURANT / RETAIL		
	BUILDING E	RESTAURANT / RETAIL		
	BUILDING F	RESTAURANT / RETAIL		
SQUARE FOOTAGE				
	BUILDING A	39,352 SF		
	BUILDING B	18,478 SF		
	BUILDING C	12,616 SF		
	BUILDING D	17,291 SF		
	BUILDING E	8,235 SF		
	BUILDING F	17,218 SF		
BUILDING OCCUPANCY				
	BUILDING A	M - MERCANTILE, A2 - ASSEMBLY		
	BUILDING B	M - MERCANTILE, A2 - ASSEMBLY		
	BUILDING C	M - MERCANTILE, A2 - ASSEMBLY		
	BUILDING D	M - MERCANTILE, A2 - ASSEMBLY		
	BUILDING E	M - MERCANTILE, A2 - ASSEMBLY		
	BUILDING F	M - MERCANTILE, A2 - ASSEMBLY		
TYPE OF CONSTRUCTION				
	BUILDING A	TYPE 5A / WOOD-FRAMED		
	BUILDING B	TYPE 5A / WOOD-FRAMED		
	BUILDING C	TYPE 5B / WOOD-FRAMED		
	BUILDING D	TYPE 5B / WOOD-FRAMED		
	BUILDING E	TYPE 5B / WOOD-FRAMED		
	BUILDING F	TYPE 5B / WOOD-FRAMED		
PARKING		REQUIRED	PROVIDED ON SITE	PROVIDED OFF SITE
	ADA ACCESSIBLE	27		
	COMPACT	0		
	STANDARD	533		
	TOTAL	560		
BICYCLE PARKING		REFER SDP 1		
OPEN SPACE		90,264 SF		
UTILITIES				
	WATER	COL		
	WASTEWATER	COL		
	POWER	XCEL ENERGY		
OVERLAY ZONES		N/A		

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SDP COVER SHEET
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
G001

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:

- 6" CONCRETE STD. GRAY
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- CONCRETE SAWCUT
- PROPERTY LINE
- EASEMENT
- HANGING BASKETS
- LIGHTING, RE: EL SHEETS
- PA — PLANTING AREA
- PLANTER POTS, RE: LS100
- BOULDERS
- BIKE RACKS
- TREE GRATE
- FIXED BOLLARD
- TRASH AND RECYCLING RECEPTACLE

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.

BOULDER SCHEDULE

SYM	SIZE (LXWXH)	QTY
	3'x2'x2'	4
	4'x2'x2'	9

CIRCULAR PLANTER POT SCHEDULE

SYM	SIZE (DIA.)	QTY
	24"	9
	30"	18
	36"	19

RECTANGULAR PLANTER POT SCHEDULE

SYM	SIZE (LXWXH)	QTY
	2'x2'x2'	46
	3'x2'x2'	48
	4'-6"x2'x2'	42

FURNISHING SCHEDULE

SYM	TYPE	QTY
	TRASH AND RECYCLE	7
	BIKE RACKS	23
	TREE GRATE	9
	FIXED BOLLARD	2

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE PLAN GENERAL NOTES & SCHEDULES
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS001

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
E	CHANNEL
Φ	DIAMETER OR ROUND

A

AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJACENT
AGGR	AGGREGATE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT

B

BIT	BITUMINOUS
BLDG	BUILDING
BOT	BOTTOM
BRKT	BRACKET
BTWN	BETWEEN
BW	BOTTOM OF WALL

C

C.B.	CATCH BASIN
CEM.	CEMENT
CF.	CUBIC FOOT/FEET
CHAM.	CHAMFER
C.J.	CONTROL JOINT
CLR.	CLEAR(ANCE)
C.M.U.	CONCRETE MASONRY UNIT(S)
C.O.	CLEAN OUT
COL.	COLUMN
COMB.	COMBINATION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CY.	CUBIC YARD(S)

D

DEMO.	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWG.	DRAWING

E

EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT

F

FG	FINISH GRADE
FIN	FINISH(ED)
FL	FLOW LINE
FOC	FACE OF CURB

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GR	GRADE

H

H.D.	HEAVY DUTY
HDR.	HEADER
HT.	HEIGHT
HORIZ.	HORIZONTAL
HP	HIGH POINT

I

I.B.C.	INSTALLED BY CONTRACTOR
I.B.O.	INSTALLED BY OTHERS
I.D.	INSIDE DIAMETER/DIMENSION
INCL.	INCLUD(ED), (ING), (SIVE)

J

JST.	JOIST
JT.	JOINT

K

K.J.	KEYED JOINT

L

L.P.	LOW POINT
LT.	LIGHT
LWT.	LIGHTWEIGHT

M

MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED

N

N.I.C.	NOT IN CONTRACT
NO., #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER/DIMENSION
OPP.	OPPOSITE

P

P.L.	PROPERTY LINE
PRCST.	PRECAST
PT.	POINT
P.V.C.	POLYVINYL CHLORIDE
PVMT.	PAVEMENT

R

RAD.	RADIUS
R.B.	REINFORCING BAR(S)
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCES, REINFORCING
REQ.	REQUIRED
RESIL.	RESILIENT

S

SC.	SCALE
SCHED.	SCHEDULE
SCR.	SCREEN
SECT.	SECTION
SF.	SQUARE FOOT (FEET)
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPE
SQ.	SQUARE
SST., S/S	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STRCT.	STRUCTURAL
SYM.	SYMMETRICAL

T

TC	TOP OF CURB
T.& G.	TONGUE AND GROOVE
T.O.	TOP OF
TW	TOP OF WALL
TYP.	TYPICAL

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED

V

VERT.	VERTICAL

W

W/	WITH
W/O	WITHOUT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

TYPICAL SYMBOLS AND INDICATORS

MATERIAL INDICATIONS

- COMPACTED SUBGRADE
- UNDISTURBED SOIL
- BASE COURSE, SUB-BASE, GRAVEL, CRUSHED ROCK
- SAND, MORTAR
- CONCRETE, CAST IN PLACE
- PRECAST CONCRETE
- BRICK
- CONCRETE MASONRY UNITS
- STEEL
- ASPHALT
- WOOD, FINISH
- WOOD FRAMING THROUGH MEMBER
- WOOD FRAMING INTERRUPTED MEMBER

REFERENCE INDICATIONS

SECTION

SECTION IDENTIFICATION

SHEET WHERE SHOWN

DETAIL

DETAIL IDENTIFICATION

SHEET WHERE SHOWN

REVISION SYMBOL

REVISION NUMBER

SYMBOLS

4336 EXISTING CONTOUR

RIGHTS OF WAY/PROPERTY LINE

EASEMENT

NOTE:

ADDITIONAL ABBREVIATIONS, SYMBOLS AND INDICATORS MAY APPEAR IN THESE DRAWINGS. REFER TO APPROPRIATE SHEETS FOR IDENTIFICATION AND CLARIFICATION. THIS SHEET APPLIES TO L-SERIES DRAWINGS ONLY.

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

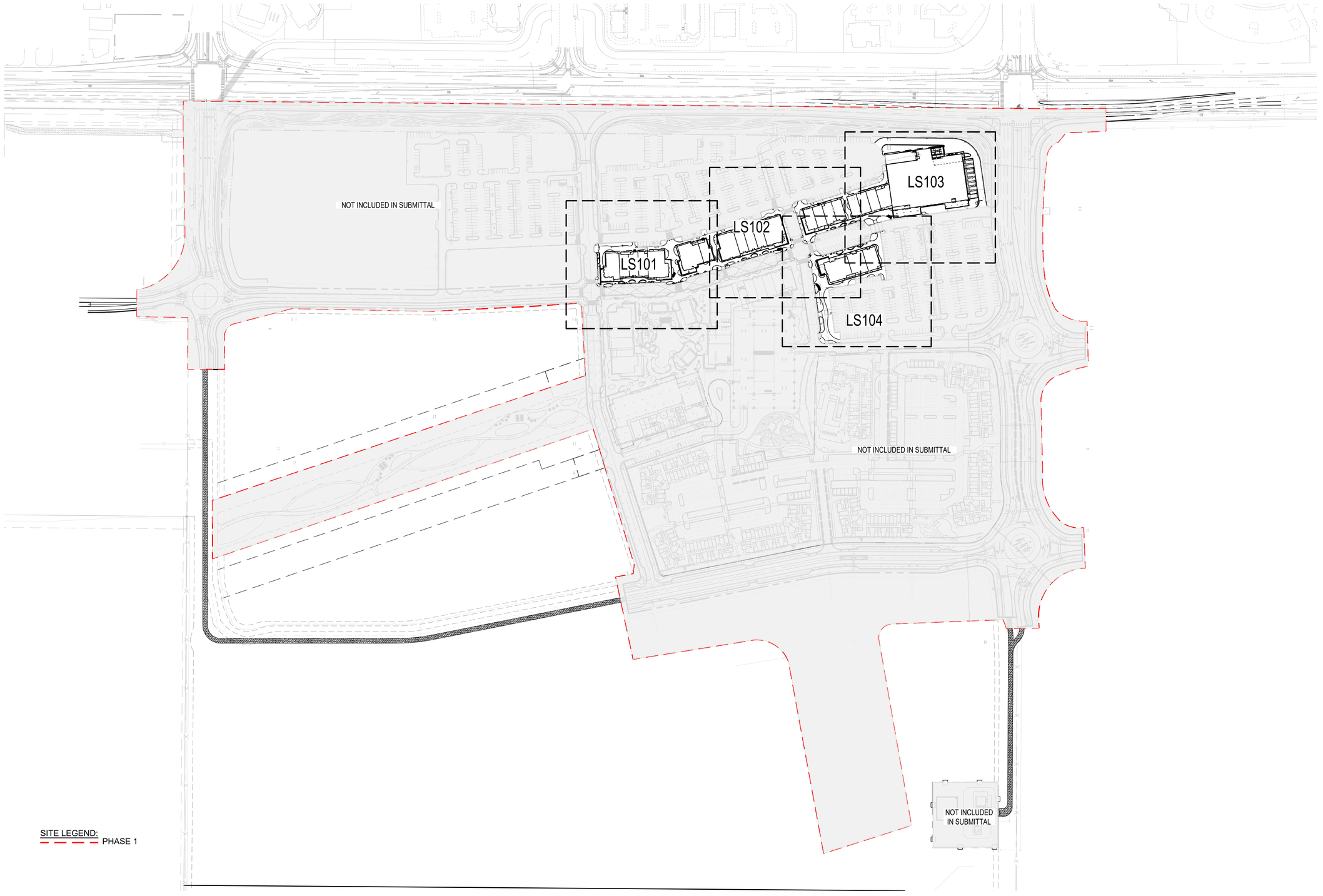
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 4
ABBREVIATIONS AND SYMBOLS
SITE PLAN DEVELOPMENT

Date: 07-29-2025
Drawn By: MC
Checked By: JB/PM

Sheet

LS002



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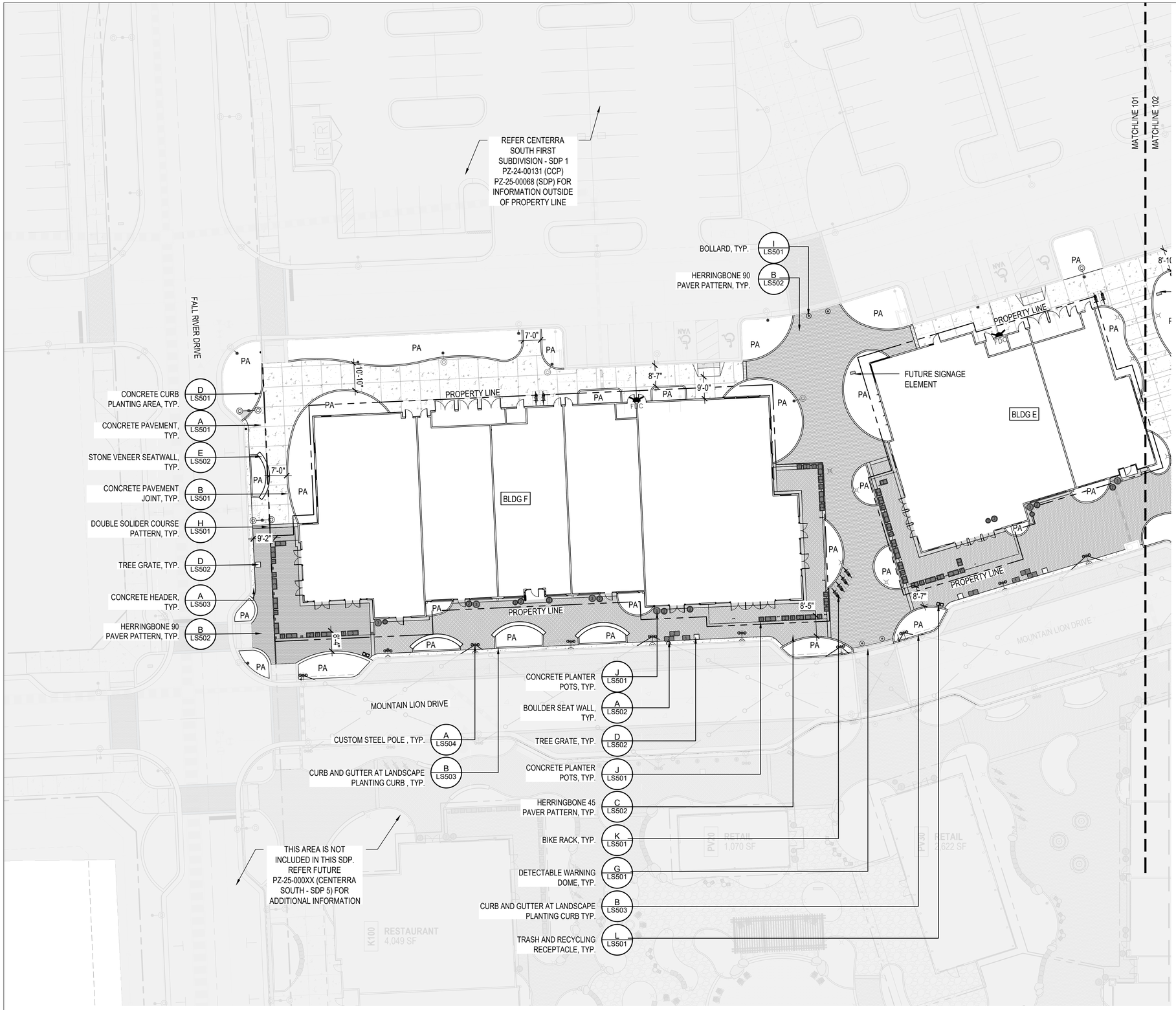
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

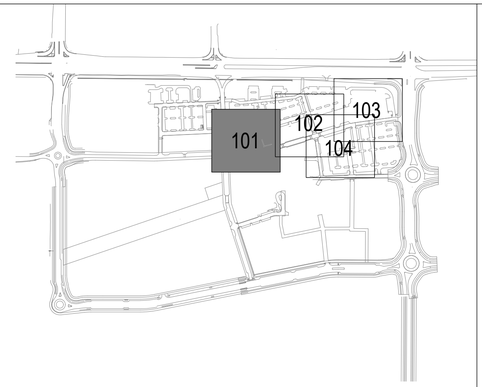
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
OVERALL SITE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet

LS100





SITE LEGEND:

- 6" CONCRETE STD. GRAY
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
- CONCRETE SAWCUT
- PROPERTY LINE
- EASEMENT
- HANGING BASKETS, RE: LS001
- LIGHTING, RE: EL SHEETS
- PA — PLANTING AREA
- PLANTER POTS, RE: LS001
- BOULDERS, RE: LS001
- BIKE RACKS, RE: LS001
- TREE GRATE, RE: LS001
- FIXED BOLLARD, RE: LS001
- TRASH AND RECYCLING RECEPTACLE, RE: LS001

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.

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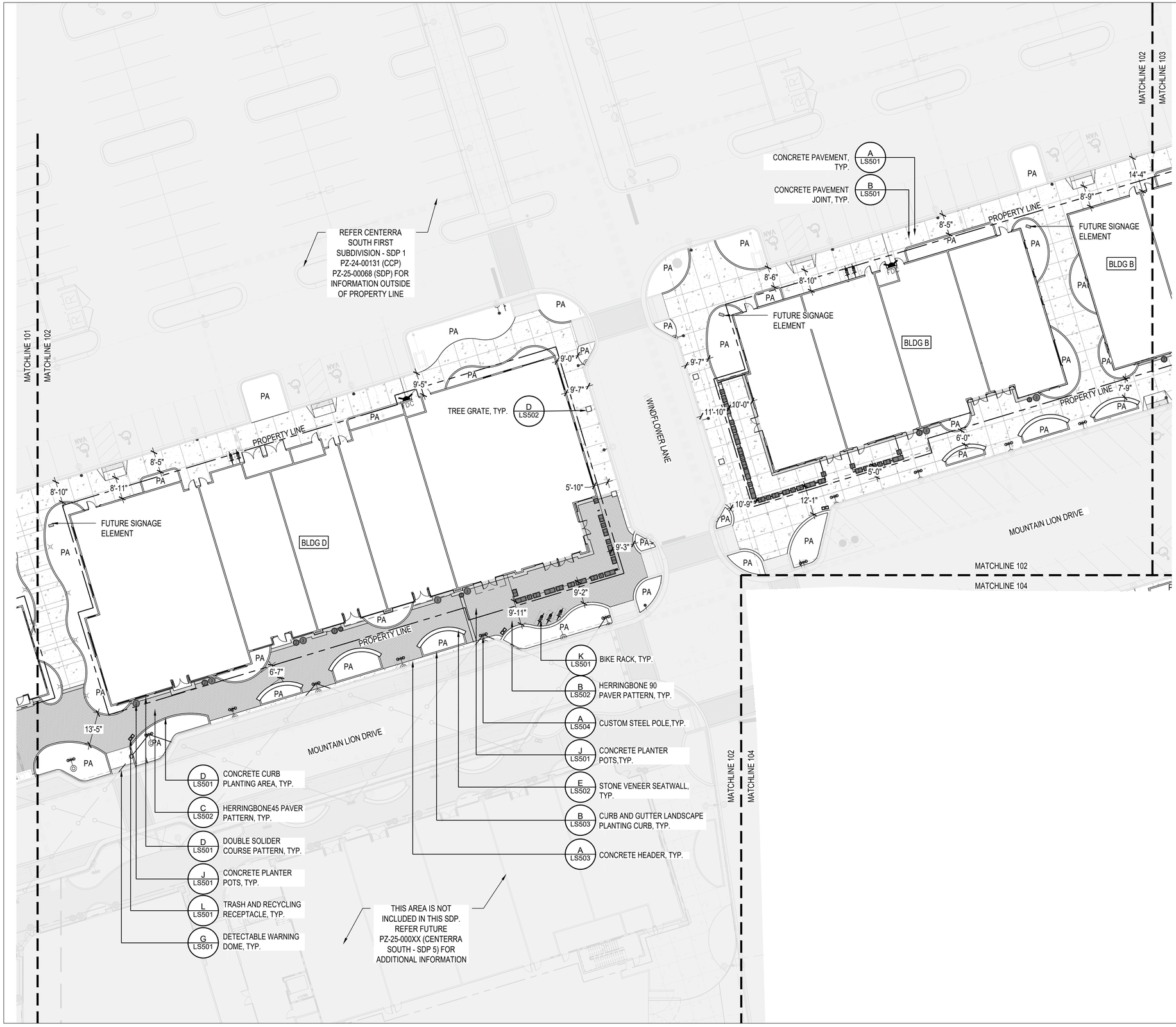
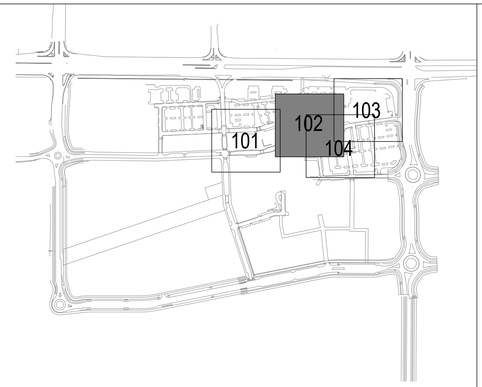
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS101





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20' 0 10' 20' 40' NORTH

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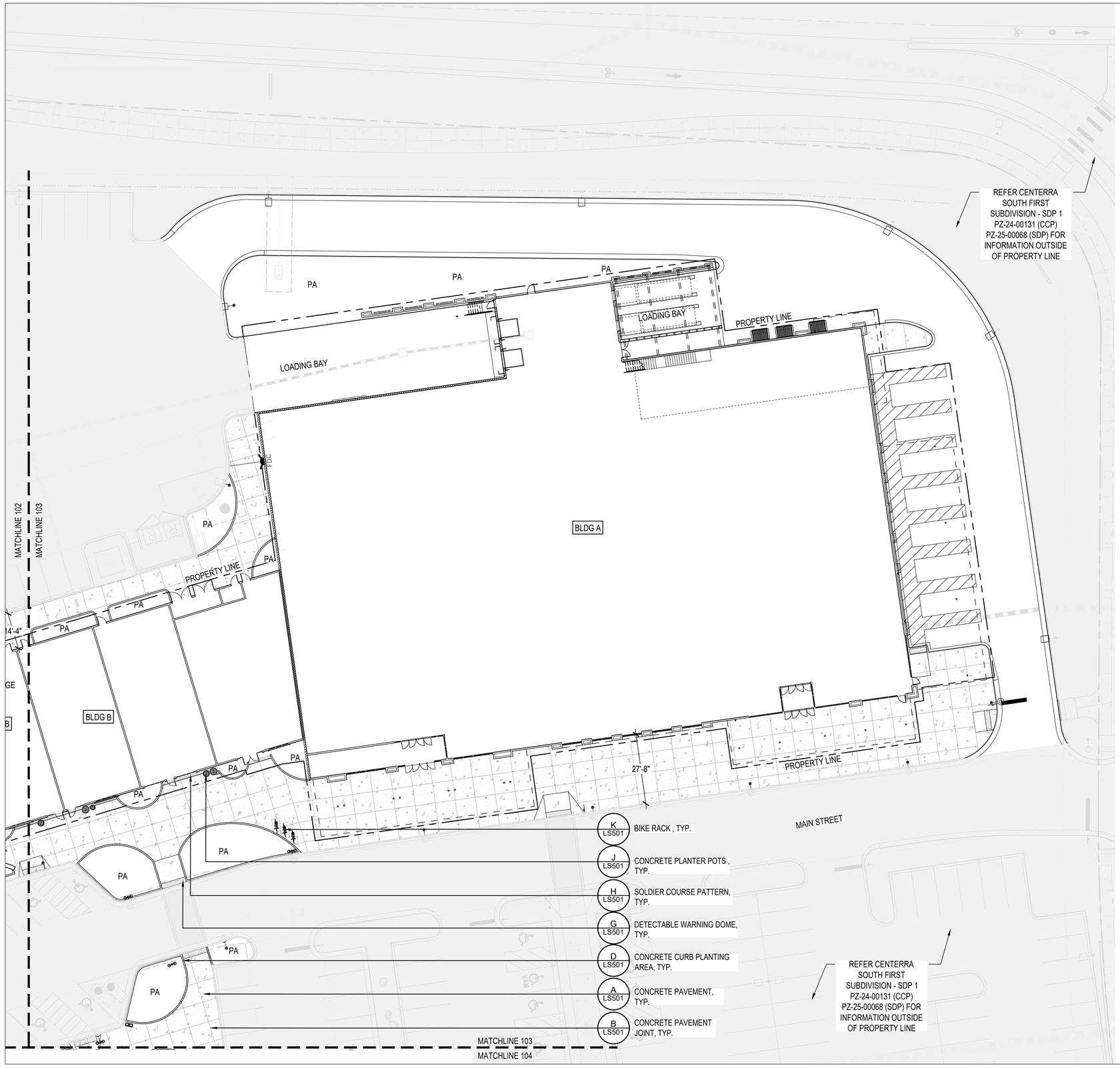
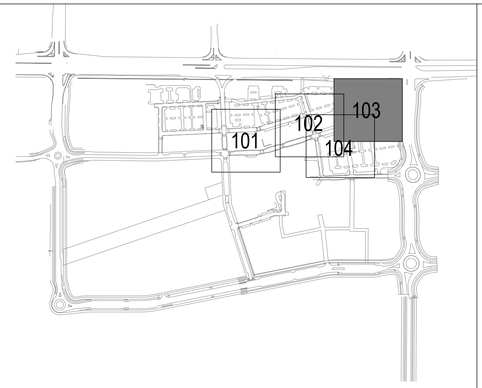
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS102





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20' 0 10' 20' 40' NORTH

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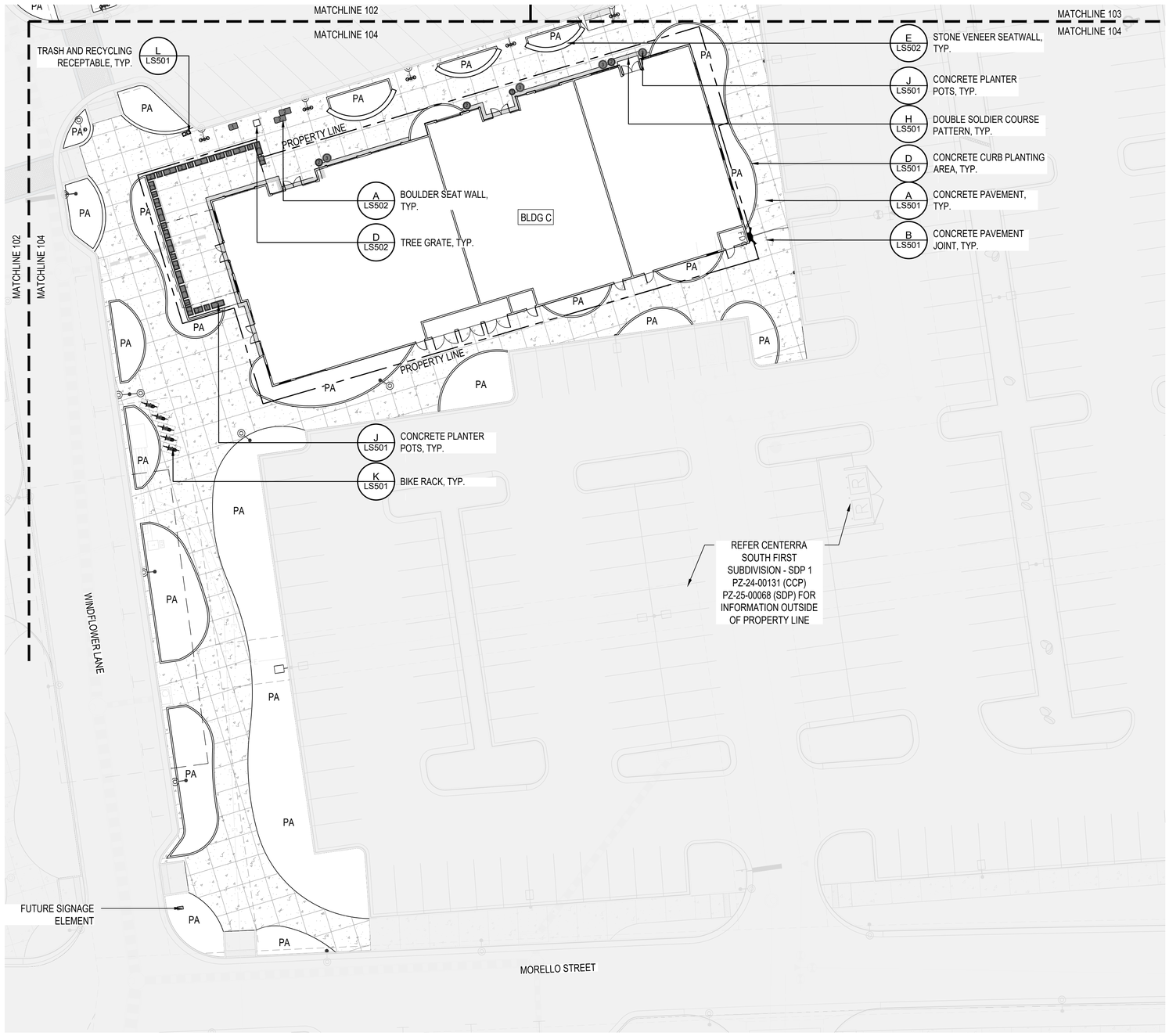
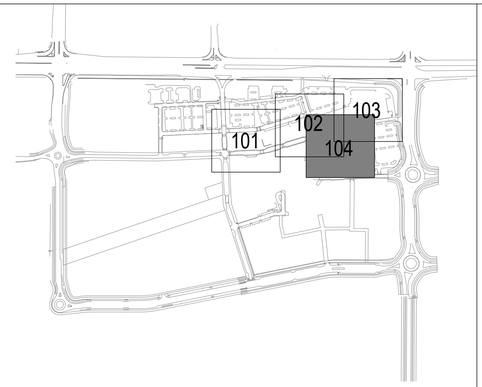
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS103





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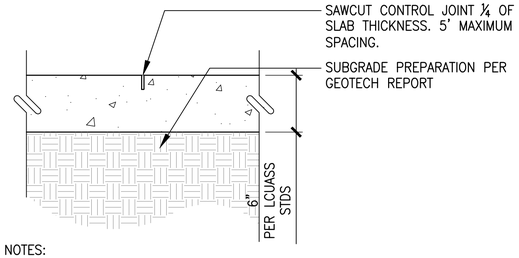
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE PLAN
SITE PLAN DEVELOPMENT

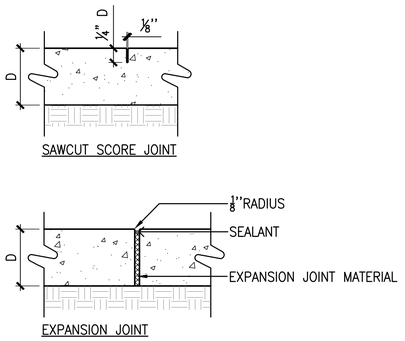
Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS104

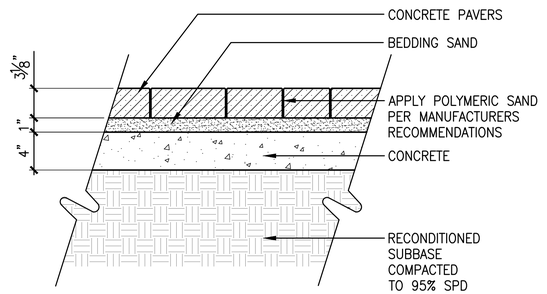


NOTES:
1. CONTROL JOINT PLACED PER SITE PLAN, MAXIMUM SPACING 10'.
2. ALL CONTROL JOINTS TO BE SAW CUT.
3. FINISH ON CONCRETE TO BE FINISHED PER CITY OF LOVELAND PER DRAWING 1601 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS)

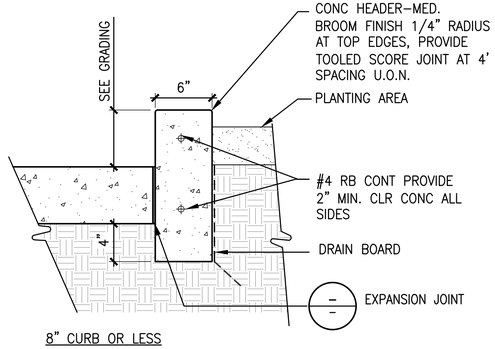
A CONCRETE PAVEMENT (FLATWORK)
SCALE: N.T.S.



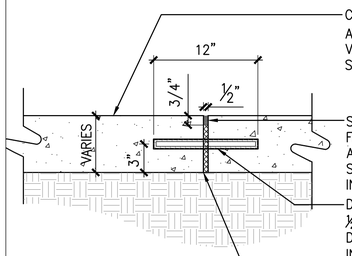
B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"



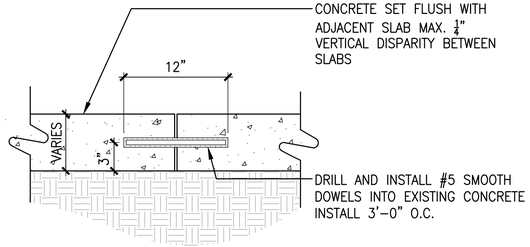
C UNIT PAVER
SCALE: 1 1/2" = 1'-0"



D CONCRETE CURB – PLANTING AREA
SCALE: 1 1/2" = 1'-0"



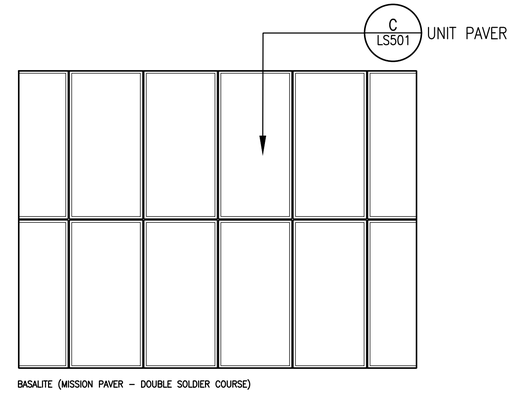
E EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



F COLD JOINT AT EXISTING CONCRETE
SCALE: 1 1/2" = 1'-0"

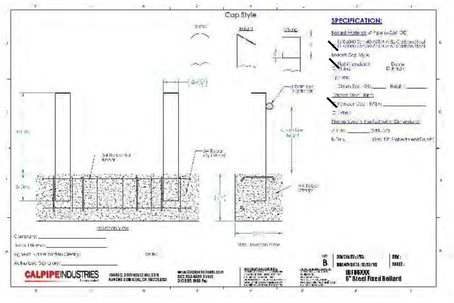
MANUFACTURER: NEENAH FOUNDRY (www.trenchdrainsupply.com)
24"X24" PLATES-MODEL:R-4984-24Q
24" X 25' RADIUS-MODEL:R-4984-25R
COLOR: CAST IRON
QTY: SEE SITE PLAN
REFER TO MANUFACTURERS SPECIFICATIONS FOR MORE INFORMATION

G DETECTABLE WARNING DOMES
SCALE: NTS



BASALITE (MISSION PAVER – DOUBLE SOLDIER COURSE)

H DOUBLE SOLDIER COURSE PATTERN
SCALE: 3"=1'-0"



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

I BOLLARD
SCALE: NTS

CIRCULAR POTS

RECTANGULAR POTS

COMPANY: FORT COLLINS PRE-CAST,INC.
MODEL: CUSTOM TBD
SIZE: DIAMETER, LENGTH, WIDTH VARIES – SEE PLANS, HEIGHT: 24"-36"
COLOR: NATURAL
MOUNT: FREESTANDING
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

J CONCRETE PLANTER POTS
SCALE: NTS

COMPANY: STREET LIFE
MODEL: ROUGH&READY BIKE RACKS
STEEL LEG: CORTEN STEEL
SUPPORT STAND: ACCOYA WOOD
MOUNT: SURFACE MOUNT
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K BIKE RACK
SCALE: NTS

COMPANY: STREET LIFE
MODEL: BOX BINS
COLOR: CORTEN STEEL
MOUNT: SURFACE MOUNT
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

L TRASH RECEPTACLE
SCALE: NTS

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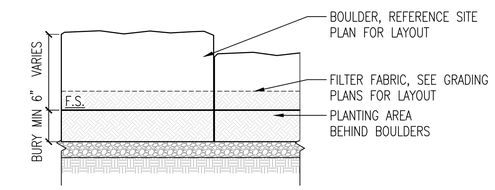
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

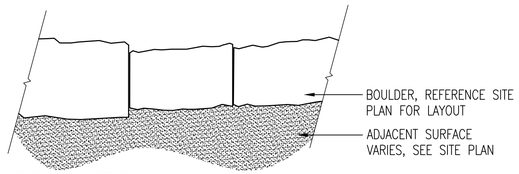
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE DETAILS
SITE PLAN DEVELOPMENT

Date: 07-29-2025
Drawn By: MC
Checked By: JB/PM

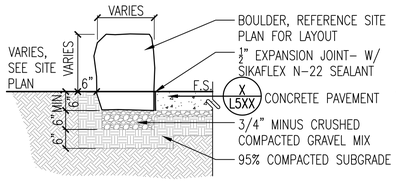
Sheet
LS501



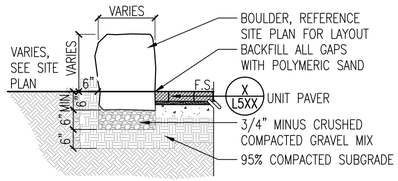
TYPICAL FRONT SECTION



TYPICAL BOULDER PLAN



ADJACENT TO CONCRETE PAVEMENT SECTION



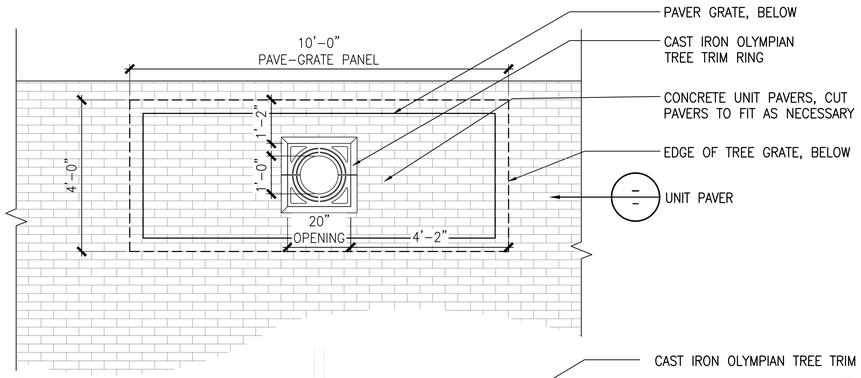
ADJACENT TO PAVERS SECTION

NOTES:
1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT CONCRETE
2. THERE SHALL BE NO MORE THAN A 3/8" 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

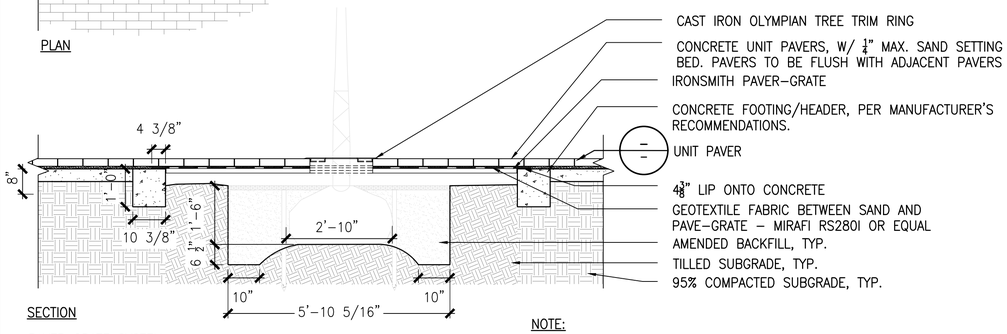
BOULDER SIZING NOTES – TYPICAL ALL BOULDERS:
1. NO BOULDER LENGTH SHALL EXCEED 3'–0" OR BE LESS THAN 1'–6"
2. NO BOULDER WIDTH SHALL EXCEED 2'–0" OR BE LESS THAN 1'–0"
3. NO BOULDER HEIGHT ABOVE FINISH SURFACE SHALL EXCEED 2'–0" OR BE LESS THAN 1'–6"

A BOULDER SEATWALL CONDITIONS

Scale: 1/2" =1'–0"



PLAN



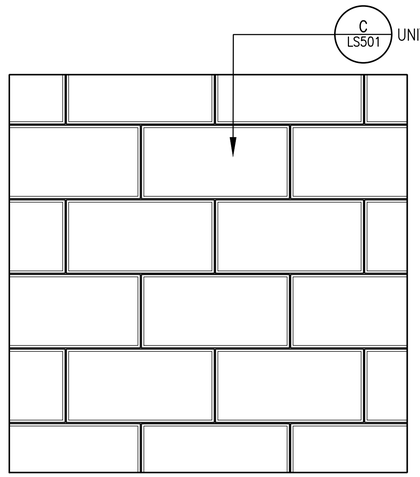
SECTION

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.

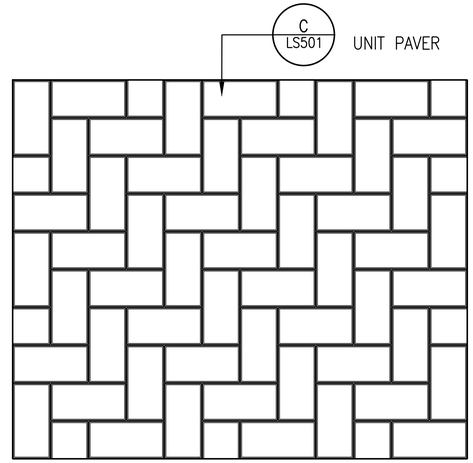
D TREE GRATE

SCALE: NTS



B HERRINGBONE 90 PAVER PATTERN

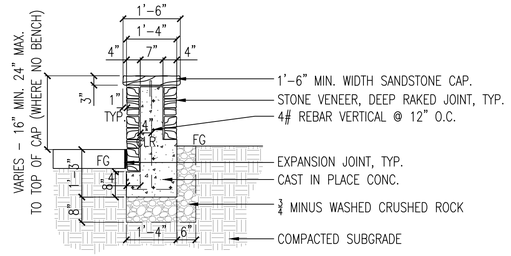
SCALE: 3"=1'–0"



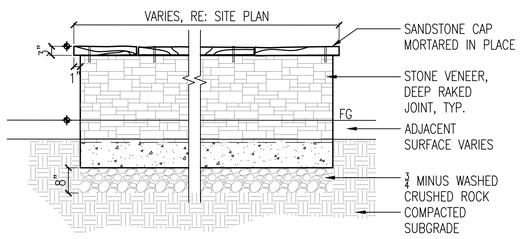
BASALITE (MISSION PAVER – HERRINGBONE)

C HERRINGBONE 45 PAVER PATTERN

SCALE: 1 1/2" = 1'–0"



SECTION



ELEVATION

NOTES:
1. COORD EXTENT OF VENEER W/ FINISH SURFACE & FINISH GRADE ELEV. NO CONC TO BE EXPOSED.
3. STONE VENEER SHALL WRAP EXPOSED ENDS, AND FACES
4. RE: CIVIL GRADING PLAN FOR ADDITIONAL INFORMATION

E STONE VENEER SEATWALL

Scale: 1/2" = 1'–0"

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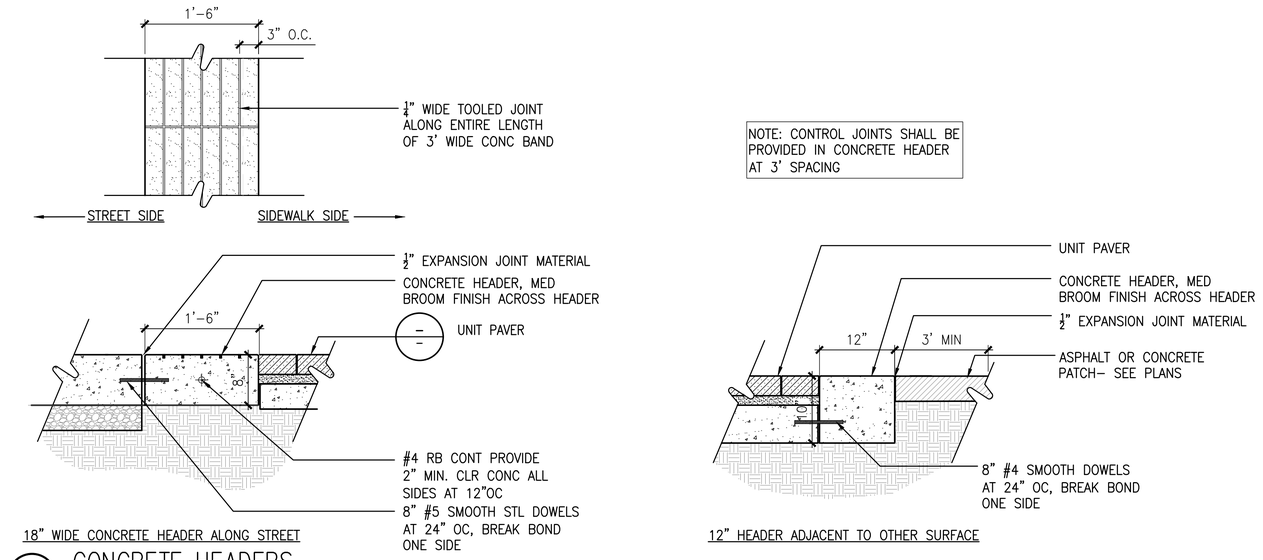
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
SITE DETAILS
SITE PLAN DEVELOPMENT

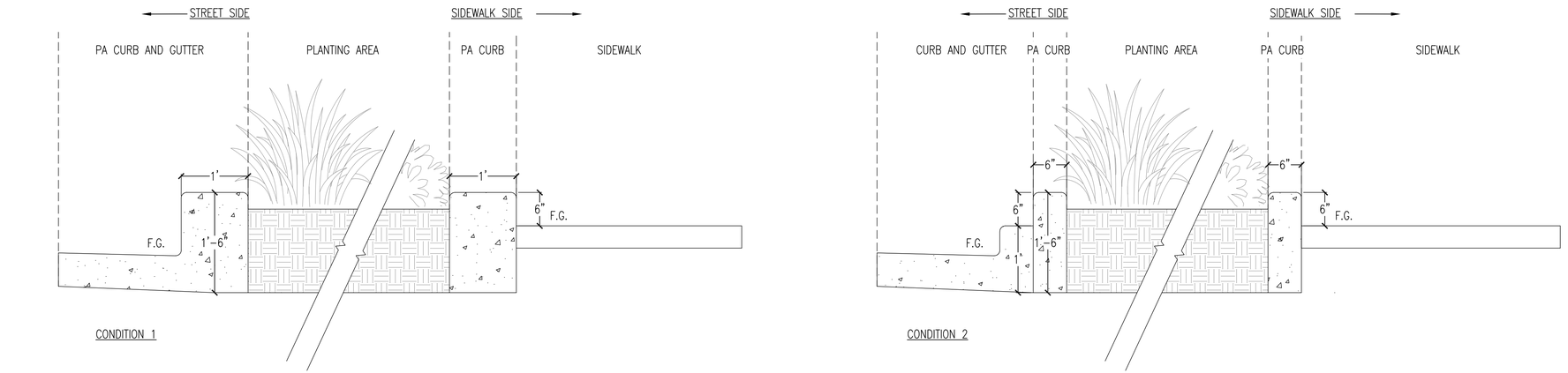
Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LS502



A CONCRETE HEADERS

SCALE: 1"=1'-0"



B CURB AND GUTTER AT LANDSCAPE PLANTING CURB

Scale: 1" = 1'-0"

McWHINNEY

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

RVi

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PHASE 1 - SDP 4
SITE DETAILS
SITE PLAN DEVELOPMENT

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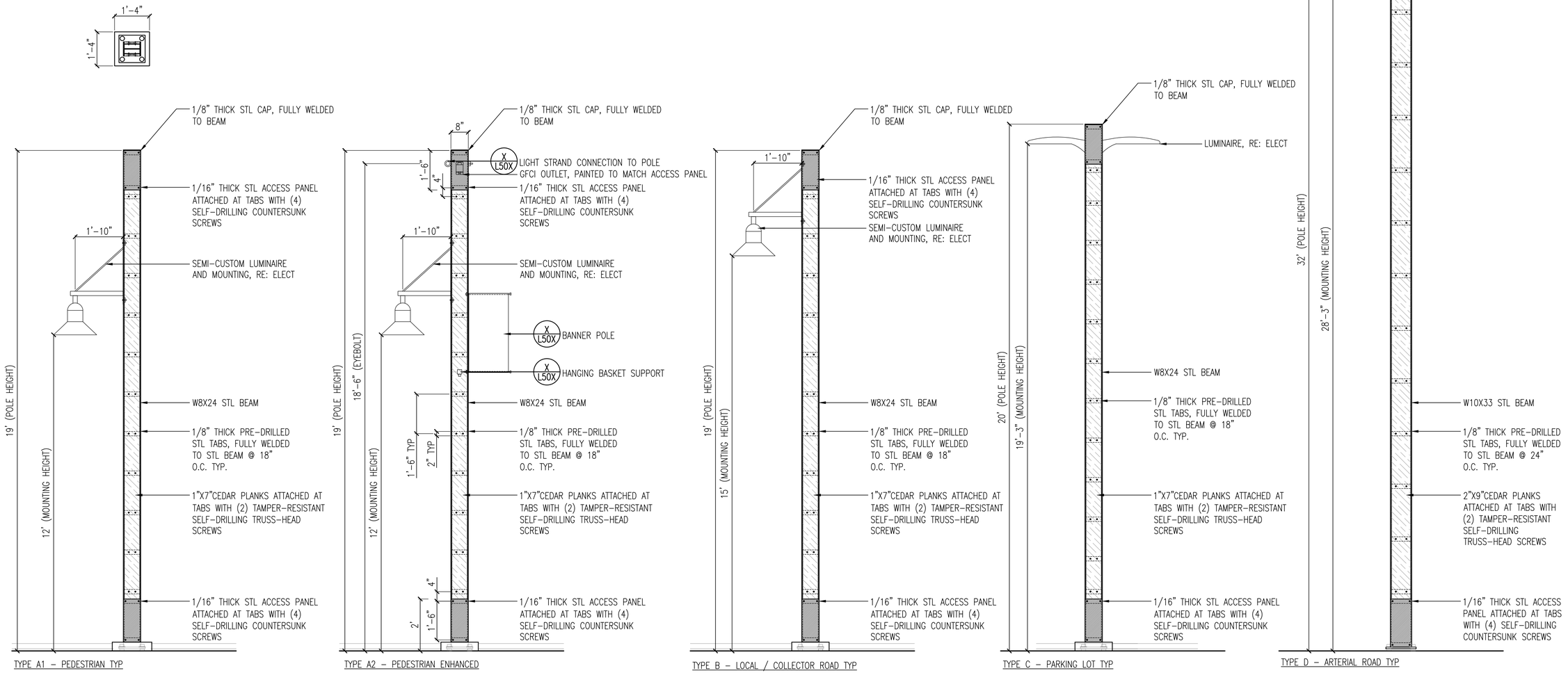
Sheet

LS503



NOTES:

1. ALL METAL TO BE POWDERCOATED MATTE BLACK "POWDERCOAT FINISH TO BE VERIFIED BY OWNER REP. PRIOR TO FABRICATION"
2. REFERENCE SITE PLAN FOR ADDITIONAL LAYOUT INFORMATION

A CUSTOM STEEL POLE

Scale: 1/2" = 1'-0"

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CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 - SDP 4
SITE DETAILS - NIC
SITE PLAN DEVELOPMENT

Date: 07-29-2025
Drawn By: MC
Checked By: JB/PM

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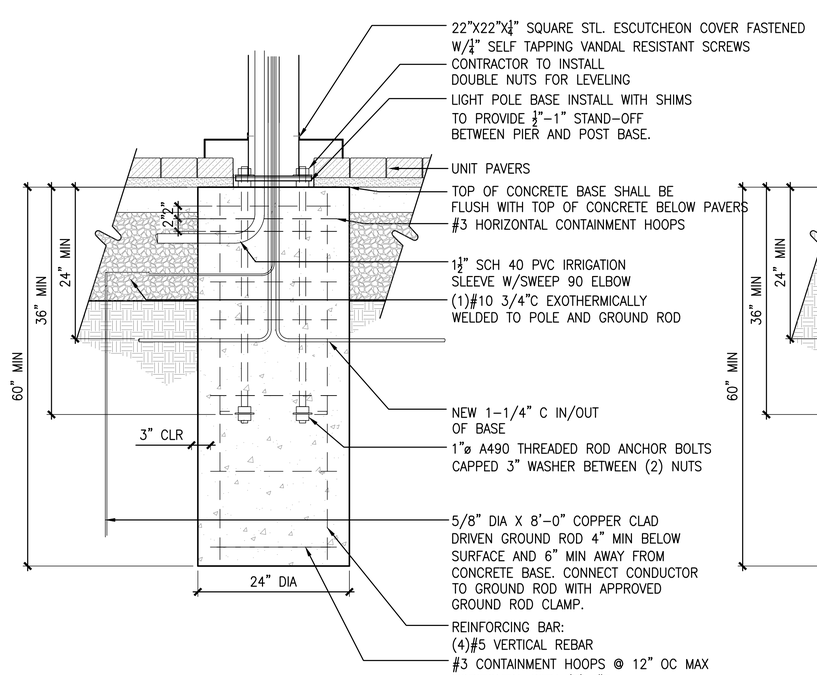
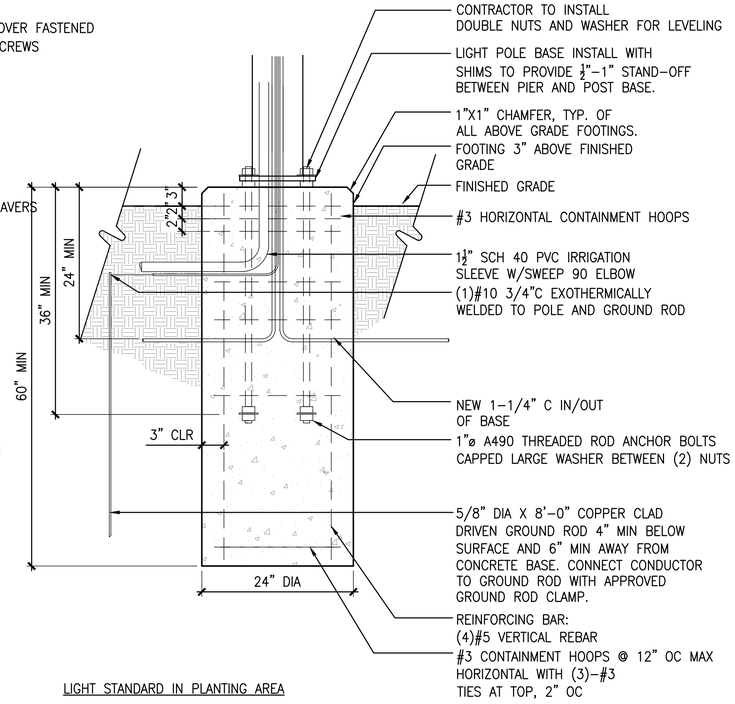


LIGHT STANDARD IN PAVER FIELD



LIGHT STANDARD IN PLANTING AREA

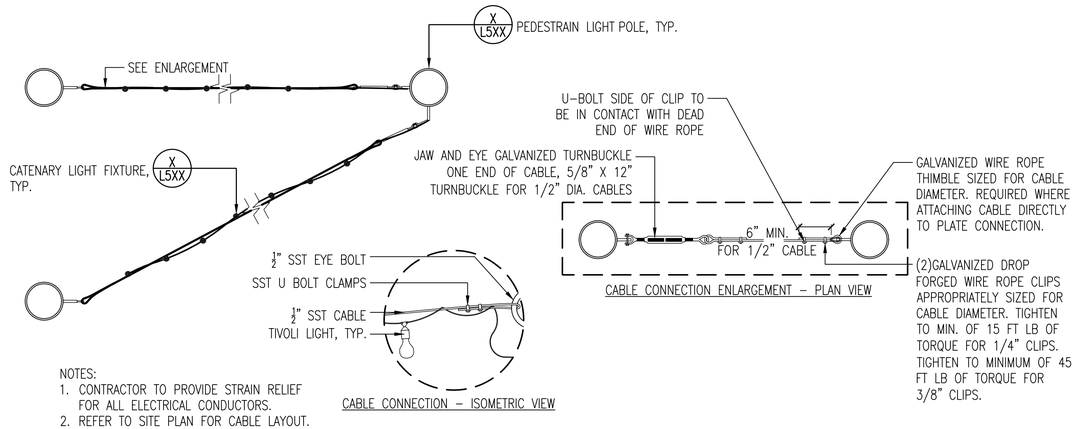
A LIGHT STANDARD FOOTING

SCALE: 1"–1'–0"

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

B CATENARY LIGHT FIXTURE

SCALE: NTS



CABLE CONNECTION ENLARGEMENT – PLAN VIEW

CABLE CONNECTION – ISOMETRIC VIEW

NOTES:
1. CONTRACTOR TO PROVIDE STRAIN RELIEF FOR ALL ELECTRICAL CONDUCTORS.
2. REFER TO SITE PLAN FOR CABLE LAYOUT.

C STRAND LIGHT CABLE

Scale: 1" = 1'–0"

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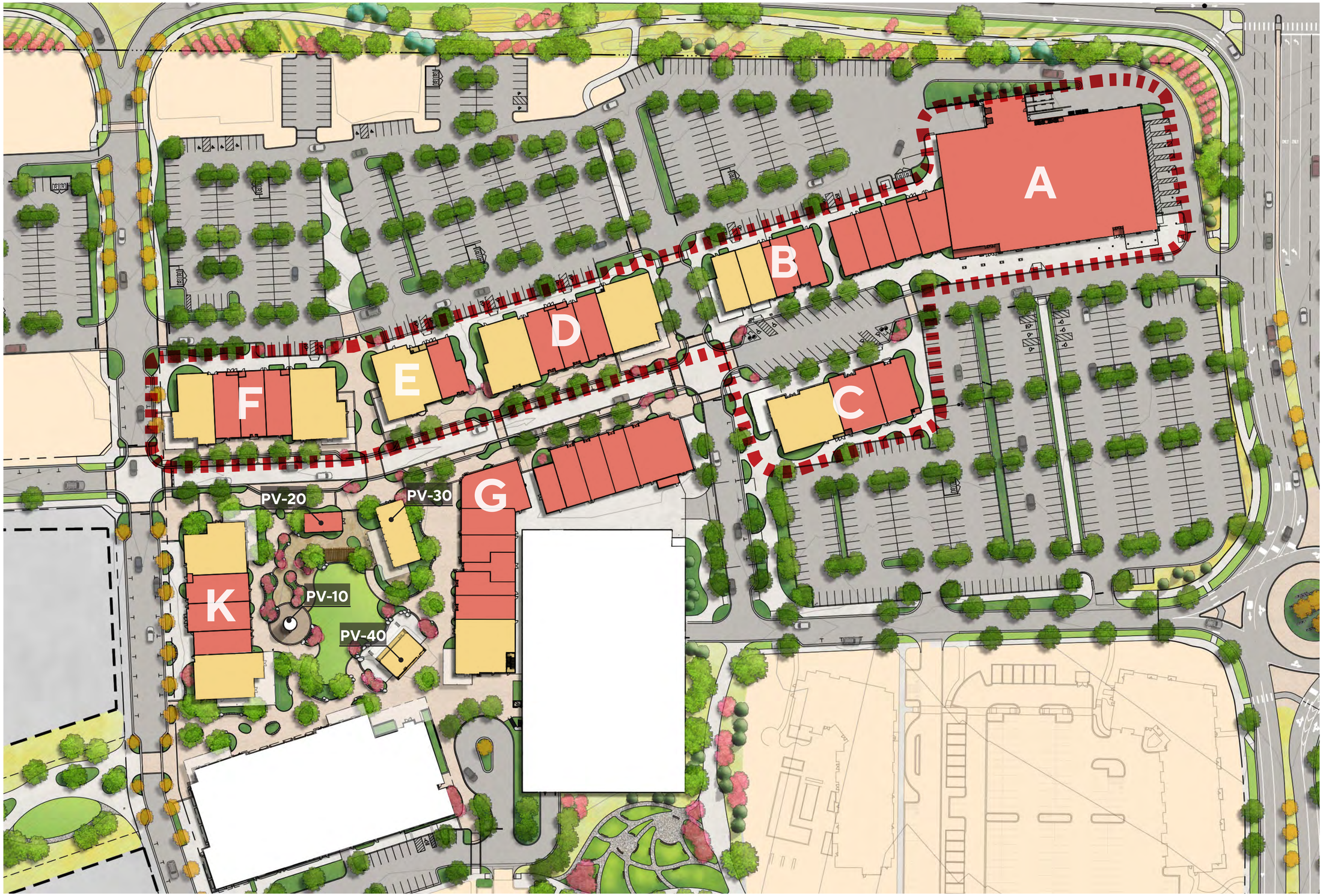

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Office Of Architecture

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REV.	COMMENT	DATE
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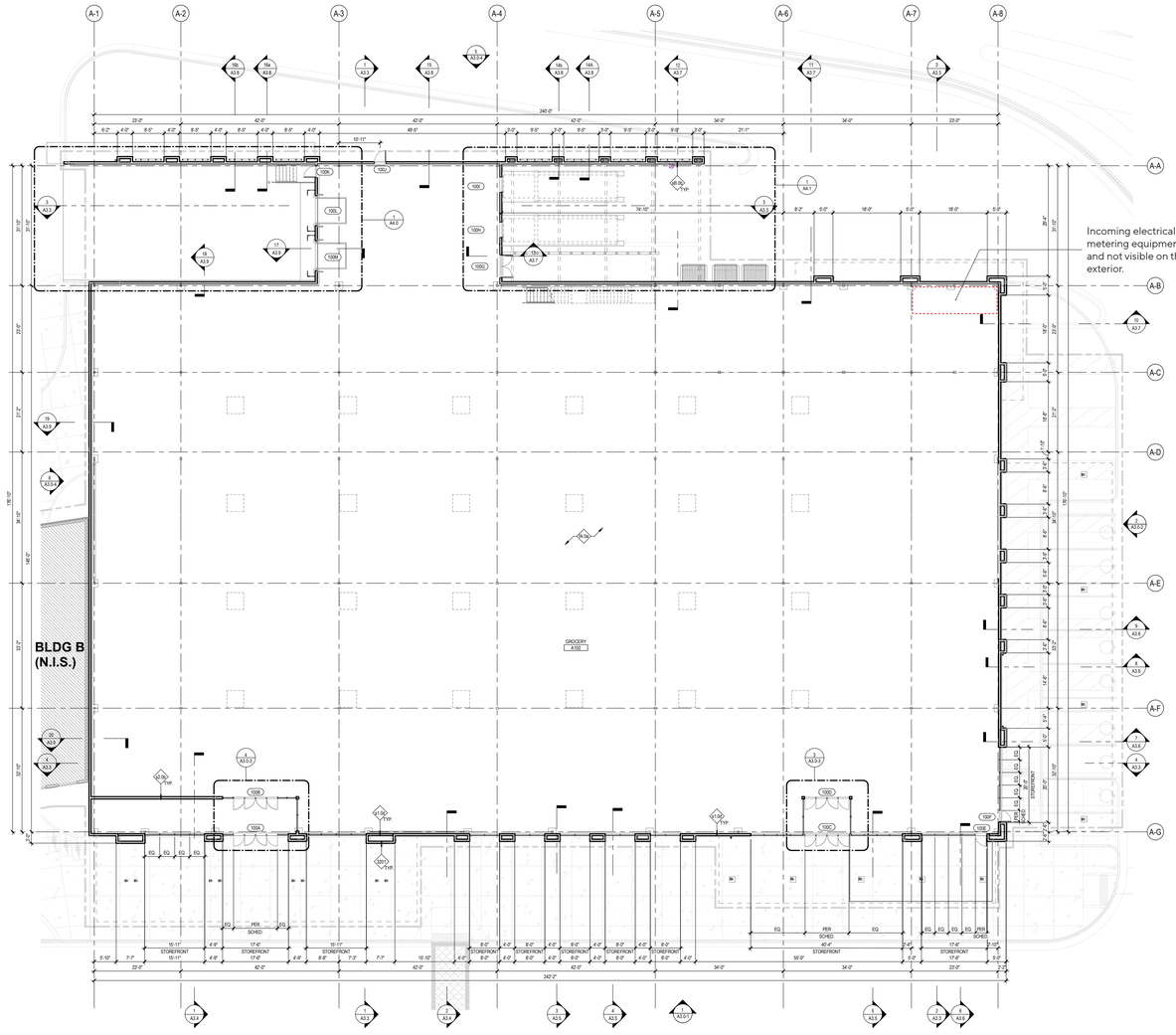
CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING KEY PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A101



BUILDING A

A100	BUILDING A	BLDG. A - LEVEL 1	GROCERY	37,183	GROCERY STORE
A101	BUILDING A	BLDG. A - MEZZANINE	MEZZANINE	2,179	GROCERY STORE
			TOTAL (SF):	39,362	

KEY MAP

20' 0 10' 20' 40' NORTH

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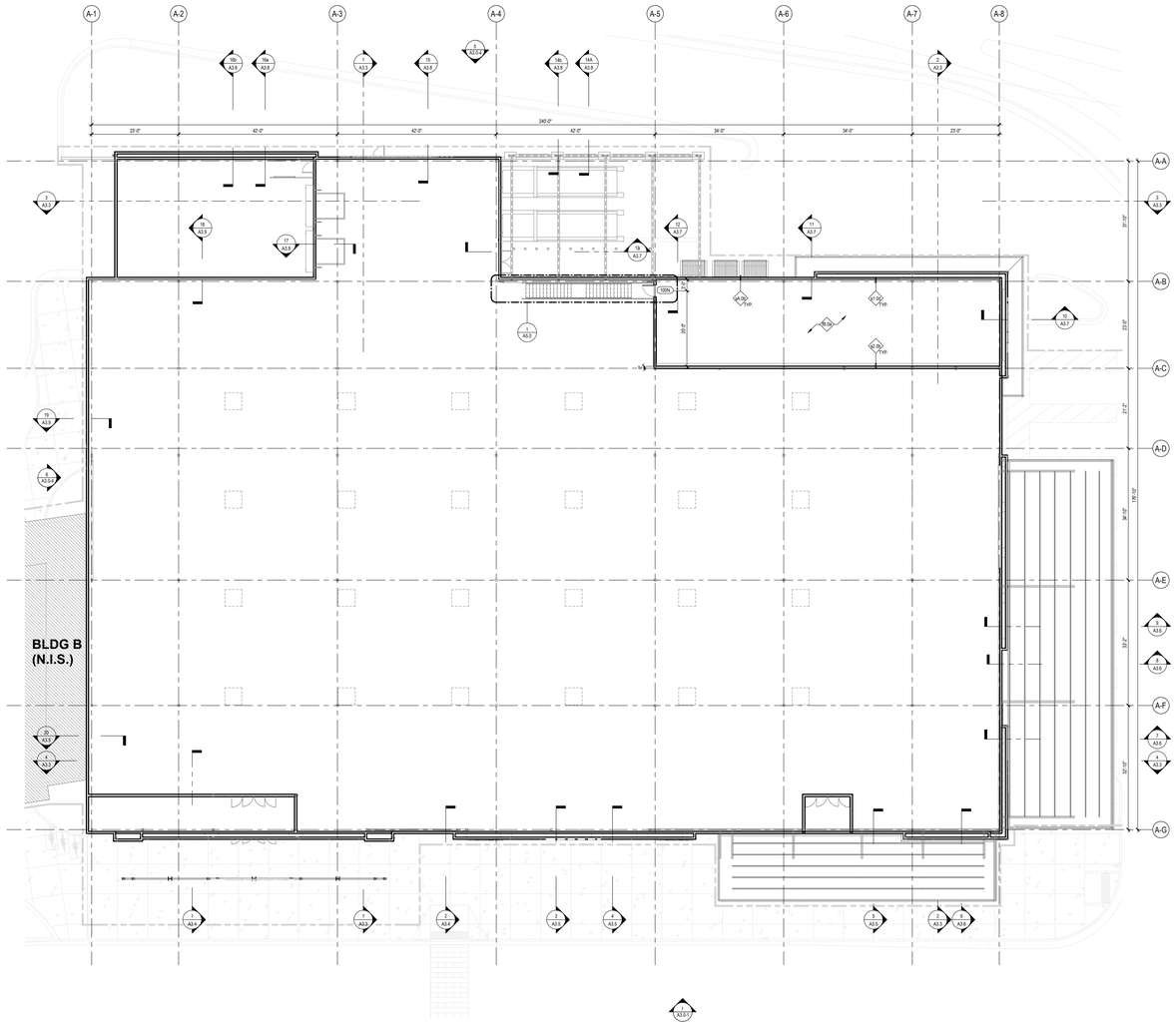
CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING A FLOOR PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A401.1



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20' 0 10' 20' 40' NORTH

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SITE DEVELOPMENT PLAN

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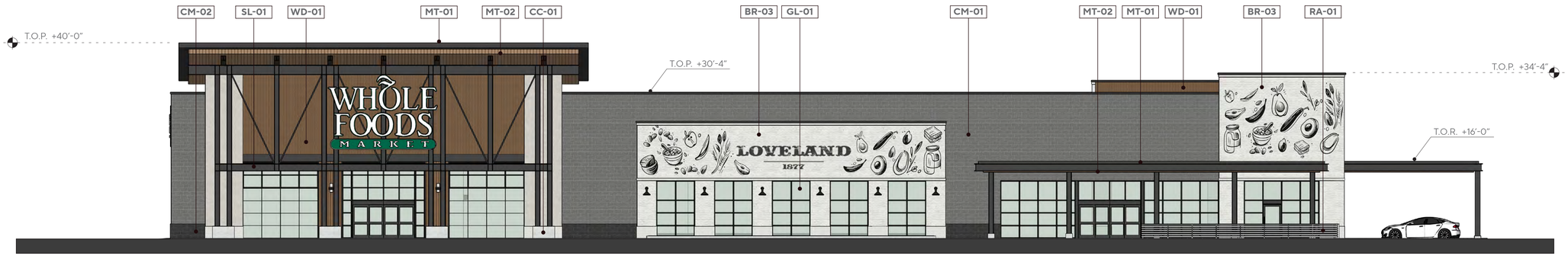

SOUTH ELEVATION

NORTH ELEVATION

Incoming electrical switchgear and metering equipment are concealed and not visible on the building exterior.

MATERIALS AND FINISHES

BR-01 BRICK VENEER SUMMIT FACE BRICK., ALASKAN, SMOOTH

BR-02 BRICK VENEER

BR-03 BRICK VENEER

BR-04 BRICK VENEER

CC-01 NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01 FABRIC AWNING MATCH AWNTECH LINEN/WHITE STRIPE' AND 'SUNBRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01 METAL GLADDING POWDER COAT CHARCOAL GRAY

MT-02 METAL CLADDING WOOD PATTERN

MT-03 GALVANIZED CORRUGATED METAL

MT-04 METAL CLADDING POWDER COAT BEIGE

MT-05 METAL CLADDING POWDER COAT WHITE

MT-06 METAL CLADDING POWDER COAT BEIGE

MT-07 STEELMASTER, QUONSET HUT KIT, OR SIMILAR Q SERIES

MT-09 STOREFRONT SYSTEM ANODIZED ALUMINUM PURE WHITE

MT-10 STOREFRONT SYSTEM ANODIZED ALUMINUM DARK BRONZE

MS-02 MECHANICAL LOUVERS TO MATCH WD-05

PT-01 SW 7005

PT-02 SW 7026

PT-03 SW 0011

PT-04 SW 9603

PT-05 SW 9596

PT-06 SW 6153

WD-01 VERTICAL RIBBED WOOD SIDING

WD-02 DELTA MILLWORKS VERTICAL SIDING WITH MATCHING BATTENS SPACED PER ELEVATION.

WD-02A DELTA MILLWORKS HORIZONTAL SIDING PER ELEVATION. FINISHED: ACCOYA SMOOTH COASTLINE

WD-03 DELTA MILLWORKS IX6 SHIPLAP, WESTERN RED CEDAR STK, SMOOTH, HD CLEAR

WD-04 ARCH. EXPOSED DIMENSIONAL & STRUCTURAL LUMBER

WD-05 WOOD SOFFIT- SIERRA FOREST PRODUCTS - ACCOYA SMOOTH

WD-06 WHITE WASH WOOD CLADDING – DELTA MILLWORKS – ACCOYA SMOOTH NATIVE

WD-07 WOOD CLADDING WHITE WASH

WD-08 SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01 SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01 ASPHALT SHINGLE ROOFING

RF-04 METAL ROOFING

FC-01 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

FC-02 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

FC-03 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: SOFT BLUE

FC-04 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: CHOCOLATE BROWN

FC-05 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK BROWN

FC-06 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE

FC-07 PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08 FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

FC-09 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: CHOCOLATE BROWN

FC-10 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. COLOR: DARK GREEN PAINT

FC-11 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK GREEN

FC-12 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF-WHITE

FC-13 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

FC-15 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

ST-01 TELLURIUM STONE FULL-BED-DEPTH VENEER, ASCONA NATURAL, SPLIT FACE, RANDOM UNCOURSED RUBBLE. OVER-MORTARED WITH WARM WHITE GROUT.

ST-02 BUFF SANDSTONE, NATURAL SPLIT FACE. SIENNA BUFF COLOR

ST-02 DARK GREY FIELD STONE, FULL-BED-DEPTH VENEER, RANDOM UNCOURSED RUBBLE.

TL-01 FIRECLAY GLAZED BRICK. COLOR: AUTUMN OR ADIRONDACK

SL-01 STRUCTURAL STEEL FRAMES

GL-01 CLEAR GLAZING W/ BLACK ALUMINUM STOREFRONT

GL-02 IGU WITH LOW IRON ("ACUITY" OR "STARFIRE") BOTH PANES + LOW E COATINGS TO MEET LOCAL ENERGY CODE

CM-01 CMU LIGHT GRAY

CM-02 CMU DARK GRAY

Note: Signage to be submitted separately under a separate Permit Application. Sign design and installation are not part of this permit set.

12' 0 6' 12' 24' NORTH

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2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING A ELEVATIONS
SITE DEVELOPMENT PLAN

Date: 07–23–2025
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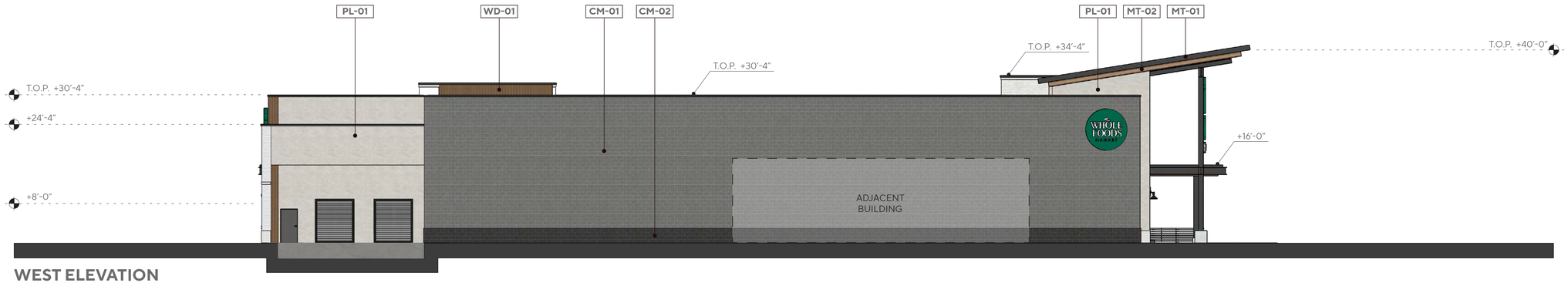
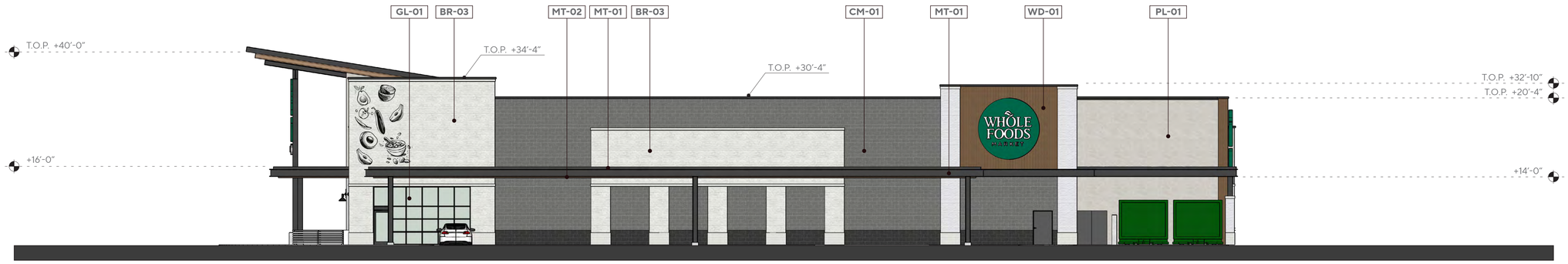
Sheet
A401.3



WEST ELEVATION



EAST ELEVATION

MATERIALS AND FINISHES

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BR-02 BRICK VENEER

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FC-07 PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08 FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

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12' 0 6' 12' 24' NORTH

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SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

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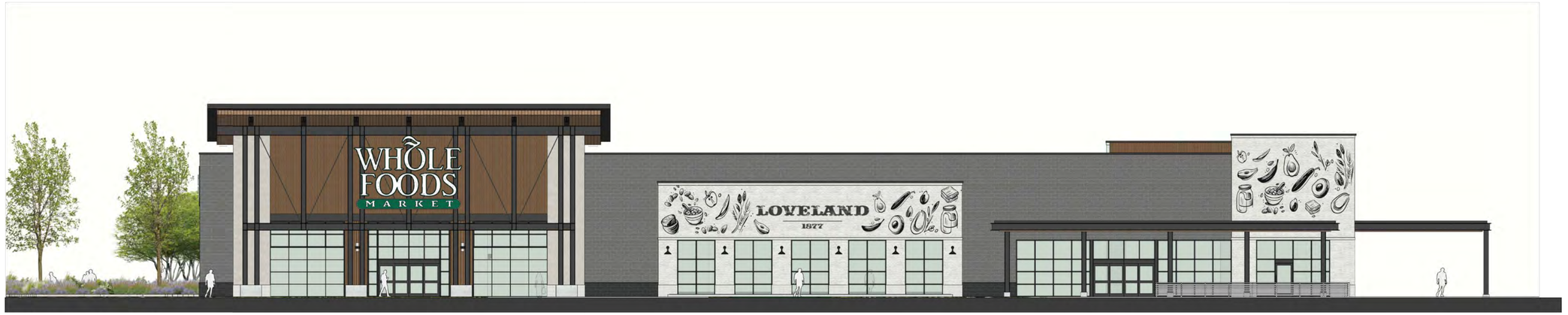
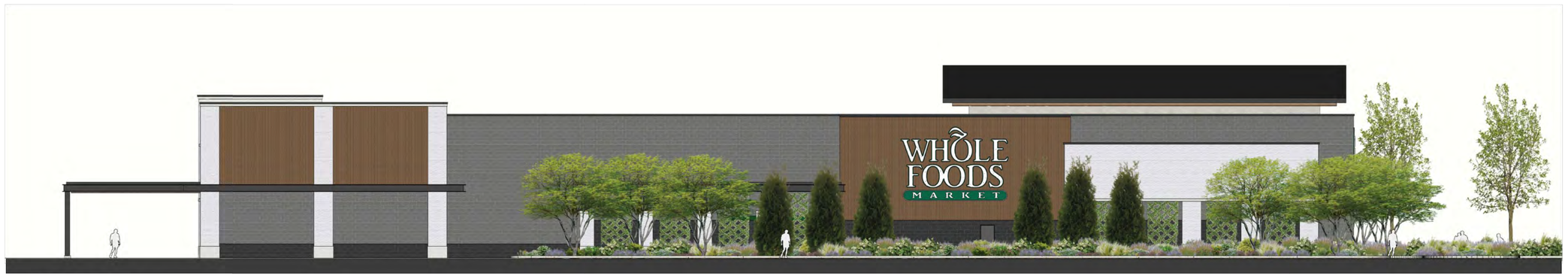


SOUTH ELEVATION



NORTH ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORNLESS HONEYLOCUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

CURLY LEAF YUCCA

GRASSES
'KARL FORESTER' FEATHER REED GRASS

'BLOND AMBITION' BLUE GRAMA

'HAMELN' DWARF FOUNTAIN GRASS

'ELIJAH BLUE' FESCUE

PERENNIALS
FRINGED WORMWOOD

'STEPPESUNS SUNSET GLOW' PENSTEMON

'TERRACOTTA' YARROW

SHOWY FLEABANE

'WALKER'S LOW' CATMINT

LAMB'S EAR

DECIDUOUS
JAPANESE PAGODA TREE

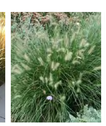
ORNAMENTAL
'HOT WINGS' TARTARIAN MAPLE

EVERGREEN
'WOODWARD' JUNIPER

SHRUBS
'GREEN MOUND' ALPINE CURRANT

CREEPING JUNIPER

GRASSES
'KARL FORESTER' FEATHER REED GRASS

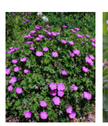


'HAMELN' DWARF FOUNTAIN GRASS

PERENNIALS
'SILVER MOUND' ARTEMISIA

'SEPTEMBER CHARM' ANEMONE

'BIOKOVO' CRANESBILL



BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTERCREEPER

KEY MAP

12' 0 6' 12' 24' NORTH

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING ELEVATIONS + LANDSCAPE

SITE DEVELOPMENT PLAN

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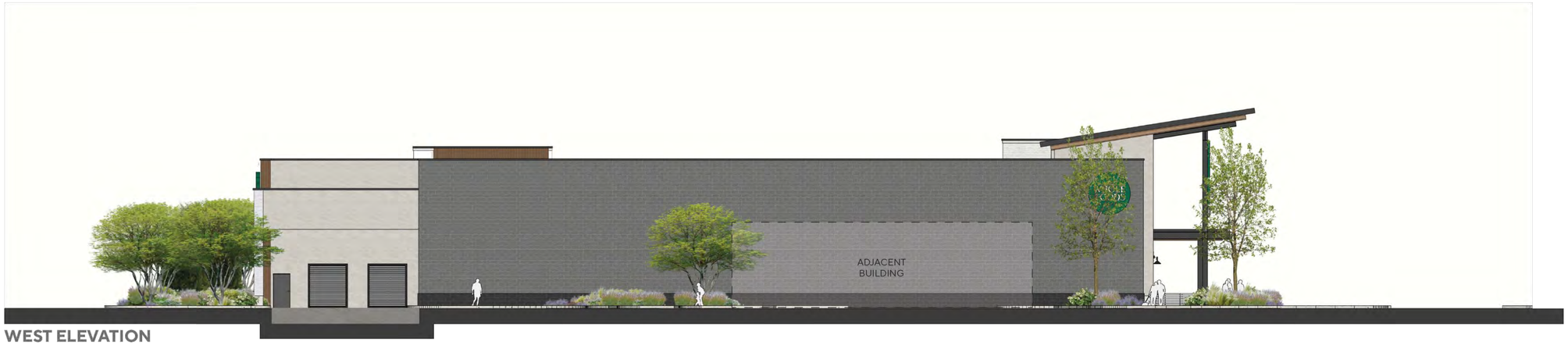
Sheet
A401.5



WEST ELEVATION

EAST ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORN-LESS HONEYLO-CUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

CURLY LEAF YUC-CA

GRASSES
'KARL FORESTER' FEATHER REED GRASS

'BLOND AMBITION' BLUE GRAMA

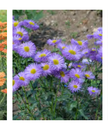
'HAMELN' DWARF FOUNTAIN GRASS

'ELIJAH BLUE' FES-CUE

PERENNIALS
FRINGED WORMWOOD

'STEPPESUNS SUNSET GLOW' PENSTEMON

'TERRACOTTA' YARROW



SHOWY FLEA-BANE

'WALKER'S LOW' CATMINT

LAMB'S EAR

DECIDUOUS
JAPANESE PAGO-DA TREE

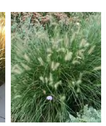
ORNAMENTAL
'HOT WINGS' TARTARIAN MAPLE

EVERGREEN
'WOODWARD' JUNIPER

SHRUBS
'GREEN MOUND' ALPINE CURRANT

CREEPING JUNI-PER

GRASSES
'KARL FORESTER' FEATHER REED GRASS



'HAMELN' DWARF FOUNTAIN GRASS

PERENNIALS
'SILVER MOUND' ARTEMISIA

'SEPTEMBER CHARM' ANEM-ONE

'BIOKOVO' CRANESBILL

BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTER-CREEPER

KEY MAP

12' 0 6' 12' 24' NORTH

McWHINNEY

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

Michael Hsu
Office Of Architecture

Architecture. Design. Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING ELEVATIONS + LANDSCAPE

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A401.6

SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

KEY MAP

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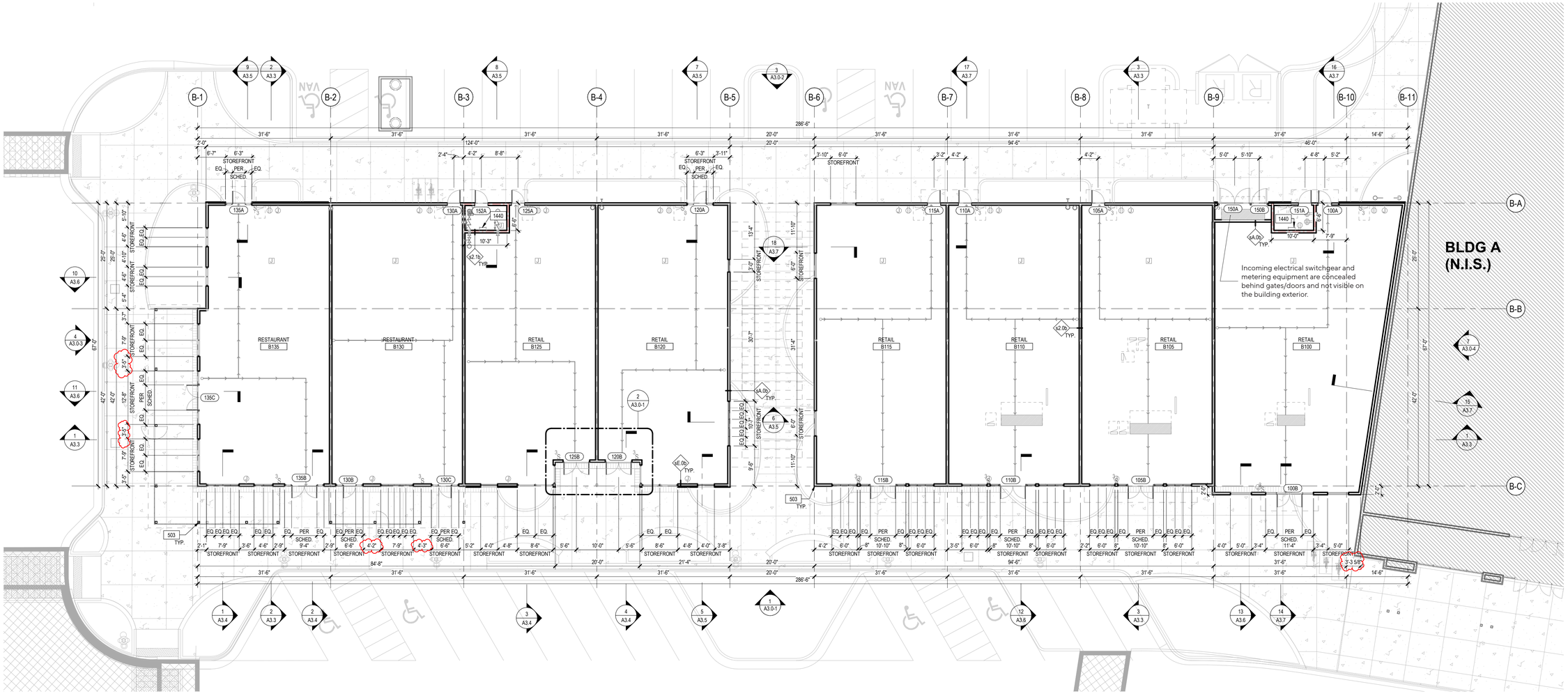
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING A PERSPECTIVES
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A401.7



BUILDING B

B150	BUILDING B	BLDG. B - LEVEL 1	ELECTRICAL	60	BOH
B151	BUILDING B	BLDG. B - LEVEL 1	ELECTRICAL ROOM	68	BOH
B152	BUILDING B	BLDG. B - LEVEL 1	FIRE SPRINKLER ROOM	71	BOH
B130	BUILDING B	BLDG. B - LEVEL 1	RESTAURANT	2,114	FULL SERVICE RESTAURANT
B131	BUILDING B	BLDG. B - LEVEL 1	PATIO	298	FULL SERVICE RESTAURANT PATIO
B132	BUILDING B	BLDG. B - LEVEL 1	PATIO	713	FULL SERVICE RESTAURANT PATIO
B135	BUILDING B	BLDG. B - LEVEL 1	RESTAURANT	2,067	FULL SERVICE RESTAURANT
B100	BUILDING B	BLDG. B - LEVEL 1	RETAIL	2,695	RETAIL SHOPS
B105	BUILDING B	BLDG. B - LEVEL 1	RETAIL	2,114	RETAIL SHOPS
B110	BUILDING B	BLDG. B - LEVEL 1	RETAIL	2,114	RETAIL SHOPS
B115	BUILDING B	BLDG. B - LEVEL 1	RETAIL	2,117	RETAIL SHOPS
B120	BUILDING B	BLDG. B - LEVEL 1	RETAIL	2,060	RETAIL SHOPS
B125	BUILDING B	BLDG. B - LEVEL 1	RETAIL	1,987	RETAIL SHOPS
			TOTAL (SF):	18,478	

KEY MAP

12' 0 6' 12' 24' NORTH

McWHINNEY

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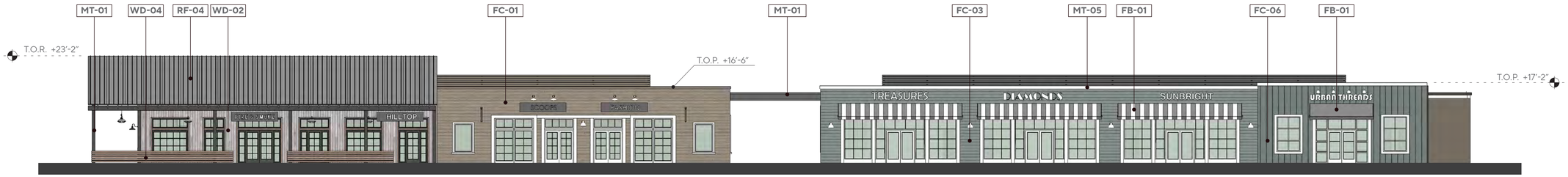
2	SDP Resubmittal	7/23

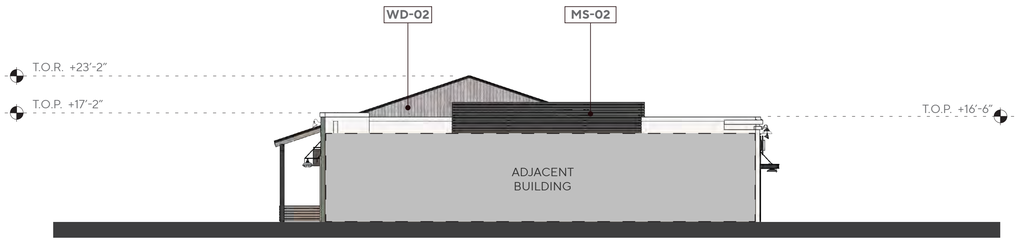
CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING B FLOOR PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

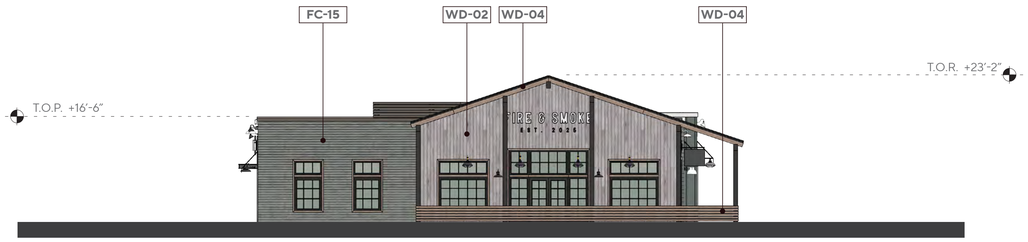
Sheet
A402.1



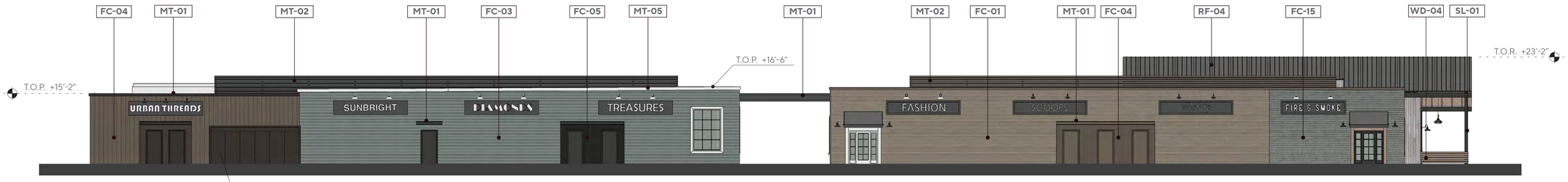
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



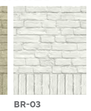
NORTH ELEVATION

Incoming electrical switchgear and metering equipment are concealed behind gates/doors and not visible on the building exterior.

MATERIALS AND FINISHES

BR-01
BRICK VENEER SUMMIT FACE BRICK , ALASKAN, SMOOTH

BR-02
BRICK VENEER



BR-03
BRICK VENEER

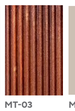
BR-04
BRICK VENEER

CC-01
NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01
FABRIC AWNING MATCH 'AWNTECH LINEN/WHITE STRIPE' AND 'SUNBRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01
METAL GLADDING POWDER COAT CHARCOAL GRAY

MT-02
METAL CLADDING WOOD PATTERN



MT-03
GALVANIZED CORRUGATED METAL

MT-04
METAL CLADDING POWDER COAT BEIGE

MT-05
METAL CLADDING POWDER COAT WHITE

MT-06
METAL CLADDING POWDER COAT BEIGE

MT-07
STEELMASTER, QUONSET HUT KIT, OR SIMILAR Q SERIES

MT-09
STOREFRONT SYSTEM ANODIZED ALUMINUM PURE WHITE

MT-10
STOREFRONT SYSTEM ANODIZED ALUMINUM DARK BRONZE

MS-02
MECHANICAL LOUVERS TO MATCH WD-05

PT-01
SW 7005

PT-02
SW 7026

PT-03
SW 0011

PT-04
SW 9603

PT-05
SW 9596

PT-06
SW 6153

WD-01
VERTICAL RIBBED WOOD SIDING

WD-02
DELTA MILLWORKS VERTICAL SIDING WITH MATCHING BATTENS SPACED PER ELEVATION.

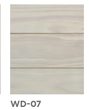
WD-02A
DELTA MILLWORKS HORIZONTAL SIDING PER ELEVATION. FINISHED: ACCOYA SMOOTH COASTLINE

WD-03
DELTA MILLWORKS 1X6 SHIPLAP, WESTERN RED CEDAR STK, SMOOTH, HD CLEAR

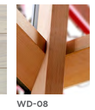
WD-04
ARCH. EXPOSED DIMENSIONAL & STRUCTURAL LUMBER

WD-05
WOOD SOFFIT- SIERRA FOREST PRODUCTS - ACCOYA SMOOTH

WD-06
WHITE WASH WOOD CLADDING - DELTA MILLWORKS - ACCOYA SMOOTH NATIVE



WD-07
WOOD CLADDING WHITE WASH



WD-08
SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01
SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02
SMOOTH CEMENT PLASTER. PAINTED GREEN

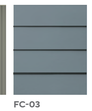
PL-02
SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01
ASPHALT SHINGLE ROOFING

RF-04
METAL ROOFING

FC-01
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

FC-02
PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

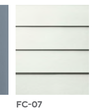


FC-03
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: SOFT BLUE

FC-04
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: CHOCOLATE BROWN

FC-05
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK BROWN

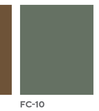
FC-06
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE



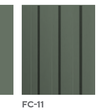
FC-07
PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08
FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

FC-09
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: CHOCOLATE BROWN



FC-10
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. COLOR: DARK GREEN PAINT



FC-11
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK GREEN

FC-12
FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF-WHITE

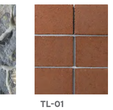
FC-13
FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

FC-15
PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

ST-01
TELLURIUM STONE FULL-BED-DEPTH VENEER, ASCONA NATURAL SPLIT FACE, RANDOM UNCOURSED RUBBLE. OVER-MORTARED WITH WARM WHITE GROUT.

ST-02
BUFF SANDSTONE, NATURAL SPLIT FACE. SIENNA BUFF COLOR

ST-02
DARK GREY FIELD STONE, FULL-BED-DEPTH VENEER, RANDOM UNCOURSED RUBBLE.

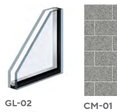


TL-01
FIRECLAY GLAZED BRICK, COLOR: AUTUMN OR ADIRONDACK

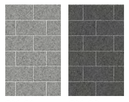
SL-01
STRUCTURAL STEEL FRAMES

GL-01
CLEAR GLAZING W/ BLACK ALUMINUM STOREFRONT

GL-02
IGU WITH LOW IRON ("ACUITY" OR "STARFIRE") BOTH PANES + LOW E COATINGS TO MEET LOCAL ENERGY CODE



CM-01
CMU LIGHT GRAY



CM-02
CMU DARK GRAY

Note: Signage to be submitted separately under a separate Permit Application. Sign design and installation are not part of this permit set.

12' 0 6' 12' 24' NORTH

McWHINNEY

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REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A402.2

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORN-LESS HONEYLO-CUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

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GRASSES
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PERENNIALS
FRINGED WORMWOOD

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SHOWY FLEA-BANE

'WALKER'S LOW' CATMINT

LAMB'S EAR

DECIDUOUS
JAPANESE PAGO-DA TREE

ORNAMENTAL
'HOT WINGS' TARTARIAN MAPLE

EVERGREEN
'WOODWARD' JUNIPER

SHRUBS
'GREEN MOUND' ALPINE CURRANT

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GRASSES
'KARL FORESTER' FEATHER REED GRASS

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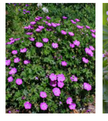
'SEPTEMBER CHARM' ANEM-ONE

'BIOKOVO' CRANESBILL



BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTER-CREEPER

KEY MAP

12' 0 6' 12' 24' NORTH

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS + LANDSCAPE
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A402.3

SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

KEY MAP

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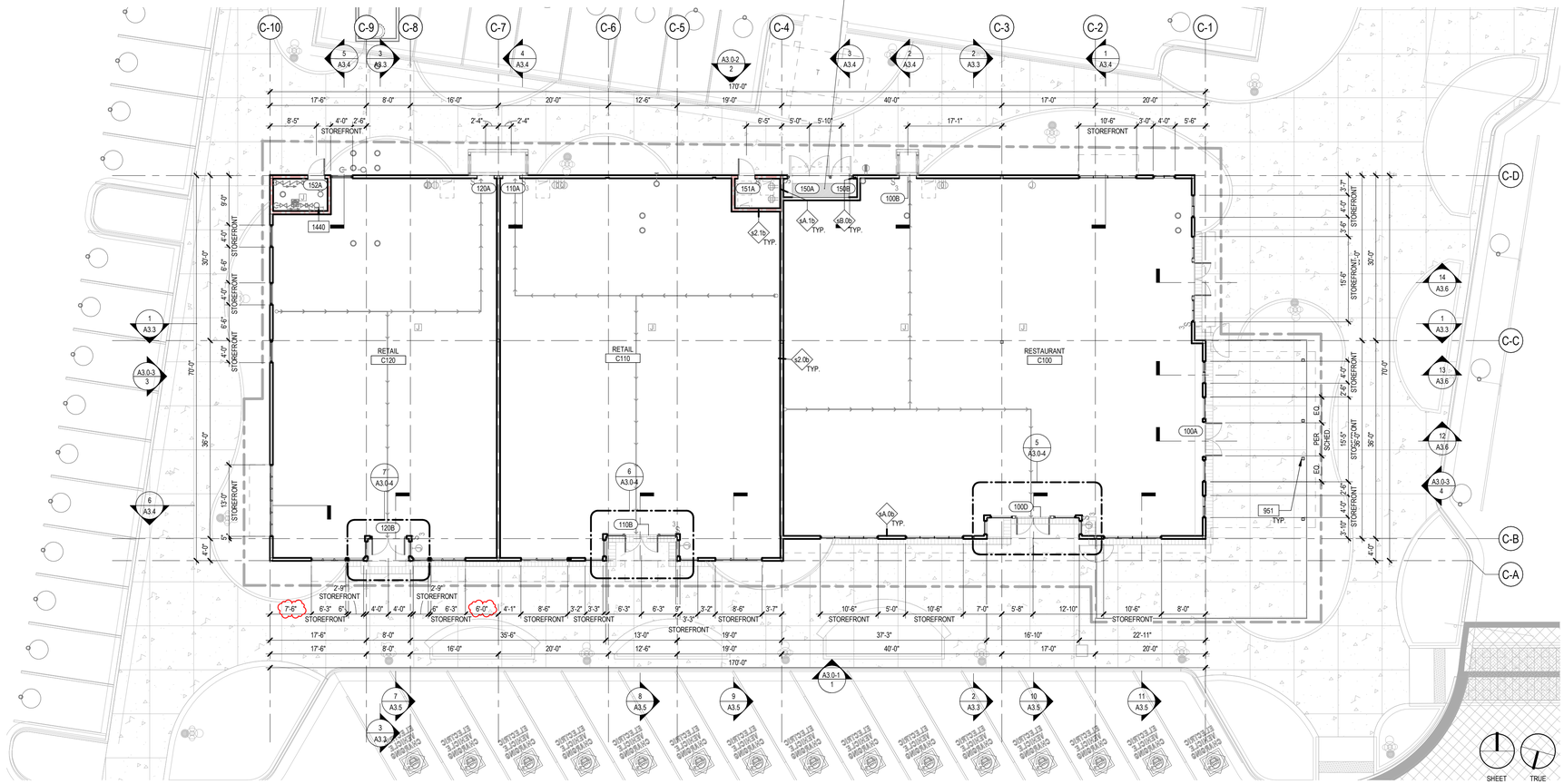
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING B PERSPECTIVES
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A402.4



BUILDING C					
C150	BUILDING C	BLDG. C - LEVEL 1	ELECTRICAL	60	BOH
C151	BUILDING C	BLDG. C - LEVEL 1	ELECTRICAL ROOM	56	BOH
C152	BUILDING C	BLDG. C - LEVEL 1	FIRE SPRINKLER ROOM	73	BOH
C100	BUILDING C	BLDG. C - LEVEL 1	RESTAURANT	4,911	FULL SERVICE RESTAURANT
C101	BUILDING C	BLDG. C - LEVEL 1	PATIO	1,210	FULL SERVICE RESTAURANT PATIO
C110	BUILDING C	BLDG. C - LEVEL 1	RETAIL	3,496	RETAIL SHOPS
C120	BUILDING C	BLDG. C - LEVEL 1	RETAIL	2,810	RETAIL SHOPS
			TOTAL (SF):	12,616	

KEY MAP

12' 0 6' 12' 24' NORTH

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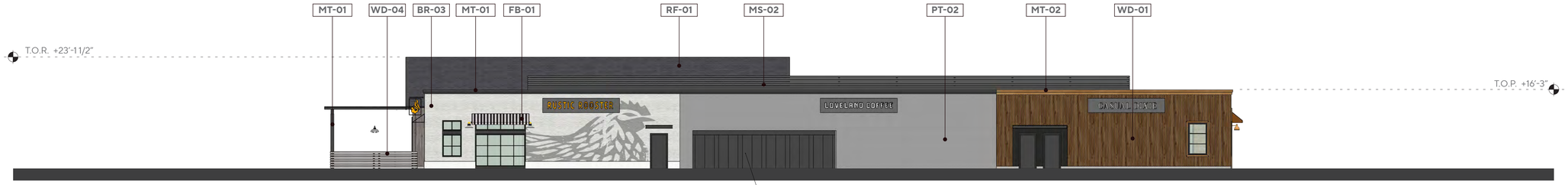
CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING C FLOOR PLAN

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

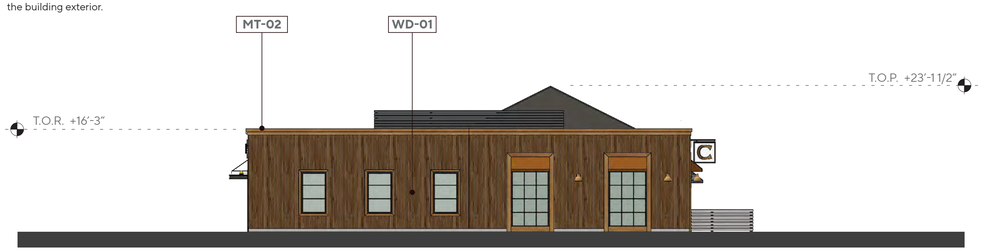
Sheet
A403.1



SOUTH ELEVATION

Incoming electrical switchgear and metering equipment are concealed behind gates/doors and not visible on the building exterior.

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

MATERIALS AND FINISHES

BR-01 BRICK VENEER SUMMIT FACE BRICK , ALASKAN, SMOOTH

BR-02 BRICK VENEER

BR-03 BRICK VENEER

BR-04 BRICK VENEER

CC-01 NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01 FABRIC AWNING MATCH 'AWNTECH LINEN/WHITE STRIPE' AND 'SUN-BRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01 METAL GLADDING POWDER COAT CHARCOAL GRAY

MT-02 METAL CLADDING WOOD PATTERN

MT-03 GALVANIZED CORRUGATED METAL

MT-04 METAL CLADDING POWDER COAT BEIGE

MT-05 METAL CLADDING POWDER COAT WHITE

MT-06 METAL CLADDING POWDER COAT BEIGE

MT-07 STEELMASTER, QUONSET HUT KIT, OR SIMILAR Q SERIES

MT-09 STOREFRONT SYSTEM ANODIZED ALUMINUM PURE WHITE

MT-10 STOREFRONT SYSTEM ANODIZED ALUMINUM DARK BRONZE

MS-02 MECHANICAL LOUVERS TO MATCH WD-05

PT-01 SW 7005

PT-02 SW 7026

PT-03 SW 0011

PT-04 SW 9603

PT-05 SW 9596

PT-06 SW 6153

WD-01 VERTICAL RIBBED WOOD SIDING

WD-02 DELTA MILLWORKS VERTICAL SIDING WITH MATCHING BATTENS SPACED PER ELEVATION.

WD-02A DELTA MILLWORKS HORIZONTAL SIDING PER ELEVATION. FINISHED: ACCOYA SMOOTH COASTLINE

WD-03 DELTA MILL-WORKS 1X6 SHIP-LAP, WESTERN RED CEDAR STK, SMOOTH, HD CLEAR

WD-04 ARCH. EXPOSED DIMENSIONAL & STRUCTURAL LUMBER

WD-05 WOOD SOFFIT- SIERRA FOREST PRODUCTS - ACCOYA SMOOTH

WD-06 WHITE WASH WOOD CLADDING - DELTA MILLWORKS - ACCOYA SMOOTH NATIVE

WD-07 WOOD CLADDING WHITE WASH

WD-08 SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01 SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01 ASPHALT SHINGLE ROOFING

RF-04 METAL ROOFING

FC-01 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

FC-02 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C. ALIGN WITH OPENINGS.

FC-03 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: SOFT BLUE

FC-04 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: CHOCOLATE BROWN

FC-05 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK BROWN

FC-06 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE

FC-07 PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08 FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

FC-09 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: CHOCOLATE BROWN

FC-10 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. COLOR: DARK GREEN PAINT

FC-11 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK GREEN

FC-12 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF-WHITE

FC-13 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

FC-15 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C. ALIGN WITH OPENINGS.

ST-01 TELLURIUM STONE FULL-BED-DEPTH VENEER, ASCONA NATURAL SPLIT FACE, RANDOM UNCOURSED RUBBLE. OVER-MORTARED WITH WARM WHITE GROUT.

ST-02 BUFF SANDSTONE, NATURAL SPLIT FACE. SIENNA BUFF COLOR

ST-02 DARK GREY FIELD STONE, FULL-BED-DEPTH VENEER, RANDOM UNCOURSED RUBBLE.

TL-01 FIRECLAY GLAZED BRICK. COLOR: AUTUMN OR ADIRONDACK

SL-01 STRUCTURAL STEEL FRAMES

GL-01 CLEAR GLAZING W/ BLACK ALUMINUM STOREFRONT

GL-02 IGU WITH LOW IRON ("ACUITY" OR "STARFIRE") BOTH PANES + LOW E COATINGS TO MEET LOCAL ENERGY CODE

CM-01 CMU LIGHT GRAY

CM-02 CMU DARK GRAY

12' 0 6' 12' 24' NORTH

Note: Signage to be submitted separately under a separate Permit Application. Sign design and installation are not part of this permit set.

McWHINNEY

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

Michael Hsu
Office Of Architecture

Architecture. Design. Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A403.2

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORNLESS HONEYLOCUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

CURLY LEAF YUCCA

GRASSES
'KARL FORESTER' FEATHER REED GRASS

'BLOND AMBITION' BLUE GRAMA

'HAMELN' DWARF FOUNTAIN GRASS

'ELIJAH BLUE' FESCUE

PERENNIALS
FRINGED WORMWOOD

'STEPPESUNS SUNSET GLOW' PENSTEMON

'TERRACOTTA' YARROW

SHOWY FLEABANE

'WALKER'S LOW' CATMINT

LAMB'S EAR

DECIDUOUS
JAPANESE PAGODA TREE

ORNAMENTAL
'HOT WINGS' TARTARIAN MAPLE

EVERGREEN
'WOODWARD' JUNIPER

SHRUBS
'GREEN MOUND' ALPINE CURRANT

CREEPING JUNIPER

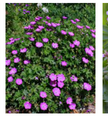
GRASSES
'KARL FORESTER' FEATHER REED GRASS

'HAMELN' DWARF FOUNTAIN GRASS

PERENNIALS
'SILVER MOUND' ARTEMISIA

'SEPTEMBER CHARM' ANEMONE

'BIOKOVO' CRANESBILL



BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTERCREEPER

KEY MAP

12' 0 6' 12' 24' NORTH

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING C ELEVATIONS + LANDSCAPE
SITE DEVELOPMENT PLAN

Date: 07-23-2025
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Sheet
A403.3

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

SOUTHWEST PERSPECTIVE

KEY MAP

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING C PERSPECTIVES

SITE DEVELOPMENT PLAN

Date: 07-23-2025
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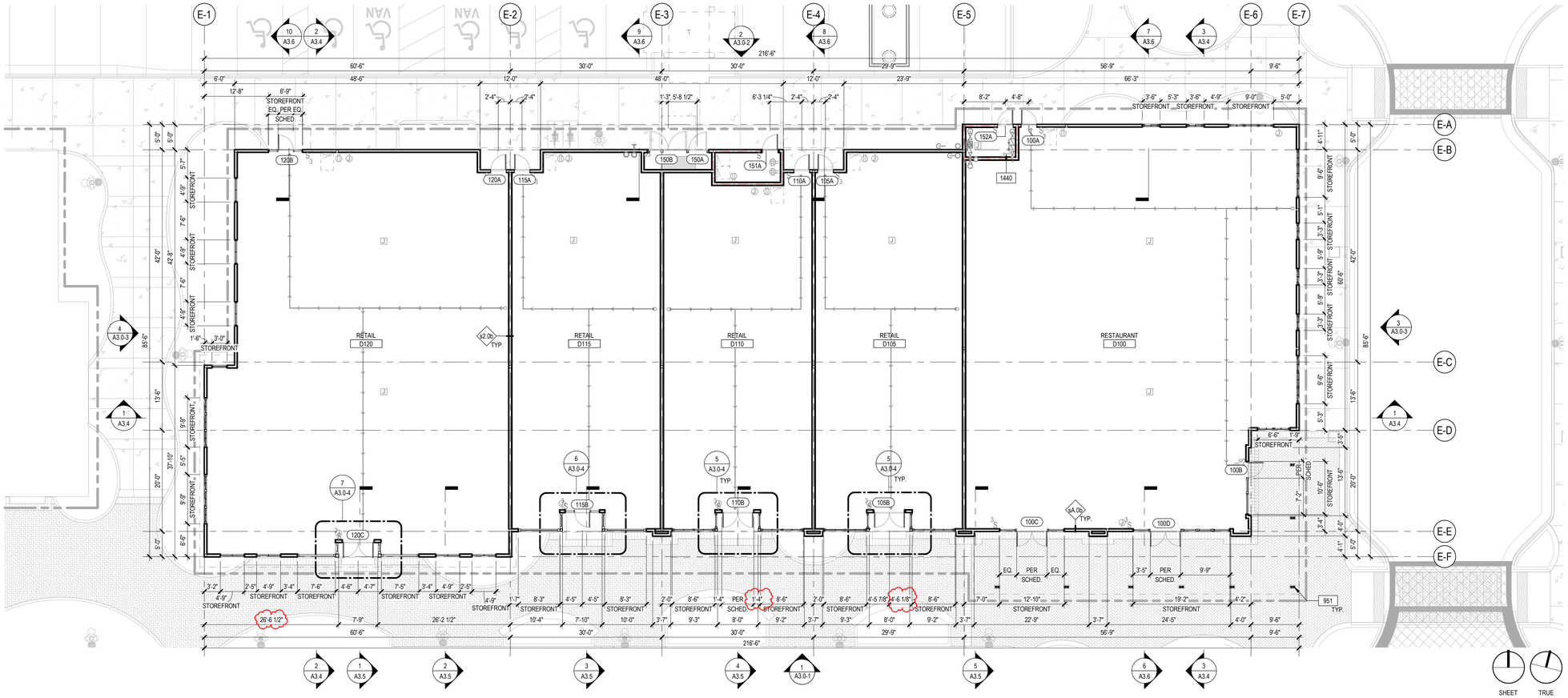
Checked By: JB/PM

Sheet
A403.4



BUILDING D

D150	BUILDING D	BLDG. D - LEVEL 1	ELECTRICAL	61	BOH
D151	BUILDING D	BLDG. D - LEVEL 1	ELECTRICAL ROOM	94	BOH
D152	BUILDING D	BLDG. D - LEVEL 1	FIRE SPRINKLER ROOM	73	BOH
D100	BUILDING D	BLDG. D - LEVEL 1	RESTAURANT	5,085	FULL SERVICE RESTAURANT
D101	BUILDING D	BLDG. D - LEVEL 1	PATIO	918	FULL SERVICE RESTAURANT PATIO
D105	BUILDING D	BLDG. D - LEVEL 1	RETAIL	2,199	RETAIL SHOPS
D110	BUILDING D	BLDG. D - LEVEL 1	RETAIL	2,081	RETAIL SHOPS
D115	BUILDING D	BLDG. D - LEVEL 1	RETAIL	2,200	RETAIL SHOPS
D120	BUILDING D	BLDG. D - LEVEL 1	RETAIL	4,580	RETAIL SHOPS
			TOTAL (SF):	17,291	

KEY MAP

12' 0 6' 12' 24' NORTH

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING D FLOOR PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
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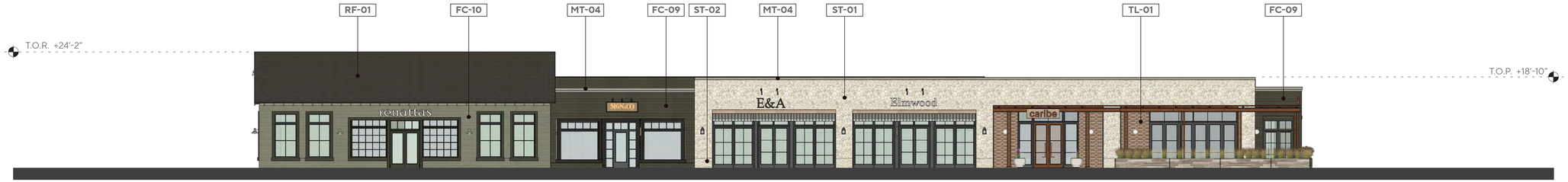
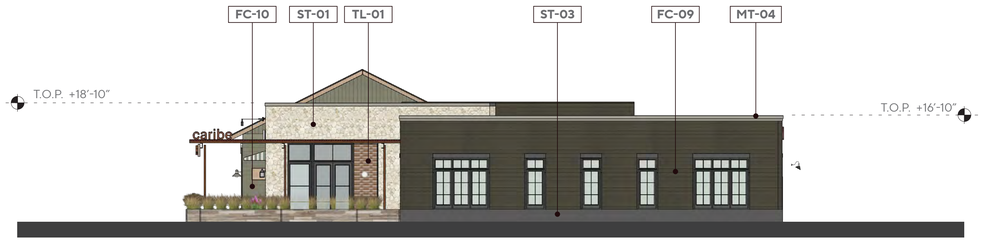
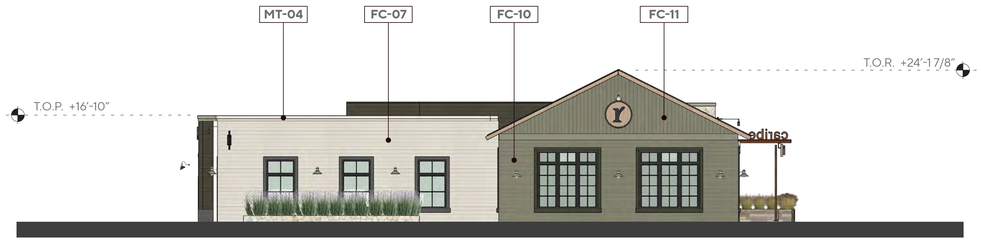


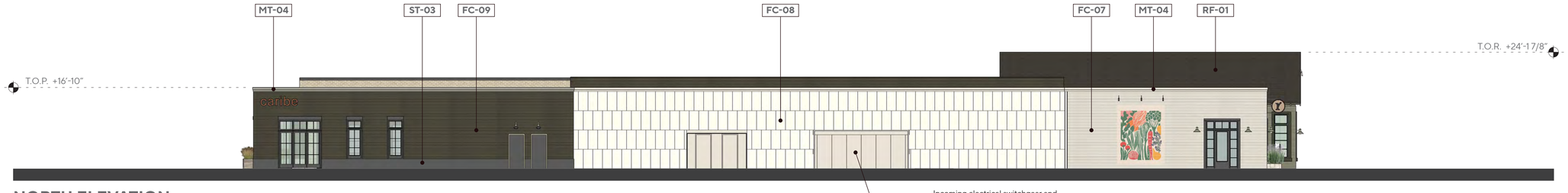
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIALS AND FINISHES

BR-01 BRICK VENEER SUMMIT FACE BRICK , ALASKAN, SMOOTH

BR-02 BRICK VENEER

BR-03 BRICK VENEER

BR-04 BRICK VENEER

CC-01 NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01 FABRIC AWNING MATCH 'AWNTECH LINEN/WHITE STRIPE' AND 'SUN-BRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01 METAL GLADDING POWDER COAT CHARCOAL GRAY

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PT-01 SW 7005

PT-02 SW 7026

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WD-07 WOOD CLADDING WHITE WASH

WD-08 SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01 SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01 ASPHALT SHINGLE ROOFING

RF-04 METAL ROOFING

FC-01 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

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FC-13 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

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CM-01 CMU LIGHT GRAY

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12' 0 6' 12' 24' NORTH

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REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A404.2

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORN-LESS HONEYLO-CUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

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RED YUCCA

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PERENNIALS
FRINGED WORMWOOD

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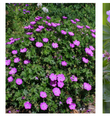
'SEPTEMBER CHARM' ANEM-ONE

'BIOKOVO' CRANESBILL



BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTER-CREEPER

KEY MAP

12' 0 6' 12' 24' NORTH

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING D ELEVATIONS + LANDSCAPE

SITE DEVELOPMENT PLAN

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SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

KEY MAP

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BUILDING D PERSPECTIVES
SITE DEVELOPMENT PLAN

Date: 07-23-2025
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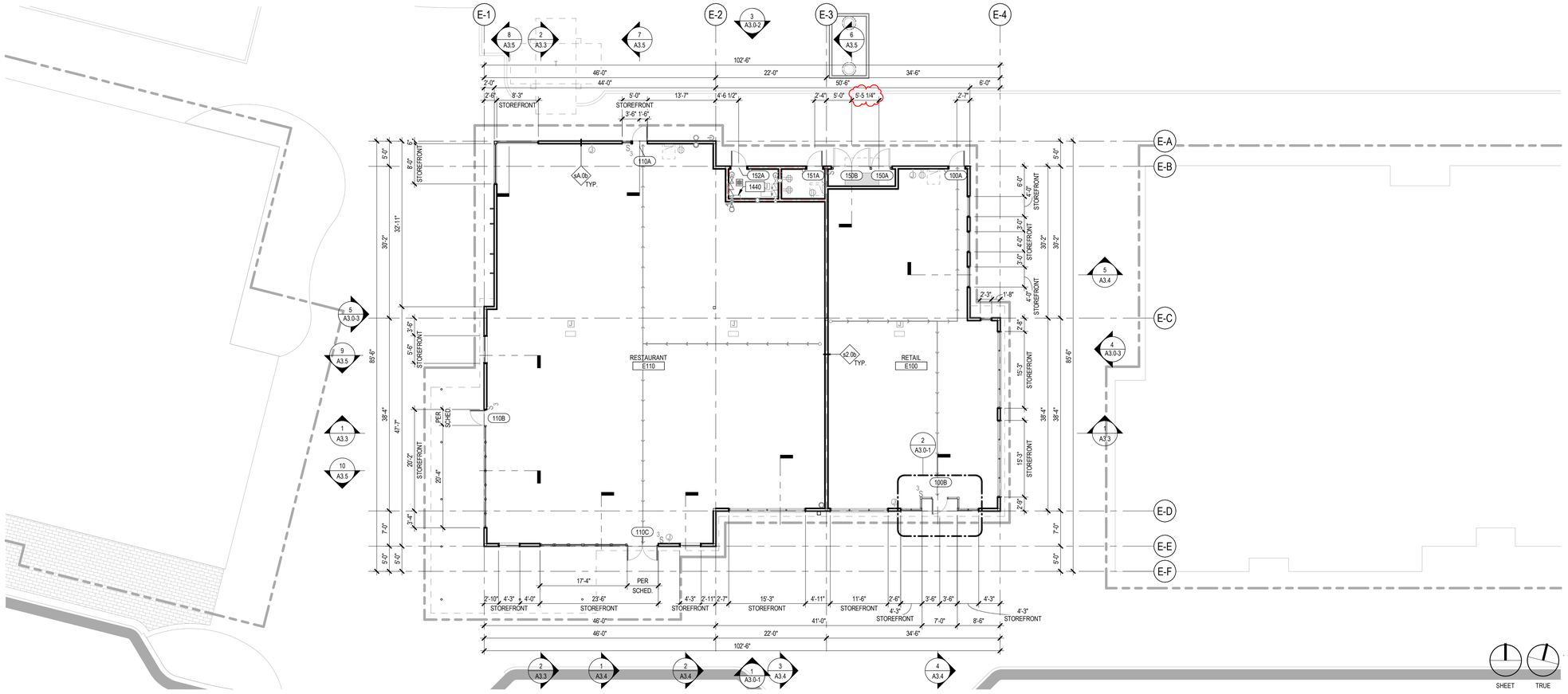

BUILDING E

E150	BUILDING E	BLDG. E - LEVEL 1	ELECTRICAL	60	BOH
E151	BUILDING E	BLDG. E - LEVEL 1	ELECTRICAL ROOM	63	BOH
E152	BUILDING E	BLDG. E - LEVEL 1	FIRE SPRINKLER ROOM	71	BOH
E110	BUILDING E	BLDG. E - LEVEL 1	RESTAURANT	5,022	FULL SERVICE RESTAURANT
E111	BUILDING E	BLDG. E - LEVEL 1	PATIO	905	FULL SERVICE RESTAURANT PATIO
E100	BUILDING E	BLDG. E - LEVEL 1	RETAIL	2,114	RETAIL SHOPS
			TOTAL (SF):	8,235	

KEY MAP

12' 0 6' 12' 24' NORTH

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SDP 4
BUILDING E FLOOR PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
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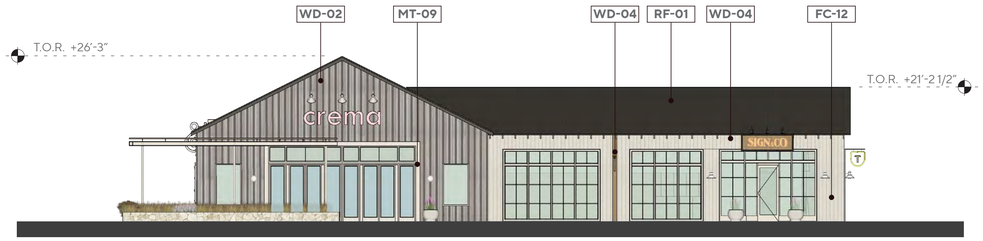
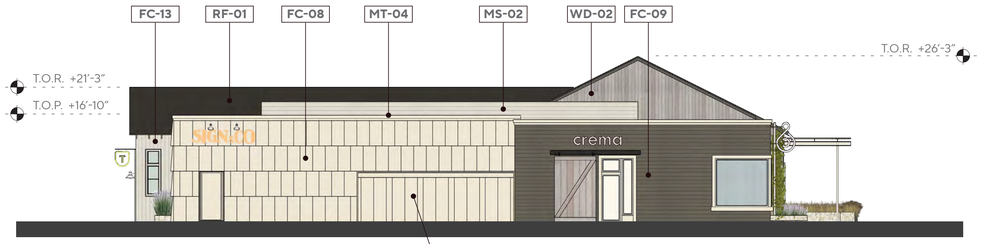
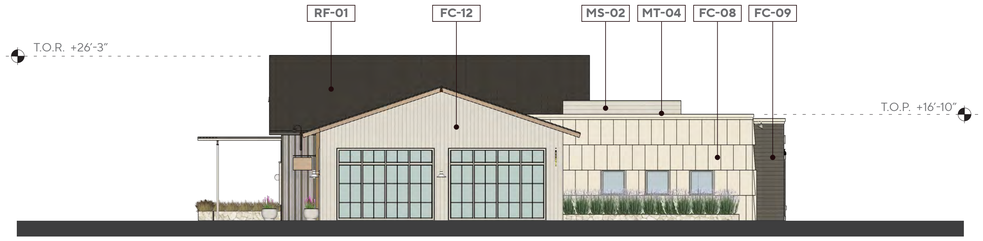


SOUTH ELEVATION



NORTH ELEVATION

Incoming electrical switchgear and metering equipment are concealed behind gates/doors and not visible on the building exterior.



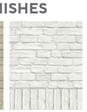
EAST ELEVATION

WEST ELEVATION

MATERIALS AND FINISHES

BR-01
BRICK VENEER SUMMIT FACE BRICK , ALASKAN, SMOOTH

BR-02
BRICK VENEER



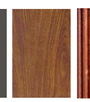
BR-03
BRICK VENEER

BR-04
BRICK VENEER

CC-01
NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01
FABRIC AWNING MATCH 'AWNTECH LINEN/WHITE STRIPE' AND 'SUNBRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01
METAL GLADDING POWDER COAT CHARCOAL GRAY



MT-02
METAL CLADDING WOOD PATTERN

MT-03
GALVANIZED CORRUGATED METAL

MT-04
METAL CLADDING POWDER COAT BEIGE

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METAL CLADDING POWDER COAT WHITE

MT-06
METAL CLADDING POWDER COAT BEIGE

MT-07
STEELMASTER, QUONSET HUT KIT, OR SIMILAR Q SERIES

MT-09
STOREFRONT SYSTEM ANODIZED ALUMINUM PURE WHITE

MT-10
STOREFRONT SYSTEM ANODIZED ALUMINUM DARK BRONZE

MS-02
MECHANICAL LOUVERS TO MATCH WD-05

PT-01
SW 7005

PT-02
SW 7026

PT-03
SW 0011

PT-04
SW 9603

PT-05
SW 9596

PT-06
SW 6153

WD-01
VERTICAL RIBBED WOOD SIDING

WD-02
DELTA MILLWORKS VERTICAL SIDING WITH MATCHING BATTENS SPACED PER ELEVATION.

WD-02A
DELTA MILLWORKS HORIZONTAL SIDING PER ELEVATION. FINISHED: ACCOYA SMOOTH COASTLINE

WD-03
DELTA MILLWORKS 1X6 SHIPLAP, WESTERN RED CEDAR STK, SMOOTH, HD CLEAR

WD-04
ARCH. EXPOSED DIMENSIONAL & STRUCTURAL LUMBER

WD-05
WOOD SOFFIT- SIERRA FOREST PRODUCTS - ACCOYA SMOOTH

WD-06
WHITE WASH WOOD CLADDING - DELTA MILLWORKS - ACCOYA SMOOTH NATIVE

WD-07
WOOD CLADDING WHITE WASH

WD-08
SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01
SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02
SMOOTH CEMENT PLASTER. PAINTED GREEN

PL-02
SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01
ASPHALT SHINGLE ROOFING

RF-04
METAL ROOFING

FC-01
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

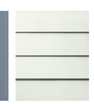
FC-02
PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

FC-03
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: SOFT BLUE

FC-04
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: CHOCOLATE BROWN

FC-05
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK BROWN

FC-06
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE



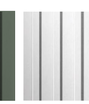
FC-07
PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08
FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

FC-09
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: CHOCOLATE BROWN

FC-10
PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. COLOR: DARK GREEN PAINT

FC-11
FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK GREEN



FC-12
FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF-WHITE

FC-13
FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

FC-15
PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C.,ALIGN WITH OPENINGS.

ST-01
TELLURIUM STONE FULL-BED-DEPTH VENEER, ASCONA NATURAL, SPLIT FACE, RANDOM UNCOURSED RUBBLE. OVER-MORTARED WITH WARM WHITE GROUT.

ST-02
BUFF SANDSTONE, NATURAL SPLIT FACE. SIENNA BUFF COLOR

ST-02
DARK GREY FIELD STONE, FULL-BED-DEPTH VENEER, RANDOM UNCOURSED RUBBLE.

TL-01
FIRECLAY GLAZED BRICK. COLOR: AUTUMN OR ADIRONDACK

SL-01
STRUCTURAL STEEL FRAMES

GL-01
CLEAR GLAZING W/ BLACK ALUMINUM STOREFRONT

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IGU WITH LOW IRON ("ACUITY" OR "STARFIRE") BOTH PANES + LOW E COATINGS TO MEET LOCAL ENERGY CODE

CM-01
CMU LIGHT GRAY

CM-02
CMU DARK GRAY

Note: Signage to be submitted separately under a separate Permit Application. Sign design and installation are not part of this permit set.

12' 0 6' 12' 24' NORTH

McWHINNEY

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LOVELAND, CO 80538

Michael Hsu
Office Of Architecture

Architecture. Design. Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING E FLOOR PLAN
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet
A405.2

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

LANDSCAPE PALETTE

DECIDUOUS
COMMON THORNLESS HONEYLOCUST

ACCOLADE ELM

ORNAMENTAL
'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS
'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

CURLY LEAF YUCCA

GRASSES
'KARL FORESTER' FEATHER REED GRASS

'BLOND AMBITION' BLUE GRAMA

'HAMELN' DWARF FOUNTAIN GRASS

'ELIJAH BLUE' FESCUE

PERENNIALS
FRINGED WORMWOOD

'STEPPESUNS SUNSET GLOW' PENSTEMON

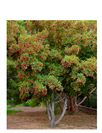
'TERRACOTTA' YARROW

SHOWY FLEABANE

'WALKER'S LOW' CATMINT

LAMB'S EAR

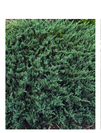
DECIDUOUS
JAPANESE PAGODA TREE



ORNAMENTAL
'HOT WINGS' TARTARIAN MAPLE

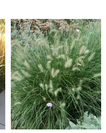
EVERGREEN
'WOODWARD' JUNIPER

SHRUBS
'GREEN MOUND' ALPINE CURRANT



CREEPING JUNIPER

GRASSES
'KARL FORESTER' FEATHER REED GRASS



'HAMELN' DWARF FOUNTAIN GRASS

PERENNIALS
'SILVER MOUND' ARTEMISIA

'SEPTEMBER CHARM' ANEMONE

'BIOKOVO' CRANESBILL

BLOODY CRANESBILL

STICKY GERANIUM

'WHITE CLOUD' CORAL BELLS

PURPLE WINTERCREEPER

KEY MAP

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LOVELAND, CO 80538

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2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

BUILDING E ELEVATIONS + LANDSCAPE

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

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SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

KEY MAP

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SDP 4
BUILDING D PERSPECTIVES
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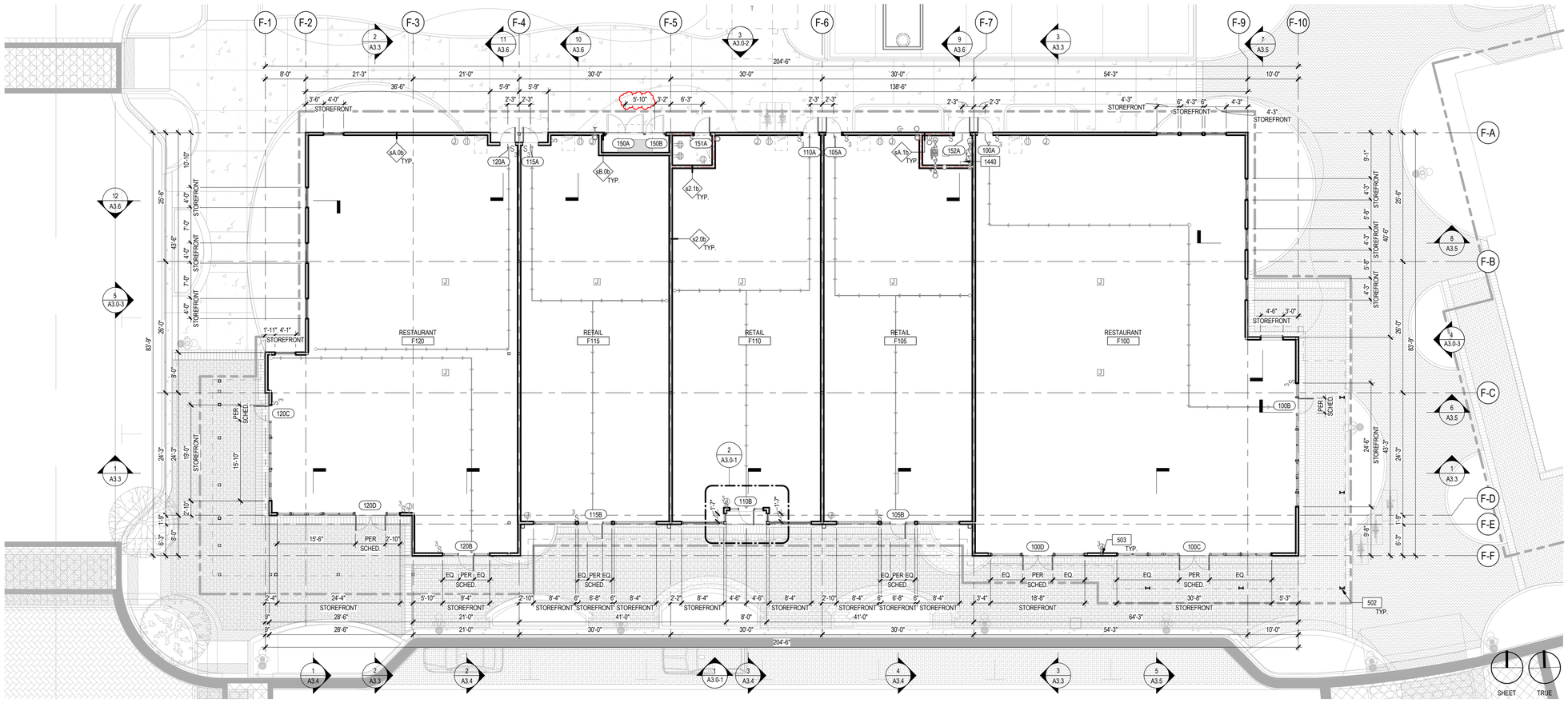

BUILDING F

F150	BUILDING F	BLDG. F - LEVEL 1	ELECTRICAL	60	BOH
F151	BUILDING F	BLDG. F - LEVEL 1	ELECTRICAL ROOM	58	BOH
F152	BUILDING F	BLDG. F - LEVEL 1	FIRE SPRINKLER ROOM	71	BOH
F100	BUILDING F	BLDG. F - LEVEL 1	RESTAURANT	4,989	FULL SERVICE RESTAURANT
F101	BUILDING F	BLDG. F - LEVEL 1	PATIO	1,010	FULL SERVICE RESTAURANT PATIO
F120	BUILDING F	BLDG. F - LEVEL 1	RESTAURANT	3,610	FULL SERVICE RESTAURANT
F121	BUILDING F	BLDG. F - LEVEL 1	PATIO	658	FULL SERVICE RESTAURANT PATIO
F105	BUILDING F	BLDG. F - LEVEL 1	RETAIL	2,257	RETAIL SHOPS
F110	BUILDING F	BLDG. F - LEVEL 1	RETAIL	2,249	RETAIL SHOPS
F115	BUILDING F	BLDG. F - LEVEL 1	RETAIL	2,256	RETAIL SHOPS
			TOTAL (SF):	17,218	

KEY MAP

12' 0 6' 12' 24' NORTH

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SDP 4
BUILDING F FLOOR PLAN
SITE DEVELOPMENT PLAN

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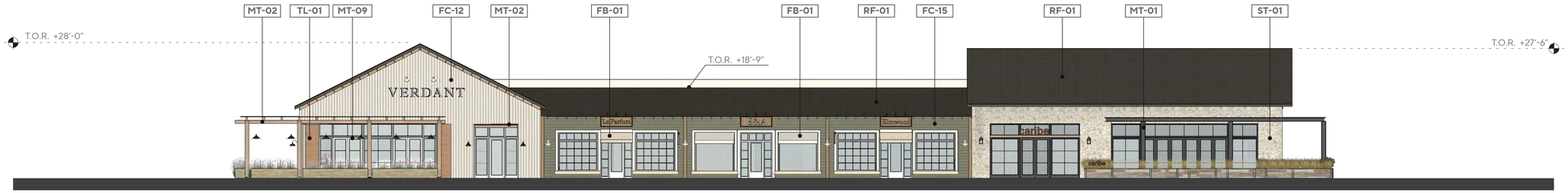
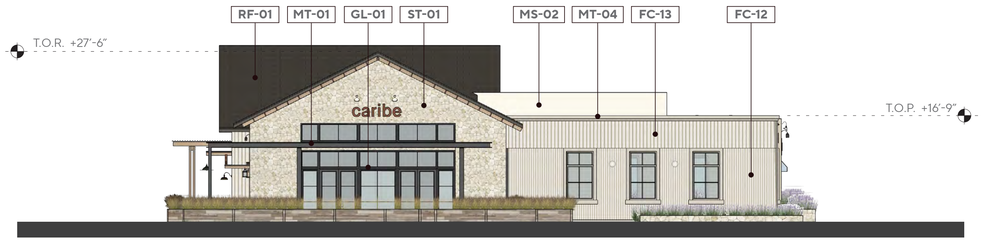
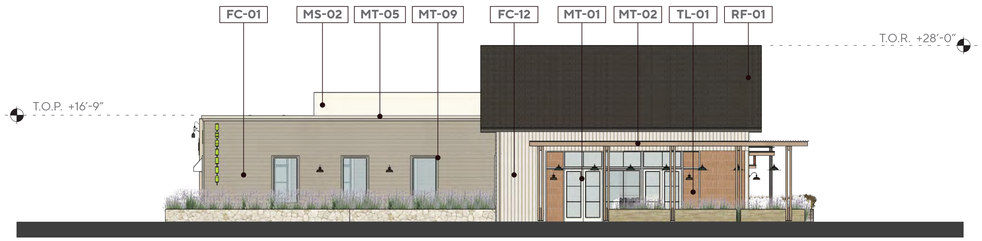


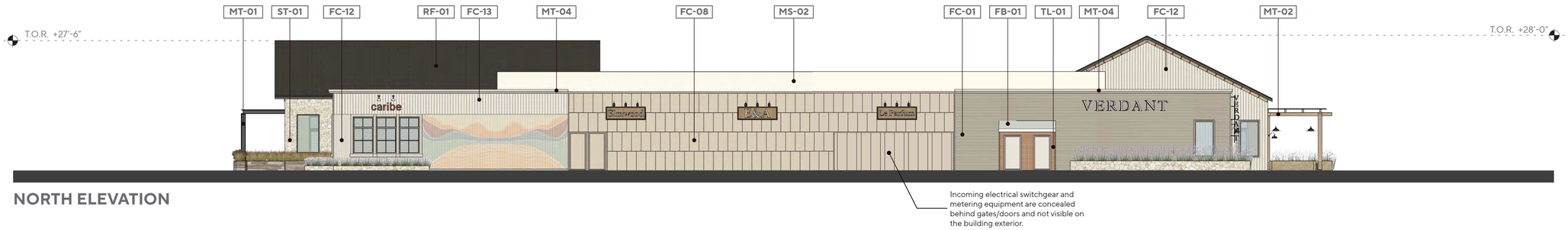
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Incoming electrical switchgear and metering equipment are concealed behind gates/doors and not visible on the building exterior.

MATERIALS AND FINISHES

BR-01 BRICK VENEER SUMMIT FACE BRICK , ALASKAN, SMOOTH

BR-02 BRICK VENEER

BR-03 BRICK VENEER

BR-04 BRICK VENEER

CC-01 NATURAL GRAY CONCRETE HARD TROWELED SMOOTH

FB-01 FABRIC AWNING MATCH 'AWNTECH LINEN/WHITE STRIPE' AND 'SUN-BRELLA BEAUFORT CAPTAIN NAVY AND CHARCOAL GRAY'

MT-01 METAL GLADDING POWDER COAT CHARCOAL GRAY

MT-02 METAL CLADDING WOOD PATTERN

MT-03 GALVANIZED CORRUGATED METAL

MT-04 METAL CLADDING POWDER COAT BEIGE

MT-05 METAL CLADDING POWDER COAT WHITE

MT-06 METAL CLADDING POWDER COAT BEIGE

MT-07 STEELMASTER, QUONSET HUT KIT, OR SIMILAR Q SERIES

MT-09 STOREFRONT SYSTEM ANODIZED ALUMINUM PURE WHITE

MT-10 STOREFRONT SYSTEM ANODIZED ALUMINUM DARK BRONZE

MS-02 MECHANICAL LOUVERS TO MATCH WD-05

PT-01 SW 7005

PT-02 SW 7026

PT-03 SW 0011

PT-04 SW 9603

PT-05 SW 9596

PT-06 SW 6153

WD-01 VERTICAL RIBBED WOOD SIDING

WD-02 DELTA MILLWORKS VERTICAL SIDING WITH MATCHING BATTENS SPACED PER ELEVATION.

WD-02A DELTA MILLWORKS HORIZONTAL SIDING PER ELEVATION. FINISHED: ACCOYA SMOOTH COASTLINE

WD-03 DELTA MILL-WORKS 1X6 SHIP-LAP, WESTERN RED CEDAR STK, SMOOTH, HD CLEAR

WD-04 ARCH. EXPOSED DIMENSIONAL & STRUCTURAL LUMBER

WD-05 WOOD SOFFIT- SIERRA FOREST PRODUCTS - ACCOYA SMOOTH

WD-06 WHITE WASH WOOD CLADDING - DELTA MILLWORKS - ACCOYA SMOOTH NATIVE

WD-07 WOOD CLADDING WHITE WASH

WD-08 SIERRA PACIFIC TIMBERLITE 2.0 IN DOUGLAS FIR WITH EXTERIOR WOOD CAP

PL-01 SMOOTH CEMENT PLASTER. PAINTED WHITE SW 7005

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

PL-02 SMOOTH CEMENT PLASTER. PAINTED GREEN

RF-01 ASPHALT SHINGLE ROOFING

RF-04 METAL ROOFING

FC-01 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: BEIGE

FC-02 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C. ALIGN WITH OPENINGS.

FC-03 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: SOFT BLUE

FC-04 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: CHOCOLATE BROWN

FC-05 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK BROWN

FC-06 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE

FC-07 PLANK FIBER CEMENT BOARD LAP SIDING,SMOOTH. COLOR: OFF-WHITE

FC-08 FIBER CEMENT SIDING PANEL, 2'X4', SMOOTH TEXTURE. PAINTED

FC-09 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. PAINT: CHOCOLATE BROWN

FC-10 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH. COLOR: DARK GREEN PAINT

FC-11 FIBER CEMENT BOARD & BATTEN, VERTICAL SIDING. PAINT: DARK GREEN

FC-12 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF-WHITE

FC-13 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH; 11/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE

FC-15 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING. SMOOTH; VERTICAL BATTENS 2'-6" O.C. ALIGN WITH OPENINGS.

ST-01 TELLURIUM STONE FULL-BED-DEPTH VENEER, ASCONA NATURAL SPLIT FACE, RANDOM UNCOURSED RUBBLE. OVER-MORTARED WITH WARM WHITE GROUT.

ST-02 BUFF SANDSTONE, NATURAL SPLIT FACE. SIENNA BUFF COLOR

ST-02 DARK GREY FIELD STONE, FULL-BED-DEPTH VENEER, RANDOM UNCOURSED RUBBLE.

TL-01 FIRECLAY GLAZED BRICK. COLOR: AUTUMN OR ADIRONDACK

SL-01 STRUCTURAL STEEL FRAMES

GL-01 CLEAR GLAZING W/ BLACK ALUMINUM STOREFRONT

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CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
SITE DEVELOPMENT PLAN

BUILDING F ELEVATIONS

Date: 07-23-2025
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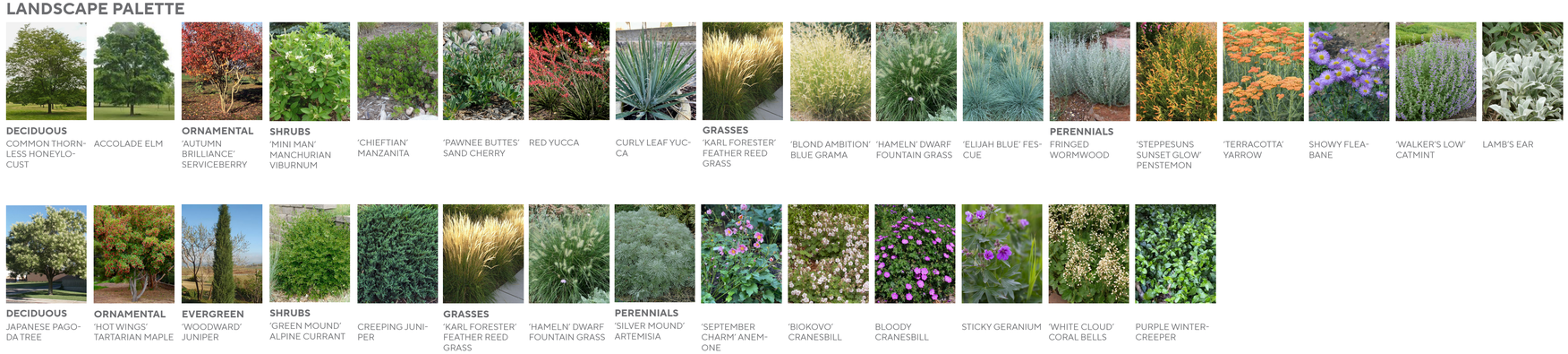
SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

LANDSCAPE PALETTE



DECIDUOUS COMMON THORNLESS HONEYLOCUST

ACCOLADE ELM

ORNAMENTAL 'AUTUMN BRILLIANCE' SERVICEBERRY

SHRUBS 'MINI MAN' MANCHURIAN VIBURNUM

'CHIEFTIAN' MANZANITA

'PAWNEE BUTTES' SAND CHERRY

RED YUCCA

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KEY MAP

12' 0 6' 12' 24' NORTH

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SDP 4
BUILDING ELEVATIONS + LANDSCAPE
SITE DEVELOPMENT PLAN

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SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHEAST PERSPECTIVE

KEY MAP

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BUILDING F PERSPECTIVES
SITE DEVELOPMENT PLAN

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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.

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. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGETATION AND LANDSCAPING.
3. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH SPECIFICATIONS.
4. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
5. 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.
6. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

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 RUNOFF AND PUDDLING
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 WATERINS. 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

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE NOTES
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP001

PLANT SCHEDULE SDP 4

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	WATER USE
DECIDUOUS TREES								
	UA	4	Accolade™ Elm	Ulmus x 'Morton'	B&B	2" CAL	40-45' HT	Medium
	PA	10	Amur Corktree	Phellodendron amurense	B&B	2" CAL	40-45' HT	
	KPA	2	Golden Rain Tree	Koelreuteria paniculata	B&B	2" CAL	30-40' HT	Low - Medium
	TG	8	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	B&B	2" CAL	40-60' HT	Medium
	GD	10	Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	B&B	2" CAL	40-50' HT	Low - Medium
	GI	11	Thornless Honey Locust	Gleditsia triacanthos inermis	B&B	2" Cal.	40-60' HT	Low - Medium
	CT	1	Turkish Filbert	Corylus colurna	B&B	2" Cal.	30-40' HT	Low - Medium
EVERGREEN TREES								
	PPU	5	Colorado Spruce	Picea pungens	B&B	6' HT.	40-60' HT	Medium
	JW	49	Woodward Columnar Juniper	Juniperus scopulorum 'Woodward'	B&B	6' HT.	15-25' HT	Low - Medium
ORNAMENTAL TREES								
	AM	19	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	B&B	1.5" CAL.	20-25' HT	Medium
	CMO	13	Toba Hawthorn	Crataegus x mordenensis 'Toba'	B&B	1.5"	10-15' HT	Medium

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C	WATER USE
DECIDUOUS SHRUBS							
	RA	26	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	5 gal.		Very low - Low
	CCL	4	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	5 gal.		Low - Medium
	RAU	17	Golden Currant	Ribes aureum	5 gal.		Very low - Low
	RAL	848	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	5 gal.		Low - Medium
	VM	24	Manchurian Viburnum	Viburnum burejaeticum 'P017S'	5 gal.		
	PBE	95	Pawnee Buttes® Sand Cherry	Prunus besseyi 'P011S'	5 gal.		Low
EVERGREEN SHRUBS							
	JHO	5	Blue Chip Creeping Juniper	Juniperus horizontalis 'Blue Chip'	5 gal.		Low - Medium
	AC	94	Chieftain Mock Bearberry Manzanita	Arctostaphylos x coloradensis 'Chieftain'	5 gal.		Low - Medium
	HPA	30	Red Yucca	Hesperaloe parviflora	5 gal.		Very low - Low
ORNAMENTAL GRASS							
	BGR	386	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	1 gal.		Very low - Low
	FGL	138	Blue Fescue	Festuca glauca	1 gal.		Low - Medium
	PAL	865	Hameln Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal.		Low - Medium
	CAC	99	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.		Low - Medium

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	WATER USE
PERENNIAL						
	OAV	113	Avalanche White Sun Daisy	Osteospermum x 'Avalanche'	1 gal.	Low - Medium
	GMA	177	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	207	Bloodred Geranium	Geranium sanguineum	1 gal.	Medium
	AMI	21	Common Yarrow	Achillea millefolium	1 gal.	Low
	AFR	212	Fringed Wormwood	Artemisia frigida	1 gal.	Very low - Low
	AMO	24	Lady's Mantle	Alchemilla mollis	1 gal.	Low - Medium
	AMP	168	Paprika Common Yarrow	Achillea millefolium 'Paprika'	1 gal.	Low
	ECO	25	Purple Wintercreeper	Euonymus coloratus	1 gal.	Medium
	ASC	276	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	240	Sticky Geranium	Geranium viscosissimum	1 gal.	Low
	NFA	329	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	1 gal.	Low - Medium
	CLG	4	Western White Clematis	Clematis ligusticifolia	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	COMMON NAME	BOTANICAL NAME	CONT	O.C.	WATER USE
GROUND COVERS							
	M2	3,331 sf		1" Rock Mulch	n/a	n/a	
	M1	23,257 sf		Wood Mulch	n/a	n/a	

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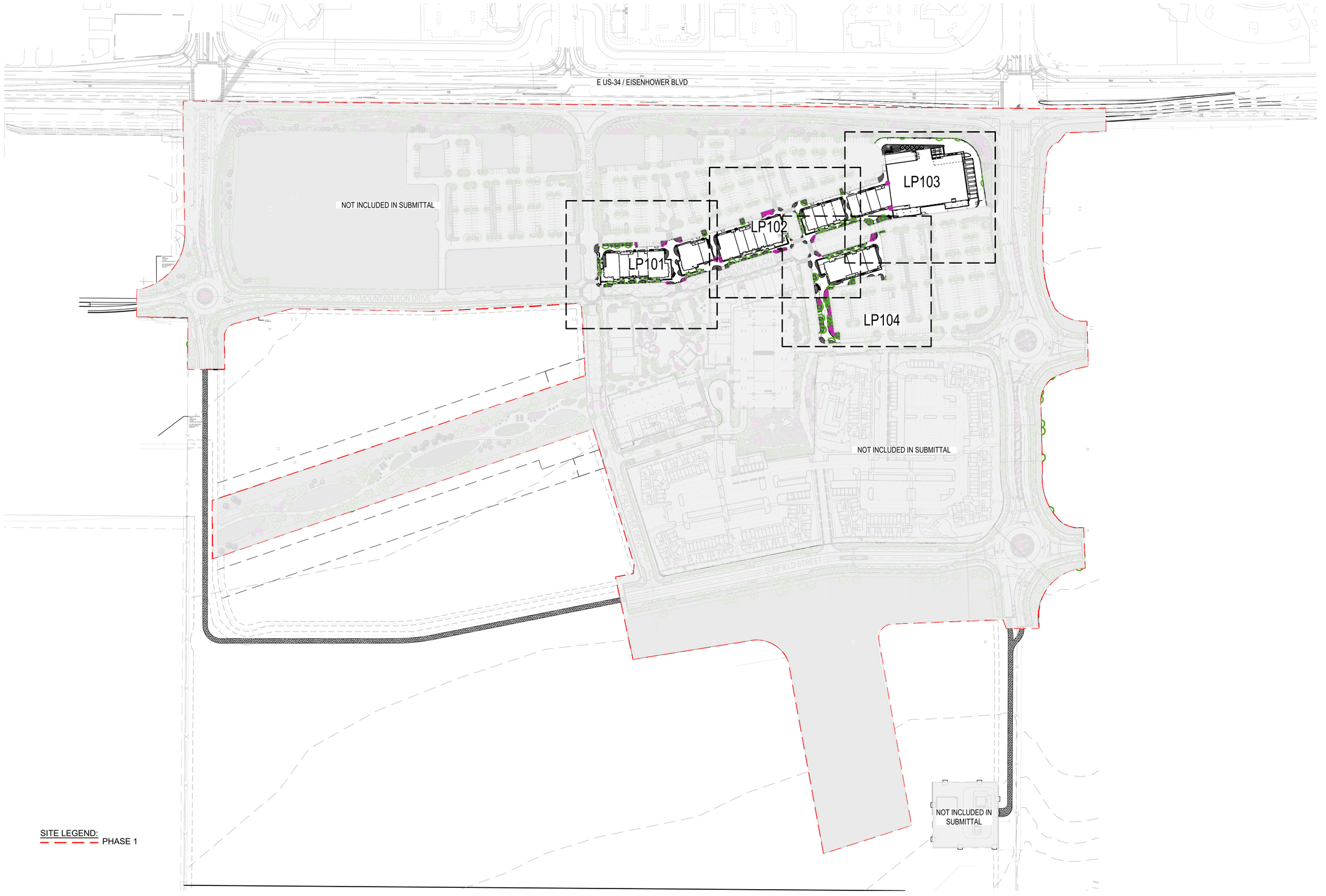
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE SCHEDULE
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP002



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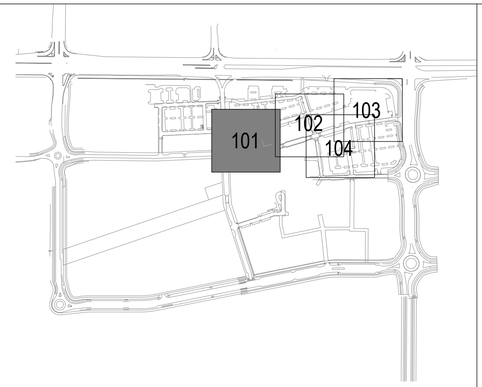
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
OVERALL LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP100



NOTE:
REFER SHEET LP002 FOR FULL PLANTING SCHEDULE.

LANDSCAPE LEGEND:

- WOOD MULCH
- 1" ROCK MULCH
- 4"-8" ROCK MULCH
- PROPERTY LINE
- PHASE 1 LINE
- EASEMENT

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	Accolade™ Elm
	Amur Corktree
	Greenspire Littleleaf Linden
	Kentucky Coffeetree
	Thornless Honey Locust
	Turkish Filbert
EVERGREEN TREES	
	Colorado Spruce
	Woodward Columnar Juniper
ORNAMENTAL TREES	
	Autumn Brilliance Serviceberry
	Spring Snow Crabapple
	Toba Hawthorn

SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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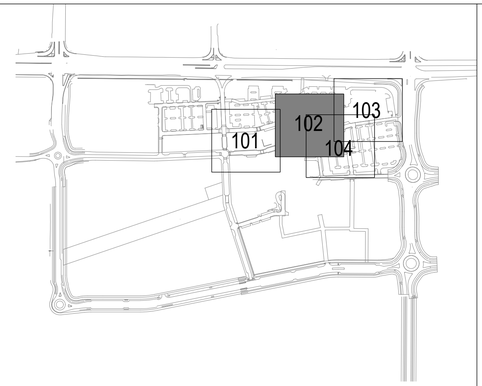
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP101



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LANDSCAPE LEGEND:

- WOOD MULCH
- 1" ROCK MULCH
- 4"-8" ROCK MULCH
- PROPERTY LINE
- PHASE 1 LINE
- EASEMENT

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	Accolade™ Elm
	Amur Corktree
	Greenspire Littleleaf Linden
	Kentucky Coffeetree
	Thornless Honey Locust
	Turkish Filbert
EVERGREEN TREES	
	Colorado Spruce
	Woodward Columnar Juniper
ORNAMENTAL TREES	
	Autumn Brilliance Serviceberry
	Spring Snow Crabapple
	Toba Hawthorn

SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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

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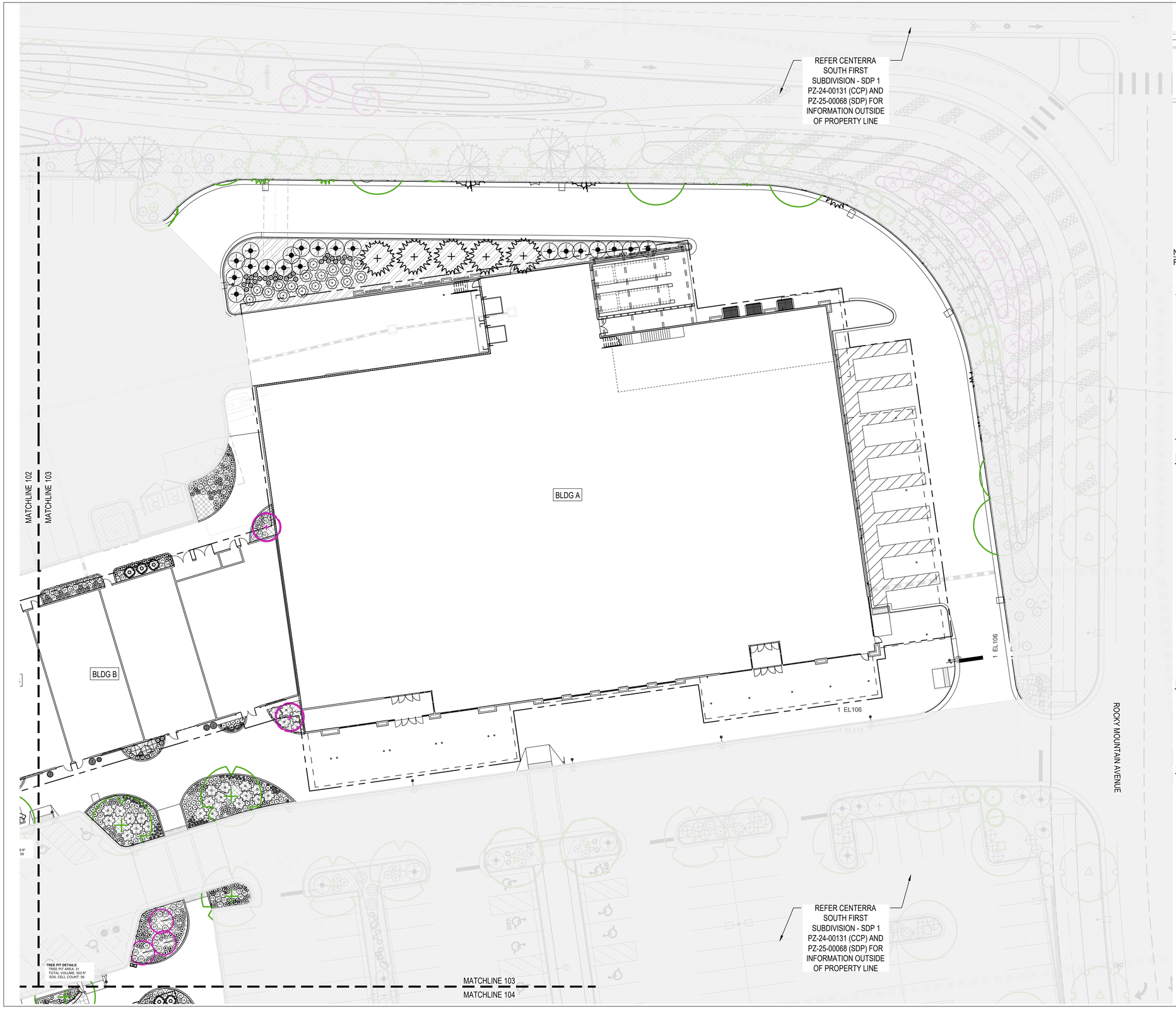
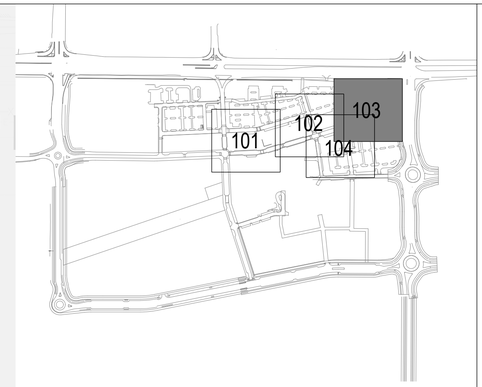
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP102





NOTE:
REFER SHEET LP002 FOR FULL PLANTING SCHEDULE.

LANDSCAPE LEGEND:

- WOOD MULCH
- 1" ROCK MULCH
- 4"-8" ROCK MULCH
- PROPERTY LINE
- PHASE 1 LINE
- EASEMENT

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	Accolade™ Elm
	Amur Corktree
	Greenspire Littleleaf Linden
	Kentucky Coffeetree
	Thornless Honey Locust
	Turkish Filbert
EVERGREEN TREES	
	Colorado Spruce
	Woodward Columnar Juniper
ORNAMENTAL TREES	
	Autumn Brilliance Serviceberry
	Spring Snow Crabapple
	Toba Hawthorn

SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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SUITE 200
LOVELAND, CO 80538

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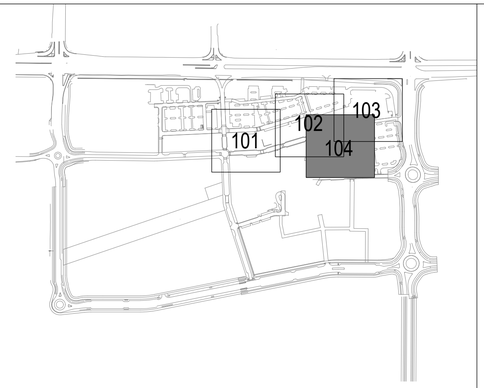
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP103



NOTE:
REFER SHEET LP002 FOR FULL PLANTING SCHEDULE.

LANDSCAPE LEGEND:

- WOOD MULCH
- 1" ROCK MULCH
- 4"-8" ROCK MULCH
- PROPERTY LINE
- PHASE 1 LINE
- EASEMENT

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	Accolade™ Elm
	Amur Corktree
	Greenspire Littleleaf Linden
	Kentucky Coffeetree
	Thornless Honey Locust
	Turkish Filbert
EVERGREEN TREES	
	Colorado Spruce
	Woodward Columnar Juniper
ORNAMENTAL TREES	
	Autumn Brilliance Serviceberry
	Spring Snow Crabapple
	Toba Hawthorn

SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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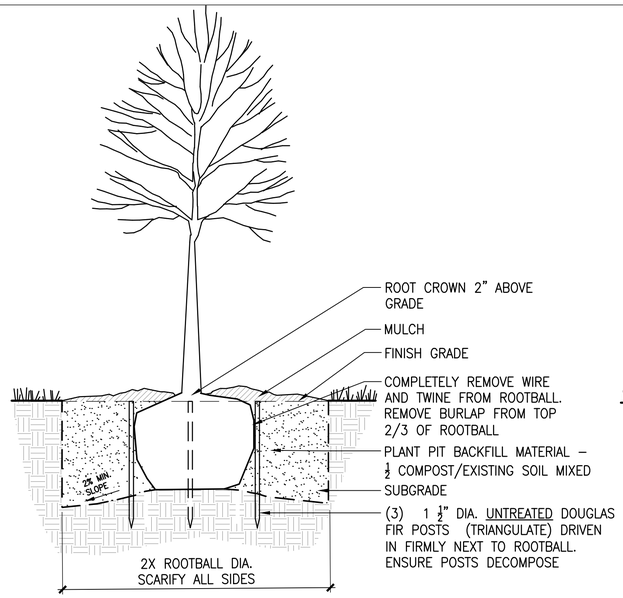
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

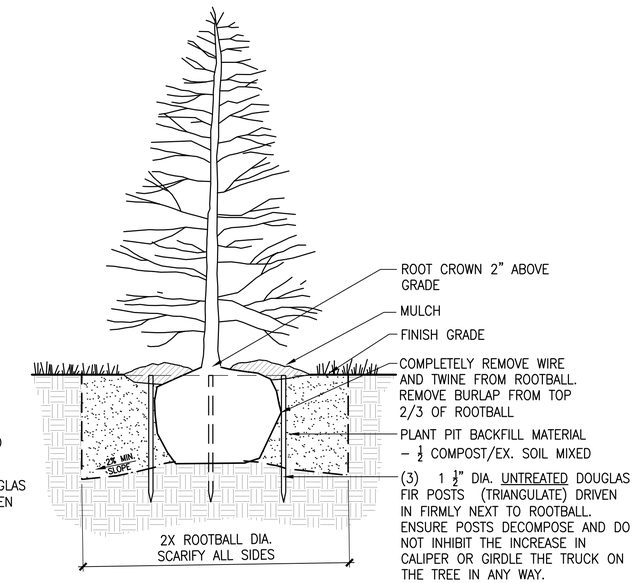
Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP104



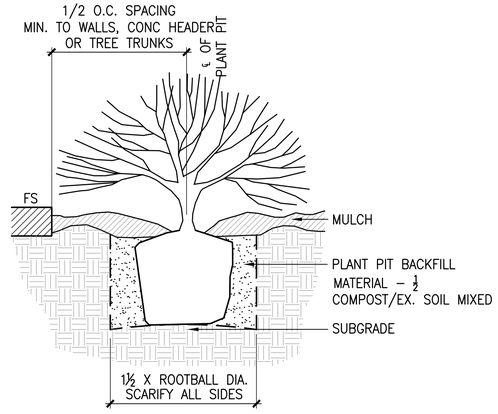
A DECIDUOUS TREE PLANTING

SCALE: NTS DT–PLNT–TREE–DECI–GRND–STAK



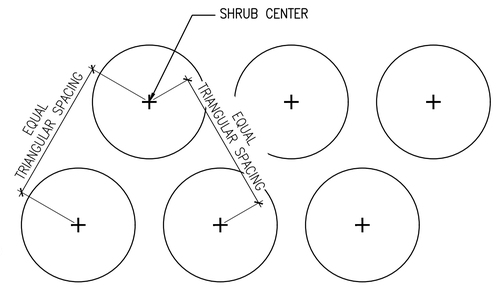
B EVERGREEN TREE PLANTING

SCALE: NTS



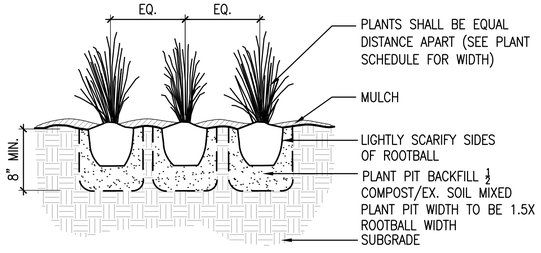
C SHRUB PLANTING

SCALE: NTS DT–PLNT–SHRB



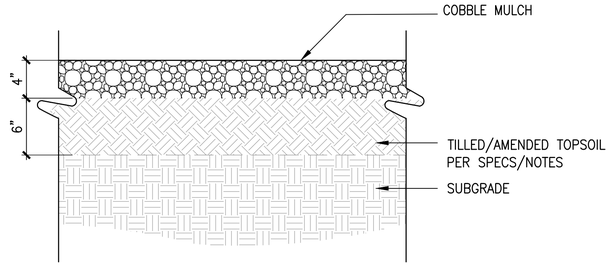
D SHRUB SPACING

SCALE: 1"–1'–0" DT–PLNT–SHRB–SPAC



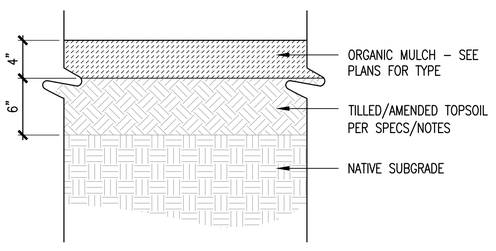
E ORNAMENTAL GRASS / PERENNIAL

SCALE: 1"–1'–0" DT–PLNT–PERN–ORNA



F COBBLE MULCHING

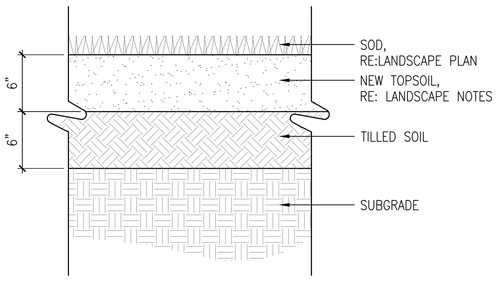
SCALE: 1 1/2" = 1'–0"



NOTES:
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.

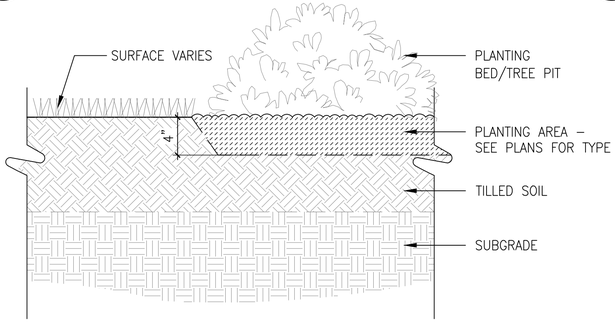
G ORGANIC MULCH

SCALE: 1 1/2" = 1'–0" DT–PLNT–MLCH



H SOD PLANTING

SCALE: 1 1/2" = 1'–0"



I NATURAL EDGE

SCALE: 1 1/2" = 1'–0"

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LOVELAND, CO 80538

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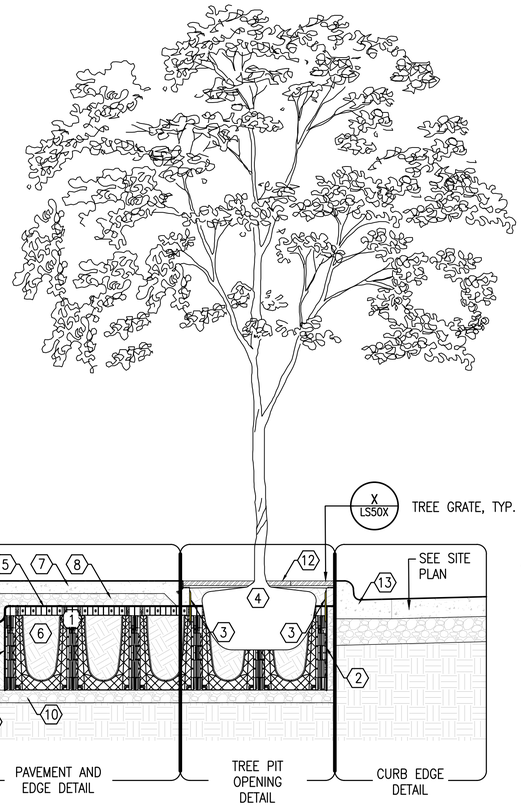
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE DETAILS
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP501



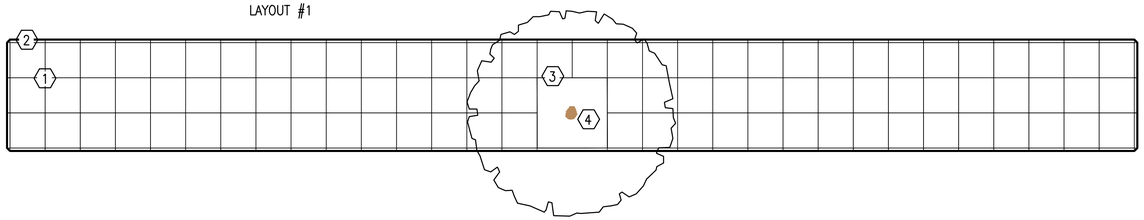
SECTION:

NOTES:
SYSTEM : ROOTSPACE 600 SOIL CELL SYSTEM
SYSTEM DEPTH: 27"
SOIL VOLUME: ~ 600 CUBIC FEET
SOIL DEPTH: 24"

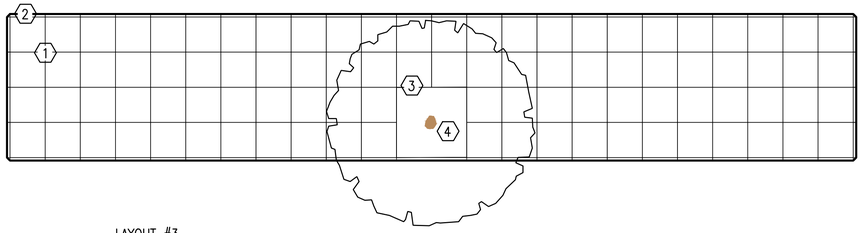
ARBORSYSTEM® URBAN TREE PLANTING SYSTEM

1. RootSpace® 600 Series Soil Cell System (24" depth)
2. RootStop™ 600 Root & Moisture Barrier (24" depth)
3. ReRoot™ 300 Ribbed Root Barrier (12" depth)
4. Tree / Rootball
5. CombiGrid® Geocomposite Fabric/Grid
6. Planting Soil
7. Pavement
8. Aggregate Base
9. Compacted Backfill Material
10. Aggregate Sub-base
11. Compacted Native Subgrade
12. Tree Grate (optional)
13. Curb and Gutter

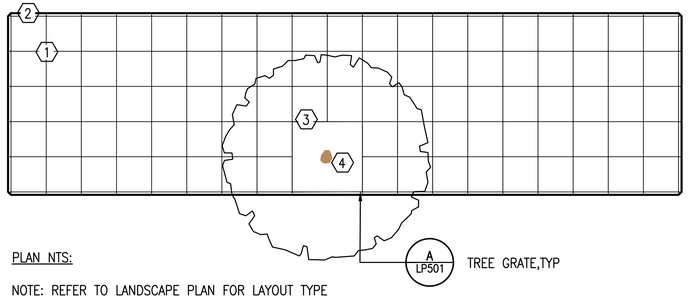
LAYOUT #1



LAYOUT #2



LAYOUT #3



PLAN NTS:

NOTE: REFER TO LANDSCAPE PLAN FOR LAYOUT TYPE

GreenBlue URBAN
Establishing the future urban landscape

A ABBORSYSTEM
SCALE: 1/2"=1'-0"

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2725 ROCKY MTN AVE, SUITE 200
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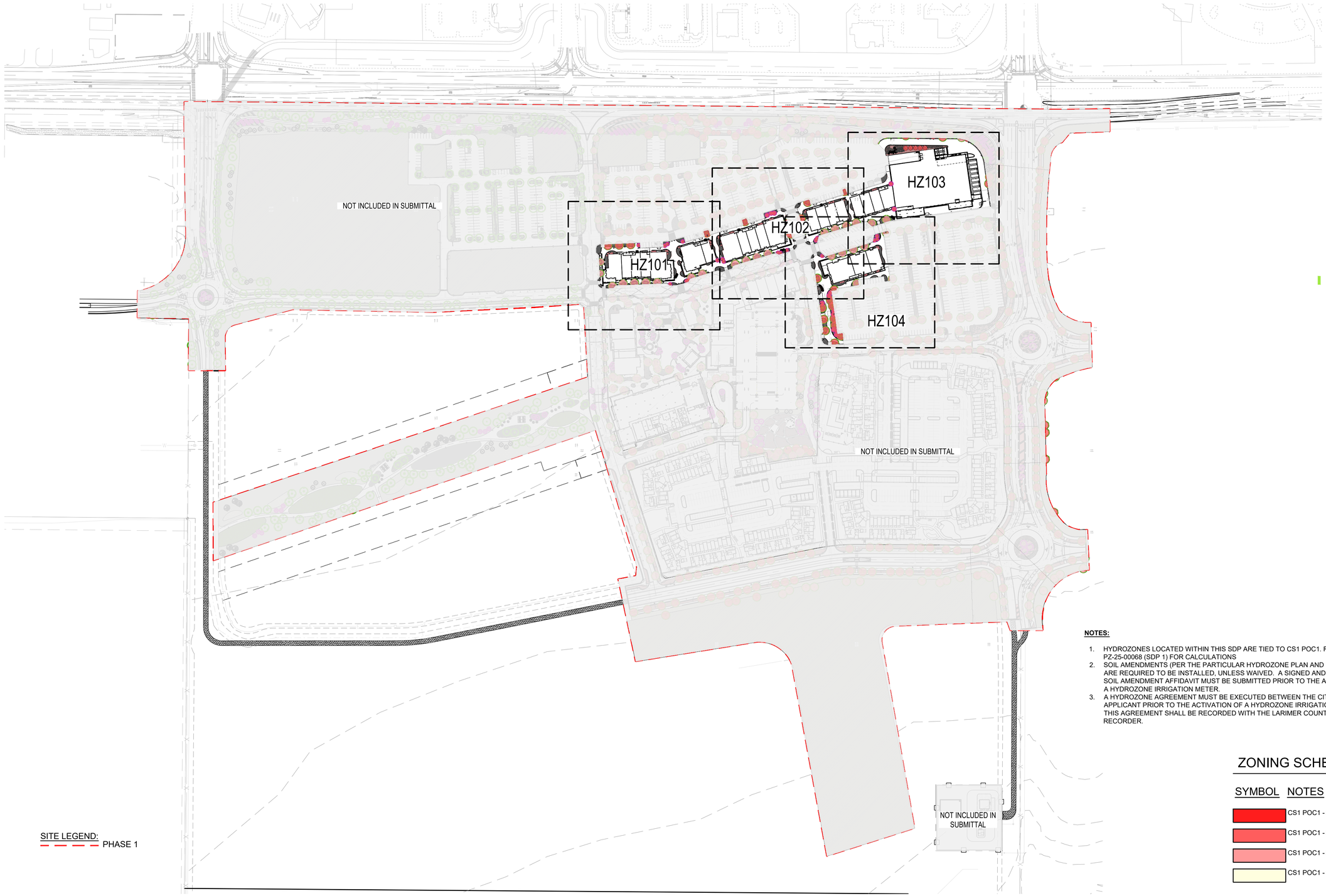
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE DETAILS
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
LP502



SITE LEGEND:

PHASE 1

NOTES:

1. HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
2. 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.
3. 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.

ZONING SCHEDULE

SYMBOL	NOTES
	CS1 POC1 - High
	CS1 POC1 - Moderate
	CS1 POC1 - Low
	CS1 POC1 - Very Low

150' 0 75' 150' 300' NORTH

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LOVELAND, CO 80538

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Tel: 970.484.8855
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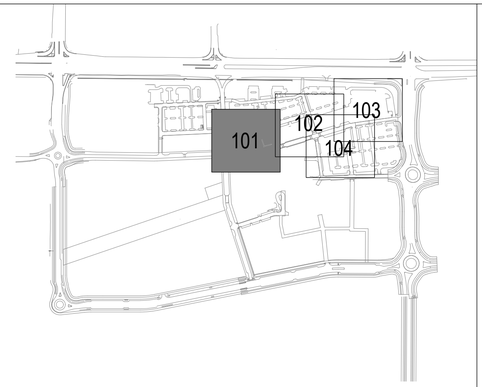
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
OVERALL HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet

HZ100



	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

NOTES:

1. HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
2. 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.
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SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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SUITE 200
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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet

HZ101

REFER CENTERRA SOUTH FIRST SUBDIVISION - PZ-24-00131 (CCP) AND PZ-25-00068 (SDP) FOR INFORMATION OUTSIDE OF PROPERTY LINE

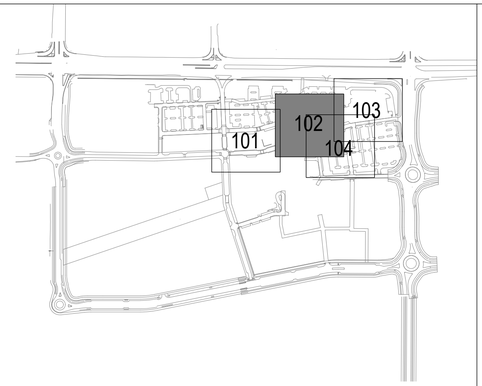
MATCHLINE 101
MATCHLINE 102
MATCHLINE 103
MATCHLINE 104

BLDG B
BLDG D
1 EL105
1 EL106
1 EL112

WINDFLOWER LANE
MOUNTAIN LION DRIVE

PA

THIS AREA IS NOT INCLUDED IN THIS SDP. REFER FUTURE PZ-25-000XX (CENTERRA SOUTH - SDP 5) FOR ADDITIONAL INFORMATION



	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

NOTES:

1. HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
2. 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.
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SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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SUITE 200
LOVELAND, CO 80538

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet
HZ102

REFER CENTERRA SOUTH FIRST SUBDIVISION - PZ-24-00131 (CCP) AND PZ-25-00068 (SDP) FOR INFORMATION OUTSIDE OF PROPERTY LINE

MATCHLINE 102

MATCHLINE 103

BLDG A

BLDG B

1 EL106

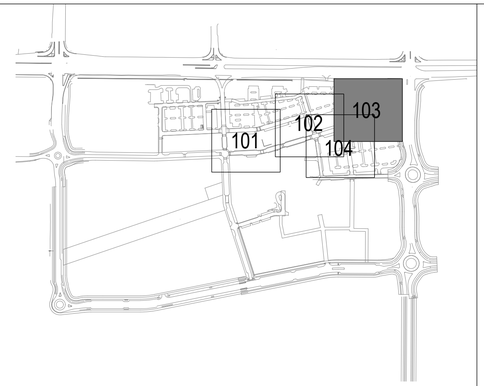
1 EL113

ROCKY MOUNTAIN AVENUE

REFER CENTERRA SOUTH FIRST SUBDIVISION - PZ-24-00131 (CCP) AND PZ-25-00068 (SDP) FOR INFORMATION OUTSIDE OF PROPERTY LINE

MATCHLINE 103

MATCHLINE 104



	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

NOTES:

1. HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
2. 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.
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SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

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LOVELAND, CO 80538

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet

HZ103

MATCHLINE 102
MATCHLINE 104

MATCHLINE 103
MATCHLINE 104

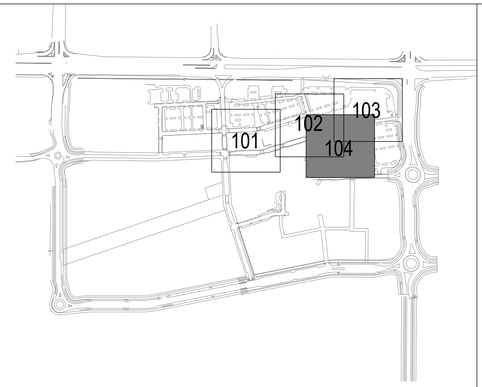
MATCHLINE 102
MATCHLINE 104

BLDG C

REFER CENTERRA SOUTH FIRST SUBDIVISION - PZ-24-00131 (CCP) AND PZ-25-00068 (SDP) FOR INFORMATION OUTSIDE OF PROPERTY LINE

WINDFLOWER LANE

MORELLO STREET



	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

NOTES:

1. HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
2. 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.
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SCALE: 1" = 20'-0"

20' 0 10' 20' 40' NORTH

McWHINNEY

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2725 ROCKY MTN AVE,
SUITE 200
LOVELAND, CO 80538

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
HYDROZONE PLAN
SITE PLAN DEVELOPMENT

Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM

Sheet

HZ104

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
- HUNTER SOLAR SYNC RAIN 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

20' 0 10' 20' 40' NORTH

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 4
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 7-25-2025
Drawn By: AL
Checked By: TG

Sheet
IR–1

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
- HUNTER SOLAR SYNC RAIN 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

20' 0 10' 20' 40' NORTH

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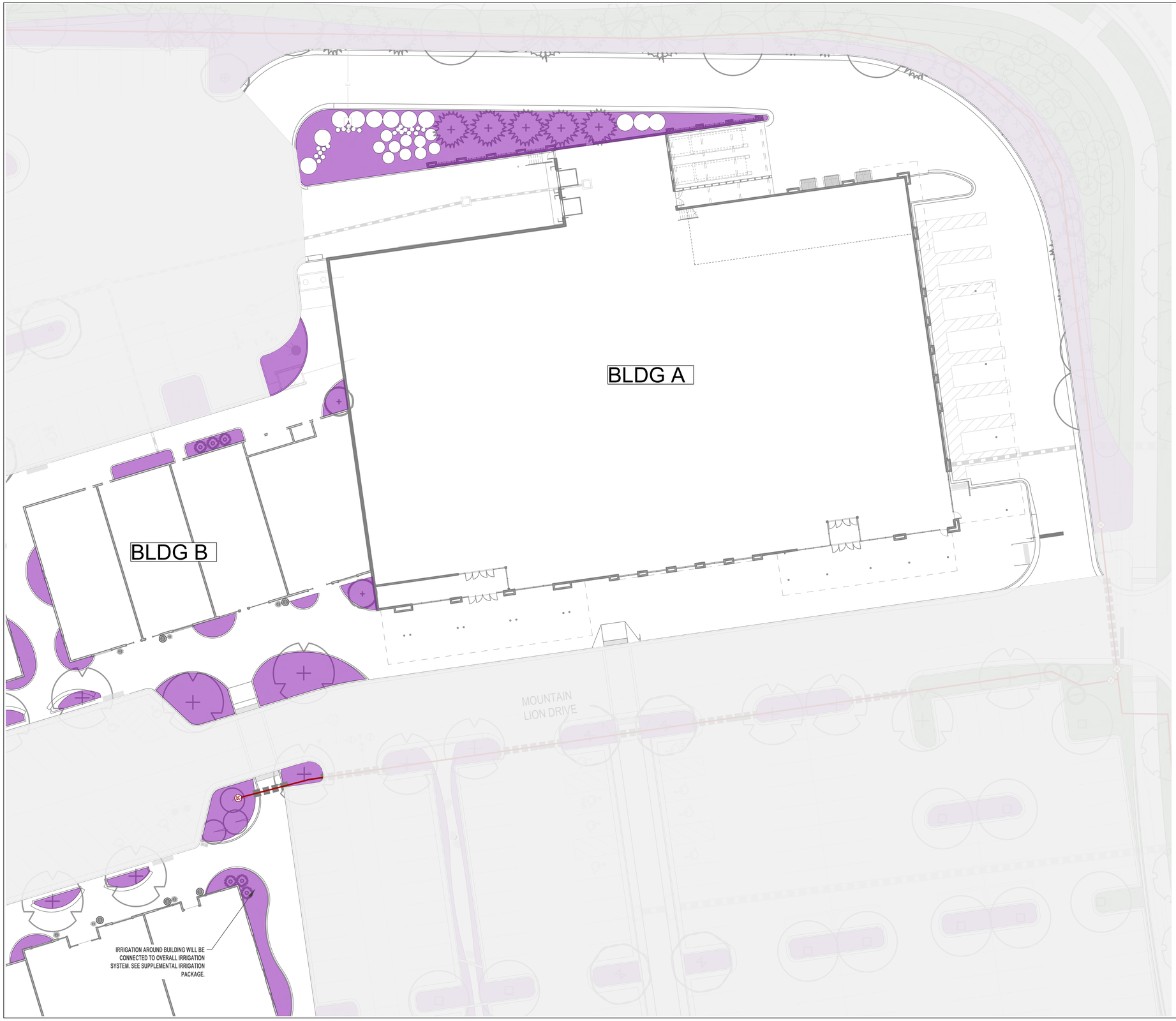
REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1- SDP 4
IRRIGATION PLAN
SITE PLAN DEVELOPMENT

Date: 7-25-2025
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
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- MASTER VALVE/FLOW SENSOR ASSEMBLY
- HUNTER SOLAR SYNC RAIN 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

20' 0 10' 20' 40' NORTH

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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
- HUNTER SOLAR SYNC RAIN 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

20' 0 10' 20' 40' NORTH

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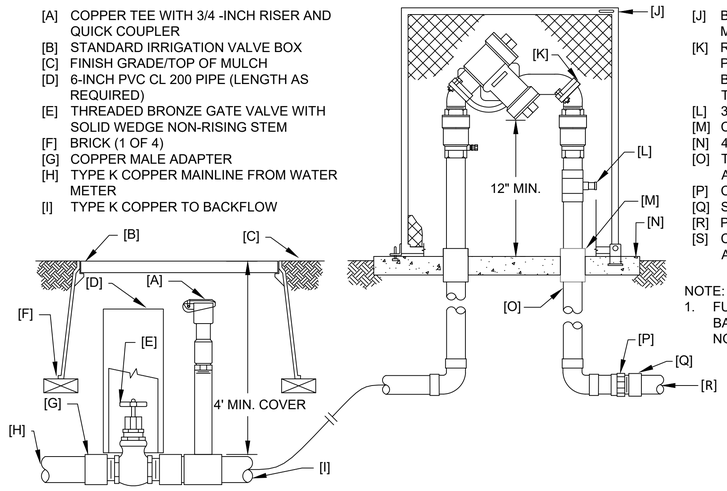
IR–4

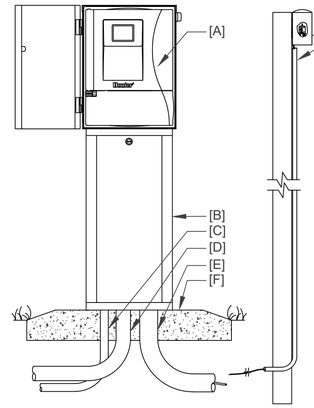
[A] COPPER TEE WITH 3/4 -INCH RISER AND QUICK COUPLER
[B] STANDARD IRRIGATION VALVE BOX
[C] FINISH GRADE/TOP OF MULCH
[D] 6-INCH PVC CL 200 PIPE (LENGTH AS REQUIRED)
[E] THREADED BRONZE GATE VALVE WITH SOLID WEDGE NON-RISING STEM
[F] BRICK (1 OF 4)
[G] COPPER MALE ADAPTER
[H] TYPE K COPPER MAINLINE FROM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

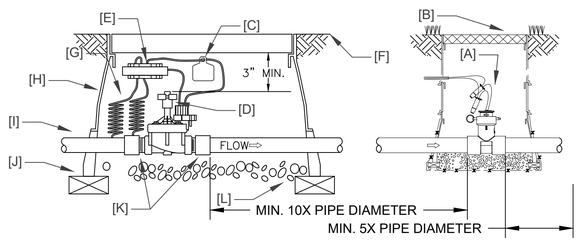


[A] IRRIGATION CONTROLLER PER PLAN
[B] METAL PEDESTAL
[C] ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
[D] GROUND WIRE CONDUIT - GROUND PER ASIC GUIDELINES
[E] IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPE PER LOCAL CODES
[F] CONCRETE PEDESTAL BASE PER PLAN - INSURE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

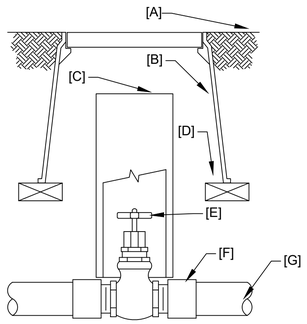
NOTES:
1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.
2. REFER TO THE MANUFACTURER INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

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



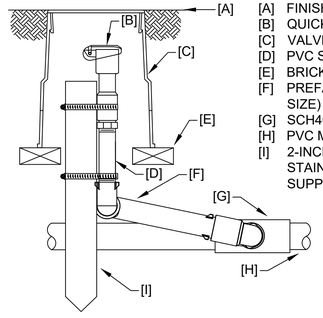
3 MASTER VALVE/ FLOW SENSOR ASSEMBLY



[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

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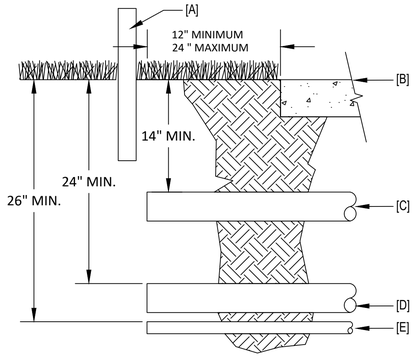
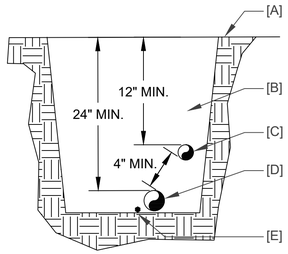
IR-5



[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.

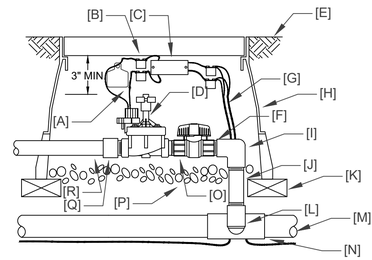
1 SLEEVE DETAIL



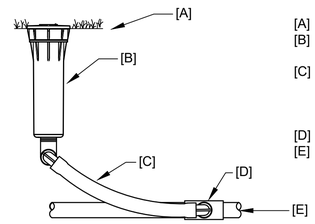
[A] FINISH GRADE
[B] BACKFILL
[C] LATERAL PIPE
[D] MAINLINE PIPE
[E] CONTROL WIRE BUNDLE OR CABLE

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



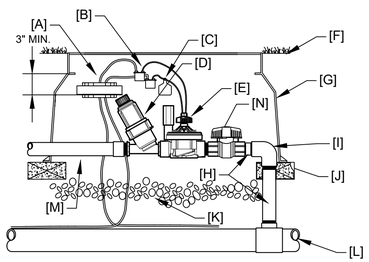
[A] ID TAG
[B] WATER PROOF CONNECTORS (4)
[C] DECODER
[D] REMOTE CONTROL VALVE (AS SHOWN IN LEGEND)
[E] FINISH GRADE/TOP OF MULCH
[F] PVC SCH 80 NIPPLE (CLOSE)
[G] CONTROL CABLE: 30-INCHES IN VALVE BOX
[H] STANDARD VALVE BOX WITH NON LOCKING COVER
[I] PVC SCH 40 ELL
[J] PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
[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

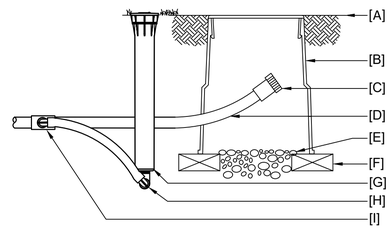
NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

3 REMOTE CONTROL VALVE ASSEMBLY



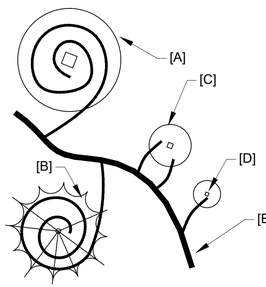
[A] DECODER
[B] WATERPROOF CONNECTORS (4)
[C] ID TAG
[D] DRIP WYE STRAINER
[E] REMOTE CONTROL VALVE: AS SHOWN IN LEGEND
[F] FINISH GRADE
[G] JUMBO VALVE BOX
[H] SHC80 THREADED NIPPLE
[I] SHC40 ELL
[J] BRICK SUPPORTS (4)
[K] 3/4-INCH WASHED GRAVEL
[L] MAINLINE
[M] PE DRIP TUBING/PVC DRIP MANIFOLD
[N]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

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LUMINAIRE SCHEDULE - SDP4

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	CRI	CCT	NOTES
DF-1	TROY LIGHTING	TRY2622514 - MEDIUM 20INCH	WALL MOUNTED DECORATIVE SCONCE.	450 LM	16 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-2	SAVOY HOUSE	SVH2644054-ATLAS BRONZE-10INCH	WALL MOUNTED DECORATIVE SCONCE.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-3	HINKLEY	HKY2447497-BURNISHED BRONZE	WALL MOUNTED DECORATIVE SCONCE.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-4	BARNLIGHT ELECTRIC	BLE-S-WHA16INCH-975(GALVANIZED)-STEM LENGTH PER PLAN-	RIGID STEM MOUNTED DECORATIVE PENDANT.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-6	VAXCEL LIGHTING	T0197-OUTLAND 9.75"-AGED BRONZE & LIGHT GOLD	WALL MOUNTED DECORATIVE SCONCE.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-7	BARNLIGHT ELECTRIC	BLE-S-WHB11INCH-250(WHITE PORCELAIN)-G16 GOOSENECK.	WALL MOUNTED DECORATIVE SCONCE.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-8A	BARNLIGHT ELECTRIC	BLE-DBL36-930(PAINTED AGED BRASS)-STEM LENGTH PER DRAWINGS	DECORATIVE PENDANT.	1350 LM	21 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-8B	BARNLIGHT ELECTRIC	BLE-DBL36-100(BLACK)-STEM LENGTH PER DRAWINGS	DECORATIVE PENDANT.	1350 LM	21 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-9	JUSTICE DESIGN	CER-5610W-CLAY	WALL MOUNTED DECORATIVE SCONCE.	1000 LM	12 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-10	TROY LIGHTING	TRY2531465-BLACK 16INCH-STEM LENGTH PER DRAWINGS	DECORATIVE PENDANT.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-11	REGINA ANDREWL	RGA2117036-LARGE-STEM LENGTH PER DRAWINGS	DECORATIVE PENDANT.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
E2A	LITHONIA	DSX0-LED-P3-27K-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	2700K	
E3B	LIGMAN	UHAM-20001-53w-T3-W27-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	2700K	
E4B	LIGMAN	UHAM-20001-53w-T3-W27-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	2700K	
E6	LIGMAN	URA-10751-4w-W27-FINISH-120/277v	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.	133 LM	4 W	80	2700K	
FX-2A	LUMIERE	9002-W1DWN-RW-LED2790-F-(VERIFY FINISH W/ ARCHITECT)-L1-UNV-SURFACE MOUNT+LLR-F-2 (40DEG)	WALL MOUNTED DOWNLIGHT. ARCHITECT TO VERIFY MOUNTING.	746 LM	10 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
FX-3	LUMIERE	1002-A1-RCS-RW-LED2790-F-(VERIFY FINISH W/ ARCHITECT)-L1-UNV-SURFACE MOUNT+LLR-F-2 (40DEG)	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.	746 LM	10 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
FX-4	BARNLIGHT ELECTRIC	BLE-G-BSL-FINISH-CUSTOM MOUNTING-LED8-2700-NAR-FST-277	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.	800 LM	8 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
FX-11	SPECTRUM LIGHTING	IF03RMF-NC-PC-927-015-PR-D1-VOLTAGE BY EE-B1+DL-FL-GP-(VERIFY FINISH W/ ARCHITECT)-WL	RECESSED MOUNTED DOWNLIGHT.	1046 LM	12 W	90	2700K	SPECIFICATION PER KGM LIGHTING.

LUMINAIRE SYMBOLS

	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	SURFACE DOWNLIGHT
	SURFACE ADJUSTABLE DOWNLIGHT
	RECESSED TROFFER
	SURFACE TROFFER
H	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
Sos

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	ØPH	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
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
LIGHTING SCHEDULES
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL400

UHAM-20002
Hamilton 1 Post Top

microVos TECHNOLOGY

LIGMAN LIGHTING USA

75W LED
8949 Lumens

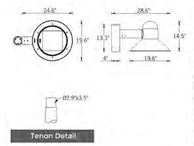
IP66
Suitable for wet locations.

IK07
Impact Resistant (Vandal-Resistant)

EPA - 1.78

Weight - 35 lbs

POLE NOT INCLUDED



Tenon Detail

Construction

Aluminum
Low copper content – Marine Grade 6060 extruded & LMS 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
LMS 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 engineers maintains the LED and driver 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
B0 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fetteling 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 naturetorums.

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 indistinguishable 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 coat for the finished metal decoration.

The component is then wrapped with a sheet of non-porous PVC film with the required 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 temperature inside the oven is then raised and while 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 for any part. There are over 200 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 mists, accelerated aging
- Boiling water, blow and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TUAC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Provided Hardware is covered 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
Precise optic design provides exceptional light control and 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.

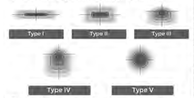
Additional Options (Consult Factory For Pricing)

LIGHCONNECT IoT Ready Hamilton

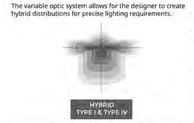
This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

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.



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

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

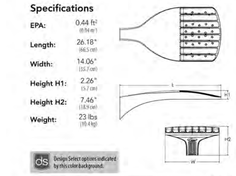
d-series

DLC DLC PREMIUM IDA FSC

ds BAA BABA

Specifications

EPA:	0.44 ft² (0.14 m²)
Length:	26.18" (665.3 cm)
Width:	14.06" (132.7 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 colored 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 at 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	Color temperature	Color rendering	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 T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward Throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT (120V-277V)[3] HVOLT (347V-480V)[3] XVOLT (277V-480V)[3] 120[3,4] 208[3,4] 240[3,4] 277[3,4] 347[3,4] 480[3,4]	Shipped included SPA Square pole-mounting (4) drilling 3.5" pmc. SQ pole) RPA Round pole-mounting (4) drilling 3" pmc. RND pole) SPA5 Square pole-mounting (4) drilling 3" pmc. SQ pole)[5] RPA5 Round pole-mounting (4) drilling 3" pmc. RND pole)[5] SPABN Square narrow pole-mounting (4) drilling 3" cen. SQ pole) WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled with Bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25fc[6,7,8,9] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 25fc[6,7,8,9] PER NEMA twist-lock receptacle only (controls ordered separate)[10] PER5 Five-pin receptacle only (controls ordered separate)[5,10]	PE9Y Seven-pin receptacle only (controls ordered separate)[11,12] FAO Field adjustable output[13,14] BL30 Bi-level switched dimming, 30% [14,15] BL50 Bi-level switched dimming, 50% [14,15] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]	Shipped included HS Houseside shield (black finish standard)[16] L90 Left-rotated optics[2] R90 Right-rotated optics[2] CCE Coastal Construction[17] WA SSPC ambient operation[18] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] Shipped separately EGSB External Glare Shield (reversible, field-install required, matches housing finish) BSSB 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) •

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

TYPE E2A - AREA POLE 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
Low copper content – Marine Grade 6060 extruded & LMS 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
LMS 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 engineers maintains the LED and driver 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.

Finishing
All Ligman products go through an extensive finishing process that includes fetteling 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 naturetorums.

BUG Rating
B0 - U0 - G0

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 indistinguishable 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 coat for the finished metal decoration.

The component is then wrapped with a sheet of non-porous PVC film with the required 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 temperature inside the oven is then raised and while 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 for any part. There are over 200 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 mists, accelerated aging
- Boiling water, blow and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TUAC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Provided Hardware is covered 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
Precise optic design provides exceptional light control and 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 /810 at 50,000 hours (This means that at least 90% of the LED will 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)

TYPE E6 - BOLLARD BASIS OF DESIGN

Ronan LED Outdoor Wall Sconce
By Troy Lighting

LUMENS
Call Us (877) 445-4486

Ronan LED Outdoor Wall Sconce
By Troy Lighting

Product Options

Size: Medium

Details

Finish: Textured Bronze

Dimensions

Medium Option Backplate: Width 4.75", Height 4.75"
Medium Option Fixture: Width 6", Height 20", Depth 3.5", Weight 2.55Lbs
Lighting
Medium

Lamp Type	LED Built-in
Total Lumens	450
Total Watts	16.00
Volts	120
Color Temp	3000 (Soft White)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/ronan-led-outdoor-wall-sconce-by-troy-lighting-TRY2622514.html
Rating: ETL Listed Wet

ITEM#: TRY2622514

Created July 17th, 2025

TYPE DF1 - DECORATIVE SCONCE BASIS OF DESIGN

Ryder Outdoor Wall Sconce
By Savoy House

LUMENS
Call Us (877) 445-4486

Ryder Outdoor Wall Sconce
By Savoy House

Product Options

Finish: Atlas Bronze,
Size: Small

Dimensions

Small Option Backplate: Width 4.72", Height 7.09"
Small Option Fixture: Width 6", Height 9", Weight 1.98Lbs
Lighting
Small

Lamp Type	LED
Total Lumens	1600.0
# of Bulbs	1 (Not Included)
Bulb Type	15W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	25,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/ryder-outdoor-wall-sconce-by-savoy-house-SVH2644054.html
Rating: UL Listed Wet

ITEM#: SVH2644054

Created July 17th, 2025

TYPE DF-2 - DECORATIVE SCONCE BASIS OF DESIGN

Forge Outdoor Wall Sconce
By Hinkley

LUMENS
Call Us (877) 445-4486

Forge Outdoor Wall Sconce
By Hinkley

Product Options

Finish: Burnished Bronze

Dimensions

Backplate: Diameter 6"
Fixture: Width 16", Height 16.5", Depth 17", Weight 2.95Lbs
Lighting

Lamp Type	LED
Total Lumens	1600.0
# of Bulbs	1 (Not Included)
Bulb Type	15W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	25,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/forge-outdoor-wall-sconce-by-hinkley-HKY2447497.html
Rating: UL Listed Wet

ITEM#: HKY2447497

Created July 17th, 2025

TYPE DF-3 - DECORATIVE SCONCE BASIS OF DESIGN

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
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
LUMINAIRE CUTSHEETS
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL401

SPS-0458 REV B

AVALON 42" PENDANT

JOB NAME: _____ FIXTURE TYPE: _____

BLE - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

A B C D E F G H

I

Order Example: BLE - S - WHA42 - 300 - ST7548 - NA - NA - 300 - E26/3 - 100

A - MOUNTING STYLE

C-STU	Studio Cable
S	Stem Mount
CN	Chain Hung

B - SHADE SIZE

AVALON:

WHA42	42" Shade Size

C - SHADE FINISH

POWDER COAT FINISHES[1]:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
311	Jadite
320	Fern Green
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
430	Soft Clay
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Colbalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
815	Light Gray
975	Galvanized

D - MOUNTING

UL LISTED CORD OPTIONS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
YLW	Buttery Yellow Cloth
NVY	Navy Cloth
RBLU	Royal Blue Cloth
SLVR	Silver Cloth
CRM	Creme Cloth
ORG	Orange Cloth
RBS	Barn Red & Black Swirl Cloth
NGRN	Neon Green Cloth
SBLU	Sky Blue Cloth
SFM	Sea Foam Cloth
RST	Rust Cloth
BPNK	Blush Pink Cloth
EGRN	Emerald Green Cloth
FGRN	Fern Green Cloth
CNF	Confetti Cloth

STEM MOUNT OPTIONS:

ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

CHAIN MOUNT OPTIONS:

CN36	3' of Chain
CN72	6' of Chain

E - CORDS[2]

*Please Note: See **Section D** for all applicable UL Listed Cord Options*

NA	Not Applicable

F - CORD & CABLE LENGTH[1]

NA	Not Applicable
18	18" Cable and Cord
24	24" Cable and Cord
30	30" Cable and Cord
36	36" Cable and Cord
42	42" Cable and Cord

G - MOUNTING FINISH

*Please Note: See **Section C** for all applicable Mounting Finish options. 980-Brushed Aluminum is also available for Stem Mounting Styles*

(1) If Studio Cable [C-STU] Mounting Style, selection identifies canopy finish.

(II) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish.

(III) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish.

980	Brushed Aluminum

H - LIGHT SOURCE

E26	200 Watt Max
E26/3	(3) 100 Watt Max
E26/5	(5) 60 Watt Max

I - SOCKET ASSEMBLY FINISH[4]

*Please Note: See **Section C** for all applicable Socket Assembly Finish options.*

NA	Not Applicable

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) Selection only applicable if Chain Hung Mount Style is selected in Section A, select NA if Stem or Studio Cable Mounting Style is selected (3) Selection only applicable if Studio Cable Mount Style is selected in Section A, select NA if Chain Hung or Stem Mounting Style is selected (4) Only applicable if E26/3 or E26/5 selected in Section H, select NA if E26 is selected. All Socket Assembly parts will be painted*

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1

TYPE DF-4 - DECORATIVE PENDANT BASIS OF DESIGN

VAXCEL

T0197 • Backplate Height 4.75 • Backplate Width 4.75

Dims 10-in W x 9-in H x 11.75-in D • Shipping Weight 2.87

Bulb Qty 1 • Type of Bulb LED Compatible,Incandescent • Base E26 Medium • Bulb Included - No

Rated Wet • Warranty 5 Year Limited Warranty • Listed ETL

Designed with stately, yet rustic sophistication, the Oakland collection is a solid choice for your outdoor space. The finish gives this barn light a warm and inviting elegance, and the finish inside the shade adds to the charm. This fixture is dark-sky compliant and will complement any industrial, cottage, modern country, or farmhouse style home Dusk to dawn photo cell automatically turns fixture on in the dark and off in the light for added safety and security, saving energy during daylight hours. This outdoor wall light is ideal for your porch, entryway, garage, or any other area of your home.

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TYPE DF-6 - DECORATIVE SCONCE BASIS OF DESIGN

SPS-0149 REV B

BOMBER SERIES

JOB NAME: _____ FIXTURE TYPE: _____

BLE - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

A B C D E F G H I J K

Order Example: BLE - G - WB815 - 400 - CG22 - 975 - NA - CGG - 975 - CLR - HDRP - E26

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

BOMBER:

WHB11	11" Shade
WHB13	13" Shade
WHB15	15" Shade
WHB17	17" Shade

C - SHADE FINISH

PORCELAIN FINISHES[1]:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES[1]:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze

C - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES[1]:

700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS[1]:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

*Please Note: If Flush Mount (F) is selected in **Section A**, please select **NA***

NA	Not Applicable

CSA LISTED CORD OPTIONS:

SBK	Standard Black
SWH	Standard White
CMG	Grey Cotton
CRZ	Red Chevron
CSB	Black Cloth
CSW	White Cloth
CSR	Red Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

NON-CSA LISTED CORD OPTIONS[1]:

TBK	Black Cotton Twist
TWH	White Cotton Twist
TBR	Brown Cotton Twist
TRD	Red Cotton Twist
TPT	Putty Cotton Twist
TBW	Black & White Twist
TRW	Red & White Twist
TBB	Brown & Beige Twist

D - MOUNTING (CONTINUED)

CHAIN MOUNT OPTIONS[1]:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

GOOSENECK OPTIONS:

G1	G16[2]
G2	G17
G3[14]	G19[2]
G4	G22
G5[2]	G24
G6	G25
G7	G26[2]
G8	G32
G9	G34[2]
G10	G35[2]
G11[2]	G36[2]
G12[2]	G40[2]
G13	G44[2]
G14	G65[2]
G15	

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6"
ST512	.5" Stem Mount, 12"[15]
ST518	.5" Stem Mount, 18"[15]
ST524	.5" Stem Mount, 24"[15]
ST536	.5" Stem Mount, 36"[15]
ST548	.5" Stem Mount, 48"[15]
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - MOUNTING FINISH

*Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (except G36, G40, G64 & G65) and Stem Mount options. If Porcelain Finish is selected, mounting will be powder coat painted-to-match*

(1) If Cord Hung (C) or Flush Mount (F) Mounting Style, selection identifies canopy finish

(3) If Chain Hung (CN) Mounting Style, selection identifies chain and canopy finish

(II) If Stem Mount (S) Mounting Style, selection identifies stem and canopy finish

980	Brushed Aluminum

F - CORDS[2]

*Please Note: See **Section D** for all applicable UL Listed Cord Options for Chain Hung Mounting Style*

NA	Not Applicable

G - SHADE ACCESSORIES[3]

NA	None
WC	Wire Cage
TGG	Heavy Duty Guard
CGG	Cast Guard
WGG	Wire Guard

H - SHADE ACCESSORY FINISH

*Please Note: See **Section C** for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match*

NA	Not Applicable

I - GLASS OPTION[2]

NA	Not Applicable
CLR	Clear Glass
FST	Frosted Glass
RIB	Ribbed Glass
BLU	Blue Glass
RED	Red Glass
AMB	Amber Glass
GRN	Green Glass

J - MOUNTING ACCESSORY

NA	None/Not Applicable
HSC	Hang Straight Canopy[16]
HDSMC	Heavy Duty Stem Mount Canopy[16]
HDBP	Heavy Duty Backing Plate[16,17]
DD	Dusk-to-Dawn Photocell[18,21]
DBPC	Decorative Backing Plate Cover[16,21]
DCHX	Decorative Backing Plate Cover & Hex Cover[16,21]

K - LIGHT SOURCE

E26	200 Watt Max
GU24	23 Watt Max[22]

IMPORTANT: *(1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available with Chain Hung (CN) option (5) Not available in Natural Metals (6) Not compatible with 15" size shade or larger (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Grand and Glass accessory reduces incandescent wattage to 100W Max and GU24 to 18 Watt Max (9) Only applicable if Stem Mounting Style is selected in Section A (10) Only applicable if Gooseneck Mounting Style is chosen (11) Not available for G19, G36 & G40 (12) Fixtures configured with GU24 are non-returnable*

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1

TYPE DF-7 - DECORATIVE SCONCE BASIS OF DESIGN

SPS-0438 REV A

LOMA 28" & 36" PENDANT

JOB NAME: _____ FIXTURE TYPE: _____

BLE - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

A B C D E F G H

I J

Order Example: BLE - S - DBL36 - 300 - 100 - ST548 - NA - NA - 800 - E26/3 - 100

A - MOUNTING STYLE

C-STU	Studio Cable
S	Stem Mount
CN	Chain Hung

B - SHADE SIZE

DBL28	28" Shade
DBL36	36" Shade

C - EXTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
815	Light Gray
930	Painted Aged Brass
940	Painted Aged Copper
975	Galvanized

D - INTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse

D - INTERIOR SHADE FINISH (CONTINUED)

POWDER COAT FINISHES:

390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
930	Painted Aged Brass
940	Painted Aged Copper
975	Galvanized

E - MOUNTING

UL LISTED CORD OPTIONS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBW	Black & White Cloth
CSRW	Red & White Cloth
CSBG	Black & Gold Cloth
CSBP	Black & Pink Cloth
CSGW	Gold & White Cloth
CSUW	Blue & White Cloth
CSBB	Black & Brown Cloth

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6"
ST512	.5" Stem Mount, 12"
ST518	.5" Stem Mount, 18"
ST524	.5" Stem Mount, 24"
ST536	.5" Stem Mount, 36"
ST548	.5" Stem Mount, 48"

E - MOUNTING (CONTINUED)

CHAIN MOUNT OPTIONS:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

F - CORDS[1]

NA	Not Applicable

*Please Note: See **Section E** for all applicable UL Listed Cord Options*

G - CORD & CABLE LENGTH[1]

NA	Not Applicable
18	18" Cable and Cord
24	24" Cable and Cord
30	30" Cable and Cord
36	36" Cable and Cord
42	42" Cable and Cord

H - MOUNTING FINISH

*Please Note: See **Section C** for all applicable Mounting Finish options. 980-Brushed Aluminum is also available for Stem Mounting Styles*

(1) If Studio Cable [C-STU] Mounting Style, selection identifies canopy finish.

(II) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish.

(III) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish.

I - LIGHT SOURCE

E26	200 Watt Max
E26/3	(3) 100 Watt Max

J - SOCKET COVER FINISH[2]

NA	Not Applicable

*Please Note: See **Section C** for all applicable Socket Cover Finish options.*

IMPORTANT: *(1) Selection only applicable if Chain Hung Mount Style is selected in Section A, select NA if Stem or Studio Cable Mounting Style is selected (2) Selection only applicable if Studio Cable Mount Style is selected in Section A, select NA if Chain Hung or Stem Mounting Style is selected (3) Only applicable if E26/3 selected in Section H, select NA if E26 is selected*

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1

TYPE DF-8A - DECORATIVE PENDANT BASIS OF DESIGN

SPS-0438 REV A

LOMA 28" & 36" PENDANT

JOB NAME: _____ FIXTURE TYPE: _____

BLE - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

A B C D E F G H

I J

Order Example: BLE - S - DBL36 - 300 - 100 - ST548 - NA - NA - 800 - E26/3 - 100

A - MOUNTING STYLE

C-STU	Studio Cable
S	Stem Mount
CN	Chain Hung

B - SHADE SIZE

DBL28	28" Shade
DBL36	36" Shade

C - EXTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
930	Painted Aged Brass
940	Painted Aged Copper
975	Galvanized

D - INTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse

D - INTERIOR SHADE FINISH (CONTINUED)

POWDER COAT FINISHES:

390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
930	Painted Aged Brass
940	Painted Aged Copper
975	Galvanized

E - MOUNTING

UL LISTED CORD OPTIONS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBW	Black & White Cloth
CSRW	Red & White Cloth
CSBG	Black & Gold Cloth
CSBP	Black & Pink Cloth
CSGW	Gold & White Cloth
CSUW	Blue & White Cloth
CSBB	Black & Brown Cloth

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6"
ST512	.5" Stem Mount, 12"
ST518	.5" Stem Mount, 18"
ST524	.5" Stem Mount, 24"
ST536	.5" Stem Mount, 36"
ST548	.5" Stem Mount, 48"

E - MOUNTING (CONTINUED)

CHAIN MOUNT OPTIONS:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

F - CORDS[1]

NA	Not Applicable

*Please Note: See **Section E** for all applicable UL Listed Cord Options*

G - CORD & CABLE LENGTH[1]

NA	Not Applicable
18	18" Cable and Cord
24	24" Cable and Cord
30	30" Cable and Cord
36	36" Cable and Cord
42	42" Cable and Cord

H - MOUNTING FINISH

*Please Note: See **Section C** for all applicable Mounting Finish options. 980-Brushed Aluminum is also available for Stem Mounting Styles*

(1) If Studio Cable [C-STU] Mounting Style, selection identifies canopy finish.

(II) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish.

(III) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish.

I - LIGHT SOURCE

E26	200 Watt Max
E26/3	(3) 100 Watt Max

J - SOCKET COVER FINISH[2]

NA	Not Applicable

*Please Note: See **Section C** for all applicable Socket Cover Finish options.*

IMPORTANT: *(1) Selection only applicable if Chain Hung Mount Style is selected in Section A, select NA if Stem or Studio Cable Mounting Style is selected (2) Selection only applicable if Studio Cable Mount Style is selected in Section A, select NA if Chain Hung or Stem Mounting Style is selected (3) Only applicable if E26/3 selected in Section H, select NA if E26 is selected*

1

TYPE DF-8B - DECORATIVE PENDANT BASIS OF DESIGN

Lumiere

Catalog #		Type	FX-2A
Project			
Comments		Date	
Prepared by			

DESCRIPTION

Lanterra 9002-W1 (Up or Down) and 9002-W2 (Up and Down) are small 2.5" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing and hood are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C380 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LEDs are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. Options to meet Buy American Act requirements.

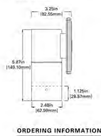
Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Lanterra 9002

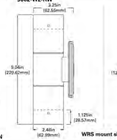
LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, 1/0/10V, 0% 25° Celsius

DIMENSIONS

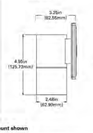
9002-W1-RW



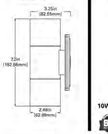
9002-W2-RW



9002-W1-FL



9002-W2-FL



WRS mount shown

ORDERING INFORMATION

DOMESTIC PREFERENCE *	SERIES	DIRECTION	HOUSING	LED (CCT & CRI)	OPTICS (NEMA ADJUSTABLE OPTIC)	LENS (DECATUR ADJUSTABLE OPTIC)	FINISH	LUMEN LEVEL	VOLTAGE	MOUNTING	BATTERY
[Blank]=Standard BAA=Buy American Act	9002	W1=Wall Up and Down W2=Wall Up and Down RS=Recessed Lens with no mess holes - outdoor RI=Recessed Lens with no mess holes - indoor FL=Flush lens hood	Standard Recessed	**Standard CRI** LED2700 - 2700K, 80 CRI LED3000 - 3000K, 80 CRI LED3500 - 3500K, 80 CRI LED4000 - 4000K, 80 CRI LED5000 - 5000K, 80 CRI **Premium CRI** LED 2700 - 2700K, 97 CRI LED 3000 - 3000K, 97 CRI LED 3500 - 3500K, 97 CRI LED 4000 - 4000K, 97 CRI	SP=Spot FL=Flood M=Medium FL=Flood	B=Spot M=Medium F=Flood W=Wide Flood	**Standard Paint Finish** BK=Black BZ=Bronze DY=Silver WH=White	L1=Light Level 1 (10W)	UNV=120-277V 10V=10V	Surface Mount - Wall, Ceiling, Ground RSM=Round Surface Mount- mounts directly to junction box Remote Driver Housing WRR*=Remote Driver Housing - Round Wall Plate WRS*=Remote Driver Housing - Square Wall Plate Integral Driver Mount WIE=Wall Integral Driver Plate Thermal Emissions (unless otherwise noted) *ROHS Compliant - Per Natural Materials (Unavail) Natively	SVP02*=Standalone, integral sensor

Notes: 1. Trim available for double height box (DHB). 2. Recessed mounting kit available by NORA Lighting. 3. Recessed mounting kit available by Wheelock. 4. IRC Junction box/ wall/ceiling/drywall RSM only. 5. Recessed Driver box at 90°.

6. Only product configurations with the designated prefix are built to be compliant with the Buy American Act of 1933, BAA. Please refer to DOMESTIC PREFERENCE sections for how a Luminaire's Component's weight requirements may be expressed, and cost/ standard preference requirements. Contact Cooper Lighting Solutions Representative for more information. A. Consult factory for pre-engineered fixture external finish. * ROHS Compliant - Per Natural Materials (Unavail) Natively

COOPER Lighting Solutions

Specifications and dimensions subject to change without notice.

TD506902EN
05-31-24

TYPE FX-2A - DOWNLIGHT BASIS OF DESIGN

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
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

LUMINAIRE CUTSHEETS

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL402

JUSTICE DESIGN

JUSTICE DESIGN GROUP

The Perfect Lighting Choice.™

Ceramic LED ADA Dome Outdoor Wall Sconce (Closed Top)

SOLID PAINT COLORS (GROUP 1):

Canyon Clay (CLAY)

Lamping:

LED

Configured SKU: CER-5610W-CLAY

Description :
ADA Dome Outdoor LED Wall Sconce (Closed Top)

Primary Shade Material :
Ceramic

Frame Style :
Ambiance

Finish Groups :
Bisque, 1, 2, 4

UL/ETL Listing :
Suitable for Wet Locations

Feature :
ADA, Ceramic, Made in USA, Outdoor

Standard LED :
12W 1,000 Initial Lumens

Dimension :
8" Dia. x 3.25" Proj.

Mounting Center :
3.5" Down

Notes :
Made in the USA, This item is available in up to 40 hand-painted finishes, as well as unfinished ceramic bisque (BIS) which is paintable, Dedicated LED engine included; Color Temperature = 3000K; Minimum CRI = 90; Dimming is compatible with Incandescent/Triac or ELV dimmers, Dark Sky: Check your local municapality for compliance

Justice Design Group, LLC.
Los Angeles, California
Telephone: (800) 533-4799 (213) 437-0102
Fax: (800) 533-2911 (213) 437-0860
Email: sales@JDG.com
Website: www.JDG.com

TYPE DF-9 - DECORATIVE SCONCE BASIS OF DESIGN

Tahoe Outdoor Pendant

By Troy Lighting

LUMENS
Call Us (877) 445-4486

Tahoe Outdoor Pendant
By Troy Lighting

Product Options

Finish: Matte Black

Dimensions

Canopy: Width 5", Depth 8"
Fixture: Height 9.25", Diameter 16", Weight 4Lbs
Maximum Hanging: Length Adjustable From 12", Adjustable To 125"

Lighting

Lamp Type	LED
Total Lumens	1600.0
# of Bulbs	1 (Not Included)
Bulb Type	14W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/tahoe-outdoor-pendant-by-troy-lighting-TRY2531465.html
Rating: UL Listed Wet

ITEM#: TRY2531465

Created July 17th, 2025

TYPE DF-10 - DECORATIVE PENDANT BASIS OF DESIGN

Beehive Outdoor Pendant

By Regina Andrew

LUMENS
Call Us (877) 445-4486

Beehive Outdoor Pendant
By Regina Andrew

Product Options

Size: Small

Details

Finish: Natural

Dimensions

Small Option Canopy: Diameter 4.75"
Small Option Fixture: Height 15.75", Diameter 14.25", Weight 24Lbs
Small Option Maximum Hanging: Length Adjustable From 24", Adjustable To 95"

Lighting
Small

Lamp Type	LED
Total Lumens	1500.0
# of Bulbs	1 (Not Included)
Bulb Type	14W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/beehive-outdoor-pendant-by-regina-andrew-RGA2117036.html
Rating: UL Listed Wet.

ITEM#: RGA2117036

Created July 17th, 2025

TYPE DF-11 - DECORATIVE PENDANT BASIS OF DESIGN

Lumiere

DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

Catalog #	Type: FX-3
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood
Hood is removable and accepts up to two internal accessories at once. (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even inthe straight up position.The flush lens design reduces fixture lamp length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise.The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 80CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 85% lumen maintenance at 60,000hrs.

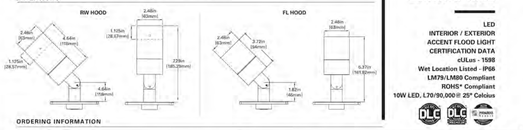
Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Lanterra 1002

LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/90,000 @ 25° Celcius

DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED ECO. & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Raw Cotton Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	**Standard CRI** (2227K - 2700K, 90 CRI) (2452 3000 - 3500K, 90 CRI) (3924 3500 - 3900K, 90 CRI) LED 4200 - 4000K, 80 CRI LED 5000 - 5000K, 80 CRI) **Premium CRI** LED 2707 - 2700K, 97 CRI LED 3997 - 3500K, 97 CRI LED 3567 - 3500K, 97 CRI LED 4387 - 4000K, 97 CRI	S Spot M Medium F Flood W White	**Standard Paint Finish** BK Black BZ Bronze CL City Silver WT White **Premium Metal** †: NBS Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	120 120V 277 277V	**Surface Mount: Wall, Ceiling: Ground** RSM Round Surface Mount- mounts directly to surface **Recessed - Ground Mount** RMB Recessed Mount Recessed Box - Rectangular Housing (Gold) (MB Box) **Remote Driver Housing** DRR †† Remote Driver Housing - Round Wall Plate DRS †† Remote Driver Housing - Square Wall Plate TSR2 †† (1-6) Trim Strap Mount to attach to DRRs housing series **Integral Driver Mount** WIS Wall Integral Driver Plate	SVP01 † Stormdefense integral sensor

Notes: † Premium Metal not available for RSM Mount Option
1. Only available for single head option (A1)
2. Not available for single head option (A1) with RSM mounting only
3. All doubles have wedge wood.

‡ Remote Driver- up to 4E

* RoHS Exempted - for Natural materials done at factory

COOPER Lighting Solutions

T0606020EN
11-28-18

Specifications and dimensions subject to change without notice.

TYPE FX-3 - ADJUSTABLE DOWNLIGHT BASIS OF DESIGN

REV 01.23.19
BULLET GOOSENECK LED SIGN LIGHT
BASIN LIGHT LED & BULLET COLLECTION
Max. Weight: 100 lbs.

PROJECT NAME:
PROJECT TYPE:
SPS-0050

BLE - G - BSL -

A B C D E F

G H

Order Example: BLE - G - BSL - 36" - G10 - DO - LED16 - 2700K - MED - FST - 277

A - FINISHES
POWDER COAT FINISHES:
100 Black
104 Textured Black
300 White
306 Dark Green
307 Jadite
307T Textured Green
370 Chartreuse
380 Chrysler
390 Teal
400 Barn Red
420 Orange
470 Watermelon
480 Blush Pink
490 Magenta
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate
605 Rust
615 Oil-Rubbed Bronze
700 Royal Blue
705 Navy
710 Cobalt Blue
715 Delphite Blue
800 Industrial Grey
805 Charcoal Granite
810 Graphite
975 Galvanized

B - MOUNTING
GOOSNECK OPTIONS:
G2
G6
G7
G8
G9
G10
G13
G15
G22
G24
G25
G32

Please reference available for dimensional drawings of all Gooseneck Options

C - MOUNTING ACCESSORIES
NA None
DD Dusk-to-Dawn Photocell†
DBPC Decorative Backing Plate Cover‡
HDBP Heavy Duty Backing Plate‡
LDBPC LED Decorative Backing Plate Cover‡

D - LUMENS
LED8 Up to 800 Lumens, 8W LED
LED12 Up to 1200 Lumens, 12W LED
LED16 Up to 1600 Lumens, 16W LED
LED23 Up to 2000 Lumens, 23W LED†

Please reference table on Page 2 for lumen values of all light source options

E - COLOR TEMPERATURE
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White
5000K 5000K, Daylight

F - OPTICS
NA No Optics, 90 Degree FWHM
MED 60 Degree FWHM
WID 75 Degree FWHM

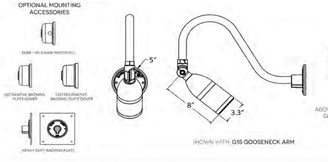
G - LENS
CLR Clear
FST Frosted

H - INPUT VOLTAGE/DIMMING
120 120 VAC / TRIAC and ELV Dimming
277 120-277 VAC / 0-10 V Dimming

IMPORTANT: *(1) Not available if LED23 Light Source is selected in Section D (2) Only applicable if LED23 Light Source is selected in Section D (3) Requires alternate canopy design*

DIMENSIONAL DRAWING

OPTIONAL MOUNTING ACCESSORIES



AVENUE SOUTH | LOVELAND, COLORADO

KGM
SURFACE-MOUNTED LED SIGN LIGHTER THROUGHOUT

FX-4

364 NELSON STREET, SW, ATLANTA, GA 30313 | TEL: 310.552.2191

TYPE FX-4 - DECORATIVE SCONCE BASIS OF DESIGN

Spectrum Lighting

PROJECT:
QUANTITY:
TYPE: **FX-11**

InFinium

IF03

3" ROUND RECESSED

Spectrum's Infinium 3" recessed round downlight series features multiple housings and variety of trims for accent and general illumination.

PART NUMBER	CCT	DELIVERED LUMENS	SYSTEM WATTS	LPW
IF03RMF-927-PC	927	1100	15	73
IF03RMF-930-PC	930	1150	14	82
IF03RMF-935-PC	935	1040	12	86
IF03RMF-940-PC	940	1140	15	76
IF03RMF-950-PC	950	1070	13.4	80

PRODUCT SELECTOR GUIDE

SERIES	TRIM	BAFFLE	HEIGHT	HOUSING	OPTIONS	HOUSING	ELECTRONICS	BATTERY	TRIM	BEZEL	FINISH	FLANGE FINISH	OPTIONS	ADDITIONAL ACCESSORIES
IF03RMF	NC	PC	BSS	CNO		NTI	BT		DL	SP	GN	MW	MF	WL	GRFOSB

FIXTURE HOUSING SPECIFICATION

SERIES	TYPE	BAFFLE	CRI / CCT	LUMENS	OPTIONS	DIMMING	MOUNTING	BATTERY
SHALLOW IF03RMF Flange	NC New Construction RT Remodel Construction	PC	90 Minimum 927 2700K 930 3000K 935 3500K 940 4000K 950 5000K	080 730 Lm 090 815 Lm 110 1040 Lm 1200 1070 Lm	PR 120° Ceiling Extension	NT Non-Dimming Electronic Driver DT 0-10V/ELV Phase Cut (120V)	1 120V 2 277V RD/SC SM Suspended or Bar Hangers RT SO No Bar Hangers	BT 7W Integral Battery EB 7W Remote Battery
SUPER SHALLOW IF03SSF Flange	RC New Construction							

AVAILABLE TRIM / MODULE TYPES

DL - DOWNLIGHT PW - PINHOLE AA - ADJUSTABLE ACCENT WW - WALL WASH

TRIM / MODULE SPECIFICATION

TRIM	BEAM	LENS	FINISH	FLANGE FINISH*	OPTIONS
DL Downlight PW Pinhole Downlight AA Adjustable Accent WW Wall Wash	SP 10° (SP) N Narrow Flood (NFL) FL Flood (FL) WF Wide Flood (WFL) SF Super Wide Flood (SWFL) FL Flood (FL) WF Wide Flood	CW Clear Glass CP Cosine Prismatic Lens CC Clear Glass Lens LW Mat Finish Lens	MW Matte White MB Matte Black PT Platinum Silver CC Custom Color	MP Matching Flange WF* White Flange	WL* Wall Washer

SEPARATE ADDITIONAL ACCESSORIES

ADDITIONAL ACCESSORIES	
GRFOSB	MW Matte White MB Matte Black PT Platinum Silver CC Custom Color (see website)
	BZ 23" Sold Bar Hangers BK 36" U-Channel Bar Hangers

GREEN TEXT INDICATES QUICK SHIP OPTIONS

SPECLIGHT.COM • 394 JEFFERSON ST FALL RIVER, MA 02721 • 508.678.2303

ILLUMINATING WHAT'S POSSIBLE

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

TYPE FX-11 - DOWNLIGHT BASIS OF DESIGN

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
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

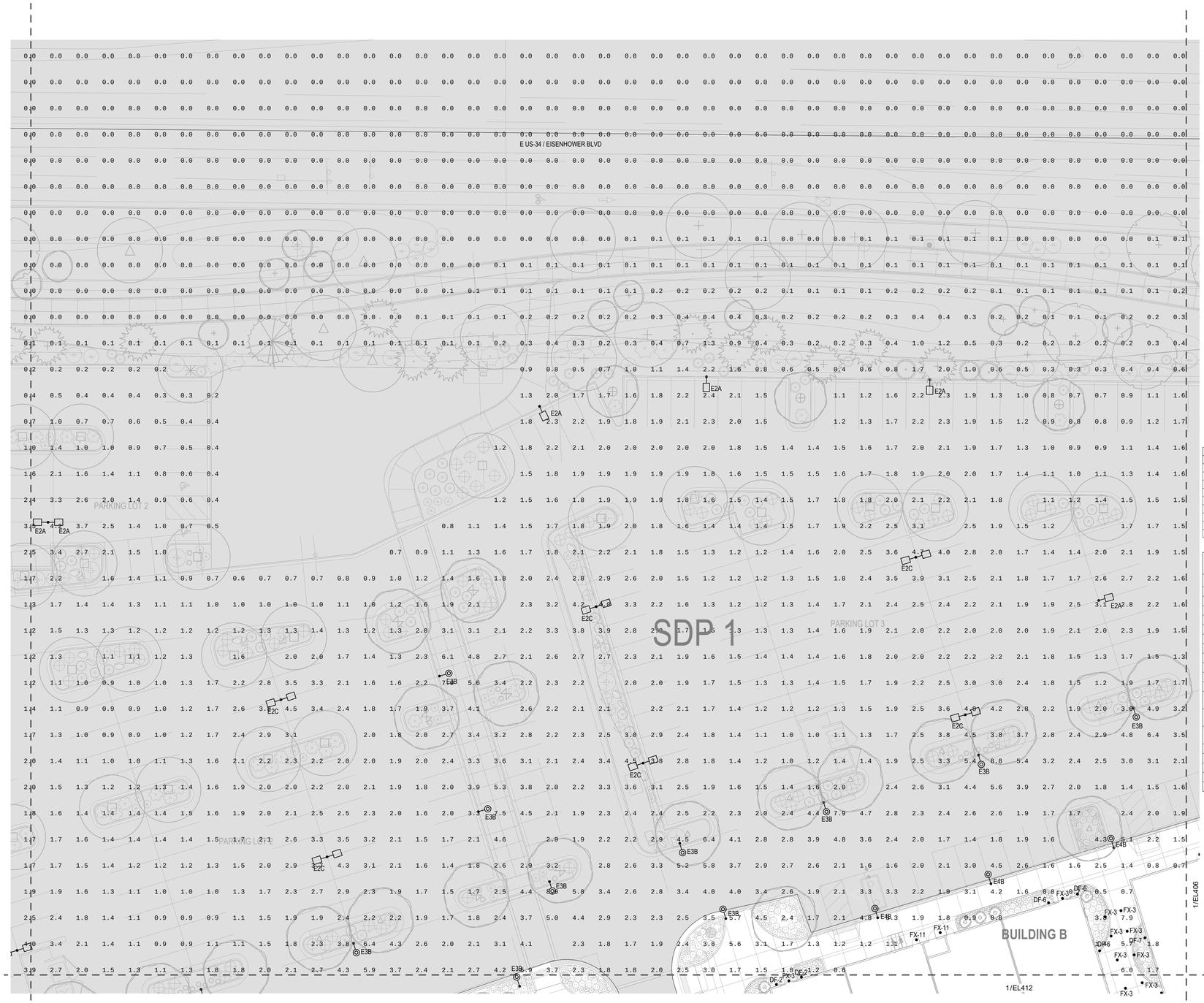
LUMINAIRE CUTSHEETS

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL403



1 EL405 SDP4 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.

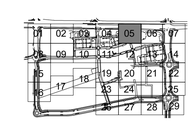
E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING A	FC	1.95	9.6	0.1	19.5	96
BUILDING A - LOADING E	FC	3.62	8.4	1.2	3.02	7
BUILDING A - LOADING NE	FC	0.65	2.1	0.3	2.17	7
BUILDING A - LOADING NW	FC	0.87	4.6	0.2	4.35	23
BUILDING B	FC	2.71	6.6	0.5	5.42	13.2
BUILDING C	FC	2.21	8.8	0.2	11.05	44
BUILDING D	FC	2.35	8.9	0.3	7.83	29.67
BUILDING E	FC	1.6	6.8	0.2	8	34
BUILDING F	FC	1.97	9.2	0.2	9.85	46

LEGEND - SDP4

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCONCE.
DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCONCE.
DF-7	WALL MOUNTED DECORATIVE SCONCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCONCE.
DF-10	DECORATIVE PENDANT.
DF-11	DECORATIVE PENDANT.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
FX-2A	WALL MOUNTED DOWNLIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-3	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-4	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.



NORTH

McWHINNEY

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

MAZZETTI
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80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
LIGHTING PLAN - AREA 05
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL405

1 EL406 SDP4 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.

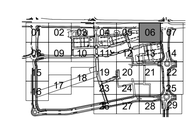
E. ALL GRAY HATCHED AREAS REPRESENT SCOPE IN SDP PHASES OUTSIDE OF THIS SUBMITTAL.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING A	FC	1.95	9.6	0.1	19.5	96
BUILDING A - LOADING E	FC	3.62	8.4	1.2	3.02	7
BUILDING A - LOADING NE	FC	0.65	2.1	0.3	2.17	7
BUILDING A - LOADING NW	FC	0.87	4.6	0.2	4.35	23
BUILDING B	FC	2.71	6.6	0.5	5.42	13.2
BUILDING C	FC	2.21	8.8	0.2	11.05	44
BUILDING D	FC	2.35	8.9	0.3	7.83	29.67
BUILDING E	FC	1.6	6.8	0.2	8	34
BUILDING F	FC	1.97	9.2	0.2	9.85	46

LEGEND - SDP4

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCONCE.
DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCONCE.
DF-7	WALL MOUNTED DECORATIVE SCONCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCONCE.
DF-10	DECORATIVE PENDANT.
DF-11	DECORATIVE PENDANT.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
FX-2A	WALL MOUNTED DOWNLIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-3	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-4	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.



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www.mazzetti.com

Project Number: 024-000095

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

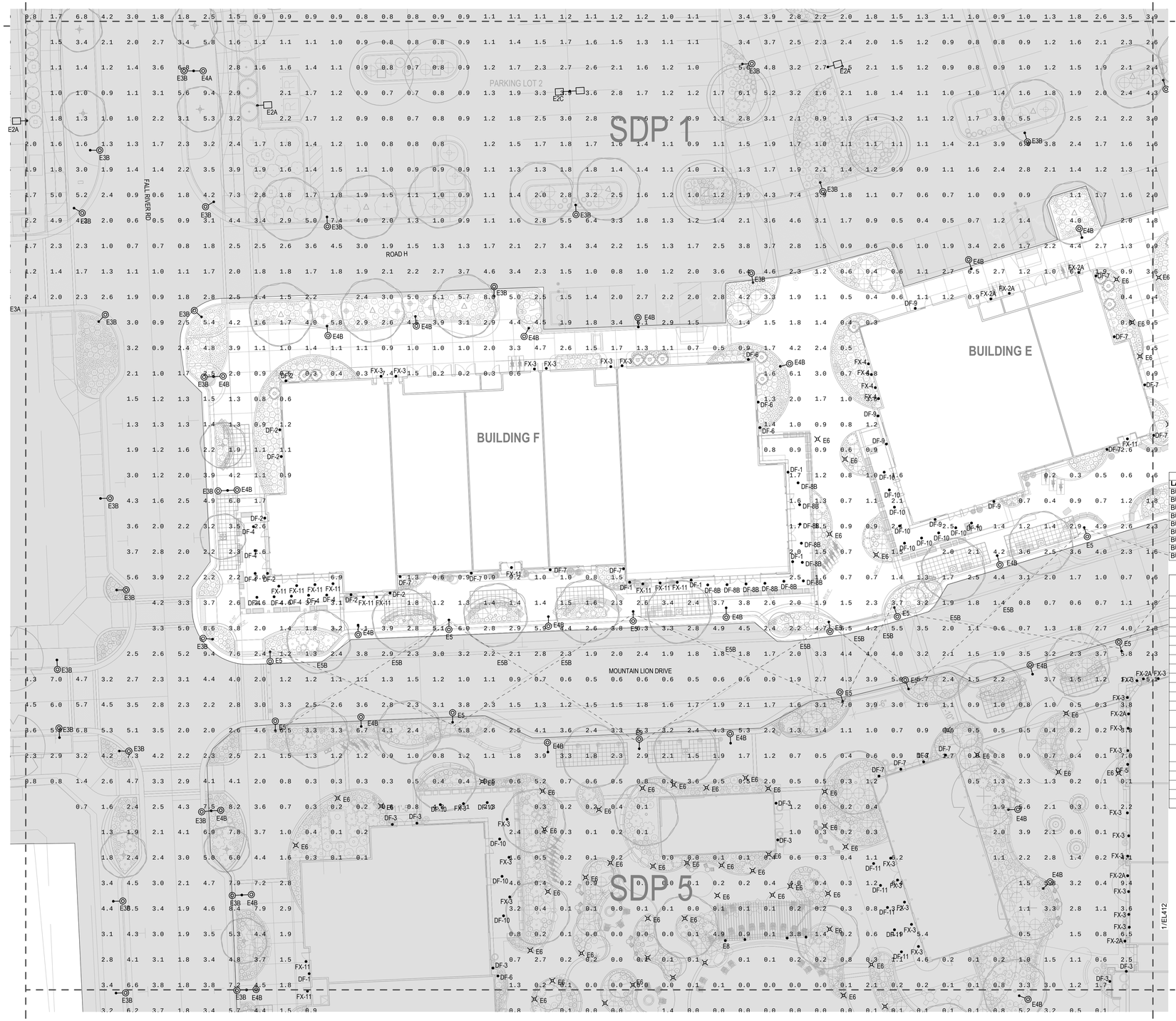
LIGHTING PLAN - AREA 06

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL406



1 EL411 SDP4 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.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING A	FC	1.95	9.6	0.1	19.5	96
BUILDING A - LOADING E	FC	3.62	8.4	1.2	3.02	7
BUILDING A - LOADING NE	FC	0.65	2.1	0.3	2.17	7
BUILDING A - LOADING NW	FC	0.87	4.6	0.2	4.35	23
BUILDING B	FC	2.71	6.6	0.5	5.42	13.2
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BUILDING D	FC	2.35	8.9	0.3	7.83	29.67
BUILDING E	FC	1.6	6.8	0.2	8	34
BUILDING F	FC	1.97	9.2	0.2	9.85	46

LEGEND - SDP4

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCONCE.
DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCONCE.
DF-7	WALL MOUNTED DECORATIVE SCONCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCONCE.
DF-10	DECORATIVE PENDANT.
DF-11	DECORATIVE PENDANT.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
FX-2A	WALL MOUNTED DOWNLIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-3	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-4	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

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Project Number: 024-000095

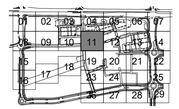
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
LIGHTING PLAN - AREA 11
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL411



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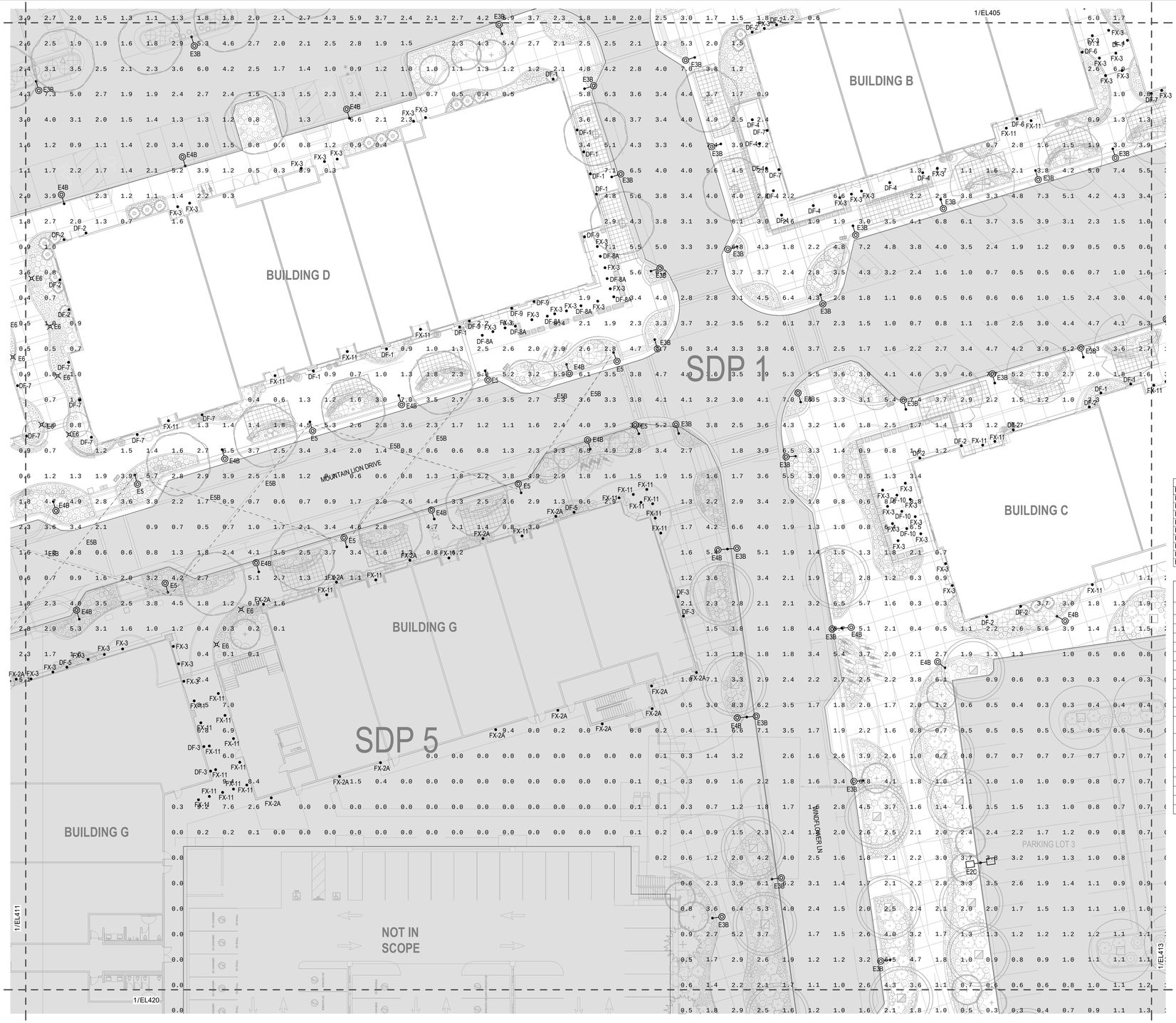

1 EL412 SDP4 LIGHTING PHOTOMETRIC PLAN - AREA 12
1" = 20'-0"

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.

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING A	FC	1.95	9.6	0.1	19.5	96
BUILDING A - LOADING E	FC	3.62	8.4	1.2	3.02	7
BUILDING A - LOADING NE	FC	0.65	2.1	0.3	2.17	7
BUILDING A - LOADING NW	FC	0.87	4.6	0.2	4.35	23
BUILDING B	FC	2.71	6.6	0.5	5.42	13.2
BUILDING C	FC	2.21	8.8	0.2	11.05	44
BUILDING D	FC	2.35	8.9	0.3	7.83	29.67
BUILDING E	FC	1.6	6.8	0.2	8	34
BUILDING F	FC	1.97	9.2	0.2	9.85	46

LEGEND - SDP4

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCONCE.
DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCONCE.
DF-7	WALL MOUNTED DECORATIVE SCONCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCONCE.
DF-10	DECORATIVE PENDANT.
DF-11	DECORATIVE PENDANT.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
E3B	EXTERIOR POLE MOUNTED 15' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 20% DERATED DRIVER.
E4B	EXTERIOR POLE MOUNTED 12' TALL FULL CUTOFF AREA LIGHT WITH TYPE III DISTRIBUTION. UL WET LOCATION LISTED. 50% DERATED DRIVER.
E6	EXTERIOR GROUND MOUNTED ROUND BOLLARD LUMINAIRE. UL WET LOCATION LISTED.
FX-2A	WALL MOUNTED DOWNLIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-3	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-4	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

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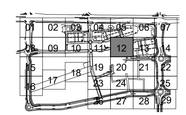
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
LIGHTING PLAN - AREA 12
SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL412



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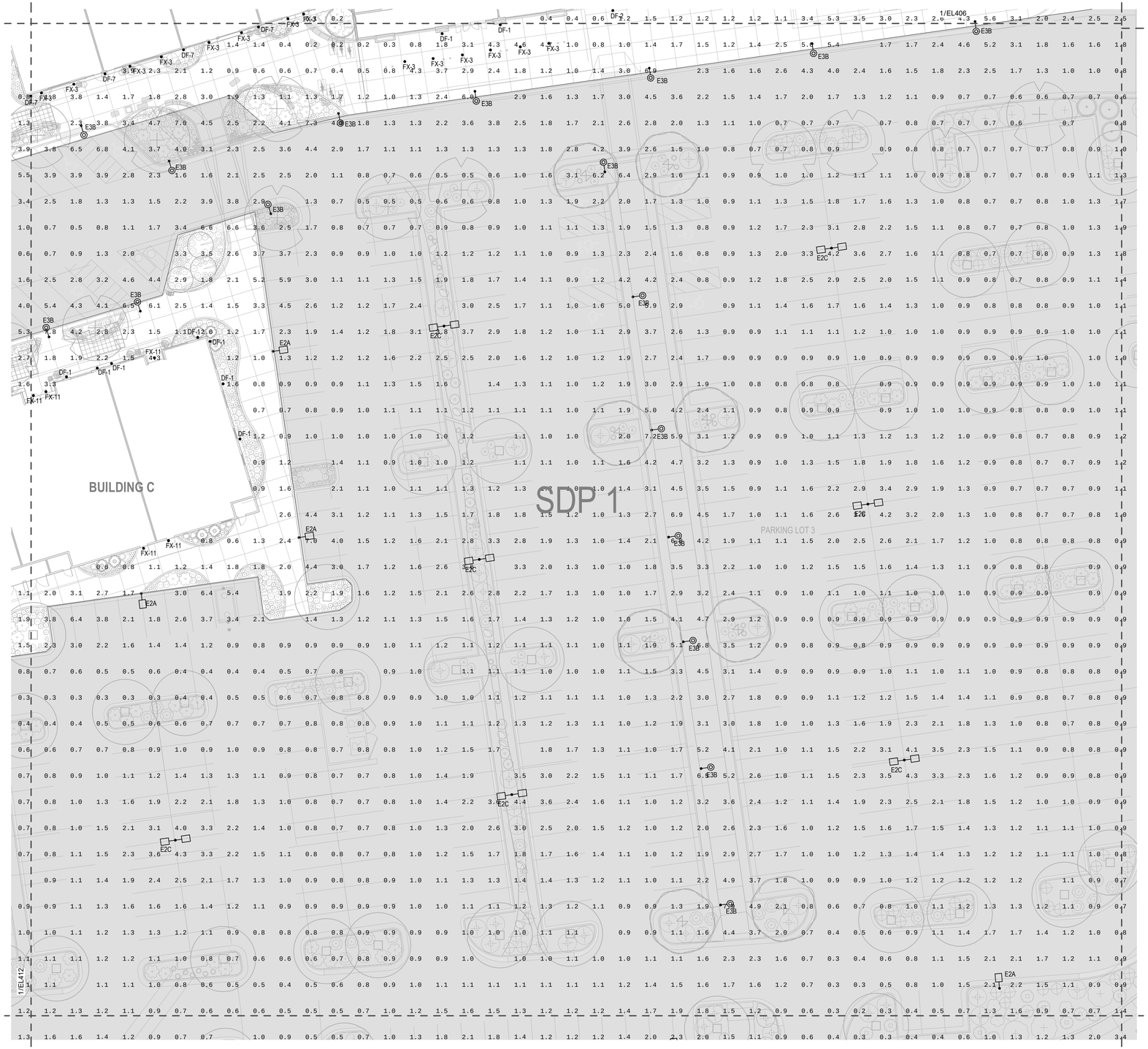

1 EL413 SDP4 LIGHTING PHOTOMETRIC PLAN - AREA 13

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.

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING A	FC	1.95	9.6	0.1	19.5	96
BUILDING A - LOADING E	FC	3.62	8.4	1.2	3.02	7
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BUILDING B	FC	2.71	6.6	0.5	5.42	13.2
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BUILDING D	FC	2.35	8.9	0.3	7.83	29.67
BUILDING E	FC	1.6	6.8	0.2	8	34
BUILDING F	FC	1.97	9.2	0.2	9.85	46

LEGEND - SDP4

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCONCE.
DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCONCE.
DF-7	WALL MOUNTED DECORATIVE SCONCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCONCE.
DF-10	DECORATIVE PENDANT.
DF-11	DECORATIVE PENDANT.
E2A	EXTERIOR POLE MOUNTED 20' TALL FULL CUTOFF AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION AND INTEGRAL OCCUPANCY SENSOR. UL WET LOCATION LISTED.
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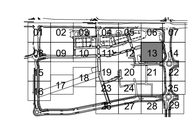

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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

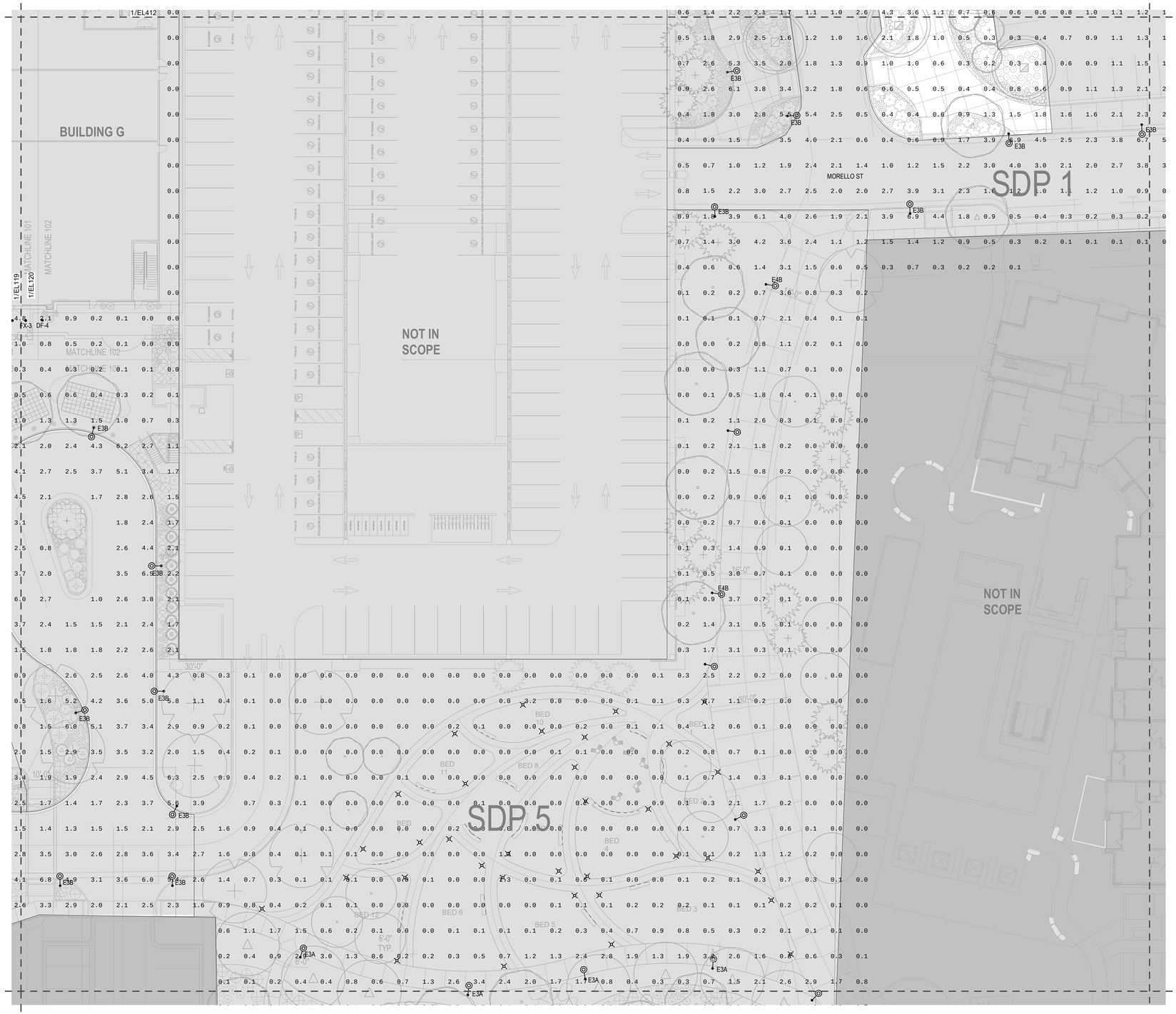
LIGHTING PLAN - AREA 13

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL413



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CALCULATION SUMMARY

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BUILDING E	FC	1.6	6.8	0.2	8	34
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LEGEND - SDP4

MARK	DESCRIPTION
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DF-2	WALL MOUNTED DECORATIVE SCONCE.
DF-3	WALL MOUNTED DECORATIVE SCONCE.
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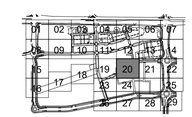
FX-3	WALL MOUNTED ADJUSTABLE FLOOD LIGHT. ARCHITECT TO VERIFY MOUNTING.
FX-4	TOP-OF-BUIDLING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

1 EL420 SDP4 LIGHTING PHOTOMETRIC PLAN - AREA 20

1" = 20'-0"



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REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

LIGHTING PLAN - AREA 20

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL420