

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

SITE DEVELOPMENT PLAN

Loveland, Colorado

SITE PLAN NOTES:

- 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.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- 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.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- 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.
- 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.
- 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)
COUNTY OF LARMIER) SS.

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

Witness my hand and official seal.

My commission expires: _____.

Notary Public

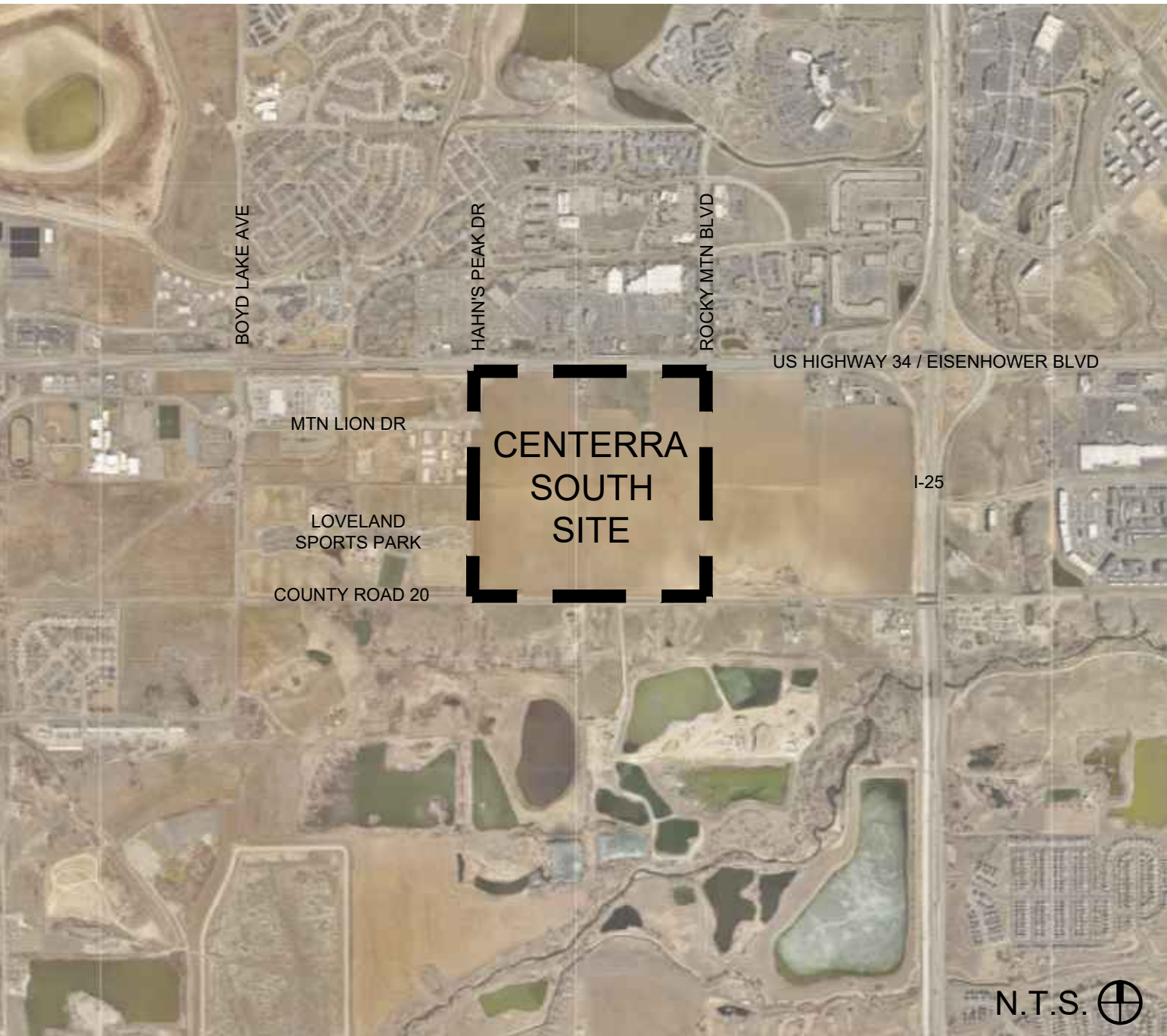
Approved this _____ day of _____, 2 _____. By the Current Planning Manager of the City of Loveland, Colorado.

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

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
G001 - SDP COVER SHEET

SITE
LS001 - SITE GENERAL NOTES & SCHEDULES
LS002 - ABBREVIATIONS & SYMBOLS
LS100 - OVERALL SITE PLAN
LS101 - SITE PLAN
LS102 - SITE PLAN
LS103 - SITE PLAN
LS104 - SITE PLAN
LS501 - SITE DETAILS
LS502 - SITE DETAILS
LS503 - SITE DETAILS
LS504 - SITE DETAILS
LS505 - SITE DETAILS

ARCHITECTURE
A101 - BUILDING KEY PLAN
A401.1 - BUILDING A FLOOR PLAN
A401.2 - BUILDING A FLOOR PLAN
A401.3 - BUILDING A ELEVATIONS
A401.4 - BUILDING A ELEVATIONS
A401.5 - BUILDING A ELEVATIONS + LANDSCAPE
A401.6 - BUILDING A ELEVATIONS + LANDSCAPE
A401.7 - BUILDING A PERSPECTIVES
A402.1 - BUILDING B FLOOR PLAN
A402.2 - BUILDING B ELEVATIONS
A402.3 - BUILDING B ELEVATIONS + LANDSCAPE
A402.4 - BUILDING B PERSPECTIVES
A403.1 - BUILDING C FLOOR PLAN
A403.2 - BUILDING C ELEVATIONS
A403.3 - BUILDING C ELEVATIONS + LANDSCAPE
A403.4 - BUILDING C PERSPECTIVES
A404.1 - BUILDING D FLOOR PLAN
A404.2 - BUILDING D ELEVATIONS
A404.3 - BUILDING D ELEVATIONS + LANDSCAPE
A404.4 - BUILDING D PERSPECTIVES
A405.1 - BUILDING E FLOOR PLAN
A405.2 - BUILDING E FLOORPLAN
A405.3 - BUILDING E ELEVATIONS + LANDSCAPE
A405.4 - BUILDING E PERSPECTIVES
A406.1 - BUILDING F FLOOR PLAN
A406.2 - BUILDING F ELEVATIONS
A406.3 - BUILDING F ELEVATIONS + LANDSCAPE
A406.4 - BUILDING F PERSPECTIVES

LANDSCAPE
LP001 - LANDSCAPE NOTES
LP002 - LANDSCAPE SCHEDULE
LP100 - OVERALL LANDSCAPE PLAN
LP101 - LANDSCAPE PLAN
LP102 - LANDSCAPE PLAN
LP103 - LANDSCAPE PLAN
LP104 - LANDSCAPE PLAN
LP501 - LANDSCAPE DETAILS
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
IR-4 - IRRIGATION PLAN

LIGHTING/ELECTRICAL
EL000 - LIGHTING SCHEDULES
EL001 - LUMINAIRE CUTSHEETS
EL002 - LUMINAIRE CUTSHEETS
EL205 - LIGHTING PLAN - AREA 5
EL206 - LIGHTING PLAN - AREA 6
EL211 - LIGHTING PLAN - AREA 11
EL212 - LIGHTING PLAN - AREA 12
EL213 - LIGHTING PLAN - AREA 13
EL220 - LIGHTING PLAN - AREA 20



OVERALL RENDERING - PHASE 1

N.T.S.

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		



McWHINNEY

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

Rvi

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

REV.	COMMENT	DATE
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 REPEALD 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.

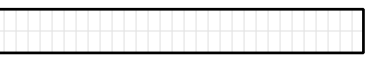
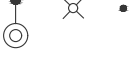
PERMITTING REQUIREMENTS

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
	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
		



McWHINNEY

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



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
SITE PLAN GENERAL NOTES & SCHEDULES
SITE PLAN DEVELOPMENT

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

Sheet
LS001

ABBREVIATIONS

& / @ ⊥ □ Φ	AND ANGLE AT CENTERLINE CHANNEL DIAMETER OR ROUND	FG FIN FL FOC	FINISH GRADE FINISH(ED) FLOW LINE FACE OF CURB
	A	GA GALV GC GLU LAM GND GR	GAUGE GALVANIZED GENERAL CONTRACT(OR) GLUE LAMINATED GROUND GRADE
AD ADD ADJ AGGR ALT APPROX ARCH ASPH	AREA DRAIN ADDENDUM ADJACENT AGGREGATE ALTERNATE APPROXIMATE ARCHITECT(URAL) ASPHALT	H.D. HDR. HT. HORIZ. HP	HEAVY DUTY HEADER HEIGHT HORIZONTAL HIGH POINT
	B	I.B.C. I.B.O. I.D. INCL.	INSTALLED BY CONTRACTOR INSTALLED BY OTHERS INSIDE DIAMETER/DIMENSION INCLUD(ED), (ING), (SIVE)
BIT BLDG BOT BRKT BTWN BW	BITUMINOUS BUILDING BOTTOM BRACKET BETWEEN BOTTOM OF WALL	JST. JT.	JOIST JOINT
	C	K.J.	KEYED JOINT
C.B. CEM. CF. CHAM. C.J. CLR. C.M.U. C.O. COL. COMB. CONC. CONSTR. CONT. CONTR. CY.	CATCH BASIN CEMENT CUBIC FOOT/FEET CHAMFER CONTROL JOINT CLEAR(ANCE) CONCRETE MASONRY UNIT(S) CLEAN OUT COLUMN COMBINATION CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CUBIC YARD(S)	L.P. LT. LWT.	LOW POINT LIGHT LIGHTWEIGHT
	D	MAX. MECH. MET. MFR. MH. MIN. MISC. MTD.	MAXIMUM MECHANICAL METAL MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MOUNTED
DEMO. DEPT. DET. DIA. DIM. DWG.	DEMOLISH, DEMOLITION DEPARTMENT DETAIL DIAMETER DIMENSION DRAWING		N
	E	N.I.C. NO., # NOM. N.T.S.	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
EA. E.B. E.J. EL. ELEC. ENCL. EQ. EQPT.	EACH EXPANSION BOLT EXPANSION JOINT ELEVATION ELECTRICAL ENCLOSURE EQUAL EQUIPMENT	O.C. O.D. OPP.	ON CENTER OUTSIDE DIAMETER/DIMENSION OPPOSITE

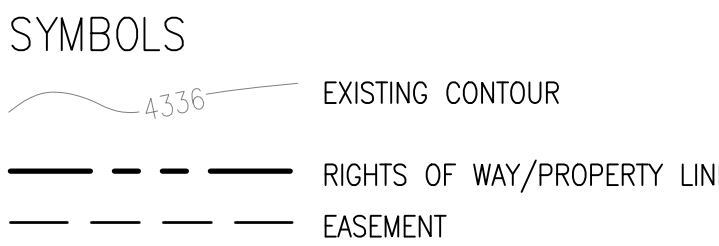
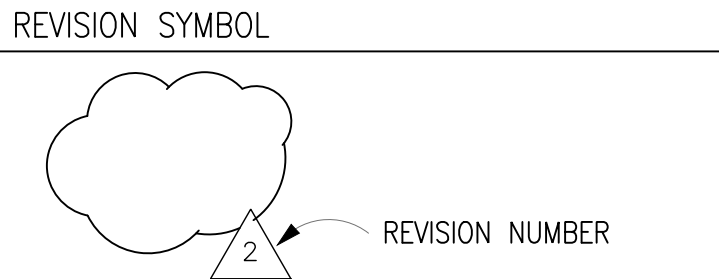
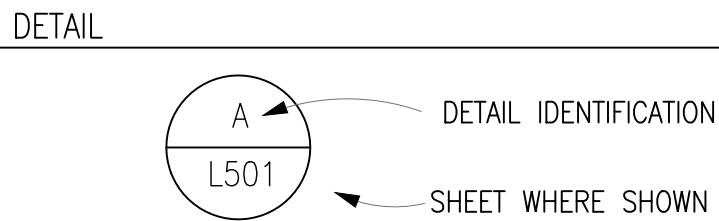
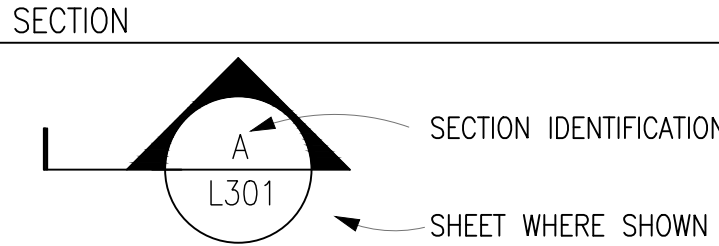
P.L. PRCST. PT. P.V.C. PVMT.	PROPERTY LINE PRECAST POINT POLYVINYL CHLORIDE PAVEMENT	RAD. R.B. R.D. REF. REINF. REQ. RESIL.	RADIUS REINFORCING BAR(S) ROOF DRAIN REFERENCE REINFORCES, REINFORCING REQUIRED RESILIENT
	P	SC. SCHD. SCR. SECT. SF. SHT. SIM. SL. SQ. SST., S/S STA. STD. STL. STRCT. SYM.	SCALE SCHEDULE SCREEN SECTION SQUARE FOOT (FEET) SHEET SIMILAR SLOPE SQUARE STAINLESS STEEL STATION STANDARD STEEL STRUCTURAL SYMMETRICAL
		TC T.& G. T.O. TW TYP.	TOP OF CURB TONGUE AND GROOVE TOP OF TOP OF WALL TYPICAL
		UNF. U.O.N.	UNFINISHED UNLESS OTHERWISE NOTED
		VERT.	VERTICAL
		W/ W/O WT. W.W.M.	WITH WITHOUT WEIGHT 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



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.



McWHINNEY

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

Rvi

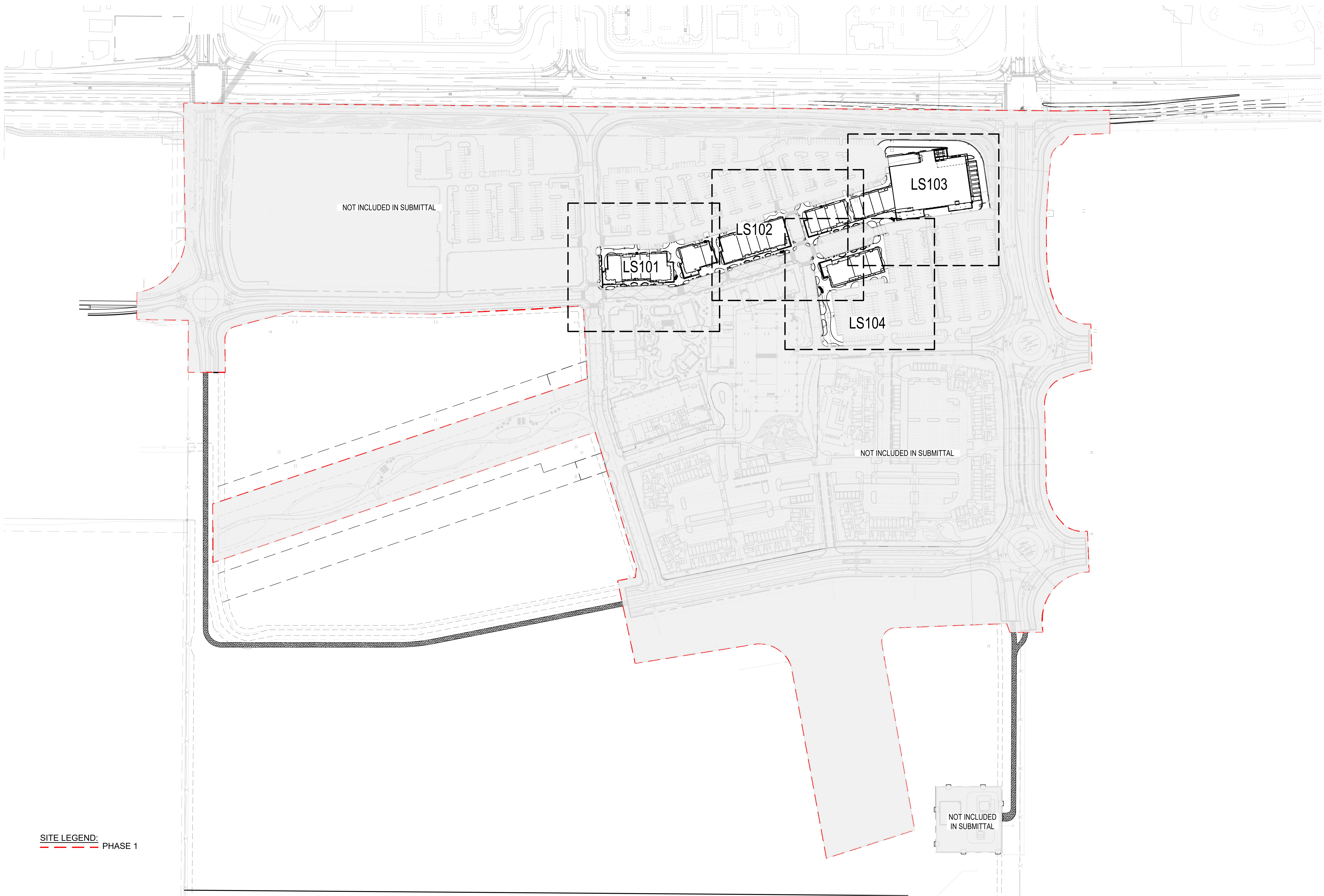
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

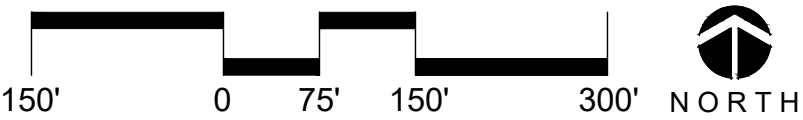
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
ABBREVIATIONS AND SYMBOLS
SITE PLAN DEVELOPMENT

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

Sheet
LS002



SITE LEGEND:
PHASE 1



McWHINNEY

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



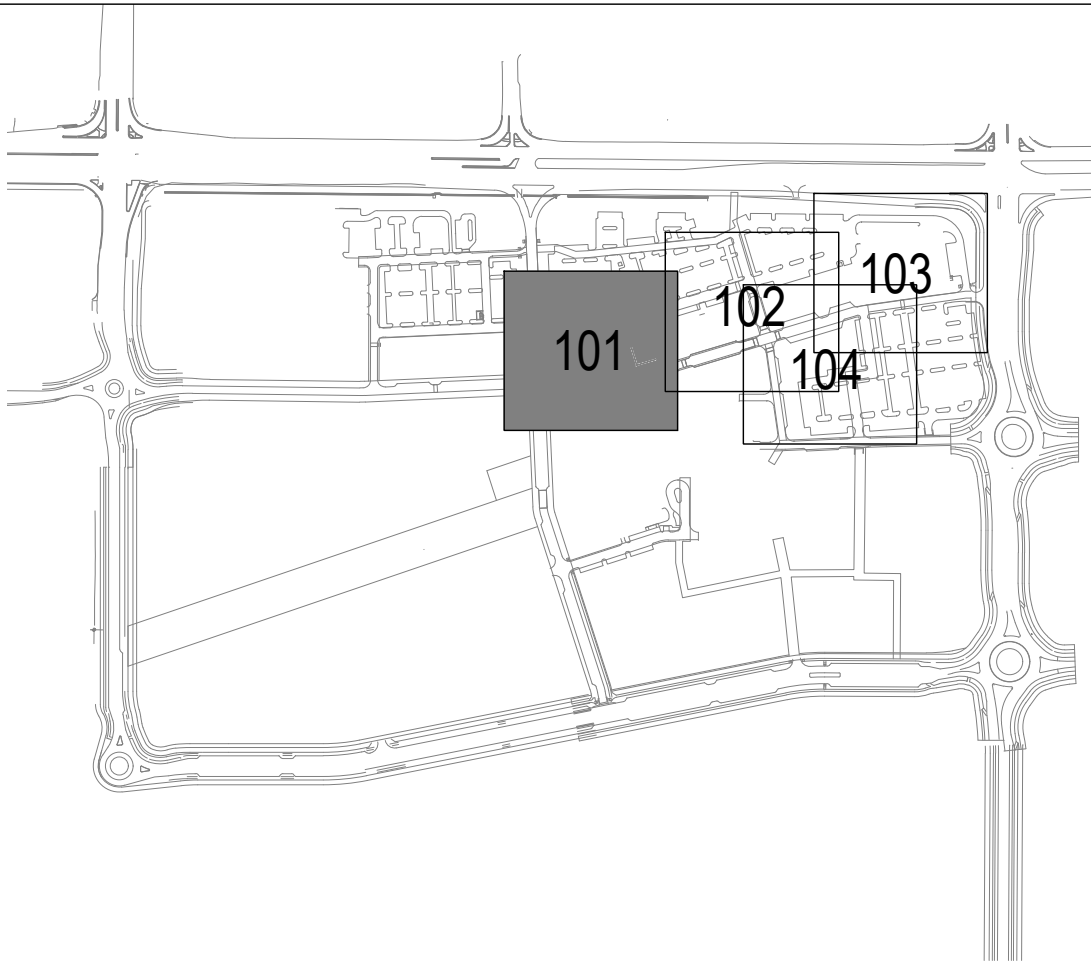
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
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
- 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:

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



McWHINNEY

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

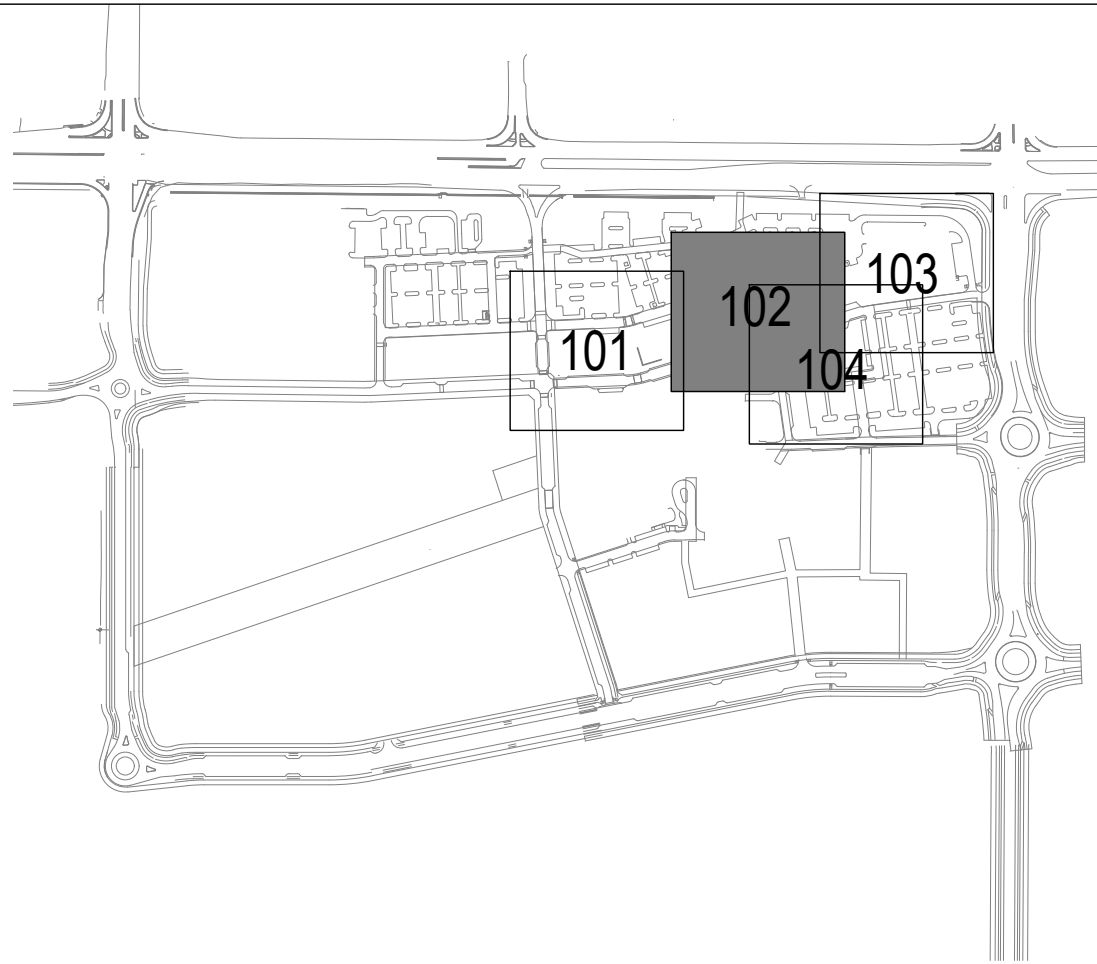
RVI

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
LS101



- 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
 - 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

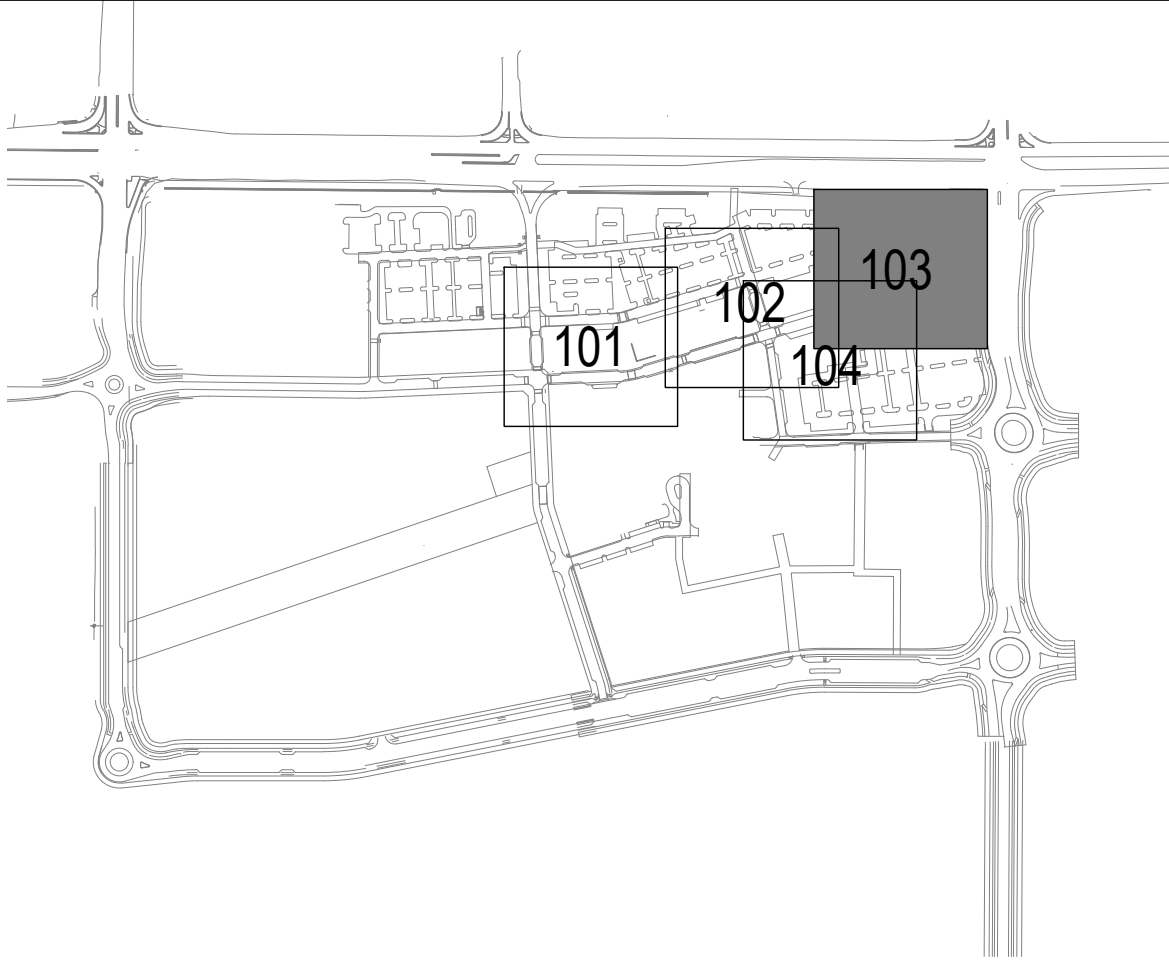
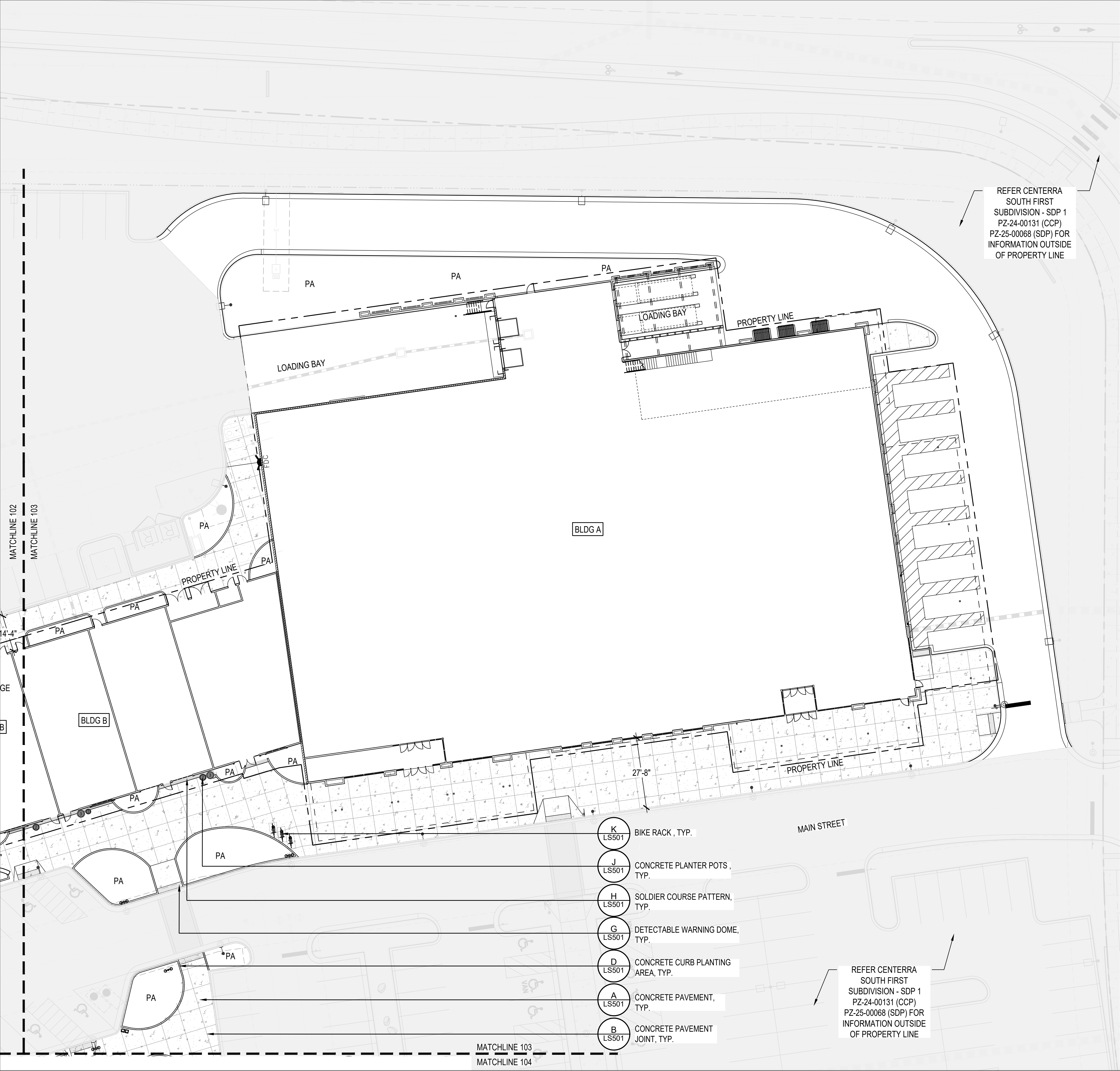
- SITE NOTES:**
- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
 - NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
 - ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
 - BOULDER SEATWALLS TO BE SET PRIOR TO POURING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

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

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



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.

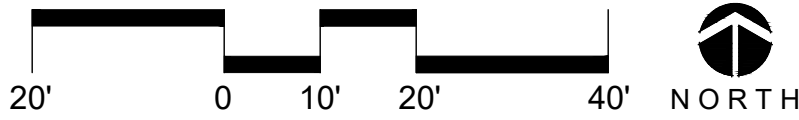
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.

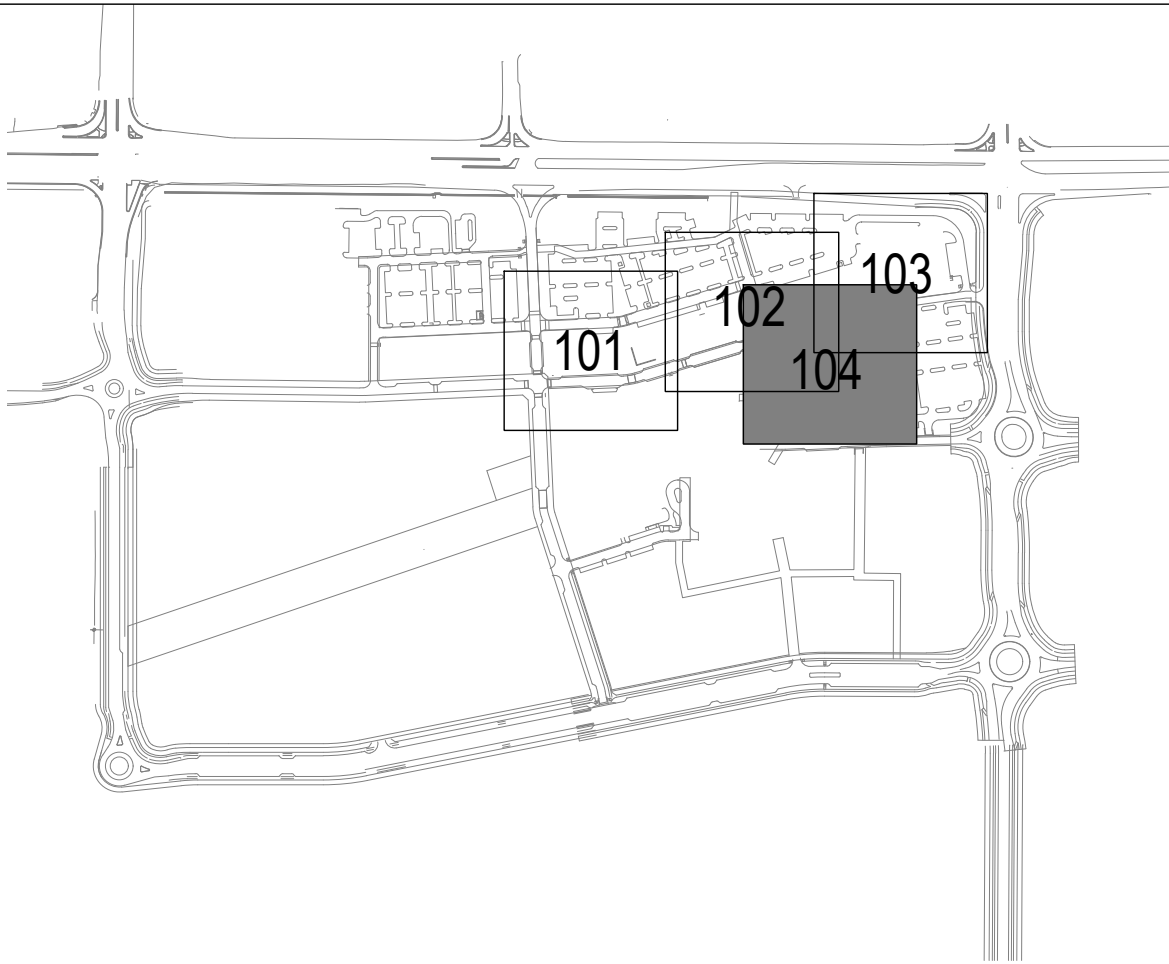
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.

5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

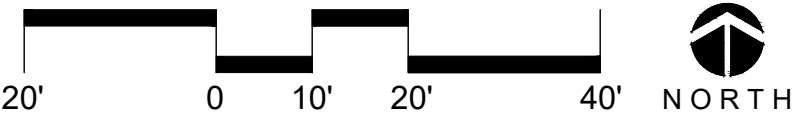


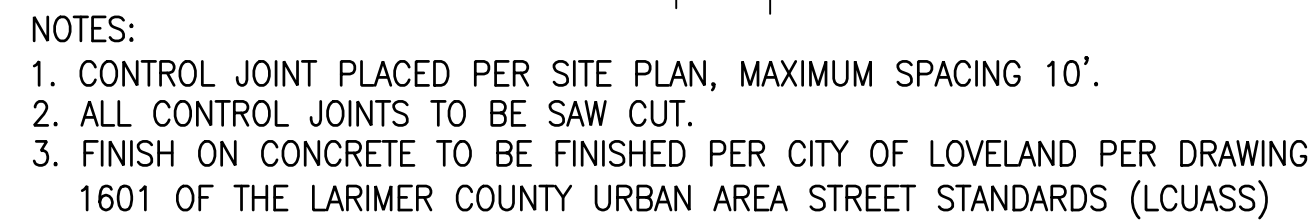


- SITE LEGEND:**
- 6" CONCRETE STD. GRAY
 - PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
 - PAVERS TYPE: 4"X 8" BASALITE CONCRETE PAVER
 - CONCRETE SAWCUT
 - PROPERTY LINE
 - EASEMENT
 - HANGING BASKETS, RE: LS001
 - LIGHTING, RE: EL SHEETS
 - PLANTING AREA
 - PLANTER POTS, RE: LS001
 - BOULDERS, RE: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

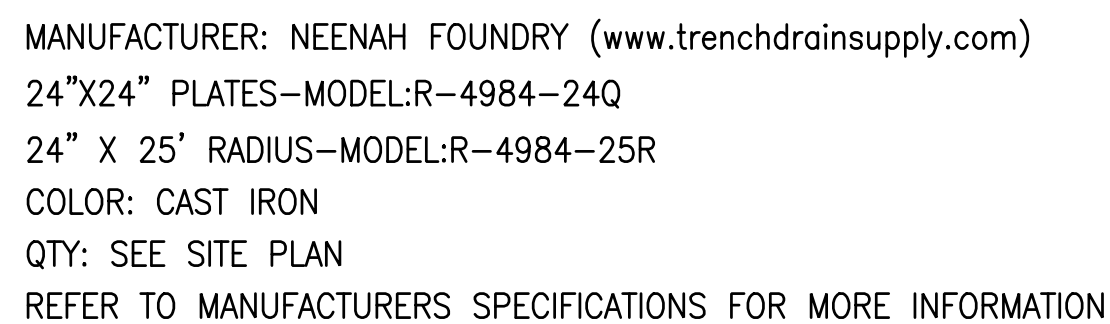
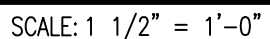
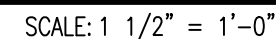
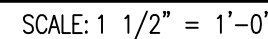
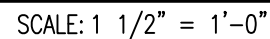
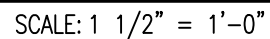
- SITE NOTES:**
- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
 - NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
 - ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
 - BOULDER SEATWALLS TO BE SET PRIOR TO POURING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

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

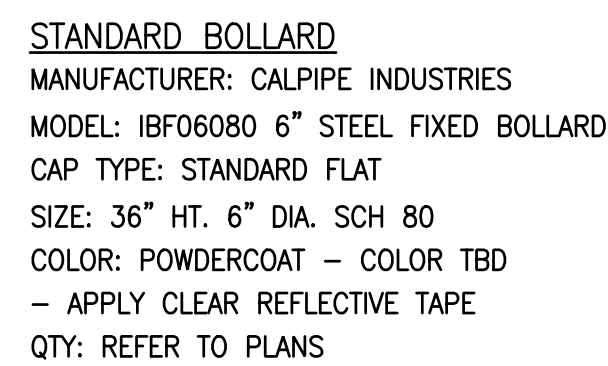
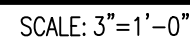




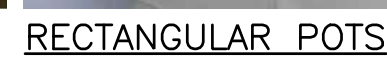
SCALE: N.T.S



SCALE: NTS

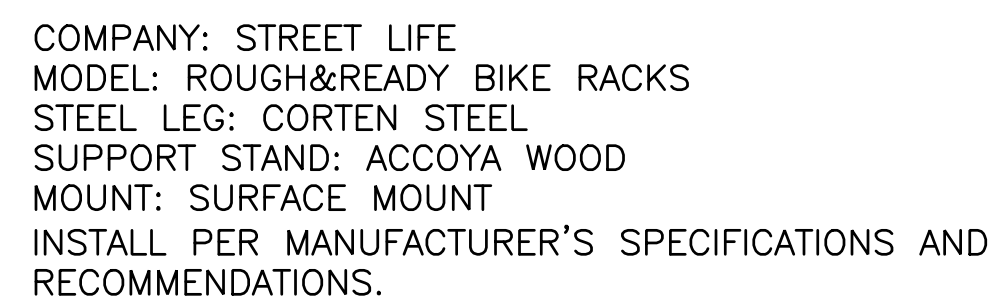


SCALE: NTS

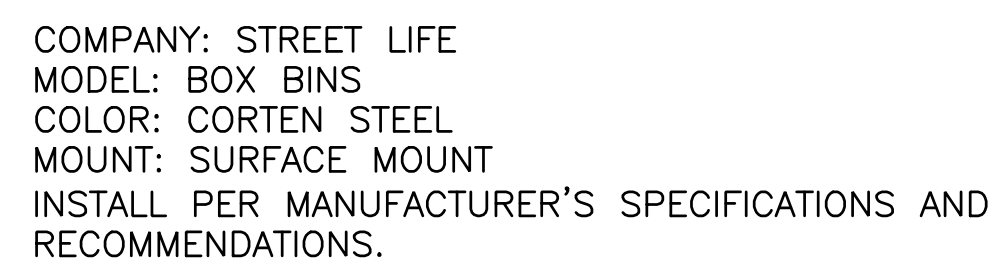


COMPANY: FORT COLLINS PRE-CAST, INC.
MODEL: CUSTOM TBD
SIZE: DIAMETER, LENGTH, WIDTH VARIES - SEE PLANS, HEIGHT: 24"-36"
COLOR: NATURAL
MOUNT: FREESTANDING
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

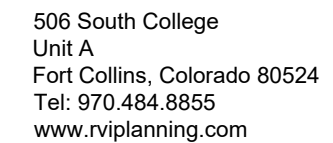
SCALE: NTS



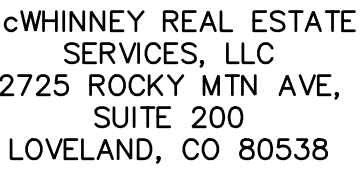
SCALE: NTS



SCALE: NTS



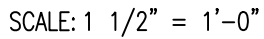
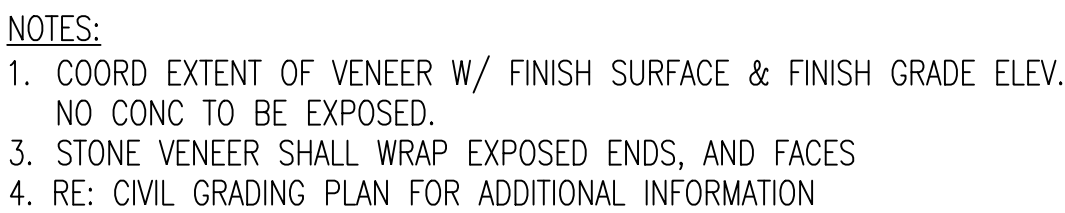
Date: 07-29-2025
Drawn By: MC
Checked By: JB/PM

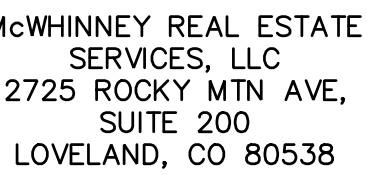


506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

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

LS502



[illegible]

PHASE 1 — SDP 4

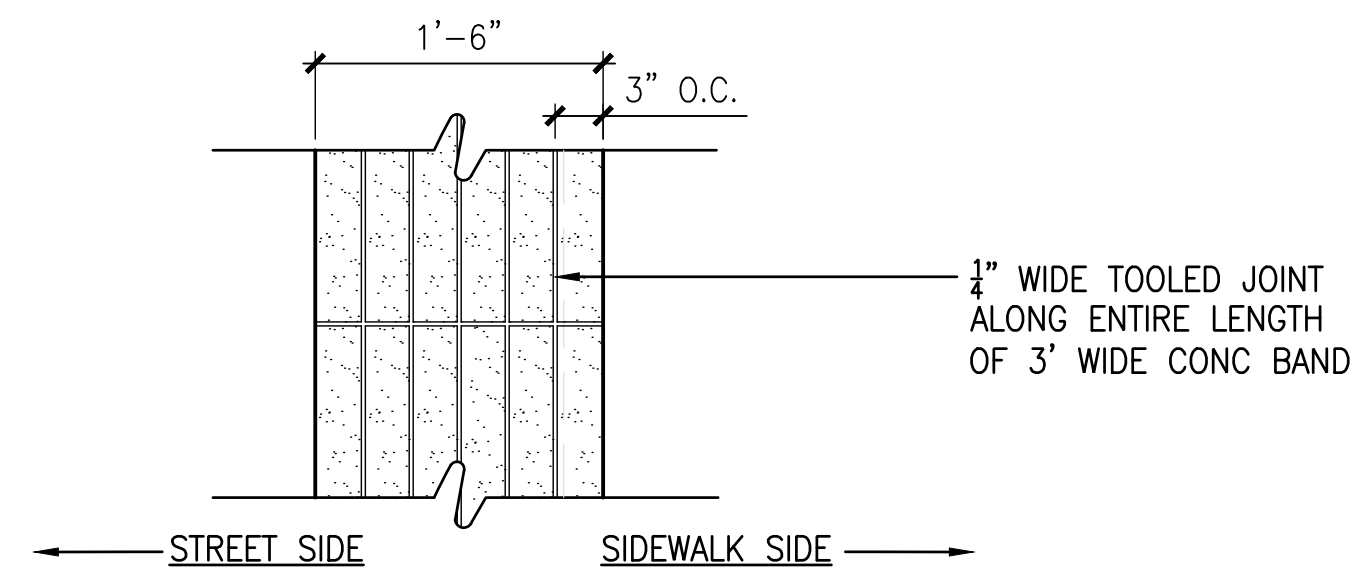
SITE DETAILS

SITE PLAN DEVELOPMENT

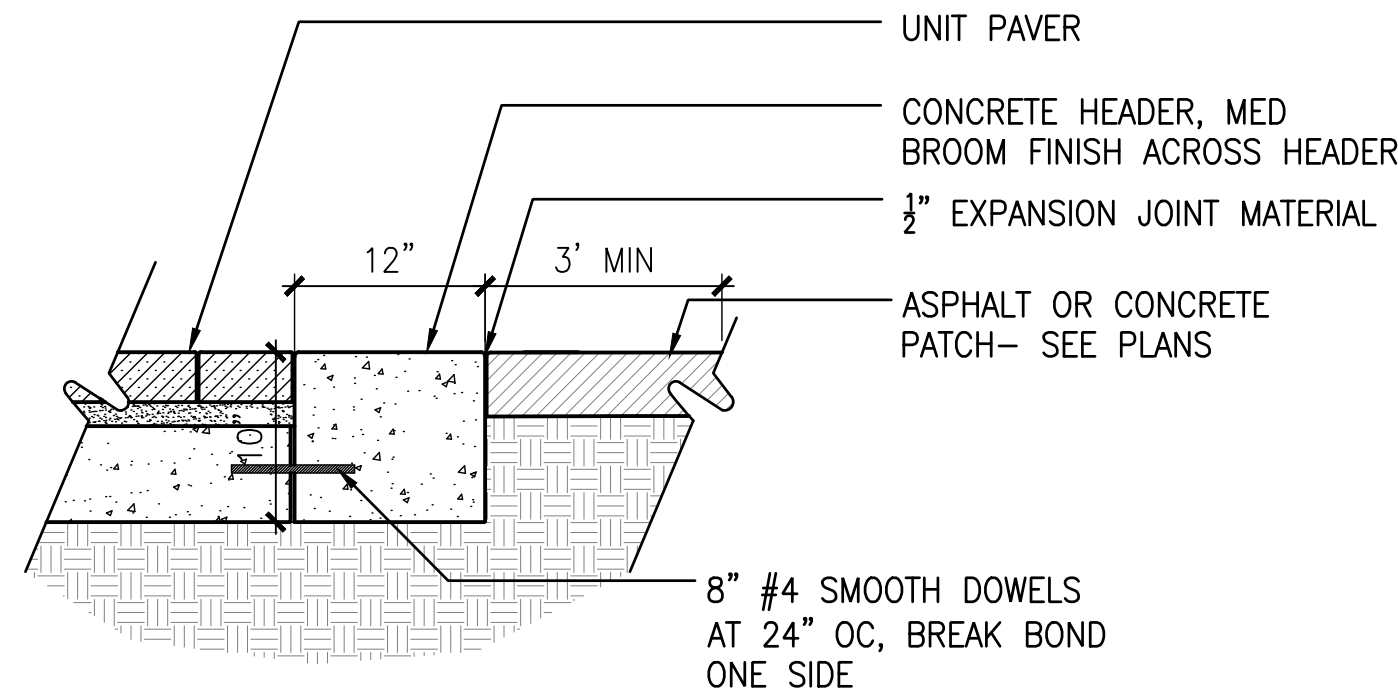
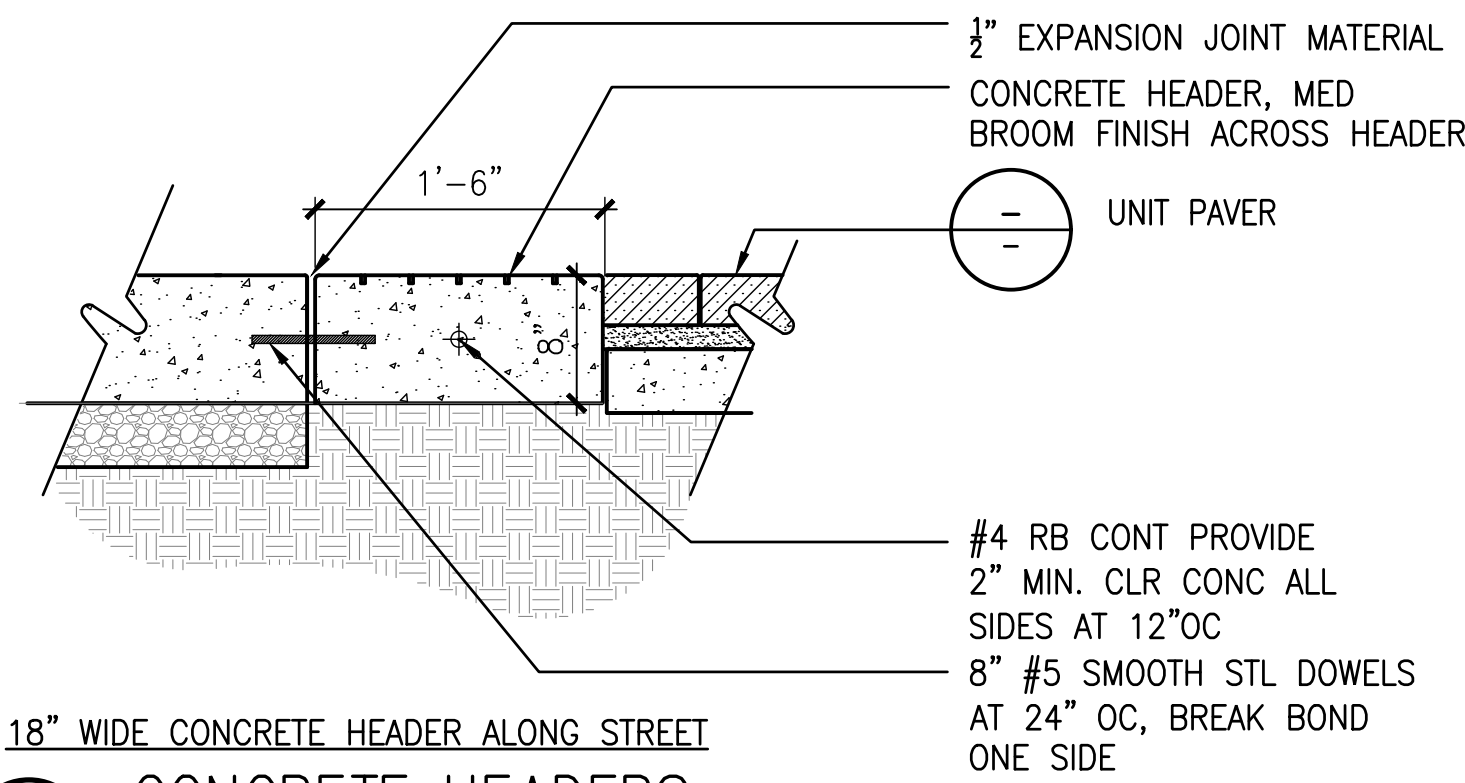
Date: 07-29-2025
Drawn By: MC
Checked By: JB/PM

Sheet

LS503



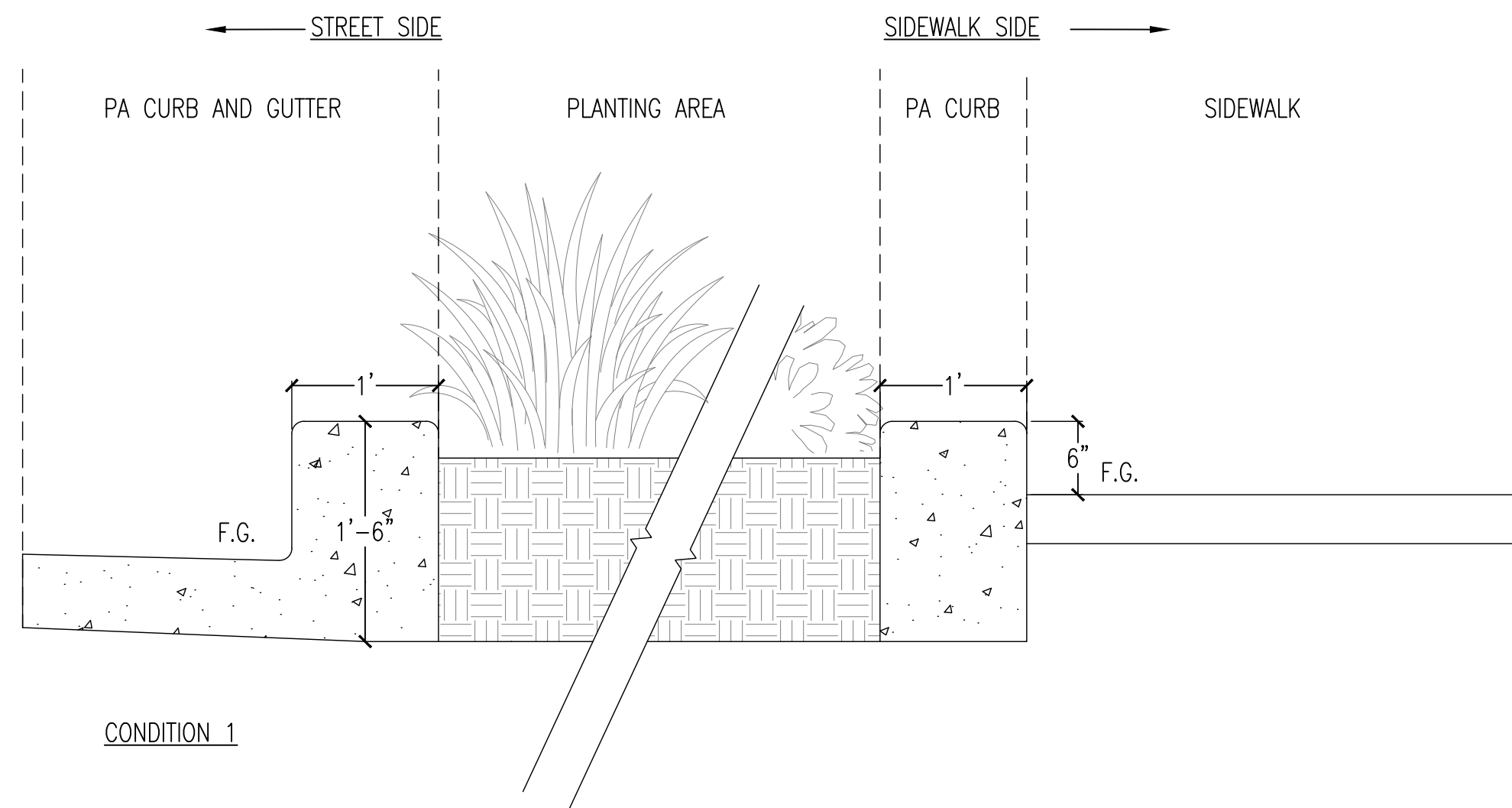
NOTE: CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE HEADER AT 3' SPACING



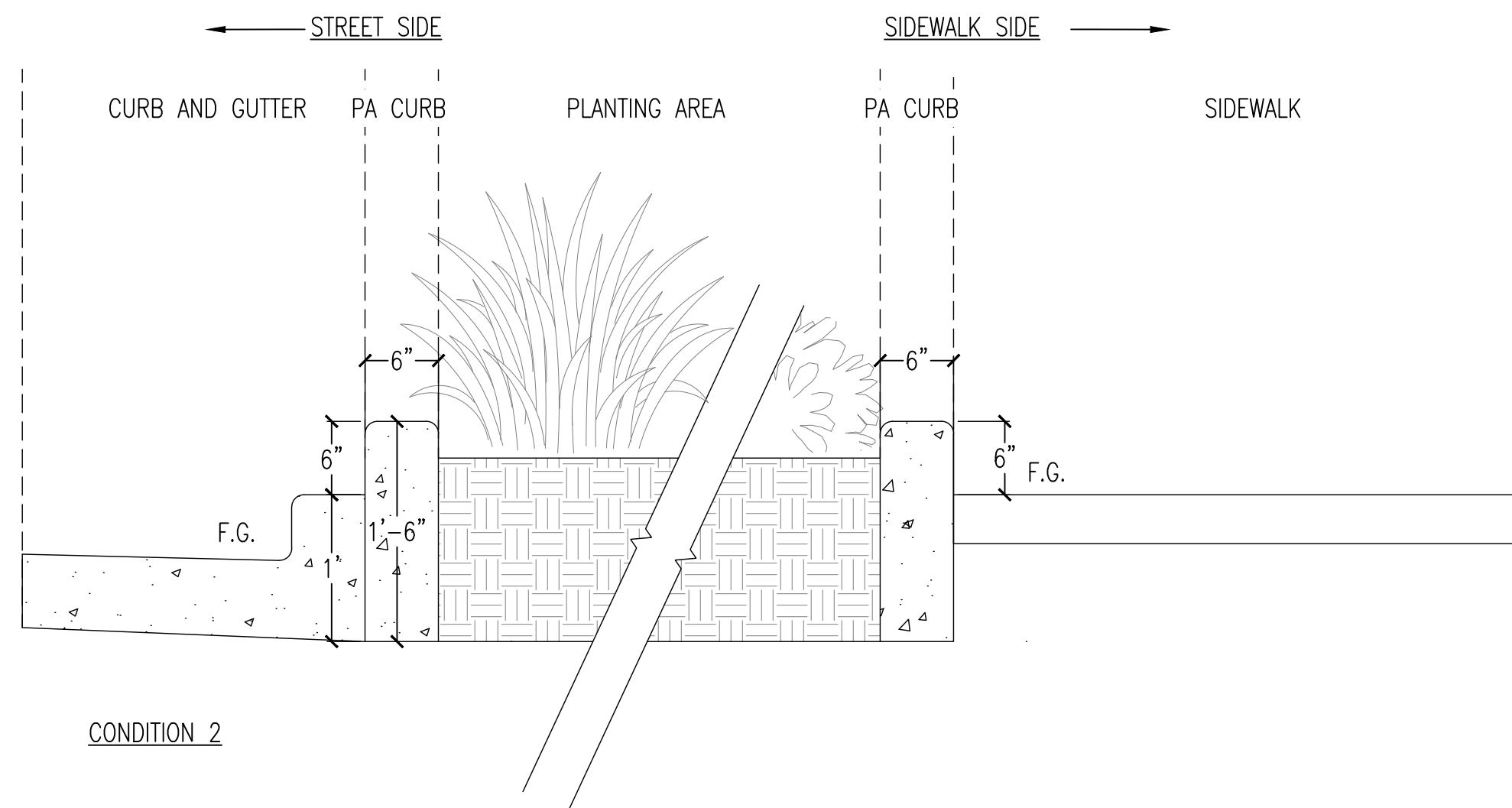
18" WIDE CONCRETE HEADER ALONG STREET

A CONCRETE HEADERS

SCALE: 1"=1'-0"



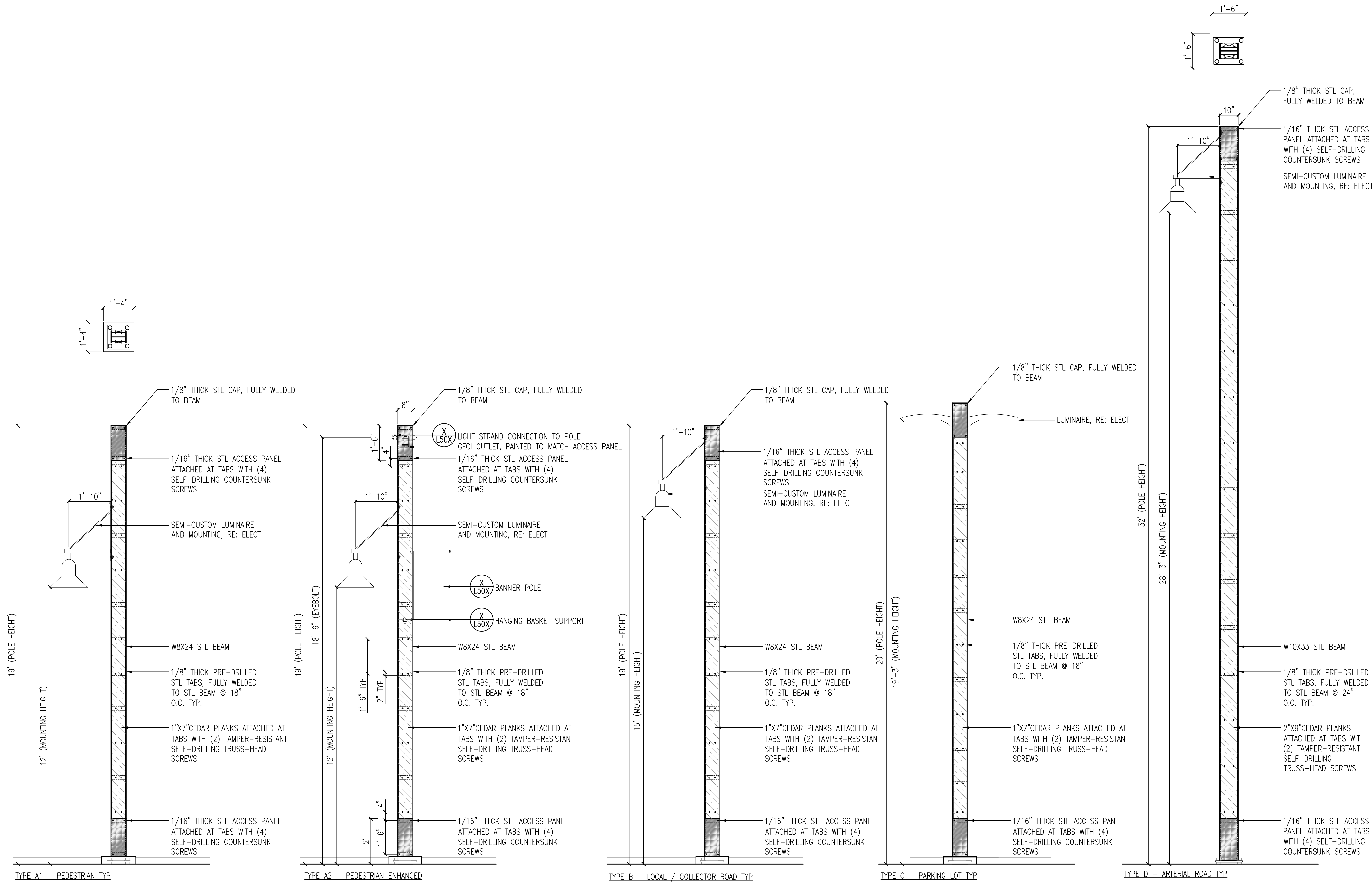
CONDITION



CONDITION 2

B CURB AND GUTTER AT LANDSCAPE PLANTING CURB

Scale: 1" = 1'-0"



- 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"



McWHINNEY

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



RVI

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

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

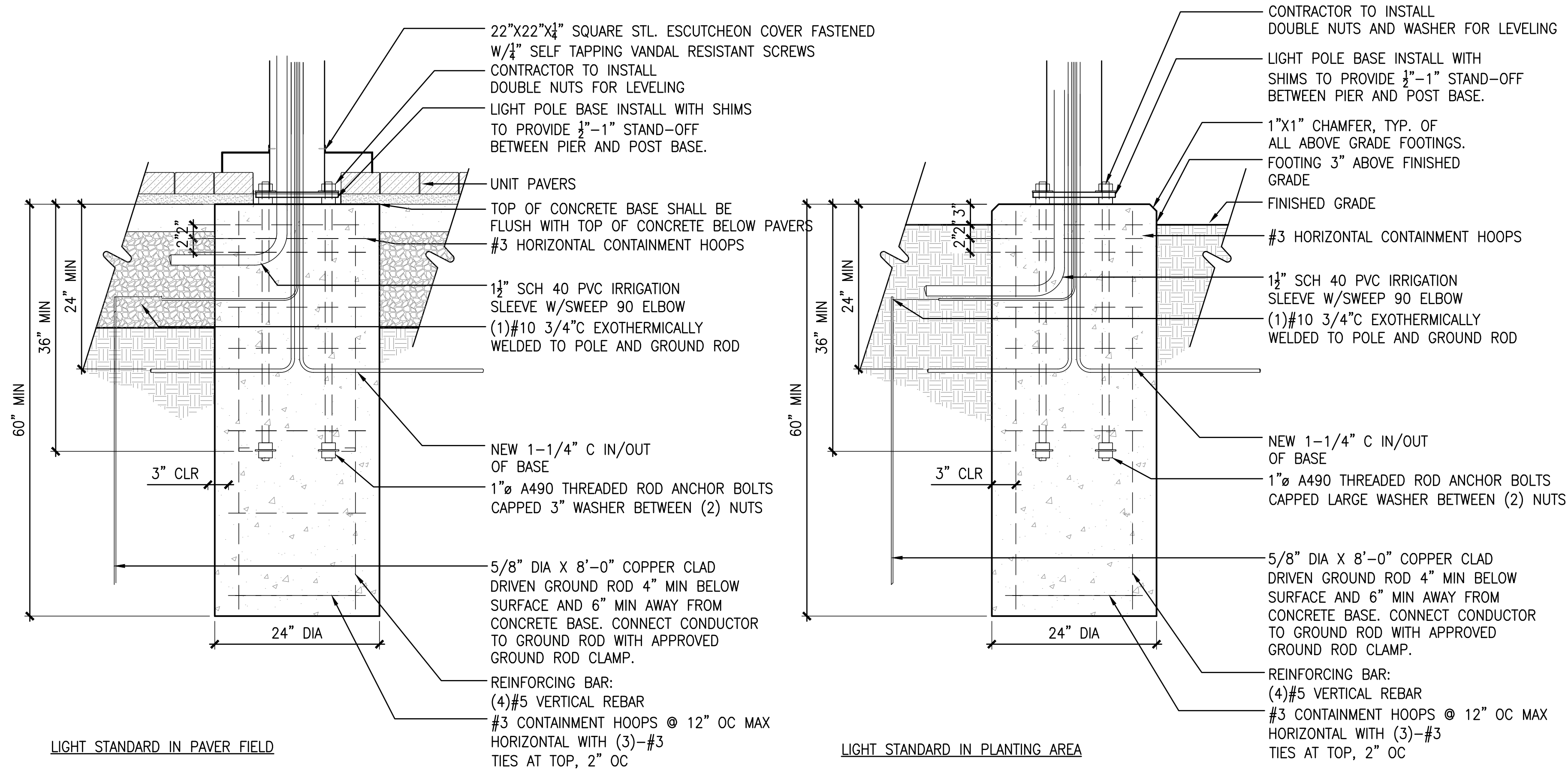
CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 – SDP 4

SITE DETAILS – NIC

SITE PLAN DEVELOPMENT

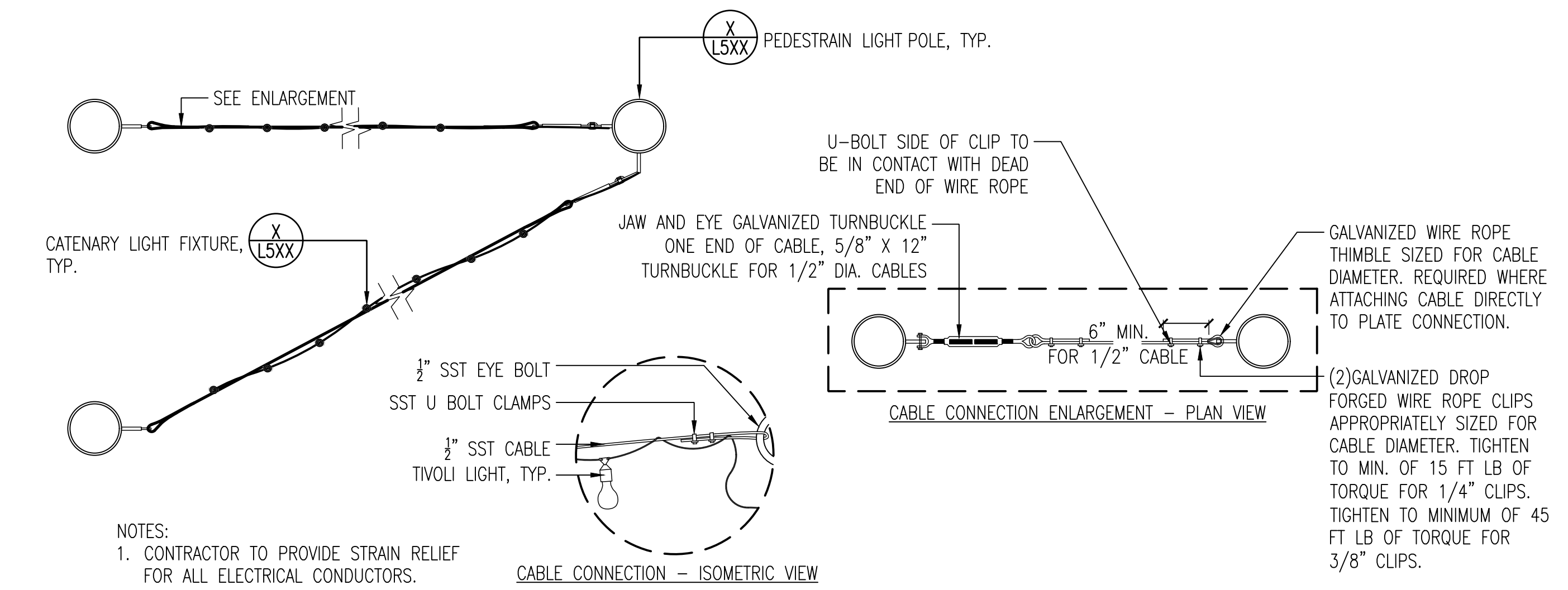
Date: 07–29–2025
Drawn By: MC
Checked By: JB/PM



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

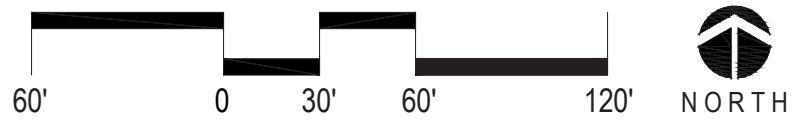
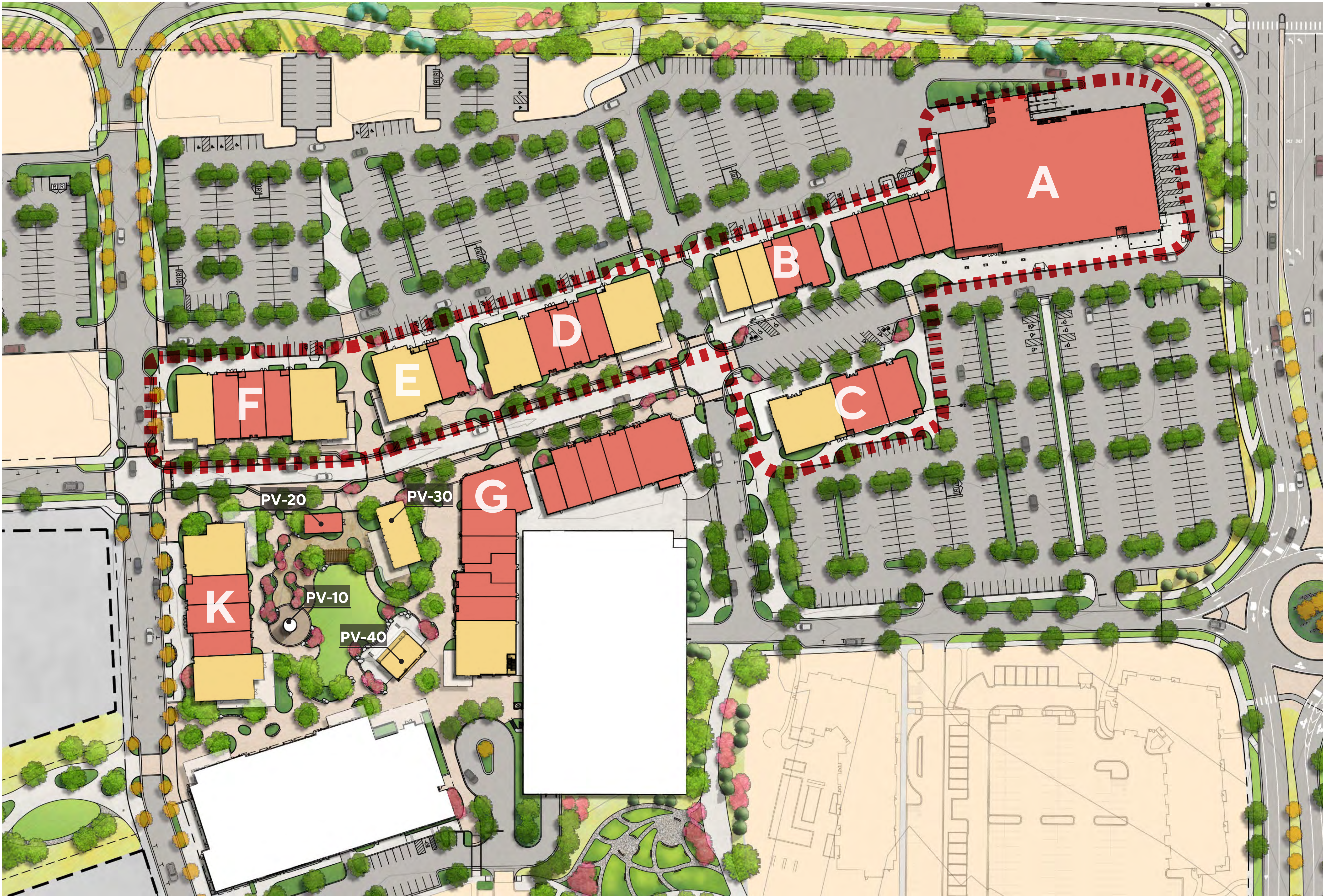
A LIGHT STANDARD FOOTING
SCALE: 1"=1'-0"

B CATENARY LIGHT FIXTURE
SCALE: NTS



C STRAND LIGHT CABLE
Scale: 1" = 1'-0"

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23





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 KEY PLAN

SITE DEVELOPMENT PLAN

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

Sheet
A101



McWHINNEY

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

Michael Hsu
Office Of Architecture



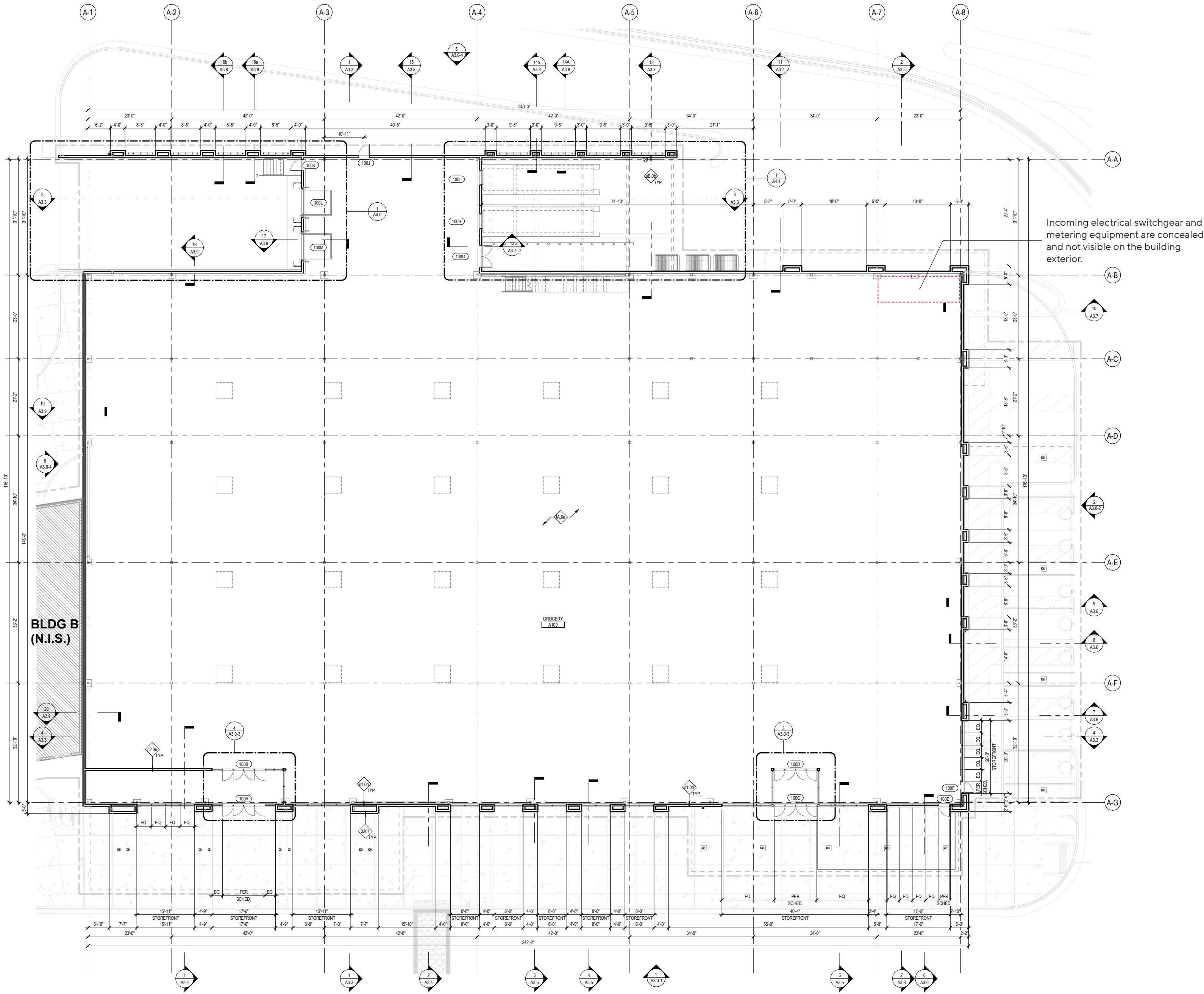
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

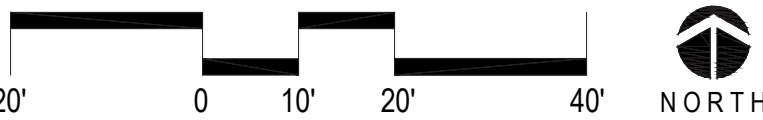
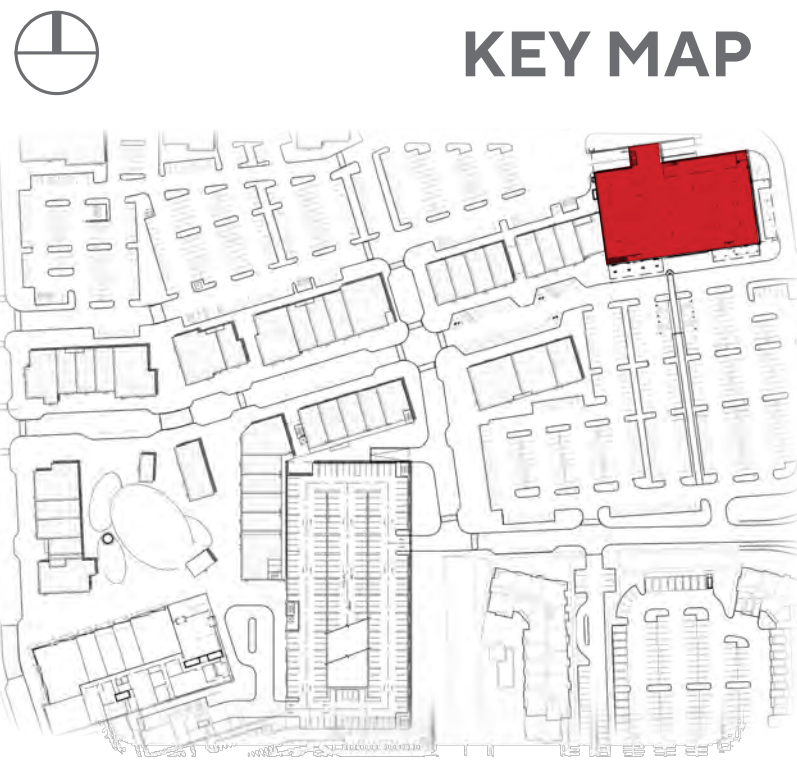
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

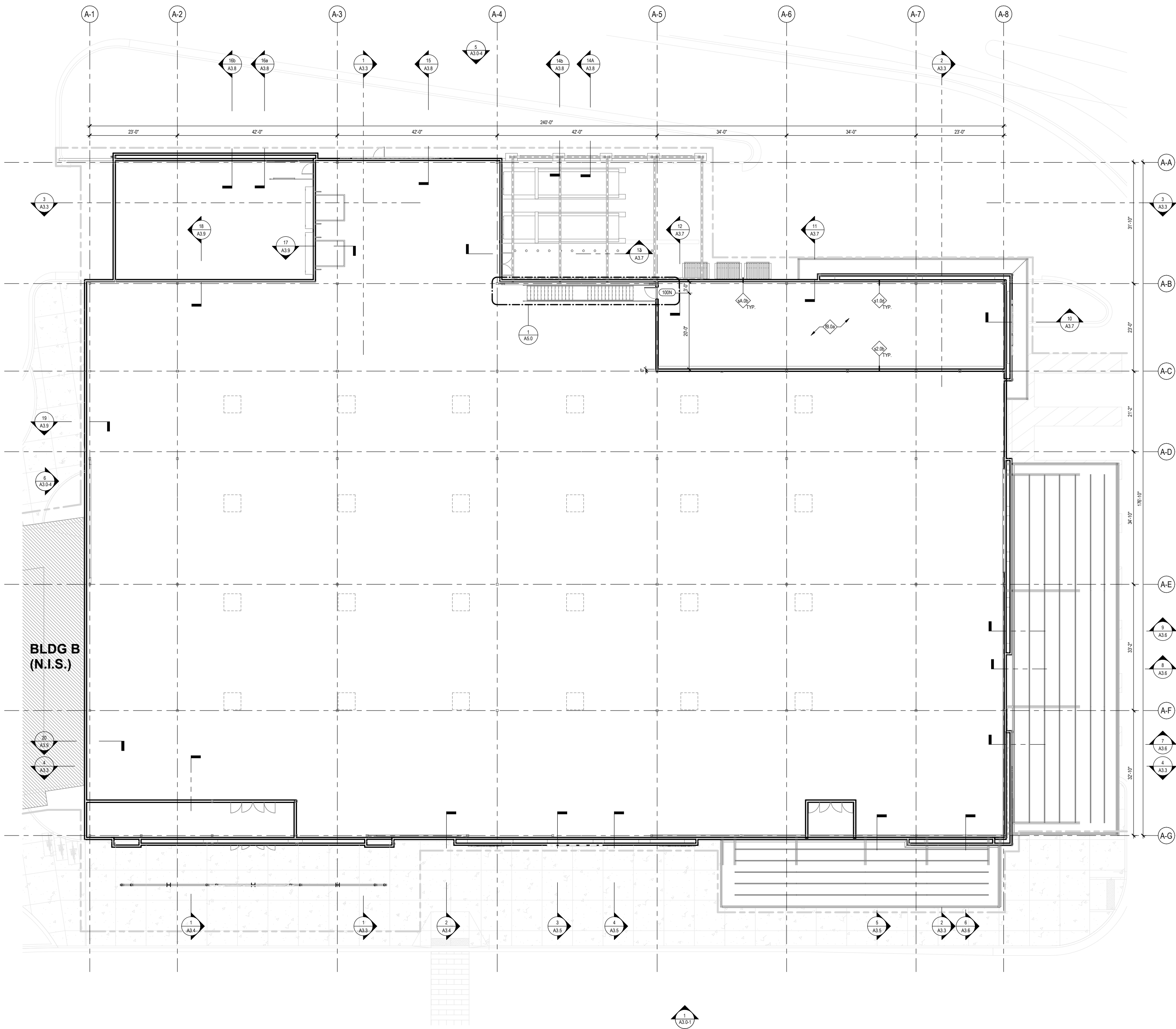
Sheet

A401.1

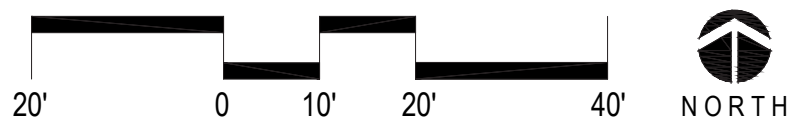
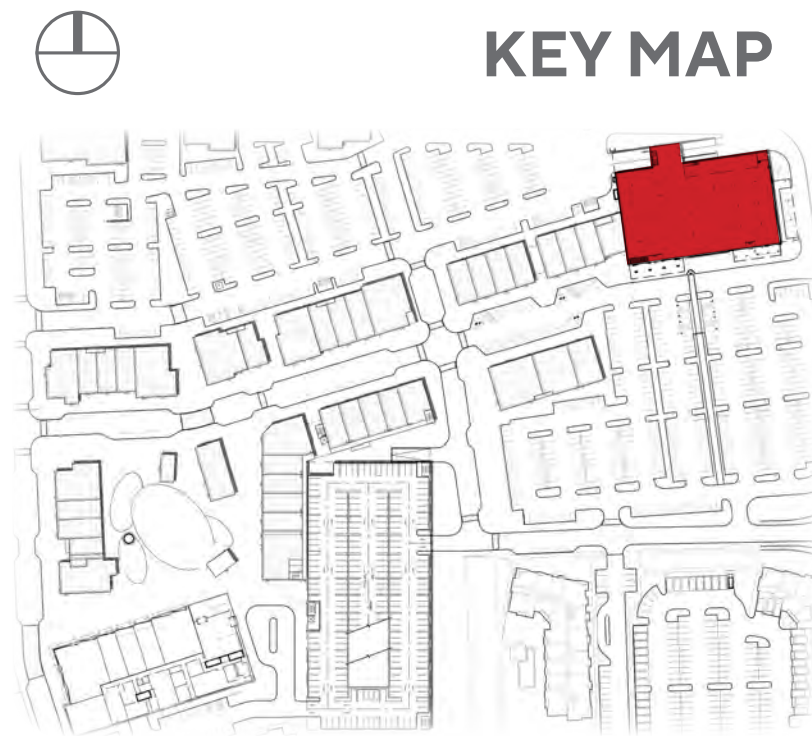


BUILDING A				
A100	BUILDING A	BLDG. A - LEVEL 1	GROCERY	37,183
A101	BUILDING A	BLDG. A - MEZZANINE	MEZZANINE	2,179
TOTAL (SF):				39,362





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	



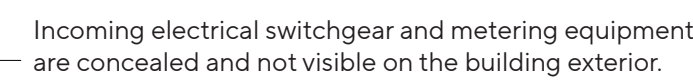
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23



AO Architecture.
Design.
Relationships.

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

A401.3



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



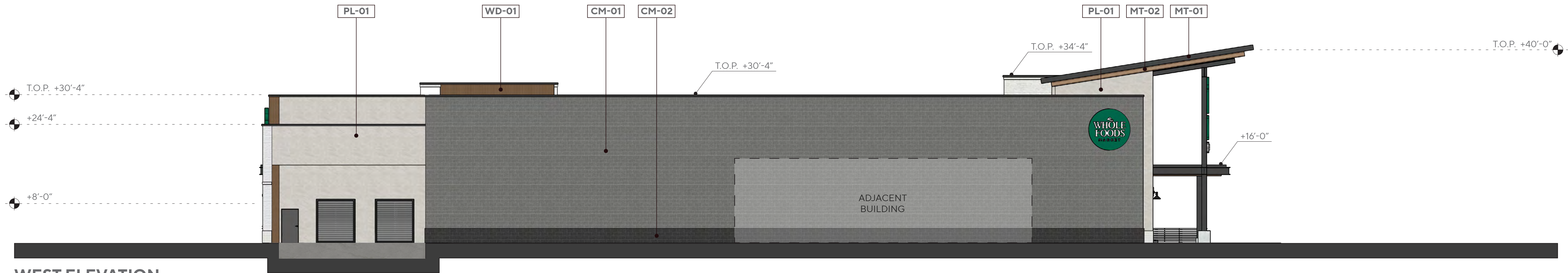
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

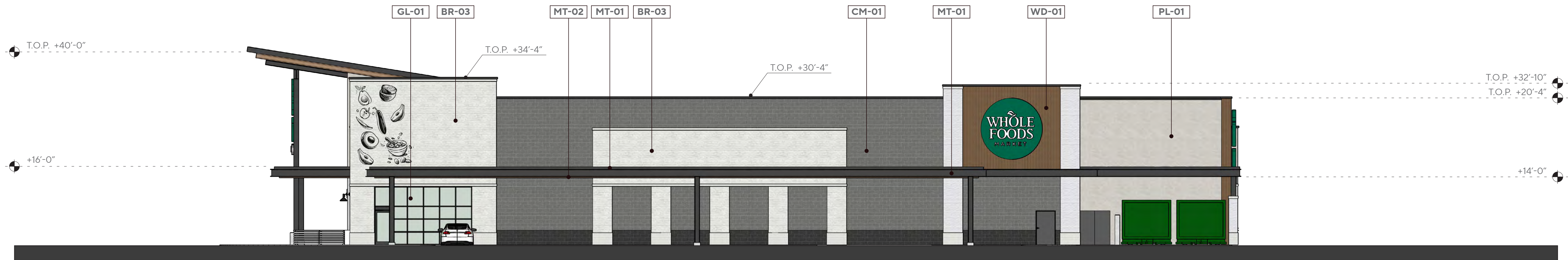
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet

A401.4

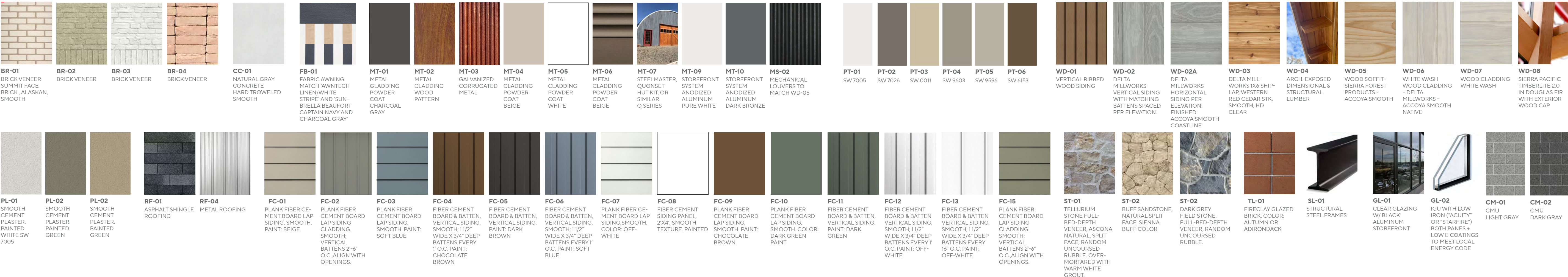


WEST ELEVATION

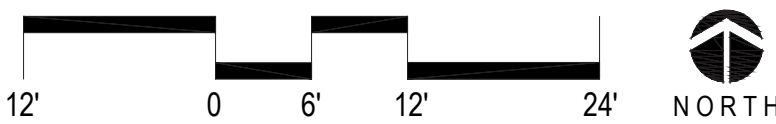


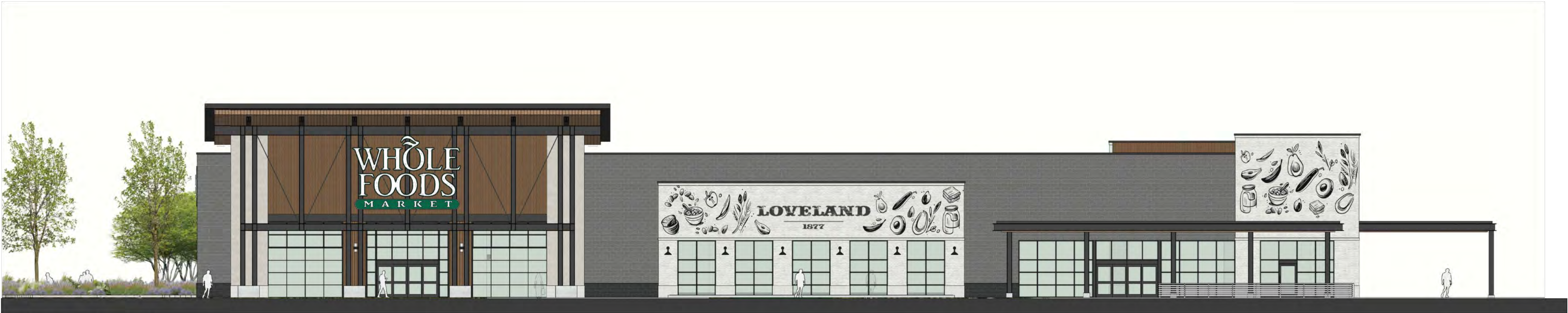
EAST ELEVATION

MATERIALS AND FINISHES

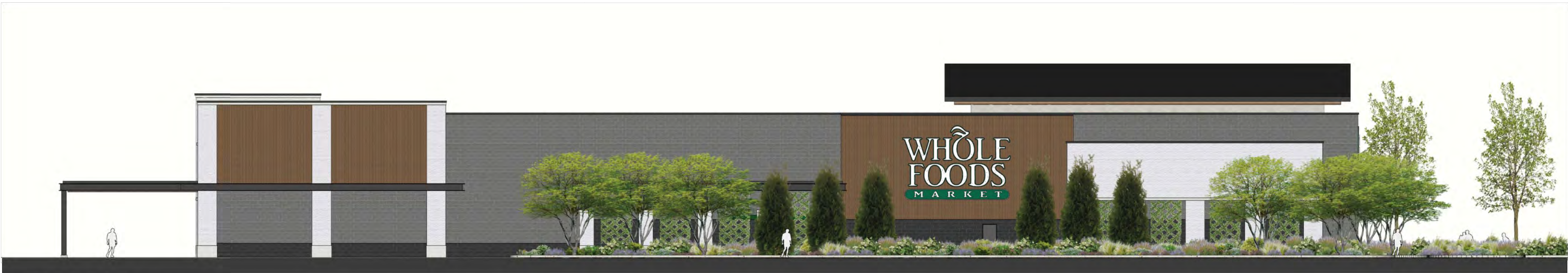


Note: Signage to be submitted separately under a separate Permit Application. Sign design and installation are not part of this permit set.



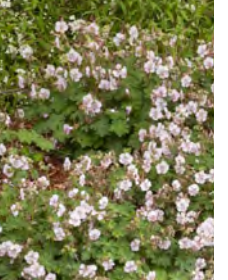


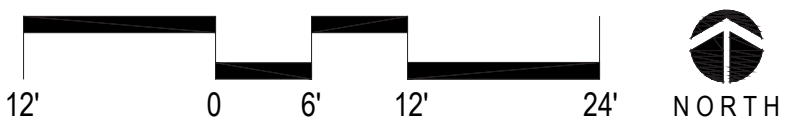
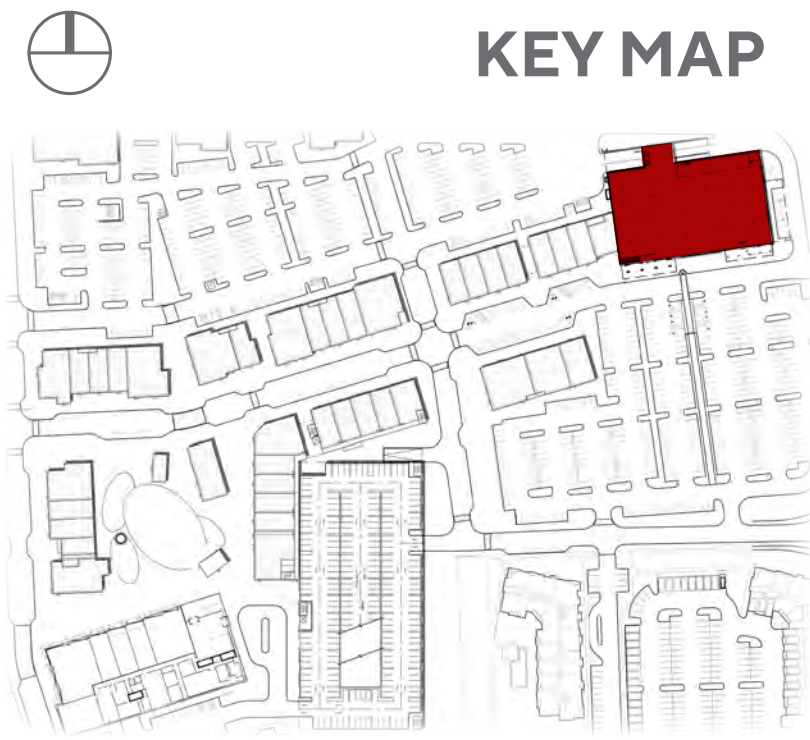
SOUTH ELEVATION



NORTH ELEVATION

LANDSCAPE PALETTE

																	
DECIDUOUS COMMON THORN- LESS HONEYLO- CUST	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	'STEPPE SUNS 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				



McWHINNEY

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

Michael Hsu
Office Of Architecture



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet
A401.5



LANDSCAPE PALETTE



DECIDUOUS
COMMON THORN-
LESS HONEYLO-
CUST



DECIDUOUS
JAPANESE PAGO-
DA TREE



ORNAMENTAL
'AUTUMN
BRILLIANCE'
SERVICEBERRY



ORNAMENTAL
'HOT WINGS'
TARTARIAN MAPLE



EVERGREEN
'WOODWARD'
JUNIPER



SHRUBS
'GREEN MOUND'
ALPINE CURRANT



SHRUBS
'CREEPING JUNI-
PER



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



PERENNIALS
'SILVER MOUND'
ARTEMISIA



PERENNIALS
'SEPTEMBER
CHARM' ANEM-
ONE



PERENNIALS
'BLOODY
CRANESBILL



PERENNIALS
'BLOODY
CRANESBILL



PERENNIALS
'STICKY GERANIUM



PERENNIALS
'WHITE CLOUD'
CORAL BELLS



PERENNIALS
PURPLE WINTER-
CREEPER



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



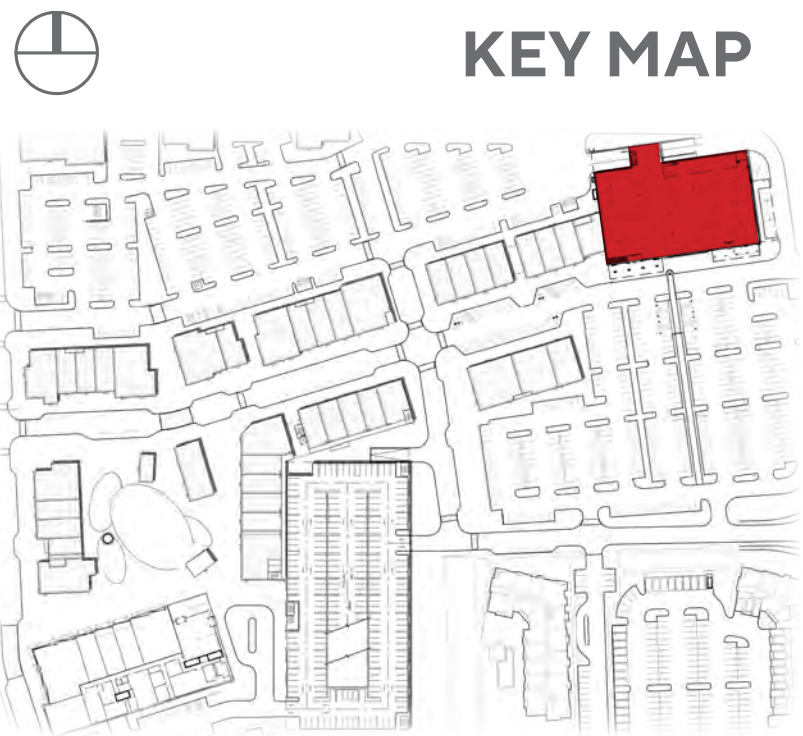
NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design.
Relationships.

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



McWHINNEY

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

Michael Hsu
Office Of Architecture



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

LANDSCAPE PALETTE



DECIDUOUS
COMMON THORN-
LESS HONEYLO-
CUST



DECIDUOUS
ACCOLADE ELM



ORNAMENTAL
'AUTUMN
BRILLIANCE'
SERVICEBERRY



SHRUBS
'MINI MAN'
MANCHURIAN
VIBURNUM



SHRUBS
'CHIEFTIAN'
MANZANITA



SHRUBS
'PAWNEE BUTTES'
SAND CHERRY



SHRUBS
RED YUCCA



SHRUBS
CURLY LEAF YUC-
CA



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



GRASSES
'BLOND AMBITION'
BLUE GRAMA



GRASSES
'HAMELN' DWARF
FOUNTAIN GRASS



GRASSES
'ELIJAH BLUE' FES-
CUE



PERENNIALS
FRINGED
WORMWOOD



PERENNIALS
'STEPPESENS
SUNSET GLOW'
PENSTEMON



PERENNIALS
'TERRACOTTA'
YARROW



PERENNIALS
SHOWY FLEA-
BANE



PERENNIALS
'WALKER'S LOW'
CATMINT



PERENNIALS
LAMB'S EAR



DECIDUOUS
JAPANESE PAGO-
DA TREE



ORNAMENTAL
'HOT WINGS'
TARTARIAN MAPLE



EVERGREEN
'WOODWARD'
JUNIPER



SHRUBS
'GREEN MOUND'
ALPINE CURRANT



SHRUBS
CREEPING JUNI-
PER



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



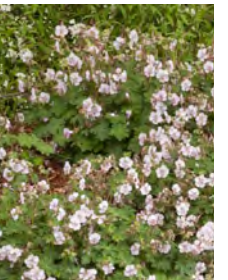
GRASSES
'HAMELN' DWARF
FOUNTAIN GRASS



PERENNIALS
'SILVER MOUND'
ARTEMISIA



PERENNIALS
'SEPTEMBER
CHARM' ANEM-
ONE



PERENNIALS
'BIOKOVO'
CRANESBILL



PERENNIALS
BLOODY
CRANESBILL



PERENNIALS
STICKY GERANIUM



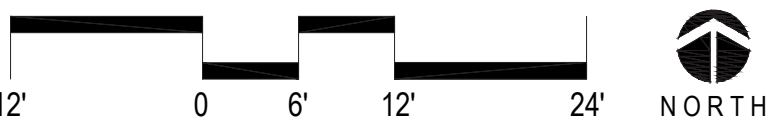
PERENNIALS
'WHITE CLOUD'
CORAL BELLS



PERENNIALS
PURPLE WINTER-
CREEPER



KEY MAP



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



McWHINNEY

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

Michael Hsu
Office Of Architecture

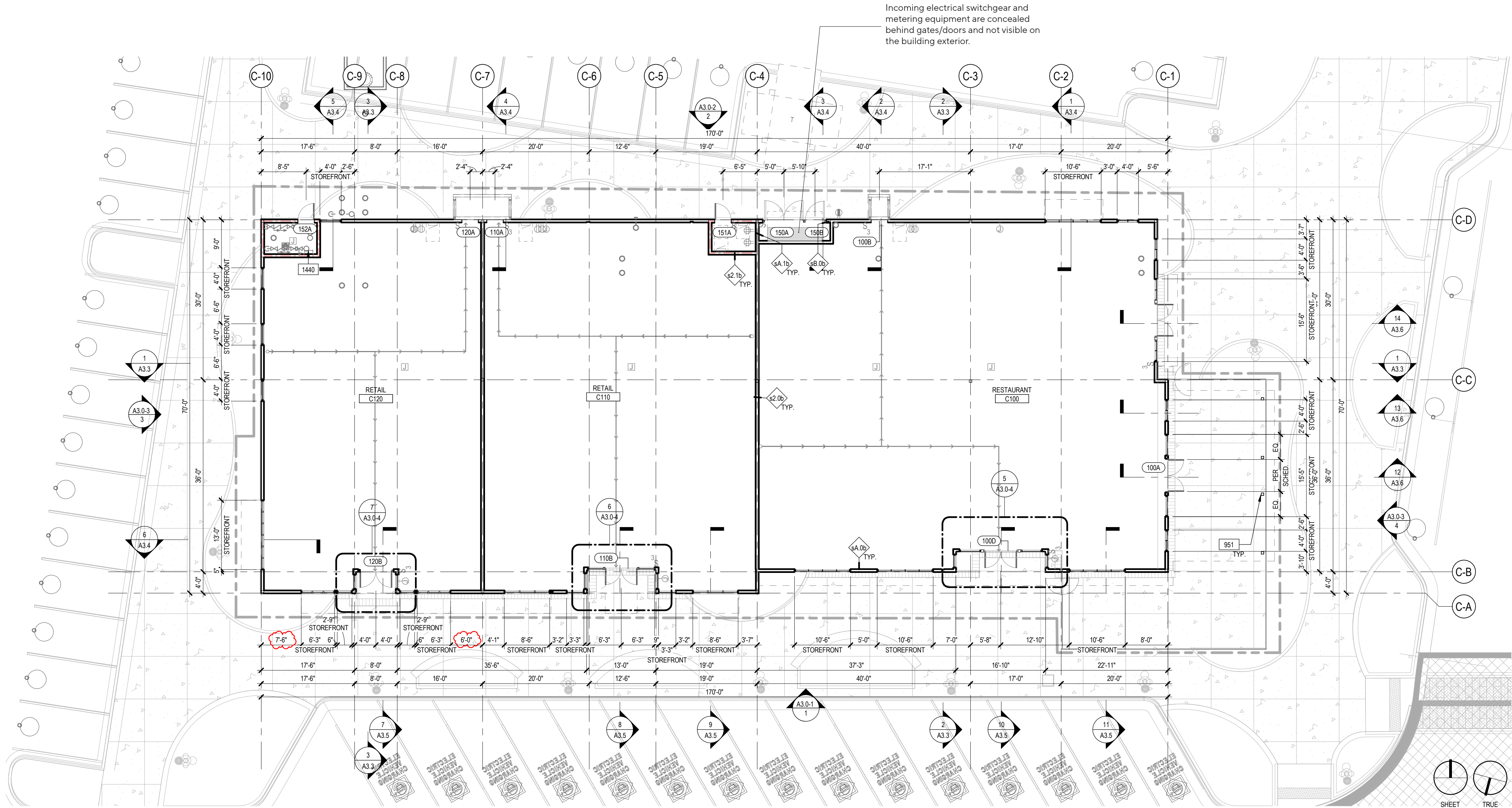
AO Architecture.
Design.
Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

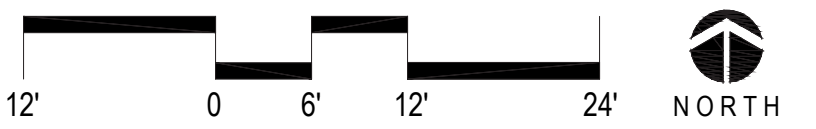
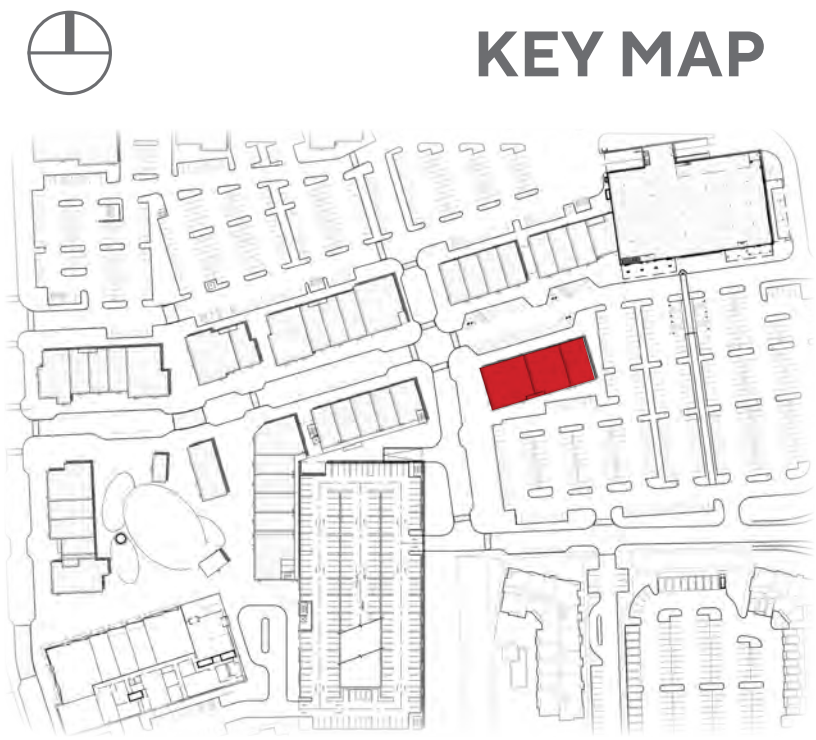
CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING B PERSPECTIVES
SITE DEVELOPMENT PLAN

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	



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23



McWHINNEY

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

Michael Hsu
Office Of Architecture



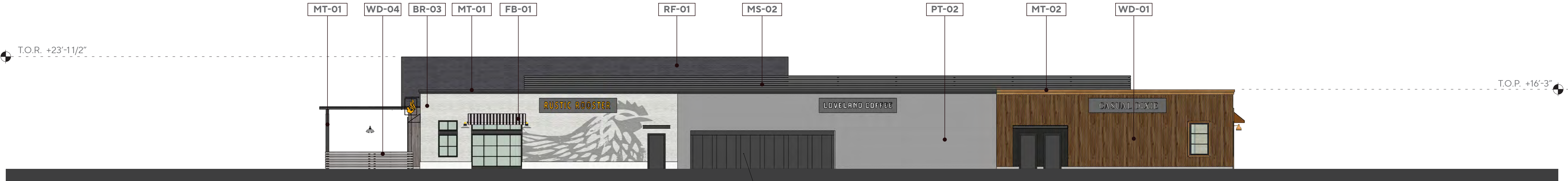
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING CELEBRATIONS
SITE DEVELOPMENT PLAN

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

Sheet

A403.2

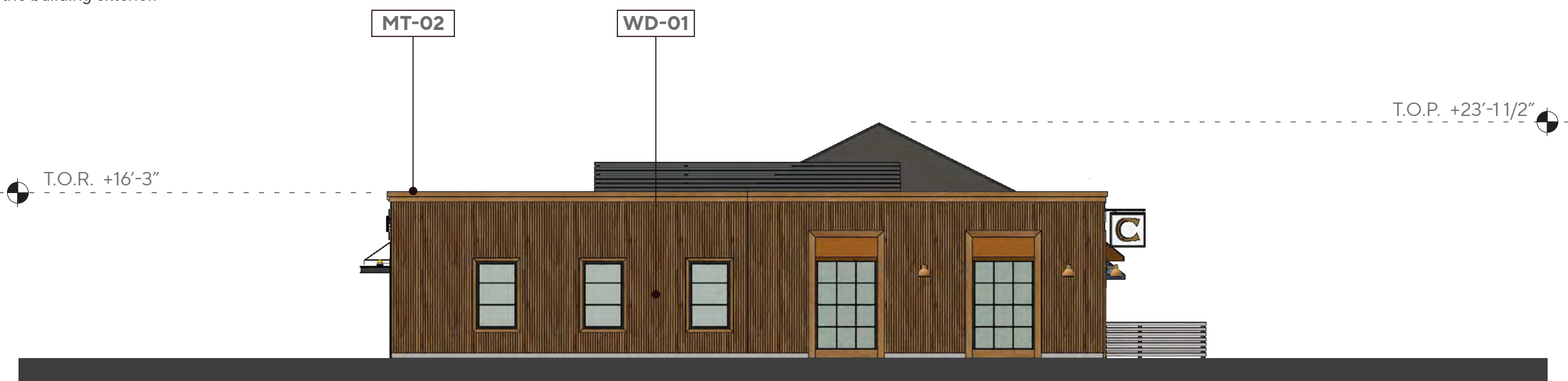


SOUTH ELEVATION

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



EAST ELEVATION

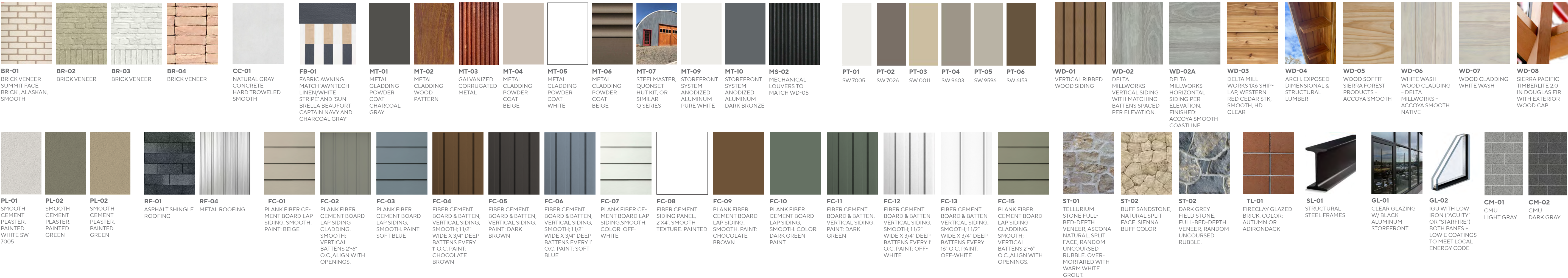


WEST ELEVATION

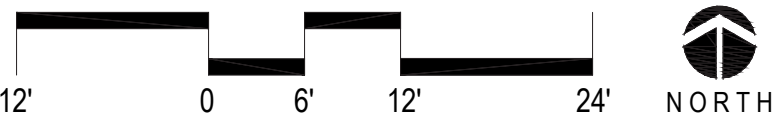


NORTH ELEVATION

MATERIALS AND FINISHES



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



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet

A403.3



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



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



'STEPPESENS
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



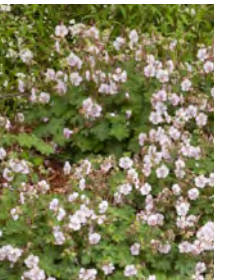
'HAMELN' DWARF
FOUNTAIN GRASS



PERENNIALS
'SILVER MOUND'
ARTEMISIA



'SEPTEMBER
CHARM' ANEM-
ONE



'BIOKOV'
CRANESBILL



BLOODY
CRANESBILL



STICKY GERANIUM



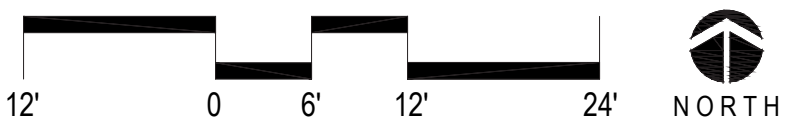
'WHITE CLOUD'
CORAL BELLS



PURPLE WINTER-
CREEPER



KEY MAP





NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



KEY MAP



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet

A403.4



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design Relationships.

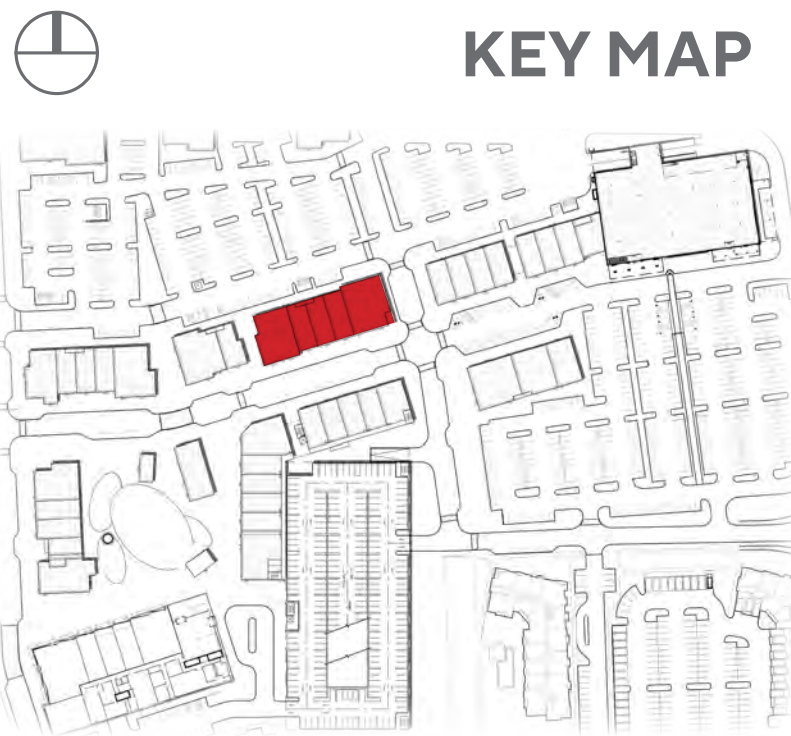
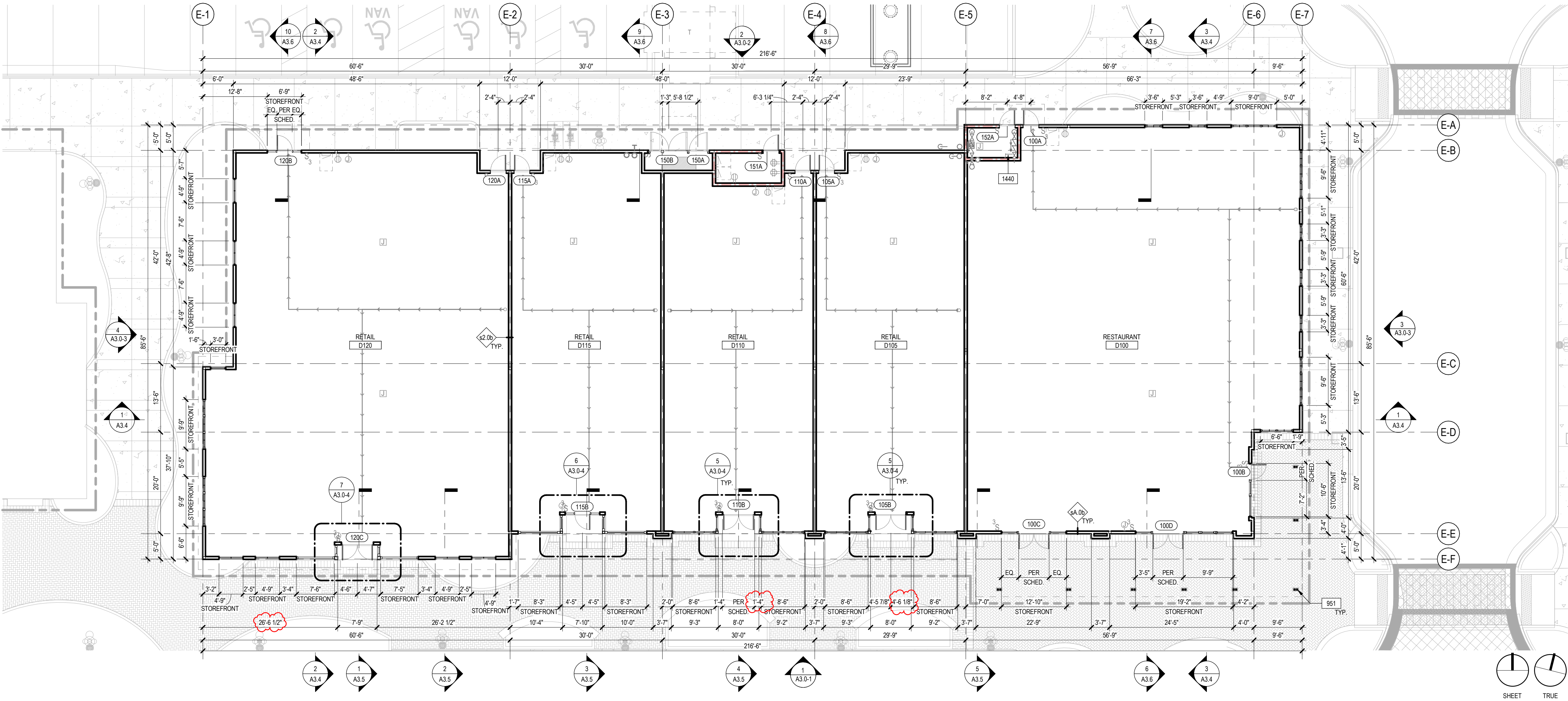
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

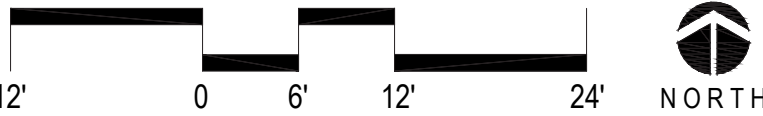
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet

A404.1



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





McWHINNEY

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

Michael Hsu
Office Of Architecture



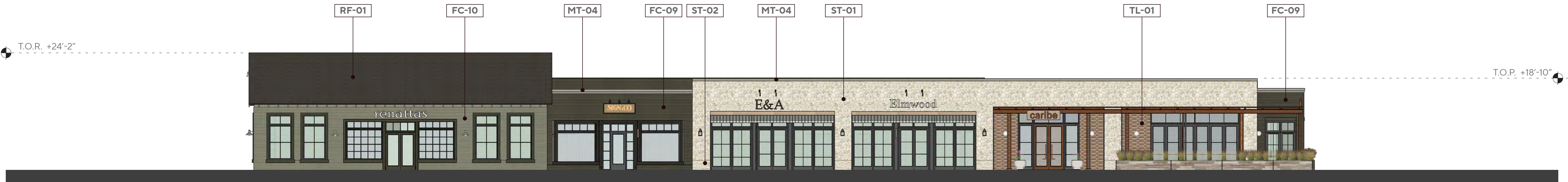
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN

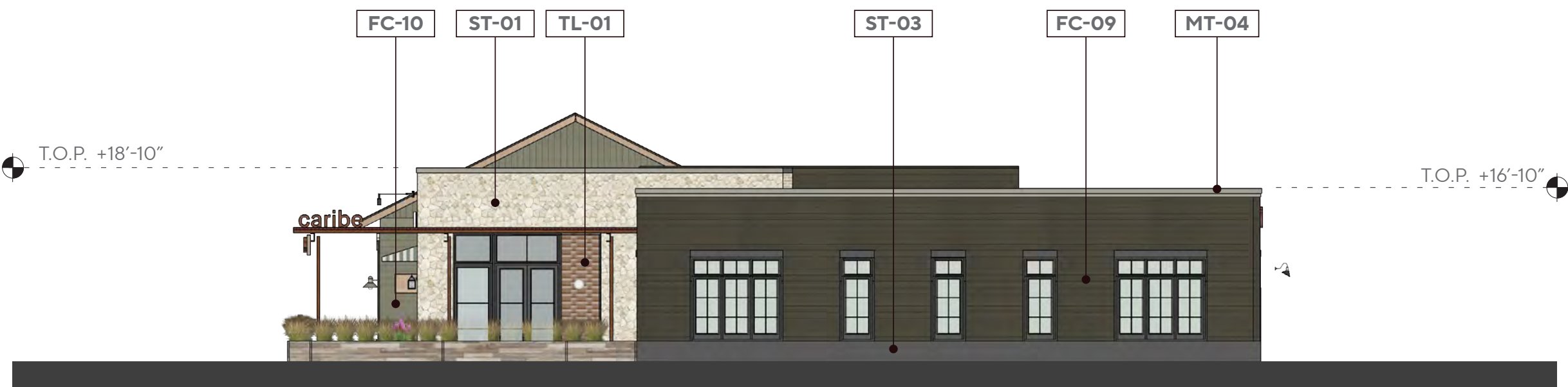
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet

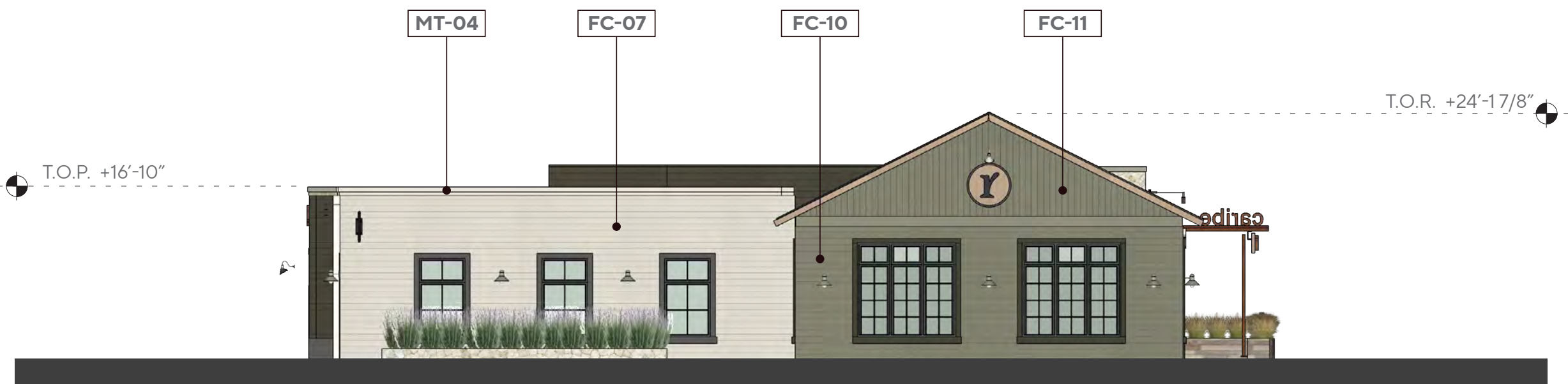
A404.2



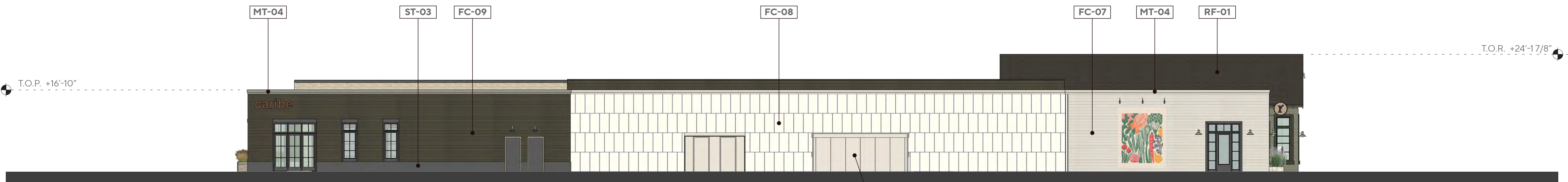
SOUTH ELEVATION



EAST ELEVATION



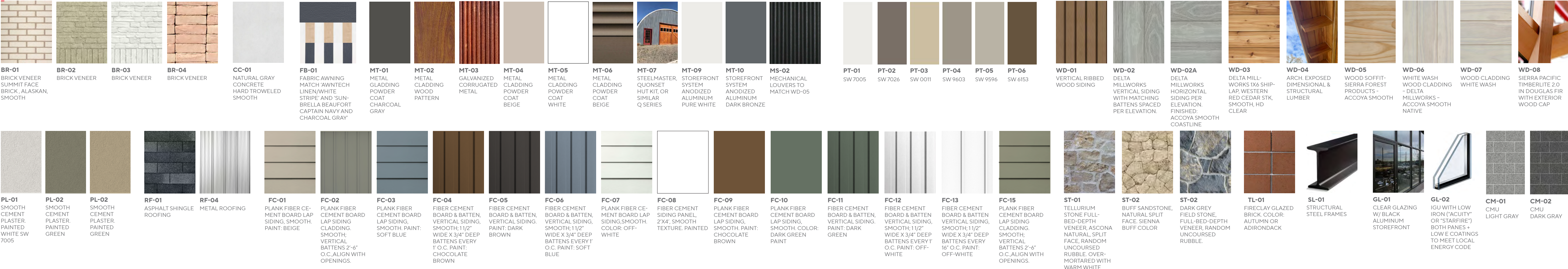
WEST ELEVATION



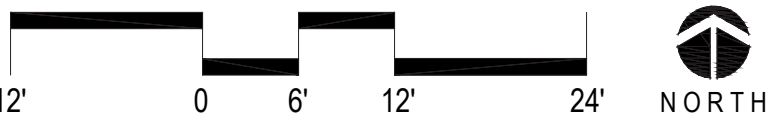
NORTH ELEVATION

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

MATERIALS AND FINISHES



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



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet

A404.3



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

LANDSCAPE PALETTE



DECIDUOUS
COMMON THORN-
LESS HONEYLO-
CUST



ORNAMENTAL
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



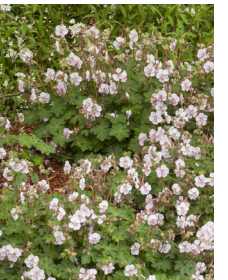
'HAMELN' DWARF
FOUNTAIN GRASS



PERENNIALS
'SILVER MOUND'
ARTEMISIA



'SEPTEMBER
CHARM' ANEM-
ONE



'BIOKOVO'
CRANESBILL



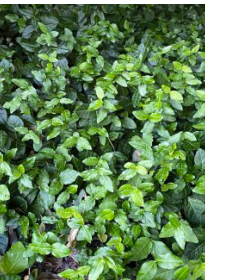
BLOODY
CRANESBILL



STICKY GERANIUM



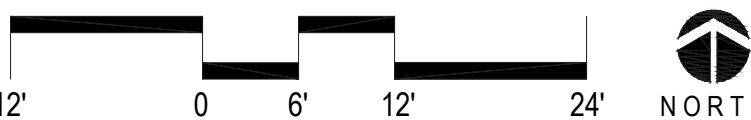
'WHITE CLOUD'
CORAL BELLS



PURPLE WINTER-
CREEPER



KEY MAP





SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



KEY MAP



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design.
Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet

A404.4



McWHINNEY

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

Michael Hsu
Office Of Architecture



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

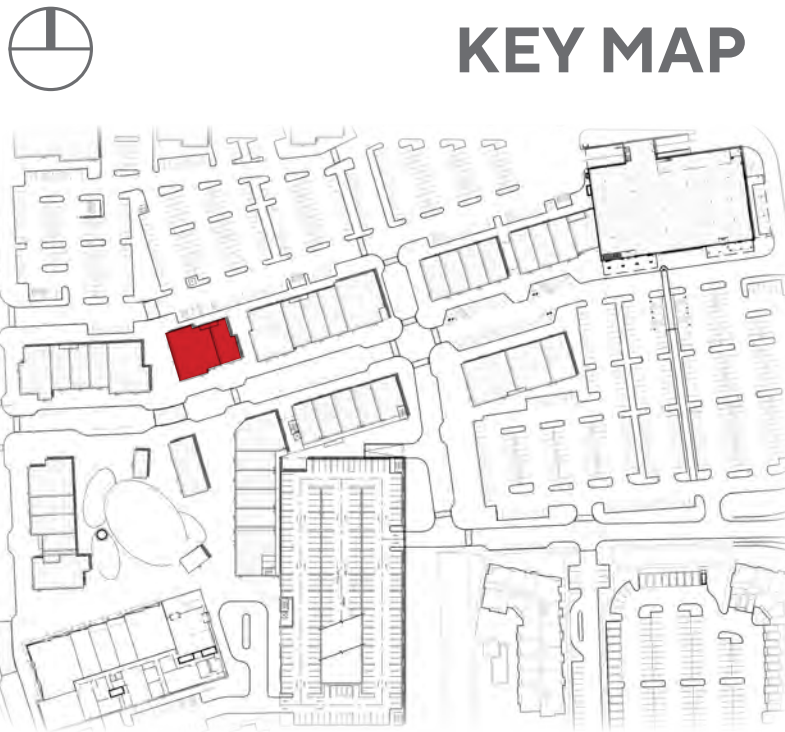
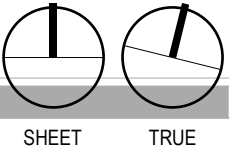
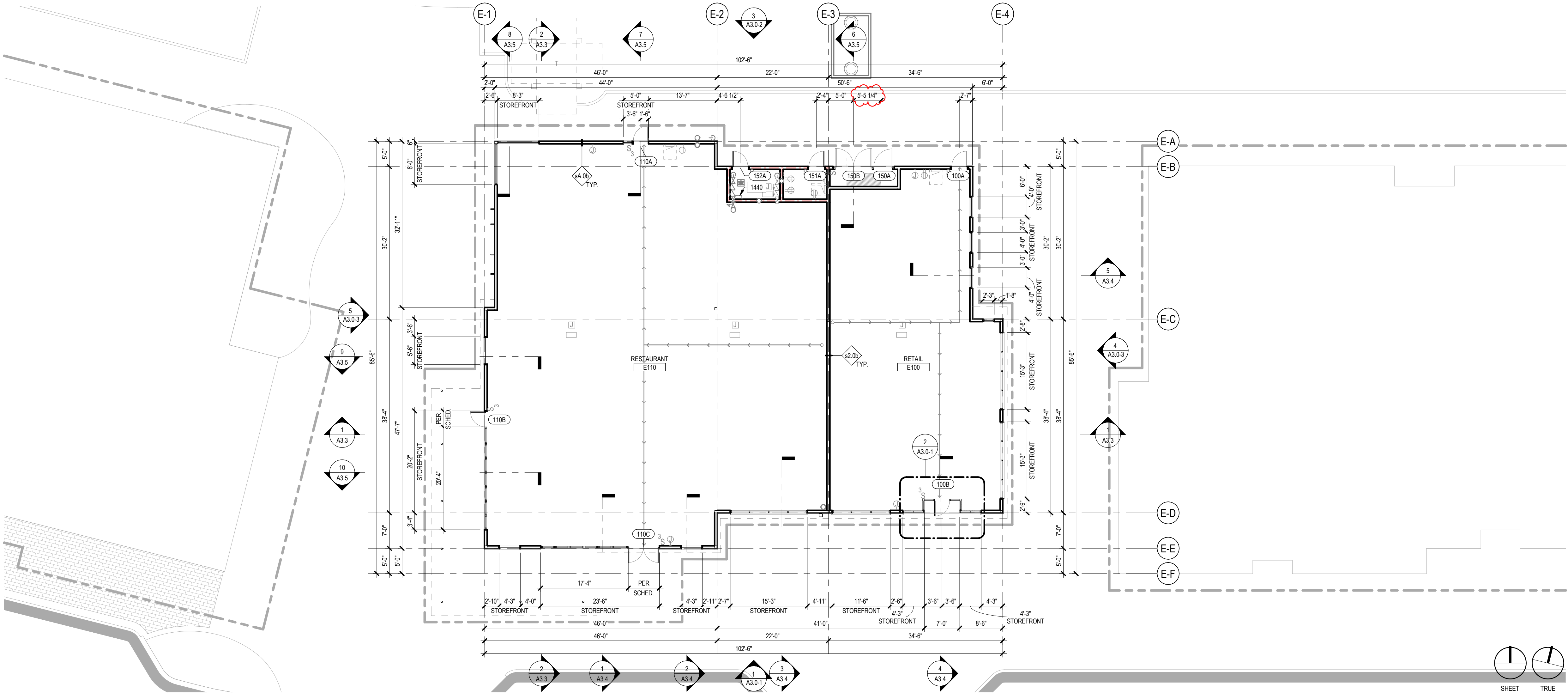
BUILDING FLOOR PLAN

SITE DEVELOPMENT PLAN

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

Sheet

A405.1



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	



McWHINNEY

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

Michael Hsu
Office Of Architecture



REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

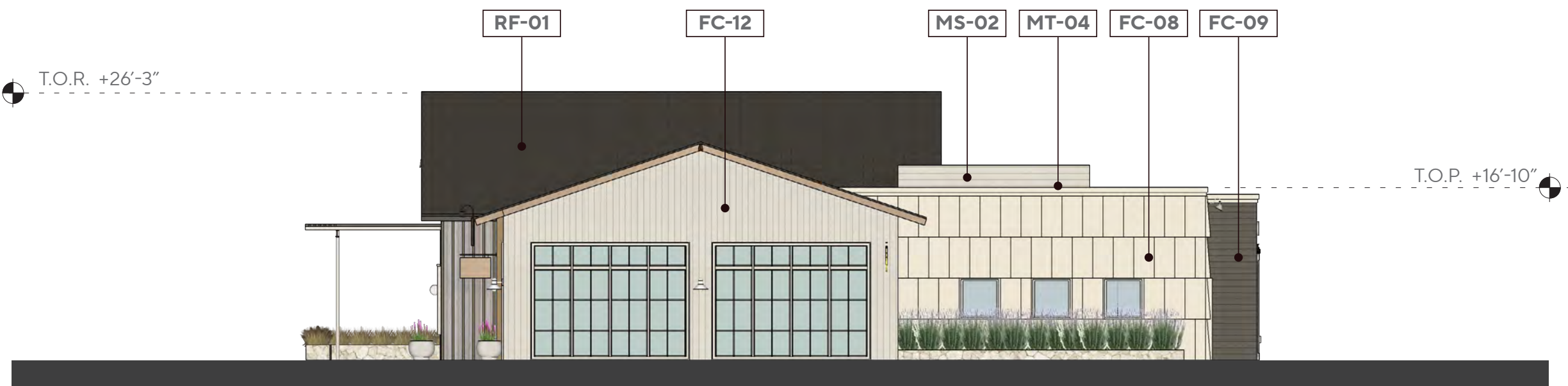
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet

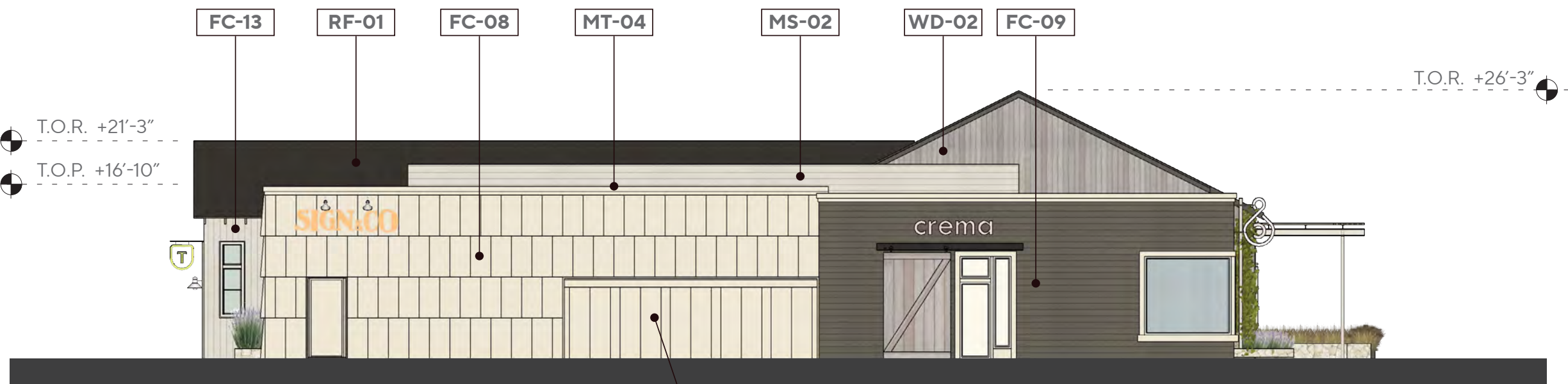
A405.2



SOUTH ELEVATION



EAST ELEVATION

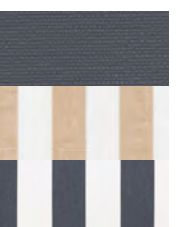
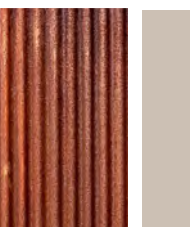
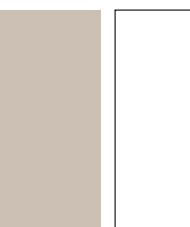
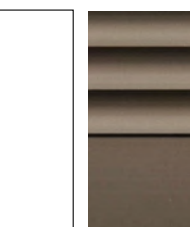
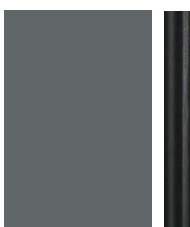
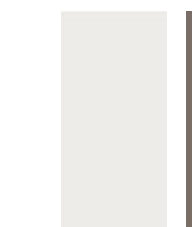
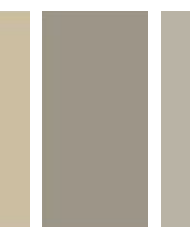
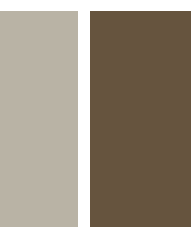
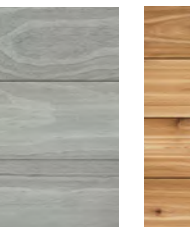
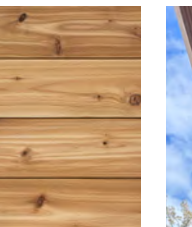
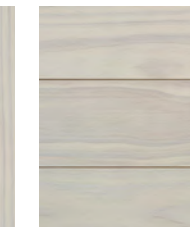
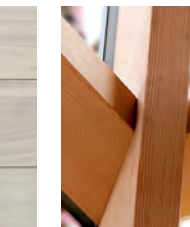
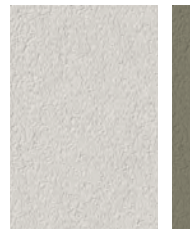
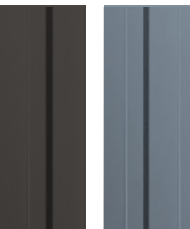
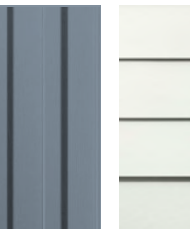
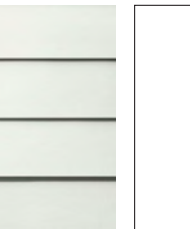
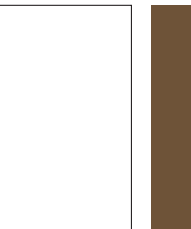
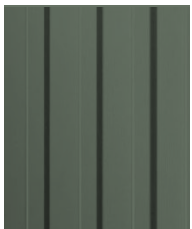
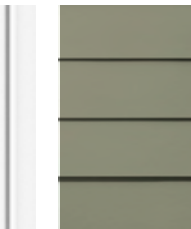
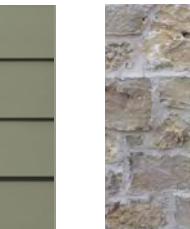
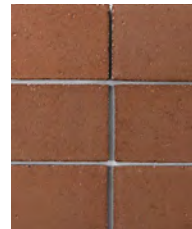


NORTH ELEVATION

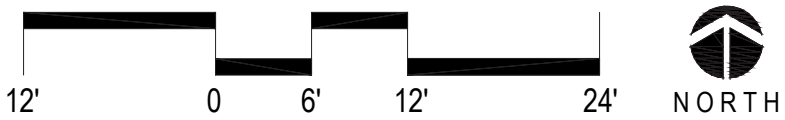


WEST ELEVATION

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 AWNTCH 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 CE- MENT BOARD LAP SIDING, SMOOTH, PAINT: BEIGE	FC-02 PLANK FIBER CEMENT BOARD LAP SIDING, SMOOTH; 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, 1 1/2" 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, 1 1/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: SOFT BLUE	FC-07 PLANK FIBER CE- MENT BOARD LAP SIDING,SMOOTH, COLOR: OFF- WHITE	FC-08 FIBER CEMENT SIDING PANEL, 2X4, SMOOTH TEXTURE, PAINTED WHITE	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, 1 1/2" WIDE X 3/4" DEEP BATTENS EVERY 1' O.C. PAINT: OFF- WHITE	FC-13 FIBER CEMENT BOARD & BATTEN VERTICAL SIDING, SMOOTH, 1 1/2" WIDE X 3/4" DEEP BATTENS EVERY 16" O.C. PAINT: OFF-WHITE	FC-15 PLANK FIBER CEMENT BOARD LAP SIDING CLADDING, NATURAL, SPLIT FACE, RANDOM UNCOURSED 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 ('ACUTITY" 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.





SOUTH ELEVATION



EAST ELEVATION

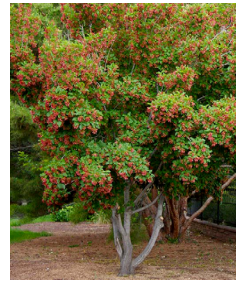
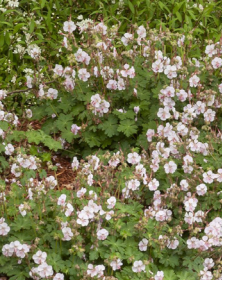


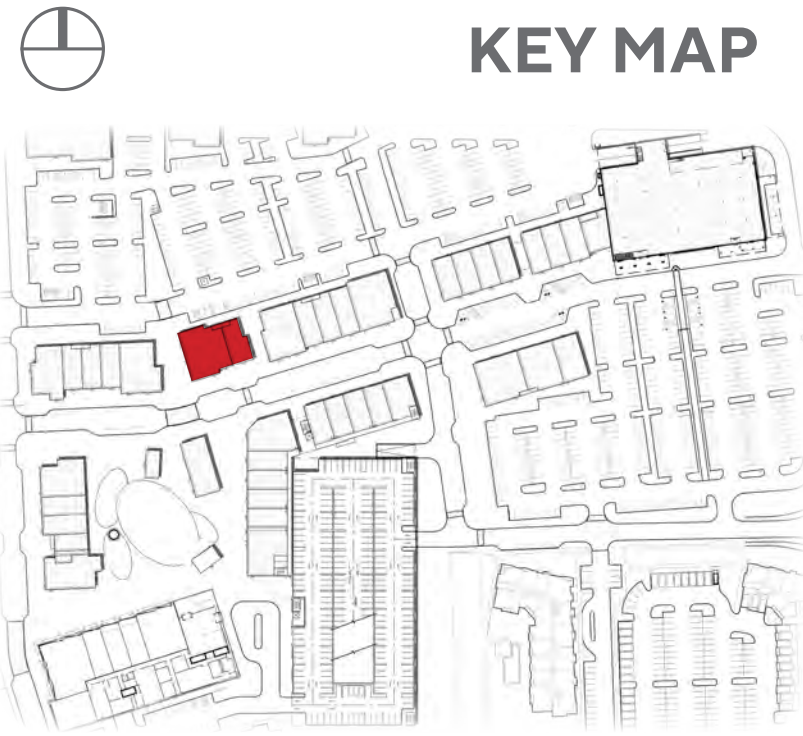
NORTH ELEVATION



WEST 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	'STEPPE SUNS 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

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23



SOUTHWEST PERSPECTIVE



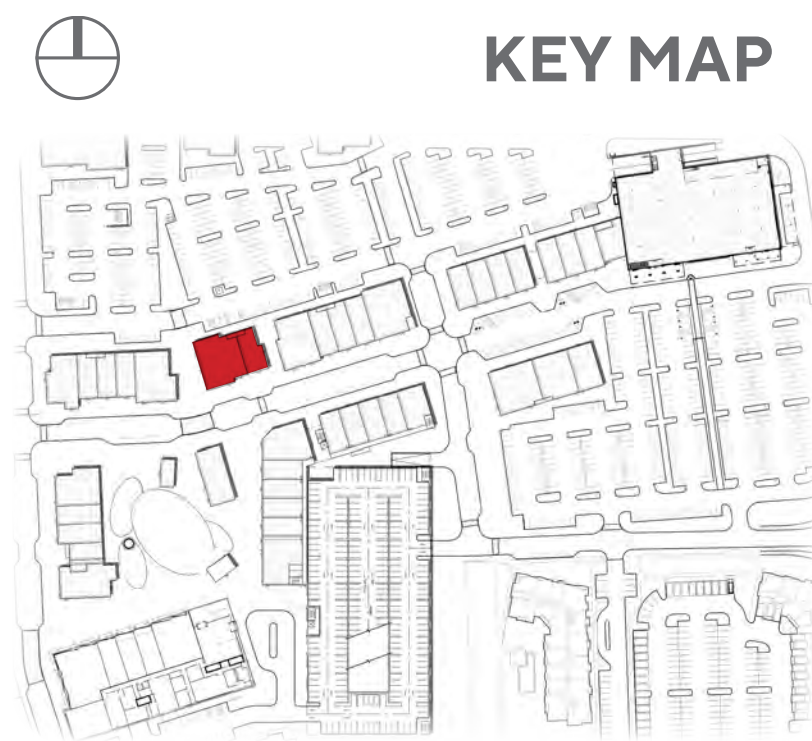
NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design.
Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

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

Sheet

A405.4



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design Relationships.

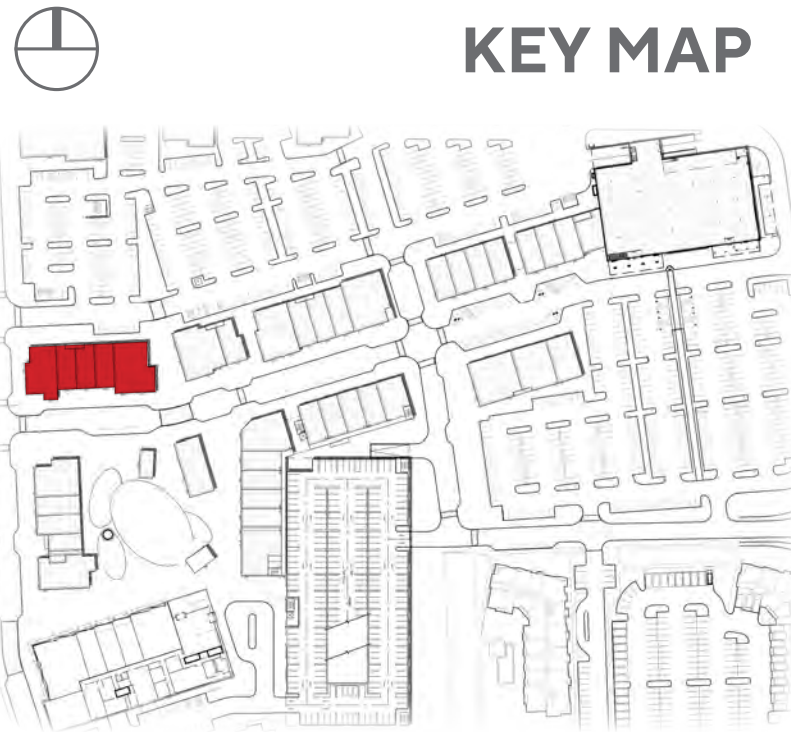
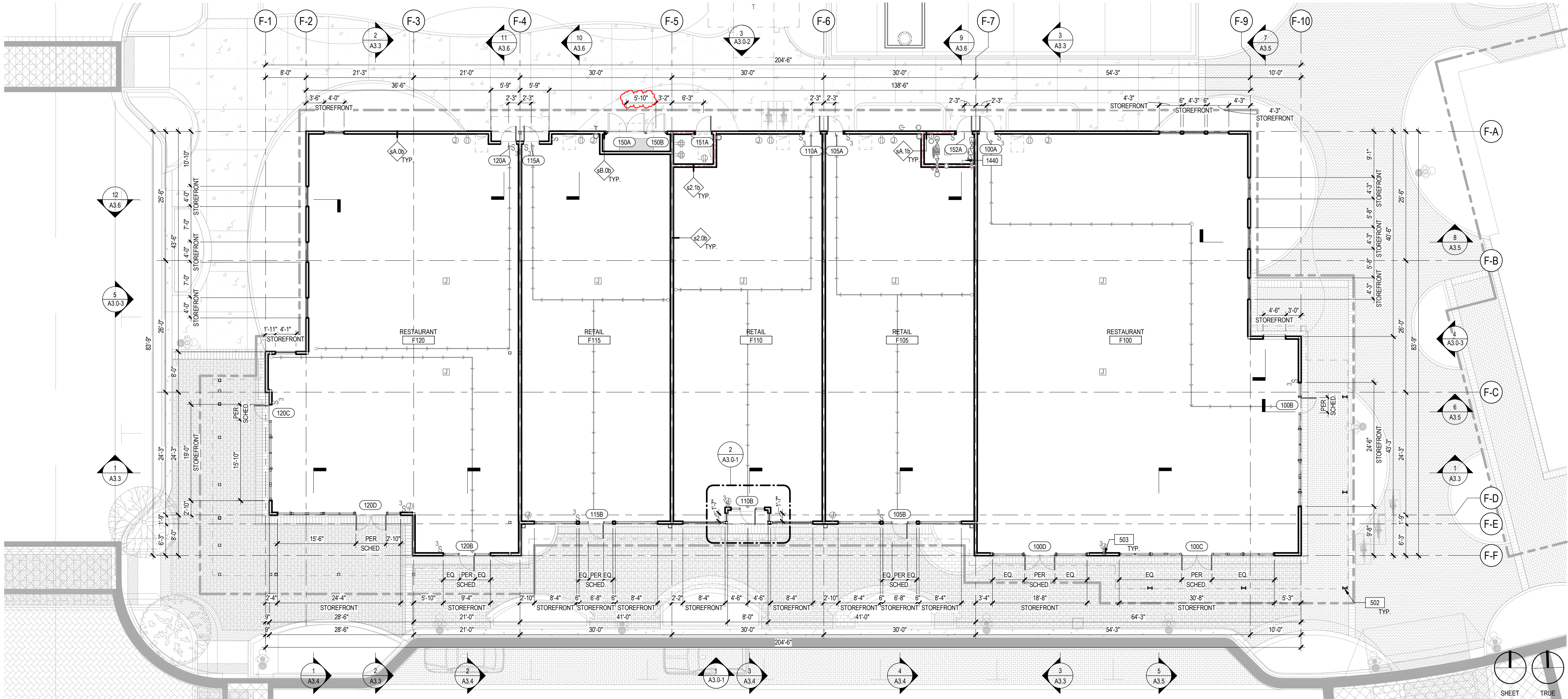
REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

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

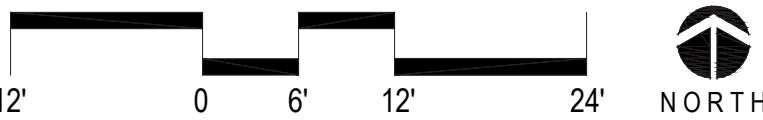
Date: 07-23-2025
Drawn By: SW
Checked By: JB/PM

Sheet

A406.1



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





McWHINNEY

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

Michael Hsu
Office Of Architecture



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

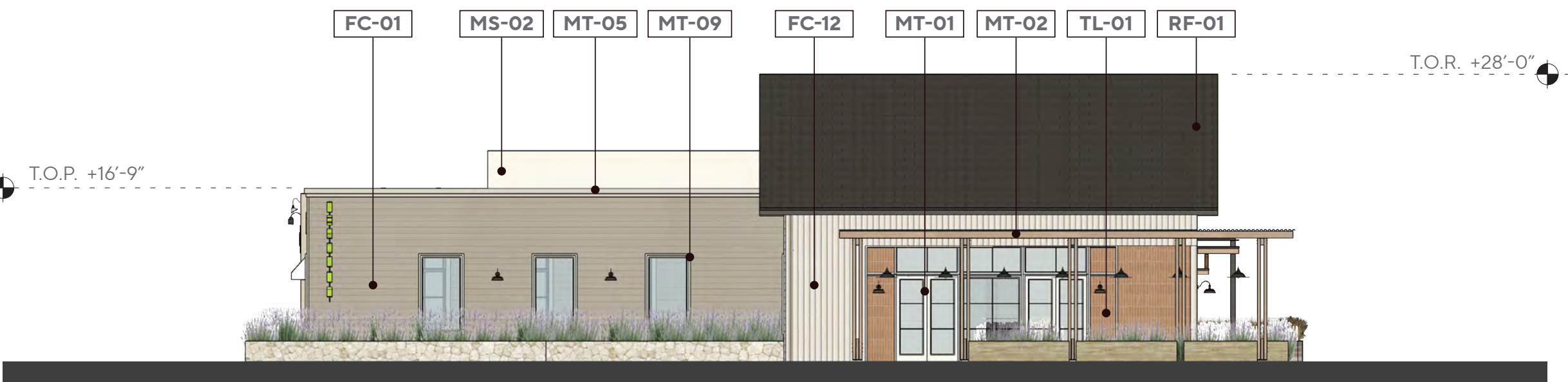
A406.2



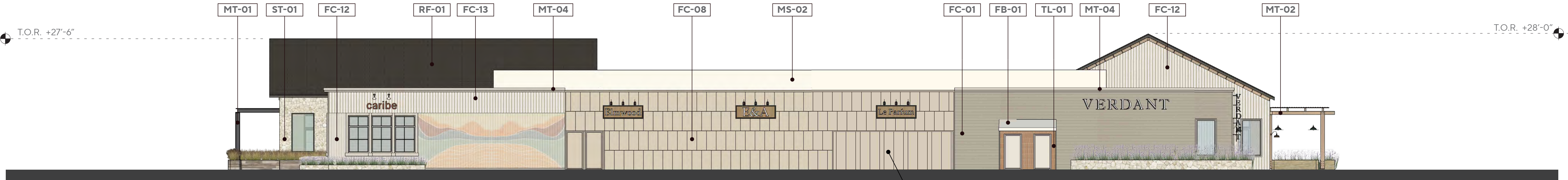
SOUTH ELEVATION



EAST ELEVATION

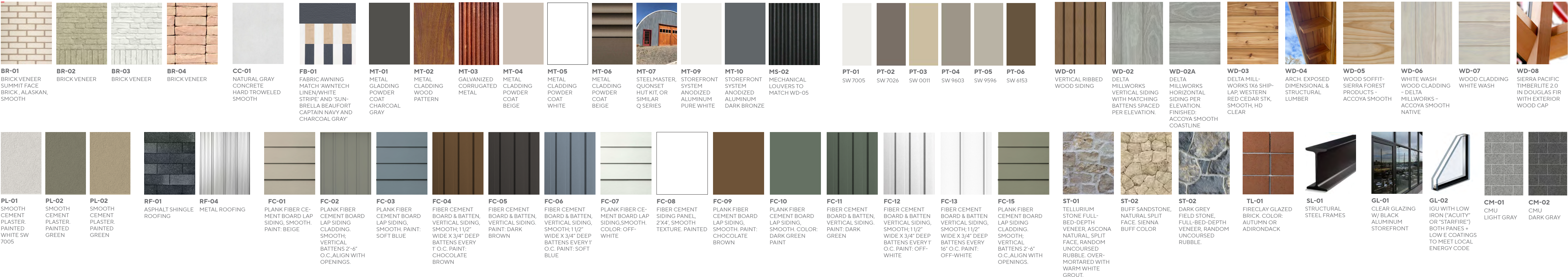


WEST ELEVATION

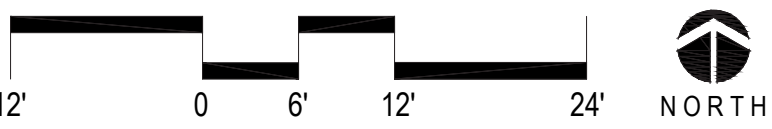


NORTH ELEVATION

MATERIALS AND FINISHES



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

AO Architecture.
Design.
Relationships.



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

LANDSCAPE PALETTE



DECIDUOUS
COMMON THORN-
LESS HONEYLO-
CUST



DECIDUOUS
ACCOLADE ELM



ORNAMENTAL
'AUTUMN
BRILLIANCE'
SERVICEBERRY



SHRUBS
'MINI MAN'
MANCHURIAN
VIBURNUM



SHRUBS
'CHIEFTIAN'
MANZANITA



SHRUBS
'PAWNEE BUTTES'
SAND CHERRY



SHRUBS
RED YUCCA



SHRUBS
CURLY LEAF YUC-
CA



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



GRASSES
'BLOND AMBITION'
BLUE GRAMA



GRASSES
'HAMELN' DWARF
FOUNTAIN GRASS



GRASSES
'ELIJAH BLUE' FES-
CUE



PERENNIALS
FRINGED
WORMWOOD



PERENNIALS
'STEPPESENS
SUNSET GLOW'
PENSTEMON



PERENNIALS
'TERRACOTTA'
YARROW



PERENNIALS
SHOWY FLEA-
BANE



PERENNIALS
'WALKER'S LOW'
CATMINT



PERENNIALS
LAMB'S EAR



DECIDUOUS
JAPANESE PAGO-
DA TREE



ORNAMENTAL
'HOT WINGS'
TARTARIAN MAPLE



EVERGREEN
'WOODWARD'
JUNIPER



SHRUBS
'GREEN MOUND'
ALPINE CURRANT



SHRUBS
CREEPING JUNI-
PER



GRASSES
'KARL FORESTER'
FEATHER REED
GRASS



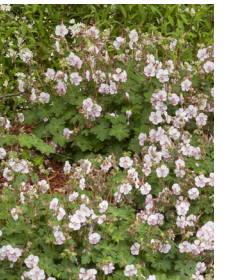
GRASSES
'HAMELN' DWARF
FOUNTAIN GRASS



PERENNIALS
'SILVER MOUND'
ARTEMISIA



PERENNIALS
'SEPTEMBER
CHARM' ANEM-
ONE



PERENNIALS
'BIOKOVO'
CRANESBILL



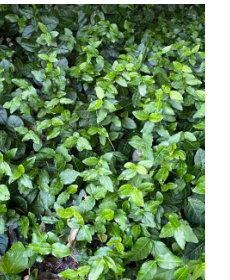
PERENNIALS
BLOODY
CRANESBILL



PERENNIALS
STICKY GERANIUM



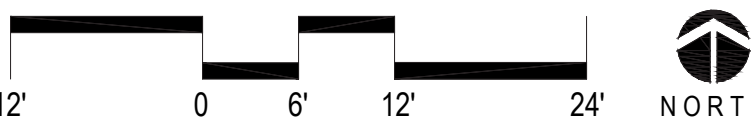
PERENNIALS
'WHITE CLOUD'
CORAL BELLS



PERENNIALS
PURPLE WINTER-
CREEPER



KEY MAP



CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

BUILDING ELEVATIONS + LANDSCAPE

SITE DEVELOPMENT PLAN

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

Sheet

A406.3



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



KEY MAP



McWHINNEY

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

Michael Hsu
Office Of Architecture

AO Architecture.
Design.
Relationships.

REV.	COMMENT	DATE
2	SDP Resubmittal	7/23

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4
BUILDING PERSPECTIVES
SITE DEVELOPMENT PLAN

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

Sheet

A406.4

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 WATERINGS. MOISTURE IN SOIL PROFILE WILL ENCOURAGE HEALTHY ROOTS
9-12	0.5 INCHES	TWICE PER WEEK	20	45	60	AS SEEDLINGS GROW LONGER ROOTS THEY CAN GRADUALLY BE WATERED LESS OFTEN
13-16	0.5 INCHES	ONCE PER WEEK	20	45	60	WATER REGULARLY TO ENCOURAGE HEALTH OF NEW SEEDLINGS
YEAR 2 AND BEYOND	0.5 INCHES	ONCE PER MONTH OR AS NEEDED	20	45	60	SCHEDULE WATER TO KEEP UP ON MAINTENANCE AND DESIRED APPEARANCE



McWHINNEY

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

Rvi

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

REV.	COMMENT	DATE
2	SDP_RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

PHASE 1 – SDP 4

LANDSCAPE NOTES

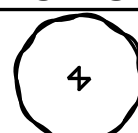
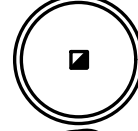
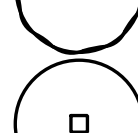
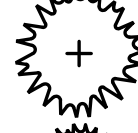
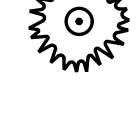
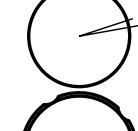
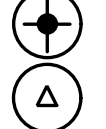
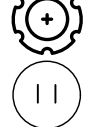
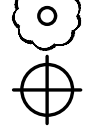
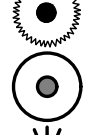
SITE PLAN DEVELOPMENT

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

Sheet

LP001

PLANT SCHEDULE SDP 4

<u>SYMBL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>WATER USE</u>
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 columna	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
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>O.C</u>	<u>WATER USE</u>	
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	

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	



McWHINNEY

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

RVI

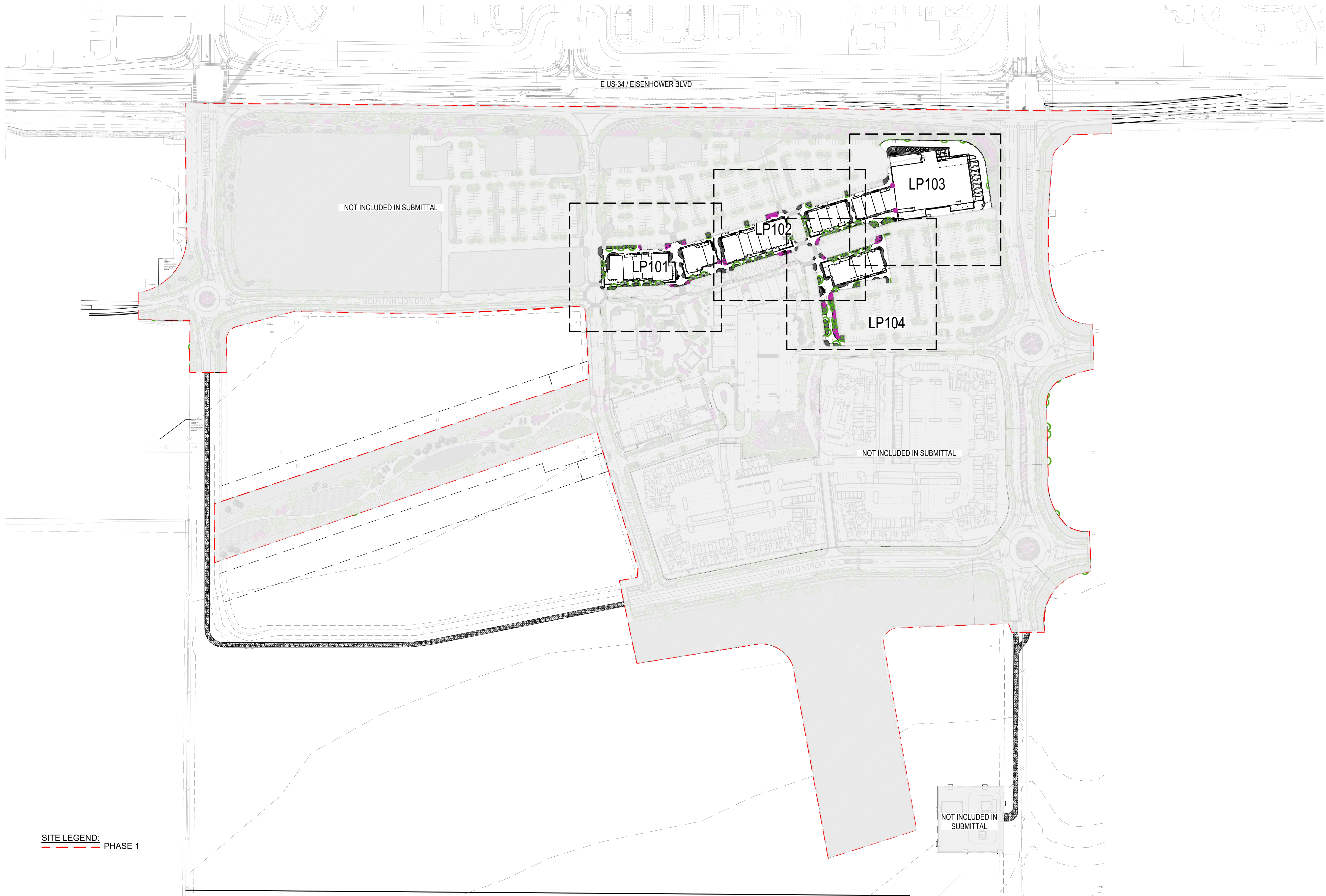
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

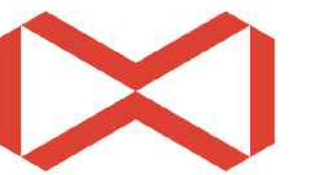
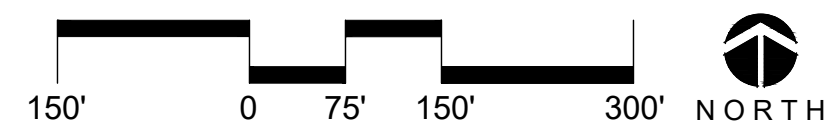
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE SCHEDULE
SITE PLAN DEVELOPMENT

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

Sheet
LP002



SITE LEGEND:
PHASE 1



McWHINNEY

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

RVI

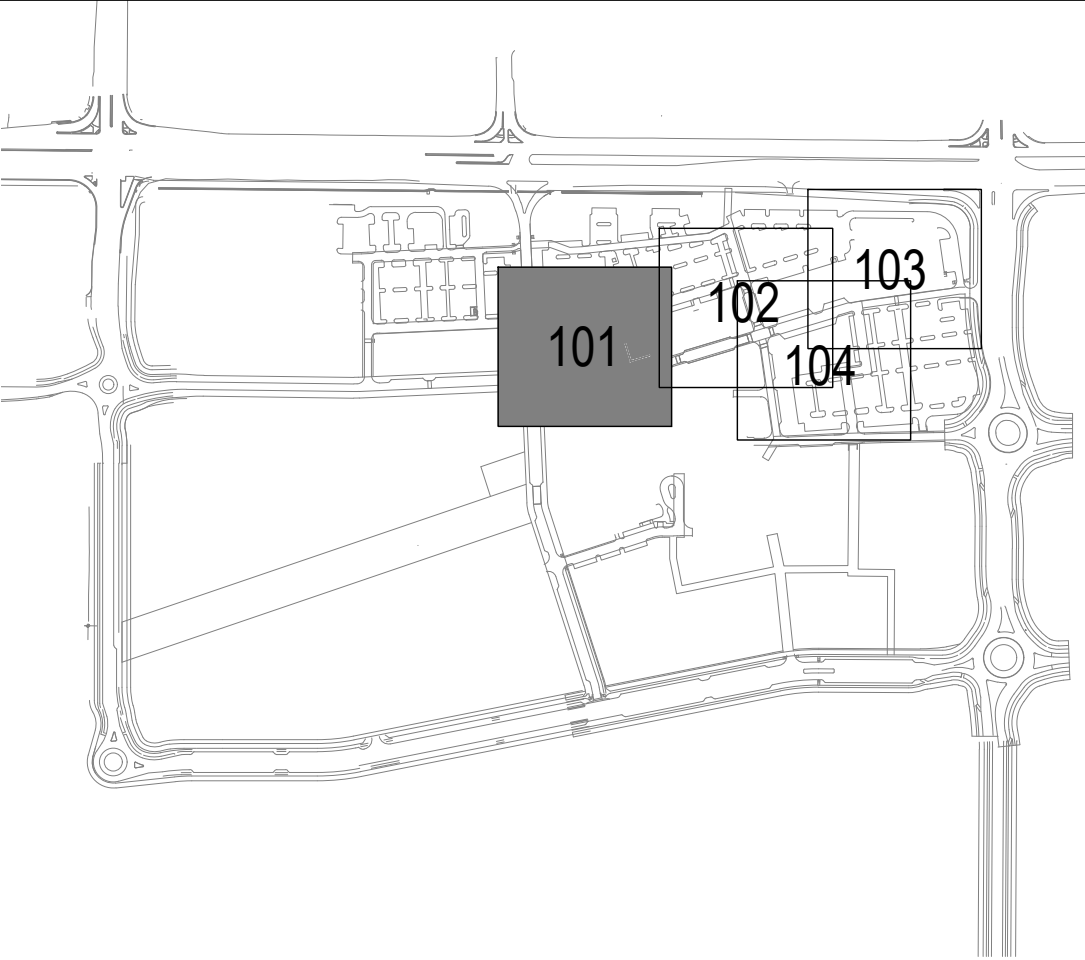
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
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.

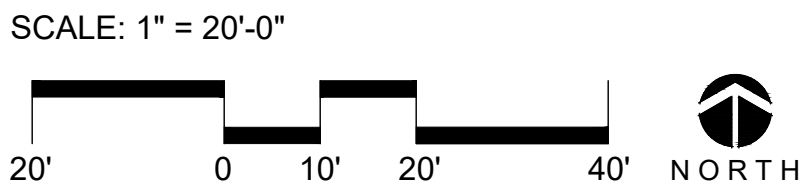
- LANDSCAPE LEGEND:
- WOOD MULCH
 - 1" ROCK MULCH
 - 4"-8" ROCK MULCH
 - PROPERTY LINE
 - PHASE 1 LINE
 - EASEMENT

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



REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

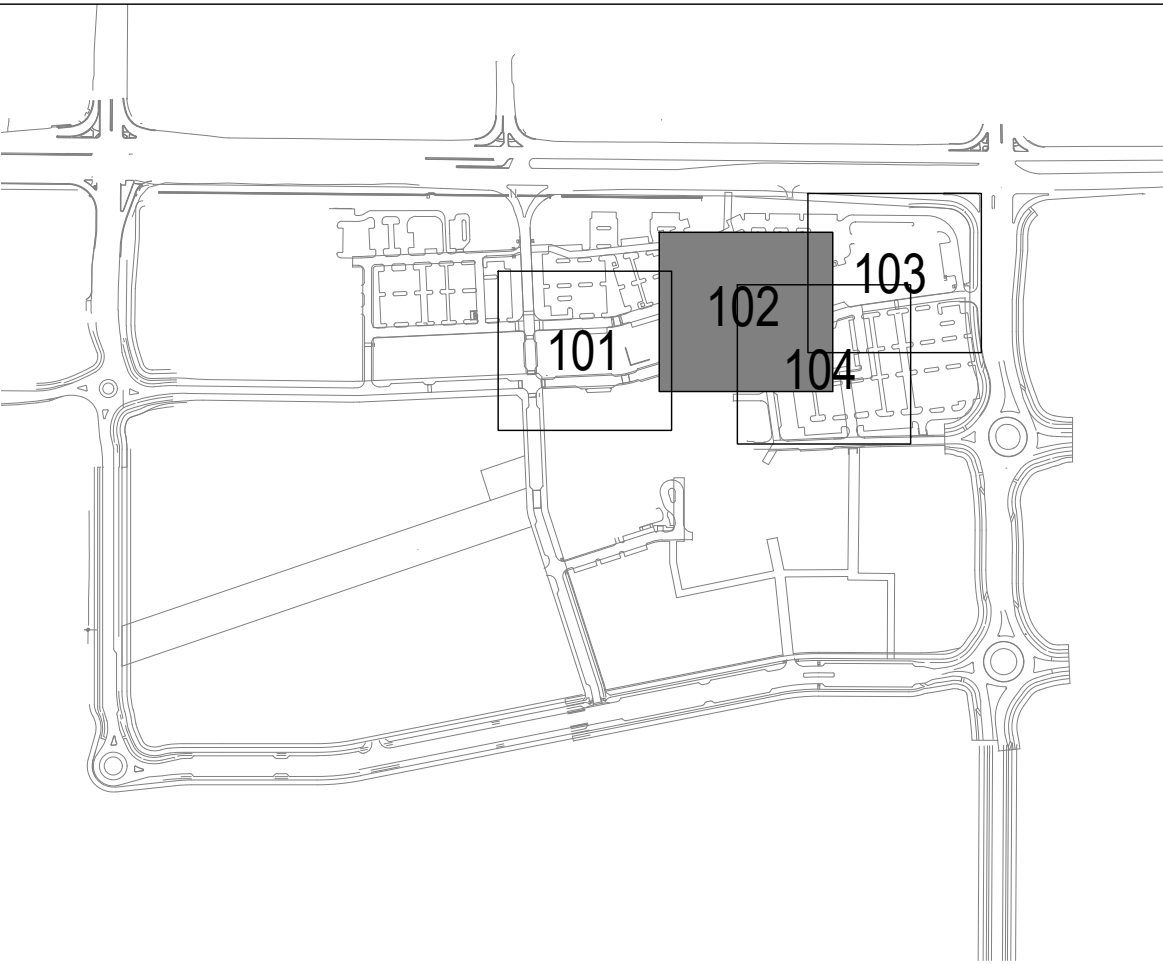
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

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



REFER CENTERRA
SOUTH FIRST
SUBDIVISION - SDP 1
PZ-24-00131 (CCP) AND
PZ-25-00068 (SDP) FOR
INFORMATION OUTSIDE
OF PROPERTY LINE

THIS AREA IS NOT
INCLUDED IN THIS SDP.
REFER FUTURE
PZ-25-000XX (CENTERRA
SOUTH - SDP 5) FOR
ADDITIONAL INFORMATION



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

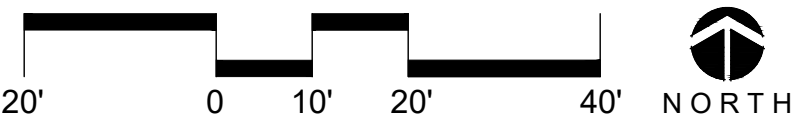
EVERGREEN TREES

- Colorado Spruce
- Woodward Columnar Juniper

ORNAMENTAL TREES

- Autumn Brilliance Serviceberry
- Spring Snow Crabapple
- Toba Hawthorn

SCALE: 1" = 20'-0"



McWHINNEY

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

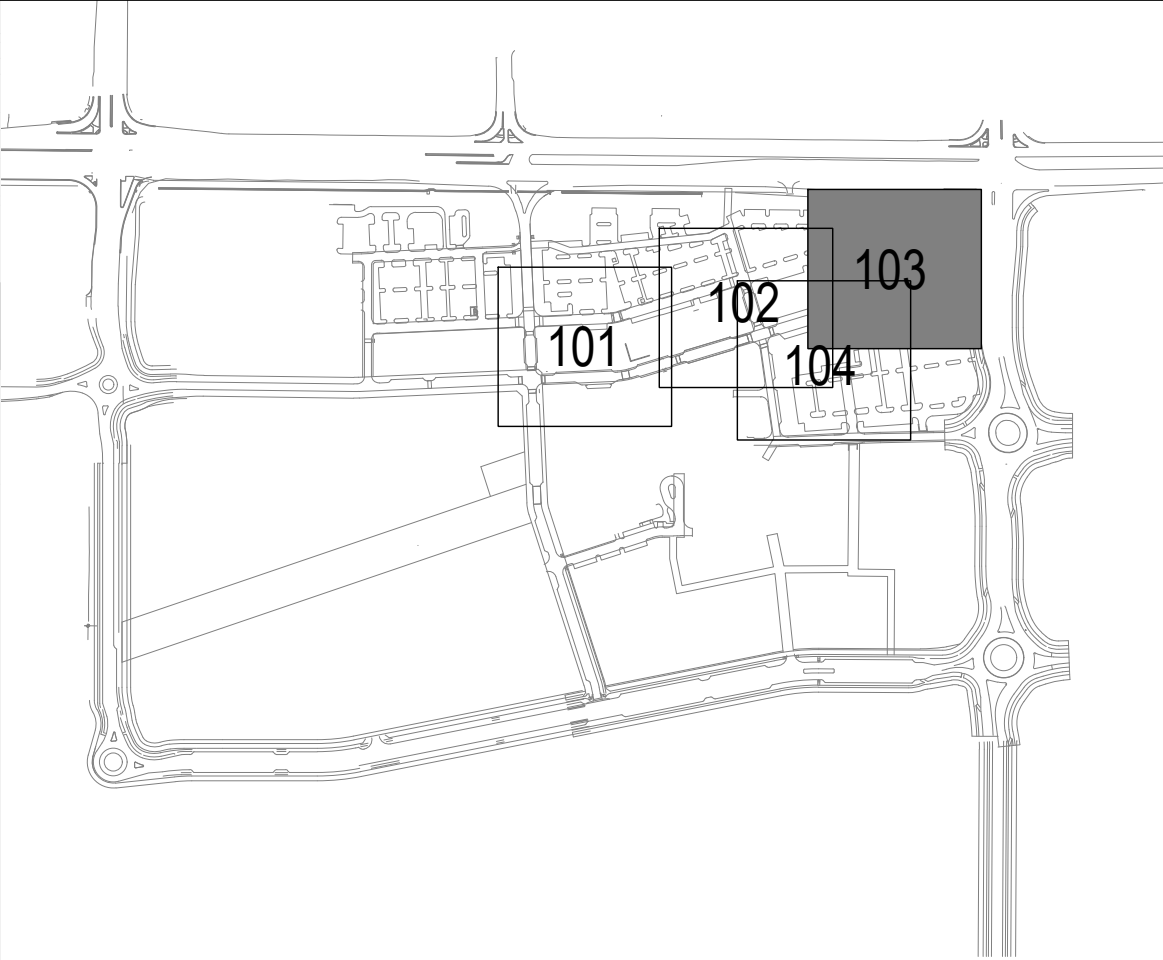
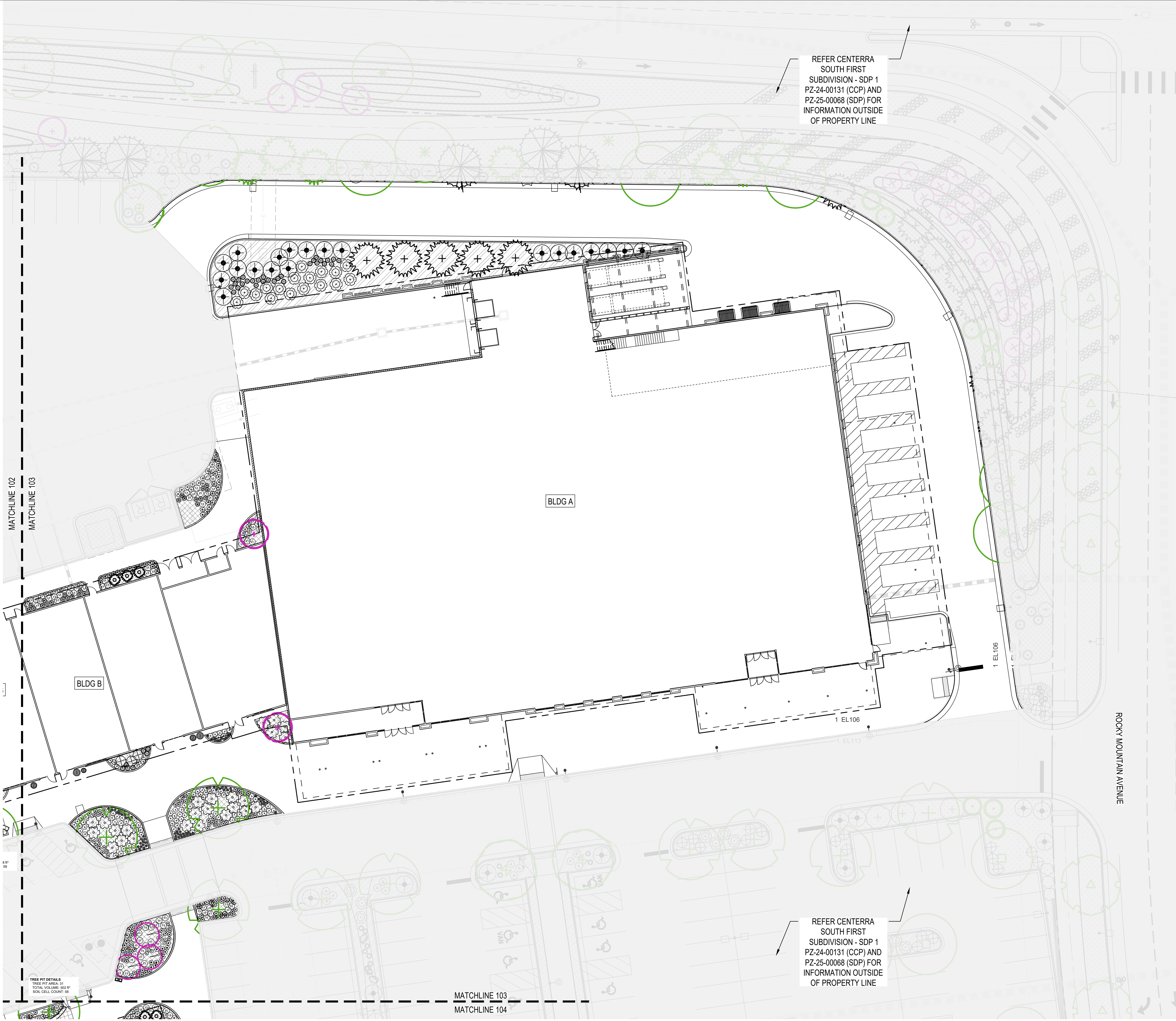
RVI

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

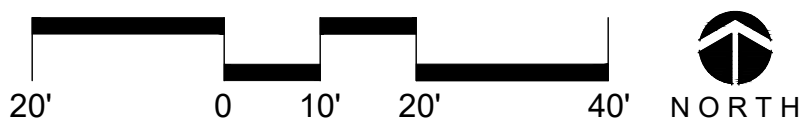
EVERGREEN TREES

- Colorado Spruce
- Woodward Columnar Juniper

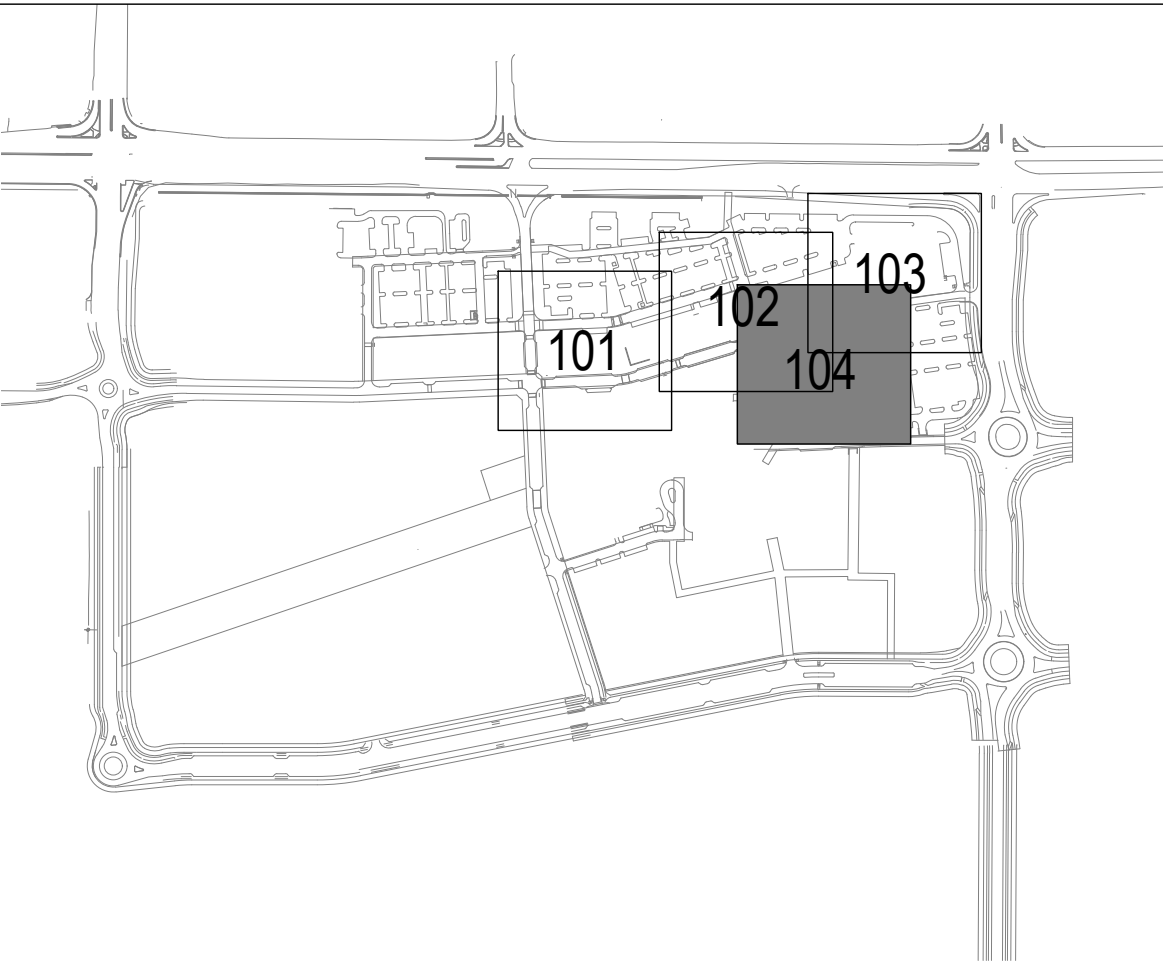
ORNAMENTAL TREES

- Autumn Brilliance Serviceberry
- Spring Snow Crabapple
- Toba Hawthorn

SCALE: 1" = 20'-0"



REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23



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

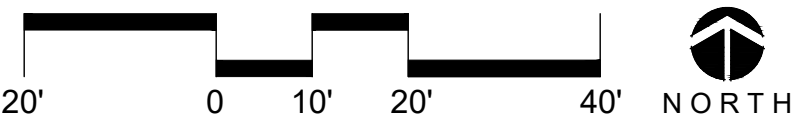
EVERGREEN TREES

- Colorado Spruce
- Woodward Columnar Juniper

ORNAMENTAL TREES

- Autumn Brilliance Serviceberry
- Spring Snow Crabapple
- Toba Hawthorn

SCALE: 1" = 20'-0"



McWHINNEY

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

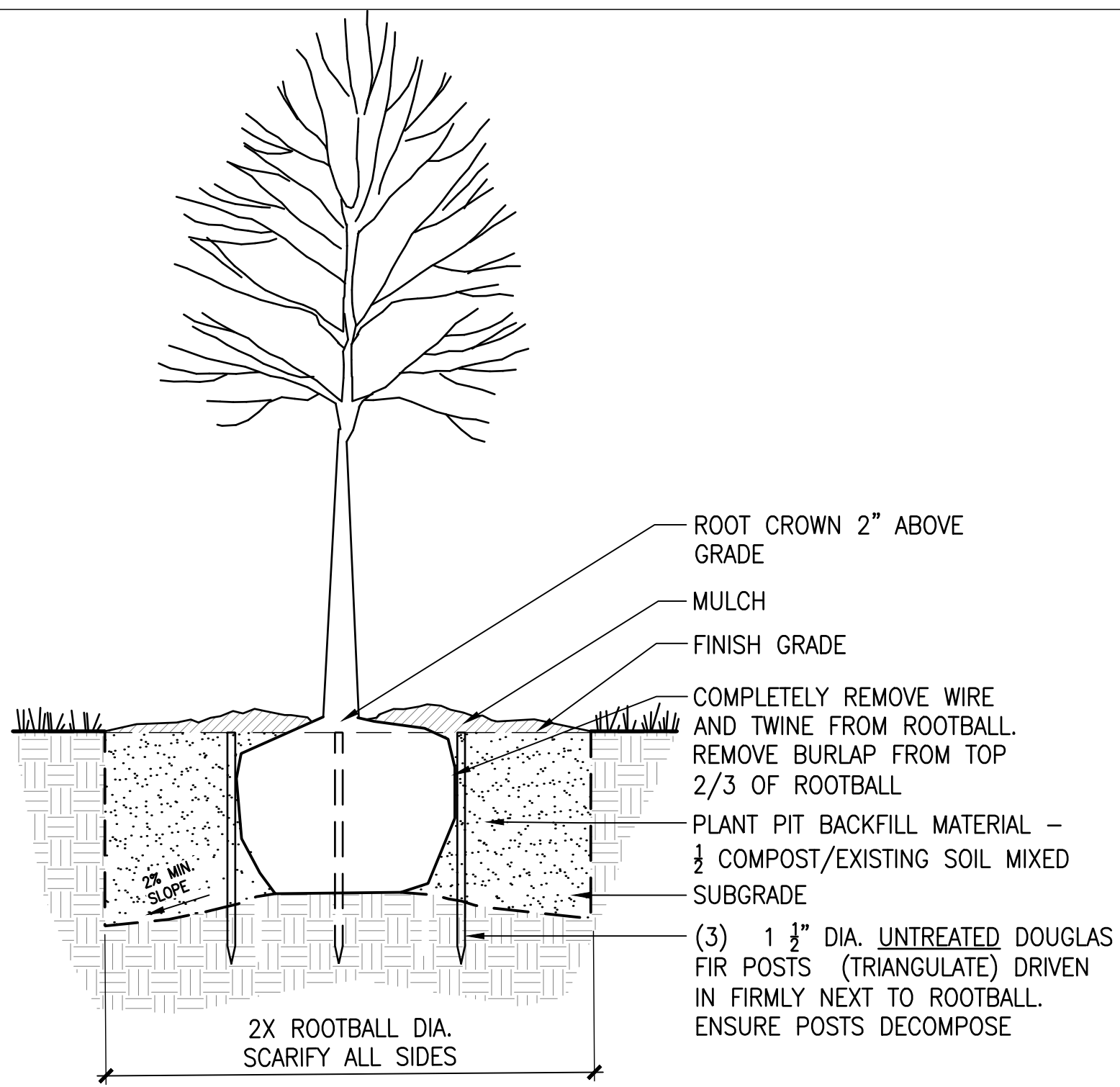
RVI

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

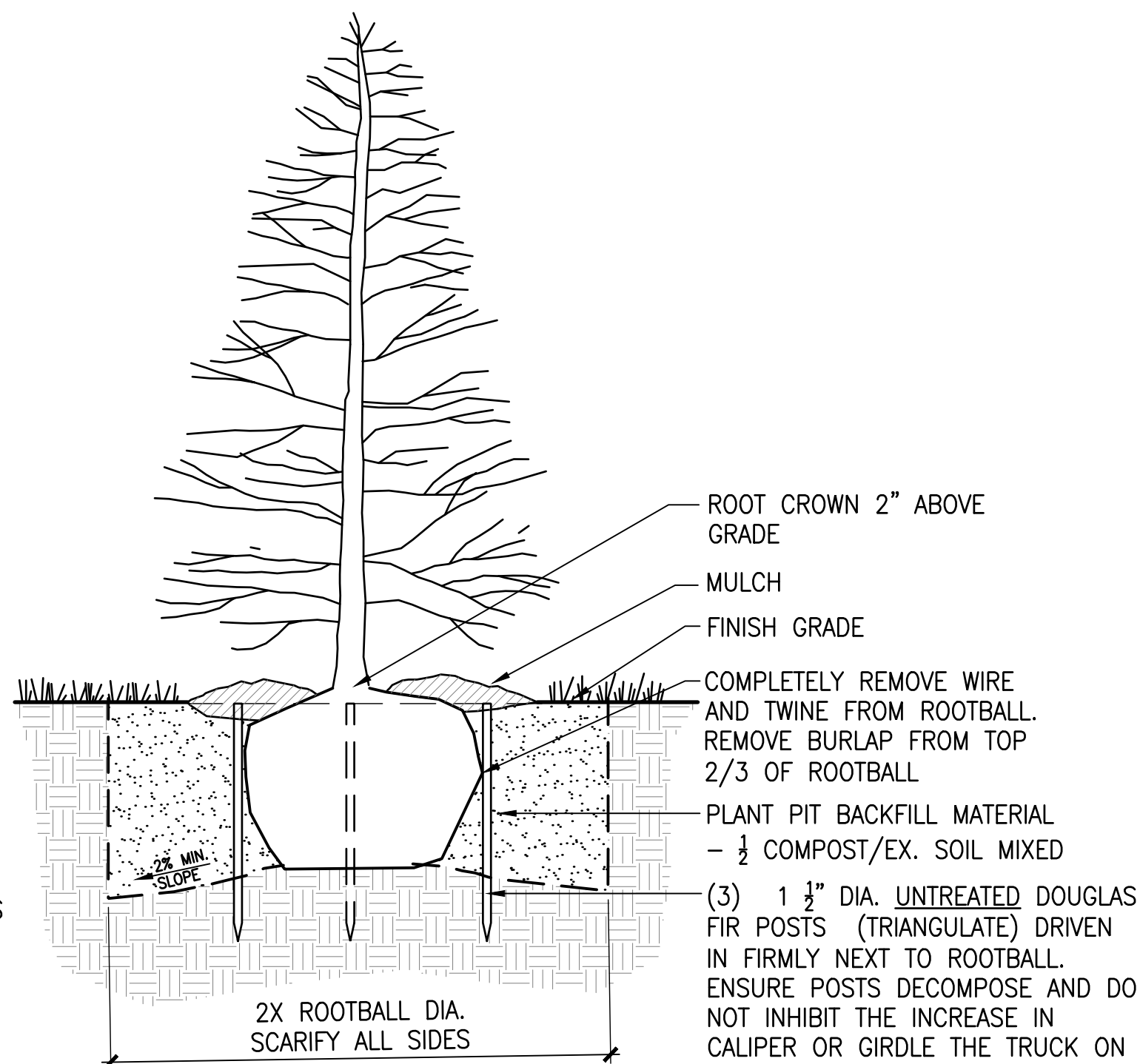
CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
LANDSCAPE PLAN
SITE PLAN DEVELOPMENT

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

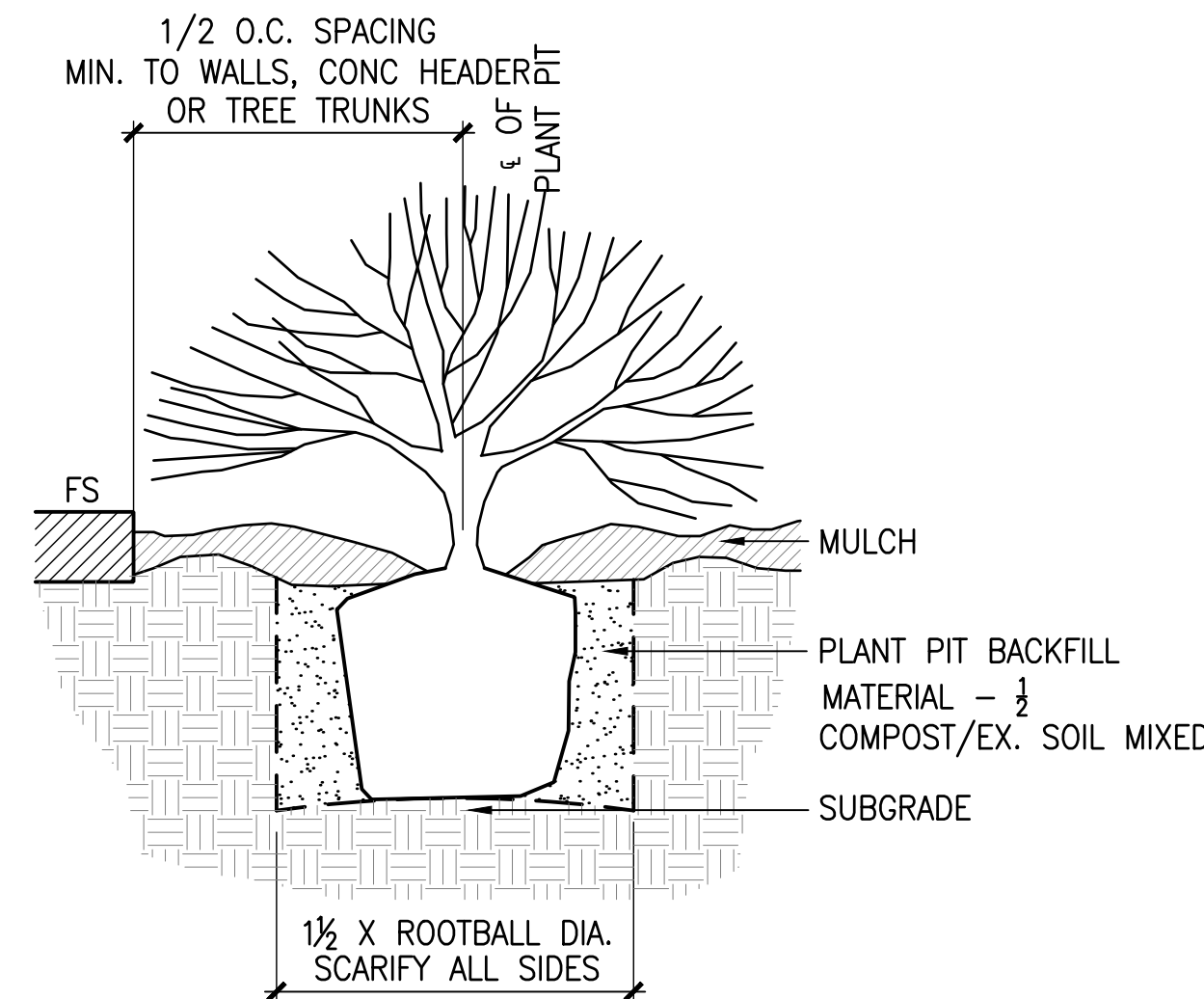
Sheet
LP104



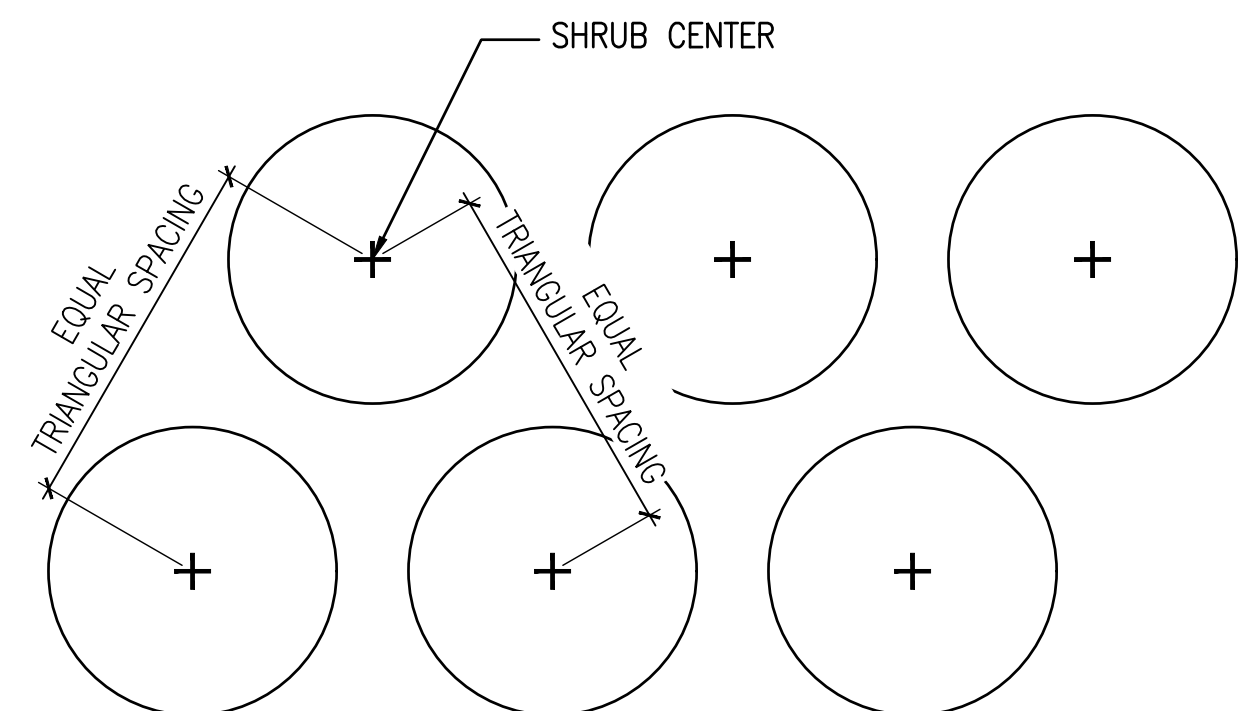
A DECIDUOUS TREE PLANTING
SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



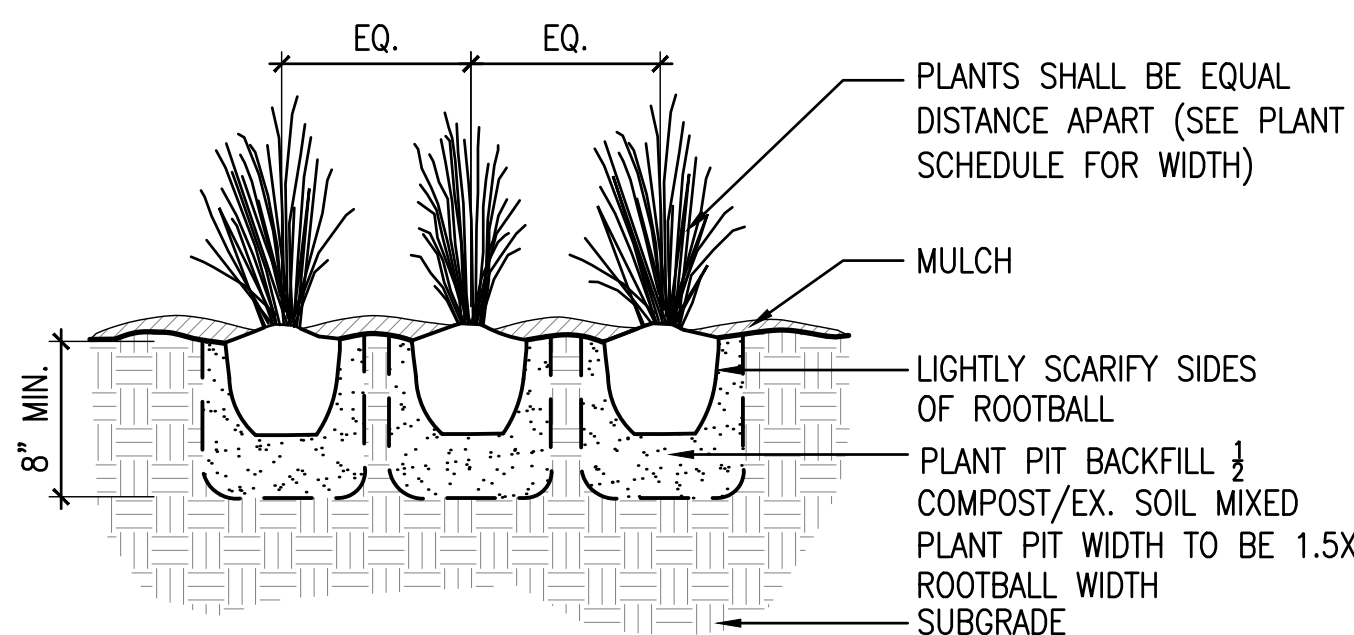
B EVERGREEN TREE PLANTING
SCALE: NTS



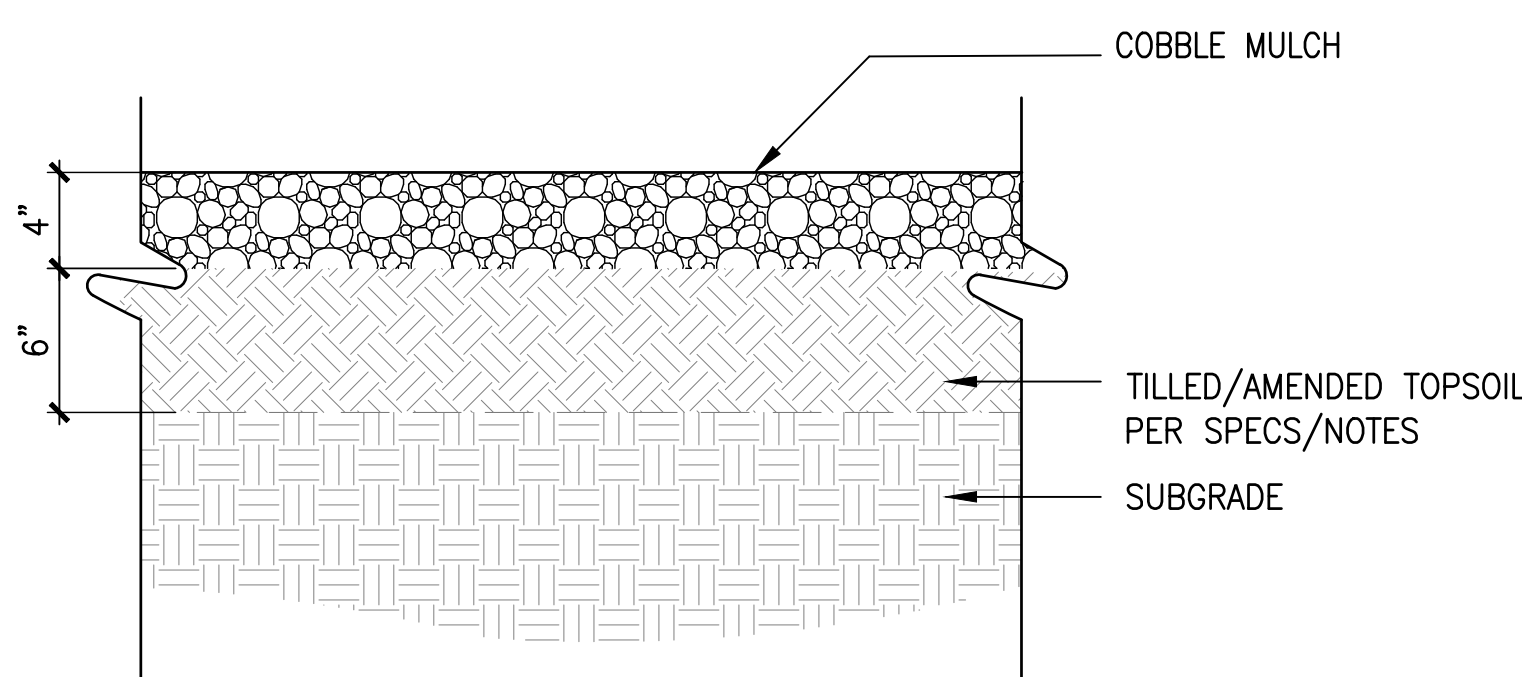
C SHRUB PLANTING
SCALE: NTS DT-PLNT-SHRB



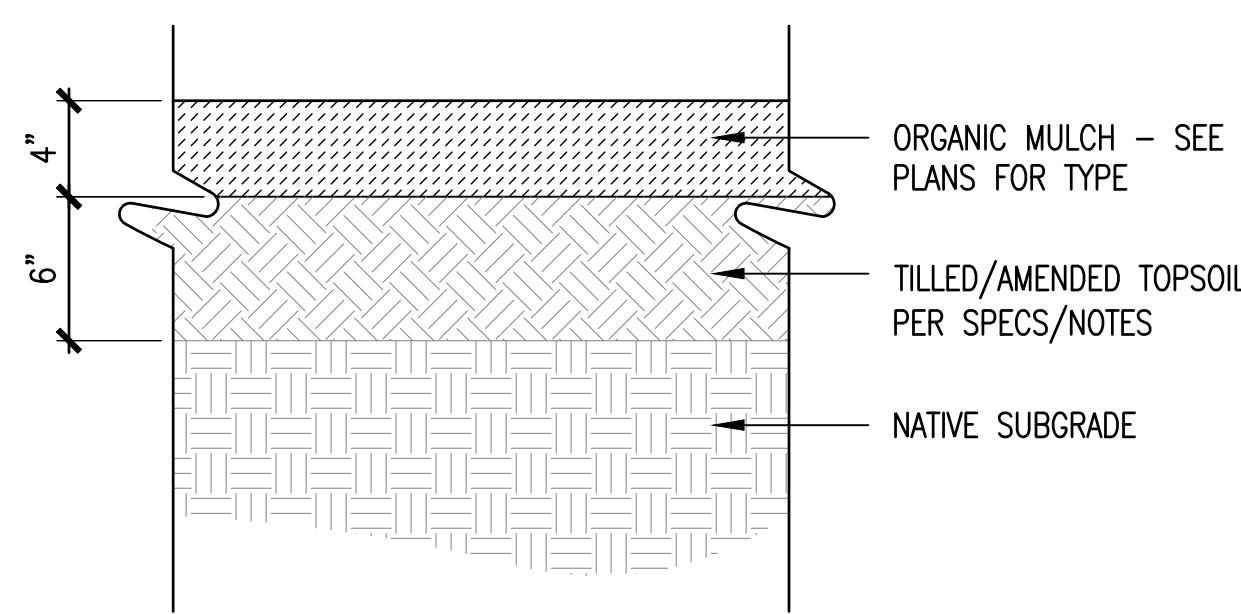
D SHRUB SPACING
SCALE: 1"=1'-0" DT-PLNT-SHRB-SPAC



E ORNAMENTAL GRASS / PERENNIAL
SCALE: 1"=1'-0" DT-PLNT-PERN-ORNA

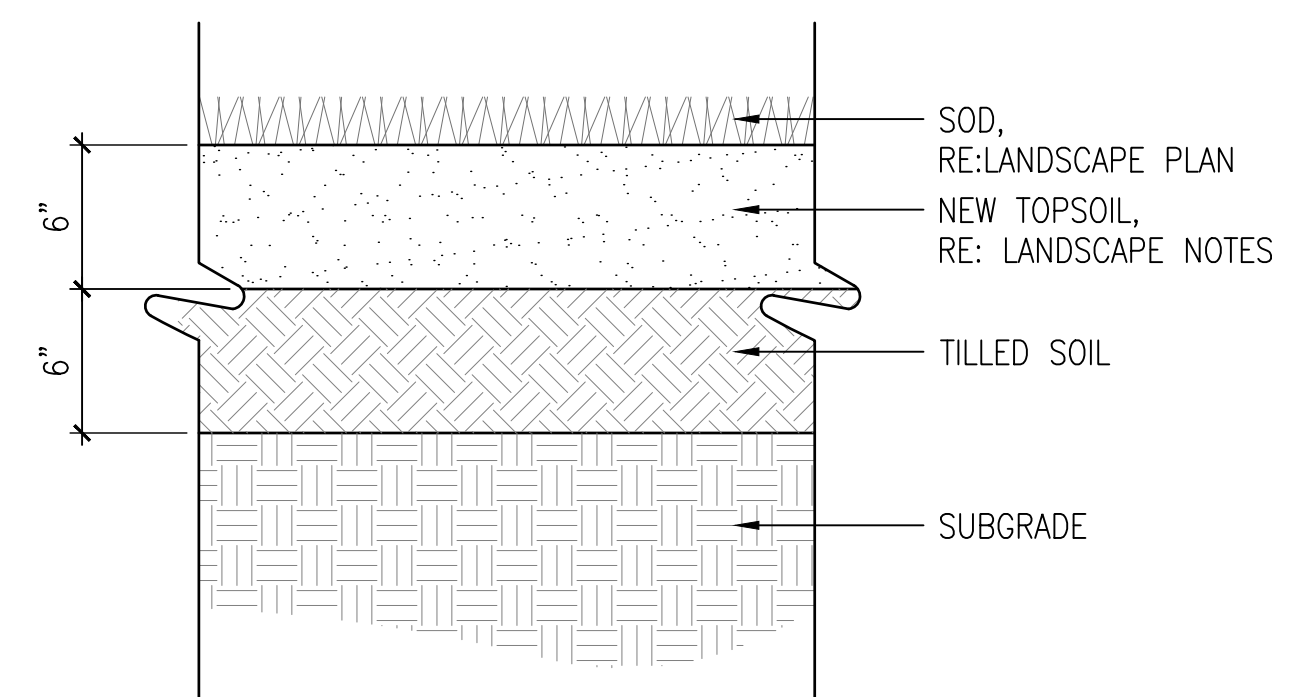


F COBBLE MULCHING
SCALE: 1 1/2" = 1'-0"

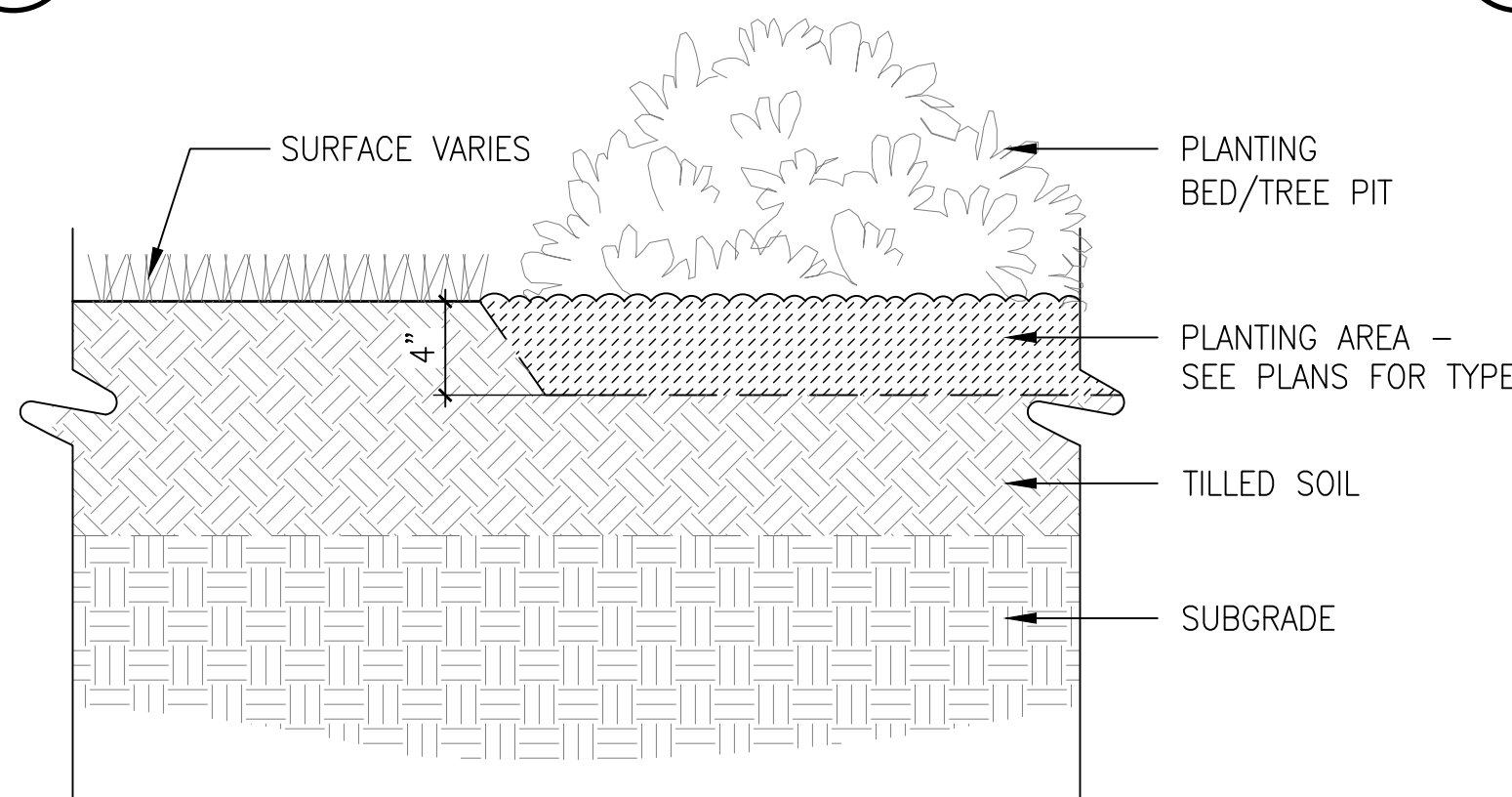


G ORGANIC MULCH
SCALE: 1 1/2" = 1'-0" DT-PLNT-MULCH

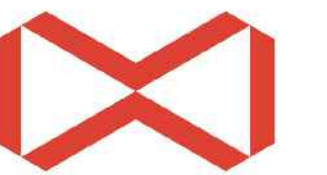
NOTES:
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.



H SOD PLANTING
SCALE: 1 1/2" = 1'-0"



I NATURAL EDGE
SCALE: 1 1/2" = 1'-0"



McWHINNEY

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

Rvi

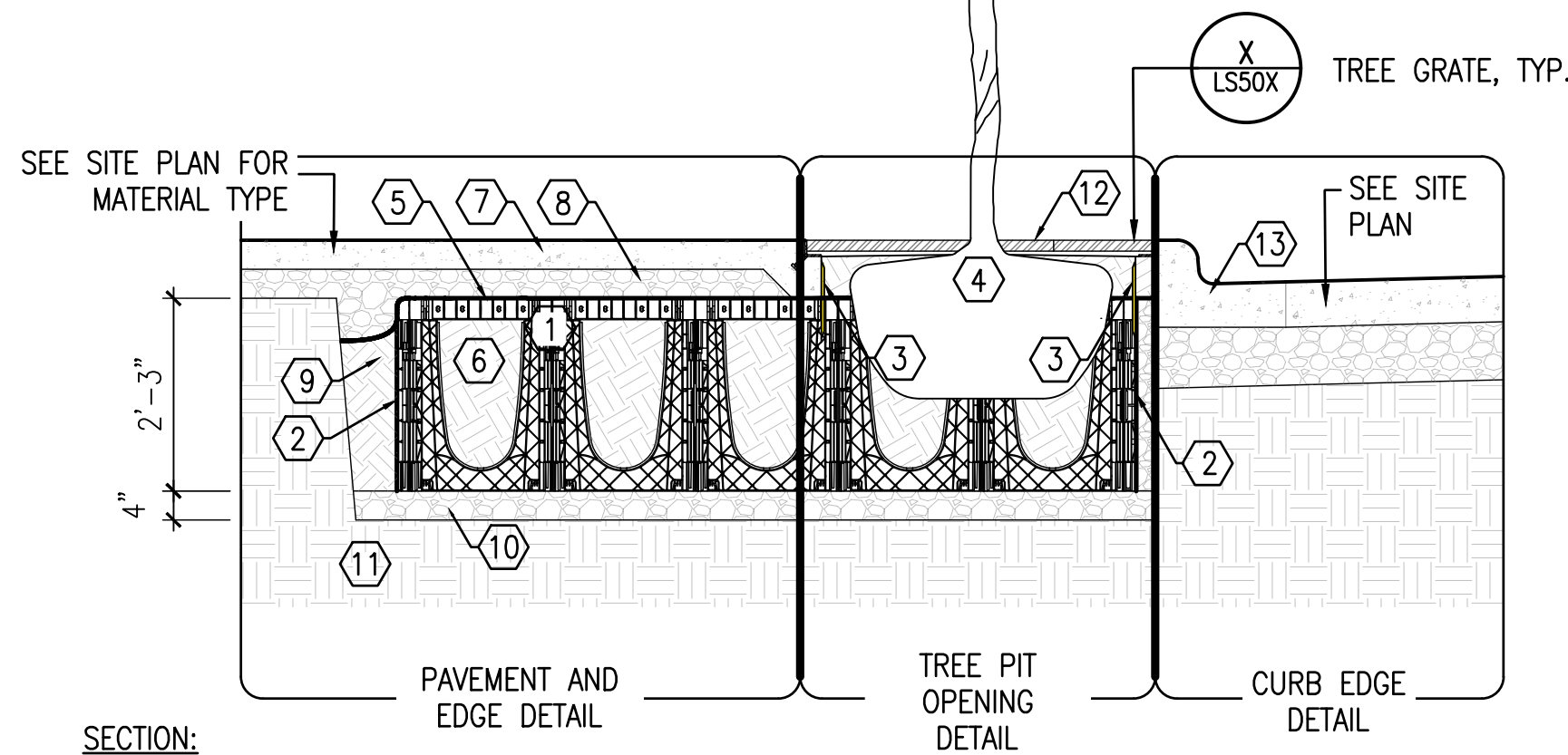
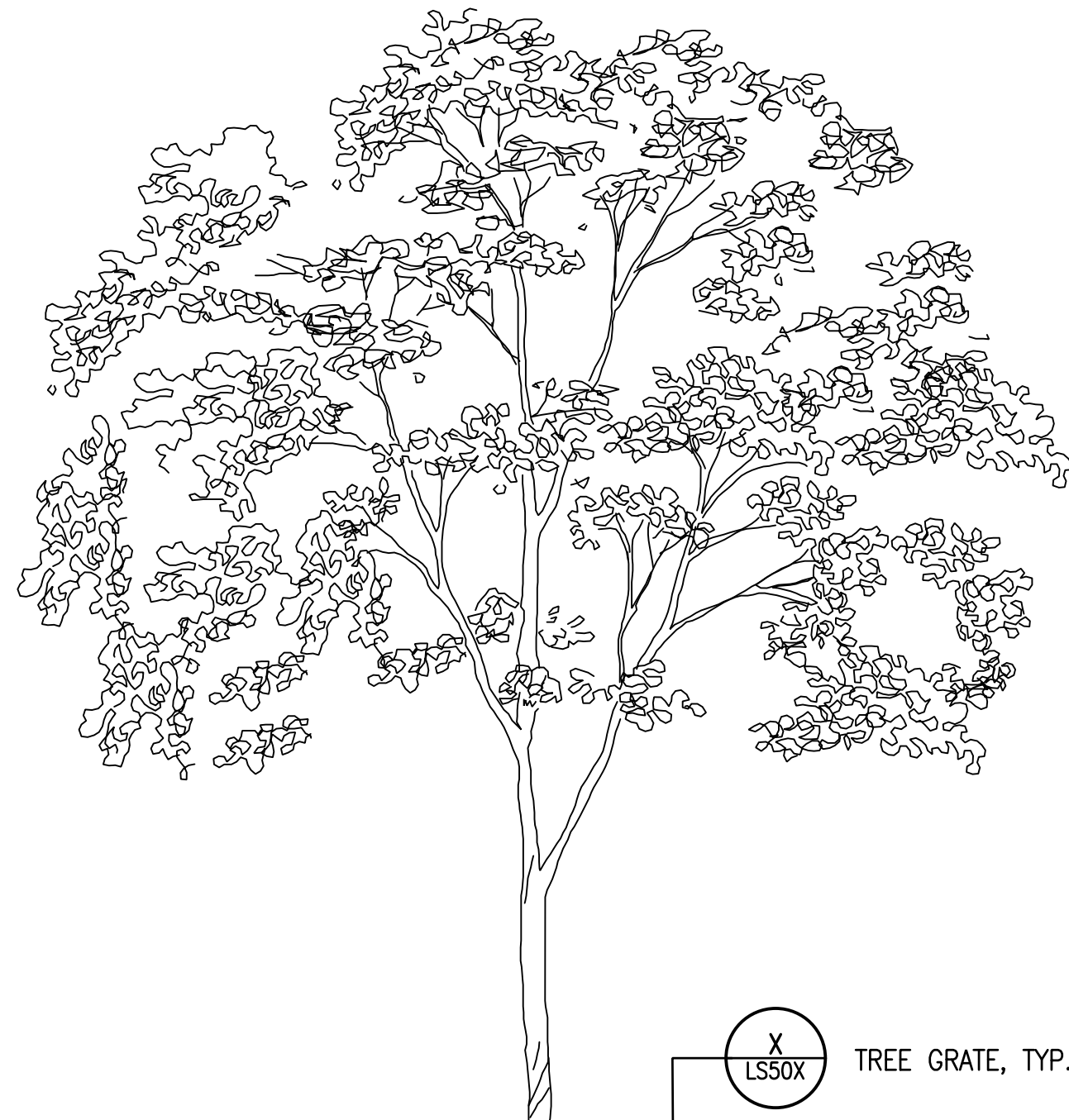
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

REV.	COMMENT	DATE
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

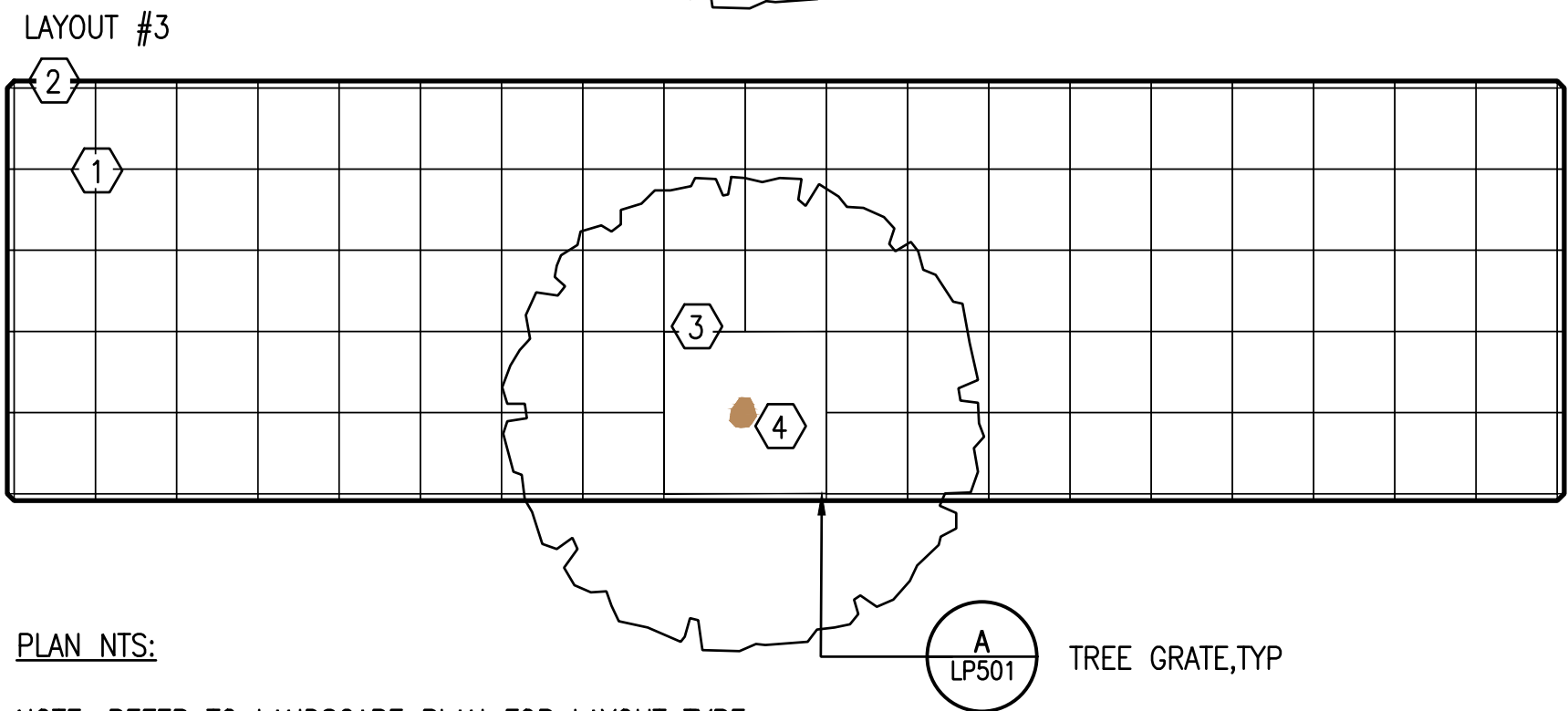
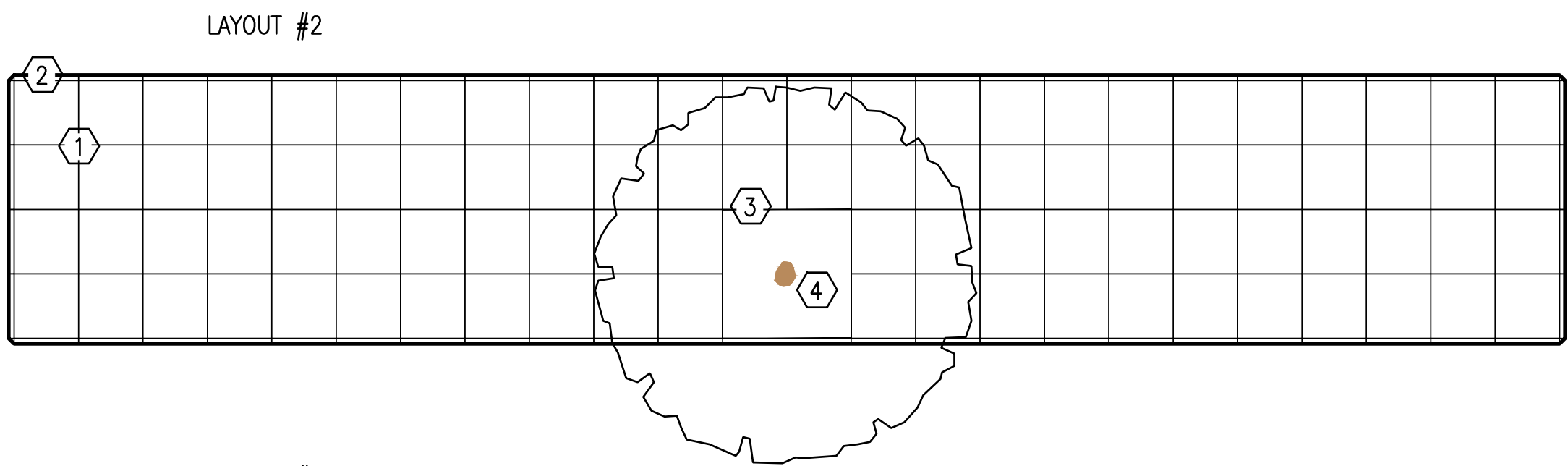
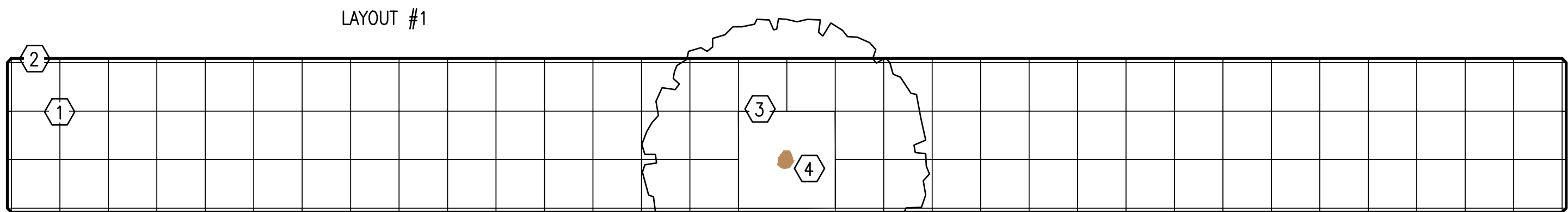


ARBORSYSTEM® URBAN TREE PLANTING SYSTEM

- 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

NOTES:
SYSTEM : ROOTSPACE 600 SOIL CELL SYSTEM
SYSTEM DEPTH: 27"
SOIL VOLUME: ~ 600 CUBIC FEET
SOIL DEPTH: 24"

A **ARBORSYSTEM**
SCALE: 1/2"=1'-0"



PLAN NTS:
NOTE: REFER TO LANDSCAPE PLAN FOR LAYOUT TYPE



McWHINNEY

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



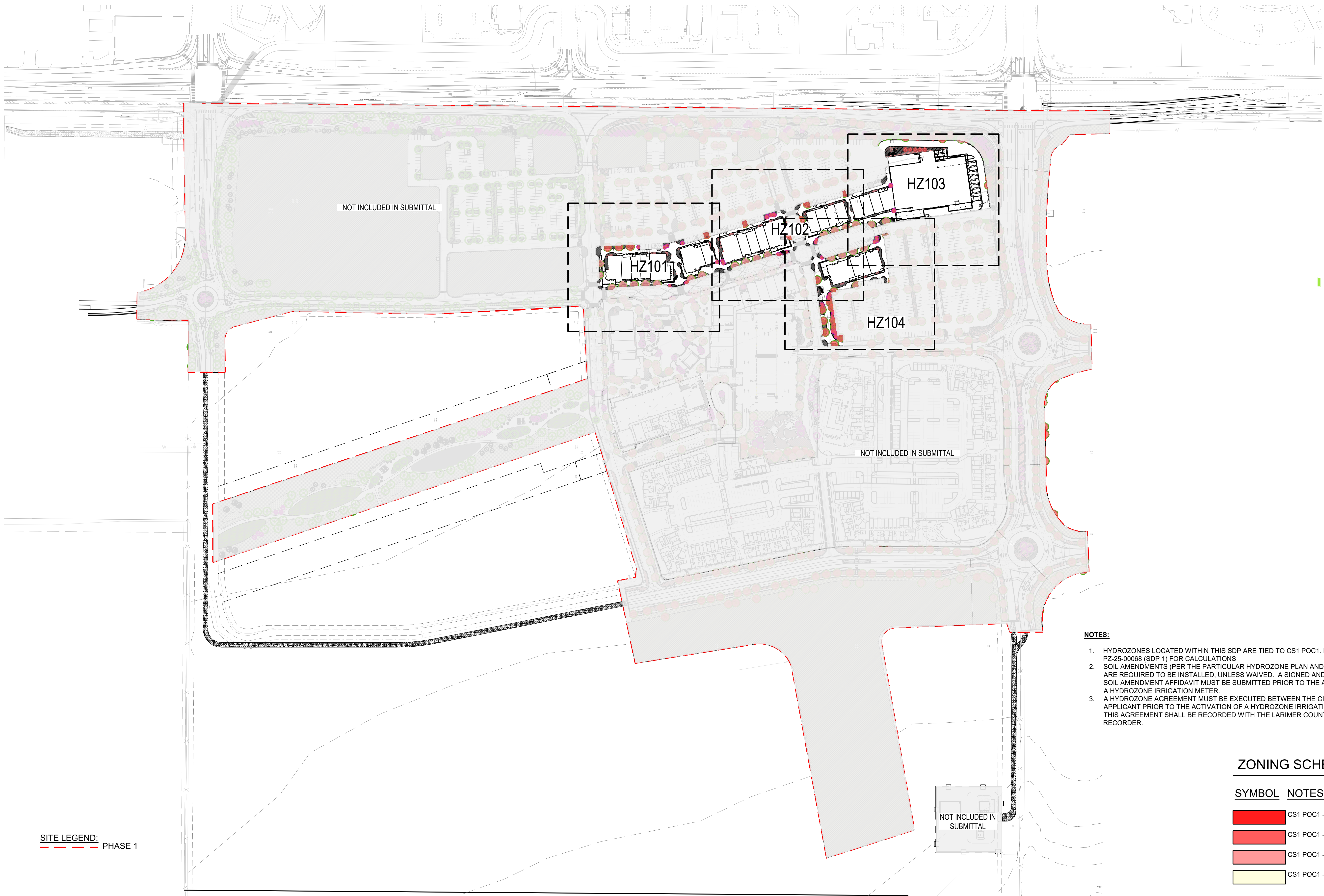
506 South College
Unit A
Fort Collins, Colorado 80524
Tel: 970.484.8855
www.rviplanning.com

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

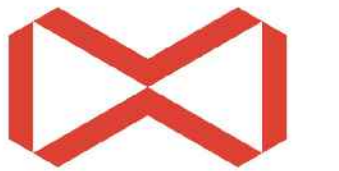
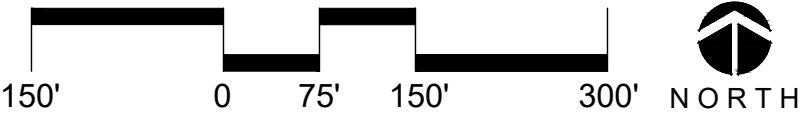


SITE LEGEND:
PHASE 1

- 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
[Red Box]	CS1 POC1 - High
[Light Red Box]	CS1 POC1 - Moderate
[Pink Box]	CS1 POC1 - Low
[Yellow Box]	CS1 POC1 - Very Low



McWHINNEY

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



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

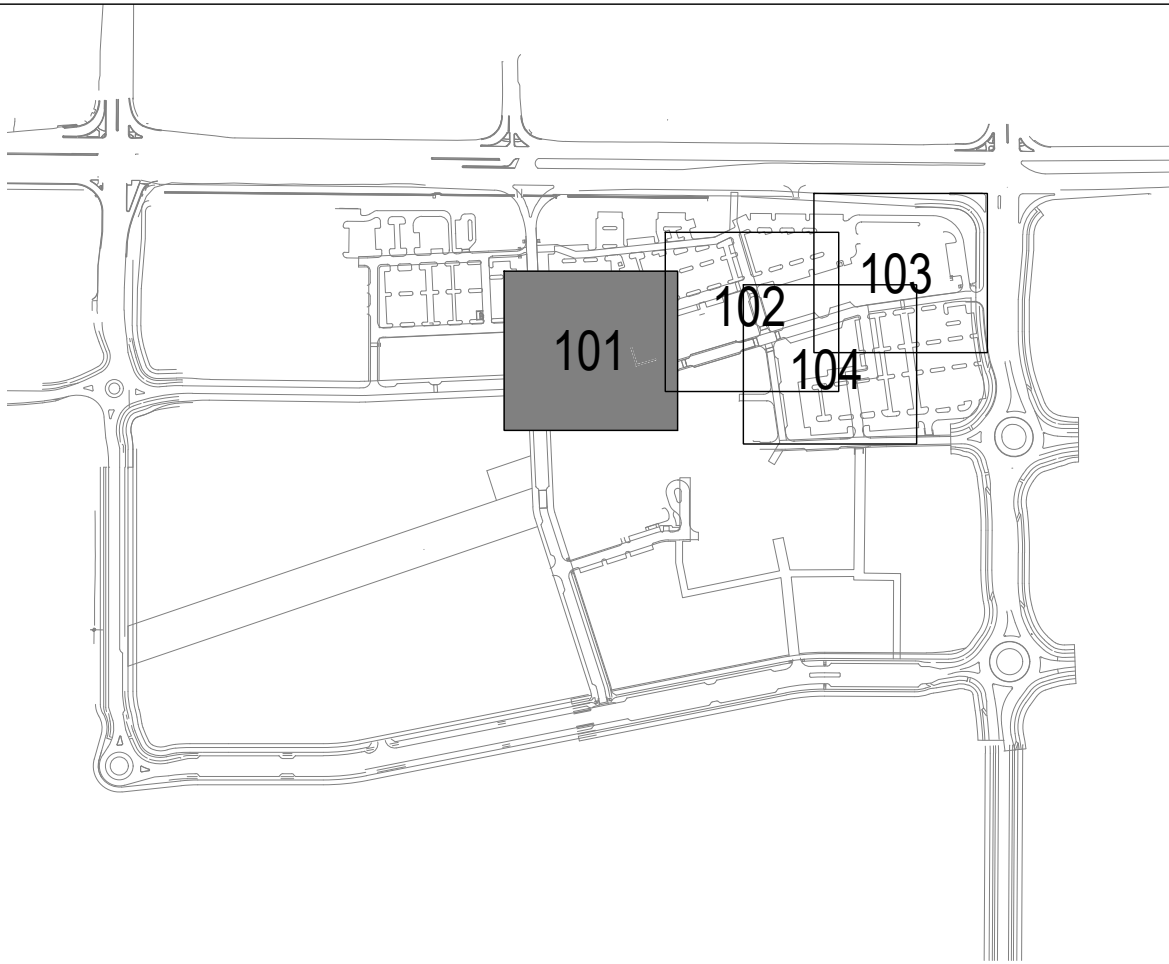
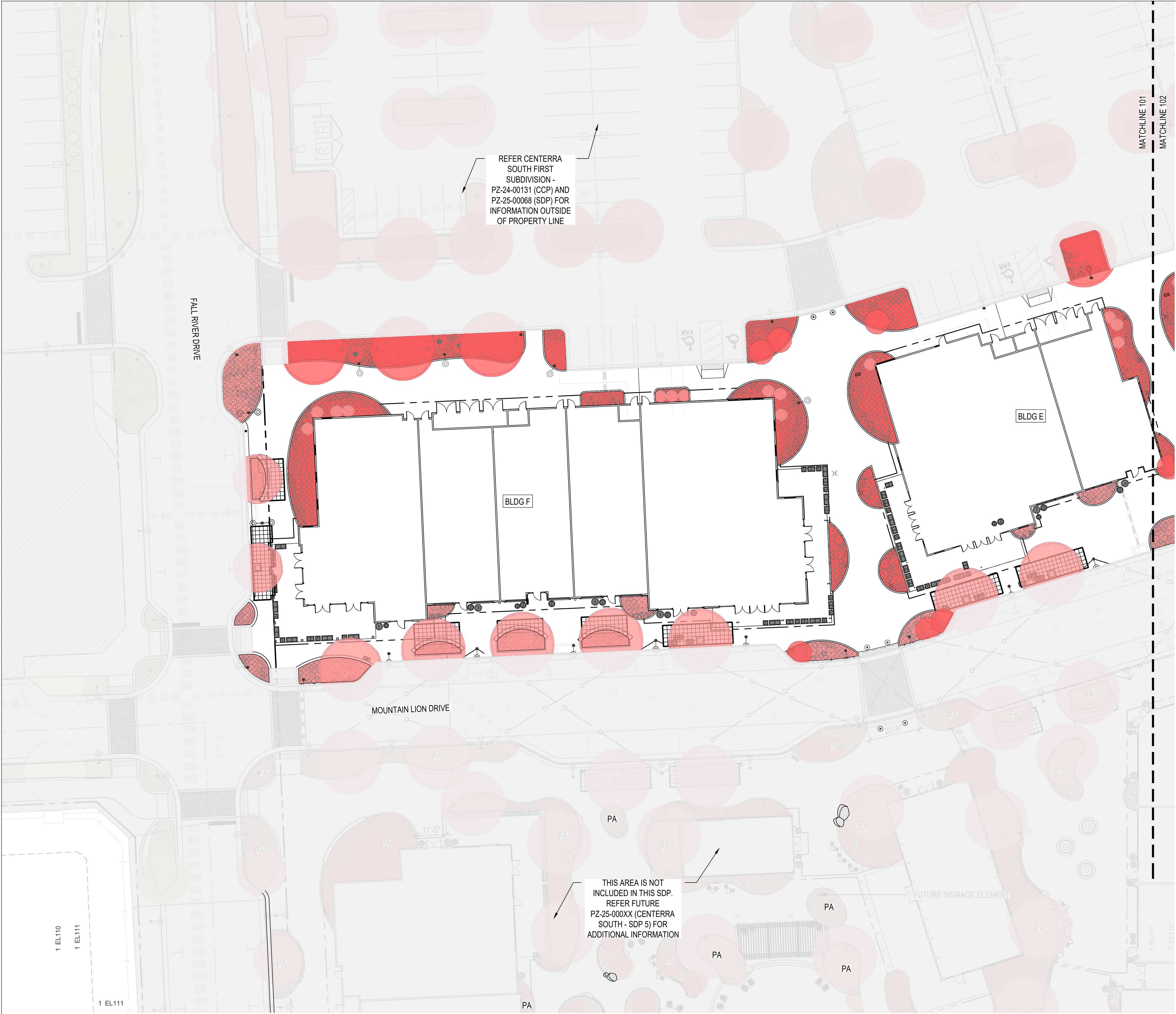
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION
PHASE 1 – SDP 4
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.
 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.

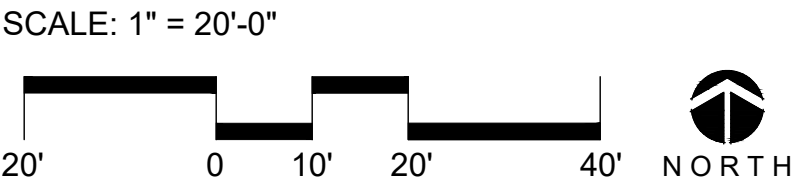
REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

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

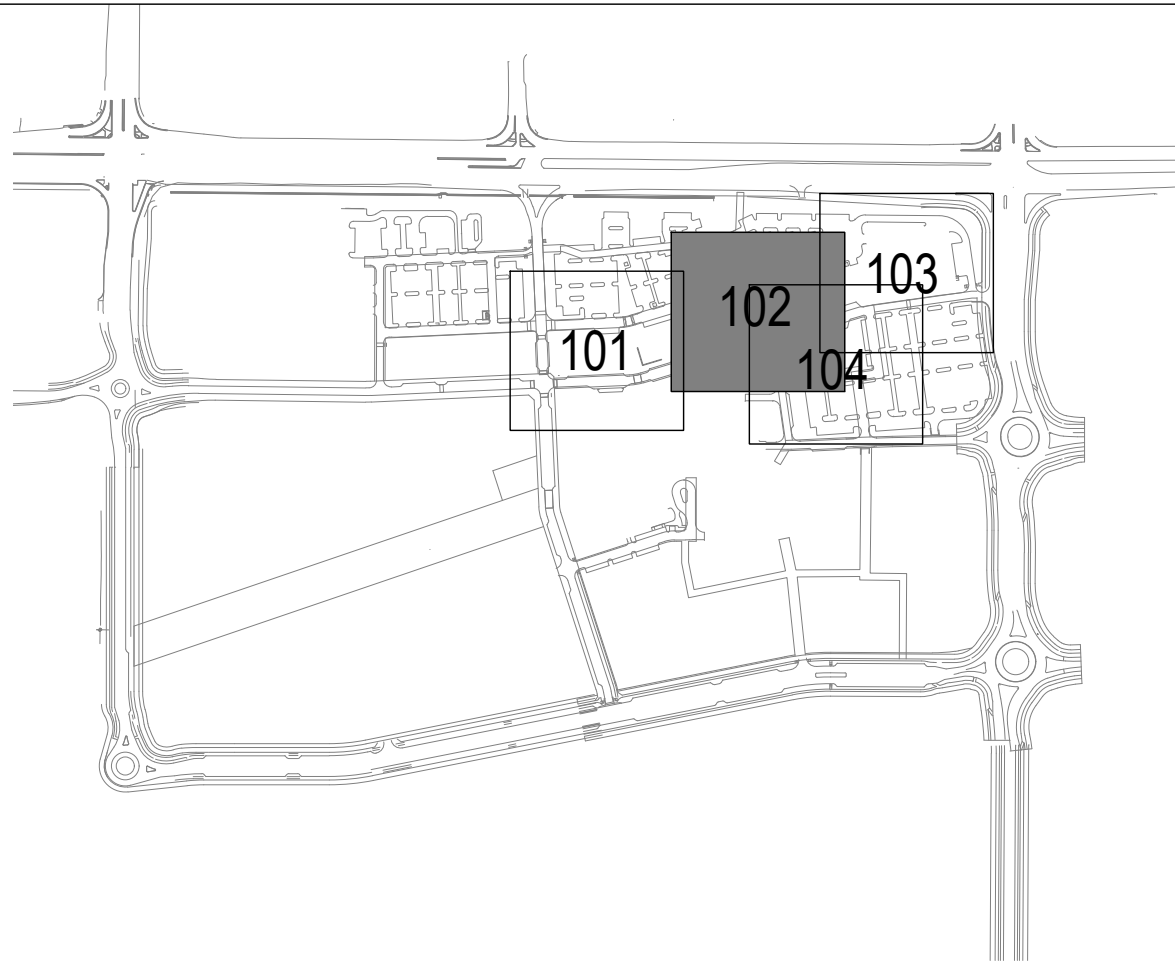
HZ101





REFER CENTERRA
SOUTH FIRST
SUBDIVISION -
PZ-24-00131 (CCP) AND
PZ-25-00068 (SDP) FOR
INFORMATION OUTSIDE
OF PROPERTY LINE

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:
- HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
 - 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.
 - 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.



McWHINNEY

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



CENTERRA SOUTH FIRST SUBDIVISION

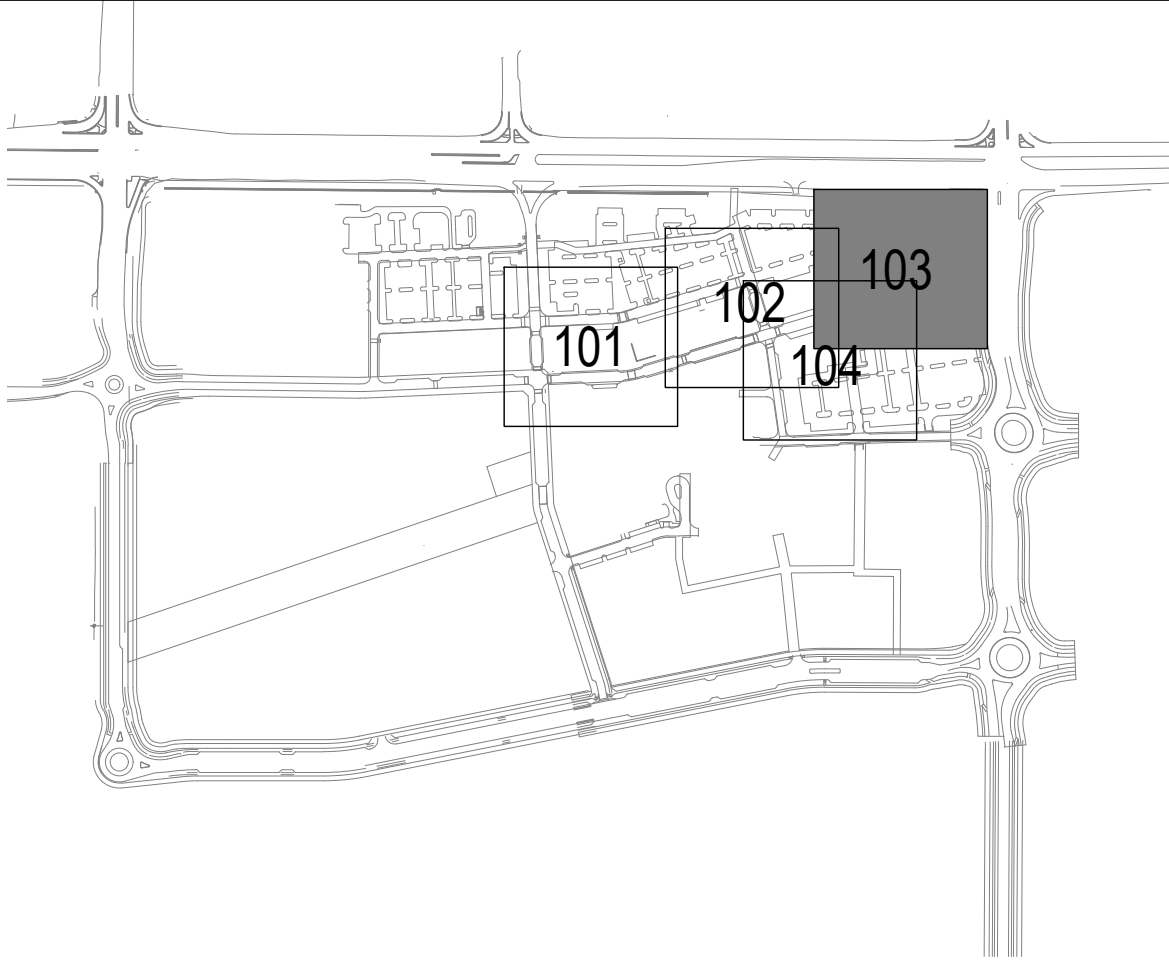
PHASE 1 – SDP 4

HYDROZONE PLAN

SITE PLAN DEVELOPMENT

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

Sheet
HZ102



	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

- NOTES:**
- HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
 - 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.
 - 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.



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



REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

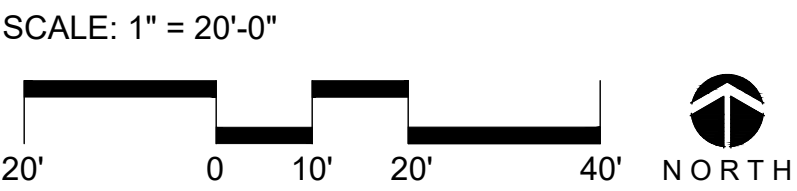
PHASE 1 – SDP 4

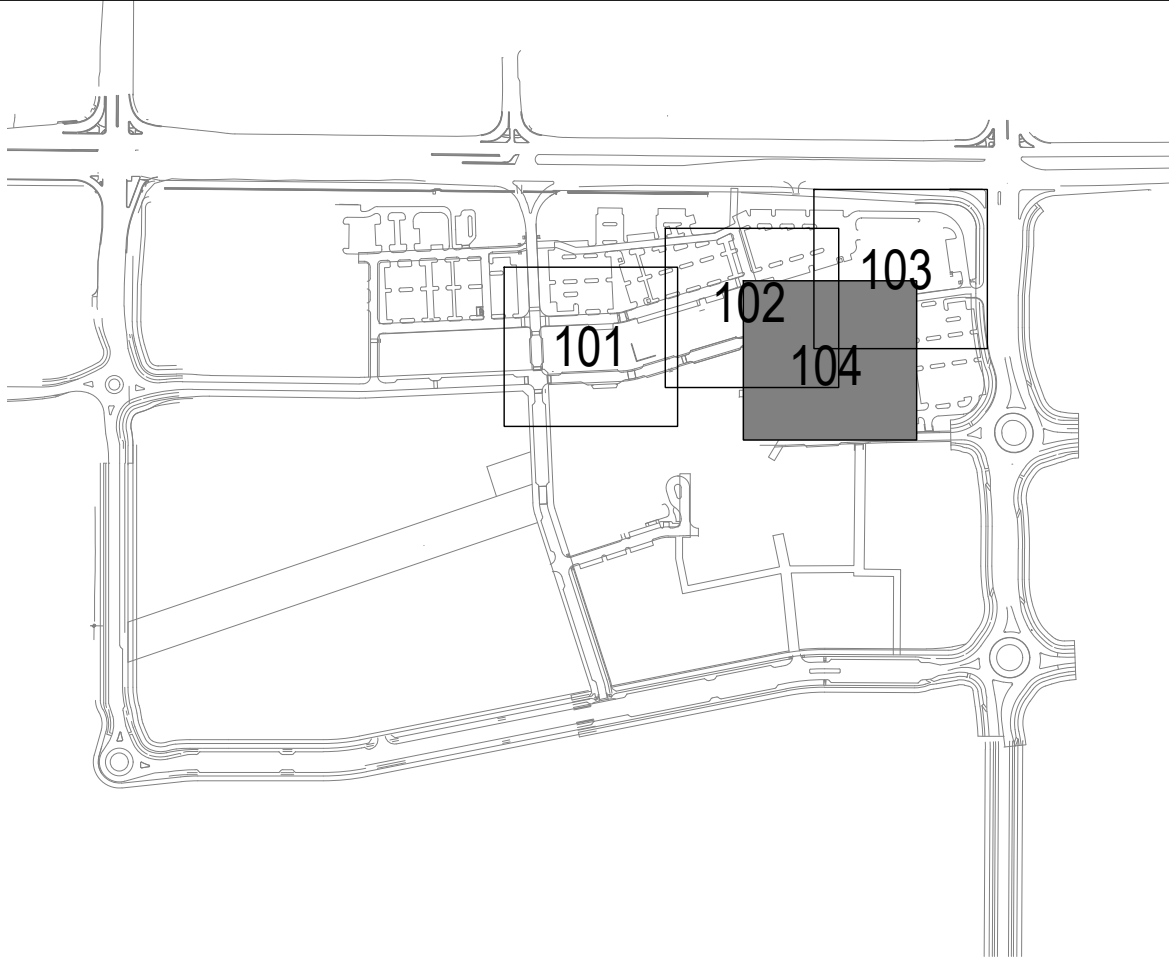
HYDROZONE PLAN

SITE PLAN DEVELOPMENT

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

Sheet
HZ103





	CS1 POC1 - High	0.06
	CS1 POC1 - Moderate	0.53
	CS1 POC1 - Low	4.31
	CS1 POC1 - Very Low	11.66

- NOTES:**
- HYDROZONES LOCATED WITHIN THIS SDP ARE TIED TO CS1 POC1. REFER PZ-25-00068 (SDP 1) FOR CALCULATIONS
 - 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.
 - 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.

REV.	COMMENT	DATE
2	SDP RESUBMITTAL	7/23

CENTERRA SOUTH FIRST SUBDIVISION

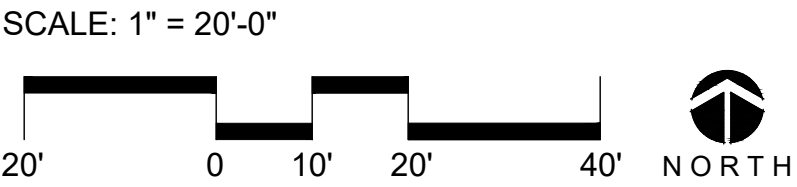
PHASE 1 – SDP 4

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

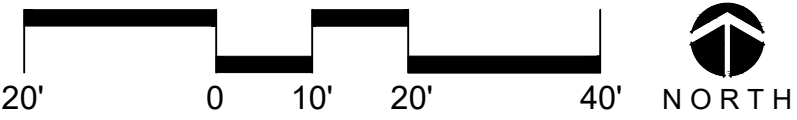
IR-1



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

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





McWHINNEY

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



The Irrigation Engineers

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

PRELIMINARY
NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

CENTERRA SOUTH FIRST SUBDIVISION

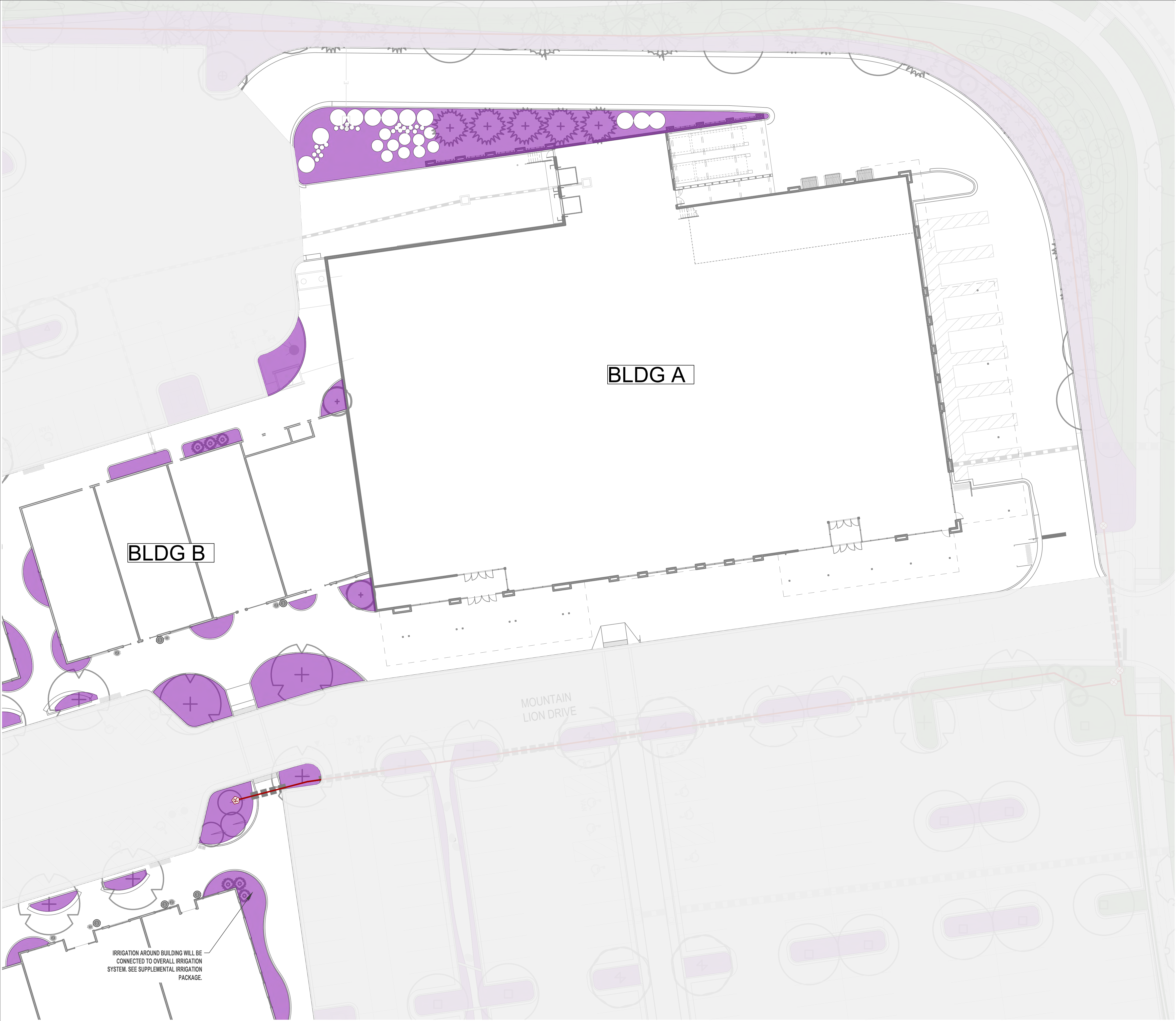
PHASE 1- SDP 4

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

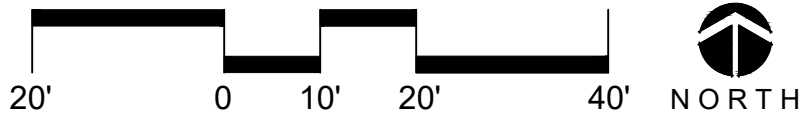
MASTER VALVE/FLOW SENSOR ASSEMBLY

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



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-3



IRRIGATION LEGEND

PC

RS

AS

XS

CS

MAINLINE: SCH. 40 PVC : 1.5-INCH

SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED

PIPE OR WIRE BUNDLE

POINT OF CONNECTION/BACKFLOW ASSEMBLY

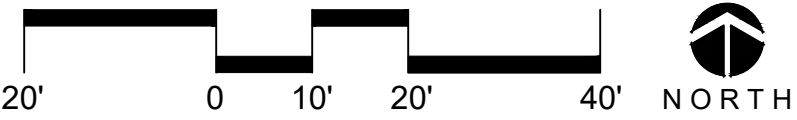
MASTER VALVE/FLOW SENSOR ASSEMBLY

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



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-4



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

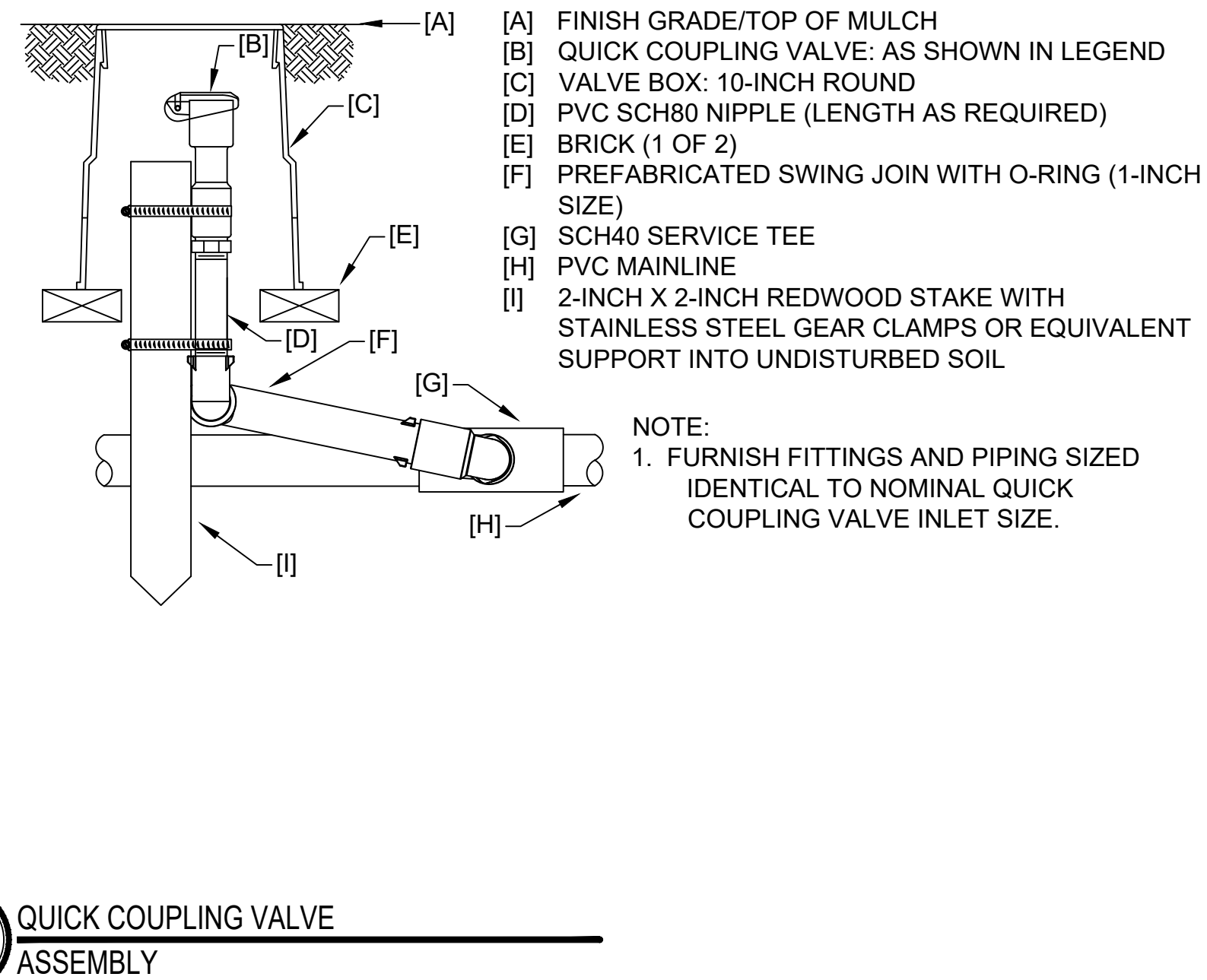
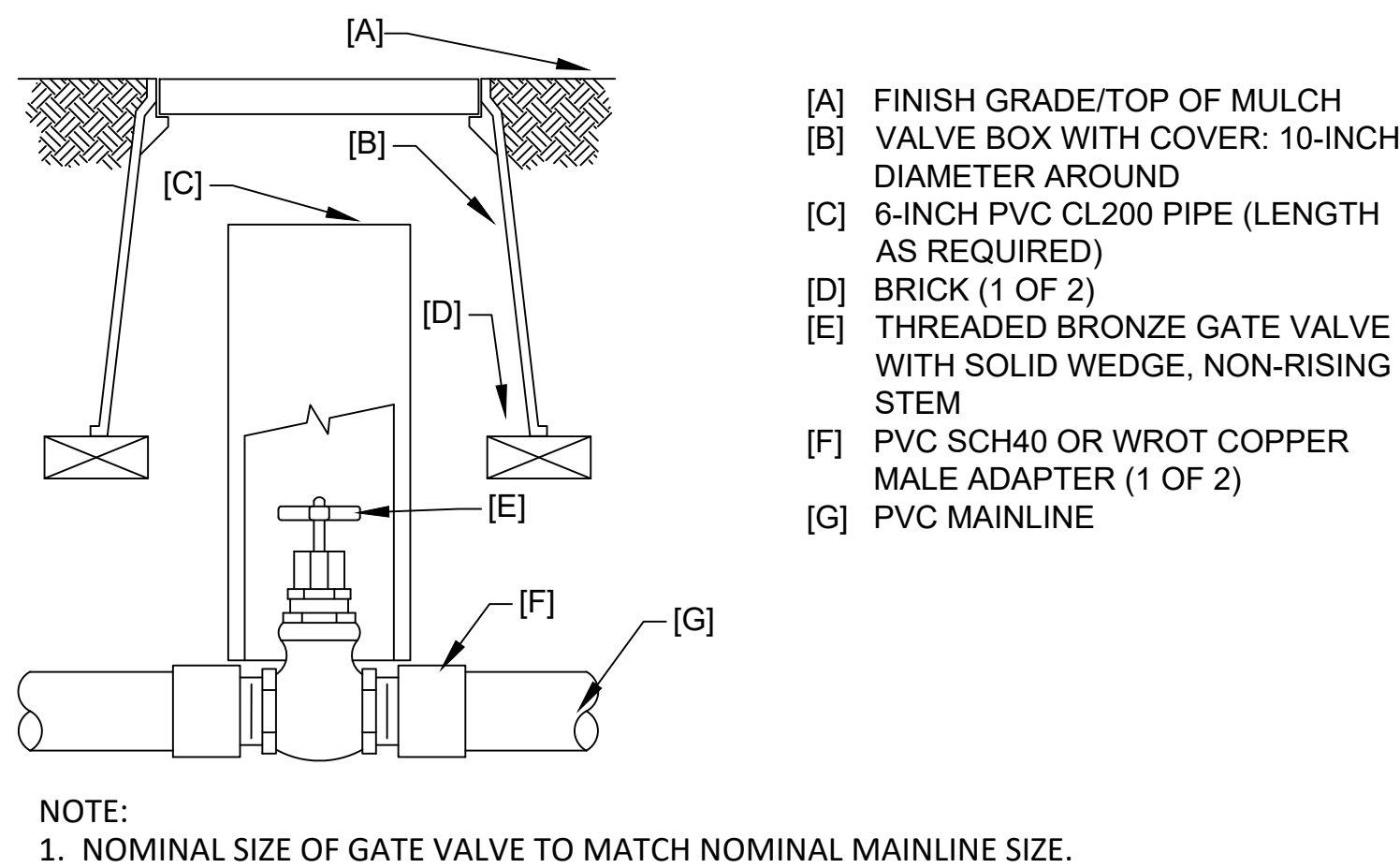
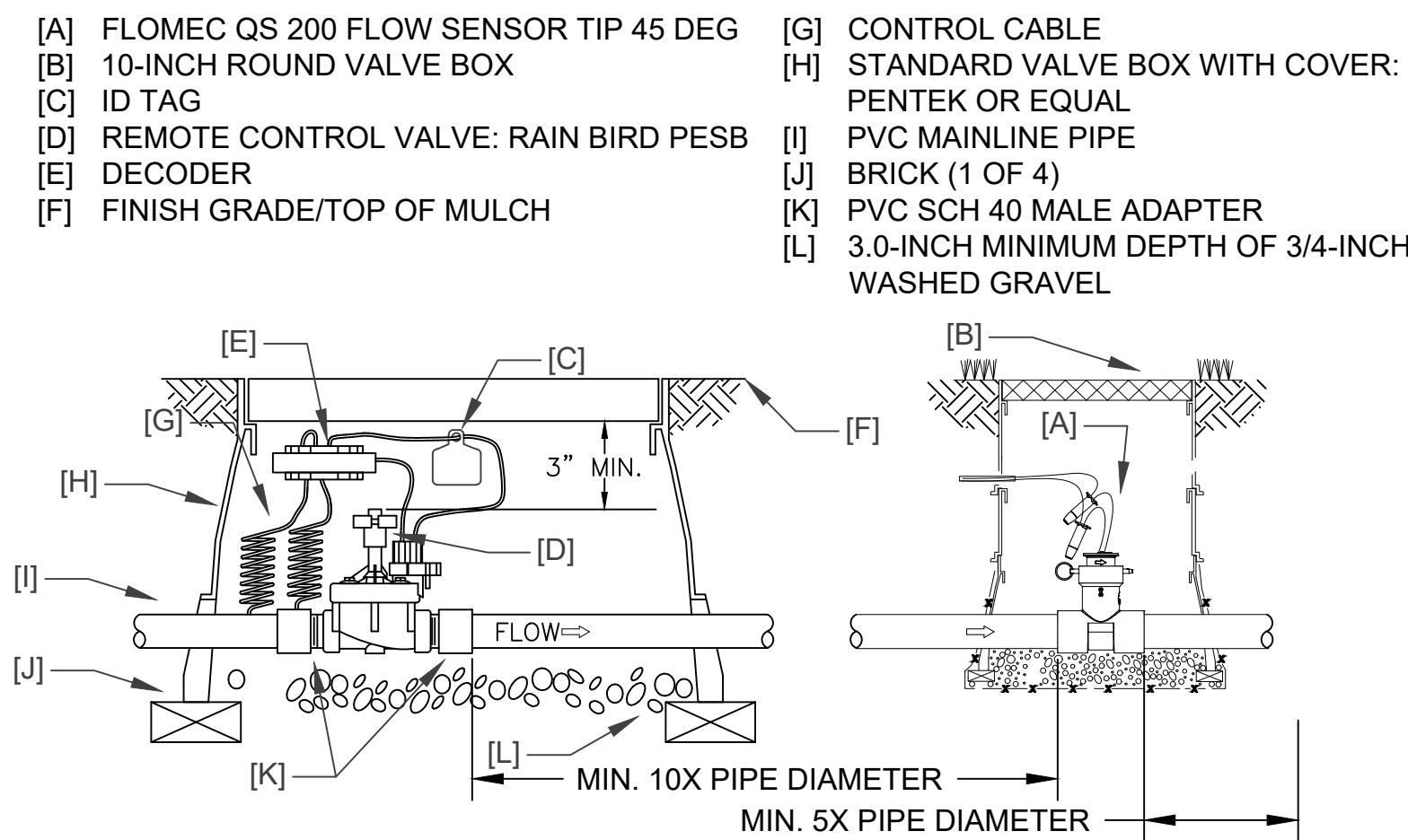
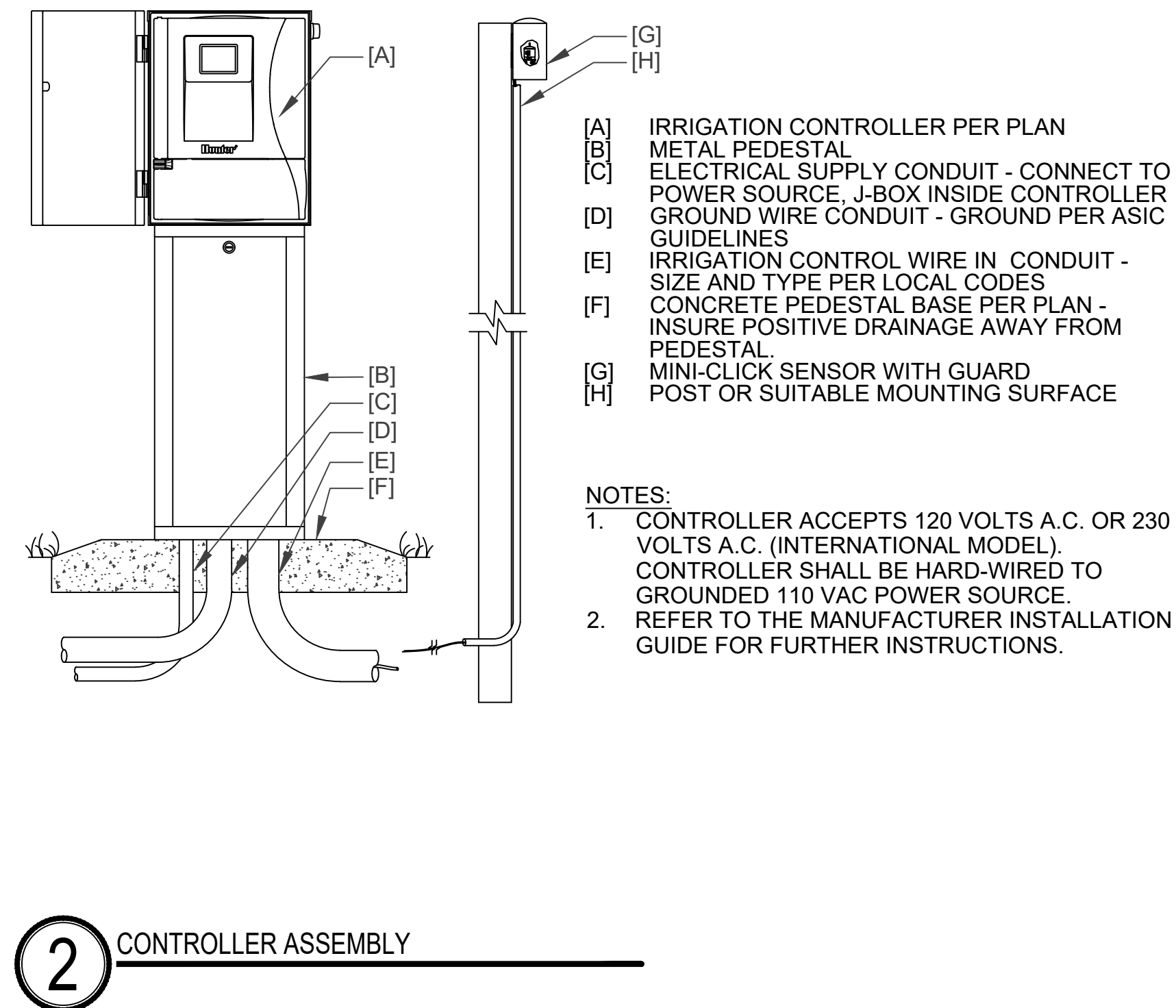
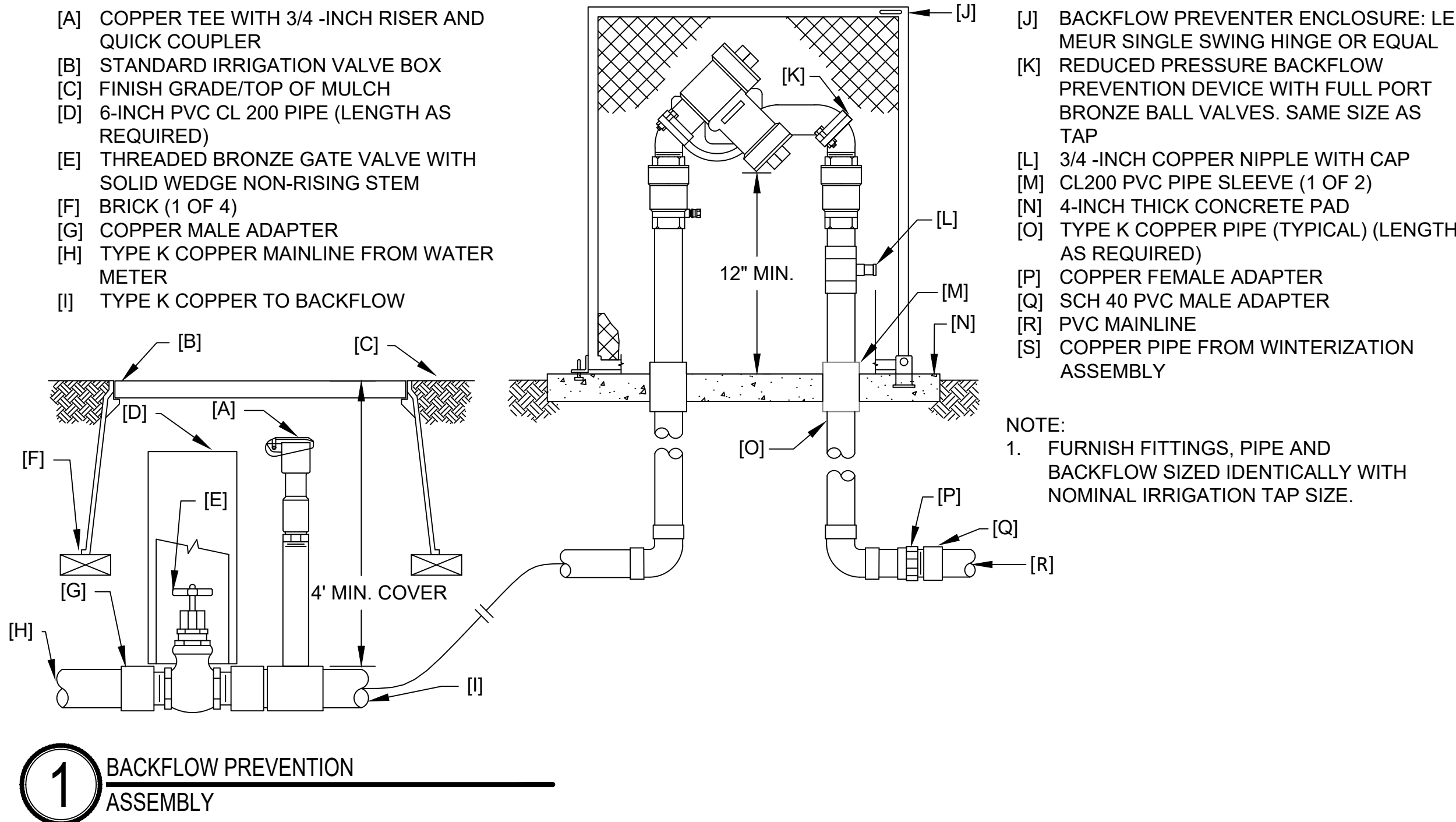
IRRIGATION DETAILS

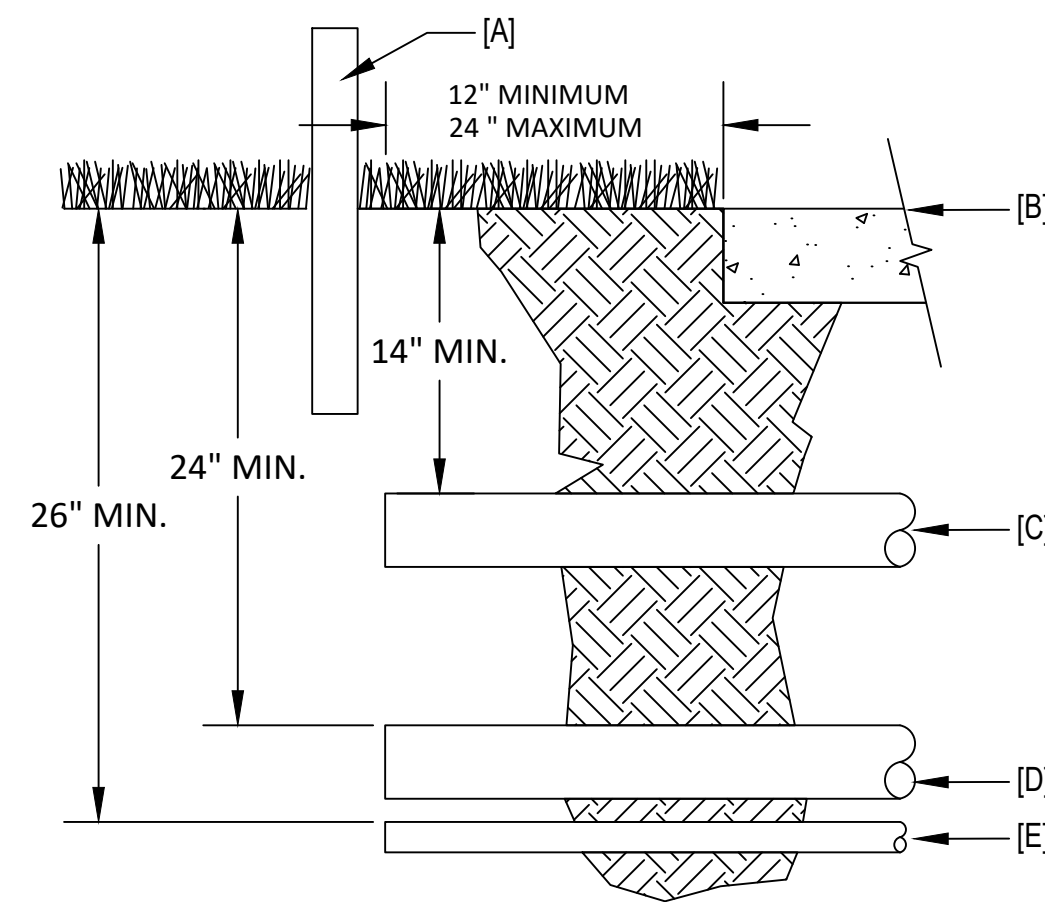
SITE PLAN DEVELOPMENT

Date: 7-25-2025
Drawn By: AL
Checked By: TG

Sheet

IR-5

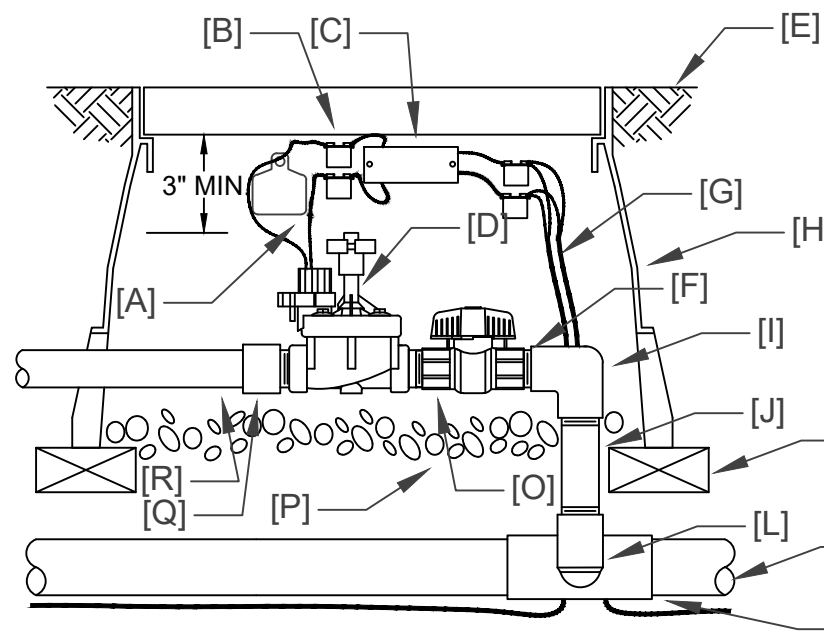




- [A] SLEEVE MARKER: UV RESISTANT P.E. DRIP TUBING ABOVE GRADE AT EACH END
[B] FINISHED GRADE OF PAVED SURFACE
[C] SLEEVE FOR LATERAL PIPE
[D] SLEEVE FOR MAINLINE PIPE
[E] SLEEVE FOR CONTROL WIRING

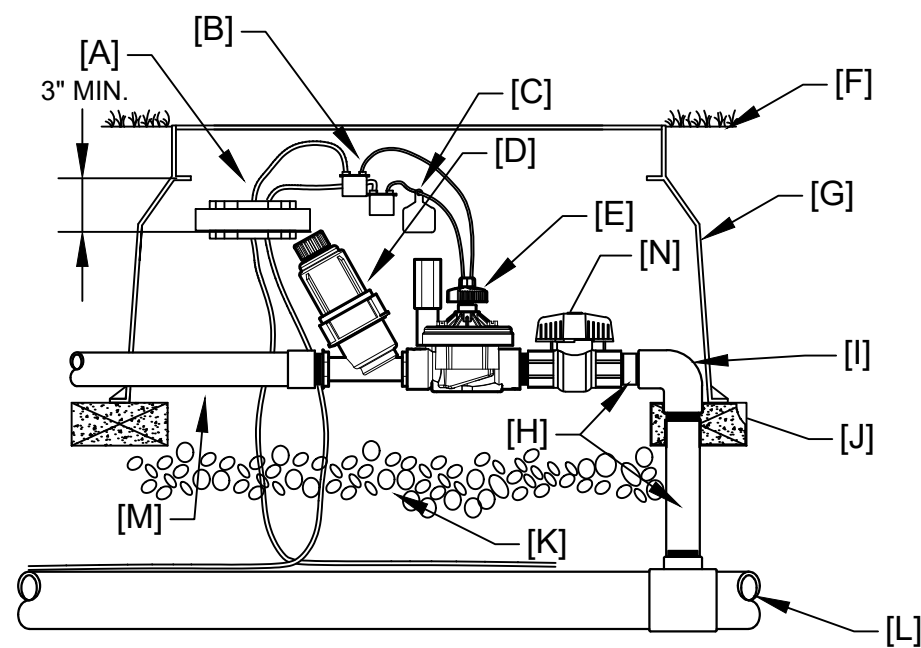
- NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.
2. DUCT TAPE SLEEVE ENDS TO PREVENT PIPE FROM FILLIN WITH DIRT.
3. MARK SLEEVE ENDS WITH ABOVE GRADE MARKER SUCH AS PIPE OR POST.
4. IF POURING CONCRETE OVER SLEEVES, STAMP 'S' IN CONCRETE AT SLEEVE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

1 SLEEVE DETAIL

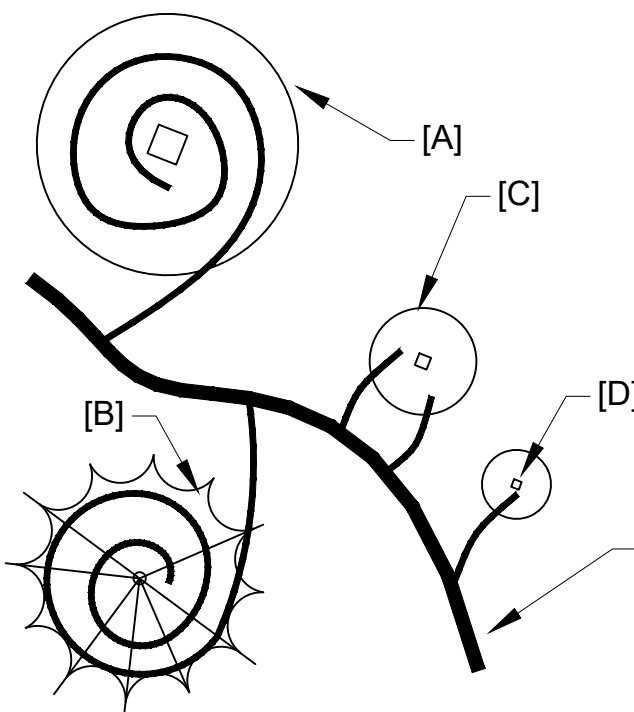


- [A] ID TAG
[B] WATER PROOF CONNECTORS (4)
[C] DECODER
[D] REMOTE CONTROL VALVE (AS SHOWN IN LEGEND)
[E] FINISH GRADE/TOP OF MULCH
[F] PVC SCH 80 NIPPLE (CLOSE)
[G] CONTROL CABLE: 30-INCHES IN VALVE BOX
[H] STANDARD VALVE BOX WITH NON LOCKING COVER
[I] PVC SCH 40 ELL
[J] PVC SCH 80 NIPPLE (LENGTH AS 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

3 REMOTE CONTROL VALVE ASSEMBLY



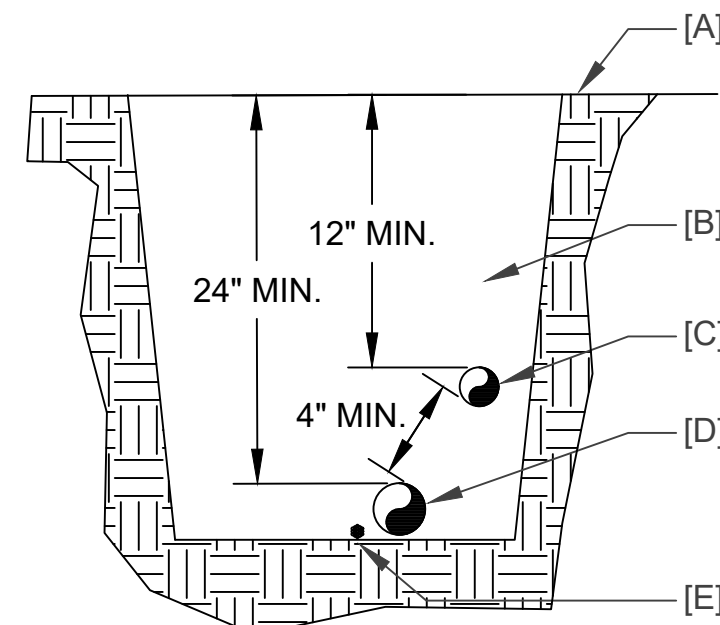
- [A] DECODER
[B] WATERPROOF CONNECTORS (4)
[C] ID TAG
[D] DRIP WYE STRAINER
[E] REMOTE CONTROL VALVE: AS SHOWN IN LEGEND
[F] FINISH GRADE
[G] JUMBO VALVE BOX
[H] SHC80 THREADED NIPPLE
[I] SHC40 ELL
[J] BRICK SUPPORTS (4)
[K] 3/4-INCH WASHED GRAVEL
[L] MAINLINE
[M] PE DRIP TUBING/PVC DRIP MANIFOLD
[N]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



- [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 1/4" 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.

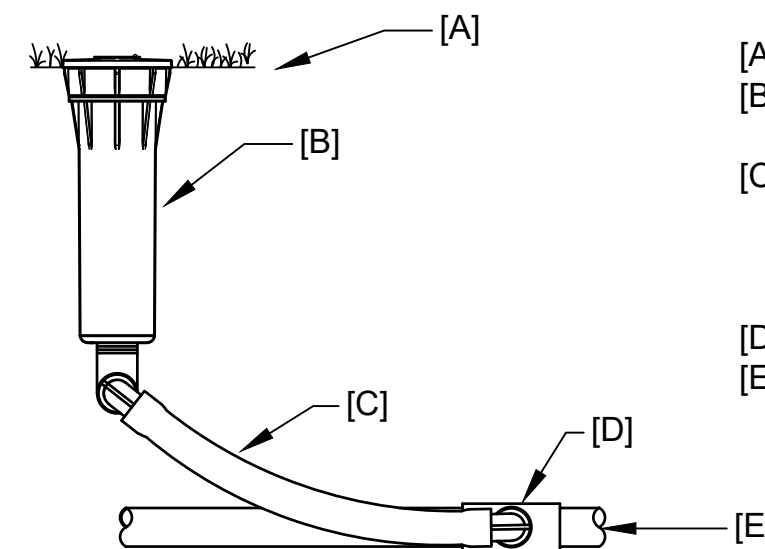
6 TYPICAL EMITTER PLACEMENT & SCHEDULE



- [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.

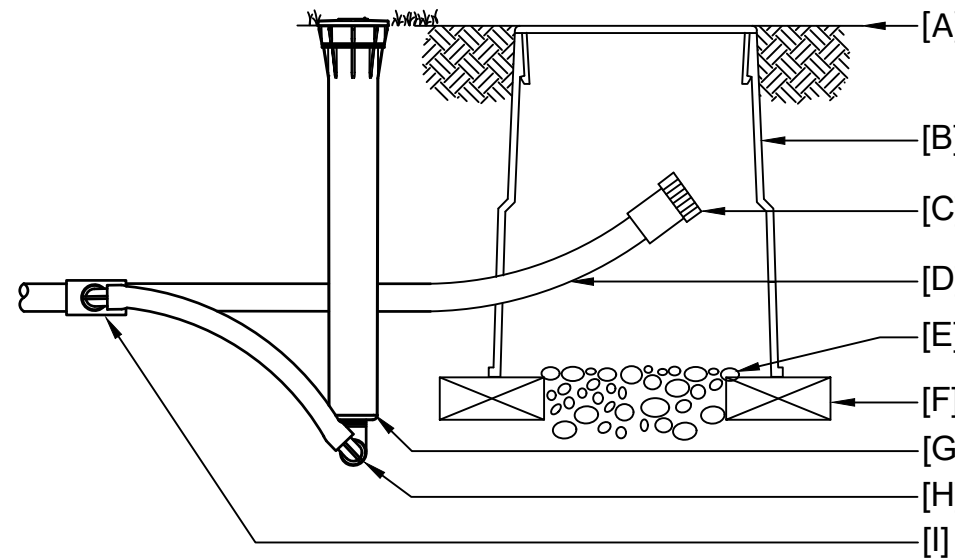
2 TRENCHING



- [A] 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

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 WITH LASCO SWING JOINT FITTINGS
[H] SWING JOINT: 1/2-INCH FLEX TUBING WITH LASCO SWING JOINT FITTINGS
[I] SERVICE TEE OR ELL

7 DRIP FLUSH CAP ASSEMBLY

5 DRIP REMOTE CONTROL VALVE ASSEMBLY



McWHINNEY

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

The Irrigation Engineers

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

PRELIMINARY
NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

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

Date: 7-25-2025
Drawn By: AL
Checked By: TG

Sheet
IR-5

LUMINAIRE SCHEDULE - SDP4

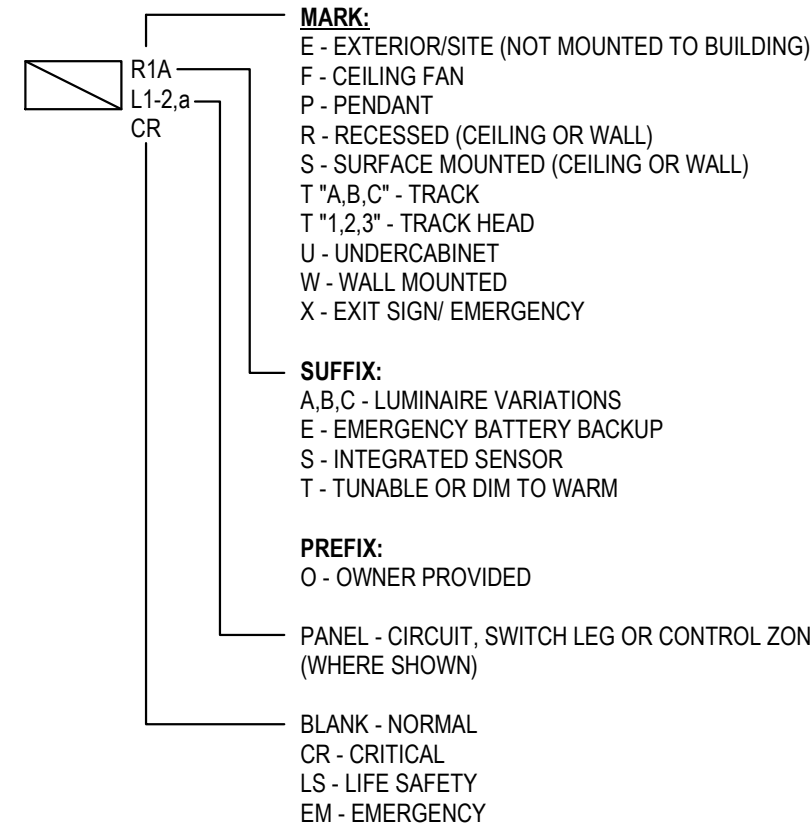
GENERAL NOTES:
A. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF DEVICES, CEILING TYPES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
B. CONFIRM ALL FINISHES WITH ARCHITECT PRIOR TO ORDERING.
C. ALL SOURCES TO BE LED UNLESS OTHERWISE NOTED.
D. REFER TO PLANS FOR NUMBER OF FACES AND 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 SCENCE.	450 LM	16 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-2	SAVOY HOUSE	SVH0844054-ATLAS BRONZE-10INCH	WALL MOUNTED DECORATIVE SCENCE.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-3	HINKLEY	HKY244797-BURNISHED BRONZE	WALL MOUNTED DECORATIVE SCENCE.	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 SCENCE.	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 SCENCE.	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 SCENCE.	1000 LM	12 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-10	TROY LIGHTING	TRY231465-BLACK 16INCH-STEM LENGTH PER DRAWINGS	DECORATIVE PENDANT.	450 LM	7 W	90	2700K	SPECIFICATION PER KGM LIGHTING.
DF-11	REGINA ANDREW L	RG24117036-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-ANVOLT-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-WIDWIN-RW-LED2790-F-(VERIFY FINISH W/ ARCHITECT)-L-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-RSW-LED2790-F-(VERIFY FINISH W/ ARCHITECT)-L-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-BUILDING 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-81-DL-FL-GP-(VERIFY FINISH W/ ARCHITECT)-WL	RECESSED MOUNTED DOWNLIGHT.	1046 LM	12 W	90	2700K	SPECIFICATION PER KGM LIGHTING.

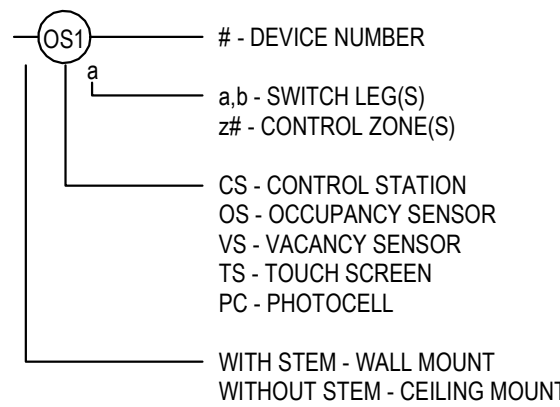
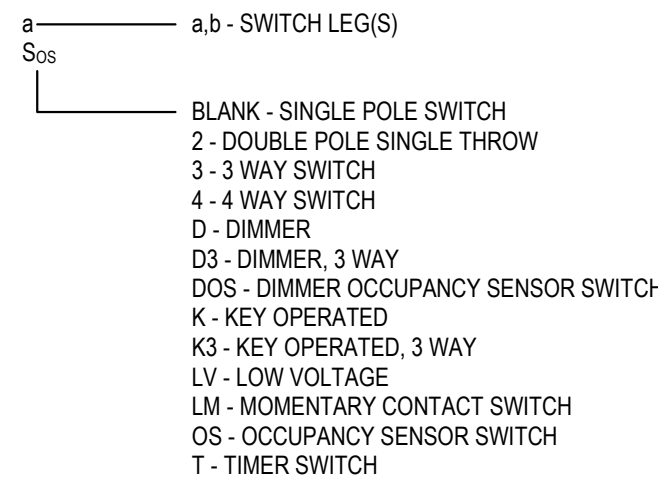
LUMINAIRE SYMBOLS

	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	SURFACE DOWNLIGHT
	SURFACE ADJUSTABLE DOWNLIGHT
	RECESSED TROFFER
	SURFACE TROFFER
	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
	WALL MOUNTED EXIT SIGN LOW LEVEL

LUMINAIRE DESIGNATIONS



LIGHTING CONTROL SYMBOLS



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 MANUFACTURERS 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

	KEY NOTE TAG
	<u>DETAIL REFERENCE BUBBLE</u> DETAIL NUMBER SHEET BEARING DETAIL
	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.
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.



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: 0

Project Number: 024-000095

[illegible]

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

LIGHTING SCHEDULES

SITE DEVELOPMENT PLAN

Date: 07-23-2025

Drawn By: SP

Checked By: BS

Sheet

EL400

[illegible]

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

Ronan LED Outdoor Wall Sconce By Troy Lighting 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 <table border="1"> <thead> <tr> <th>Lamp Type</th> <th>LED Built-in</th> </tr> </thead> <tbody> <tr> <td>Total Lumens</td> <td>450</td> </tr> <tr> <td>Total Watts</td> <td>16.00</td> </tr> <tr> <td>Volts</td> <td>120</td> </tr> <tr> <td>Color Temp</td> <td>3000 (Soft White)</td> </tr> <tr> <td>CRI</td> <td>90</td> </tr> <tr> <td>Equivalent Halogen, CFL or LED Bulb Can Be Used</td> <td>No</td> </tr> </tbody> </table> Additional Details Product URL: https://www.lumens.com/ronan-led-outdoor-wall-sconce-by-troy-lighting-TRY2622514.html Rating: ETL Listed Wet ITEM#: TRY2622514	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	 LUMENS Call US (877) 445-4488 Notes: Prepared by: Prepared for: Project: Room: Placement: Approval:
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														

X

Created July 17th, 2025

TYPE DF1 - DECORATIVE SCENCE BASIS OF DESIGN

[illegible]

TYPE E2A - AREA POLE BASIS OF DESIGN

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	
---	---

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Lamp Type</th> <th style="padding: 5px;">LED</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Total Lumens</td> <td style="padding: 5px;">1600.0</td> </tr> <tr> <td style="padding: 5px;"># of Bulbs</td> <td style="padding: 5px;">1 (Not Included)</td> </tr> <tr> <td style="padding: 5px;">Bulb Type</td> <td style="padding: 5px;">15W A19 E26</td> </tr> <tr> <td style="padding: 5px;">Volts</td> <td style="padding: 5px;">120</td> </tr> <tr> <td style="padding: 5px;">Color Temp</td> <td style="padding: 5px;">2700 (Warm)</td> </tr> <tr> <td style="padding: 5px;">Average Lifespan (Hours)</td> <td style="padding: 5px;">25,000</td> </tr> <tr> <td style="padding: 5px;">CRI</td> <td style="padding: 5px;">90</td> </tr> <tr> <td style="padding: 5px;">Equivalent Halogen, CFL or LED Bulb Can Be Used</td> <td style="padding: 5px;">Yes</td> </tr> </tbody> </table>	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:
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																		

Additional Details

Product URL:
<https://www.lumens.com/ryder-outdoor-wall-sconce-by-savoy-house-SVH2644054.html>

Rating: UL Listed Wet

ITEM#: SVH2644054

X

Created July 17th, 2025

TYPE DF-2 - DECORATIVE SCONE BASIS OF DESIGN

URA-10751

Radó 1 Bollard

Construction

Aluminum Casting

Less than 1% iron content. Marine Grade 6061 extruded & LMI Aluminum High Pressure die casting provides excellent mechanical strength, stress relieved product line and excellent heat dissipation.

Pre-paint

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

Marine Polishing: Miracast Guard

Provided with special injection mold for paragon long life high temperature marine resistant anodic coating. Maintains the gaskets metal profile and seal wear parts of use and compression.

Thermal management

LMI Aluminum is capable of a consistent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal mass and low thermal conductivity of the aluminum allows the bollard to maintain its initial critical temperature range to ensure maximum performance. For our customer, we are providing long life and ensuring that over 10% lumens produced at 10,000 hours.

BAC Rating

9000000

Surge Suppression

Standard 10 surge suppression provided with all fixtures.

Finishing

All LMI granitic process go through an extensive finishing process that includes finishing to insure paint adhesion.

Paint

URA Bollards & Deck light modules can paint and substrate on ISO 9001 C. This process ensures that LMI granitic process can withstand heavy environmental. Kallid can be a substrate.

Inspired by Nature Finishes

URA inspired by nature, offering a natural system of decorative powder coating. Our metal decoration process can easily transform the appearance of an aluminum product into a wood grain finish.

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

The wood grain finish is so realistic that the almost undistinguishable from real wood, even from a close visual inspection. The system of coating incorporates the water repellent and UV resistant properties. The finish can be removed by normal abrasion, scraping or sandblasting.

The Coating Process

After the preparation the prepared parts are pre-treated coated with a specially formulated phosphoric acid solution. This solution provides protection against alkali, corrosion, impact and abrasion and acts as an excellent base color for the finished metal decoration.

The component is then wrapped with a sheet of non-fibrous film with the selected decorative pattern printed on it using special UV resistant inks.

This printed film transfer is vacuum-sealed to the surface for a complete transfer and then transferred into a customized oven. The oven maintains the film at one different from water the part will remain 60°C for 24 hours. The film is then removed, and a final primer and an aluminum remains.

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

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

Added benefits

- Resistance to salt and rain, accelerated aging
- Braking water, lime and chemical water resistant
- Acid-Resistant, Acid, Acid-Nitrogen, Acid-Sulfate
- Super Abrasion (for residential)
- TGF for non-porous

Hardware

Provided hardware is Marine grade 316 Stainless steel.

Anti-Slip Screw holes

Tapped holes are related with a special and future compound designed to prevent source of threaded connections, due to electrolysis from base, corrosion anodes and insulators.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tints.

Optics & LED

Precision optic designs provides exceptional light control and an even distribution of light.

LED CRI = 90

Lumen & Maintenance Life

LED 9000+ lm @ 50,000 hours (this means that at 90,000 of the life LED will achieve 80% of its original flux)

LIGMAN

LIGHTING USA

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. Column bollard heights are available, please specify.

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

4W COB 133 Lumens

IP65 - Suitable For Wet Locations

IK09 - Impact Resistant (Vandal Resistant)

Weight 11 lbs

Copyright © 2024 LIGMAN Lighting USA, Inc. All rights reserved. LIGMAN Lighting USA, Inc. is a registered trademark of LIGMAN Lighting USA, Inc. All other trademarks are the property of their respective owners.

TYPE E6 - BOLLARD BASIS OF DESIGN

LUMENS

Call Us (877) 445-4466

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

Additional Details

Product URL:
<https://www.lumens.com/forged-outdoor-wall-sconce-by-hinkley-HKY2447497.html>
 Rating: UL Listed Wet

ITEM#: HKY2447497



Notes:

Prepared by:

Prepared for:
 Project:
 Room:
 Placement:
 Approval:

Created July 17th, 2025

TYPE DF-3 - DECORATIVE SCONCE BASIS OF DESIGN

[illegible]

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

LUMINAIRE CUTSHEETS

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

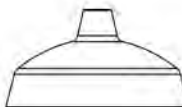
Sheet

EL401

CPH 3449 REV B

AVALON 42" PENDANT

42IN. NAME: _____ FUTURE TYPE: _____



BLE -
A B C D E F G H

I

Order Example: BLE - S - WHA42 - 300 - ST754NA - NA - NA - 300 E26/3 - 100

C - SHADE STYLE	D - MOUNTING	F - CORD & CABLE LENGTH ¹
C-STU Studio Cable S Stern Mount CN Chain Hung	UL LISTED CORD OPTIONS: SBK Standard Black CSB Standard White SWH Black Cloth YLW Buttery Yellow Cloth NVY Navy Blue Cloth RBLU Royal Blue Cloth SLVR Silver Cloth CRM Creme Cloth ORG Orange Cloth BSB Bead Red & Black Swirl Cloth NGRN Neon Green Cloth SBLU Sky Blue Cloth SFM Sea Foam Cloth RST Rust Cloth BPBK Bush Pink Cloth EGRN Emerald Green Cloth FGRN Fern Green Cloth CNF Confetti Cloth	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
B - SHADE SIZE	G - MOUNTING FINISH	H - LIGHT SOURCE
AVALON: WHA42 42" Shade Size	6 6" Mounting Finish <i>Please Note: See Section C for all applicable Mounting Finish options. 980-Bushed Aluminum is also available for Stern Mounting Styles.</i> <i>(I) If Studio Cable [C-STU] Mounting Style, selection identifies canopy finish.</i> <i>(II) If Stern Mount [S] Mounting Style, selection identifies stem and canopy finish.</i> <i>(III) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish.</i>	980 Brushed Aluminum
C - SHADE FINISH	STEM MOUNT OPTIONS:	I - SOCKET ASSEMBLY FINISH ¹
POWDER COAT FINISHES²: 100 Black 105 Textured Black 106 Matte Black 200 White 206 Matte White 300 Dark Green 320 Emerald Green 311 Iridite 330 Fern Green 370 Mint 380 Chateau 390 Teal 400 Barn Red 420 Orange 430 Soft Clay 440 Watermelon 450 Bush Pink 490 Magenta 495 Sherbet Orange 500 Battery Yellow 570 Sunflower 600 Bronze 601 Chocolate 605 Rust 607 Taupe 715 Oil-Rubbed Bronze 700 Royal Blue 705 Navy 710 Cobalt Blue 715 Delphite Blue 720 Lavender 800 Industrial Grey 805 Charcoal Granite 810 Graphite 815 Light Gray 875 Galvanized	CH36 3" of Chain CN72 6" of Chain	E26 200 Watt Max E26/3 (3) 100 Watt Max E26/5 (5) 60 Watt Max
E - CORDS ³	J - SOCKET ASSEMBLY FINISH ¹	
NA Not Applicable	NA Not Applicable	

¹IMPORT NOTE: (I) All Powder Coat finished shades, Galvanized exterior, feature a white interior. (2) Selection only applicable if Chain Hung Mount Style is selected in Section A, select NA if Stern or Studio Cable Mounting Style is selected. (3) Selection only applicable if Studio Cable Mounting Style is selected in Section A, select NA if Chain Hung or Stern Mounting Style is selected. (4) Only applicable if E26 or E29 is selected in Section H, select NA if E26 is selected. All Socket Assembly parts will be painted.

©2008 CPH Inc. All Rights Reserved. CPH 3449 Rev B
Revised: 03/10/10

TYPE DF-4 - DECORATIVE PENDANT BASIS OF DESIGN

SPLASH 28° A

LOMA 28° & 36° PENDANT

JOB NAME:

FIXTURE TYPE:

BLE -

A B C D E F G H

I J

Order Number: BLE - S : DEL28 : 300 - 100 - ST548 : NA : NA - 800 - D6G3 - 100

A - MOUNTING STYLE

C-STU Studio Cable
S Stern 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 Jadeite
 370 Mint
 380 Chartreuse
 390 Teal
 400 Iarn Red
 420 Orange
 420 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 Jadeite
 370 Mint
 380 Chartreuse

D - INTERIOR SHADE FINISH (CONTINUED)

POWDER COAT FINISHES:

390 Teal
 400 Burn 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
 CSB Standard White
 CSB Black Cloth
 CSW White Cloth
 CWS Grey Cloth
 CSR Red Cloth
 CRZ Red Chevron Cloth
 CSBW Black & White Cloth
 CSRW Red & White Cloth
 CSBB Black & Gold Cloth
 CSBP Black & Pink Cloth
 CSBG Gold & White Cloth
 CSBW Black & White Cloth
 CSWB Black & Brown Cloth

STEM MOUNT OPTIONS:

ST506 3" Stem Mount, 6"
 ST512 3" Stem Mount, 12"
 ST514 3" Stem Mount, 18"
 ST524 3" Stem Mount, 24"
 ST536 3" Stem Mount, 36"
 ST548 3" 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!

NA Not Applicable

Please Note: See **Section E** for all applicable UL Listed Cord Options

G - CORD & CABLE LENGTH!

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. 800-Bronzed Aluminum is also available for Stern Mounting Style.

(1) If Studio Cable (C-STU) Mounting Style, selection identifies canopy finish.
 (2) If Stern Mount (C-S) Mounting Style, selection identifies stem and canopy finish.
 (3) 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!

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 Stern 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 Studio Cable Mounting Style is selected. (3) Only applicable if E26/3 selection in Section H, select NA if E26 is selected.

Spartan Lighting International, Inc. • 2018 • 800-878-9100 • www.spartanlighting.com

1

TYPE DF-8A - DECORATIVE PENDANT BASIS OF DESIGN

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

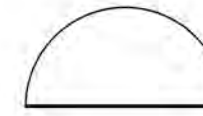
Designed with understated, yet rustic sophistication, the Oxford collection is a solid choice for your outdoor space. The finish gives this burn light a warm and inviting elegance, and the finish inside the shade adds to the charm. This fixture is dark-stain wood and will complement any industrial, cottage, modern country, or farmhouse style home. Click to down photo cell automatically turns light 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.

© Visual International Corporation
 (800) 642-4923 • info@vixcel.com • www.vixcel.com

TYPE DF-6 - DECORATIVE SCENCE BASIS OF DESIGN



SP10438 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 - DBL39 - 300 - 100 - ST546 - NA - NA - 800 - EPG - 100

A - MOUNTING STYLE

C-STU Studio Cable
S Stem Mount
CN Chain Hung

B - SHADE SIZE

DBL26 28" Shade
DBL36 36" Shade

C - EXTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
200	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartruese
390	Toil
400	Barn Red
420	Orange
470	Watermelon
480	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Surfboard
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
705	Navy
710	Cobalt Blue
715	Delphine 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 (CONTINUED)

POWDER COAT FINISHES:

390	Toil
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Surfboard
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
705	Navy
710	Cobalt Blue
715	Delphine Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
930	Painted Aged Brass
940	Painted Aged Copper
975	Galvanized

E - MOUNTING (CONTINUED)

CHAIN MOUNT OPTIONS:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

F - GROSS!

NA Not Applicable

Please Note: See Section E for all applicable (U Listed Cord Finishing options.

G - CORD & CABLE LENGTH

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. 380-Brushed Aluminum is also available for Stem Mounting Styles.

(I) 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	150 Watt Max

J - SOCKET COVER FINISH!

NA Not Applicable

Please Note: See Section C for all applicable Socket Cover Finishing options.

D - INTERIOR SHADE FINISH

POWDER COAT FINISHES:

100	Black
200	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartruese

STEM MOUNT OPTIONS:

ST560	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"

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's selected in Section H, select NA if E26 is selected

©2006 LPT-100 by The Lighting Fixture Co., Inc.
Model: SP10438 Rev A (2006)
Printed in the United States of America

1

TYPE DF-8B - DECORATIVE PENDANT BASIS OF DESIGN

OPTIONAL REV B

BOMBER SERIES

JOB NAME: _____

FIGURE TYPE: _____



BLE -
A
B
C
D
E
F
G

H
I
J
K

Order Example: BLE - D - WHB15 - 400 - G22 - 975 - NA - CGG - 975 - CLR - SHDR - E26

A - MOUNTING STYLE

CN Cord Hung
C 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 FINISHES*

150 Black
240 White
350 Vintage Green
355 Jadeite
455 Cherry Red
550 Yellow
650 Bronze
750 Cobalt Blue
765 Delphite Blue
805 Graphite
950 Metallic Chrome

POWDER COAT FINISHES*

100 Black
105 Textured Black
200 Matte Black
200 White
206 Matte White
300 Dark Green
307 Emerald Green
311 Jadeite
370 Mint
380 Chartreuse
390 Teal
400 Barn Red
420 Orange
440 Watermelon
480 Blush Pink
490 Magenta
510 Sherbet Orange
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate
605 Rust
615 Oil-Rubbed Bronze

C - SHADE FINISHES*

POWDER COAT FINISHES*:

700 Royal Blue
705 Navy
710 Cobalt Blue
720 Lavender
735 Delphite Blue
800 Industrial Gray
805 Carbon Granite
810 Graphite
975 Galvanized

NATURAL METALS*:

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*: SKH Standard Black SWH Standard White CNY Cotton Candy CRZ Red Chevron CSB Black Cloth CSW Black & White Cloth CSR Red Cloth CSB Black & Brown Cloth CRZ Red & White Cloth CGW Gold & White Cloth CSBG Black & Gold Cloth CSBW Black & White Cloth CSBK Black & Pink Cloth CSUW Black & White Cloth NON-CSA LISTED CORD OPTIONS*: TBK Black Cotton Twist TWH White Cotton Twist BTR Brown Cotton Twist TRD Red Cotton Twist PTU Putty Cotton Twist TBS Black & White Twist TRP Red & White Twist TBB Brown & Beige Twist

D - MOUNTING (CONTINUED)

CHAIN MOUNT OPTIONS*:

CN36 3' of Chain
CNA0 6' of Chain
CND4 6' of Chain
CN72 6' of Chain

GOOSENECK OPTIONS*:

G1 G16
G2 G17
G3* G19
G4* G22
G5 G24
G6 G25
G7 G26
G8 G32
G9 G34
G10 G35
G11 G36
G12* G40
G13 G44
G14 G45
G15 G46

E - MOUNTING (CONTINUED)

STEM MOUNT OPTIONS*:

ST506 .5" Stem Mount, 6"
ST512 .5" Stem Mount, 12"
ST518 .5" Stem Mount, 18"
ST524 .5" Stem Mount, 24"
ST530 .5" Stem Mount, 30"
ST548 .5" Stem Mount, 48"
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 E for Finish Options. When a finish is selected, the finish is selected for the Gooseneck (except G16, G45 and G46) and Stem mounting finish. If Powder Coats is selected, mounting will be powder coat. Painted finish.

(1) If Cord Hung (C) or Flush Mount (F) is selected, the finish is selected for the Cord Hung (C) or Flush Mount (F) finish. (2) If Chain Hung (C) or Chain Mount (S) is selected, the finish is selected for the Chain Hung (C) or Chain Mount (S) finish. (3) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (4) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (5) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (6) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (7) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (8) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (9) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (10) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (11) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (12) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (13) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (14) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (15) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (16) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (17) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (18) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (19) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (20) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (21) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (22) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (23) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (24) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (25) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (26) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (27) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (28) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (29) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (30) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (31) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (32) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (33) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (34) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (35) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (36) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (37) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (38) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (39) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (40) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (41) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (42) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (43) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (44) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (45) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (46) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (47) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (48) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (49) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (50) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (51) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (52) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (53) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (54) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (55) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (56) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (57) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (58) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (59) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (60) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (61) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (62) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (63) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (64) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (65) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (66) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (67) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (68) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (69) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (70) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (71) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (72) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (73) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (74) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (75) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (76) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (77) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (78) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (79) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (80) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (81) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (82) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (83) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (84) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (85) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (86) If Cord Hung (C) is selected, the finish is selected for the Cord Hung (C) finish. (87) If Stem Mount (E) is selected, the finish is selected for the Stem Mount (E) finish. (88) If Flush Mount (F) is selected, the finish is selected for the Flush Mount (F) finish. (89) If Chain Mount (S) is selected, the finish is selected for the Chain Mount (S) finish. (90) If Cord Hung (C) is selected, the finish is selected for the Cord Hung

TYPE DF-7 - DECORATIVE SCONCE BASIS OF DESIGN

[illegible]

TYPE FX-2A - DOWNLIGHT BASIS OF DESIGN

[illegible]



LEDGEN - SDP4	
MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCENCE.
DF-2	WALL MOUNTED DECORATIVE SCENCE.
DF-3	WALL MOUNTED DECORATIVE SCENCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCENCE.
DF-7	WALL MOUNTED DECORATIVE SCENCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCENCE.
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 ROLLARD 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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

CENTERRA SOUTH FIRST SUBDIVISION

SDP 4

LIGHTING PLAN - AREA 05

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS







- 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.



McWHINNEY

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

MAZZETTI

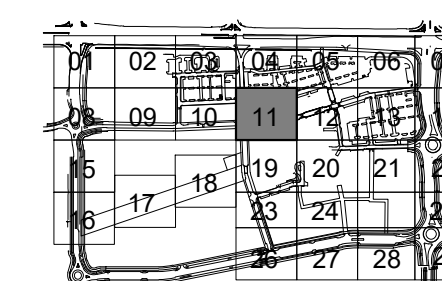
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com
Project Number: 024-000095

[illegible]

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	2.21	6.6	0.5	4.42	13.2
BUILDING C	FC	2.71	8.8	0.2	11.05	54
BUILDING E	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 SCENCE.
DF-2	WALL MOUNTED DECORATIVE SCENCE.
DF-3	WALL MOUNTED DECORATIVE SCENCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCENCE.
DF-7	WALL MOUNTED DECORATIVE SCENCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCENCE.
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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.



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



- 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.



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

[illegible]

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 - SDPA	
MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCENCE
DF-2	WALL MOUNTED DECORATIVE SCENCE
DF-3	WALL MOUNTED DECORATIVE SCENCE
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCENCE
DF-7	WALL MOUNTED DECORATIVE SCENCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCENCE.
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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

CENTERRA SOUTH FIRST SUBDIVISION
SDP 4

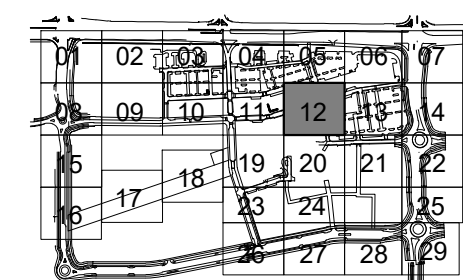
SDP 4
LIGHTING PLAN - AREA 12

SITE DEVELOPMENT PLAN

Date: 07-23-2025
Drawn By: SP
Checked By: BS

Sheet

EL412





McWHINNEY

MAZZETTI[illegible]

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 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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

MARK	DESCRIPTION
DF-1	WALL MOUNTED DECORATIVE SCENCE.
DF-2	WALL MOUNTED DECORATIVE SCENCE.
DF-3	WALL MOUNTED DECORATIVE SCENCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCENCE.
DF-7	WALL MOUNTED DECORATIVE SCENCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCENCE.
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. 30% 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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.

Sheet

EL413



- 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.



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



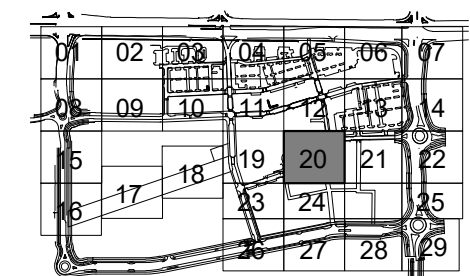
1999 BROADWAY
SUITE 2205
DENVER, CO
80202 | USA
(T) 720 644 5044
www.mazzetti.com

Project Number: 024-000095

[illegible]

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	0.85	2.1	0.3	2.17	7
BUILDING A - LOADING NW	FC	0.67	4.6	0.2	4.35	23
BUILDING B	FC	6.5	6.5	0.5	13.0	26
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 SCENCE.
DF-2	WALL MOUNTED DECORATIVE SCENCE.
DF-3	WALL MOUNTED DECORATIVE SCENCE.
DF-4	RIGID STEM MOUNTED DECORATIVE PENDANT.
DF-6	WALL MOUNTED DECORATIVE SCENCE.
DF-7	WALL MOUNTED DECORATIVE SCENCE.
DF-8A	DECORATIVE PENDANT.
DF-8B	DECORATIVE PENDANT.
DF-9	WALL MOUNTED DECORATIVE SCENCE.
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.
E4	EXTERIOR POLE MOUNTED 15' 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-BUILDING MOUNTED LED SIGN LIGHTER.
FX-11	RECESSED MOUNTED DOWNLIGHT.



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