

SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

COVER SHEET

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS THE SAME AS THAT IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 508-F0503632-017-PN8, AMENDMENT NO.1 WITH AN EFFECTIVE DATE OF JANUARY 8, 2015 AT 7:00 A.M.

Parcel One:

That part of the Northeast one-quarter of the Southwest one-quarter of Section 10, Township 2 North, Range 69 West of the 6th P.M., describe as follows:

Beginning at a point on the North line of said SW ¼, 1802.00 feet East of the West one-quarter corner of said Section 10;
Thence South 0°05' East, 187.00 feet;
Thence East 171.00 feet;
Thence North 0°05' West, 187.00 feet to a point on the North line of said SW ¼;
Thence West along said line, 171.00 feet to the Point of Beginning.
County of Boulder, State of Colorado.

Except that portion conveyed to State of Colorado by Special Warranty Deed recorded April 29, 2014, at Reception No. 3377546.

Area Parcel 1 - 23,427 Sq ft or .538 Acres

Parcel Two:

The East half of the Northwest quarter of the Northeast quarter of the Southwest quarter of Saction Ten (10), Township Two (2) North, Range Sixty-Nine (69) West, less tract described in Deed recorded in Book 990 at Page 86 of Boulder County records, County of Boulder, State of Colorado.

Except that portion conveyed to State of Colorado by Special Warranty Deed recorded April 29, 2014, at Reception No. 3377546.

Area Parcel 2 - 178,127 SQ FT or 4.09 Acres

Parcel Three:

Lot 2, Block 2, Stafford Subdivision, County of Boulder, State of Colorado.

Area Parcel 3 - 6,336 SQ FT or .145 Acres

Parcel Four: (NOT A PART OF THIS SURVEY)

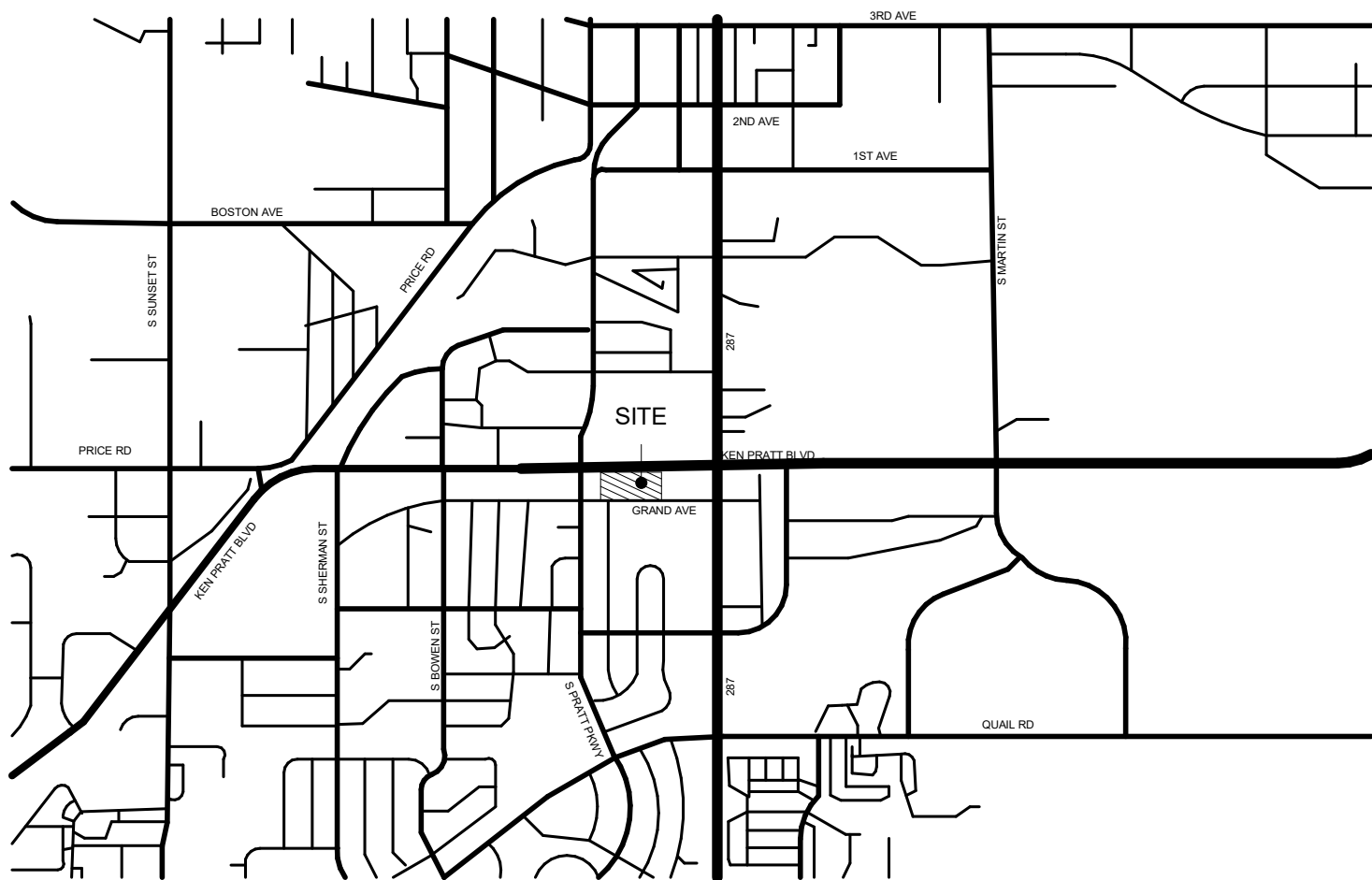
Lot 1, EXCEPT the West 125 feet of the North 100 feet,
Block 2, Stafford Subdivision,
County of Boulder, State of Colorado.

Parcel Five:

Outlet A, Stafford Subdivision,
County of Boulder, State of Colorado.

Area Parcel 5 - 22,824 SQ FT or .525 Acres

VICINITY MAP



GENERAL NOTES

1. SITE SIGNAGE WILL CONFORM WITH CITY OF LONGMONT SIGN CODE
2. THIS DEVELOPMENT PROJECT SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS OF THE CITY OF LONGMONT, COLORADO.
3. SEE NOTE ON SHEET C5 CONCERNING OWNERSHIP AND MAINTENANCE OF DRAINAGE FEATURES
4. CITY OF LONGMONT RESERVES THE RIGHT TO ADD ADDITIONAL "NO PARKING FIRE LANE" SIGNS AS REQUIRED TO MAINTAIN EMERGENCY ACCESS
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT
6. IT IS IN THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND THE CITY, OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING PROGRESS FOR ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE CITY, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE APPROVED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONDITIONS OF THE PUBLIC OR PRIVATE INFRASTRUCTURE IMPROVEMENTS, THE DEVELOPER, SHALL BE RESPONSIBLE FOR RESUBMITTING THE REVISED PLANS TO THE CITY OF LONGMONT FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLANS.
8. THE CONTRACTOR SHALL BE SOLELY, AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT, AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
9. NO PUBLIC ADDRESS SYSTEMS ARE PERMITTED ON THIS PROPERTY (DRIVE-THRU ORDER WINDOWS DO NOT COUNT TOWARD THIS REQUIREMENT).
10. OUTDOOR STORAGE IS PROHIBITED.
11. NO LAND USES ARE PERMITTED THAT ARE SUBJECT TO A DISTANCE SEPARATION STANDARD AS NOTED IN CODE SECTION 15.04.030.
12. LOADING AND UNLOADING ACTIVITIES SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM, AND LOADING AND UNLOADING AT THE BACK OF THE BUILDING IS RESTRICTED TO 7:00 AM AND 7:00 PM.
13. THE LAND USES ON THE PROPERTY SHALL COMPLY WITH THE OPERATIONAL SANDARDS SET FORTH IN CODE SECTION 15.05.160 REGARDING NUISANCE NOISE, ODORS, HAZARDOUS MATERIALS, GLARE/HEAT AND AIR QUALITY.

LAND USE SUMMARY TABLE LOT 1		
AREA LOT 1	1.83 ACRES	
EXISTING ZONING	MU-C	
PROPOSED USE	COMMERCIAL	
ALLOWABLE BUILDING HEIGHT	4 STORIES	
PROPOSED BUILDING HEIGHT	26'	
MAXIMUM PARKING ALLOWED	87 SPACES	
RESTAURANT (1,900 sf x 12 sp/100) 23 SP, DRIVE THROUGH (1,584 sf x 10 sp/1000) 16 SP, RETAIL (11,930 sf x 4 sp/1000) 49 SP	87 SPACES	
PARKING PROVIDED	81 SPACES	
REQUIRED HANDICAP PARKING	4 SPACES	
PROPOSED HANDICAP PARKING	4 SPACES	
RETAIL BUILDING GROSS FLOOR AREA	15,414 SF	
REQUIRED BIKE PARKING (5% OF CAR PARKING)	5 BIKES	
PROPOSED BKE PARKING	6 BIKES	

LAND SURFACES SUMMARY LOT 1		
TYPE	AREA	PERCENTAGE
BUILDING	15,414 SF	19
PARKING/DRIVE	40,191 SF	50
TURF PAD SITE	1,028 SF	1
SIDEWALKS	6,032 SF	8
LANDSCAPE	17,440 SF	22
TOTAL IMPERVIOUS AREA	61,637 SF	77
TOTAL	79,715 SF	100

SHEET NUMBER	SHEET NAME
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FIRE FLOW RATE	
CONST. TYPE	V-B
BLDG. AREA	15,414 SF
FIRE FLOW RATE	3,250 GPM

Legal Description

An Annexation to the City of Longmont of a parcel of land located in the Southwest Quarter of the (SW 1/4), Section 10, Township 2 North, Range 69 West, of the 6th Principal Meridian, more particularly described as follows:

Beginning at the SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO and containing approximately

Property Owner Dedication and Acknowledgement

Tebo Properties Inc, being the owner of the land described herein have caused said land to be planned under the name of Southmoor Retail Plaza Conditional Use Site Plan. All conditions, terms, and specifications designated or described on this document shall be binding on the owners, and their heirs, successors, and assigns.

In witness whereof, we have hereunto set our hands and seals this ____ day of _____, _____

Property Owner

Notary Certificate for Property Owner Acknowledgement

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, ____.

by _____

Notary Public

Commission Expiration

Notary Seal

Mayor's Certificate

I hereby certify that the Site Plan of the above described property is approved by the City of Longmont, Colorado.

Mayor, City of Longmont

Date

Seal

BASIS OF BEARING

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE BEARS NORTH 89°27'28" EAST, A DISTANCE OF 2641.92 FEET. MONUMENTED AT THE WEST QUARTER CORNER OF SECTION 10 BY A FOUND 2.5" BRASS CAP, STAMPED P.L.S #13446 AND AT THE CENTER QUARTER CORNER OF SECTION 10 BY A FOUND 3.25" ALUMINUM CAP. SAID BEARING MATCHES THE ON COLORADO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND ALSO MATCHES THE CITY OF LONGMONT'S HORIZONTAL CONTROL SYSTEM.

PROJECT BENCHMARK: CITY OF LONGMONT BENCHMARK #77, A 3" DIAMETER BRASS CAP SET IN CONCRETE AT THE SOUTHWEST CORNER OF JAMES STREET AND GRAND AVENUE, 12' NORTHWEST OF A FIRE HYDRANT AT BACK OF WALK.

PUBLISHED NAVD88 = 4959.61 FEET

TOTAL ACREAGE

LOT 1 - 1.83 ACRES, MORE OR LESS

LOT 2 - .524 ACRES, MORE OR LESS

TOTAL SQUARE FOOTAGE

LOT 1 BUILDING GROSS FLOOR AREA - 15,414 SF

ZONING

MU-C

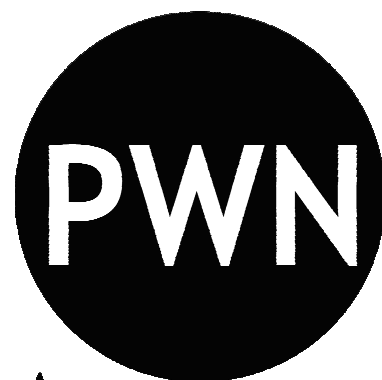
FLOOD PLAIN STATEMENT

PORTIONS OF THE PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE =BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD IS THE WATER-SURFACE ELEVATION OF THE 1% CHANCE FLOOD. ZONE X (SHADED) =AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. APPROXIMATE SFHAS ARE SHOWN PER FEMA GIS FLOOD MAPPING. REFERENCE FIRM MAP NUMBER 08013C0288K, FEMA PRELIMINARY FIRM DATED SEPTEMBER 30, 2019.

AMENDMENT

DATE	NO.	DESCRIPTION
6/5/20	1	REVISION 1
10/16/20	2	REVISION 2

SHEET
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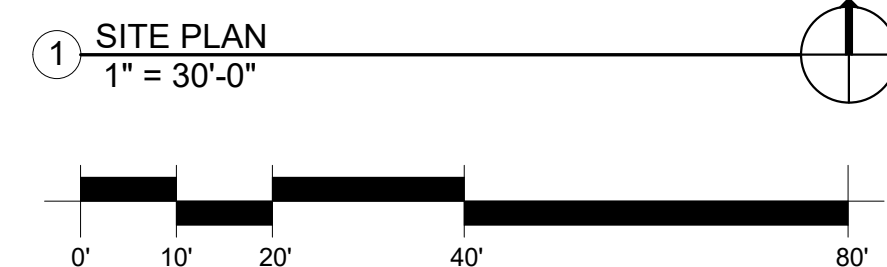


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COVER SHEET
PROJECT RECORD NUMBER:
DV-CUSP-20-00003
DATE PREPARED: 10-16-2020
PLANS PREPARED FOR:
TEBO DEV. CO
3111 28TH STREET
BOULDER, CO 80301

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3111 28TH STREET
BOULDER, CO 80301

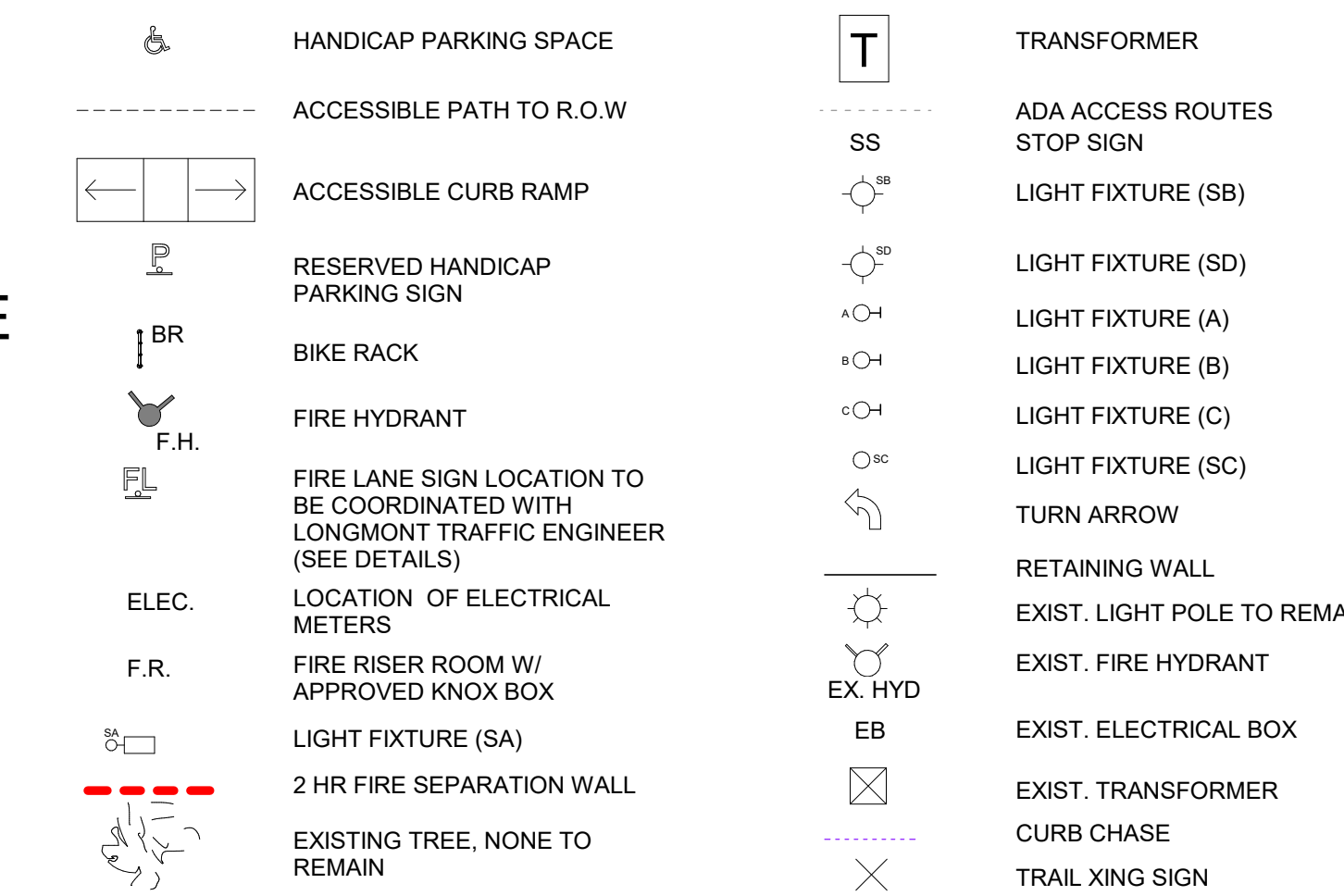
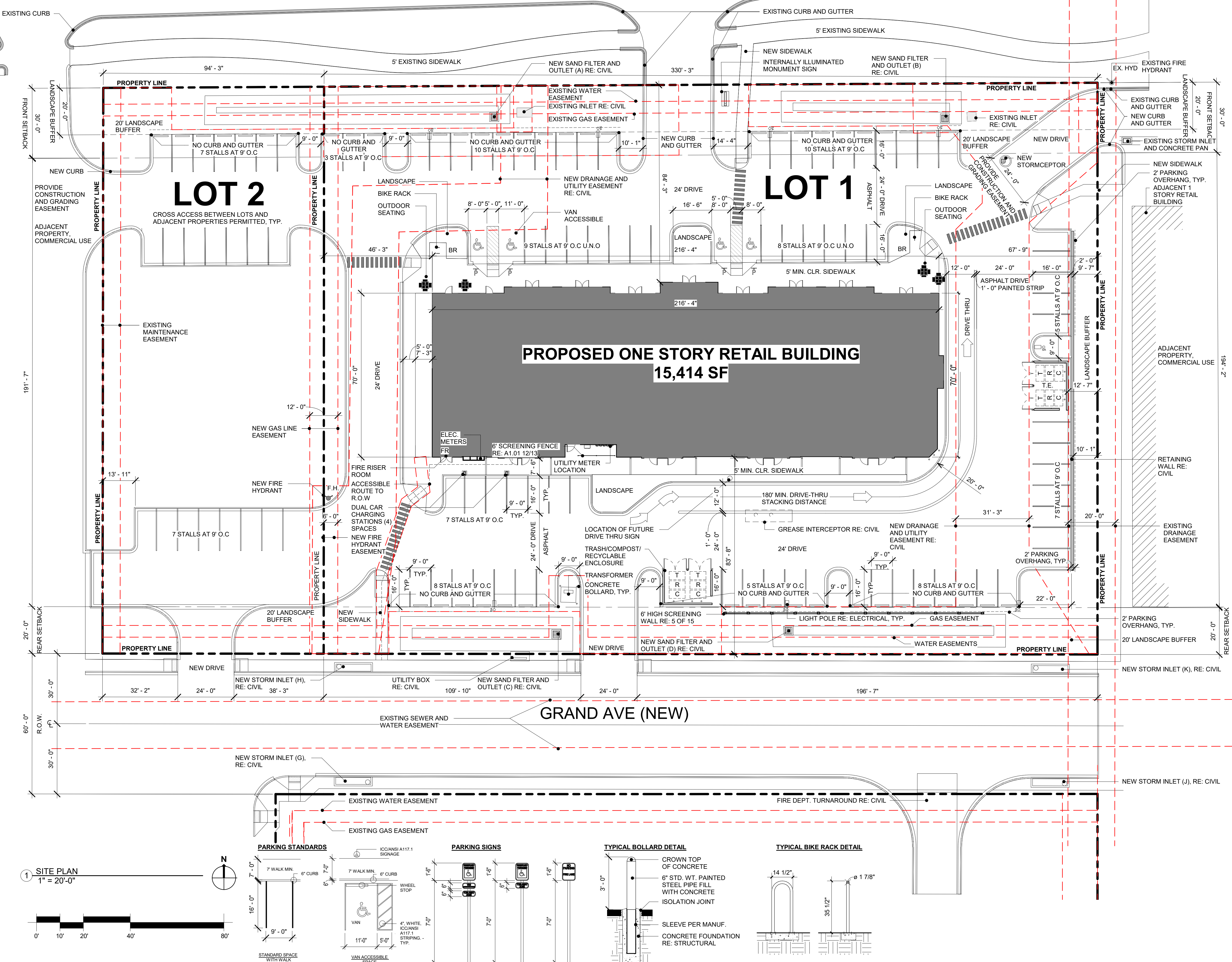
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SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

SITE PLAN

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KEN PRATT BLVD



LPC NOTES

A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
B. IF JOINT TRENCH IS REQUIRED WITH LPC IT IS THE DEVELOPER'S/ CONTRACTOR'S RESPONSIBILITY TO COORDINATE.
C. LPC ELECTRIC FACILITIES CANNOT BE FENCED IN, WHICH INCLUDES TRANSFORMERS, JUNCTION FACILITIES, AND ELECTRIC METERS.
D. ARCHITECTURAL FEATURES SUCH AS PORCHES, OVERHANGS, CANTILEVERS, AND WINDOW WELLS ARE NOT PERMITTED IN LPC EASEMENTS.
E. BADGING OF SINGLE, COMMERCIAL AND MULTIPLE METER SOCKETS ARE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY. EACH METER OF A MULTIPLE METER SOCKET AND ALL INDIVIDUAL METER SOCKETS WILL HAVE A PERMANENT PHENOLIC BADGE SHOWING WHICH HOME, APARTMENT, OFFICE, UNIT OR ROOM IS METERED BY EACH METER.
F. SERVICE LINES FROM THE CONNECTION POINT ON THE TRANSFORMER TO THE METERING EQUIPMENT IS INSTALLED, OWNED AND MAINTAINED BY THE OWNER.
G. METERING EQUIPMENT IS OWNED AND MAINTAINED BY THE OWNER AND SHALL MEET LPC'S SPECIFICATIONS. H. CONCRETE TRANSFORMER PADS ARE PROVIDED BY THE DEVELOPER/CONTRACTOR. THE OWNERSHIP AND MAINTENANCE OF THE PAD IS THE LANDOWNER'S RESPONSIBILITY.
I. LPC PROVIDES FIBER OPTIC BROADBAND SERVICES AND WILL BE BRINGING COMMUNICATIONS ADJACENT TO THE TRANSFORMER. LPC RECOMMENDS THAT THE DEVELOPER INSTALL A CONDUIT (NO SMALLER THAN 2") BETWEEN THE LPC JUNCTION BOX AND THE BUILDINGS ELECTRIC SERVICE OR COMMUNICATIONS ROOM TO PROVIDE FOR FUTURE BROADBAND NEEDS. IF YOU HAVE ANY QUESTIONS REGARDING NEXTLIGHT, CONTACT OUR COMMERCIAL BROADBAND SALES COORDINATOR, JONATHAN KEEN AT (303) 651-8455.
J. THE CONTRACTOR SHALL ORGANIZE THE UTILITY CONSTRUCTION FROM DEEPEST TO SHALLOWEST; THIS INCLUDES PRIVATE LIGHTING AND IRRIGATION. SHOULD LPC MOBILIZE FOR CONSTRUCTION EFFORTS AND FIND CONFLICTS WITH SHALLOW INSTALLATIONS, THE SCOPE OF THE PROJECT MAY REQUIRE EXTRA CHARGES.
K. WHEN EXISTING UNDERGROUND LPC ELECTRIC CABLES RUN NEAR THE PROJECT WORK AREA, THEY CANNOT BE DE-ENERGIZED FOR CROSSING PURPOSES. THE CONTRACTOR MUST TAKE ALL PRECAUTION NECESSARY TO PREVENT DAMAGE TO THE CABLES OR INJURY TO THE CONSTRUCTION CREW. SHOULD THE CONTRACTOR DAMAGE THESE FACILITIES, CONTACT LONGMONT POWER & COMMUNICATIONS IMMEDIATELY AT 651-8386. LONGMONT POWER & COMMUNICATIONS WILL REPAIR THE FACILITIES AND BILL THE DEVELOPER FOR ALL ASSOCIATED COSTS.
L. WHERE LONGMONT POWER & COMMUNICATIONS OVERHEAD FACILITIES EXIST IN THE DEVELOPMENT AREA, THE CONTRACTOR MUST KEEP ALL EQUIPMENT OPERATION A MINIMUM OF 10 FEET FROM EXISTING OVERHEAD ELECTRIC LINES. IF THIS IS NOT FEASIBLE, OR CONDITIONS WARRANT ADDITIONAL PROTECTION OR POLE STABILIZATION, THE CONTRACTOR MUST CONTACT THE LPC OPERATIONS CONSTRUCTION COORDINATOR AT 651-8386. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE PROTECTIVE COVERING AND OR POLE STABILIZATION, 48 HOURS IN ADVANCE. SHOULD THE ELECTRIC FACILITIES BE DAMAGED, THE CONTRACTOR MUST CONTACT LPC AT 651-8386. ADDITIONALLY, ALL COSTS ASSOCIATED WITH REPAIRS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
M. FOR COST EFFECTIVENESS, STREETS, PARKING SURFACES AND SIDEWALKS SHOULD NOT BE PAVED OR CONCRETE PLACED UNTIL THE CONDUIT CROSSING FOR USE BY LONGMONT POWER & COMMUNICATIONS HAS BEEN INSTALLED. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ROADWAYS, CULVERTS, DITCHES, SIDEWALKS AND EXISTING UTILITY FACILITIES FOR THE USE OF LONGMONT POWER & COMMUNICATIONS FACILITIES. NOTIFICATION AND COORDINATION OF THE DITCH CROSSINGS IS A DEVELOPER RESPONSIBILITY. REFER TO SECTION 700 IN THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

AMENDMENT

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6/5/20	1	REVISION 1
10/16/20	2	REVISION 2

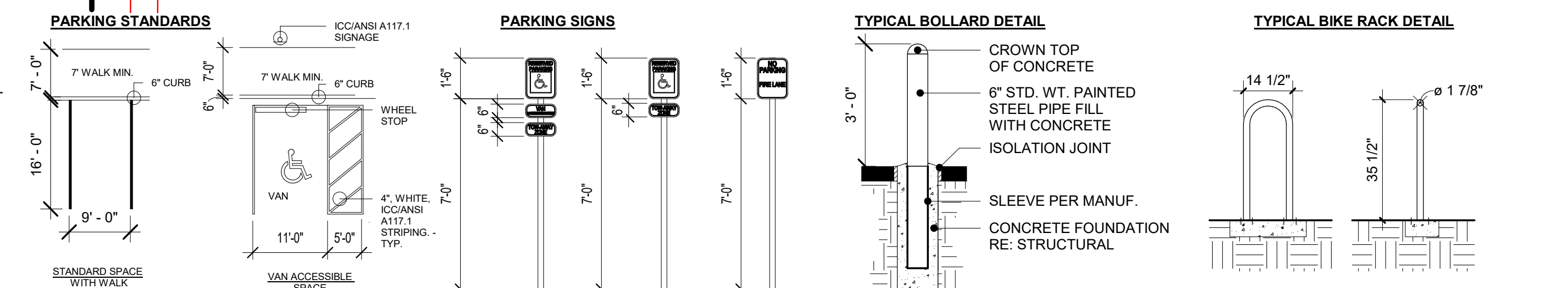
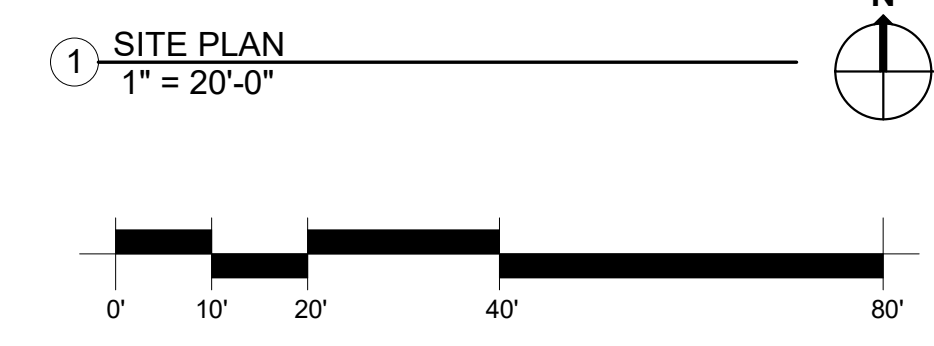
SHEET
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SITE PLAN
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PLANS PREPARED FOR:
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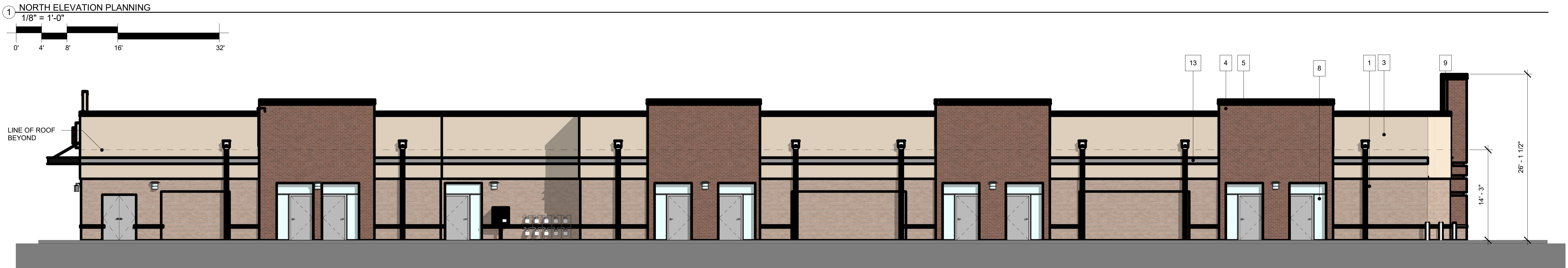
SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

ELEVATIONS

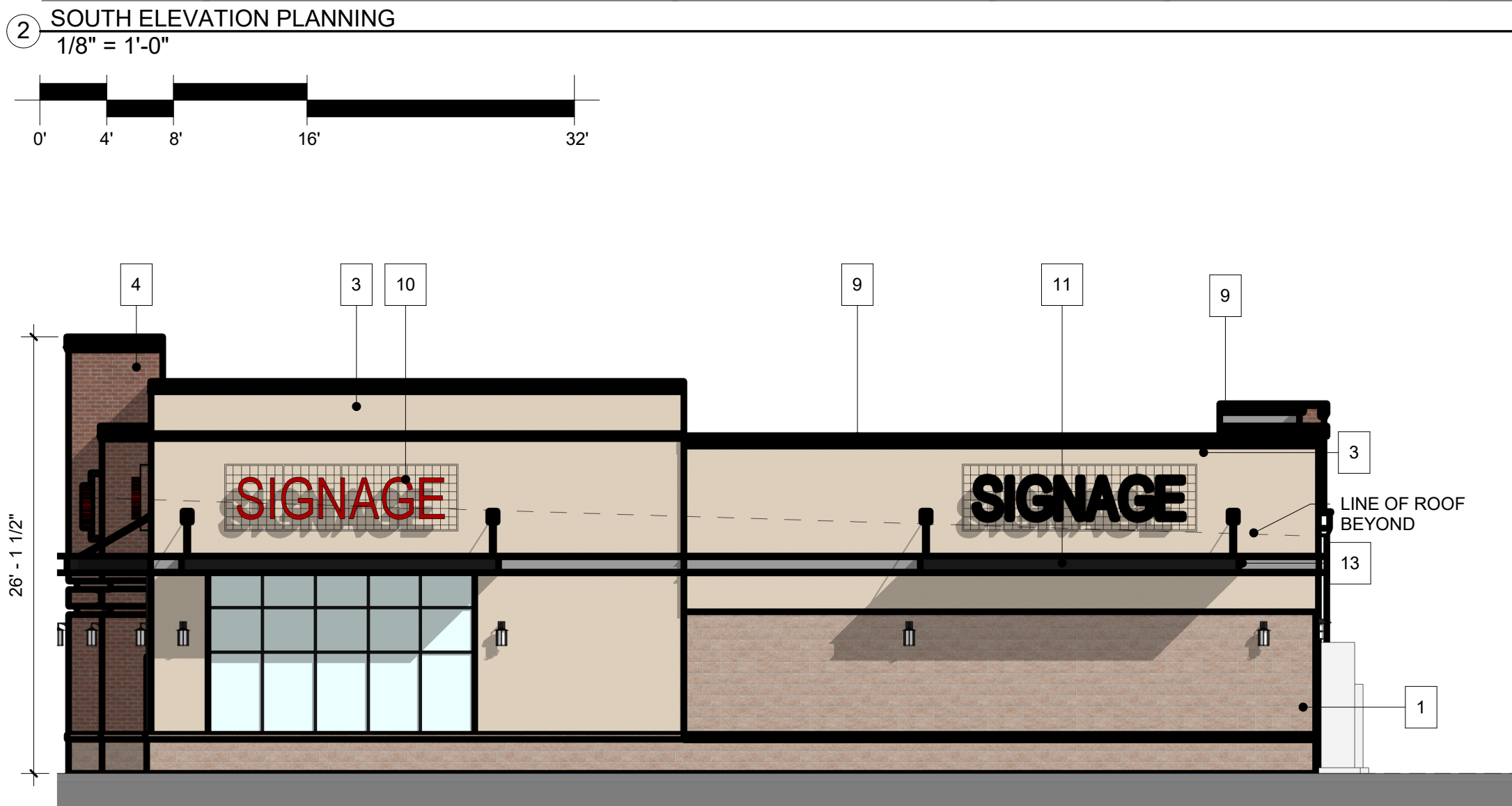
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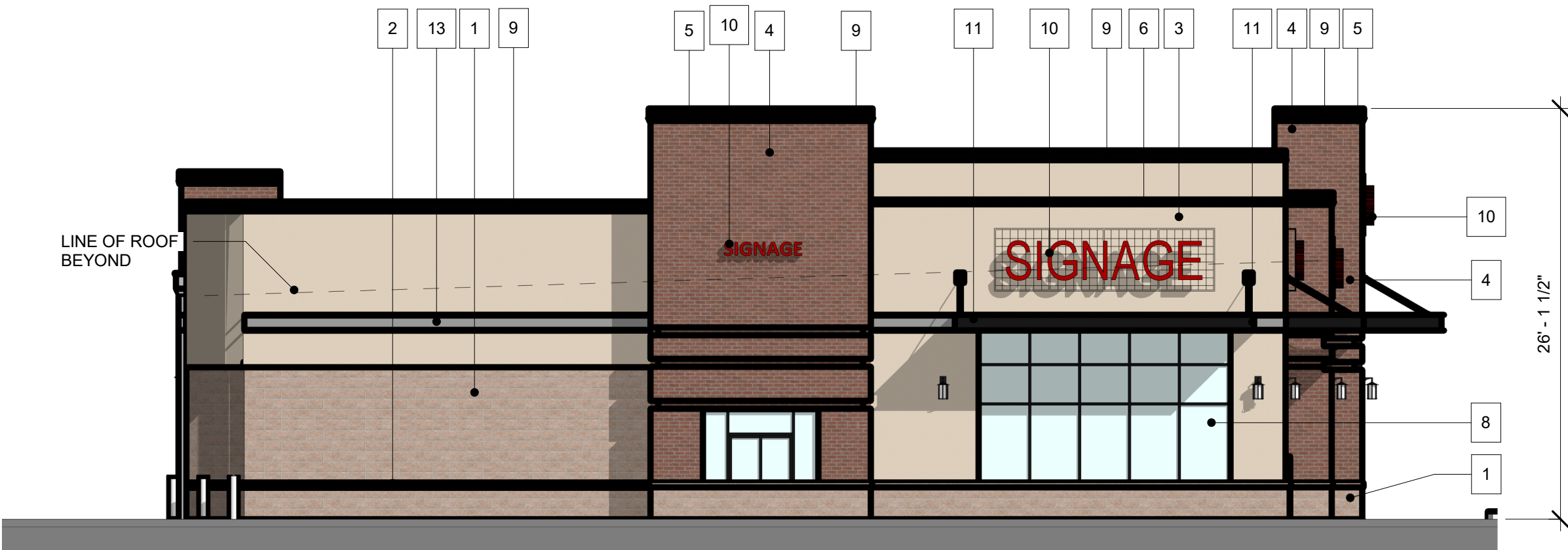
ELEVATION MATERIAL PERCENTAGES		
MATERIAL	AREA	PERCENTAGE
STUCCO	682 SF	19%
BRICK	960 SF	27%
CMU	140 SF	4%
GLASS	1,773 SF	50%
TOTAL	3,555 SF	100%



ELEVATION MATERIAL PERCENTAGES		
MATERIAL	AREA	PERCENTAGE
STUCCO	641 SF	21%
BRICK	822 SF	27%
CMU	1,330 SF	44%
GLASS	225 SF	8%
TOTAL	3,018 SF	100%



ELEVATION MATERIAL PERCENTAGES		
MATERIAL	AREA	PERCENTAGE
STUCCO	472 SF	44%
BRICK	0 SF	0%
CMU	441 SF	41%
GLASS	155 SF	15%
TOTAL	1,068 SF	100%



ELEVATION MATERIAL PERCENTAGES		
MATERIAL	AREA	PERCENTAGE
STUCCO	336 SF	33%
BRICK	148 SF	14%
CMU	351 SF	35%
GLASS	189 SF	18%
TOTAL	1,024 SF	100%

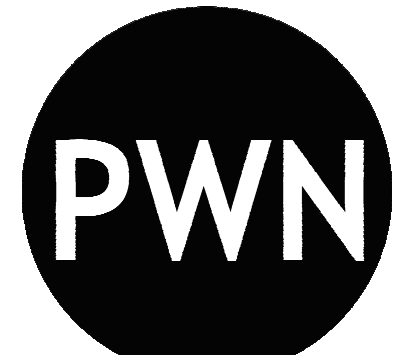
ELEVATION MATERIAL SCHEDULE	
#	Material: Name
1	CMU - FEATHER LIGHT BLOCK HOLLOWMAN BUFF
2	CMU CAP - FEATHER LIGHT BLOCK HOLLOWMAN BUFF
3	STUCCO - OMEGA FINE SAND GRAIN #9246
4	MASONRY - ACME RED BRICK RICHMOND UTILITY STRETCHER
5	MASONRY - BRICK SOLDIER COURSE
6	MASONRY - BRICK EBONY
8	GLAZING - EXTERIOR
9	METAL - PAINT FINISH - BLACK
10	METAL - PE TRIM
11	METAL - ALUMINUM
12	METAL - STUD LAYER W/ INSULATION
13	METAL - ALUMINUM, GREY
15	METAL - GALVENIZED WELDED WIRE MESH

ELEVATIONS
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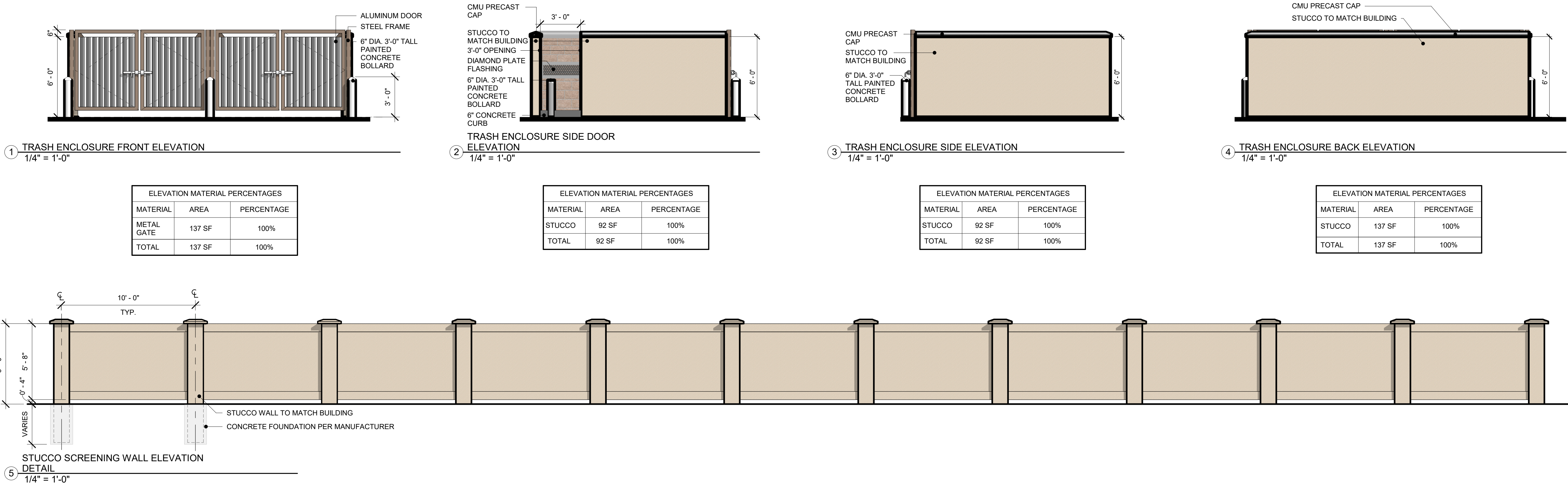
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TRASH ENCLOSURE ELEVATIONS

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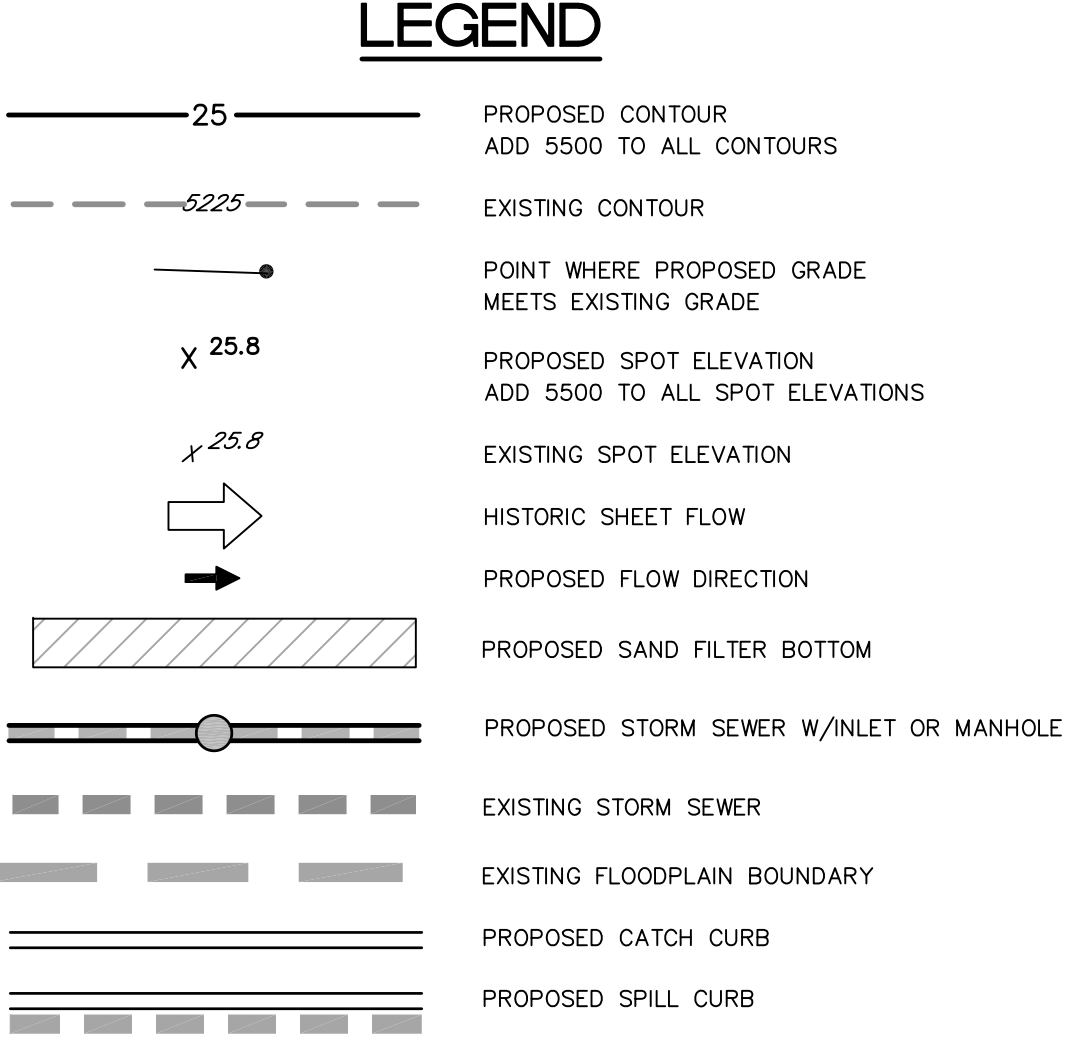
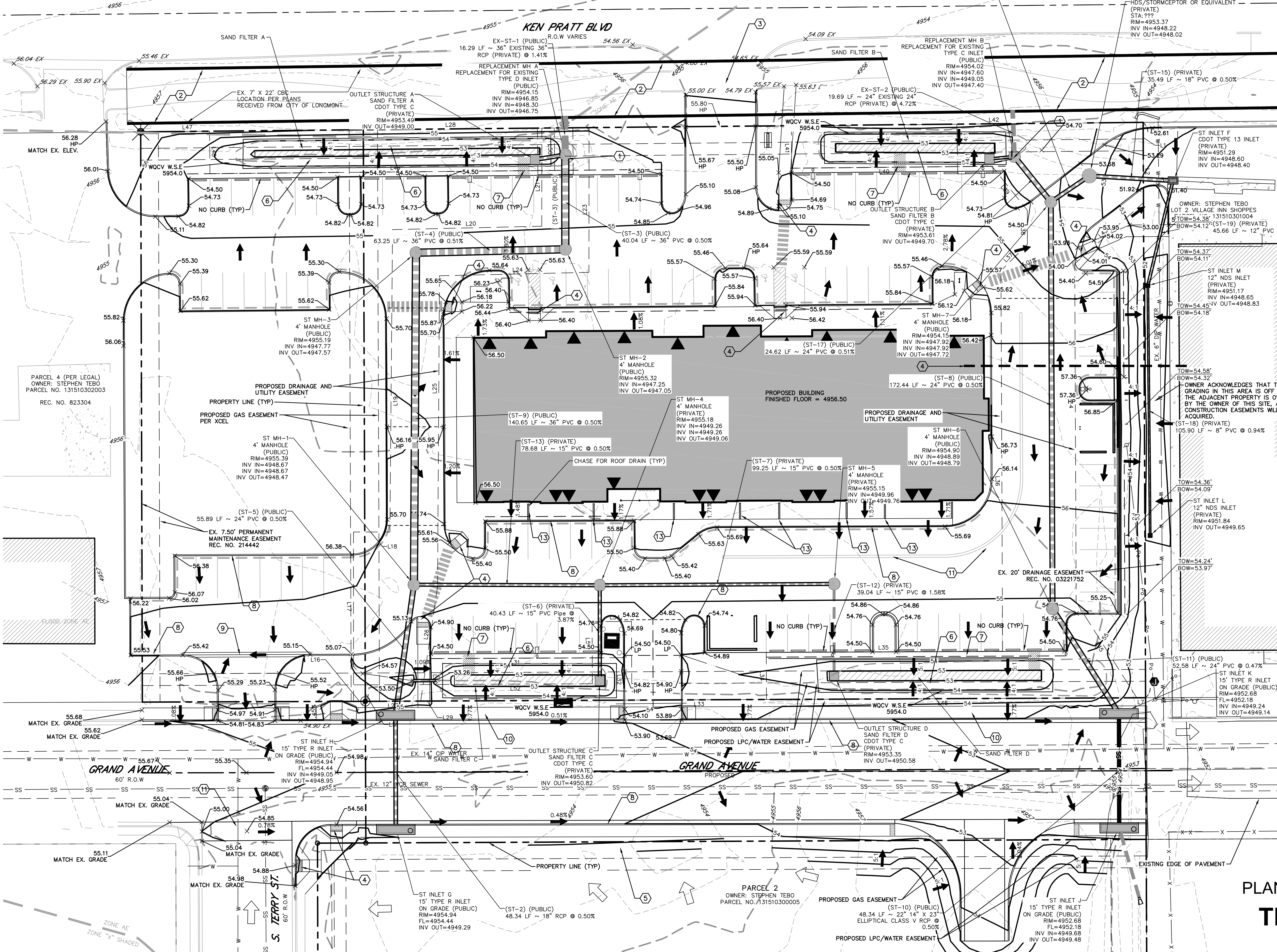
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SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

GRADING AND DRAINAGE PLAN

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KEYED NOTES

- EXISTING INLET TO BE REMOVED AND REPLACED WITH 4' MANHOLE.
- EXISTING BOX CULVERT TO REMAIN.
- EXISTING CURB OUT TO REMAIN.
- PROPOSED ACCESSIBLE CURB RAMP, PER CITY OF LONGMONT STANDARDS
- PROPOSED 5' CONCRETE SIDEWALK.
- PROPOSED SAND FILTER.
- PROPOSED SAND FILTER ACCESS.
- PROPOSED 6" CURB AND GUTTER (TYP).
- PROPOSED 2' CONCRETE PAV.
- PROPOSED 4' CONCRETE SIDEWALK.
- PROPOSED DRIVE-THRU DELINEATION/PAVEMENT MARKING.
- PROPOSED CONCRETE CROSSSPAN PER CITY OF LONGMONT STANDARDS.
- PROPOSED SIDEWALK CHASE FOR ROOF DRAIN.
- PROPOSED CROSS SECTION AS REQUESTED BY THE CITY. CROSS-SECTION IS SHOWN ON SHEET C6.07.

GRADING NOTES

- GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
- TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
- ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONGMONT STANDARD SPECIFICATIONS.
- THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY POWER SURVEYING COMPANY, INC. ON 01/20/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- GRASS SWALES SHALL BE GRADED AT A MINIMUM OF 2.0%. HARD SURFACE PATHS SHALL DRAIN AT A MINIMUM SLOPE OF 1.0%. BERMS AND OTHER SLOPES SHALL NOT EXCEED 4:1 FOR AREAS SCHEDULED FOR IRRIGATED AND MOWED TURF. BERMS AND OTHER SLOPES SHALL NOT EXCEED 3:1 FOR NATIVE GRASS AREAS (UNMOWED OR MOWED ONLY DURING ESTABLISHMENT), AND FOR SHRUB BEDS.
- ALL WALKWAYS SHALL COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADES TO NOT EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA. ADDITIONAL FACILITIES, INCLUDING SIDEWALKS, ACCESS AISLES, LANDINGS, AND RAMPS WILL MEET ADA AND ANSI A117.1 REQUIREMENTS.
- ONSITE DRAINAGE FACILITIES WILL BE OWNED AND MAINTAINED BY THE OWNER. THIS INCLUDES THE SAND FILTERS, OUTLET STRUCTURES, AND OUTLET PIPES.
- PROPOSED STORM SEWER FROM THE TYPE R INLETS PROPOSED ON GRAND AVENUE THROUGH THE PROPOSED MANHOLES CONNECTING TO THE EXISTING 7'X22' CONCRETE CULVERT WILL BE MAINTAINED BY THE CITY.

AMENDMENT

DATE	NO.	DESCRIPTION
6/5/20	1	REVISION 1
10/19/20	2	REVISION 2

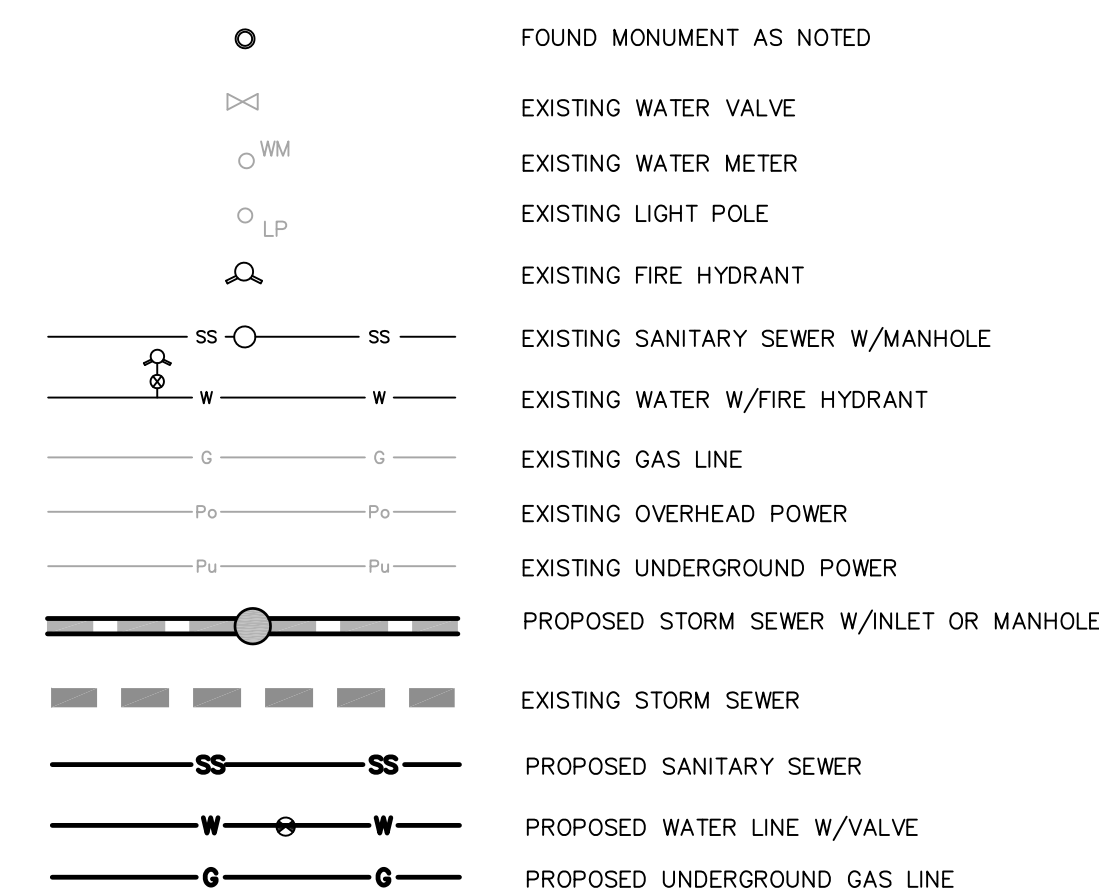
GRADING AND DRAINAGE PLAN
PROJECT RECORD
NUMBER:
DV-CUSP-20-00003
DATE PREPARED:
06-05-2020
PLANS PREPARED FOR:
TEBO DEV. CO
3111 28TH STREET
BOULDER, CO 80301

SHEET
6 OF 15



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BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO




1. PROPOSED 4" DIP COMBINATION FIRE/DOMESTIC WATER LINE. CONNECT TO MAIN WITH 14"x4" TAPPING SADDLE, FLANGED TEE, AND THRUST BLOCK.
2. PROPOSED 6" DIP HYDRANT LATERAL. CONNECT TO MAIN WITH 14"x6" SWIVEL TEE, RESILIENT WEDGE, AND 6" MJ GATE VALVE.
3. PROPOSED 4" SANITARY SEWER SERVICE.
4. PROPOSED 6" SANITARY SEWER SERVICE AND 4' MANHOLE PER CITY OF LONGMONT STANDARDS.
5. PROPOSED GREASE TRAP.
6. PROPOSED FIRE HYDRANT.
7. PROPOSED GAS LINE.
8. PROPOSED TRANSFORMER PER LONGMONT POWER AND COMMUNICATIONS.
9. EXISTING TYPE C INLET TO BE REMOVED AND REPLACED WITH MANHOLE.
10. EXISTING TYPE D INLET TO BE REMOVED AND REPLACED WITH MANHOLE.
11. EXISTING $8\frac{1}{2}$ x $3\frac{1}{2}$ WATER METER TO BE REMOVED.
12. EXISTING IRRIGATION METER AND CONTROL BOXES TO REMAIN.
13. PROPOSED TRANSFORMER LOCATION. ALL ELECTRIC METERS WILL BE INSTALLED INSIDE THE BUILDING.
14. EXISTING HYDRANT TO REMAIN.
15. EXISTING HYDRANT LATERAL TO BE REMOVED AND RELOCATED.

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONGMONT STANDARD SPECIFICATIONS.
2. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE. MAINTENANCE OF THESE LINES WILL BE AT THE OWNER'S EXPENSE.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
4. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY POWER SURVEYING COMPANY, INC. ON 01/20/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATION SERVICE). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
5. ONSITE DRAINAGE FACILITIES WILL BE OWNED AND MAINTAINED BY THE OWNER. THIS INCLUDES THE SAND FILTERS, OUTLET STRUCTURES, AND OUTLET PIPES.
6. PROPOSED STORM SEWER FROM THE TYPE R INLETS PROPOSED ON GRAND AVENUE THROUGH THE PROPOSED MANHOLES CONNECTING TO THE EXISTING 7'X22' CONCRETE CULVERT WILL BE MAINTAINED BY THE CITY.

UTILITY PLAN
PROJECT RECORD
NUMBER:
DV-CUSP-20-00003
DATE PREPARED:
06-05-2020

3111 28TH STREET
BOULDER, CO 80301



PWN
Architects &
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voice.303.649.9880 fax.303.649.9870
pwnarchitects.com

SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

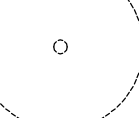
LANDSCAPE SCHEDULE & NOTES

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

PLANT SCHEDULE:

SYMBOL	TAG	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HT	WIDTH	HYDRO - ZONE	NOTES	%
DECIDUOUS CANOPY TREES										
	ACE	2	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	2" CAL.	50	30	M-H	B&B	7%
	HAC	2	HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	50	45	M-H	B&B	7%
	IMP	2	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS IMPERIAL'	2" CAL.	35	25	M-H	B&B	7%
	KCT	2	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2" CAL.	60	45	M-H	B&B	7%
	NRO	1	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.	50	40	M-H	B&B	4%
	AGG	3	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2" CAL.	40	30	M-H	B&B	11%
	SKY	1	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	2" CAL.	50	35	M-H	B&B	4%
	Subtotal	13								
ORNAMENTAL TREES										
	JLI	3	IVORY SILK JAPANESE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1-1/2" CAL	20	15	M	B&B	11%
	TCH	2	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	1-1/2" CAL.	15	15	M	B&B	7%
	Subtotal	5								
EVERGREEN TREES										
	VWP	2	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6" HT	25	15	L-M	B&B	7%
	LBP	3	LIMBER PINE	PINUS FLEXILIS	6" HT	35	15	L-M	B&B	11%
	GGJ	4	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	6" HT	15	5	L-M	B&B	15%
	Subtotal	9								
DECIDUOUS SHRUBS										
	BMS	17	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL.	3	3	L-M		7%
	CSR	47	CAREFREE SUNSHINE ROSE	ROSA 'CAREFREE SUNSHINE ROSE'	5 GAL.	3	3	M		20%
	GFS	15	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	3	3	M		6%
	KOR	55	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	5 GAL.	2.5	2.5	M		23%
	KSL	4	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL.	6	6	M-H		2%
	PMV	21	MEYER LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL.	5	5	M		18%
	RTD	57	'ISANTI' DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL.	5	5	M		24%
	WSC	21	WESTERN SAND SHERRY	PRUNUS BESSEYI	5 GAL.	5	5	L-M		9%
	Subtotal	237								
GROUNDCOVER SHRUBS										
	ARJ	117	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.	2	6	L-M		35%
	BHJ	78	BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	5 GAL.	1	6	L-M		23%
	CCJ	5	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1	6	L-M		1%
	HCS	8	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAILTII 'HANCOCK'	5 GAL.	3	5	L-M		2%
	PBC	104	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAMTEE BUTTES'	5 GAL.	2	5	L-M		31%
	PKW	25	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	5 GAL.	1	8	L-M		7%
	Subtotal	337								
PERENNIALS										
	BE	30	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL.	2	2	L-M	18" O.C.	
	MN	30	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	1 GAL.	2	2	M	18" O.C.	
	Subtotal	60								
ORNAMENTAL GRASSES										
	BAG	33	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	4	3	L-M		
	BBG	9	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL.	6	3	L-M		
	BLA	50	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	2.5	2	L-M		
	FRG	53	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	4	3	L-M		
	LBG	60	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	1 GAL.	3	3	L-M		
	PDG	5	PRAIRIE DROPSSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	3	3	L-M		
	SWG	165	SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL.	5	3	L-M		
	Subtotal	375								
 SAND FILTER (SEE CIVIL)										
 NATIVE GRASS SEED (VERY LOW WATER USE)										

EXISTING TREES

	DECIDUOUS TREE (TO REMAIN)
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GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNERS REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- TREE LOCATIONS, TREE SPECIES, AND TOTAL PLANT QUANTITIES SHALL NOT BE MODIFIED WITHOUT CITY APPROVAL. MINOR SPECIES / LOCATION CHANGES IN SHRUB / ORNAMENTAL GRASS / PERENNIALS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LAND NOT COVERED BY IMPERMEABLE SURFACES ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 2 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 3"-6" COBBLE IN A 4" WIDTH STRIP ALONG GRAND AVE. SIDEWALK AND ALL OTHER ROCK MULCH AREAS SHALL BE 1-1/2" INDIAN SUNSET CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY EDGING 5.5" MIN. DEPTH 1" (PERMALOCK ALUMINIUM CLEANLINE), CONCRETE MOWCURB OR EQUAL). EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DISTURBED LANDSCAPE AREAS ADJACENT TO THE PROJECT SHALL BE REVEGETATED. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SODDED, AND SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FT CLEAR FROM WATER, SANITARY SEWER MAINS, PUBLIC STORM LINES AND 4 FT CLEAR FROM ELECTRIC, FIBER OPTIC LINES AND 5 FT FOR PRIVATE DRAINS. TREES SHALL NOT BE ALLOWED TO BE PLANTED OVER THE PIPELINE(S) WITHIN THE PSCO ROW LIMITS AND SHALL BE NO CLOSER THAN FIFTEEN (15) FEET FROM THE OUTSIDE WALL OF THE PIPE.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
- SINGLE TRUNK TREES ALONG SIDEWALKS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION. SHRUBS WITHIN THE SIGHT DISTANCE TRIANGLE NEED TO BE MAINTAINED AT A HEIGHT LESS THAN 30 INCHES.
- CONTRACTOR TO REMOVE ANY EXISTING GRASS, ROCK MULCH & SHRUBS WHERE LANDSCAPE PLANS SHOW NEW LANDSCAPING. REMOVE TREES PER PLAN NOTES ONLY. THE SOD AND TREES IN THE ROW ALONG KEN PRATT ARE TO REMAIN UNLESS NOTED.
- CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN PREVIOUS VEHICLE LOT/DRIVE PLANTING AREAS TO A DEPTH OF 30 INCHES.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE SCOTT COX & ASSOCIATES, INC. PROJECT NO. 184255, OCTOBER 16, 2018 SITE DRAINAGE CONSIDERATIONS #5. "NO IRRIGATION WITHIN FIVE FEET OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS."
- TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM ONE FOOT (1') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
- ALL DISTURBED AREAS SHALL BE REVEGETATED, INCLUDING AREAS ADJACENT TO PROPERTY.

LANDSCAPE STATEMENT:

- THE LANDSCAPE DESIGN INTENT IS TO USE WATER WISE PLANT AND GROUP PLANTS ACCORDING TO THEIR WATER NEEDS. TREES AND SHRUBS NOT IN THE TURF AREAS ARE MULCHED TO CONSERVE WATER. A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUB GROUNDCOVERS IS USED THROUGHOUT THE SITE.

CITY OF LONGMONT NOTES:

- THE PROPERTY OWNER SHALL BE THE RESPONSIBLE ENTITY FOR ON-GOING MAINTENANCE FOR RIGHTS-OF-WAYS, ON-SITE IMPROVEMENTS (COMMON OPEN SPACE), AND DETENTION POND. MAINTENANCE SHALL INCLUDE ALL REASONABLE AND REGULAR: IRRIGATION; WEED CONTROL; FERTILIZING; PRUNING; TRASH REMOVAL; CONCRETE PATH SNOW AND ICE REMOVAL; TREATMENT OF PLANT MATERIALS THAT SHOW SIGNS OF INSECT PESTS, DISEASES OR DAMAGE; AND REPLACEMENT OF DEAD OR DAMAGED PLANT MATERIAL TO MAINTAIN APPROVED LANDSCAPE PLAN.
- THE DEVELOPER SHALL INSTALL LANDSCAPING AND IRRIGATION ACCORDING TO THE MOST CURRENT LANDSCAPE REGULATIONS AND STANDARDS AND SPECIFICATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- POTABLE CITY WATER WILL BE USED AS A SOURCE FOR IRRIGATION SYSTEMS. SEE IRRIGATION PLANS FOR THE TAP AND BACKFLOW PREVENTION DEVICE SIZE AND LOCATION. THE TAP IS NOT ELIGIBLE FOR A FEE WAIVER.
- LOCATION OF LANDSCAPE MATERIAL SHALL BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION FACILITIES TO THE SATISFACTION OF LONGMONT POWER & COMMUNICATIONS.
- INSTALLATION OF THE LANDSCAPING WITHIN THE ROW, ELECTRIC EASEMENTS AND IN THE VICINITY OF THE ON SITE ELECTRIC DISTRIBUTION SYSTEM CANNOT BEGIN UNTIL THE INSTALLATION OF LONGMONT POWER & COMMUNICATIONS FACILITIES IS COMPLETE.
- ALL LANDSCAPING, IRRIGATION, FENCING AND RETAINING WALLS MAINTENANCE FOR THE DEVELOPMENT IS AT THE COST OF THE PROPERTY OWNER.
- EXPENSES FOR ANY REPAIRS OF LANDSCAPING DUE TO THE ELECTRIC INSTALLATION WILL NOT BE THE RESPONSIBILITY OF THE CITY.
- LANDSCAPING IS TO MAINTAIN 3 FT OF CLEARANCE ON THE SIDES AND BACK, AND 10 FT OF CLEARANCE IN THE FRONT OF LPC'S EQUIPMENT (TRANSFORMERS/SWITCHES/VAULTS). IN ADDITION, ANY DEEP ROOTED TREES MUST MAINTAIN 3 FT OF CLEARANCE FROM ANY OF LPC'S UNDERGROUND INFRASTRUCTURE (CABLES/CONDUITS). LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION FACILITIES TO THE SATISFACTION OF LONGMONT POWER & COMMUNICATIONS. REFER TO DETAILS 700-01 TRENCH CLEARANCES AND 700-02 EQUIPMENT CLEARANCES OF THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- THE 2 EXISTING SIBERIAN ELMS TREES INTERIOR TO THE PROPERTY WILL BE REMOVED AND DO NOT REQUIRE MITIGATION.
- ALL EXISTING TREES IN THE KEN PRATT BLVD ROW SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE OR LOSS OF THESE TREES SHALL BE MITIGATED AS DETERMINED BY THE CITY FORESTER.

LANDSCAPE REQUIREMENTS													Variance Request
Description	Square Footage	Min.Width	Provided Width	Trees Required 1/750 SF	Linear Feet	Trees Required 1/30 LF	Trees Required 1/50 LF	Trees Provided	Shrubs Required 5/50 LF	Shrubs Required 5/30 LF	Shrubs Required 5/750 SF	Shrubs Provided	
Parking Lot Perimeter (East side)	N.A.	10'	10'	N.A.	117	4	N.A.	4	N.A.	12	N.A.	48	None.
Arterial buffer 15' (Ken Pratt Blvd.) *	7,447	15'	20'	10	N.A.	N.A.	N.A.	6	N.A.	N.A.	50	165	Unable to plant additional trees due to ex utility easements, proposed sand filters, 7' LPC & 5' Gas easements.
Non-arterial buffer 20' (Grand Ave.)	7,234	20'	19.9'	10	N.A.	N.A.	N.A.	2	N.A.	N.A.	48	153	Unable to plant additional trees due to ex 20' drainage easement, proposed sand filters, horizontal separation of proposed water/storm/sewer lines, 7' LPC & 5' Gas easements, LPC electric lines & equipment
R.O.W. (Ken Pratt Blvd.)	10,056	N.A.	N.A.	N.A.	394	N.A.	8	18	N.A.	N.A.	N.A.	0	None.
R.O.W. (Grand Ave.) Local	1,455	N.A.	N.A.	N.A.	374	N.A.	7	0	N.A.	N.A.	N.A.	41	Unable to plant additional trees due to the distance from the attached walk to the property line is 2.6' as there is a lack of ROW which is insufficient for a tree; LPC electric lines & equipment are now in the ROW.
Sand Filter/WQ Perimeter	N.A.	N.A.	N.A.	N.A.	699	N.A.	14	7	70	N.A.	N.A.	130	Unable to plant additional trees due to (2) ex 15' Wide utility easements, proposed: sand filters, horizontal separation of proposed water/storm/sewer lines, 7' LPC & 5' Gas easements. LPC electric lines & equipment are now in the ROW.
*Parking areas adjacent to arterial streets require a 30-foot landscape buffer, however, Code Section 15.05.040.F grants commercial developments in MU zones to provide one-half the required buffer width as long as it does not exceed the building setback width (10 feet in this case)."													

SITE DATA TABLE			
Site Data	Actual SF	% Required	% Provided
Gross Site Area:	103,077	N.A.	100%
Building Coverage:	15,575	N.A.	15%
Hard Surface Area:	55,501	N.A.	54%
Total Landscaped Area (Excluding R.O.W.)	32,001	N.A.	31%
Landscaped Area (Shrubs, Perennials, Ornamental Grasses)	20,630	N.A.	N.A.
Native Grass	11,371	N.A.	N.A.
R.O.W. Ex Irrigated Grass	10,056	N.A.	N.A.
R.O.W. Landscaped Area (Shrubs, Perennials, Ornamental Grasses)	1,053	N.A.	N.A.
Native Grass (West Side off-property)	893	N.A.	N.A.
Landscaped Area (West Side off-property) (Shrubs, Perennials, Ornamental Grasses)	404	N.A.	N.A.

City of Longmont Tap Sizing				
SF	GALLONS PER CF PER WEEK	DAYS PER WEEK	HOURS PER DAY	GALLONS PER MIN
34,351	32,118	5	7	15.3
Tap size should then be the same as the smallest copper pipe (Type K) that will not exceed seven (7) feet per second.				
"A 1" inch tap will serve the project."				

SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

NATIVE GRASS SEED MIX (IRRIGATED UNTIL ESTABLISHMENT)		
PAD SITE: MIX- DRILL SEEDED (INCREASE SEED RATE 2X PLS FOR BROADCAST)		
COMMON NAME	PLS PER ACRE	HEIGHT/FT
SLENDER WHEATGRASS V. SAN LUIS	8.22	1.0
WESTERN WHEATGRASS V. ARRIBA	11.88	2.0
TOTAL LBS PER ACRE	20.1	

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION



LANDSCAPE ARCHITECTURE

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Wheat Ridge, CO 80034
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AMENDMENT

DATE	NO.	DESCRIPTION
6/5/20	1	REVISION 1
10/19/20	2	REVISION 2
1/22/21	3	REVISION 3

SHEET
8 OF 15



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COVER SHEET
PROJECT RECORD NUMBER:
DV-CUSP-20-00003

DATE PREPARED: 01-22-2021

PLANS PREPARED FOR:

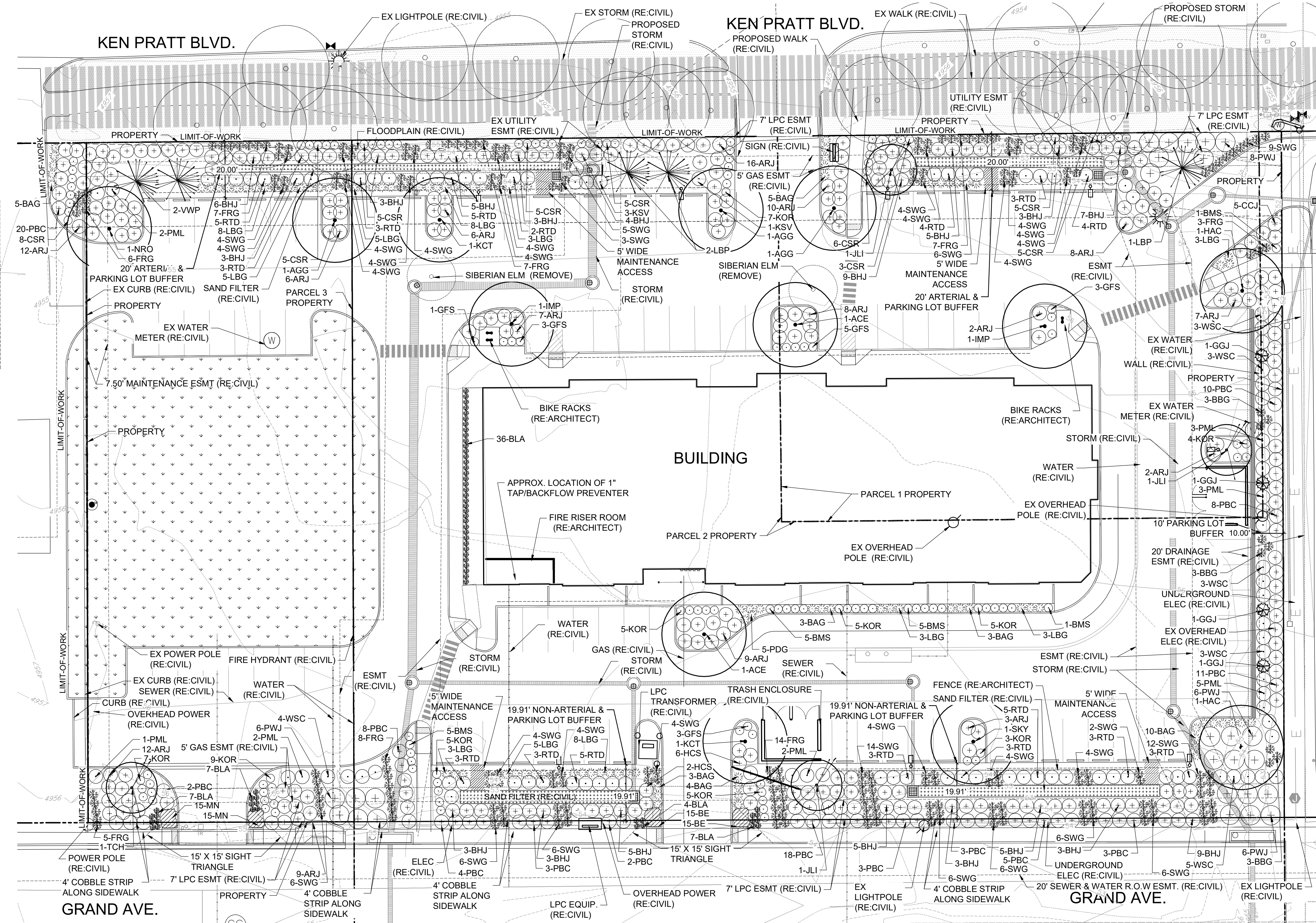
TEBO DEV. CO

3111 28TH STREET
BOULDER, CO 80301

SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

LANDSCAPE PLAN

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO



*PARTIAL PLANT SCHEDULE
(SEE SHEET 12 FOR
COMPLETE SCHEDULE)

PLANT SCHEDULE:

SYMBOL TAG QTY COMMON NAME

DECIDUOUS CANOPY TREES

ACE	2	ACCOLADE ELM
HAC	2	HACKBERRY
IMP	2	IMPERIAL HONEYLOCUST
KCT	2	KENTUCKY COFFEETREE
NRO	1	NORTHERN RED OAK
AGG	3	AUTUMN GOLD GINKGO
SKY	1	SKYLINE HONEYLOCUST
Subtotal	13	

ORNAMENTAL TREES

JLI	3	IVORY SILK JAPANESE LILAC
TCH	1	THORNLESS COCKSPUR HAWTHORN
Subtotal	4	

EVERGREEN TREES

VWP	2	VANDERWOLF'S PINE
LBP	1	LIMBER PINE
GGJ	4	GRAY GLEAM JUNIPER
Subtotal	9	

DECIDUOUS SHRUBS

BMS	17	BLUE MIST SPIREA
CSR	47	CAREFREE SUNSHINE ROSE
GFS	15	GOLDFLAME SPIREA
KOR	55	KNOCK OUT PINK ROSE
KSV	4	KOREAN SPICE VIBURNUM
PML	18	MEYER LILAC
RTD	57	SANTAL DOGWOOD
WSC	21	WESTERN SAND SHERRY
Subtotal	234	

GROUND COVER SHRUBS

ARJ	117	ARCADIA JUNIPER
BHJ	78	BAR HARBOR JUNIPER
CCJ	5	CALGARY CARPET JUNIPER
HCS	8	HANCOCK CORALBERRY
PBC	103	CREeping WESTERN SAND CHERRY
PWJ	26	PRINCE OF WALES JUNIPER
Subtotal	337	

PERENNIALS

BE	30	BLACK EYED SUSAN
MN	30	MAY NIGHT SALVIA
Subtotal	60	

ORNAMENTAL GRASSES

BAG	33	BLUE AVENA GRASS
BBC	9	BIG BLUESTEM GRASS
BLA	61	BLONDE AMBITION GRASS
FRG	57	FEATHER REED GRASS
LBG	60	LITTLE BLUESTEM GRASS
PDG	5	PRAIRIE DROPSEED GRASS
SWG	167	SWITCHGRASS
Subtotal	392	

SAND FILTER (SEE CIVIL)

NATIVE GRASS SEED (VERY LOW WATER USE)

EXISTING TREES

DECIDUOUS TREE (TO REMAIN)

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10/19/20	2	REVISION 2

SHEET
9 OF 15



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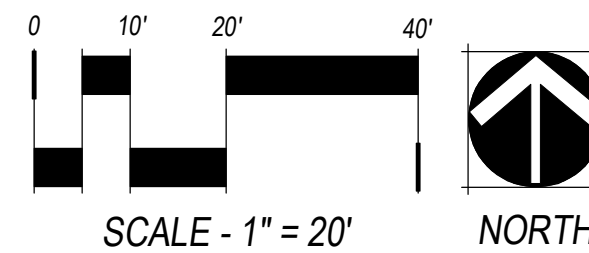
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Denver, CO 80237
voice: 303.649.9880 fax: 303.649.9870
pwnarchitects.com

COVER SHEET
PROJECT RECORD NUMBER:
DV-CUSP-20-00003

DATE PREPARED: 06-05-2020
PLANS PREPARED FOR:

TEBO DEV. CO

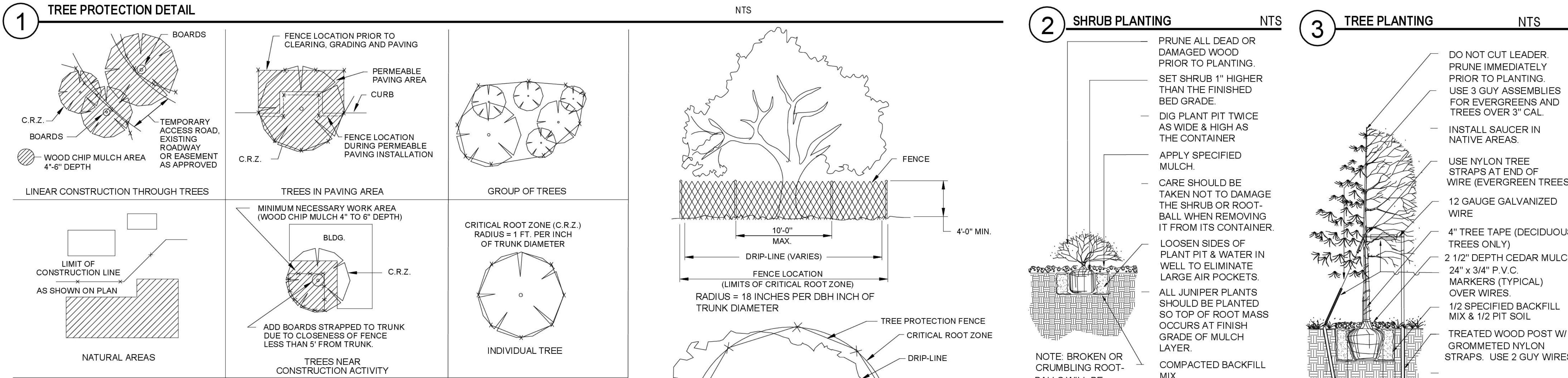
3111 28TH STREET
BOULDER, CO 80301



SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

LANDSCAPE DETAILS

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO



TREE PROTECTION NOTES

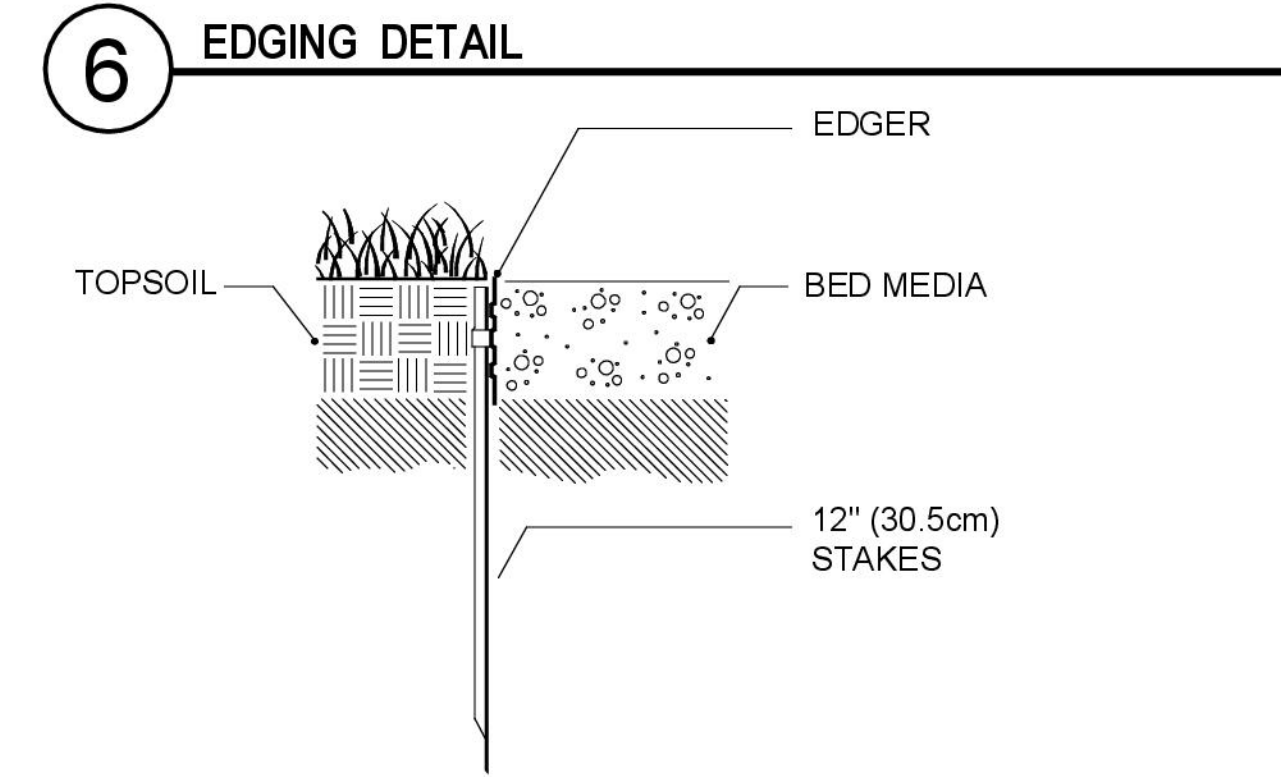
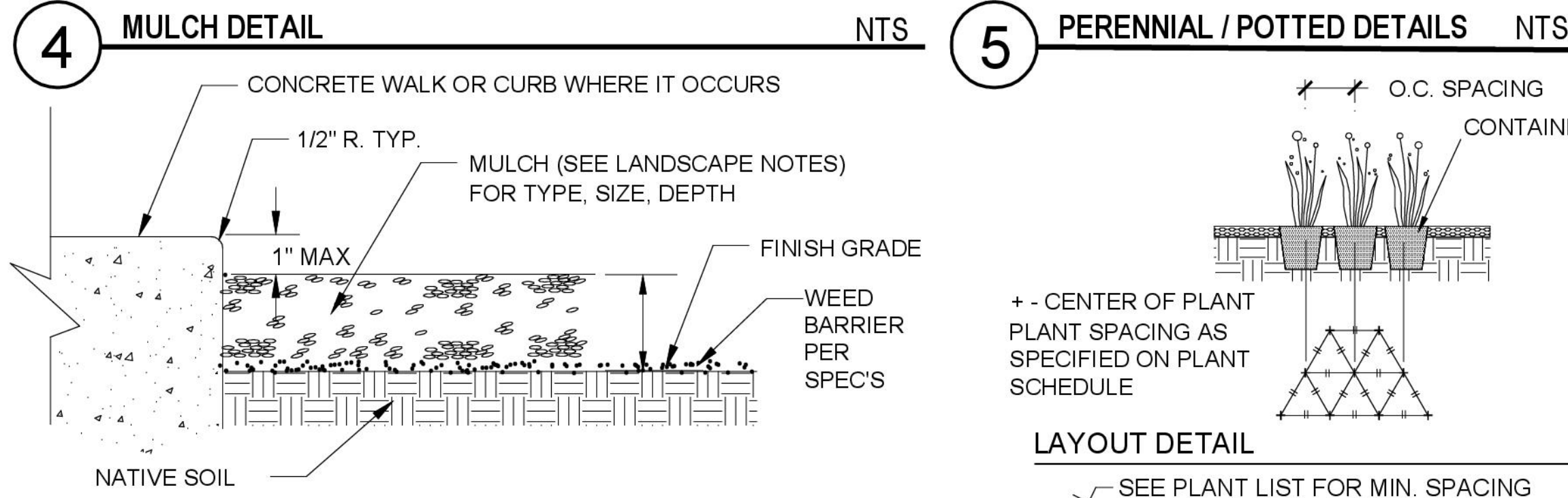
- (1) SOIL COMPACTION PREVENTION
(A) TO PREVENT SOIL COMPACTION, DESIGNATED ROUTES FOR EQUIPMENT AND FOOT TRAFFIC BY WORK CREWS SHALL BE DETERMINED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND INDICATED IN THE LANDSCAPING TREE PROTECTION PLAN.
(B) THESE PLANNED ROUTES SHALL BE MARKED AT THE SITE BEFORE CONSTRUCTION COMMENCES WITH DURABLE FENCING MATERIAL THAT IS AT LEAST 4 FEET HIGH. FLAGGING TAPE OR ANY OTHER MATERIAL THAT MAY BE TORN DOWN, MOVED, OR EVADED IS NOT ACCEPTABLE.
(C) THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION CREW MEMBERS ON THE SITE OF ACCESS ROUTES AND WILL ENSURE THAT ONLY THESE ROUTES ARE USED.
(D) TO PREVENT TREE ROOT SMOTHERING, NO SOIL STOCKPILES, SUPPLIES, EQUIPMENT, OR ANY OTHER MATERIAL SHALL BE PLACED OR STORED WITHIN A TREE DRIPLINE OR WITHIN 15 FEET OF THE TREE TRUNK FOR COLUMN-SHAPED TREES, WHICHEVER DISTANCE IS GREATER.
(E) SOIL AROUND A TREE DRIPLINE MAY BE REQUIRED TO BE AERATED DURING AND AFTER CONSTRUCTION ACTIVITIES. THIS IS NECESSARY EVEN WHEN COMPACTION RESULTS FROM HEAVY FOOT TRAFFIC. A PROFESSIONAL ARBORIST SHALL DO THE VERTICAL AERATION OR SOIL FRACTURING. OIL FRACTURING TECHNIQUES COMPARABLE TO USING A "GROWGUN" WITH ISOLITE MATERIAL ARE ACCEPTABLE. CONVENTIONAL TURF AERATION IS NOT ACCEPTABLE.
(F) WHEN FOOT TRAFFIC OR EQUIPMENT USE IS UNAVOIDABLE WITHIN THE DRIPLINE, THE AREA WITHIN THE DRIPLINE SHALL BE MULCHED WITH WOOD CHIPS TO A DEPTH OF 6 INCHES BEFORE CONSTRUCTION ACTIVITY BEGINS. A 6-INCH MULCH DEPTH SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT, THEN REMOVED WHEN CONSTRUCTION ACTIVITIES ARE COMPLETED.

(2) ROOT PROTECTION

- (A) TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
(B) WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN, SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT.
(C) WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS.
(D) THE OWNER'S REP SHALL BE NOTIFIED OF ANY CUTTING OF THE FOLLOWING ROOTS:
(I) TWO ROOTS HAVING A DIAMETER OF MORE THAN 3 INCHES, OR (II) FOUR ROOTS HAVING DIAMETERS BETWEEN 2 AND 3 INCHES.
(E) TRENCHES SHALL BE HAND-DUG WITHIN THE DRIPLINE IN AREAS WHERE ROOTS 2 INCHES AND LARGER IN DIAMETER ARE PRESENT, AND WHEN LOW BRANCHES WHICH MAY BE DAMAGED BY EQUIPMENT ARE PRESENT.
(F) WHENEVER POSSIBLE, ROOTS 2 INCHES OR LARGER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY WITH SOIL OR BURLAP AND KEPT MOIST.
(G) POWER TOOLS SHALL NOT BE USED TO PRUNE ROOTS, WITH THE EXCEPTION OF ARBORICULTURALLY APPROVED ROOT-CUTTING EQUIPMENT USED UNDER THE SUPERVISION OF THE ARBORIST. ONLY THE FOLLOWING APPROVED TOOLS SHALL BE ACCEPTABLE: SCISSORS-TYPE HAND PRUNERS AND LOPPERS, EXCEPT ANVIL-TYPES, AND ARBORIST-TYPE PRUNING SAWS.
(H) WHEN MORE THAN ONE ROOT 2 INCHES OR LARGER IN DIAMETER ON ANY PUBLIC TREE IS CUT, SUPPLEMENTAL WATERING SHALL BE PROVIDED IF THE TREE LACKS AN OPERATIONAL SPRINKLER SYSTEM. THE APPLICANT OR ABUTTING LANDOWNER SHALL PROVIDE THE WATERING.
(I) SIDEWALK AND PAVING SURFACES SHALL BE SUFFICIENTLY CONTOURED TO AVOID CUTTING SURFACE TREE ROOTS. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE BRIDGED OR FLOATED OVER WITH WALKS.
(J) TO ALLOW MAXIMUM AERATION AND WATER PENETRATION TO ROOTS, WALK MATERIALS OTHER THAN CONCRETE MAY BE SELECTED (E.G., BRICK, FLAGSTONE, HONEYCOMB BLOCK, CHIPS, GRAVEL) SUBJECT TO CITY APPROVAL. UNDER NO CIRCUMSTANCES SHALL IMPERVIOUS MATERIAL MAKE CONTACT WITH OR COMPLETELY ENCIRCLE A TREE TRUNK.
(K) AUGER TUNNELING, NOT TRENCHING, SHALL BE USED WHERE POSSIBLE FOR UTILITY PLACEMENT WITHIN THE DRIPLINE OF A TREE.
(L) IF ROOTS ARE CUT BETWEEN MARCH AND AUGUST, TREES MAY NEED SUPPLEMENTAL DEEP ROOT ARE CUT BETWEEN SEPTEMBER 1 AND OCTOBER 15, TREES MAY NEED SUPPLEMENTAL WATERING ONCE PER WEEK UNTIL AT LEAST OCTOBER 31.
(M) TREE ROOTS SHALL NOT BE FERTILIZED FOR A PERIOD OF 1 YEAR FOLLOWING THE CESSATION OF CONSTRUCTION ACTIVITIES. THEREAFTER, FOR THE NEXT 2 YEARS, A LIGHT ANNUAL FERTILIZATION USING A SLOW RELEASE NITROGEN SOURCE IS ACCEPTABLE.

(3) TREE FENCING

- (A) FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIPLINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
(B) FENCING MATERIAL SHALL BE A BRIGHT, CONTRASTING COLOR, DURABLE, AND AT LEAST 4 FEET HIGH. FENCE POSTS SHALL BE COMPARABLE TO METAL T-POSTS OR HEAVIER POSTS AND PLACED AT LEAST 2 FEET BELOW GROUND.
(C) FENCING MATERIAL SHALL BE PLACED AT THE DRIPLINE OR AT LEAST 15 FEET FROM ANY TREE TRUNK, WHICHEVER DISTANCE IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
(D) THE APPLICANT FOR CONSTRUCTION APPROVAL SHALL INDICATE FENCING LOCATIONS ON THE LANDSCAPING TREE PROTECTION PLAN.
(E) HEAVY OBJECTS, SUCH AS WOOD PALLETS OR METAL RAILINGS, SHALL NOT LEAN AGAINST OR COME INTO CONTACT WITH ANY TREE TRUNK.



NOTES:

1. INSTALL PER MANUFACTURER'S DIRECTION.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

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AMENDMENT

DATE	NO.	DESCRIPTION
6/5/20	1	REVISION 1
10/19/20	2	REVISION 2

SHEET
10 OF 15



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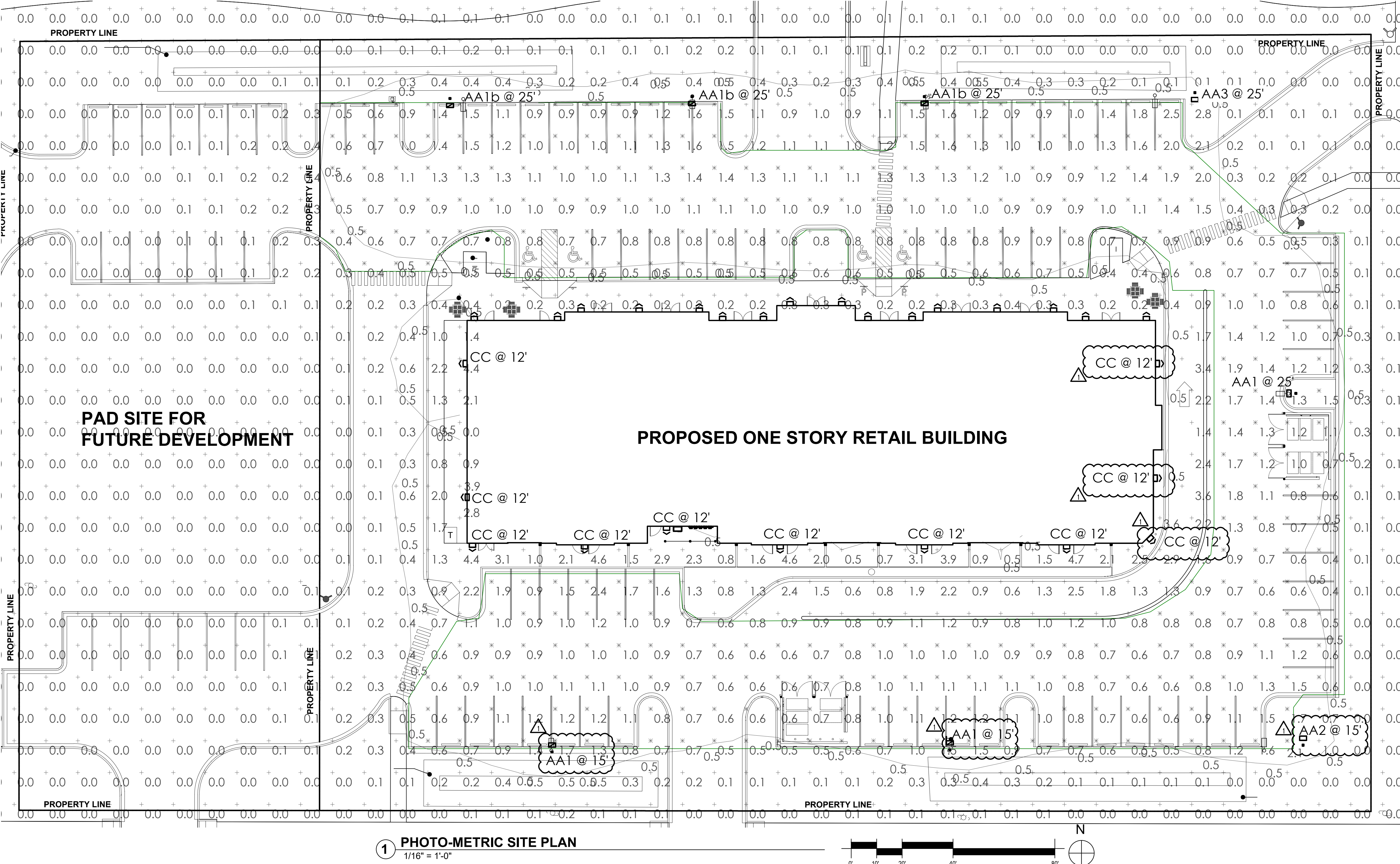
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COVER SHEET
PROJECT RECORD NUMBER:
DV-CUSP-20-00003
DATE PREPARED: 06-05-2020
PLANS PREPARED FOR:
TEBO DEV. CO

3111 28TH STREET
BOULDER, CO 80301

SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN
PHOTOMETRIC PLAN

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO



Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens per Luminaire	LLF
AA1	AA1	3	Lithonia Lighting	D500 LED P3 30K T3M MVOLT HTS	D500 LED P3 30K T3M MVOLT with house-side shield	LED	1	D500_LED_P3_30K_T3M_MVOLT_175.asx	6172	0.9
AA3	AA3	1	Lithonia Lighting	D500 LED P3 30K LCCO MVOLT	D500 LED P3 30K LCCO MVOLT	LED	1	D500_LED_P3_30K_LCCO_MVOLT_017.asx	4783	0.9
AA2	AA2	1	Lithonia Lighting	D500 LED P2 40K RCCO MVOLT	D500 LED P2 40K RCCO MVOLT	LED	1	D500_LED_P2_40K_RCCO_MVOLT_017.asx	3644	0.9
AA1b	AA1b	3	Lithonia Lighting	D500 LED P3 30K T4M MVOLT HTS	D500 LED P3 30K T4M MVOLT with house-side shield	LED	1	D500_LED_P3_30K_T4M_MVOLT_175.asx	5956	0.9
CC	CC	11	Lithonia Lighting	WSF LED P1 40K VF MVOLT	WSF LED Performance package 1, 4000K, visual comfort forward throw, MVOLT	LED	1	WSF_LED_P1_40K_VF_MVOLT_017.asx	1639	0.9

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1	+	0.4 fc	4.7 fc	0.0 fc	N/A
Parking Lot	X	1.0 fc	2.5 fc	0.4 fc	6.3:1

STANDARD NOTES:

- NO SUBSTITUTIONS, ALTERATIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF LONGMONT.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.

AMENDMENT		
DATE	NO.	DESCRIPTION
10/16/20	1	REVISION 1

SHEET
11 OF 15



COVER SHEET
PROJECT RECORD NUMBER:
DV-CUSP-20-00003
DATE PREPARED: 06-05-2020
PLANS PREPARED FOR:
TEBO DEV. CO
3111 28TH STREET
BOULDER, CO 80301

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FIXTURE TYPE "AA1B"

Performance Data

Values are calculated for the configurations types performed in accordance with EN50495 (EN 15193). Data is considered to be representative of the configurations shown, within the tolerances allowed by lighting plans. Limited testing by performance data only configurations are not included in this table.

Formal types

Formal Family	Optical efficiency	Data Label	Light Bodies	100°				60°				30°			
				100°	60°	30°	100°	60°	30°	100°	60°	30°	100°	60°	30°
P5	4	700	R10	121	14.00	2.0	2.0	112	13.00	2.0	2.0	102	11.00	2.0	2.0
				122	14.00	2.0	2.0	112	13.00	2.0	2.0	102	11.00	2.0	2.0
				123	14.00	2.0	2.0	112	13.00	2.0	2.0	102	11.00	2.0	2.0
				124	14.00	2.0	2.0	112	13.00	2.0	2.0	102	11.00	2.0	2.0
				125	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				126	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				127	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				128	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				129	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				130	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				131	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				132	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				133	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				134	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
				135	14.00	2.0	2.0	118	13.00	2.0	2.0	107	11.00	2.0	2.0
P6	4	1000	D30R	136	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				137	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				138	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				139	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				140	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				141	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				142	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				143	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				144	14.00	3.0	3.0	127	13.00	3.0	3.0	116	11.00	3.0	3.0
				145	14.00										

[illegible][illegible]

YES

CONDUIT SIZE

LPC EASEMENT

BY LPC

NO

LPC

FRONT VIEW

SIDE VIEW

PIPE PLUG

3' M

IDENTIFYING THE MARKER

NOTES:

1. DEPTH: MINIMUM 36" - MAXIMUM 48" COMPACTED TO 95%
2. SCHEDULE 40 PVC GLUED AND AIRTIGHT
3. TYPICAL ELECTRIC TRENCH LINE 18" BEHIND THE WALK
4. ALL LPC CROSSINGS SHALL BEGIN AND END IN THE ELECTRIC EASEMENT OR OUTLOT.
5. EXTEND LPC CROSSINGS 3' BEYOND THE CURB OR SIDEWALK.
6. OTHER UTILITY CROSSINGS SHALL BE LOCATED AND MARKED WITH A STAKE. THE STAKE SHALL IDENTIFY THE SIZE AND DEPTH OF THE CROSSING.
7. EXTEND OTHER UTILITY CROSSINGS BEYOND THE ELECTRIC EASEMENT
8. GAS CROSSINGS SHALL MAINTAIN 5' CLEARANCE FROM ELECTRIC
9. COMMUNICATIONS CROSSINGS MAY SHARE A TRENCH WITH LPC AND MUST BE AT A MINIMUM DEPTH OF 36" IN THE LPC EASEMENT.

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

SLEEVE INSTALLATION

+
ORIENTATION

78" =

CONCRETE

10" 35" 23" 10" 6"

PRIMARY SIDE SECONDARY SIDE

FOOT OF UNIT

THE CUSTOMER SHALL FURNISH A LEVEL CONCRETE PAD IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED BELOW. THE PAD REMAINS THE PROPERTY OF THE CUSTOMER AND ANY DEFICIENCY IN THE PAD IS THE SOLE RESPONSIBILITY OF THE CUSTOMER TO REPAIR.

1. THE PAD AND ELECTRIC CONDUIT BLOCKOUT DIMENSIONS ARE INDICATED ON THE DRAWING.
2. THE PAD SHALL BE A MINIMUM OF 6" THICK, REINFORCED WITH WIRE MESH OR REBAR THROUGHOUT, ABLE TO SUPPORT UP TO 17,000 LBS.
3. THE ELEVATION OF THE TOP OF THE PAD SHALL BE 4" ABOVE THE SURROUNDING GRADE.
4. THE PAD SHALL BE INSTALLED LEVEL.
5. COMPACTION BENEATH THE PAD MUST BE 95% OF STANDARD PROCTOR, ASTM D698, AT A PLUS OR MINUS 2% OPTIMUM MOISTURE CONTENT. TEST RESULTS SHALL BE PROVIDED TO THE LPC INSPECTOR OR FAXED TO 303-651-1000.
6. TRANSFORMER LOCATIONS SHALL BE ESTABLISHED BY THE OWNER.
7. MINIMUM CLEARANCE REQUIREMENTS
 - a. 3' ON THE SIDES AND BACK FROM SURROUNDING STRUCTURES TO CONFIRM LOCAL CODES INCLUDING FIRE FOR GREATER REQUIREMENTS
 - d. 3' ON THE SIDES AND BACK FROM LANDSCAPING, FENCES, ETC.
 - d. 10' IN THE FRONT WHERE ACCESS DOORS ARE LOCATED
 - c. 3' MINIMUM FROM A DRIVING SURFACE WITH THE USE OF BOLLARDS
 - e. 5' FROM A DRIVING SURFACE BEHIND A CURB OR PROTECTIVE FEATURE
 - f. 10' FROM A DRIVING SURFACE WHERE NO PROTECTIVE FEATURE IS PROVIDED
 - g. MAXIMUM 15' MEASURED FROM THE CENTER OF THE UNIT TO A TRUCK RATED DRIVING SURFACE FOR LPC TRUCK/LIFTING ACCESS
 - h. REFERENCE CLEARANCE AND BOLLARD DETAIL DRAWINGS
 - h. THE NUMBER AND SIZE OF THE SECONDARY VOLTAGE CONDUITS ARE TO BE DETERMINED AND INSTALLED BY THE CUSTOMER'S ELECTRICIAN, WHEN THE NUMBER OF CONDUITS EXCEED 6 SECONDARY RUNS, APPROVAL BY LPC IS REQUIRED
9. THE PAD SHALL BE ORIENTED PER LPC

NO
SCALE
DRAWING

TRANSFORMER
COMERCIAL THREE PH

COVER SHEET
PROJECT RECORD NUMBER
DV-CUSP-20-00000000
DATE PREPARED: 06-05-2020
PLANS PREPARED BY:
TEBO DESIGN
3111 28TH STREET
BOULDER, CO 80501

AMENDMENT		
DATE	NO.	DESCRIPTION
10/16/20	1	REVISION 1

15 01 15



DWNI

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BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

FIXTURE TYPE "AA2"

Performance Data

Lumen Output

Comparison with photometric test performed in accordance with IESNA 90-119-98. Data is provided for representative of the configuration shown, with the following allowed lighting fixture test conditions. Contact factory for performance data for any configuration not shown here.

General Optics

Power Factor	LED Count	Power Factor	Mounting Height	Foot Candles	100' (30.48m)			50' (15.24m)			25' (7.62m)					
					W	H	D	W	H	D	W	H	D			
P5	4	700	20W	150	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.85	2.0	2.0	2.10
				175	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				200	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				225	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				250	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				275	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				300	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				325	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				350	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				375	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				400	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
				425	18.00	2.0	2.0	2.12	11.88	2.0	2.0	2.11	11.88	2.0	2.0	2.10
P6	4	1600	100W	150	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				175	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				200	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				225	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				250	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				275	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				300	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				325	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				350	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				375	18.00	4.0	4.0	4.24	23.76	4.0	4.0	4.23	23.76	4.0	4.0	4.22
				400	18.00	4.0	4.0	4.24	23.76	4.0						

FIXTURE TYPE "AA2"

Performance Data

Lumen Output

Lumen values are for representative conditions and are provided as estimates only. IESNA 90-30-10. Data is considered to be representative of all configurations shown, with the tolerance allowed by lighting facts. Contact facts for performance data or any other questions on this sheet.

Recessed Option				Trim				Hole				Cutout			
Power Type	LED Count	Area (sq. ft.)	Spikes (mm)	Beam Angle	Beam Diameter (mm)	Beam Diameter (in.)	Beam Diameter (ft.)	Beam Angle	Beam Diameter (mm)	Beam Diameter (in.)	Beam Diameter (ft.)	Beam Angle	Beam Diameter (mm)	Beam Diameter (in.)	Beam Diameter (ft.)
P10	30	100	100	15°	6.722	2.2	0.7	127	3.540	3	0	127	3.540	3	0
				15°	6.680	2.2	0.7	126	3.485	3	0	126	3.485	3	0
				15°	6.638	2.2	0.7	125	3.430	3	0	125	3.430	3	0
				15°	6.596	2.2	0.7	124	3.375	3	0	124	3.375	3	0
				15°	6.554	2.2	0.7	123	3.320	3	0	123	3.320	3	0
				15°	6.512	2.2	0.7	122	3.265	3	0	122	3.265	3	0
				15°	6.470	2.2	0.7	121	3.210	3	0	121	3.210	3	0
				15°	6.428	2.2	0.7	120	3.155	3	0	120	3.155	3	0
				15°	6.386	2.2	0.7	119	3.100	3	0	119	3.100	3	0
				15°	6.344	2.2	0.7	118	3.045	3	0	118	3.045	3	0
				15°	6.302	2.2	0.7	117	2.990	3	0	117	2.990	3	0
				15°	6.260	2.2	0.7	116	2.935	3	0	116	2.935	3	0
P11	30	750	100	15°	6.722	2.2	0.7	127	3.540	3	0	127	3.540	3	0
				15°	6.680	2.2	0.7	126	3.485	3	0	126	3.485	3	0
				15°	6.638	2.2	0.7	125	3.430	3	0	125	3.430	3	0
				15°	6.596	2.2	0.7	124	3.375	3	0	124	3.375	3	0
				15°	6.554	2.2	0.7	123	3.320	3	0	123	3.320	3	0
				15°	6.512	2.2	0.7	122	3.265	3	0	122	3.265	3	0
				15°	6.470	2.2	0.7	121	3.210	3	0	121	3.210	3	0
				15°	6.428	2.2	0.7	120	3.155	3	0	120	3.155	3	0
				15°	6.386	2.2	0.7	119	3.100	3	0	119	3.100	3	0
				15°	6.344	2.2	0.7	118	3.045	3	0	118	3.045	3	0
				15°	6.302	2.2	0.7	117	2.990	3	0	117	2.990	3	0
				15°	6.260	2.2	0.7	116	2.935	3	0	116	2.935	3	0
P12	30	100	100	15°	6.722	2.2	0.7	127	3.540	3	0	127	3.540	3	0
				15°	6.680	2.2	0.7	126	3.485	3	0	126			

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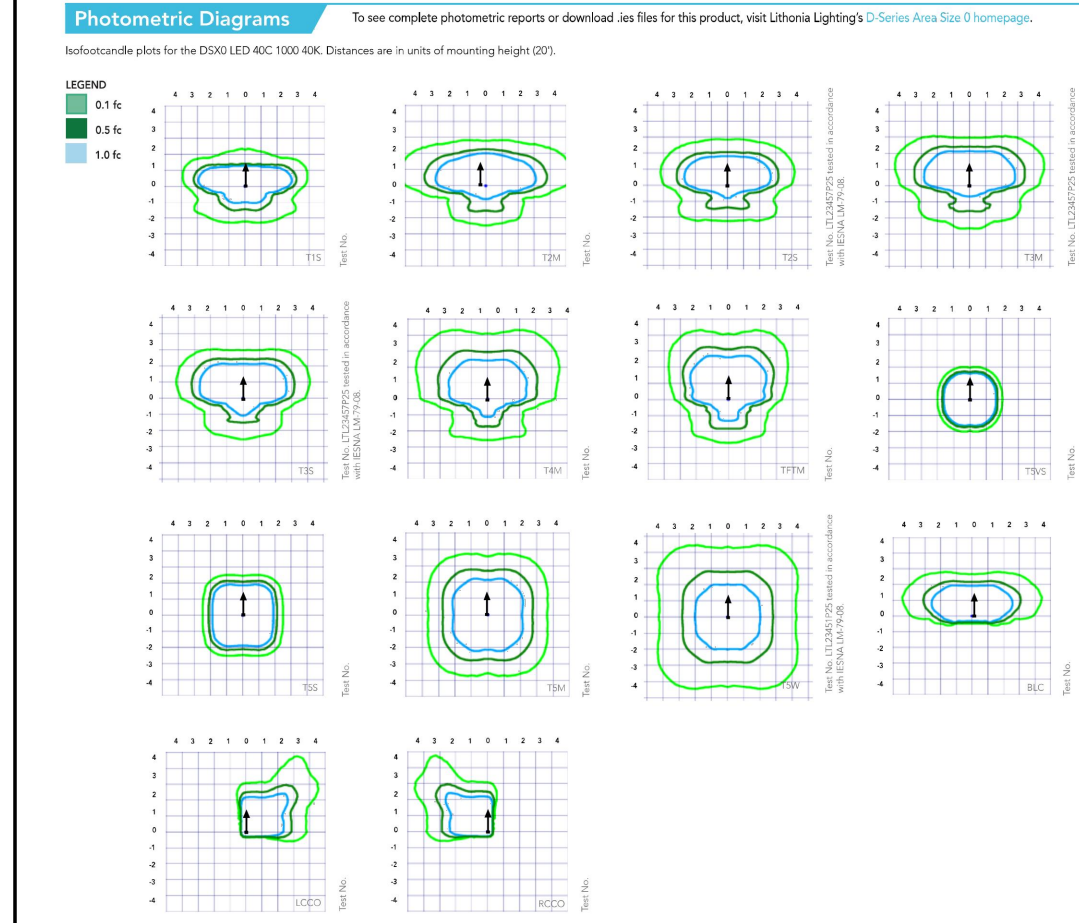
3111 28TH STREET
BOULDER, CO 80301

SOUTHMOOR RETAIL PLAZA CONDITIONAL USE SITE PLAN

PHOTOMETRIC PLAN

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

FIXTURE TYPE "AA3"



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these lumen output multipliers to determine the lumen output for average ambient temperatures from 10°C to 35°C.

Ambient Temp (°C)	Multiplier
10	1.00
15	0.95
20	0.90
25	0.85
30	0.80
35	0.75

Electrical Load

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Projected LED Lumen Maintenance

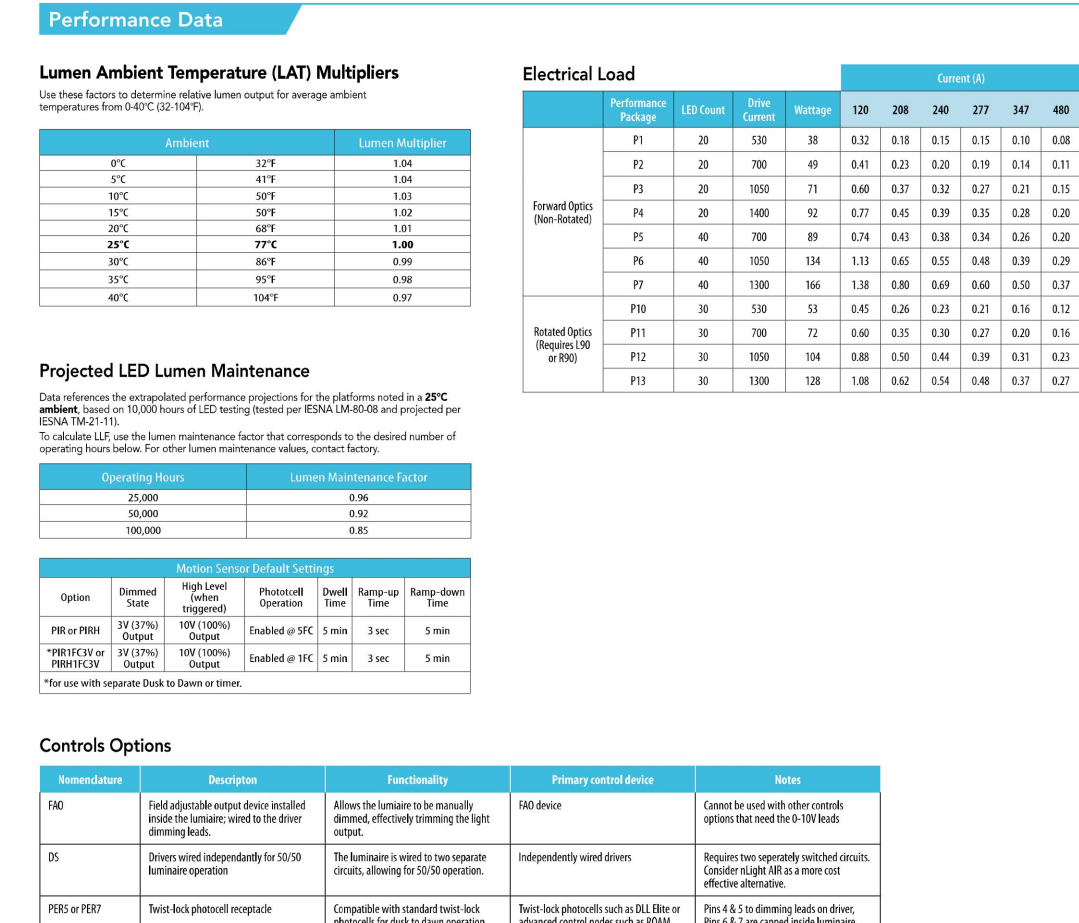
Data references the anticipated performance projection for the fixture used in a 20'x20' ambient, based on a 100,000-hour LED lamp life based on ENEC LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances of lighting layout. Contact factory for performance data on any configuration not shown here.

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Controls Options

Option	Description	Notes
01	On/Off switch	On/Off switch is required for all fixtures. On/Off switch is required for all fixtures. On/Off switch is required for all fixtures.
02	On/Off switch with timer	On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures.
03	On/Off switch with timer and dimmer	On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures.
04	On/Off switch with timer and dimmer and motion sensor	On/Off switch with timer and dimmer and motion sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor is required for all fixtures.
05	On/Off switch with timer and dimmer and motion sensor and occupancy sensor	On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures.

FIXTURE TYPE "AA3"



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these lumen output multipliers to determine the lumen output for average ambient temperatures from 10°C to 35°C.

Ambient Temp (°C)	Multiplier
10	1.00
15	0.95
20	0.90
25	0.85
30	0.80
35	0.75

Electrical Load

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Projected LED Lumen Maintenance

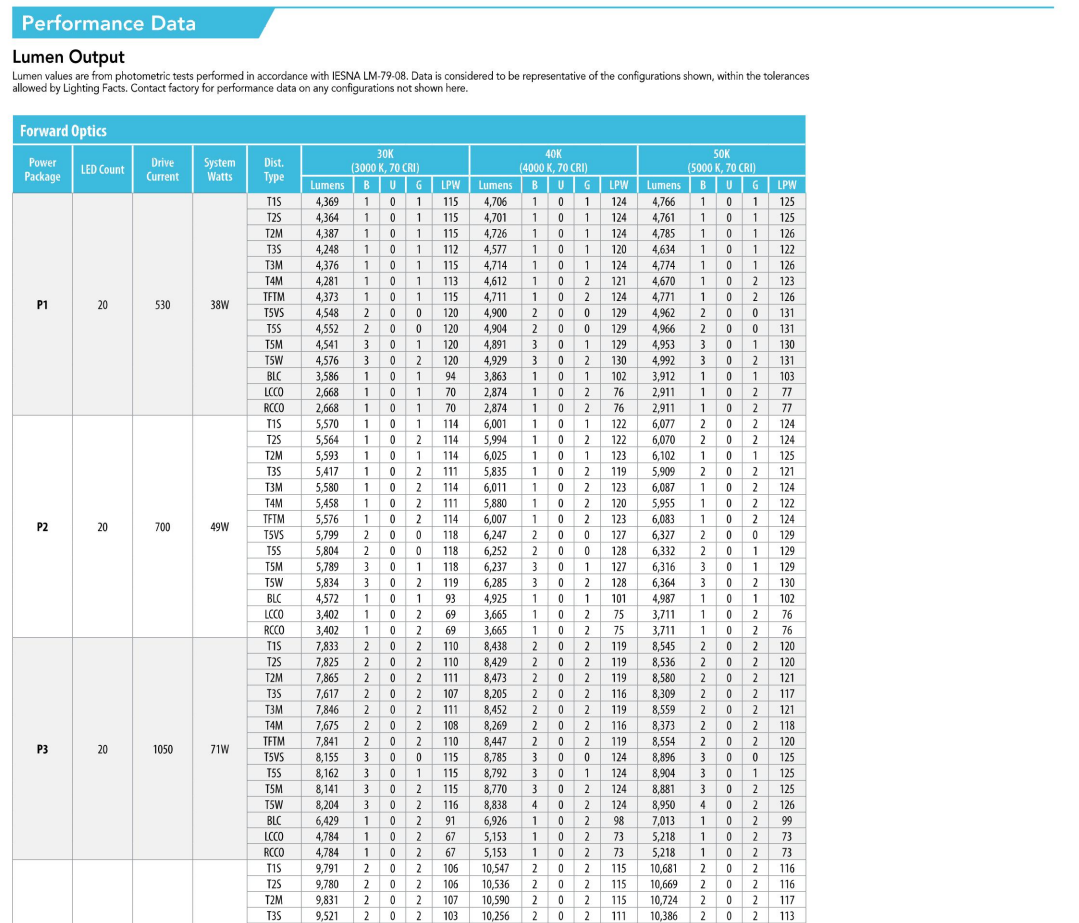
Data references the anticipated performance projection for the fixture used in a 20'x20' ambient, based on a 100,000-hour LED lamp life based on ENEC LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances of lighting layout. Contact factory for performance data on any configuration not shown here.

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Controls Options

Option	Description	Notes
01	On/Off switch	On/Off switch is required for all fixtures. On/Off switch is required for all fixtures. On/Off switch is required for all fixtures.
02	On/Off switch with timer	On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures.
03	On/Off switch with timer and dimmer	On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures.
04	On/Off switch with timer and dimmer and motion sensor	On/Off switch with timer and dimmer and motion sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor is required for all fixtures.
05	On/Off switch with timer and dimmer and motion sensor and occupancy sensor	On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures. On/Off switch with timer and dimmer and motion sensor and occupancy sensor is required for all fixtures.

FIXTURE TYPE "AA3"



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these lumen output multipliers to determine the lumen output for average ambient temperatures from 10°C to 35°C.

Ambient Temp (°C)	Multiplier
10	1.00
15	0.95
20	0.90
25	0.85
30	0.80
35	0.75

Electrical Load

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Projected LED Lumen Maintenance

Data references the anticipated performance projection for the fixture used in a 20'x20' ambient, based on a 100,000-hour LED lamp life based on ENEC LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances of lighting layout. Contact factory for performance data on any configuration not shown here.

Power Factor	100' Cord	150' Cord	200' Cord	250' Cord	300' Cord	350' Cord	400' Cord
0.95	1.0	1.5	2.0	2.5	3.0	3.5	4.0
0.90	1.1	1.6	2.1	2.6	3.1	3.6	4.1
0.85	1.2	1.7	2.2	2.7	3.2	3.7	4.2
0.80	1.3	1.8	2.3	2.8	3.3	3.8	4.3
0.75	1.4	1.9	2.4	2.9	3.4	3.9	4.4
0.70	1.5	2.0	2.5	3.0	3.5	4.0	4.5
0.65	1.6	2.1	2.6	3.1	3.6	4.1	4.6
0.60	1.7	2.2	2.7	3.2	3.7	4.2	4.7
0.55	1.8	2.3	2.8	3.3	3.8	4.3	4.8
0.50	1.9	2.4	2.9	3.4	3.9	4.4	4.9
0.45	2.0	2.5	3.0	3.5	4.0	4.5	5.0
0.40	2.1	2.6	3.1	3.6	4.1	4.6	5.1
0.35	2.2	2.7	3.2	3.7	4.2	4.7	5.2
0.30	2.3	2.8	3.3	3.8	4.3	4.8	5.3
0.25	2.4	2.9	3.4	3.9	4.4	4.9	5.4
0.20	2.5	3.0	3.5	4.0	4.5	5.0	5.5
0.15	2.6	3.1	3.6	4.1	4.6	5.1	5.6
0.10	2.7	3.2	3.7	4.2	4.7	5.2	5.7
0.05	2.8	3.3	3.8	4.3	4.8	5.3	5.8
0.00	2.9	3.4	3.9	4.4	4.9	5.4	5.9

Controls Options

Option	Description	Notes
01	On/Off switch	On/Off switch is required for all fixtures. On/Off switch is required for all fixtures. On/Off switch is required for all fixtures.
02	On/Off switch with timer	On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures. On/Off switch with timer is required for all fixtures.
03	On/Off switch with timer and dimmer	On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures. On/Off switch with timer and dimmer is required for all fixtures.