NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COI GRAND

FUTURE
PHOTOVOLTAIC
FIELD
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

PROPOSED TREE CLUSTERS
(TREES NOMINALLY AT 30’ O.C.)

PROPOSED SHRUB BED

PROPOSED PARKING AREA TREES

W. 160th AVENUE
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

PROPOSED TREE CLUSTERS
(TREES NORMALLY AT 18' O.C.)

PROPOSED TUBING LOCATIONS
(IRRIGATION TUBING)
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

INSET MAP

COMMUNITY LOOP

PROF. ZONE 14
CONTROL ZONE 14

PROF. ZONE 13
CONTROL ZONE 13

SUB-IRRIGATED DRAWS & SHEAR SEED MIX
1 BASAL LOAD ZONE 10 & SLOPES
2 BASED IN ALL OTHER AREAS
(N OF STREAM)

FLUSH VALVE

PROF. SECURITY FENCE LOCATION

PROF. DRAINAGE STRUCTURE (Typ.)

PROF. DRAINAGE PIPE (Typ.)

NOTE:
ALL IRRIGATION EQUIPMENT TO BE MANUFACTURED BY TOBO OR ENGINEER APPROVED EQUIVALENT

SFE DWG. C-106 MATCHLINE

SYCAMORE
BROOMFIELD
SITE

SFE-MN-C02
PROJECT SYCAMORE

SITE LANDSCAPE PLAN
SHEET 3

C-106C
SHEET 15 OF 40
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOKFIELD, COLORADO

PRIVATE ON-SITE IRRIGATION

SEE DWG. C-108C
MATCHLINE

CONTINUED ABOVE
MATCHLINE

CONTINUED BELOW
MATCHLINE

PREBLE CREEK PARKWAY

PRIVATE ON-SITE IRRIGATION

PROPRIETARY DESIGN
IRRIGATION TUBING (TYP.)

PROP. 1" PVC DISTRIBUTION LINE

PRIVATE ON-SITE IRRIGATION

TO CCUB R.O.W.
IRRIGATION METER

MATCHLINE

SEE SHEET C-107

SYCAMORE
BROOKFIELD
SITE
NA/MA/CDG
PROJECT SYCAMORE
PERIMETER
LANDSCAPE/ROWPLAN
SHEET 1

DRAWING NUMBER
C-107
SHEET 17 OF 40
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHERIDAN PARKWAY

PROP. 1" PVC DISTRIBUTION LINE

PRIVATE ON-SITE IRRIGATION

SUB-IRRIGATED GRASS & SHREL SEED MIX
- 1 PASS OVER LOW SPOTS & HIGHS
- 2 PASSES ALL OTHER AREAS (A-5 SEEDS/FT2)

MATCHLINE SSEE SHEET C-112

MATCHLINE CONTINUED BELOW

C-109
SHEET 19 OF 40

SYCAMORE
BROOMFIELD
SITE

PERIMETER
LANDSCAPE/SUBURBAN PLAN
SHEET 3

HOPE FURRER
ASSOCIATES

Dewberry
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGEND

- **0.1 FC**
- **0.5 FC**
- **1 FC**
- **2 FC**
- **3 FC**
- **4 FC**
- **5 FC**
- **6 FC**

**FUTURE GENERATOR SCREEN WALL OR BUILDING**

**SITE WORK (ROAD AND SIDEWALK)**

A. ALL ILLUMINANCE VALUES WERE CALCULATED USING A LIGHT LOSS FACTOR OF 1.0.

B. ALL FIXTURES ARE FULL CUTOFF FIXTURES WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS.

---

**PHOTOMETRIC PLAN**
LEGEND

- 0.1 ft²
- 0.5 ft²
- 1.0 ft²
- 2.0 ft²
- PERIMETER FENCE OR GENERATOR SCREEN WALL
- FUTURE GENERATOR SCREEN WALL OR BUILDING
- SITE WORK (ROAD AND SIDEWALK)

A. ALL ILLUMINANCE VALUES WERE CALCULATED USING A LIGHT LOSS FACTOR OF 1.0.
B. ALL FIXTURES ARE FULL CUT-OFF FIXTURES WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS.

NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 56 WEST OF THE 8TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

C
D
A
B

SYCAMORE
BROOMFIELD
SITE

PHOTOMETRIC
PLAN SITE
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(Project Sycamore)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 4
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGEND

A. All illuminance values were calculated using a light loss factor of 1.0.
B. All fixtures are full cutoff fixtures with shielding to prevent glare and light trespass.

A. 0.1 FC
B. 0.6 FG
C. 1 FG
D. 2 FG
E. PERIMETER FENCE OR GENERATOR SCREEN WALL
F. PERIMETER SCREEN WALL OR BUILDING SITE WORK (ROAD AND IRRIGATION)
LEGEND

0.5 FC
0.5 FC
1 FC
2 FC
PERIMETER FENCE OR GENERATOR SCREEN WALL
FUTURE GENERATOR SCREEN WALL OR BUILDING
SITE WORK, ROADWAY, SIDEWALK

A. ALL ILLUMINANCE VALUES WERE CALCULATED USING
   A LIGHT LOSS FACTOR OF 1.0.

B. ALL FIXTURES ARE FULL OUTDOOR FIXTURES WITH
   SHIELING TO PREVENT SLAVE AND LIGHT TREPASS.

A. ALL ILLUMINANCE VALUES WERE CALCULATED USING
   A LIGHT LOSS FACTOR OF 1.0.

B. ALL FIXTURES ARE FULL OUTDOOR FIXTURES WITH
   SHIELING TO PREVENT SLAVE AND LIGHT TREPASS.

SYCAMORE
BROOMFIELD
SITE
NA-MW-C02
PROJECT SYCAMORE

SITE PHOTOMETRIC PLAN
SECTOR C

DRAWING NUMBER:
E-104

SHEET 29 OF 40

(10/2017)

(12/2017)
Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace existing metal halide, high-pressure sodium, or other general lighting applications. Depending on the application, the Evolve LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared to standard HID systems. Standard 0-10V dimming and selectable color temperature with a wide range of lumen packages and reflective optics to optimize light output for most applications. This scalable system operates well in cold temperatures and offers more than 12 years of service life to reduce maintenance frequency and expense. Based on a 30,000 hour rated life and 1.1 hours of operation per day. Combining no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall-mounted, site-specific light applications
- Energy-efficient LED luminaire providing uniform illumination with a high lumen output
- Reduced glare and indoor visibility with superior lighting quality
- Enhanced energy efficiency with reduced maintenance costs

Housing

- Die-cast aluminum housing
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life
- Meets IES 1-2016 vibration standards

LED & Optical Assembly

- Structured LED array for optimal light distribution
- Evolve LED light engine utilizes reflective technology to optimize application efficiency and minimize glare
- Adjustable brightness (80%, 50%, or 0%)
- LM-79 tests and reports are performed in accordance with IESNA standards

Lumen Maintenance

- Projected 90%-95% hours per IES TM-21
- Projected Life per IES TM-21 at 50°C for reference

Note: (Projected based on ANSI C136.41-2010 test data) 2020 lighting maintenance testing for luminaire per IES TM-21. The following data has been solicited for the Maintenance Factor for maintenance or installation.

Lumen Air and Temperature Factors:

<table>
<thead>
<tr>
<th>Air Velocity</th>
<th>Temperature Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 mi/hr</td>
<td>1.00</td>
</tr>
<tr>
<td>20 mi/hr</td>
<td>0.95</td>
</tr>
<tr>
<td>25 mi/hr</td>
<td>0.90</td>
</tr>
<tr>
<td>30 mi/hr</td>
<td>0.85</td>
</tr>
<tr>
<td>35 mi/hr</td>
<td>0.80</td>
</tr>
</tbody>
</table>

Ratings

- Listed suitable for wet locations
- Listed with option code F2 (SKA)
- 120/277 volts and 3-phase, 50/60 Hz rated
- Title 24 compliance with alternative IES TM-21 system
- 10° C 80% relative humidity at 85° C
- Temperature rating at -40° C to 55° C
- Upward light output ratios available
- Complies with the material restrictions of RoHS

Mounting

- Flush mounted for up to 24" above ground with optional flange for IP65

Finish

- Corrosion-resistant polyester powder paint, minimum 2.5-mil thickness
- Standard finishes: Black and Back-100% nature
- Priced & custom colors available

Electronics

- 120-277 volts and 3-phase, 50/60 Hz rated
- System power factor is >0.9 and THD <10%*
- Surge protection per ANSI C29.2-2015
- Provides protection of SKA,SKA(133) mm, SKA, SKA, and Class II, UL listed, Class I, Division 2, Class II, Division 2, and Ex Class II, Ex Class I
- Motion sensor with dimming capability available with "Y" option code
- Button: Fit Sensitivity fixture on 3.5°F
- Temperature of 65°F 118°F
- System is self-powered by 347-volt supply with 4-pole power level

Accessories

- Exchanger Plates - See page 6

Warranty

- 5 Year standard

current powered by GE
H-Motion Sensing Options:
- Designed for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-10ft.
- Provides 180° of coverage (190° is blocked by the wall).
- Factors sensor to 50% dimming with no occupancy.
- May be reprogrammed using optional remote programmer.
- Remote Programmer part number: WLSIR-100 (PROGRAMMER) (3976N)
- Photocell control is integrated through the motion sensor and is offered as standard.

Sensor Pattern:
Sensing Pattern Wall Pack Fixture
Up to 30ft.

- [Diagram of sensor pattern]

www.currentbyge.com

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currentbyge.com, a division of the General Electric Company, 600 Erie Street, Erie, PA 16501

E-109

SHEET 34 OF 40
Evolve™ LED Area Light
Scalable Area Light (EASC)

Product Features

- Site, area, and general lighting applications
- Optics designed to deliver uniform, high-quality light distribution
- High efficiency, extensive light distribution
- Reduced glare, reduced rooftop glare
- Energy efficient design
- Ideal for in-ground installation

Housing

- Die-cast aluminum housing
- Durable and corrosion-resistant

LED & Optical Assembly

- Structured LED array for optimal area light photometric distribution
- Evolve light engine with directional reflector designed to optimize performance efficiency and control glare
- Utilizes high-brightness LEDs to achieve high illumination levels
- 50,000-hour life expectancy

Lumen Maintenance

- Projected lumen output: 90% at 50,000 hours for IES TM-21
- Projected lumen output: 80% at 50,000 hours for IES TM-21 at 70°F

Mounting Options

- Ceiling mounting option
- Pole mounting option
- Wall mounting option

DLC Listed

- UL Listed
- ETL Listed
- DLC Listed
- NSF Listed

Product Specifications

- Mounting options: Ceiling, pole, wall
- Luminaire: 30,000 lumens
- Color temperature: 3000K, 4000K
- Photocell: Optional
- Ballast: Optional

Electrical

- 120-277V, 3-phase, 4-wire power input
- System power factor: 0.95
- Input voltage range: 120-277V
- Current rating: 20A
- Photocell: Optional

Environmental

- Operating temperature: -40°C to 45°C
- Storage temperature: -40°C to 70°C

Compliance

- UL listed
- ETL listed
- DLC listed
- NSF listed
- NSF listed

Additional Features

- Net power factor: 0.95
- System power factor: 0.95
- Input voltage range: 120-277V
- Current rating: 20A
- Photocell: Optional
H-Motion Sensing Option:
- Intended for high mounting applications, between 15-30ft.
- Rated 0.5-1.24W. For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Beam angle = 360°. swing radius for walking motion of 15-25ft.
- Rated 0.5-1.24W.
- Provides 270° of coverage 30'-30' is blocked by the pole.
- Comes standard with 10% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with preset function, tail up not necessary to disengage PE/accelerometer or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 10% dimmed level.
- Must order with decorative mounting arm options A, B, or C.
- Future power increases of 10% expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern:

Sensing Pattern Area Fixture

**Photometrics**

- EASIC Type II - Asymmetric Auto (AIA)
  - 36,000 Lumens, 5000K (EASIC) 400W, max.

- EASIC Type II - Asymmetric Auto (AIA)
  - 36,000 Lumens, 5000K (EASIC) 400W, max.

**Product Dimensions**

- Option A: 10" Arm for Square Pole Mount
- Option B: 10" Arm for Round Pole Mount
- Option C: 20" Arm for Square Pole Mount or Round Pole Mount

Option A includes all mounting hardware in Option A and Option B.

**Specifications**

- Approximate net weight: 45.47 lbs (20.60 kg)
- Contact manufacturer for specific configuration weight.
- Effective Projected Area (PMA) with 107" mounting Arm: 0.17 sq ft (1.57 sq m)

**Notes**

- Refer to project specifications for installation details.

**Drawing Information**

- **Drawing Number**: E-112
- **Sheet**: 37 of 40

- **Dimensions**: 1728.0x2592.0

- **Scale**: 1:1
NORTH PARK FILING NO. 4, LOT 1, BLOCK 1
(PROJECT SYCAMORE)
SITE DEVELOPMENT PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 1:
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

PHILIPS GARDCO
Floodlights
Designer Flood LED

DFL7/DFC7 Designer Flood LED
7" Floodlights

Additional Mounting Accessories (price separate)

LED Wattage and Lumen Values

Ordering guide
example: DFL7-C-430-00-000-00-M-02-D0-SF-000-80

1. With wet location option. Translucent, clear and frosted glass available.
2. For wet location, add the code W to the model number.
3. Maximum and minimum mounting height details available.

FLoodLIGHT LED
Gardco

HOPE FURRER ASSOCIATE
Dewberry

CVCAMORE
BROOMFIELD SITE
NA-WV-C02
PROJECT SYCAMORE

FLOODLIGHT LED CUT SHEETS

DRAWING NUMBER:
C-114
SHEET 39 OF 40