

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO

TEAM:

OWNER:
Doug Co Housing Partnership
9350 Heritage Hills Circle
Lone tree CO 80124

ENGINEER:
Strategic Land Solutions
2595 Ponderosa Rd
Franktown, CO 80116

ARCHITECT:
Parikh Stevens Architects
3457 Ringsby Ct #209
Denver Co 80216

LANDSCAPE ARCHITECT:
Studio Terra
758 Club Circle
Louisville, CO 80027
CAROL ADAMS - LIC #101

SHEETS:

1 OF 10	COVER SHEET
2 OF 10	SITE PLAN
3 OF 10	GRADING & ACCESS
4 OF 10	UTILITY PLAN
5 OF 10	LANDSCAPE PLAN
6 OF 10	LANDSCAPE DETAILS
7 OF 10	BUILDING ELEVATIONS
8 OF 10	BUILDING ELEVATIONS
9 OF 10	LIGHTING PHOTOMETRIC
10 OF 10	LIGHTING DETAILS

SITE DEVELOPMENT PLAN GENERAL NOTES:

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3 and 8.2.3 of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.
- This property is located within Flood Zone X per Panel 188 of 495, Community Panel Number 08035C0188G, revised March 16, 2016.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- The approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat. [Modify as appropriate.]
- This site is zoned PD.
- All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

FIRE NOTES:

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all of the mortgagees and lien holders of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded April 13, 2006 at Reception No. 2006031080, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of the document.

The Board of County Commissioners of the County of Douglas, State of Colorado
Roger A. Partridge

Signed this 13th day of OCTOBER, 2020

NOTARY BLOCK:

STATE OF COLORADO
COUNTY OF DOUGLAS
Subscribed and sworn to me this 13th day of OCTOBER, 2020
by ROGER A. PARTRIDGE as CLERK of the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO.
Witness my hand and seal Robert D. Jantz
Address 100 THUS STREET
CASTLE ROCK, CO
My Commission expires APRIL 27, 2022



LIENHOLDER SUBORDINATION CERTIFICATE

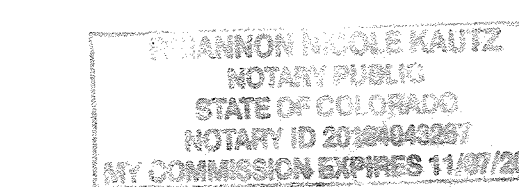
The undersigned are all of the mortgagees and lien holders of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded April 22, 2020 at Reception No. 2020032061, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of the document.

Firstbank
Jennifer Luce

Signed this 13th day of October, 2020

NOTARY BLOCK:

STATE OF COLORADO
COUNTY OF DOUGLAS
Subscribed and sworn to me this 13th day of October, 2020
by JENNIFER LUCE as Executive Vice President of FirstBank
Witness my hand and seal Shannon Nicole Kautz
Address 2 Plum Creek Down
Castle Rock, CO 80104
My Commission expires 11/07/2022



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:19 PM ON THE 21ST DAY OF OCTOBER, 2020 AT RECEPTION NO. 2020102510.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Tracya Boer



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

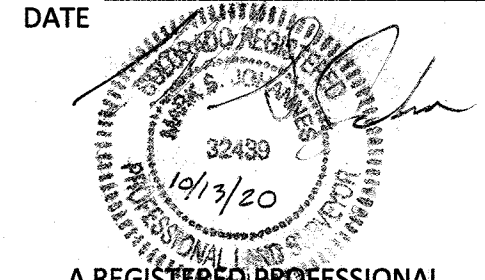
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19th DAY OF OCTOBER, 2020

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 10/19/2020

SURVEYOR'S CERTIFICATE

I, MARK S. JOHANNES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE



CIVIL ENGINEER'S STATEMENT

I, Robert Palmer, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

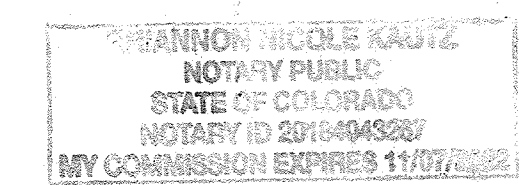
[Signature]
REGISTERED PROFESSIONAL ENGINEER
DATE: 10/13/2020

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
Donna Levensky, Executive Director
DOUGLAS COUNTRY HOUSING PARTNERSHIP OAKWOOD APARTMENTS
ENTERPRISE SIGNED THIS 13th DAY OF October, 2020.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF October, 2020 BY Donna Levensky AS Executive Director OF DOUGLAS COUNTRY HOUSING PARTNERSHIP OAKWOOD APARTMENT ENTERPRISE
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/07/2022



TITLE CERTIFICATION

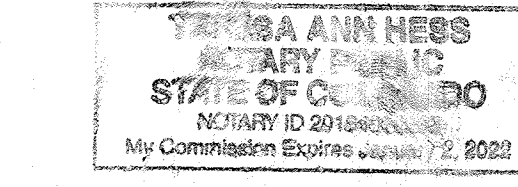
I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY

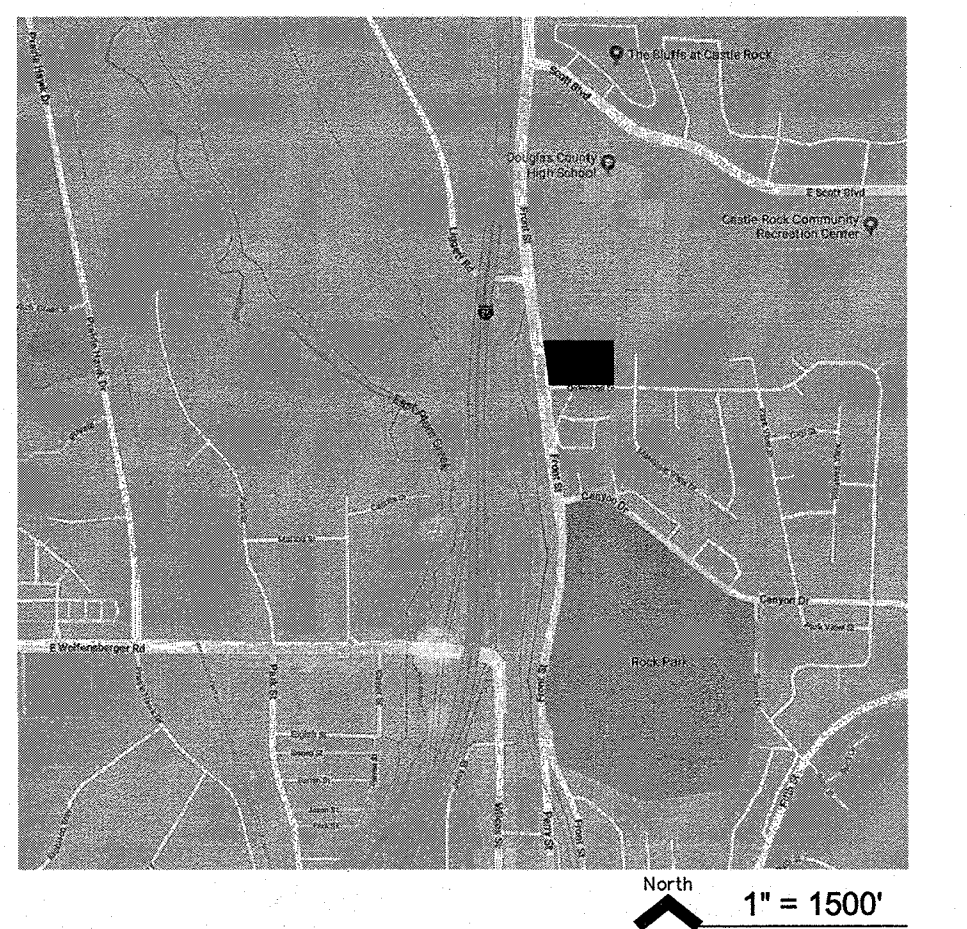
SIGNED THIS 13th DAY OF October, 2020.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF October, 2020 BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/1/22



VICINITY MAP:



SUMMARY TABLE:

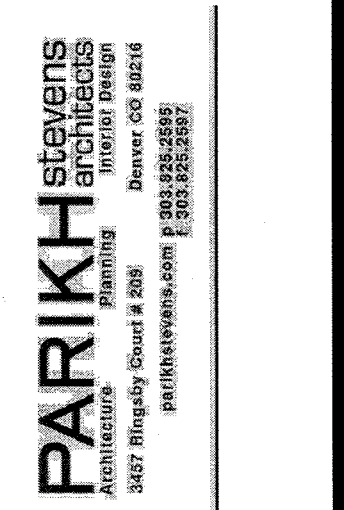
Per Previous SDP		Required per Oakwood Apartments PD		Provided in this SDP	
Land Use	Land Use	Land Use	Land Use	Land Use	Land Use
Min Open Space	20%	Min Open Space	20%	Open Space	49%
Dwellings & Parking					
Max Dwelling Units	64	Max Dwelling Units	109	Dwelling Units	109
Max Density (DUA)	17	Max Density (DUA)	29	Density (DUA)	29
Min Ratio (1/Unit)	1.00	Min Ratio (1/Unit)	1.00	Ratio (Space/Unit)	1.00
Min Total Spaces	64	Min Total Spaces	109	Total Spaces	109
Min Required Van HC Spaces	1	Min Required Van HC Spaces	1	Van HC Spaces	1
Min Required Regular HC Spaces	3	Min Required Regular HC Spaces	5	Regular HC Spaces	5
Building Properties (In Feet)					
Min West Setback	40	Min West Setback	40	West Setback	40
Min South Setback	40	Min South Setback	30	South Setback	30
Min East Setback	25	Min East Setback	25	East Setback	25
Min North Setback	22	Min North Setback	22	North Setback	22
Min Bldg Separation	20	Min Bldg Separation	20	Building Separation	20
Max Bldg Height	28	Max Bldg Height	28/42*	Building Height	28/42**
		*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.		**Building Height is 28' in the easterly 100' of the site, and 42' at the 3-story bldg.	

SITE UTILIZATION TABLE:

Land Use	Area In SF	%
Buildings	38,020	23%
Parking Lots	31,790	
Drives	14,505	
Sub Total Parking & Drives	46,295	28%
Landscape	59,177	
Hardscape	21,341	
Sub Total Open Space	80,518	49%
Total Land Area	164,833	100%

LEGAL DESCRIPTION:

LOTS 1A AND 2A, OAKWOOD APARTMENTS, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

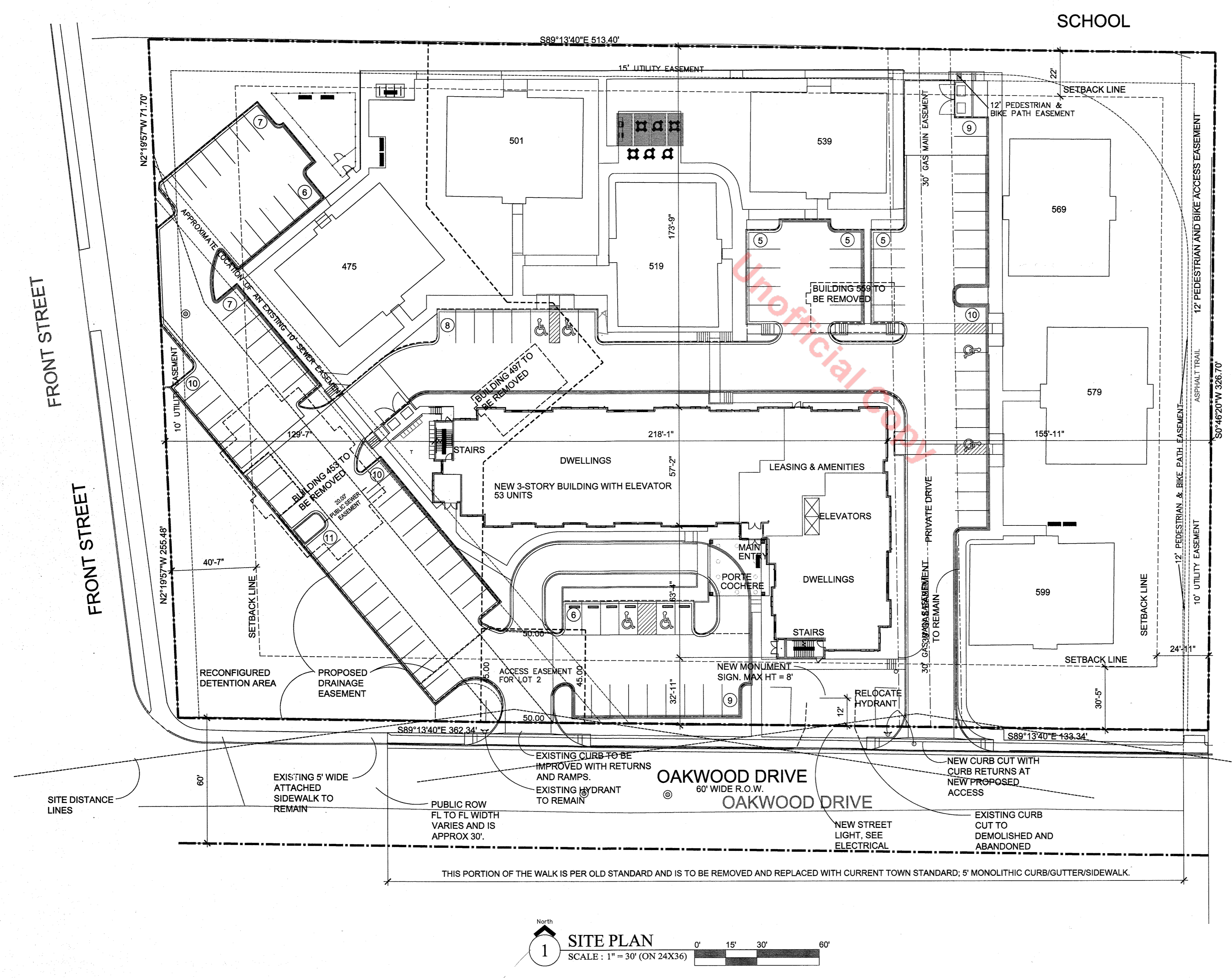


SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE
10/9/20
SHEET TITLE
COVER SHEET
SHEET NUMBER
CS-1
SHEET 1 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO

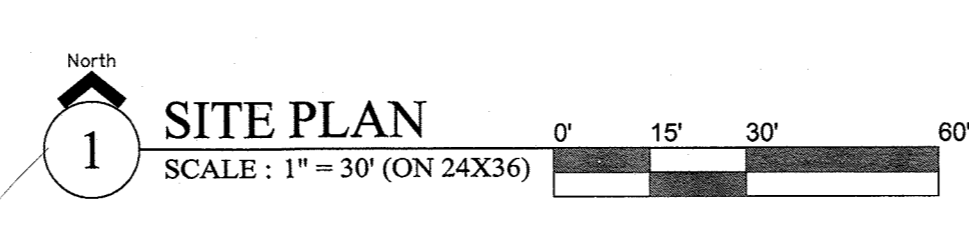


- LEGEND:**
- PROPERTY LINE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - ⊗ NO. OF PARKING SPOTS IN ROW
 - 42" HIGH FENCE
 - x - x - UTILITIES

GENERAL NOTE:

1. Not all Civil and Landscape elements are shown on this sheet for clarity's sake. For specific Civil and Landscape elements, see Civil and Landscape sheets.

- SEQUENCING:**
1. Two small buildings which house the existing clubhouse and leasing office will be removed.
 2. New curb cut will be created and new parking spaces will be installed to the east and north of the proposed new building.
 3. Existing small parking lot on the west end of site will remain but the other existing parking spaces in conflict with the new building location will be removed.
 4. New 3-story building will be constructed along with the new parking spaces between the new building and Oakwood Drive.
 5. Building 453 (which houses 8 units) and the existing small parking lot on the west end will be removed.
 6. New parking spaces will be added within 30 days of the completion of construction of the new building, ensuring a ratio of minimum 1.0 parking spaces per dwelling unit.
 7. After the occupancy of the new building, at some time in the future, new site amenities such as Community Gardens, Smoking Shelter, Seating Areas with Shade, Dog Run, etc. shall be added around the site as shown on the Landscape Plan.



PARIKH SCREENS
Architectural Services
1427 Blingby Court # 200 Denver CO 80202
303.733.5282

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS**

ISSUE DATE
10/9/20
SHEET TITLE
SITE PLAN
SHEET NUMBER
SP-1
SHEET 2 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO

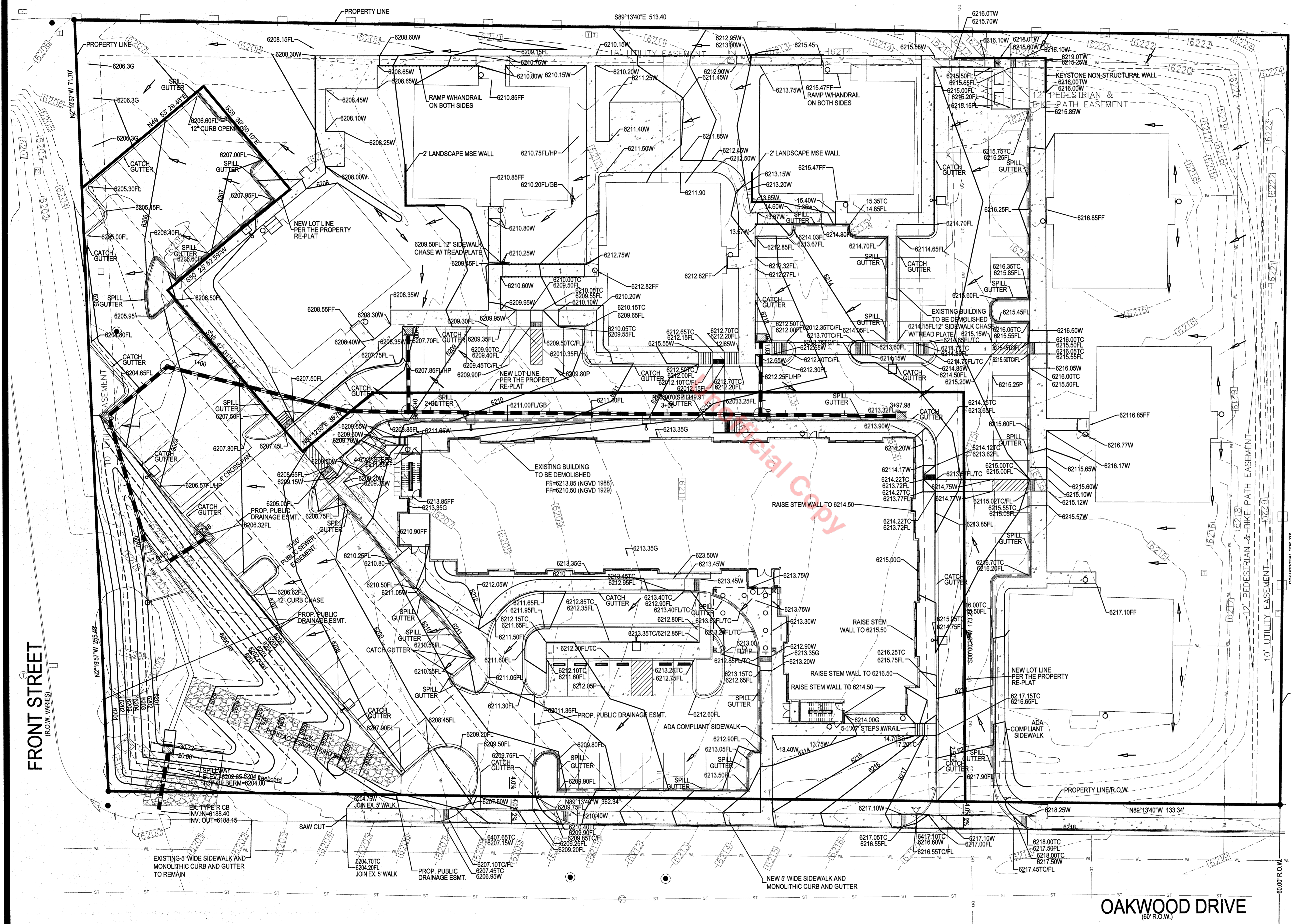
Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7891 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

DOUGLAS COUNTY HOUSING PARTNERSHIP

PARKH STEVENS
Architecture Planning Interior Design
3457 Ringsby Court #209 Denver CO 80216
303 825 2595 Fax: 303 825 2597
Email: General@parkhstevens.com

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS**

ISSUE DATE
10/9/20
SHEET TITLE
GRADING & ACCESS
SHEET NUMBER
C.1
SHEET 3 OF 10

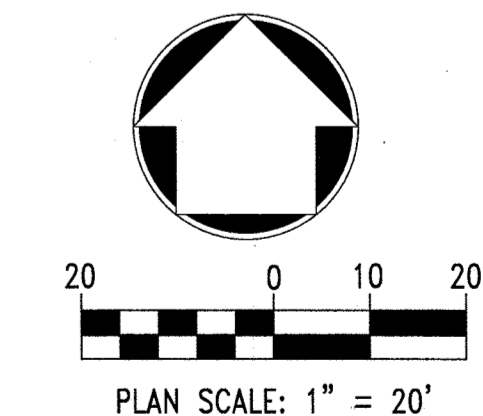


PROPOSED

- PROPOSED PARKING LIGHT
- PROPOSED HANDICAP PARKING STALL
- PROPOSED SPOT GRADE
- SPILL CURB
- CATCH CURB
- SIDEWALK CHASE PER COA DETAILS
- PROPOSED CLEANOUT
- PROPOSED INDEX CONTOUR
- PROPOSED INTERIM CONTOUR
- ADA ACCESSIBLE ROUTE
- ELEC - ELEC - ELEC - PROPOSED ELECTRICAL
- GAS - GAS - GAS - PROPOSED NATURAL GAS
- SAN - SAN - SAN - PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM UNDER TELE
- PROPOSED WATER LINE
- HIGH POINT
- GRADE BREAK
- DIRECTION OF RUNOFF FLOW
- ACCESSIBLE ROUTE
- STORM SEWER

EXISTING

- EXISTING INTERIM CONTOUR
- EXISTING INDEX CONTOUR
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- ELECTRICAL
- UT - UT - UT - TELEPHONE
- CABLE TV
- CONCRETE
- LANDSCAPING
- (TYP.) TYPICAL
- (XXX) AS RECORDED
- BK - PG. BOOK - PAGE
- REC. NO. RECEPTION NUMBER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT



OAKWOOD DRIVE
(60' R.O.W.)

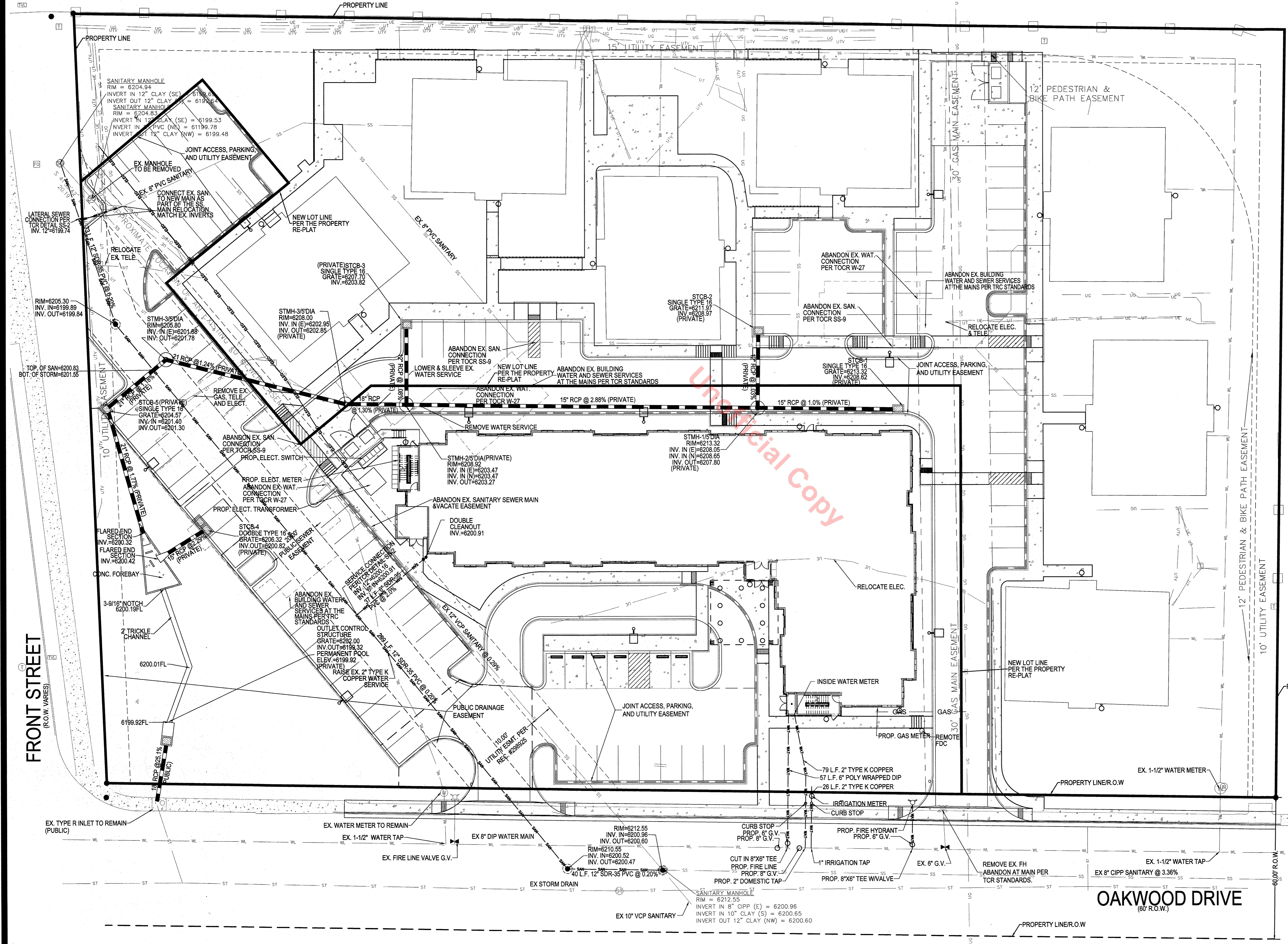


SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7861 Phone
palmer@strategicsol.net
Robert J. Palmer, PE
President

DOUGLAS COUNTY HOUSING PARTNERSHIP



- UTILITY PLAN NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE LIGHT BLUE.

- NOTE:**
1. AS PART OF THE FUTURE REPLAT CROSS-ACCESS, CROSS-PARKING, AND JOINT UTILITY EASEMENTS WILL BE DEDICATED ACROSS BOTH PARCELS.
 2. ALL UTILITY CUTS WITHIN THE PUBLIC ROW ARE TO BE FILLED WITH FLOWABLE FILL AND THE PERIMETER OF SAWCUTS ARE TO BE EDGE-MILLED PRIOR TO PATCHING. MATCH EXISTING ASPHALT DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR

PROPOSED

- PROPOSED PARKING LOT LIGHT
- PROPOSED HANDICAP PARKING STALL
- PROPOSED SPOT GRADE
- SPILL CURB
- CATCH CURB
- SIDEWALK CHASE PER COA DETAILS
- PROPOSED CLEANOUT
- PROPOSED INDEX CONTOUR
- PROPOSED INTERIM CONTOUR
- ADA ACCESSIBLE ROUTE
- PROPOSED ELECTRICAL
- PROPOSED NATURAL GAS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND TELE
- PROPOSED WATER LINE
- HIGH POINT
- GRADE BREAK
- DIRECTION OF RUNOFF FLOW
- ACCESSIBLE ROUTE
- STORM SEWER

EXISTING

- EXISTING INTERIM CONTOUR
- EXISTING INDEX CONTOUR
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- ELECTRICAL
- TELEPHONE
- CABLE TV
- CONCRETE
- LANDSCAPING
- TYPICAL
- AS RECORDED
- BOOK - PAGE
- REC. NO.
- RECEPTION NUMBER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT

PLAN SCALE: 1" = 20'

20 0 10 20

811 Know what's below. Call before you dig.

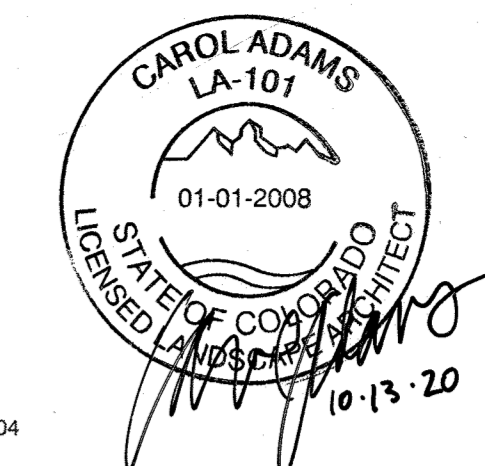
PARKH STEVENS
Architecture Planning Interior Design
3467 Ringbary Court #209 Denver CO 80216
303 825 2595 FAX: 303 825 2597
Email: General@ParkhStevens.com

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS**

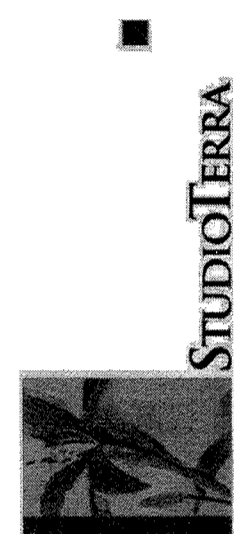
ISSUE DATE: 10/9/20
SHEET TITLE: UTILITY PLAN
SHEET NUMBER: C.2
SHEET 4 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO



DOUGLAS COUNTY HOUSING PARTNERSHIP



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE

8/14/19

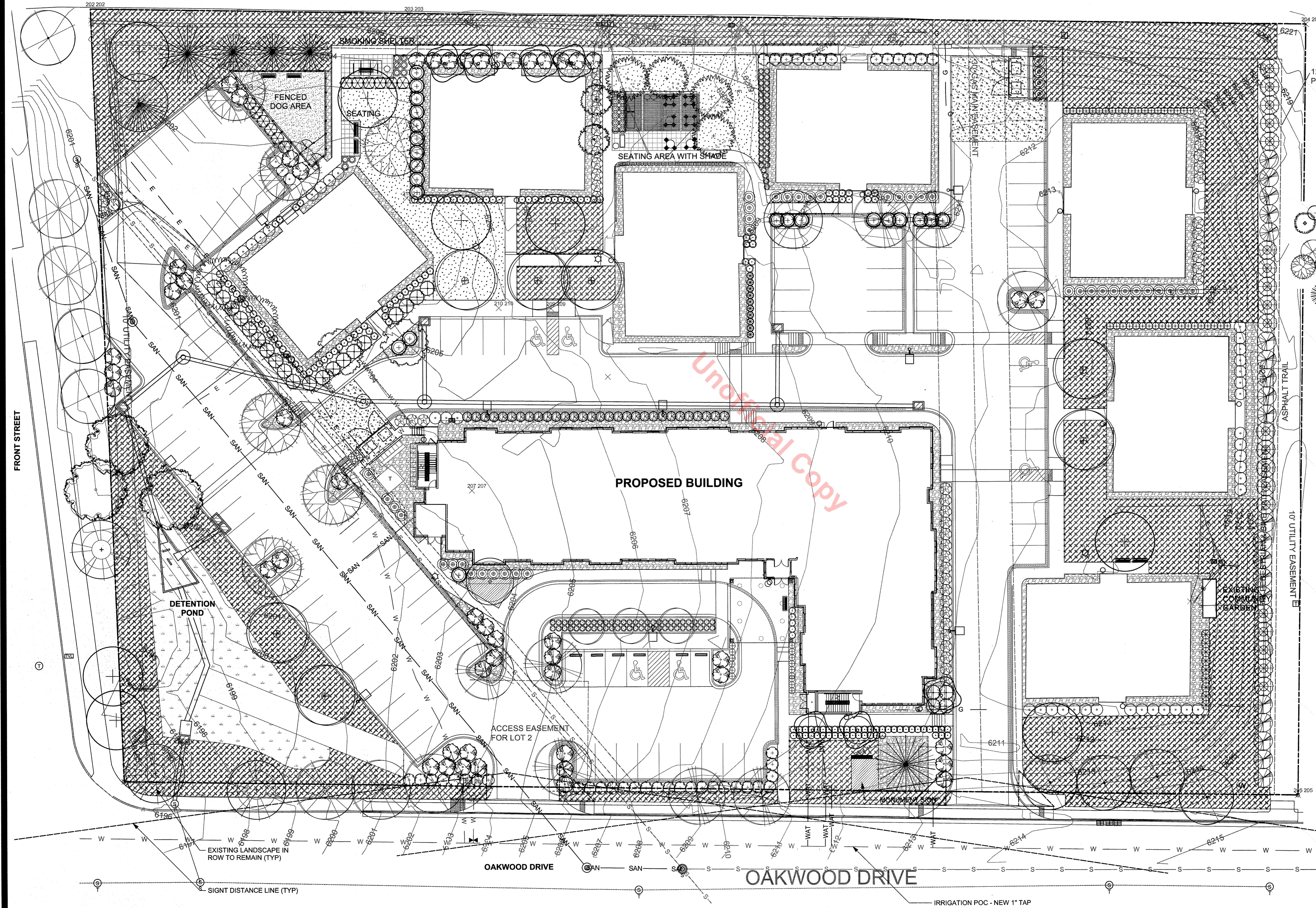
SHEET TITLE

LANDSCAPE PLAN

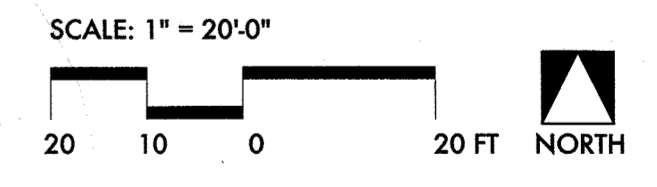
SHEET NUMBER

LS-1

SHEET 5 OF 10



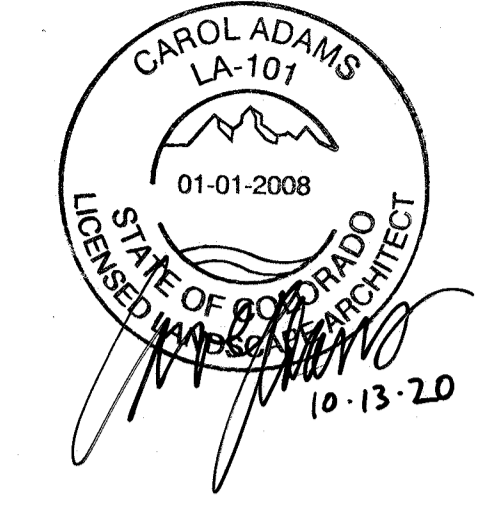
- LEGEND**
- (+) EXISTING TREE TO REMAIN
 - (•) ORNAMENTAL GRASSES
 - (•) DECIDUOUS SHRUBS
 - (•) EVERGREEN SHRUBS
 - (•) ORNAMENTAL TREES
 - (•) LARGE CANOPY DECIDUOUS TREES
 - (•) EVERGREEN TREES
 - (•) HIGH WATER USE TURF AREA
 - (•) IRRIGATED NATIVE SEED
 - (•) WATER QUALITY POND SEED MIX
 - (•) COMMON SEATING AREA OR PATIO
 - (•) FENCED DOG AREA/ ARTIFICIAL TURF
 - (•) EXISTING CONCRETE SIDEWALK IN FLOW
 - (•) ROCK MULCH
 - (•) RAISED PLANTER (EXISTING)
 - (•) 42" ORNAMENTAL METAL FENCE AT DOG AREA
 - (---) PROPERTY LINE
 - (---) EXISTING EASEMENT LINE
 - (---) PROPOSED EASEMENT LINE (ACCESS EASEMENT)
 - (---) EXISTING CONTOUR
 - (---) PROPOSED CONTOUR
 - (---) EXISTING WATER LINE
 - (---) PROPOSED WATER LINE
 - (---) EXISTING SANITARY SEWER LINE
 - (---) PROPOSED SANITARY SEWER LINE
 - (---) EXISTING STORM SEWER LINE
 - (---) PROPOSED STORM SEWER LINE
 - (---) PROPOSED STORM SEWER LINE
 - (---) ELEC LINE
 - (---) GAS LINE
 - (•) STORM INLET
 - (•) MANHOLE
 - (•) FIRE HYDRANT
 - (•) NEW LIGHT POLE
 - (•) TRANSFORMER
 - (•) ELECTRICAL BOX



Unofficial Copy

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO



Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional: CAROL ADAMS - REGISTERED WITH THE STATE (NOT CASTLE ROCK)
 Town of Castle Rock Registration #: _____ State of Colorado License Landscape Architect #: LA.0000101
 Company Name: STUDIO TERRA, INC. Address: 758 CLUB CIRCLE, LOUISVILLE, CO 80027
 Phone: 303-494-9138 Email: CAROL@STUDIOTERRA.NET Date: JULY 17, 2020
 PROJECT NAME: OAKWOOD APARTMENTS

LANDSCAPE NOTES:

- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND APPROVAL BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH A 3/4" ROCK MULCH AT 3" MINIMUM DEPTH OVER FILTER FABRIC. INSTALL 4" OF CRUSHER FINES OVER FILTER FABRIC WHERE INDICATED ON THE PLAN. INSTALL 4' DEPTH GORILLA HAIR SHREDDED CEDAR MULCH IN PERENNIAL AREAS CONTAINED BY ROLLED TOP STEEL EDGER. REFER TO SPECIFICATIONS. SUBMIT SAMPLES FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS/HER WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOL ALONG WALKSWAY TO ACCOMMODATE MULCH DEPTH.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- REQUIREMENTS FOR SOIL ANALYSIS AND SOIL AMMENDMENTS AS DESCRIBED IN THE TOWN LANDSCAPE MANUAL (SECTION 4.2.2) WILL BE MET. DETAILS WILL BE PROVIDED AT CONSTRUCTION DOCUMENTS.
- STRUCTURAL SOIL TO BE PROVIDED WHERE TREE PLANTING STRIPS ARE LESS THAN 8'-0" WIDE.
- ANY EXISTING TREES IN EASEMENTS SHALL BE REMOVED.

Note: Soil Amendment will be Class 1 organic matter, rototilled into 6" depth.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REQUIREMENTS IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
164,833	60,360	Texas Hybrid	8,760	33	55	132	600+	4 CU YD Per 1000 SF	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
31,790	3,900	109	0	8	VARIES SEE PLAN	7	8	14	20

NOTE:
 1. THESE QUANTITIES DO NOT INCLUDE R.O.W. LANDSCAPE.
 2. SHRUB NUMBERS ARE FOR 5 GALLON SHRUBS ONLY.

Revised April 2013

Oakwood Apartments
 April 22, 2020

LANDSCAPE ZONE	LWU RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

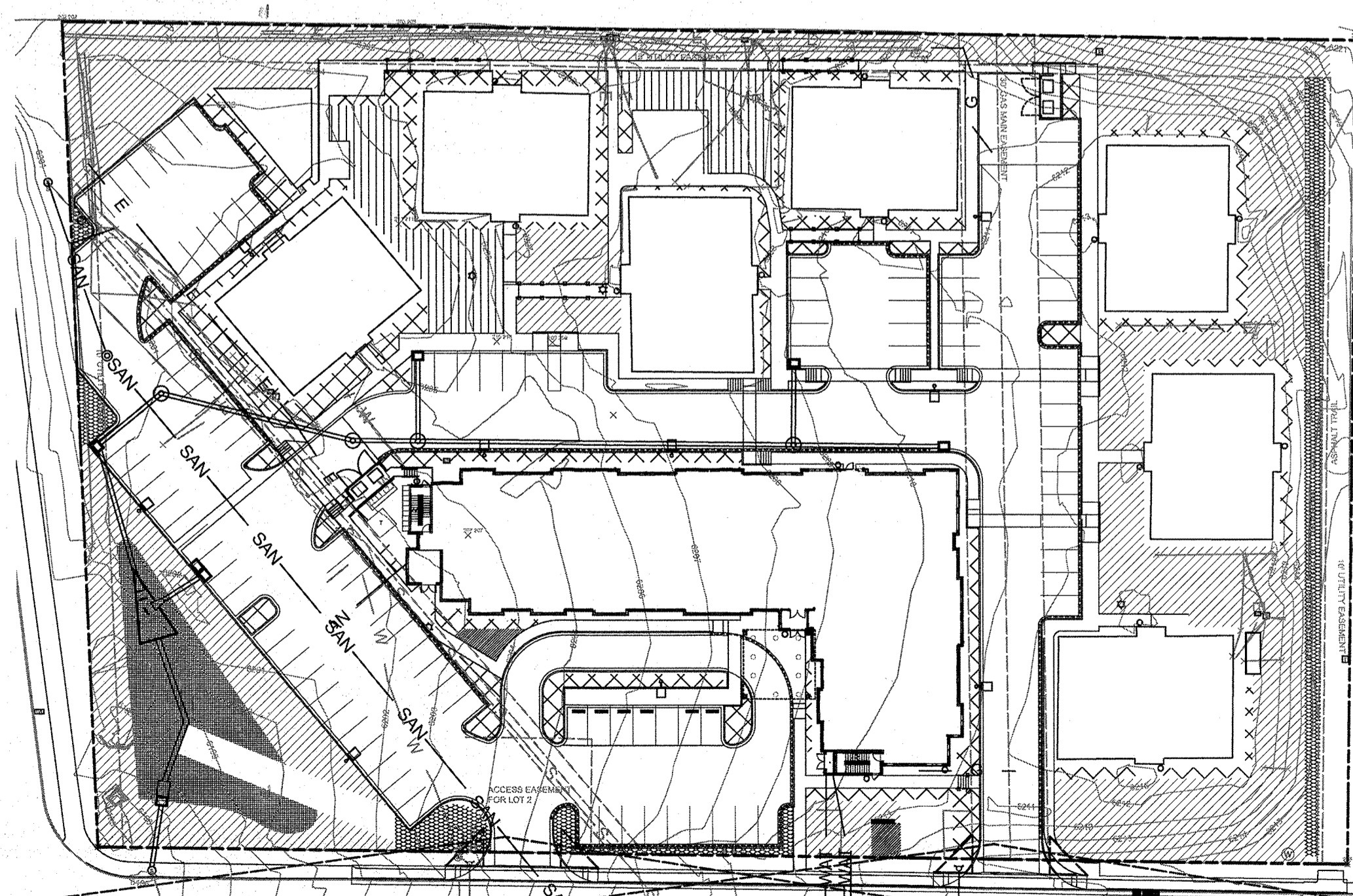
LANDSCAPE SUMMARY TABLE

GROSS SITE AREA	164,833 SF
LANDSCAPE AREA (TOTAL)	60,401 SF 36.6%
IRRIGATED LANDSCAPE	51,441 SF 31.2%
NON-IRRIGATED LANDSCAPE	8,760 SF 5.3%
LIVING GROUND COVER	51,441 SF 31.2%
NON-LIVING GROUND COVER	8,760 SF 5.3%
IRRIGATED TURF	4,219 SF 2.6%
NON-DISTURBED AREAS	- SF

R.O.W. TABLE

STREET	TREES REQ'D	TREES PROV.	NOTES
OAKWOOD DR.	11	11	Includes 1 existing tree
FRONT STREET	9	9	Includes 2 existing trees

NOTES:
 ROW LANDSCAPE NOT INCLUDED IN ABOVE



LEGEND

LOW - DRIP IRRIGATION (SHRUB BED)	3,458 SF
MEDIUM - DRIP IRRIGATION (SHRUB BED)	9,841 SF
HIGH - SPRAY HEAD (TEXAS BLUEGRASS TURF)	4,219 SF
LOW - SPRAY HEAD (NATIVE SEED)	29,396 SF
LOW - SPRAY HEAD (WATER QUALITY POND SEED)	3,586 SF
MEDIUM - DRIP AND MICRO SPRAY (PERENNIALS)	345 SF
TOTAL	51,441 SF TOTAL

1 HYDROZONES
 Scale: 1" = 50'-0"

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=Σ LWUR IA/TA)	TOTAL AREA (TA)
Texas Hybrid	High	Turf Areas	Spray	19 in./Yr.	3.8	4,219	16,032	4,219
Shrub Bed	Moderate	Planter Beds	Drip	15 in./Yr.	3	10,002	30,006	10,002
Perennials	Moderate	Planter Beds	Drip/Spray	15 in./Yr.	3	345	1,035	345
Low Grow	Low	Perimeter	Spray	7 in./Yr.	1.4	29,831	41,763	29,831
Water Quality Seed	Low	Pond	Spray	7 in./Yr.	1.4	3,586	5,020	3,586
Shrub Bed	Low	Planter Beds	Drip	10 in./Yr.	2	3,458	6,916	3,458
							100,773	51,441

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR) LWUR IA/TA 1.96

NOTES:

NATIVE SEED MIX FOR RAIN GARDENS

Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sidecoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

FROM URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL 3

TURF

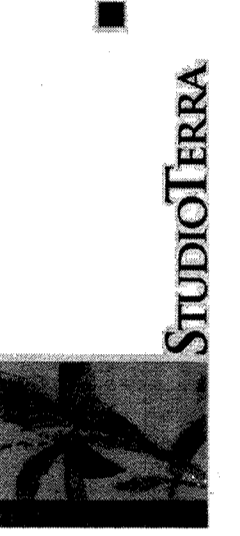
TURF TO BE TEXAS BLUEGRASS HYBRID. THESE AREAS ARE CONSIDERED PASSIVE RECREATION AREAS.

NATIVE SEED MIX

Mix contains:
 30% **Ephraim Crested Wheatgrass**
 Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
 25% **Sheep Fescue**
 Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
 20% **Perennial Rye**
 Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
 15% **Chewings Fescue**
 Bunchgrass with germination in 7-21 days. Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
 10% **Canada Bluegrass**
 Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

LOW GROW GRASS MIX - ARKANSAS VALLEY SEED WWW.AVSEEDS.COM

DOUGLAS COUNTY HOUSING PARTNERSHIP



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

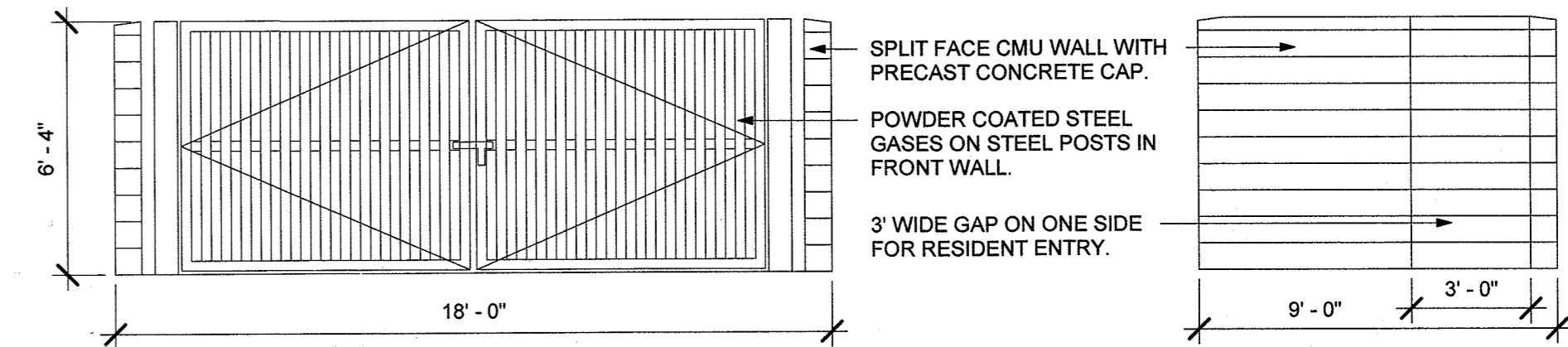
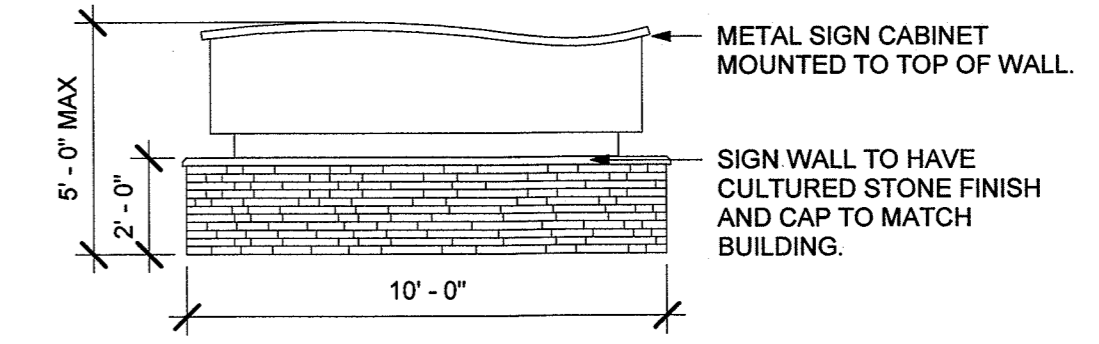
ISSUE DATE	8/14/19
SHEET TITLE	LANDSCAPE DETAILS
SHEET NUMBER	LS-2 SHEET 6 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO

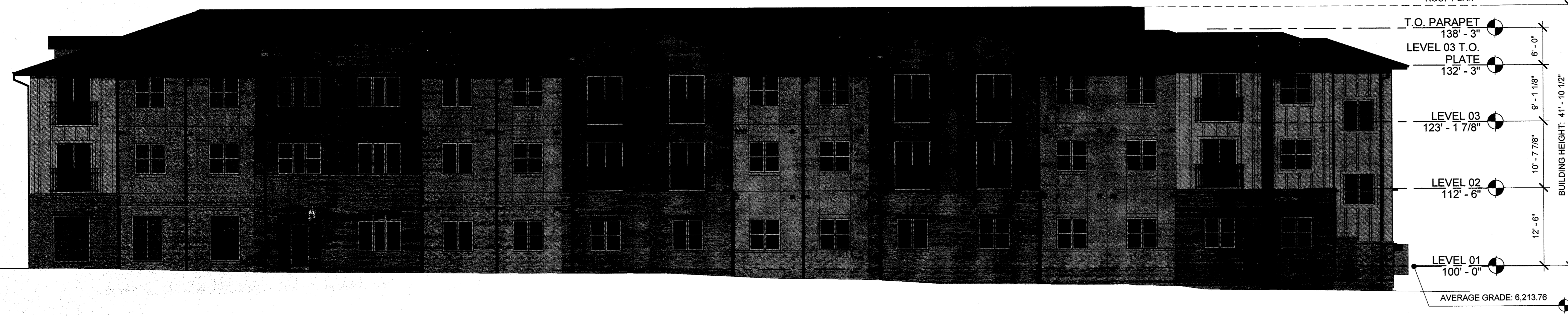


2 WEST ELEVATION
SCALE: 1" = 10' (ON 24X36)



3 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

Unofficial Copy



1 NORTH ELEVATION
SCALE: 1" = 10' (ON 24X36)

BUILDING HEIGHT CHART		
BUILDING ELEVATION:	GRADE AT MIDPOINT OF ELEVATION	NOTES:
NORTH		1. AVERAGE GRADE: 6213.76
EAST		2. BUILDING FINISH FLOOR IS AT 6213.85 (.09' ABOVE AVERAGE GRADE)
SOUTH (EAST END)		3. BUILDING HEIGHT FOR NEW 3-STORY BUILDING IS NOT TO EXCEED 42', MEASURED FROM AVERAGE GRADE TO PEAK OF ROOF.
SOUTH (WEST END)		4. BUILDING HEIGHT FROM AVERAGE GRADE: 41' - 10 1/2"
WEST (NORTH END)		
WEST (SOUTH END)		
AVERAGE GRADE:		

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

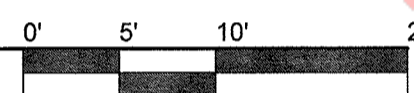
2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



MATERIALS LEGEND:

- CULTURED STONE LIGHT MIX
- CULTURED STONE DARK MIX
- STUCCO - LIGHT TAN
- BOARD AND BATTEN - SAGE
- BOARD AND BATTEN - BLUE-GRAY
- ASPALT SHINGLES - BROWN MIX
- METAL - DARK BROWN

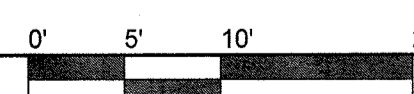
2 EAST ELEVATION
SCALE: 1" = 10' (ON 24X36)



Unofficial Copy



1 SOUTH ELEVATION
SCALE: 1" = 10' (ON 24X36)



BUILDING HEIGHT CHART

BUILDING ELEVATION:	GRADE AT MIDPOINT OF ELEVATION	NOTES:
NORTH		1. AVERAGE GRADE: 6213.76
EAST		2. BUILDING FINISH FLOOR IS AT 6213.85 (.09' ABOVE AVERAGE GRADE)
SOUTH (EAST END)		3. BUILDING HEIGHT FOR NEW 3-STORY BUILDING IS NOT TO EXCEED 42', MEASURED FROM AVERAGE GRADE TO PEAK OF ROOF.
SOUTH (WEST END)		4. BUILDING HEIGHT FROM AVERAGE GRADE: 41' - 10 1/2"
WEST (NORTH END)		
WEST (SOUTH END)		
AVERAGE GRADE:		

DOUGLAS COUNTY HOUSING PARTNERSHIP

PARIKH STEVENS ARCHITECTS
Interior Division
3487 Ringebu Court # 209 Denver CO 80216
parikhstevens.com | 303.825.2995

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS**

ISSUE DATE

10/9/20

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

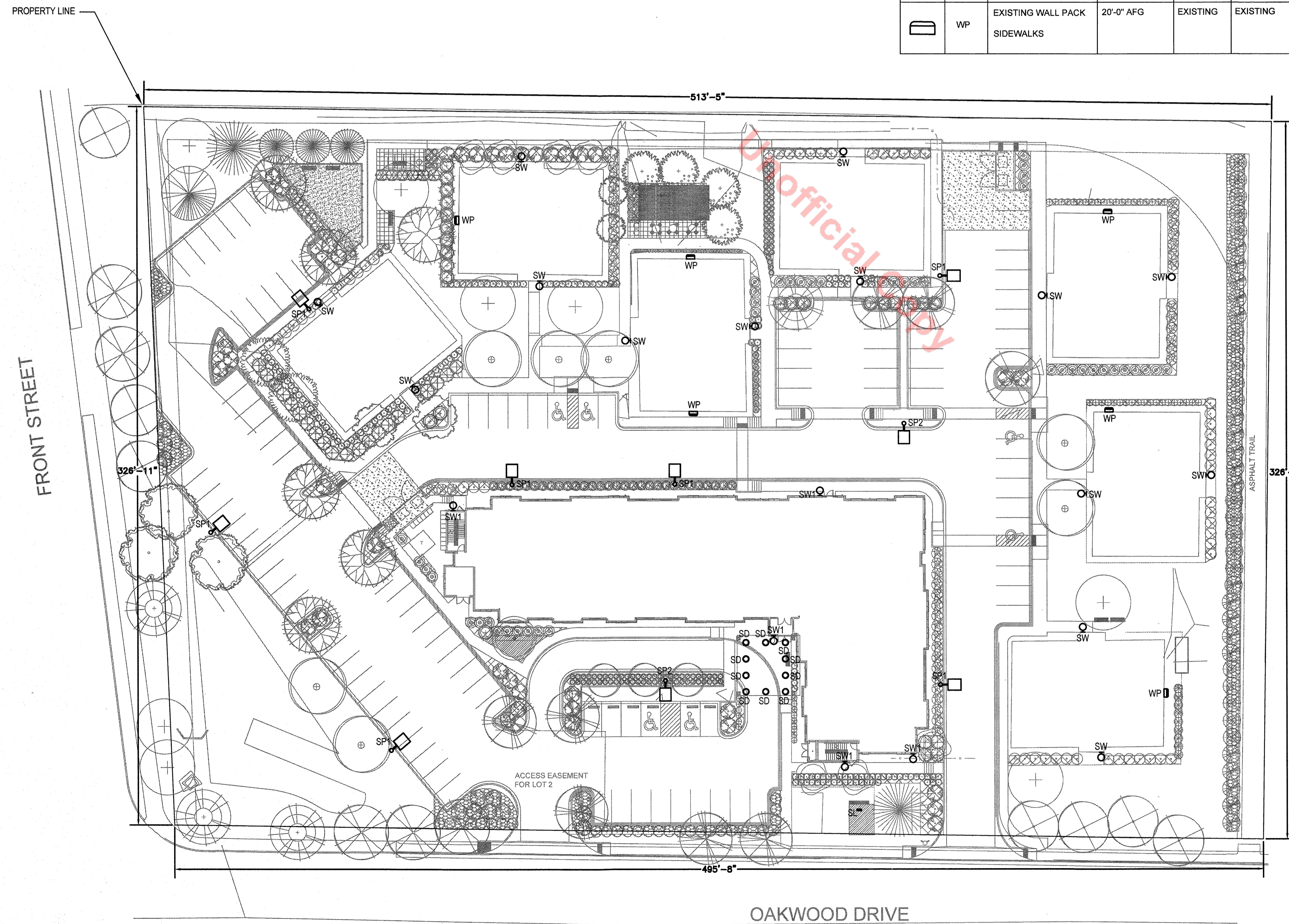
BE-2

SHEET 8 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO

LUMINAIRE SCHEDULE												
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Lumens	Classification	Shielding	Control
○	SD	DOWNLIGHT PORTE COCHERE	12'-0" AFG	N/A	HALO SMD6R-6-930-WH	LED	1.00	9.6W	758	Type 5	UNDER CANOPY	PHOTOCELL
□	SL	SIGN LIGHT MONUMENT SIGN, GROUND MOUNTED	1'-0" AFG GROUND- MOUNTED	BLACK	LUMIERE 303-S1-LEDB1-3000-UNV- T2-DIM10-BK-12 PROVIDE HOUSE SIDE SHIELDS	LED	1.00	8.5W	588	Type 2	N/A	PHOTOCELL
□	SP1	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GLEON-AF-02-LED- E1-SL3-BK-8030-DIM	LED	1.00	113W	11,780	Type 3	FULL CUT-OFF	PHOTOCELL
□	SP2	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GLEON-AF-03-LED- E1-5WQ-BK-8030-DIM	LED	1.00	166W	18,463	Type 5	FULL CUT-OFF	PHOTOCELL
○	SW	EXISTING WALL SCONCE ENTRIES	8'-0" AFG	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	EXISTING	N/A	PHOTOCELL
○	SW1	EXISTING WALL SCONCE ENTRIES	8'-0" AFG	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	EXISTING	N/A	PHOTOCELL
□	WP	EXISTING WALL PACK SIDEWALKS	20'-0" AFG	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	EXISTING	N/A	PHOTOCELL



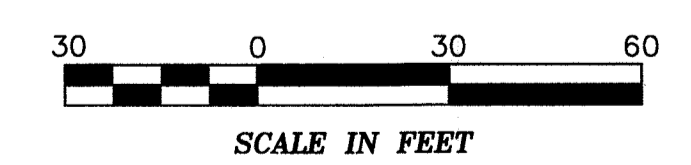
LIGHTING CALCULATION STATISTICS SUMMARY:				
	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
OVERALL SITE:	0.6fc	7.0fc	0.0fc	NA
PARKING/PAVED AREAS:	1.6fc	5.0fc	1.6fc	8.0:1
CANOPY (PORTE COCHERE):	6.0fc	7.0fc	4.5fc	1.3:1

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"

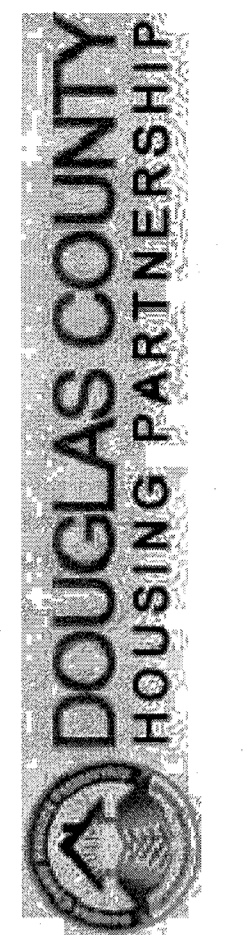
- PHOTOMETRY PLAN GENERAL NOTES:**
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE SAFE LEVELS OF ILLUMINATION AT SIDEWALKS AND PEDESTRIAN AREAS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 - HOURS OF LIGHT OPERATION - DUSK TO DAWN. THE SITE HAS NO SET HOURS OF OPERATION, SO THERE IS NO CURFEW CONTROL METHOD. ALL LIGHTING TO BE OPERATED BY PHOTOCELL. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTED, POLE-MOUNTED LIGHTS AIMED AT BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS



SITE DEVELOPMENT PLAN AMENDMENT NO. 2 OAKWOOD APARTMENTS

2ND AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUITY OF DOUGLAS, STATE OF COLORADO



STUDIO LIGHTING
LIGHTING
63 SUNSET DR.
BAILEY, CO 80421

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE
10/9/20
SHEET NUMBER
SITE LIGHTING DETAILS
LP-2
SHEET 10 OF 10

Lumière

DESCRIPTION
The Lumiere Eon LED 303-S1-LED81 is a compact, low profile, dimmable LED sign lighting luminaire. It attaches to a wall or ceiling mounted straight arm and allows full vertical adjustment (180°) for easy aiming. The 303-S1-LED81 provides either uplight or downlight depending upon how mounted or aimed. It mounts directly to any wall or ceiling surface over a standard 4" square junction box and comes standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-S1-LED81 may be used indoors or outdoors and carries an IP68 rating.

CONSTRUCTION
Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A standard 12" or optional 24" and 36" length extruded straight arm provides 180° of vertical adjustment for easy aiming. Consult factory for additional lengths. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

Mounting
The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical
LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and TSX (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3600K, 4000K, and TSAM (Ambient). Both color temperature and distribution must be specified when ordering - see catalog logic for details. An edge-light option is available.

Electrical
The SMD 303-S1-LED81 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C (-40°F to 122°F). The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish
The luminaires are double protected by a RoHS compliant chemical film overcoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCP). A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish.

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Applications:
CEILING / WALL MOUNT

CERTIFICATION DATA
UL and cUL, Wet Location Listed
LMF75 / LMF81 Compliant
RoHS Compliant
IP68 Ingress Protection Rated

TECHNICAL DATA
90°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: 303-S1-LED81-2700-UV12-DM10-BK-12-EDGE

Series *	Color Temperature	Input Voltage	Optics	Dimming	Finish †	Stem Length ‡	Options ††
303-S1-LED81	2700-2700K 3000-3000K 3600-3600K 4000-4000K	120V/Inverted 120-277V 50/60Hz	T2-Type II Lateral Throw T4-Type IV Forward Throw TSX-Type IV Extra Wide Flood	DM10X-Trailing Edge Phase DM10X-0V Dimming	Painted Black Ro-White Ch-Chrome Wt-White Pb-Brushed RA-Brushed MS-Color Matchless Steel	12-27" Stem 18-36" Stem 36-72" Stem	EDGE-Edge IP glass lens LCP-LightBAR cover plate matches housing finish

NOTES: 1. Custom and RAL color matching available upon request. Consult factory for further information. 2. Stem lengths are nominal (shown in inches). 3. Add suffix in the order number. 4. LCP option not available when IP68 rating is selected. 5. DesignLight Consortium™ Qualified and classified for DLC Standard. Refer to www.designlight.com for details on exact qualified EON 303-S1-LED81 product or not of configurations are DLC classified.

ADL121489
March 15, 2016

Lumière

DESCRIPTION
The Lumiere Eon LED 303-W1-LED81 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LED81 may be used indoors or outdoors and carries an IP68 rating.

CONSTRUCTION
Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaptation to junction box or surface. Stainless steel hardware is included.

Mounting
The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical
LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and TSX (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3600K, 4000K, and TSAM (Ambient). Both color temperature and distribution must be specified when ordering - see catalog logic for details. An edge-light option is available.

Electrical
The SMD 303-W1-LED81 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C (-40°F to 122°F). The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish
The luminaires are double protected by a RoHS compliant chemical film overcoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCP).

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Applications:
CEILING / WALL MOUNT

CERTIFICATION DATA
UL and cUL, Wet Location Listed
LMF75 / LMF81 Compliant
RoHS Compliant
IP68 Ingress Protection Rated

TECHNICAL DATA
90°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: 303-W1-LED81-2700-UV12-DM10-BK-EDGE

Series *	Color Temperature	Input Voltage	Optics	Dimming	Finish †	Stem Length ‡	Options ††
303-W1-LED81	2700-2700K 3000-3000K 3600-3600K 4000-4000K	120V/Inverted 120-277V 50/60Hz	T2-Type II Lateral Throw T4-Type IV Forward Throw TSX-Type IV Extra Wide Flood	DM10X-Trailing Edge Phase DM10X-0V Dimming	Painted Black Ro-White Ch-Chrome Wt-White Pb-Brushed RA-Brushed MS-Color Matchless Steel	12-27" Stem 18-36" Stem 36-72" Stem	EDGE-Edge IP glass lens LCP-LightBAR cover plate matches housing finish

NOTES: 1. Custom and RAL color matching available upon request. Consult factory for further information. 2. Add suffix in the order number. 3. LCP option not available when IP68 rating is selected. 4. DesignLight Consortium™ Qualified and classified for DLC Standard. Refer to www.designlight.com for details on exact qualified EON 303-W1-LED81 product or not of configurations are DLC classified.

ADL121489
March 15, 2016

HALO

DESCRIPTION
The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3 1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector (included). The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

HOUSING

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no precision blades included.
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications.

GASKETS

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking.

OPTICS

- Precision acrylic light guide organizes source light into wide distribution with 1.2 - 1.4 spacing criteria useful for general area illumination.

LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 50 CRI minimum, R9 greater than 92 and color accuracy within 3 SDCM provide color accuracy and uniformity.

DRIVER

- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note: Some dimmers require a neutral in the wallbox.)
- Intimate electrical quick connect and E83 adapter (provided) provides mating connections.

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

HOUSING/RETENTION

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included.

ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in mounting electrical junction boxes in direct contact with insulation including spray foam Insulation for installation in many 3 1/2" and 4" square, octagon, and round electrical junction boxes.
- Note: SMD120-277V UNV is only compatible with junction boxes that provide minimum depth of 2.18".
- Insulator must ensure compatibility of fill wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- May be installed in IC recessed housings in direct contact with insulation.
- Note: Not for use in recessed housing in direct contact with insulation. Refer to NEMA L8D 57-2013.
- Bracket Spring 5" & 6"
- Precision formed torsion spring torsion kit included.
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings.
- Friction Blade 5" & 6"
- Precision formed friction blades included.
- For retrofit in 5" and 6" housing without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees).

DESIGNER SKINS (SOLD SEPARATELY)

- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

WARRANTY

- Five year limited warranty, consult website for details. www.watson.com/lighting.html

COMPLIANCE

- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location Listed, suitable for use in closets, compliant with NFPA 70, NEC0 Section 410.16 (A)(3) and 410.16 (C)(5).
- EMERPP emissions per FCC 47CFR Part 15D.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08 and LM-80-08.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance.
- ENERGY STAR® listed, reference database for current listings.

APPLICATIONS:
CEILING / WALL MOUNT

CERTIFICATION DATA
UL and cUL, Wet Location Listed
LMF75 / LMF81 Compliant
RoHS Compliant
IP68 Ingress Protection Rated

TECHNICAL DATA
90°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: SMD6 Series

90 CRI
90 CRI
90 CRI
90 CRI

ADL182428N
September 20, 2016 8:26 AM

McGraw-Edison

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and ULULC Listed for wet locations.

CONSTRUCTION
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patented interlocking housing and heat sink provides scalability with superior structural rigidity. DC vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (41-275K CCT 70 CRI, optional 3000K, 5000K and 6000K CCT).

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 50Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 20kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal ball guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. CLICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.5" (38.1mm) to 4.2" (106.7mm) of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TBC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

APPLICATIONS:
AREA / SITE LUMINAIRE

CERTIFICATION DATA
3rd Vibration Rated
DesignLight Consortium™ Qualified
IP68 Rated
90 CRI
LMF75 / LMF81 Compliant
UL916 Wet Location Listed

ENERGY DATA
LED Driver
4.0-4.5 Power Factor
-20% Total Harmonic Distortion
1200/1775/5000
347V 480V 60Hz
40°C Max. Temperature
40°C Max. Temperature
90°C Max. Temperature (HA Option)

ADL182428N
April 10, 2016 8:43 AM

Unofficial Copy