



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

Site Plan Application

File Number

PROPERTY OWNER AND APPLICANT INFORMATION

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) _____
52711 Drafter Road

Tax lot number: T-15 R-13 Section _____ Tax Lot(s) 211036AA00800
Zoning CMX Total Land Area 47,266 (Square Ft.) 1.09 (Acres)

Present Land Use Bare land

Describe Project (i.e. type of use, hours of operation, other project characteristics):
3-story, 41-unit affordable multi-family apartment building consisting of 1, 2, and 3 bedroom units

PROJECT DESCRIPTION

Please give a brief description of the project: Affordable housing



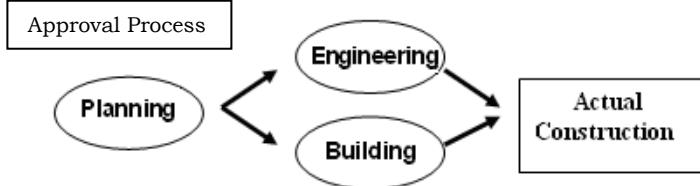
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PROFESSIONAL SERVICES

Architect/Designer/Engineer Matt Dreska/LRS Architects Phone 541 / 668-9550 Fax /
Address 1777 SW Chandler Ave, Suite 270 City Bend State OR Zip Code 97702
Email jlandin@lrsarchitects.com

FOR OFFICE USE ONLY

Date Received: _____
Rec'd By: _____
Fee Paid: _____
Receipt #: _____



CHECKLIST

REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.

Note: additional information may be required depending on the actual project.

- Complete Application. The application *must be signed by the property owner and the applicant*.
- Mailing labels with all addresses within 100 feet of the property – obtained from title company
- Title Report or Subdivision Guarantee verifying ownership, *including legal description of land*.
- Fee Schedule (please see attached).
- Site and Landscape plan; Building Elevations; one (1) full sized copy of each which must be folded individually, 8 1/2" X 11" or 11" by 17" in size.
- Floor plans, one (1) copy for each building which must be folded individually, 8 1/2" X 11" or 11" by 17" in size.
- Vicinity map.
- Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required.



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- Preliminary Grading and Storm Drainage Plan, including drainage calculations demonstrating that all storm water will be retained on site in compliance with the Central Oregon Stormwater Manual (COSM)
- Response regarding compliance with the *2014 Fire Code*, specifically:
 - Fire Apparatus Access Road Requirements as per OFC Section 503 & Appendix D
 - Fire Protection Water Supplies as per OFC Section 507, Appendix B & C
- Above Checklist items must be submitted electronically to the Planning Director at mbethel@lapineoregon.gov (Word, Jpeg or PDF).

SITE PLAN

- Project name, scale (not to exceed 1" = 50'), north arrow.
- Date the site plan is prepared.
- Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development. Show distance to centerline of street.
- Zoning of each adjacent property.
- Square footages by use – existing and proposed (storage, office, meeting, etc.)
- Percentage of lot coverage and square footage by:
 - a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- Total number of parking spaces (existing and proposed).
- Total landscaped area square footage (existing and proposed).
- All vehicle and pedestrian access points and paths.
- Location of all proposed and existing buildings, fences and structures within the project area. Indicate which ones are to remain and which are to be removed.
- Location and size of all public utilities in and adjacent to the site, including:
 - a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- The proposed location of:
 - a) Connection to the City water system.
 - b) Connection to the City sewer system.
 - c) The proposed method of drainage of the site.
 - d) Postal box locations, if more than 7 units are proposed.
- Location of existing canals and laterals.
- Retention of on-site drainage.
- Existing easements on the property.



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- Location and size of any public areas within the development.
- All fire hydrants, existing and proposed, within 500 feet of the site.
- A topographic map of the site if the slope of the site exceeds 5%.
- Locations of all existing natural features including trees, natural drainage ways, rock outcroppings, et cetera.

BUILDING ELEVATIONS

- Drawings or sketches of all four views of each new structure.
- Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s).
- All exterior mechanical devices.

LANDSCAPE PLAN (may be included on the site plan for smaller projects)

- Tree and plant species.
- Tree and plant sizes (new only).
- All trees having a six inch trunk diameter 3' above grade or greater shall be shown on the landscape plan.
- Location/placement of existing and proposed vegetation to be retained, planted or removed.
- Approximate location of irrigation lines, and type of irrigation system to be used.

FLOOR PLAN

- All significant rooms within each structure; label or number rooms, including square footage for each room.
- Electrical / mechanical equipment areas.

LIGHTING PLAN

- All exterior light locations.
- Brochure, illustration, cut sheet or photo for each light fixture type to be used.

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner:  Date: 12/15/2025
Tarun Chandran, Vice President of Foundation for Affordable Housing, Inc.

City of La Pine
Site Plan Review – Wickiup Station Apartments II
Burden of Proof Narrative

Applicant / Owner: Foundation for Affordable Housing
Tommy Waldron
69 Newport Avenue, Suite 200
Bend, OR 97703

Civil Engineer: HWA
Grant Hardgrave
62930 OB Riley Road, Suite 100
Bend, OR 97701

Traffic Engineer: Ferguson and Associates, Inc.
Scott Ferguson
PO Box 1994
Redmond, OR 97756

Planner: Blackmore Planning and Development Services, LLC
Greg Blackmore
19454 Sunshine Way
Bend, OR 97702

Location: The property is located in the northeast quadrant of the City of La Pine, east of Hwy 97 and north of Rosland Road. The property has been assigned the address of 52711 Drafter Road and it is identified by the Deschutes County Tax Assessor as 211036AA00800.

Request: Type II Site Plan review for a three story, 40,466 square foot, 41-unit multi-family development. The design includes 15 one-, 18 two-, and 8 three-bedrooms units, a ground level exercise room, along with storage and laundry areas throughout the building. The project will also include surface parking and landscaping. Access will be taken from Drafter Road.

I. Applicable Criteria and Procedures:

1. City of La Pine Development Code

- ARTICLE 3 – ZONING DISTRICTS
 - Chapter 15.22 - Commercial and Mixed-Use Zones
- ARTICLE 5 – DEVELOPMENT STANDARDS
 - Chapter 15.80 - Development Standards, Generally
 - Chapter 15.82 - Landscaping, Buffering and Fences

- Chapter 15.86 - Parking and Loading
- Chapter 15.88 - Access and Circulation
- Chapter 15.90 - Public Facilities
- Chapter 15.94 – Improvement Procedures and Guarantees
- Chapter 15.108.020 – Special Use Standards – Non-Residential Uses / Campgrounds and recreational vehicle parks
- ARTICLE 6 – SPECIAL USE STANDARDS
 - Chapter 15.104 – Special Use Standards – Residential Uses and Accessory Uses
- ARTICLE 7 - PROCEDURES
- ARTICLE 8 – APPLICATIONS AND REVIEWS
 - Chapter 15.312 - Site Plan Review

2. Senate Bill 1537

- Sections 37-41; Housing Land Use Adjustments

II. General Facts:

1. LOCATION: The property is located in the northeast quadrant of the City of La Pine, east of Hwy 97 and north of Rosland Road. The property has been assigned the address of 52711 Drafter Road and it is identified by the Deschutes County Tax Assessor as 211036AA00800.

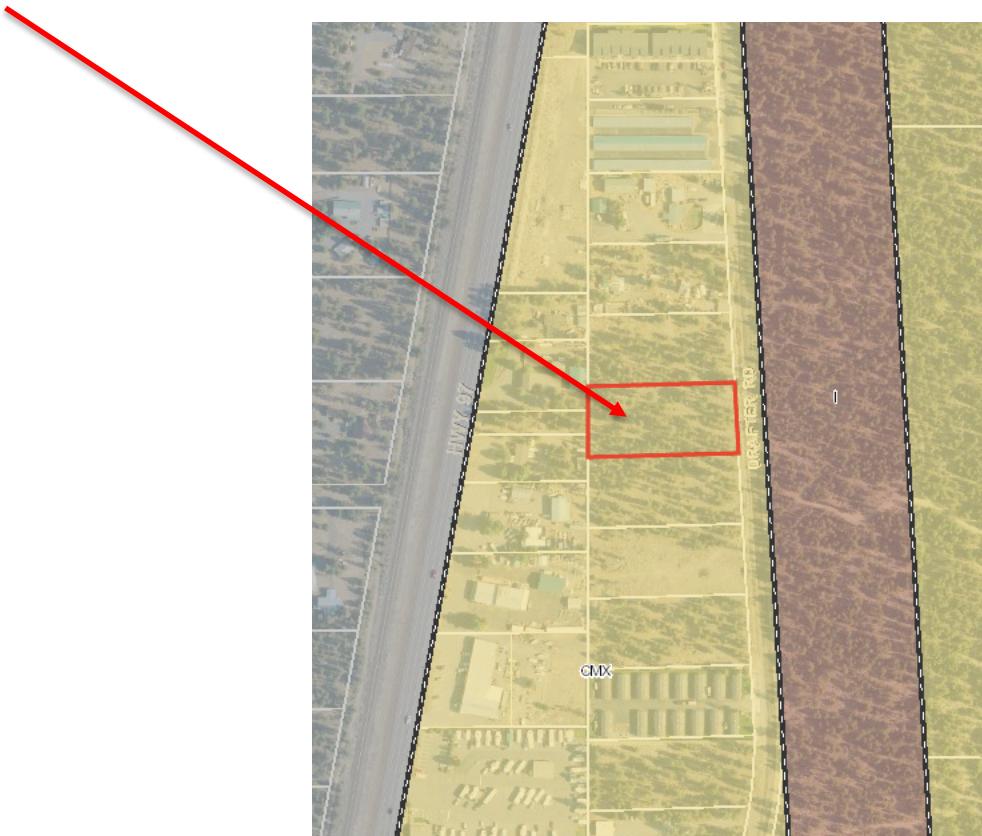


2. EXISTING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS: The property is zoned and designed Commercial Mixed Use (CMX).

3. SITE DESCRIPTION & SURROUNDING USES: The property is 1.09 acres in size and rectangular in shape. The property is vacant and vegetated with native vegetation including antelope bitterbrush and Idaho fescue, along with lodge pole pine trees. Soils consist of NRCS 115A Soil – Shanahan loamy coarse sand. The property generally level and unimproved. The property is located outside of any FEMA designated floodway and/or floodplain.

Surrounding Zoning -

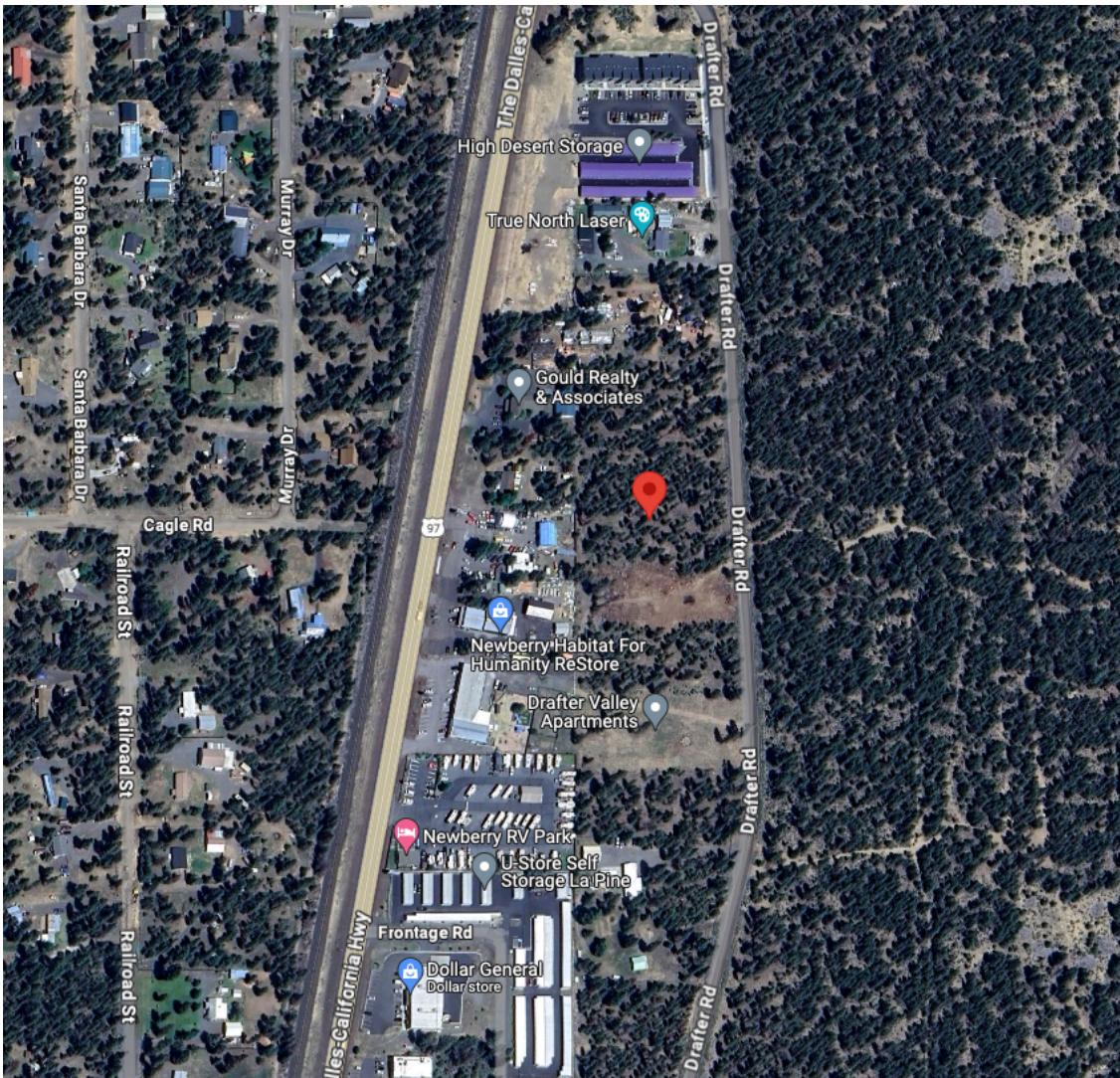
An excerpt from the La Pine Zoning Map is included below:



As shown on the map, the properties to the north, south and west are zoned CMX, and a strip of property to the east (ODOT property) is zoned I. Properties further to the east are zoned CMX.

Surrounding Development -

An aerial image documenting the surrounding development is included below:



Amongst this area of La Pine (Hwy 97 to the west Drafter Road to the east), there are a variety of commercial and residential uses, including apartments, storage facilities, retail stores, an RV park, restaurants, gas stations and hotels. The immediately abutting properties are vacant to the north and south and developed with commercial uses to the west. The property to the south is being developed by the applicant as the 1st phase of Wickiup Station Apartments, a 39-unit affordable multifamily apartment, which was approved by the City via File 07SPR-24.

Drafter Road (abutting the property to the east) is classified as a Minor Collector road and developed within 60 feet of right-of-way, with the Phase 1 project, 1 foot of right-of-way will be dedicated along both the subject property and the property to the south, and it will be developed with travel lanes without curbs and sidewalks. An 8-inch water main is located within Drafter Road. A 6-inch sewer main is located at the southwest corner of the property.

4. PROPOSAL: Type II Site Plan review for a three story, 40,466 square foot, 41-unit multi-family development. The design includes 15 one-, 18 two-, and 8 three-bedrooms units, a ground level exercise room, along with storage and laundry areas throughout the building. The project will also include surface parking and landscaping. Access will be taken from Drafter Road.

5. EXHIBITS: In addition to this burden of proof statement, the applicant submits the following exhibits in support of this proposal:

- Application Form and Fee
- Ownership Deed
- Title Report
- Architectural Plan Set
 - Cover Sheet
 - Site Plans
 - Floor Plans
 - Roof Plan
 - Elevations
 - Color and Material Details
 - Trash Enclosure Details
- Engineering Plan Set
 - Existing Conditions and Demo Plan
 - Erosion Control Plan
 - Drainage Plan
 - Grading and Paving Plan
 - Utility Plan
 - Off-Site Utility Plan
- Landscape Plan
- Traffic Generation Letter
- Photometric Analysis
- Exterior Lighting Cut Sheets
- City of La Pine Decision 07SPR-24
- Senate Bill 1537

6. LOT LEGALITY: The property was platted as Lot 8, Block 1 of the La Pine Meadows No. subdivision and is therefore a lot of record.

III. Conformance with Procedures, Standards, and Approval Criteria

A. Article 3 – Zoning Districts:

Chapter 15.22 – Commercial and Mixed-Use Zones

15.22.100 Purpose

Chapter 15.22 regulates allowed land uses (“uses”) and sets forth lot and development standards, including minimum dimensions, area, density, coverage,

Foundation for Affordable Housing – Wickiup Station – Phase 2

Site Plan

Page 5 of 68

structure height, and other provisions that control the intensity, scale, and location of development in the commercial and mixed-use zones. The regulations of this chapter are intended to implement the City Comprehensive Plan.

Applicant Response: This section is a purpose statement; it does not establish any measurable development standards or approval criteria. It is understood that a project that conforms to the standards of this and other sections of the Code will carry out this stated purpose.

15.22.200 Characteristics of the Commercial and Mixed-Use Zones

Commercial zones accommodate a mix of commercial services, retail, and civic uses, along with residential uses permitted in some circumstances. Four commercial zones provide for the full range of commercial land uses within the city. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas; facilitate compatibility between dissimilar land uses; provide employment opportunities in proximity, and with direct connections, to housing; and to ensure efficient use of land and public facilities...

- C. ***Commercial Mixed-Use Zone (CMX).*** The CMX zone is intended to allow for a wide range of both commercial and residential uses. Unlike the CRMX zone, residential uses are not limited and are allowed to be developed on standalone sites. Some commercial uses that may not be compatible with residential uses are prohibited or limited. The CMX zone allows for flexible uses that can respond to market demand...

Applicant Response: The property is zoned Commercial Mixed Use (CMX). As detailed below and documented on the attached Exhibits, the existing lot size, dimensions, proximity to other zones, and public facilities can accommodate the proposed improvements. The proposal adds new use areas and a new building, as well as associated site improvements and parking. As documented on the Plan Set, the property's location allows for an efficient and functional multi-family development and it provides a connection to nearby streets and surrounding uses. The design will allow for the development of a needed residential use in a mixed-use area; the proposal is consistent with the desired characteristics of the CMX Zone.

15.22.300 Use Regulations

Uses may be designated as Permitted, Limited, Conditional, or Prohibited in the commercial and mixed-use zones. As noted in Table 15.22-1, a use may also be subject to Special Use Standards of Article 6.

- A. ***Permitted uses (P).*** Uses allowed outright in the commercial and mixed-use zones are listed in Table 15.22-1 with a "P." In the C zone, any use that emits fumes or noxious odors, requires an air quality

permit from the Oregon Department of Environmental Quality (DEQ), or emits noise beyond 20 decibels (dB) is required to obtain a conditional use permit pursuant to [chapter 15.316](#), conditional uses...

Table 15.22-1. Use Regulations in the Commercial and Mixed-Use Zones

Use Category	CMX
Multi-family development	P

Applicant Response: The proposal is for a multi-family development in the CMX Zone. As established in this table, the use is permitted, it is not a limited use, and it does not require Conditional Use Permit review. The use is allowed, subject to its conformance with Site Plan Review standards and criteria.

15.22.400 Development Standards

- A. **Purpose.** The development standards for commercial and mixed-use zones allow development flexibility, within parameters, that supports the intended characteristics of the specific zone. In addition, the regulations provide guidance to property owners, developers, and neighbors about the limits of what is allowed
- B. **Development Standards.** The development standards for commercial and mixed-use zones are presented in Table 15.22-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.22.500. Table 15.22-2 — Development Standards in the Commercial and Mixed-Use Zones

Standard	CMX
Minimum lot width	None
Minimum setbacks	--

- Front or street-side yard	20 feet
- Side yard	10 feet; None for townhomes
- Rear yard	10 feet

Maximum building height	45 feet
Maximum lot coverage	60%

Minimum landscaped area	See 15.18.500 and Chapter 15.82
Minimum and maximum density	Residential and mixed-use developments are subject to the minimum and maximum density standards of the RMF zone (see Section 15.18.500).

Applicant Response: The CMX zone does not have minimum lot size, width, or depth requirements; therefore the lot design elements of this section are met on the existing property. The other standards of this section apply to structural design and are noted below.

Front Yard Setback: The table establishes the minimum front yard setback at 20 feet. The east property line (abutting Drafter Road) is the front property line. The front setback line is detailed on the Plan Set, and as detailed thereupon, the primary building is proposed to be setback at least 20 feet from the front property line; therefore the design conforms to the minimum front setback standard.

Side Yard Setback: The table establishes the minimum side yard setback at 10 feet. With the east property line being the front property line, the north and south property lines are the side property lines. As detailed on the Plan Set, the building and all structures are proposed to be located at least 10 feet from the side property lines.

Rear Yard Setback: The table establishes the minimum rear yard setback at 10 feet. With the east property line being the front property line, the west property line is the rear property line. As detailed on the Site Plan, the building and all structures will be located more than 10 feet from the west property line; therefore the proposal conforms to the rear yard setback requirements.

Maximum Building Height: The table indicates that the maximum allowed building height is 45 feet. Furthermore, Section 15.80.050.B of the La Pine Development Code establishes:

B. *The following appurtenances attached to or part of a principal or accessory structure: Church spire, belfry, cupola, dome, monument, smoke-stack, derrick, conveyor, flag pole, mast, antenna, aerial, roof tank; ventilating air conditioning and similar building service equipment; roof structure, chimney and/or parapet wall, provided it shall be set back in conformance with the setback and yard requirements plus one foot horizontally for each foot in which it exceeds 45 feet in height above ground level. The principal or accessory structure to which it is attached may conform to setback and yard requirements with no additional*

setback provided the principal or accessory structure conforms to the height limitations of the zone.

The 45 foot height limit is noted on the Building Elevations. As detailed on the Plan Set, while the building has elements that are as tall as 46'-10 1/2", the only items that exceed 45 feet are cupolas, which are excluded from the building height. The proposed building design conforms to the applicable height limit requirements.

Maximum Lot Coverage: As detailed on the Plan Set, with the property is 47,266 square feet in size and the building footprint of the new structure is 13,890 square feet. The proposed lot coverage is 29%, which is well less than 60% and conforms to the applicable lot coverage standard.

Minimum landscaped area: As detailed on the Plan Set, the property is 47,266 square feet in size, which requires 9,453 sf of landscaping (20%). As documented on the Plan Set, the proposal will provide 10,164 square feet of landscaping to the site, which is 21.5% of the site and exceeds 20%; the proposal conforms to the applicable landscaping requirements.

Minimum and maximum density: The table establishes, “*Residential and mixed-use developments are subject to the minimum and maximum density standards of the RMF zone (see Section 15.18.500)*”. Section 15.18.500 establishes a minimum density of 5 units per acre and a maximum density of 40 units per acre in the RMF Zone. The current proposal provides 41 units on 1.09 acres of land, which equates to 37.61 units per acre. The proposal density falls within the range that is allowed in the RMF Zone and therefore complies with the applicable density requirement.

15.22.500 Additional Standards

A. *Corner Lot Frontages.* For commercial uses located on corner lots where one street is predominantly residential, and one street is predominantly commercial, any commercial structure shall front on the street that is predominantly commercial.

Applicant Response: The property is not a corner lot and no streets in the area are predominately residential; therefore the proposed access onto Drafter Road conforms to this standard.

B. *Landscaping Standard.* Any portion of a lot developed for commercial uses which are not used for buildings, other structures, parking or loading spaces, or aisles, driveways, sidewalks, and designated storage areas shall be planted and maintained with grass or other all-season groundcover vegetation. Grass shall be kept neatly mowed. Landscaping with trees and shrubs is permitted and encouraged. See additional landscaping and buffering standards in Article 5.

Applicant Response: As detailed on the Plan Set, with the planned improvements, the entirety of the site will be developed with the building, parking areas, landscape areas, and/or other designated use areas. As designed, the proposal conforms to the standards of this section.

C. Screening Requirements.

1. ***Outdoor activities.*** Any business, servicing, or processing shall be conducted within a completely enclosed building, except for parking and loading facilities and for “drive-in” type establishments offering goods or services to customers waiting in parked motor vehicles.

Applicant Response: The application is for a residential use. The use does not include any outdoor business, servicing or processing.

2. ***Outdoor storage.*** All areas of a site containing or proposed to contain outdoor storage of materials, equipment, and vehicles, and areas containing junk, salvage materials, or similar contents, shall be screened from view from adjacent rights-of-way and residential uses by a sight-obscuring fence, wall, landscape screen, or combination of screening methods. See additional buffering and fence standards in Article 5.

Applicant Response: The proposal does not include the outdoor storage of materials, equipment, vehicles, junk, salvage materials or similar content; therefore additional screening is not necessary.

3. ***Outdoor merchandise display.*** The outdoor display of merchandise for sale is not required to be screened from view, provided that all merchandise is located behind building setback lines unless otherwise approved by the City (e.g., to allow sidewalk sales).

Applicant Response: The proposal is for a residential use, it does not include any outdoor merchandise display areas.

D. Vehicle Access. Access driveways and entrances shall be permitted in a number and locations in which sight distance is adequate to allow safe movement of traffic in or out of the driveway or entrance, the free movement of normal highway traffic is not impaired, and the driveway or entrance will not create a hazard or an area of undue traffic congestion on highways to which it has access. The City may require the permit applicant to submit engineering data and/or traffic analyses to support its proposed plan of access driveways and entrances. See additional access and circulation standards in Article 5.

Applicant Response: As detailed on the Plan Set, the design includes one new primary access point onto the only abutting street, Drafter Road. The proposed new access point will result in a system that connects through the Phase 1 development area and provides safe and efficient site circulation. The proposed design provides access to use areas and to on-site parking spaces and conforms to City Standards; the proposal conforms to the requirements of this section.

E. *Emissions.* No use shall emit any noxious, toxic, or corrosive fumes or gases nor shall it emit any offensive odors.

Applicant Response: The proposed residential use is not anticipated to generate or emit any noxious, toxic or corrosive odors, fumes or gases.

F. *Noise.* All uses shall provide necessary shielding or other protective measures against interference occasioned by mechanical equipment or uses or processes with electrical apparatus.

Applicant Response: The proposal will not add any noise producing equipment or uses or processes with electrical apparatus; therefore additional screening or protective measures are not needed.

G. *Lighting.* All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.

Applicant Response: Exterior lighting locations are noted on the Photometric Analysis, furthermore exterior lighting details are provided on the Specification Sheets. As noted on the referenced exhibits, the proposed lighting will be full cut-off and shielded downward, which will ensure that it is placed and shielded in a way that does not to create any nuisance. Final lighting plans will be provided with the Building Permit Plan Set.

B. Article 5 – Development Standards

Chapter 15.80 - Development Standards, Generally

15.80.010 Purpose

Article 5 contains development and design standards for the built environment. The standards are intended to protect the public health, safety, and welfare through the provision of landscaping and buffering, parking and loading facilities, multimodal accessibility and interconnectivity, and adequate public facilities.

In interpreting and applying this title, the provisions herein shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare.

Applicant Response: This section establishes the purpose of these General Development Standards. This section does not include any approval criteria or development standards to measure compliance with. Compliance with the standards of this section will ensure that the Purpose stated herein is implemented.

15.80.020 Applicability

Any land division or development, and the improvements required therefore, shall be in compliance with the development, design and improvement standards and requirements set forth in this Article. Other provisions of this Code, other city ordinances, or state statutes or administrative rules may also apply.

Applicant Response: The proposal includes new development; therefore this section applies.

15.80.030 Exemption - Lot Size Requirements...

15.80.040 Exemption - Yard or Setback Requirements...

Applicant Response: The proposal does not request an exception to lot size or setbacks. Therefore these sections do not apply.

Sec. 15.80.050. - Supplementary height regulations.

The maximum height limitations shall not apply to:

A. The following principal structures: Church, college, farm structure (other than a farm dwelling), hospital, radio or television tower, exhaust stack, emergency services structure, or public utility structure which is a permitted use and is located in any zone, provided it shall conform to the setback and yard requirements of the zone where it is located plus one additional foot horizontally for each foot over 45 feet in height.

Applicant Response: The proposal does not include any of the uses identified in this section.

B. The following appurtenances attached to or part of a principal or accessory structure: Church spire, belfry, cupola, dome, monument, smoke-stack, derrick, conveyor, flag pole, mast, antenna, aerial, roof tank; ventilating air conditioning and similar building service equipment; roof structure, chimney and/or parapet wall, provided it shall be set back in conformance with the setback and yard requirements plus one foot horizontally for each foot in which it exceeds 45 feet in height above ground level. The principal or accessory structure to which it is attached may conform to setback and yard requirements with no additional setback provided the principal or accessory structure conforms to the height limitations of the zone.

Applicant Response: As detailed above, the 45 foot height limit is noted on the

Building Elevations. As detailed on the Plan Set, while the building has elements that are as tall as 46'-10 1/2", the only items that exceed 45 feet are cupolas and pursuant to the provisions of this section, cupolas are excluded from the building height measurement. The proposed building design conforms to the applicable height limit requirements.

15.80.060 Restrictions on the Use of Metal Shipping Containers...

Applicant Response: The design does not include metal shipping containers. This section does not apply.

Chapter 15.82 - Landscaping, Buffering and Fences

15.82.010 Landscaping and Buffering Requirements

The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority.

A. *Exemption...*

Applicant Response: No exceptions to this section are being requested.

B. *Area required.* Except as approved otherwise by the City, the following minimum percent of a parcel area shall be landscaped for the following uses:

2. Multi-family dwelling complexes containing four or more units and commercial residential mixed uses (CRMX): 20 percent...

Applicant Response: As detailed on the Plan Set, the design provides 10,164 square feet of landscaping on the 47,266 square foot site, which equates to 21% of the site. The amount of landscaping that is proposed exceeds the required minimum; therefore the proposal conforms to these standards.

C. *Landscaping defined.* Required landscaping may include, but is not limited to, a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn (including native vegetation); and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials. The total amount of nonliving materials (including bark dust, chips, aggregate, or other non-plant ground covers) shall not exceed more than 50 percent of the required landscape area.

Applicant Response: The Applicant proposes landscaping to be irrigated and to include living plant material such as trees, shrubs, groundcover, flowers and grasses (including native vegetation), along with garden beds; and nonliving materials such as picnic tables, walkways and courtyards, consisting of rock or other decorative materials.

Furthermore, as noted on the Landscape Plan, the amount of non-plant ground cover will not exceed 50% of the landscaping; therefore the proposal conforms to these standards. The applicant proposes to provide the City with a final landscape plan prior to installation and to install all landscaping prior to initiation of use in the new area.

D. *Existing vegetation.* Existing site vegetation may be utilized to the maximum extent possible consistent with building placement and the applicable proposed landscape plan.

Applicant Response: As detailed on the Plan Set, in order to accommodate the planned development, the majority of the trees on the site will need to be removed. Three trees are planned to be retained along the north property line, these trees are noted on the Landscape Plan.

E. *Parking lots.* Parking lots with space for ten or more vehicles must be landscaped in accordance with the following minimum requirements:

Applicant Response: As detailed on the Plan Set, the design includes parking stalls for at least 42 spaces on the southern side of the site; therefore the standards of this section apply.

1. In commercial and residential developments, parking areas shall be divided into bays, and between or at the end of each parking bay a curbed planter containing at least 16 square feet may be required.
2. If required, each planter shall contain at least one tree or shrub and ground cover.
3. The areas shall be designed to be protected from being damaged by vehicles using the parking area.

Applicant Response: As detailed on the Landscape Plan, the parking area includes regularly spaced, curbed islands with trees (similar to the design of the Phase 1 development). The proposed design can and will prevent the landscaped areas from being damaged and conform to the requirements of this section.

4. Unless sidewalks are provided adjacent to a structure, customer or resident parking areas should be separated from the exterior wall of a commercial or residential structure by a minimum five-foot strip of landscaping.

Applicant Response: As detailed on the Plan Set, a walkway separates the parking spaces from the building; therefore a 5-foot landscape strip is not required, but provided nonetheless.

5. Where a parking, loading or driveway area serving a multi-family, commercial, industrial or government use abuts a public right-of-

way of a collector or arterial street or a local street across from a residential zone, or abuts a residential zone, a screen planting or other approved landscaped planter strip may be required between the parking area and the right-of-way without encroaching into a clear vision area or sidewalk.

Applicant Response: As detailed on the Landscape Plan, landscape areas in excess of 10 feet will separate the parking area from Drafter Road, to the east. The proposed design carries out the intent of this section and additional landscaping is not needed.

F. Buffering and screening.

- 1. Purpose.** The purpose of buffering and screening requirements are to reduce the impacts of a proposed use on adjacent uses and zones which provide for different types of uses. The City may waive or reduce the requirements where existing topography or vegetation is appropriate or otherwise negates the effectiveness or intended purpose or benefits of the buffering and screening.
- 2. Where any permitted principal and/or accessory use in a Commercial or Industrial zone abuts any land zoned RSF, RMF, RMP, or TA the following buffer and screening shall be required. These requirements shall apply in instances where such use is being newly developed on vacant land, expanded in floor area by 50% or greater, or removed and a new use developed.**
- 3. Within Commercial Zones.** A buffer strip at least 10 feet wide shall be provided and maintained along the entire length of a side or rear yard where it abuts an RSF, RMF, RMP, or TA zone...

Applicant Response: The property does not abut a RSF, RMF, RMP or TA Zone; therefore additional buffering or screening is not required.

- 4. Within Industrial Zones....**

Applicant Response: The property is not located within an Industrial Zone; therefore this standard does not apply.

- 5. A buffer or screening area may only be occupied by screening utilities and landscaping materials, but the same may be located within the required yard or setback requirements provided vision clearance requirements are complied with.**

Applicant Response: Buffering or screening areas are not proposed or required; therefore this section does not apply.

- 6. In lieu of the foregoing requirements, an applicant may provide for**

landscaping and screening, including plantings, fences, walls, walks and other features designed to afford the same degree of buffering as the standards above. A plan and specifications for an alternative shall be reviewed and approved by the review authority.

Applicant Response: The design provides for all required landscaping, buffering and screening; an alternative is not needed.

G. Plant material installation standards. Except as otherwise approved by the city, the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section.

1. Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.
2. Trees shall be a minimum size of six feet in height and be fully branched at the time of planting.
3. Shrubs shall be supplied in one-gallon containers or six-inch burlap balls with a minimum spread of 12 inches.
4. Rows of plants should be staggered to provide for more effective coverage.

Applicant Response: As detailed on the Landscape Plan, the applicant plans to abide by the installation provisions of this section.

H. Maintenance and plant survival. All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought- resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.

Applicant Response: The applicant plans to continuously maintain the landscaping. In the event that any plants fail to survive, the applicant will replace them.

15.82.020 Fences and Walls.

The yard and setback requirements of this Development Code shall not be deemed to restrict any otherwise lawful fence, wall, or sign, provided that no fence, wall, or sign shall be located on any right-of-way of a public road.

A. Materials. Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, or any other hazardous or dangerous materials, except as provided below...

Applicant Response: As detailed on the Site Plan, 6' tall black vinyl chain link (with slats) fencing is proposed along the western property line, to match the Phase 1 fencing. The proposed material type is not designed to cause bodily harm; therefore the proposal conforms to these material provisions.

B. Standards.

1. **Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation.**

Applicant Response: The applicant plans to maintain the fencing on the site in good condition and will repair any fencing that falls into disrepair.

2. **All required swimming pool and hot tub fencing shall be a minimum of four feet in height and be equipped with a self-locking gate that closes automatically.**

Applicant Response: The proposal does not include a swimming pool or hot tub; therefore this standard does not apply.

3. **Fences within a front or street side yard shall also conform to the clear vision requirements at intersections, which further restrict the use or height of sight-obscuring fences.**

Applicant Response: As detailed on the Plan Set, the fencing is only proposed along the western property line; located outside of all clear vision areas.

4. **In no instance shall a fence extend beyond the property line including into a public right-of-way. It is the responsibility of the property owner to determine the property line.**

Applicant Response: As shown on the Plan Set, no fencing is planned within the right-of-way.

5. **Within residential and commercial zones, fences within the required front yard setback may not exceed four feet in height except that one incidental garden structure (e.g., arbor or gate) not exceeding eight feet in height and six feet in width is allowed within the required front yard provided it does not encroach into a required clear vision area. All other fences in all zones shall not exceed seven feet in height.**

Applicant Response: No fencing is proposed to exceed 4 feet in front yard setback areas; the proposed design conforms to the requirements of this section.

6. Other provisions of this Development Code, or the requirements of

the roadway authority, may limit allowable height of a fence or wall below the height limits of this section.

Applicant Response: To date, no other provisions have been identified, which would further limit the height of a fence or wall.

Chapter 15.86 - Parking and Loading

15.86.0101 Applicability

Off-street loading and vehicle and bicycle parking spaces shall be provided in accordance with the specifications of this Chapter in all zones whenever any new use is established, an existing use is enlarged, or an existing use of land or structure is changed to a new use. Such new, enlarged, or changed use shall fully comply with the specifications of this Chapter prior to being given a certificate of use and occupancy.

Applicant Response: The proposal includes new development; therefore this Chapter applies.

15.86.020 Off-Street Loading

A. Every commercial and industrial use which requires the receipt or distribution of material or merchandise by trucks with a 40-foot or longer wheelbase at a frequency of one or more vehicles per week shall provide off- street loading spaces in sufficient number to adequately serve the number and frequency of vehicle shipping and receiving projected for the use. The applicant shall provide supporting evidence of the projected shipping and receiving and how the number of spaces to be provided will be adequate.

Applicant Response: The proposal is for a residential use; it does not include any commercial or industrial uses. This section does not apply.

B. Where an off-street loading space is required, it shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Each off-street loading space shall not be less than 12 feet wide by 55 feet long unless otherwise approved by the City through Site Design Review.

C. Off-street loading space(s) shall also have adequate adjacent area for vehicle maneuvering so that vehicles using the space(s) are not required to back-up onto or back-up from a public street or alley to use the space. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.

D. Exceptions and Adjustments. The City, through Site Design Review, may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations are short in duration (i.e., less than one hour), infrequent, do not obstruct traffic during peak traffic hours, do not interfere with emergency response services, and are acceptable to the applicable roadway authority.

Applicant Response: An off-street loading space is neither required nor proposed. Furthermore, an exception is not being requested; therefore these standards do not apply.

15.86.030 Off-Street Parking - Required

A. Location of off-street loading and parking spaces. Except as otherwise permitted by this Code, required off- street loading and parking spaces shall be located on the same lot with the principal use they are intended to serve. In no case shall a required loading space be part of the area used to satisfy the parking requirements and vice versa. Also, in no case shall the required loading or parking space(s) of one use be used to satisfy the loading or parking space requirements of another use.

Applicant Response: As shown on the Site Plan, all new required parking spaces for the use will be on the property and will not encroach upon any loading area. The design conforms to this standard.

B. Encroachment or reduction. A required loading or parking space shall not be encroached upon by a structure, storage, or other use, nor shall the number of spaces be reduced without replacement of a commensurate number of spaces in accordance with this section unless a special exception or variance has been approved.

Applicant Response: As documented on the Plan Set, parking spaces are proposed solely for that use and will not be encroached upon for another purpose. As designed, the proposal conforms to this standard.

C. Calculations of Amounts of Required and Allowed Parking.

1. When computing parking spaces based on floor area, parking structures and non-leaseable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.
2. The number of parking spaces is computed based on the primary uses on the site except as stated in subsection 3, below. When there are two or more separate primary uses on a site, the minimum and maximum parking for the site is the sum of the required or allowed parking for the individual primary uses. For shared parking, see subsection (I) below.

3. When more than 20 percent of the floor area on a site is in an accessory use, the required or allowed parking is calculated separately for the accessory use. An example would be a 10,000 square foot building with a 7,000 square foot warehouse and a 3,000 square foot accessory retail area. The minimum and maximum parking would be computed separately for the retail and warehouse uses.

Applicant Response: This section provides methods for calculation, but no specific standards. The methods identified in this section have been utilized in the preparation of this application.

D. Use of Required Parking Spaces. Except as otherwise provided by this section, required parking spaces must be available for residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for shared parking pursuant to subsection (I).

Applicant Response: Parking spaces are planned for the proposed use, consistent with the requirements of this section.

E. Improvement of Parking Areas. Motorized vehicle parking is allowed only on streets with an improved shoulder of sufficient width; within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this Code.

Applicant Response: The proposed parking spaces are planned within a parking lot. The parking lot and spaces conform to the requirements of the Code and thus with this provision.

F. Minimum Number of Off-Street Automobile Parking Spaces. Except as required for Americans with Disabilities Act compliance under subsection (L), off-street parking shall be provided pursuant to one of the following three standards:

1. The standards in Table 15.86-1;
2. A standard from Table 15.86-1 for a use that the Planning Official determines is similar to the proposed use. For uses not specified in the table, the City shall determine parking based on submission of technical data from applicant or City sources; or
3. Subsection (H), Parking Exceptions, which includes a Parking Demand Analysis option...

Table 15.86-1. Automobile Parking Spaces by Use

Use Categories	Minimum Parking per Land Use (Fractions are rounded down to the closest whole number.)
<i>Residential Categories</i>	
Multi-family	One space per dwelling unit

Applicant Response: The referenced table establishes a requirement of one space per unit, the use requires 41 spaces. The design provides 2 scenarios as described below:

Option 1 – which is shown on the plan and provides a worst case scenario (in terms of number of parking spaces). This design accommodates a higher percentage of the units being fully accessible, which may be required by a project funding source. This design necessitates 13 accessible parking spaces. If this scenario is necessary, 42 parking spaces will be provided, which exceeds the required minimum and conforms to the standards of this section.

Option 2 – in the event that a higher percentage of accessible units are not necessary, only 5 accessible spaces would be required. Under this option, 4 of the accessible aisle identified under Option 1 would become parking spaces (locations noted on the Site Plan) and 46 parking stalls would be provided, which also exceeds the required minimum and conforms to the standards of this section.

G. Maximum Number of Off-Street Automobile Parking Spaces. The following standards for maximum number of automobile parking spaces promote efficient use of land and compact development patterns.

- 1. Applicability.** Developments subject to Site Plan Review must conform to the maximum parking standards.
- 2. Standards.** Unless otherwise approved by the City through Site Plan Review, the maximum number of off-street automobile parking spaces allowed per for a commercial development equals the minimum number of required spaces, pursuant to Table 15.86-1 times a factor of 2.0. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements.

Applicant Response: Table 15.86-1 established a minimum parking requirement of 41; therefore this section allows up to 82 off-street parking spaces. As detailed on the Plan Set, the design (both Options 1 and 2) provides well less than the allowed maximum and conforms to the standards of this section.

H. *Exceptions and Reductions to Off-Street Parking...*

Applicant Response: The proposal does not include any exceptions to the parking standards; therefore these sections do not apply.

I. **Shared parking.** Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and, provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through site plan review.

Applicant Response: The shared parking standards of this section addresses the joint uses of parking spaces by uses or buildings that would utilize a space (or spaces) at differing times. Shared parking as contemplated by this section is not needed to meet a minimum standard and shared parking is not proposed with this application. This section does not apply.

J. **Parking Stall Design and Minimum Dimensions.** Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this Code. At a minimum the parking spaces and drive aisles shall be paved with asphalt, concrete, or other City-approved materials, provided the Americans with Disabilities Act requirements are met, and shall conform to the minimum dimensions in Table 15-86-2 and the figures below. All off-street parking areas shall contain wheel stops, perimeter curbing, bollards, or other edging as required to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for surface water management.

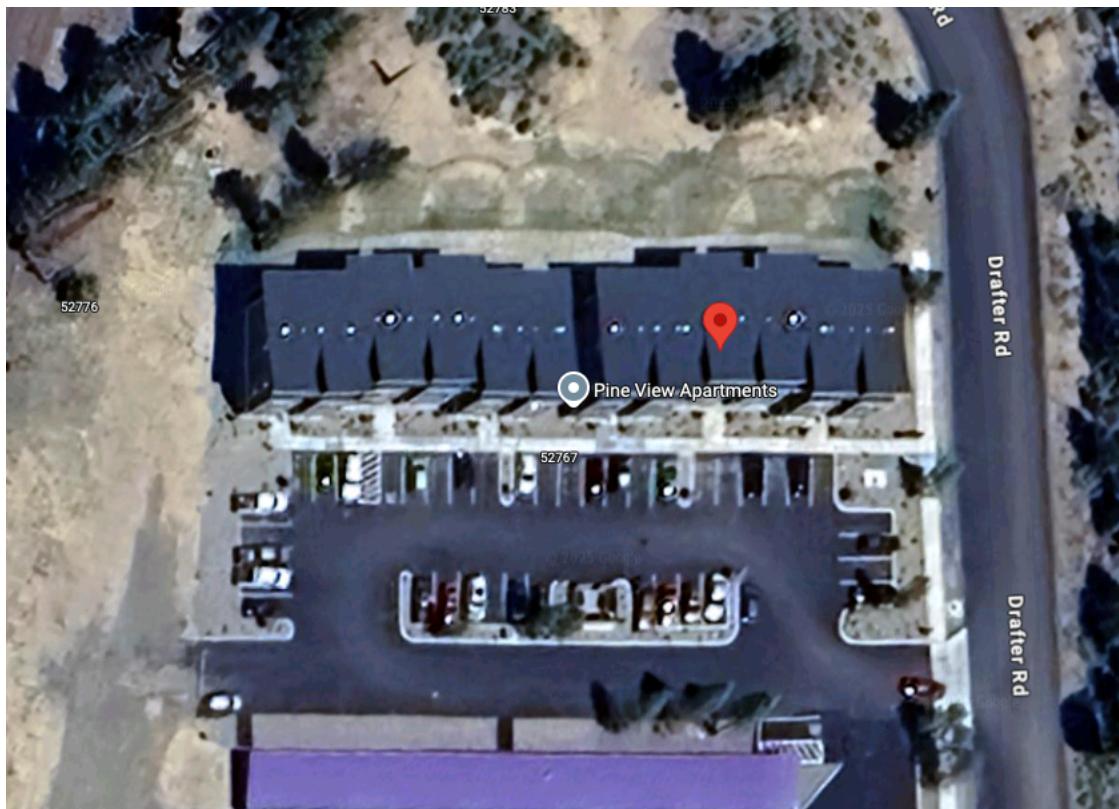
90°	9'-0"	20.0	24.0	9.0	64.0
	9'-6"	20.0	24.0	9.5	64.0
	10'-0"	20.0	24.0	10.0	64.0

Applicant Response: As documented on the Plan Set, all stalls are proposed to be 90 degree stalls and all except 2 stalls are proposed to be 9' x 20'. Furthermore, the drive aisles are proposed to be at least 24 feet in width. The 2 spaces (on the west side of the parking lot) that are proposed to be less than 9' x 20' are compact stalls and

proposed to be 9' x 17'-6". The adjusted (compact stalls) can be allowed by subsection K below. Also, the submittal is accompanied by a grading and drainage plan. As proposed, the design conforms to the standards of this section.

K. Adjustments to Parking Area Dimensions. The dimensions in subsection (J) are minimum standards. The city planning official, through a Type II procedure, may adjust the dimensions based on evidence that a particular use will require more or less maneuvering area.

Applicant Response: The applicant has experience with multifamily developments in many jurisdictions, where compact spaces have successfully been utilized; in some cases at a rate of up to 30%. In the current instance only 2 spaces (less than 5%) are proposed to be compact. A Google Maps review of the nearest apartment complex (Pine View Apartments to the north) reveals that compact spaces can be adequate for a small percentage of the vehicles that are anticipated to utilize the spaces.



It is expected that residents of the proposed development will have similar vehicle preferences to this referenced project, thus the 2 compact spaces at the proposed size will be sufficient for the proposed development.

L. Americans with Disabilities Act (ADA). Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to

building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.

Applicant Response: Pursuant to the ADA, the planned improvements necessitate 5 ADA parking spaces. The design includes 2 parking lot design options and in both options, at least 5 ADA spaces are proposed. As proposed, the design conforms to the requirements of this section.

15.86.050 Bicycle Parking

A. Exemptions...

Applicant Response: The proposal does not include any exceptions to the bike parking standards; therefore this section does not apply.

B. Standards. Bicycle parking spaces shall be provided with new development and, where a change of use occurs, at a minimum, shall follow the standards in Table 15.86-3. Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automobile-parking standard, the City may require bicycle parking spaces in addition to those in Table 15.86-3.

Table 15.86 -3 Minimum Required Bicycle Parking Spaces

Use	Minimum Number of Spaces
Multi-family residential (not required for parcels with fewer than 4 dwelling units)	2 bike spaces per 4 dwelling units

Applicant Response: The proposal includes a multi-family residential use with 41 units; therefore the development is required to provide 20.5 bicycle parking spaces. As shown on the Plan Set, the applicant is proposing 24 bicycle parking spaces, which will be located and installed prior to initiating the use. The proposed design exceeds the requirements of this section.

C. Design. Bicycle parking shall consist of staple-design steel racks or other City-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle. At a minimum, bicycle parking facilities shall be consistent with the following design guidelines:

1. All bicycle parking shall be within one hundred (100) feet from a building entrance and located within a well-lit and clearly visible area;
2. Bicycle parking shall be convenient and easy to find. Where necessary, a sign shall be used to direct users to the parking facility;

3. Each bicycle parking space shall be at least two (2) feet by six (6) feet with a vertical clearance of six (6) feet;
4. An access aisle of at least five (5) feet shall be provided in each bicycle parking facility;
5. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object, i.e., a "rack," upon which the bicycle can be locked. Structures that require a user-supplied lock shall accommodate both cables and U-shaped locks and shall permit the frame and both wheels to be secured (removing the front wheel may be necessary.) Note: businesses may provide long-term, employee parking by allowing access to a secure room within a building.

C. **Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with the vision clearance standards of Section 15.88.040.

Applicant Response: As shown on the Plan Set, the bike parking spaces are planned on the east and south central (near the trash enclosure) portions of the site, in U racks. Furthermore, the bicycle parking areas will be separated from other use area and they will be secure. The applicant is proposing to locate and install the racks prior to initiating the use. As designed, the proposal complies with these standards.

15.86.060 Snow Storage Areas

A. **Purpose.** The purpose of these standards is to ensure that adequate space is be provided within a development for storage of snow in winter months in order to accommodate space needed for access, circulation, and off-street parking.

B. **Applicability.** Snow storage standards apply to all subdivisions and to developments subject to Site Plan review.

Applicant Response: The proposal is for Site Plan Review; therefore this section applies.

C. **Standards.**

1. **Minimum Area.** Snow storage areas must be designated on a site plan. The areas must total a minimum of 15% of the area to be cleared, including all access drives, parking areas, and walkways.
2. **Location.** Snow storage is not permitted on landscaped areas, except where these areas are limited to grass or rock cover. Snow storage may be permitted in parking areas provided that the site can still accommodate enough parking spaces to meet minimum off-street parking requirements in winter months. Parking spaces that are located in snow storage areas do

not count toward the maximum parking space requirements. It is encouraged that snow storage areas be located away from public view and that additional impervious surface areas are not created for the sole purpose of snow storage.

3. ***Exceptions and Adjustments.*** The City may reduce or eliminate the required snow storage areas if a snow removal plan is presented which provides a continuous guarantee of removal.

Applicant Response: As detailed on the Site Plan, the design includes 22,403 square feet of parking and maneuvering area, thereby requiring at least 3,360 square feet of snow storage area. As detailed on the Plan Set, the proposed design conforms to the requirements of this section.

Chapter 15.88 - Access and Circulation

15.88.010 Purpose

Chapter 15.88 contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties, as needed.

Applicant Response: This section establishes the purpose of these Development Standards. This section does not include any approval criteria or development standards to measure compliance with. Compliance with the standards of this section will ensure that the Purpose stated herein is implemented.

15.88.020 Applicability

Chapter 15.88 applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, Chapter 15.88 applies to all connections to a street or highway, and to driveways and walkways.

Applicant Response: The proposal will necessitate an access point to the east, onto Drafter Road. The new access point will be developed in conformance with City Standards; therefore this section applies.

15.88.030 Vehicular Access and Circulation

- Purpose and Intent.*** Section 15.88.030 implements the street access guidelines of the City of La Pine Transportation System Plan. It is intended to promote safe vehicle access and egress to properties, while maintaining traffic operations in conformance with adopted standards. “Safety,” for the purposes of this chapter, extends to all modes of transportation.

Applicant Response: This is a purpose statement and it does not provide any measurable development standards or approval criteria.

B. Permit Required. Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.

Applicant Response: Upon approval of this Site Plan, the applicant will obtain any needed Access Permit(s).

C. Traffic Study Requirements. The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 15.90.080, to determine compliance with this Code.

Applicant Response: The proposal is supported by a Traffic Report that was prepared by Ferguson and Associates, Inc.

D. Approach and Driveway Development Standards. Access management restrictions and limitations consist of provisions managing the number of access points and/or providing traffic and facility improvements that are designed to maximize the intended function of a particular street, road or highway. The intent is to achieve a balanced, comprehensive program which provides reasonable access as new development occurs while maintaining the safety and efficiency of traffic movement. Intersections, approaches and driveways shall conform to access spacing guidelines in the City of La Pine Transportation System Plan and the roadway authority's engineering standards. In the review of all new development, the reviewing authority shall consider the following techniques or considerations in providing for or restricting access to certain transportation facilities.

1. Access points to arterials and collectors may be restricted through the use of the following techniques:

- a. Restricting spacing between access points based on the type of development and the speed along the serving collector or arterial.
- b. Sharing of access points between adjacent properties and developments.
- c. Providing access via a local order of street; for example, using a collector for access to an arterial, and using a local street for access to a collector.
- d. Constructing frontage or marginal access roads to separate local traffic from through traffic.
- e. Providing service drives to prevent overflow of vehicle queues onto adjoining roadways.

Applicant Response: Drafter Road carries relatively low volumes for a collector street. Based upon the results of the Traffic Report and pre-submittal correspondence, it is not anticipated that any of the methods of this section (which *may* be employed) will be utilized or required.

2. Consideration of the following traffic and facility improvements for access management.

- a. Providing of acceleration, deceleration and right-turn-only lanes.
- b. Offsetting driveways to produce T-intersections to minimize the number of conflict points between traffic using the driveways and through traffic.
- c. Installation of median barriers to control conflicts associated with left turn movements.
- d. Installing side barriers to the property along the serving arterial or collector to restrict access width to a minimum.

Applicant Response: The proposal will add a single primary access point onto Drafter Road, in an area that does not have heavy traffic levels; the access point is proposed to be installed in conformance with City Standards. Secondary access will be available to the south, via a connected / shared drive. The design has been studied by the Traffic Engineer and been determined to be safe and efficient. Based upon the result of the Traffic Report and pre-submittal correspondence with City Staff, it is not anticipated that any restrictions will be imposed upon the planned access point.

E. ODOT Approval. Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, the applicant is responsible for obtaining ODOT approval. The City may approve a development conditionally, requiring the applicant first obtain required ODOT permit(s) before commencing development, in which case the City will work cooperatively with the applicant and ODOT to avoid unnecessary delays.

F. Other Agency Approval. Where an approach or driveway crosses a drainage ditch, canal, railroad, or other feature that is under the jurisdiction of another agency, the applicant is responsible for obtaining all required approvals and permits from that agency prior to commencing development.

Applicant Response: The proposal does not include a new access point onto an ODOT facility or across an area under the jurisdiction of another agency; therefore these standards are not applicable.

G. Exceptions and Adjustments. The City may approve adjustments to the spacing standards of subsections above, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance.

Applicant Response: No spacing standard exceptions or adjustments are being requested; therefore this section does not apply.

H. Joint Use Access Easement and Maintenance Agreement. Where the City approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners.

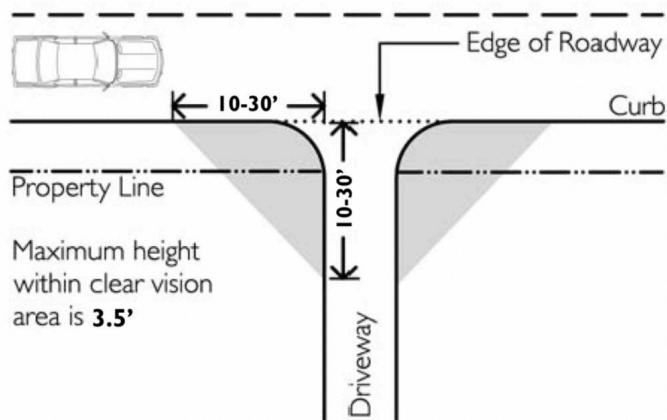
Applicant Response: A shared drive for Phases 1 and 2 will be developed; therefore, the applicant understands that an easement and/or maintenance agreement may be requested.

15.88.040 Clear Vision Areas (Visibility at Intersections)

- A. In all zones, a clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear vision area shall contain no planting, wall, structure, private signage, or temporary or permanent obstruction exceeding three and one-half feet in height, measured from the top of the curb or, where no curb exists, from the established street centerline grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of eight feet above the grade.**
- B. A clear vision area shall consist of a triangular area on the corner of a lot at the intersection of two streets or a street and a railroad (see Figure 18.88-1). Where lot lines have rounded corners, the specified distance is measured from a point determined by the extension of the lot lines to a point of intersection. The third side of the triangle is the line connecting the ends of the measured sections of the street lot lines. The following measurements shall establish clear vision areas within the City.**
 - 1. In an agricultural, forestry or industrial zone, the minimum distance shall be 30 feet; or at intersections including an alley, 10 feet.**
 - 2. In all other zones, the minimum distance shall be in relationship to street and road right of way widths as follows:**

Right of way Width	Clear vision
80 feet or more	20 feet
Less than 80 feet	30 feet

Figure 15.88-1. Clear Vision Areas



Applicant Response: Clear vision areas associated with the access point are noted on the Plan Set. As detailed thereupon, clear vision areas will remain free of encroachments, in conformance with the standards of this section.

15.88.050 Pedestrian Access and Circulation

A. Purpose and Intent. This section implements the pedestrian access and connectivity policies of City of La Pine Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-012). It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Applicant Response: This is a purpose statement and it does not provide any measurable development standards or approval criteria.

B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:

- 1. Continuous Walkway System.** A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.

Applicant Response: As documented on the Plan Set, the design includes walkways that extend from the Drafter Road right-of-way to the building, around the site, and to the Phase 1 area to the south. Furthermore, walkways are shown to connect parking areas to the building, to all use areas, and throughout the site. The proposed design conforms to the standards of this section by making practical connections throughout the development area.

- 2. Safe, Direct, and Convenient.** Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary

building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

- a. **The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.**

Applicant Response: As shown on the Site Plan, the proposed development provides walkable areas that extend in a relatively straight fashion, from the building entrances throughout the property, and to the sidewalks in the abutting street. As proposed, the design conforms to this standard.

- b. **The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The City may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.**

Applicant Response: As shown on the Site Plan, walkways are proposed to be maintained for pedestrians. Walkways are proposed to be constructed of concrete and they provide straight lines of travel between site elements, such as from doors to parking areas, and/or to the abutting sidewalks. As designed, the proposal conforms to this standard.

- c. **Vehicle/Walkway Separation. Except as required for crosswalks, per subsection 4, below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the City may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.**

Applicant Response: The site has been designed to avoid drive aisle crossings, to the greatest extent possible. Also, the design includes raised curbs and/or curb stops adjacent to the parking spaces and maneuvering areas. The design will separate the parking and maneuvering areas from the walkways. As designed, the proposal conforms to these standards.

- d. **Crosswalks. Where a walkway crosses a parking area or driveway (“crosswalk”), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed**

table to improve driver- visibility of pedestrians.

Applicant Response: The proposed design results in one crosswalk. Which will be clearly marked, in conformance with this standard.

- e. **Walkway Construction.** Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other City-approved durable surface meeting ADA requirements. Walkways shall be not less than four feet in width, except that the City may require five- foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.

Applicant Response: As shown on the Site Plan, the walkways are proposed to be constructed of concrete, which conforms to the construction standards of this section.

- f. **Multi-Use Pathways.** Multi-use pathways, where approved, shall be 10 feet wide and constructed of asphalt, concrete or other City-approved durable surface meeting ADA requirements consistent with the applicable City engineering standards.

Applicant Response: Multi-use paths are neither proposed nor required; therefore this section does not apply.

Chapter 15.90 Public Facilities

15.90.010 Public Facilities Improvement

Minor betterment, improvements, replacement or reconstruction of existing public facilities such as sewer and water lines, storm water drainage facilities, sidewalks and other pedestrian ways or facilities, bikeways and similar public facilities within rights-of-ways and easements for the purposes existing on or before the effective date of this ordinance, or on contiguous publicly-owned property designated, intended or utilized to support the facilities, or the facilities that are set forth within an adopted public facilities plan or other capital improvement plan duly adopted on or before the effective date of this ordinance, are exempt from permit requirements, unless specifically set forth otherwise.

Applicant Response: The proposal does not include the review of public facility improvements outside of a land use process; therefore this section does not apply.

15.90.020 Developer Responsibility for Streets and Other Public Facilities

- A. ***Duties of developer.*** It shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, telephone and cable television lines necessary to serve the use or development in accordance with the specifications of the city and/or the serving entity.

Applicant Response: A water main exists within the Drafter Road right-of-way and a sewer main is located within an easement at the southwest corner of the site, however that sewer main is insufficiently sized and has limited capacity. As detailed on the Civil Plan Set, the proposed infrastructure design extends a water lateral to the site and building and extends franchise utilities to the site. Regarding sewer, after coordinating with the City Engineer and Public Works Department, it has been determined that a new main will be needed in Drafter Road. The applicant plans to install the necessary sewer main in Drafter Road, and will extend a lateral from the site and building from the new main. The applicant hopes to work with the City to form a reimbursement district, so that they can be partially reimbursed for this significant sewer improvement, which will benefit the larger community and surrounding properties. Furthermore, the design (including the requirements of Phase 1) includes sidewalk and roadway improvements within Drafter Road. As detailed on the Plan Set, the design upgrades Drafter Road to the extent needed to accommodate the proposed development and the planned improvements will be constructed to City Standards.

B. *Over-Sizing. The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan, and the City may authorize other cost-recovery or cost- sharing methods as provided under state law.*

Applicant Response: A water main exists within the Drafter Road right-of-way and a sewer main is located within an easement at the southwest corner of the site, however that sewer main is insufficiently sized and has limited capacity. As detailed on the Civil Plan Set, the proposed infrastructure design extends a water lateral to the site and building and extends franchise utilities to the site. Regarding sewer, after coordinating with the City Engineer and Public Works Department, it has been determined that a new main will be needed in Drafter Road. The applicant plans to install the necessary sewer main in Drafter Road, and will extend a lateral from the site and building from the new main. The applicant hopes to work with the City to form a reimbursement district, so that they can be partially reimbursed for this significant sewer improvement, which will benefit the larger community and surrounding properties.

C. *Inadequate existing streets. Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of- way and/or improvements to the existing streets may be required.*

Applicant Response: The abutting Drafter Road right-of-way is 60 feet in width, with Phase 1, a one foot right-of-way dedication was required (31 feet to centerline) along this property frontage, which will bring the right-of-way into conformance with the applicable Minor Collector street classification right-of-way width requirement. Also, as required with Phase 1, improvements in Drafter Road will be constructed along this property frontage, including a sidewalk and the widening of the pavement. As proposed (with this and the Phase 1 approval), the project enhances the right-of-way abutting the subject property and conforms to the standards of this section.

D. ***Half streets.*** Half streets, while generally not acceptable, may be approved where essential to the reasonable development of a proposed land development, and when the City finds it will be practical to require dedication and improvement of the other half of the street when the adjoining property is developed. Whenever a half street exists adjacent to a tract of land proposed for development, the other half of the street shall be dedicated and improved.

Applicant Response: The property abuts a full street; the half street provisions of this section are not applicable.

15.90.030 Sewer and Water

A. ***Sewer and Water Plan Approval.*** Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with City standards.

Applicant Response: Water and sewer facilities exist within the vicinity. In order to ensure adequate capacity, an off-site sewer main improvement is proposed in Drafter Road, which is noted on the Plan Set. Furthermore, the site is proposed to be developed with water and sewer lateral connections that conform to City Standards and will serve the planned development. The applicant plans to obtain all needed approvals.

B. ***Inadequate Facilities.*** Development permits may be restricted or rationed by the City where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The City may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.

Applicant Response: As detailed on the Engineering Plan Set, an off-site sewer main improvement is planned in Drafter Road. Also, water and sewer laterals will be extended to the site in conformance with City Standards. As designed, the planned facilities will have adequate capacity to accommodate the proposed development. It is not anticipated that development permits will be restricted or rationed due to water or sewer capacity.

15.90.040 Stormwater.

A. ***Accommodation of Upstream Drainage.*** Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the

development. Such facilities shall be subject to review and approval by the City Engineer.

B. ***Effect on Downstream Drainage.*** Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with City standards.

Applicant Response: Public and private improvements are considered in this review. The Drafter Road improvements (with this proposal and required with the Phase 1 approval) are proposed in accordance with City Standards, which will ensure that public stormwater is adequately addressed in the right-of-way. Regarding on-site improvements, the proposal is supported by a Drainage Plan that documents how drainage will be maintained on-site, through the use of drainage chambers. As proposed, the design conforms to these standards.

15.90.050 Utilities

A. ***General Provision.*** The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.

B. ***Underground Utilities.*** All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.

Applicant Response: The applicant has coordinated with all utility providers needed to serve the site and received confirmation that the providers can and will serve the new development. All new utilities are planned to be extended underground, in conformance with these standards.

C. ***Subdivisions...***

Applicant Response: The proposal does not include a subdivision, therefore this section does not apply.

D. ***Exception to Undergrounding Requirement.*** The City may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical.

Applicant Response: The proposal does not include an exception to providing new utilities underground; therefore this standard does not apply.

15.90.060 Public Street/Highway Improvement.

The following public streets and highway improvement activities are permitted outright in all zones and are exempt from the permit requirements of this Code.

- A. Installation of additional and/or passing lanes, including pedestrian ways and/or bikeways, within a public street or highway right-of-way existing as of the effective date of this chapter, unless such adversely impacts on-street parking capacities and patterns.**
- B. Reconstruction or modification of public roads and highways, not including the addition of travel lanes, where no removal or displacement of buildings would occur, and/or no new land parcels result.**
- C. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time when no longer needed.**
- D. Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations, waysides, and, rest areas within a right-of-way existing as of the effective date of this Code. In addition, also exempt are contiguous public-owned property utilized to support the operation and maintenance of public roads and highways provided such is not located within a duly designated Residential Zone, or adjacent to or across the street from a lot or parcel within such a zone.**
- E. The construction, reconstruction, or modification of a public street or highway that is identified as a priority project in a transportation system plan (TSP) or the State Transportation Improvement Plan (STIP) that was duly adopted on or before the effective date of this chapter.**
- F. The design, construction, operation, and maintenance of a tourist-oriented or public wayside.**

Applicant Response: The proposal (including improvements required with Phase 1) includes improvements in the Drafter Road right-of-way. Pursuant to this section, the noted improvements are permitted.

15.90.070 Design of Streets and Other Public Facilities.

- A. *Traffic circulation system.* The overall street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain of the development and the area. An analysis of the proposed traffic circulation system within the land division, and as such system and traffic generated there from affects the overall City of La Pine transportation, will be required to be submitted with the initial land division review application. The location, width and grade of streets shall be considered in their relationship to existing and planned streets, to topographical conditions, to public**

convenience and safety and to the proposed use or development to be served thereby.

Applicant Response: The submittal packet is supported by a Traffic Report that has been prepared by Ferguson and Associates, Inc. The Traffic Report considered traffic generated from the proposed development and found that the proposal, with planned improvements, can conform to City Standards. All needed surrounding rights-of-way exist and with this (and the improvements required with the Phase 1 approval) development improvements are proposed within the existing Drafter Road right-of-way. The location, width and grade of the planned improvements that are noted on the Plan Set are consistent with Development Code requirements and City Public Works Standards; therefore the improvements are in proper relationship with the surrounding properties and developed rights-of-way. The proposed design ensures added convenience and safety to the surrounding properties and the community at-large. The proposal, including planned improvements, will ensure conformance with this standard.

B. Street location and pattern. The proposed street location and pattern shall be shown on the development plan, and the arrangement of streets shall:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
2. Conform to a plan for the general area of the development approved by the City to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical; and
3. Conform to the adopted La Pine Transportation System Plan as may be amended.

Applicant Response: As documented on the Plan Set, the proposed sidewalk improvements (with this project and the requirements associated with Phase 1) will be within the existing (and expanded) Drafter Road right-of-way. The design conforms to the La Pine Transportation System Plan and the topography that exists on the site and surrounding area. As designed, the proposal conforms to these standards.

C. Access Ways. The City, in approving a land use application with conditions, may require a developer to provide an access way where the creation of a cul-de-sac or dead-end street is unavoidable and the access way connects the end of the street to another street, a park, or a public access way. Where an access way is required, it shall be not less than 10 feet wide and shall contain a minimum six-foot-wide paved surface or other all-weather surface approved by the City. Access ways shall be contained within a public right-of-way or public access easement, as required by the City.

Applicant Response: The proposal enhances the existing development in the area

and does not necessitate additional pedestrian access ways.

D. Future street extensions...

Applicant Response: The proposal includes improvements in existing right-of-way amongst an established grid. Street extensions are not anticipated in this area; therefore this section does not apply.

E. Minimum right-of-way and roadway widths. Unless otherwise approved in the tentative development plan, street, sidewalk and bike rights-of-way and surfacing widths shall not be less than the minimum widths in feet set forth in the La Pine Transportation System Plan, and shall be constructed in conformance with applicable standards and specifications set forth by the city.

Applicant Response: The TSP establishes the following standards:

Roadway Cross Section Standards

Table 4-4 presents the dimensional standards for the five proposed functional classifications in La Pine.

Table 4-4 Roadway Cross-Section Standards

Functional Classification	Features/Dimensions (Each Direction)						Left Turn Lane/Median	Total Paved Width	Total Right-of-Way Width
	Travel Lane	Bike Lane	On-Street Parking	Sidewalk	Planter Strip				
Arterial	12'	6'	None	6'	8'	Left-Turn Lanes, 14'	36' to 50'	78'	
Major Collector	11'	6' ¹	7' ²	6'	8'	None	34 ¹ - 48'	76'	
Local Street	11'	None	7'	6'	8'	None	36'	64'	
Downtown Arterial	12'	6'	Optional, 7'	8'	8'	Optional Landscaped Median, 14'	50'	82	
Minor Collector	11'	6'	None	6'	8'	None	34'	62'	
Industrial Collector	14'	6'	None	6'	None	None	40'	52'	

¹ On low volume, low speed (>30 mph) facilities, alternative bicycle facilities can be considered at the discretion of the City

² On-street parking provide adjacent to commercially zoned properties

Drafter Road is a Minor Collector street, which is not constructed in conformance with the standards of this section. As detailed on the Plan Set (and as required with the Phase 1 development), the applicant proposes a 1 foot right-of-way dedication, a 6 foot sidewalk, an 8 foot planter strip and 34 feet of pavement. The proposed walkway improvements will bring this street into conformance with the standards of this section along the property frontage.

F. Sidewalks. Unless otherwise required in this chapter or other city ordinances or other regulations, or as otherwise approved by the Commission, sidewalks shall be required as specified in the La Pine Transportation

System Plan. In lieu of these requirements, however, the City may approve a development without sidewalks if alternative pedestrian routes and facilities are provided.

Applicant Response: As documented on the Plan Set, a 6 foot wide sidewalk is planned along Drafter Road (as proposed and required with the Phase 1 approval), which is consistent with the City of La Pine TSP. As designed, the proposal conforms to this standard.

G. Bike lanes. Unless otherwise required in this chapter or other city ordinances or other regulations, bike lanes shall be required as specified in the La Pine Transportation System Plan, except that the Planning Commission may approve a development without bike lanes if it is found that the requirement is not appropriate to or necessary for the extension of bicycle routes, existing or planned, and may also approve a development without bike lanes in the streets if alternative bicycle routes and facilities are provided.

Applicant Response: The abutting road (Drafter Road) is a Minor Collector street and bike lanes do not currently exits thereupon. Bike lanes are most efficiently established in a comprehensive manner (often by the City), so that they can serve a usable area (as opposed to randomly placed along newly developed properties). Rather than establishing bicycle lanes at this time (only adjacent to this property), it is anticipated that the City will take on an area-wide project in the future.

H. Cul-de-sacs...

Applicant Response: The design does not include any cul-de-sacs; therefore this section does not apply.

I. Marginal access streets. Where a land development abuts or contains an existing or proposed arterial street, the city may require marginal access streets, reverse frontage lots with suitable depth, screen- plantings contained in a non-access reservation strip along the rear or side property line or other treatments deemed necessary for adequate protection of residential properties and the intended functions of the bordering street, and to afford separation of through and local traffic.

Applicant Response: The site does not contain or abut an Arterial Street; therefore the marginal street access provisions of this section do not apply.

J. Streets adjacent to railroad right-of-way...

Applicant Response: The property is not adjacent to a railroad right-of-way; therefore this section does not apply.

K. Reserve Strips. Reserve strips or street plugs controlling access to streets

will not be approved unless deemed necessary for the protection of public safety and welfare and may be used in the case of a dead-end street planned for future extension, and in the case of a half street planned for future development as a standard, full street.

Applicant Response: The property is not abutted by a reserve strip and no reserve strips are proposed; therefore this section does not apply.

- L. Alignment...**
- M. Intersection angles...**
- N. Curves...**
- O. Street grades...**
- P. Street names...**

Applicant Response: The proposal includes development adjacent to an existing street right-of-way; the proposal does not modify the existing street alignment, intersection angles, curves, grades or names; therefore the standards of these sections do not apply.

- Q. Street name signs. Street name signs shall be installed at all street intersections by the developer in accordance with applicable city, county or state requirements. One street sign shall be provided at the intersection of each street, and two street signs shall be provided at four-way intersections.**

Applicant Response: Street signs exist in the vicinity of the property and no new streets are proposed. Therefore, the installation of new street signs is not needed.

- R. Traffic control signs. Traffic control signs shall be provided for and installed by the developer as required and approved by the appropriate city, county and/or state agency or department.**

Applicant Response: The applicant understands that it would be their responsibility to provide and install any required traffic control signs and plans as needed to facilitate the planned improvements. Based upon the Traffic Report and pre-submittal correspondence, it is not anticipated that any new traffic control signs will be needed.

- S. Alleys. Alleys are not necessary in residential developments, but may be required in commercial and industrial developments unless other permanent provisions for access to off-street parking and loading facilities are approved by the city.**

Applicant Response: Development is proposed in an area with an established street grid; one that does not include any alleys. Access drives will be provided to serve the development site in a manner that allows for access to off-street parking facilities. Alleys are not appropriate or necessary in this area.

- T. Curbs. Curbs shall be required on all streets in all developments, and shall**

Foundation for Affordable Housing – Wickiup Station – Phase 2

Site Plan

Page 40 of 68

be installed by the developer in accordance with standards set forth by the city unless otherwise approved by the city. Approval of streets without curbs shall be at the discretion of the City Engineer, and shall be so determined during the tentative plan land division review process on the basis of special circumstances to the development.

Applicant Response: The existing street and surrounding area is developed without curbs. Given the existing design and configuration, and the fact that this section allows the City Engineer to determine if and when curbs are required, it is expected that curbs will not be required at this location.

U. Street lights. Street lights may be required and, if so required, shall be installed by the developer in accordance with standards set forth by the city and the serving utility company. Streets lights, if required, shall include one (1) fixture and be located at the intersection of streets.

Applicant Response: The property is not located at the intersection of 2 streets; therefore street light installation is not applicable.

V. Utilities. The developer shall make necessary arrangements with the serving utility companies for the installation of all proposed or required utilities, which may include electrical power, natural gas, telephone, cable television and the like.

Applicant Response: The applicant has coordinated with utility providers that will serve the development and has confirmation that the providers can serve the property. All new utilities are planned to be extended underground, in conformance with these standards.

W. Drainage facilities. Drainage facilities shall be provided as required by the City in accordance with all applicable City and Oregon Department of Environmental Quality standards.

Applicant Response: New public impervious areas that are reviewed with this application include the sidewalk and road improvements in the Drafter Road right-of-way. The planned design (with this project and the requirements imposed upon Phase 1) conforms to City Standards, which will include infiltration swales in the right-of-way, for the planned public improvements. The design, including the storm water management therein, will accommodate all existing and future run-off within the right-of-way, and will be reviewed by the City Engineer prior to construction. Regarding on-site drainage, as shown on the Drainage Plan, all on-site drainage will be accommodated in drainage chambers. As designed the proposal conforms to these standards.

X. Gates. Except where approved as part of a Master Planned Development, private streets and gated drives serving more than two dwellings (i.e., where a gate limits access to a development from a public street), are prohibited.

Applicant Response: Neither private streets nor gates are proposed. This section does not apply.

15.90.080 Traffic Impact Analysis

- A. Purpose.** The purpose of this subsection is coordinate the review of land use applications with roadway authorities and to implement Section 660-012-0045(2)(e) of the state Transportation Planning Rule, which requires the City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.
- B. When a Traffic Impact Analysis is Required.** The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:....
 - 1. A change in zoning or a plan amendment designation;
 - 2. Operational or safety concerns documented in writing by a road authority;
 - 3. An increase in site traffic volume generation by [300] Average Daily Trips (ADT) or more;
 - 4. An increase in peak hour volume of a particular movement to and from a street or highway by [20] percent or more;
 - 5. An increase in the use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day;
 - 6. Existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
 - 7. A change in internal traffic patterns that may cause safety concerns; or
 - 8. A TIA required by ODOT pursuant to OAR 734-051.

Applicant Response: The submittal packet is supported by a Traffic Report that has

Foundation for Affordable Housing – Wickiup Station – Phase 2

Site Plan

Page 42 of 68

been prepared by Ferguson and Associates, Inc. The Traffic Report documents conformance with these provisions.

C. ***Traffic Impact Analysis Preparation. A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis.***

Applicant Response: The submittal packet is supported by a Traffic Report that has been prepared by Scott Ferguson of Ferguson and Associates, Inc. Scott Ferguson is a professional engineer registered by the State of Oregon, as depicted by the stamp on the report. The proposal complies with this requirement.

D. ***Waiver or Deferral. The City may waive or allow deferral of standard street improvements, including sidewalk, roadway, bicycle lane, undergrounding of utilities, and landscaping, as applicable, where one or more of the following conditions in (1) through (4) is met. Where the City agrees to defer a street improvement, it shall do so only where the property owner agrees not to remonstrate against the formation of a local improvement district in the future...***

Applicant Response: Waiver or deferment is not proposed at this time. These provisions do not apply.

C. Article 6 - Special Use Standards:

Sec. 15.102.010. - Purpose.

Special uses included in [article 6](#) are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. These special use standards may differ from the development standards established for other uses in the same zoning district.

Applicant Response: This section establishes a purpose, but no measurable development standards or approval criteria.

Sec. 15.102.020. - Applicability.

All uses listed in [chapter 15.104](#) and [chapter 15.108](#) are subject to the standards of [article 6](#). Special use standards may apply to an entire use category, as described in [chapter 15.14](#), use categories, or a specific use within a use category. The standards of this chapter supplement the other requirements of this article. When a dimensional standard for a special use differs from that of the underlying district, the standard for the special use shall apply...

Applicant Response: Multi-Family Developments have special standards (established in Section 15.104.040); this section applies and the referenced section is addressed below.

Sec. 15.104.040. - Multi-family development.

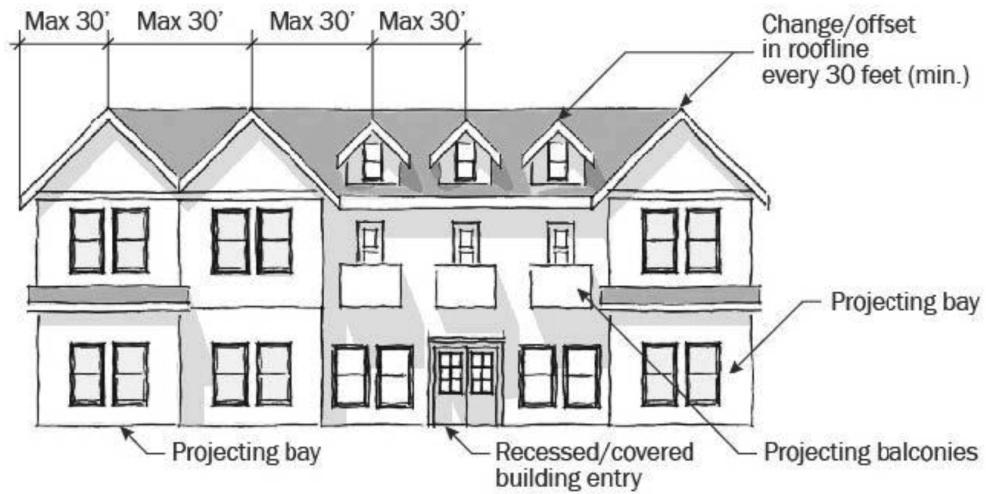
A. *Applicability.* New multi-family developments, where allowed, are subject to review and approval through a Type II procedure, pursuant to [chapter 15.312](#), site plan review, and shall conform to all of the following standards. Multiple detached single-unit dwellings or duplexes located on the same lot are classified as cottage cluster developments and subject to [section 15.104.050](#).

Applicant Response: The proposal is for a multi-family development, it is being processed through a Type II review and is subject to Site Plan Review. This section applies.

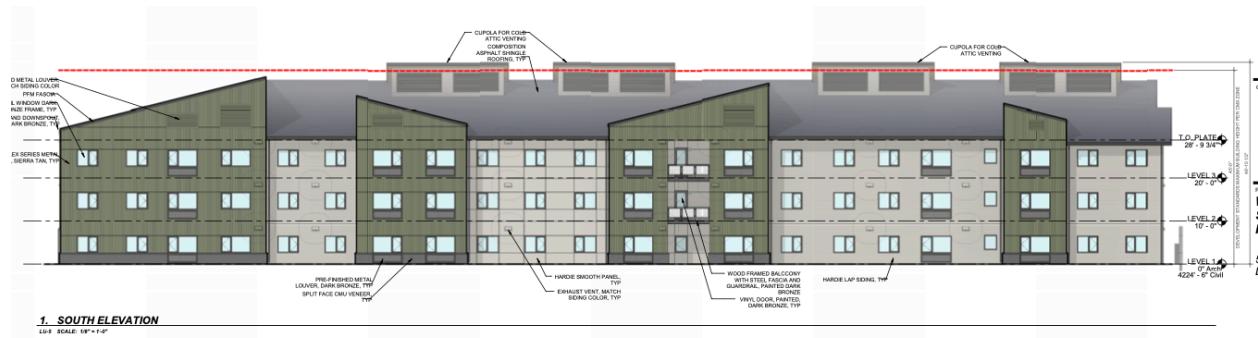
B. *Standards for multi-family structures.*

- 1. *Articulation.*** Plans for multi-family structures shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations (see Figure 15.104-1). Such elements shall occur at a minimum interval of 30 feet, and each floor shall contain at least two elements from the following options:
 - a. Recess** (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
 - b. Extension** (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
 - c. Offsets or breaks in roof elevation of two feet or greater in height.**

Multi-Family Articulation Standard



Applicant Response: As detailed on the Plan Set, the proposed building contains an efficient, thoughtful and attractive building design. While the building design may not conform to the limited and prescriptive measurements noted in this section, it has plenty of articulation and carries out the intent of this section.



For the items that do not meet the standards of the La Pine Development Code, given that this project is an affordable housing development, it is able to rely upon the provisions of Oregon Senate Bill 1537, which direct a local government to grant an adjustment to design standards for affordable housing projects in certain circumstances. A comprehensive review of SB 1537 is included below, and as documented therein the [Evaluation of Affordable Housing Within Station Plaza](#).

proposal conforms to all applicable provisions of the bill. Given that the proposal conforms to the applicable provisions of that bill, the design requirements of this section can be adjusted.

2. ***Detailed design.*** All structures shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least two of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - a. **Covered front porch:** not less than six feet in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance.
 - b. **Dormers:** must be a functional part of the structure, for example, providing light into a living space.
 - c. **Recessed entrance:** not less than three feet deep.
 - d. **Windows:** not less than 30 percent of surface area of all street-facing elevation(s).
 - e. **Window trim:** minimum four-inch width (all elevations).
 - f. **Eaves:** overhang of not less than 12 inches.
 - g. **Offset:** offset in facade or roof (see subsection 1, "Articulation").
 - h. **Bay window:** projects from front elevation by 12 inches.
 - i. **Balcony:** one per dwelling unit facing street.
 - j. **Decorative top:** e.g., cornice or pediment with flat roof or brackets with pitched roof.
 - k. **Other:** feature not listed but providing visual relief or contextually appropriate design similar to [subsections] a—j, as approved by the planning official through a Type II procedure.

Applicant Response: As detailed on the Plan Set, the elevations include windows, eaves of at least 12", offsets and other features. The proposed design conforms to the requirements of this section.

3. ***Common open space and landscaping.*** A minimum of 15 percent of the site area in residential zones shall be designated and permanently reserved as common area or open space, in accordance with all of the following criteria:....

Applicant Response: This standard only applies to residential zones. The subject property is zoned Commercial Mixed-Use (CMX); therefore this standard does not apply to the application.

4. ***Private open space.*** Private open space areas shall be required for dwelling units based on the following criteria:

- a. A minimum of 40 percent of all ground-floor dwelling units shall have front or rear patios or decks containing at least 48 square feet of usable area. Ground floor housing means the housing unit entrance (front or rear) is within five feet of the finished ground elevation (i.e., after grading and landscaping).
- b. A minimum of 40 percent of all upper-floor housing units shall have balconies or porches containing at least 48 square feet of usable area. Upper-floor housing means housing units that are more than five feet above the finished grade.

Applicant Response: While the design does provide decks accessed from common areas, the proposed design does not include patios and/or decks accessed from individual units, thus it does not conform to the standards of this section. Nonetheless, given that this project is an affordable housing development, it is able to rely upon the provisions of Oregon Senate Bill 1537, which direct a local government to grant an adjustment to design standards. A comprehensive review of SB 1537 is included below. Given that the proposal conforms to the applicable provisions of that bill, the provisions of this section can be adjusted.

5. ***Landscaping, fences, parking and loading, public facilities.*** The standards of [article 5](#) shall be met.

Applicant Response: A comprehensive review of Article 5 was addressed above. As detailed in that section, the proposal conforms to the applicable provisions of that article; therefore the proposal conforms to this reference provision.

6. ***Trash storage.*** Trash receptacles, recycling, and storage facilities shall be oriented away from building entrances, setback at least ten feet from any public right-of-way and adjacent residences, and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks.

Applicant Response: As detailed on the Site Plan, trash and recycling is planned to be accommodated within an enclosed area on the south side of the parking lot. The proposed location is setback over 10 feet from any public right-of-way, it is not oriented toward an entrance, and it will be screened. Furthermore, the applicant has coordinated with the trash/recycling provider and has confirmed that they are able to serve the site with the proposed design. The proposal conforms to the requirements of this section.

D. Article 7 - Procedures:

15.202.0010 Purpose and Applicability

A. Purpose. The purpose of this chapter is to establish decision-making procedures that will enable the City, the applicant, and the public to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 15.202-1 provides a key for determining the review procedure and the decision-making body for particular applications.

Applicant Response: This section addresses the procedures that will be utilized in the review of this application packet. The procedures do not include any development standards or approval criteria that the applicant needs to document conformance with, instead this section details how the application is to be reviewed by the City. The majority of the provisions of this Article direct City Staff, however there are a few sections that identify applicant specific required procedural provisions. The applicant anticipates that the applicable procedures of this section will be followed by City Staff. The procedures of this section that are requirements of the applicant (and those which could use further analysis), are addressed below.

B. Applicability of Review Procedures. All land use and development permit applications, except building permits, shall be decided by using the procedures contained in this article as modified by any applicable application-specific procedures identified in Articles 8 and 9. The procedure “type” assigned to each application governs the decision-making process for that application. There are four types of review procedures as described in subsections 1-4 below. Table 15.202-1 lists the City’s land use and development applications and corresponding review procedure(s)...

2. Type II Procedure (Administrative/Staff Review with Notice). Type II decisions are made by the City Planning Official, with public notice and an opportunity for appeal to the Planning Commission. Alternatively, the City Planning Official may refer a Type II application to the Planning Commission for its review and decision in a public meeting.

Applicant Response: The proposal is a Site Plan. Based upon Table 15.202-1, the applicant anticipates that the application will be reviewed via the Type II procedure.

15.202.020 Time Limit and Consolidated Review...

Foundation for Affordable Housing – Wickiup Station – Phase 2

Site Plan

Page 48 of 68

Applicant Response: The applicant understand the time limits established in this section and the applicant has submitted a Site Plan application only; therefore, there is no need to consolidate applications.

15.202.040 Pre-application conference

- A. A pre-application conference is encouraged for complex applications or for applicants who are unfamiliar with the land use process and is required for all Type III applications. The purpose of the conference shall be to acquaint the applicant with the substantive and procedural requirements of the applicable land use codes, to provide for an exchange of information regarding applicable requirements of the comprehensive plan, zoning code or land division code and to identify issues likely to arise in processing an application. The applicable zoning code may require that a pre-application conference be held for particular types of applications.** [L]
[SEP]
- B. Required pre-application conferences must be held no more than one year prior to the submittal of a Type III land use application. Requests for pre-application conferences shall be made on a form provided by the City.**

Applicant Response: While the application is not complex, a pre-application was held in August 2025; the events that occurred are consistent with this provision.

15.202.050 Neighborhood Contact

- A. *Purpose and Applicability.* Unless waived by the City Planning Official, applicants for master plans, subdivisions with more than 10 lots, major variances and property owner-initiated for zone changes are required to contact neighboring property owners and offer to a hold meeting with them prior to submitting an application...**

Applicant Response: The proposal is for a Site Plan. It is not for a master plan, subdivisions with more than 10 lots, major variance or property owner-initiated for zone change. Therefore Neighborhood Contact, as described in this section, is not required.

E. Title 8 - Applications and Reviews

Chapter 15.312 – Site Plan Review

15.312.010 Purpose

- A. The purpose of the site plan review provisions of this section is to ensure that development within the City complies with standards and limitations set forth within the applicable zone, by other city standards and requirements and by applicable county, state and federal regulations.**
- B. This broad purpose is furthered by the following specific purposes of site plan**

review.

1. To implement the goals and policies of the Comprehensive Plan.
2. To foster development that is designed, arranged and constructed in a manner that provides a safe, efficient and aesthetically pleasing community asset.
3. To encourage originality and creativity in site design, architecture and landscape design.
4. To ensure that the arrangement of all functions, uses and improvements of a development reflect the natural amenities, capabilities and limitations of its site and adjacent areas.
5. To encourage development where the various structures, use areas and site elements are integrated in a manner that is visually harmonious within the development and the surrounding area.
6. To encourage development and landscape design that complements the natural landscape and setting, improves the general appearance of the community and enhances specific elements of the manmade environment, both presently and historically.

Applicant Response: This is a purpose statement and it does not provide any measurable development standards or approval criteria.

15.312.020 Applicability

The following uses and development shall be subject to the provisions of this section.

- A. All new construction or new development except for: single-family residences (including manufactured dwellings, mobile homes, modular homes), duplexes, accessory dwelling units and related accessory structures unless provided otherwise in this chapter....

Applicant Response: The proposal includes new development and is a development other than a single-family home, duplex, or accessory dwelling; therefore Site Plan Review is required.

15.312.025 Site Plan approval required

Site Plan review and approval, as specified by this chapter, shall be required prior to the following:

- A. Site clearance activities such as grading, excavation or filling for any use or

development requiring a permit pursuant to this Code.

B. The issuance of a building or development permit for any use or development requiring City approval pursuant to this Code.

Applicant Response: The applicant plans to receive Site Plan approval prior to initiating any of the items listed in this section.

15.312.030 Procedure Type

A. Site Plan Review applications are subject to Type II Review in accordance with the procedures in Article 7 unless elevated to a Type III review at the discretion of the Planning Official.

Applicant Response: This section establishes that a Site Plan is reviewed via the Type II procedures, it is expected that the application will be reviewed accordingly.

B. Pre-application conference. Prior to applying for site plan approval, applicants should and may meet with the City Planning Official, Building Official and Public Works Director, or designees thereof, and present a preliminary plan which shall contain, in an approximate manner, the information required on a site plan review application.

- 1. The purpose of the preliminary site plan review is to enable the applicant to obtain advice from the City as to the intent, standards, criteria and provisions of this Chapter, this Code, other city ordinances, standards and regulations, and state and federal rules and regulations which may be pertinent to the proposal.**
- 2. Information presented for preliminary discussion shall be considered confidential if so requested by the applicant.**

Applicant Response: The applicant held a pre-application meeting with City Staff in August 2025. The pre-application meeting that was held conforms to these requirements.

15.312.040 Submittal Requirements

A property owner or authorized representative thereof may initiate a request for site plan review by filing an application with the City using forms prescribed by the City together with the required filing fee in accordance with the Type II application requirements in Article 7. In addition to the information required for a Type II review (see Article 7), the applicant shall submit that which is listed below.

A. Requirements for information to be submitted. Information provided on the site plan shall conform to the following. The number of copies required shall be as specified on the application form.

- 1. Drawings depicting the proposal shall be presented on sheets not larger than 24 inches by 36 inches in the number of copies directed by the City.**
- 2. To facilitate public reviews and notice, at least one copy of the proposal shall be provided on a sheet of paper not larger than 11 inches by 17 inches.**
- 3. Drawings shall be at a scale sufficiently large enough to enable all features of the design to be clearly discerned and shall include a north arrow and scale.**
- 4. The City may require that the drawing, development plan or other information be provided to the City on computer disk in a format adaptable to the city's computer systems.**

B. *Site analysis diagram.* If required by the City Planning Official, this element of the site plan, which may be in schematic or free hand form to scale, shall indicate the following site characteristics.

- 1. Location and species of existing trees greater than six inches in diameter when measured four feet above the natural grade, and an indication of which trees are proposed to be removed.**
- 2. On sites that contain steep slopes, potential geological hazard or unique natural features that may affect the proposed development, the city may require contours mapped at two-foot intervals.**
- 3. Natural drainage ways, depths of any ground water tables less than 12 feet, any areas of surface water accumulations and any other significant natural features.**
- 4. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site, and all buildings, utilities, retaining walls, and other manmade features, both existing and proposed.**
- 5. Natural features, including trees, riparian habitat and stream channels and structures on-site or on adjoining properties that have or may have a visual or other significant relationship with the site and the proposed development thereon.**

C. *Site photographs.* Photographs depicting the site and its relationship to adjoining sites and the general area are extremely valuable, should be provided, and may be required by the City Planning Official.

D. *Site development plan.* The site plan shall indicate the following.

- 1. Legal description of the property.**

- 2. Boundary dimensions and site area.**
- 3. Location and sizes of existing and proposed utilities, including water lines, sewer lines, hydrants, etc.**
- 4. Location of all existing and proposed structures, including distances from the property lines.**
- 5. Area of the site to be covered by structures, existing and proposed, and the percentage of site coverage thereby.**
- 6. All external dimensions of existing and proposed buildings and structures. 8-9**
- 7. Location of building entrances and exits.**
- 8. Access drives, parking and circulation areas, including their dimensions.**
- 9. Service areas and delivery circulation plan for such uses as the loading and delivery of goods.**
- 10. Locations, descriptions and dimensions of easements as may be applicable.**
- 11. Grading and drainage plans and calculations, including spot elevations and contours at intervals close enough to convey their meaning.**
- 12. Location of areas to be landscaped, including designated landscape materials/plants types and sizes.**
- 13. Outdoor recreation and/or play areas.**
- 14. Pedestrian and bicycle circulation, including existing and proposed onsite and offsite sidewalks.**
- 15. Location of mechanical equipment not enclosed within a building, garbage disposal areas, utility appurtenances and similar structures.**
- 16. Exterior lighting and fencing.**
- 17. Location, size and method of illumination of signs.**
- 18. Provisions for handicapped persons.**
- 19. Other site elements which will assist in the evaluation of site development.**

- 20. Location, names, surface and right-of-way widths and improvement standards of all existing and proposed streets within or adjacent to the proposed development.**
- 21. Location of areas designated for snow storage, in accordance with the requirements of Section 18.86.060, and calculations of the area required by the minimum standard and the proposed area.**
- 22. Information necessary to demonstrate compliance with Fire Code including, but not limited to, fire flow, apparatus access, and hydrant spacing.**

Applicant Response: As documented on the attached Exhibits, the submittal packet includes plans that document all elements detailed herein that are necessary to review the proposal and determine conformance with the applicable development standards and approval criteria.

E. Accompanying written summary. In addition to the foregoing site development plan requirements, a written summary of the proposal should be provided and may be required showing the following, (unless such is shown on the site development plan)...

- 2. Residential development.** For residential development:
 - a. The total square footage of the lot or parcel and in the structures in the development.**
 - b. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, for example, ten one-bedroom, 25 two-bedroom and the like).**
 - c. Percentage of lot coverage by structures, way areas, recreation areas and landscaping.**
 - d. Trip generation letter, signed by a professional engineer registered by the State of Oregon (unless waived by the City Planning Official). A Traffic Impact Analysis may be required in accordance with Section 15.90.080.**

Applicant Response: As documented on the attached Exhibits, the submittal packet includes plans that document all elements detailed herein that are necessary to determine conformance with the applicable development standards and approval criteria.

F. Landscape plan. If required by the City Planning Official, a landscape plan shall be submitted and shall indicate the following.

- 1. The size, species and locations of plant materials to be retained or placed**

on site.

2. The layout of irrigation facilities.
3. Location and design details of walkways, plazas, courtyards and similar areas.
4. Location, type and intensity of outdoor lighting.
5. Location and design details of proposed fencing, retaining walls and trash collection areas.
6. Other information as deemed appropriate by the review authority. An arborist's report may be required for sites with mature trees that are to be retained and protected.

Applicant Response: The application is supported by Landscape Plan that contains all of the items noted in this section.

G. *Architectural drawings.* This element of the site plan review, if required by the City Planning Official, shall indicate the following.

1. A plan specifying the building footprint and dimensions, including all points of access. Floor plans of interior spaces to the extent required to clarify access functions and the relationship of the spaces to decks, porches, balconies and stairs or other features shown on the building elevations. The floor plans shall be provided for all building floors and shall include appropriate dimensions.
2. Exterior elevations showing building heights, windows, doors, exterior light fixtures, stairways, balconies, decks and other architectural details. These elevations shall be provided for every exterior wall surface, including those which are completely or partially concealed from view by overlapping portions of the structure. Existing and finished grades at the center of all walls shall be shown with elevations of floors indicated and a dimension showing compliance with height limitations.
3. Location and type of exterior light fixtures, including the lamp types and the levels of illumination that they provide.
4. Location, size and method of illumination of all exterior signs.

Applicant Response: The application is supported by Architectural Plans which include all items noted in this section.

H. *Property survey.* A survey of the property by a licensed land surveyor may be required, and if required the survey shall clearly delineate property

boundaries, and show the location of the corners of proposed buildings and other significant features proposed for the site. The requirement for a survey of the exterior boundaries of a site may be waived where it is found that there is a recent survey that can be used to clearly establish the applicant's property boundaries.

Applicant Response: The Site Plan and supporting documents are based upon a survey of the site.

I. *Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control.*

Applicant Response: A title report is included in the submittal packet, which references all restrictions on the property. No new restrictions are proposed.

J. *Narrative. A written narrative addressing the applicable criteria listed Section 15.312.050 for residential development and Sections 15.312.050 and 15.312.060 for non-residential development.*

Applicant Response: This document is the written narrative addressing the applicable criteria.

K. *Other information as determined by the City Planning Official. The City Planning Official may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.*

Applicant Response: To date, no other information has been requested by the City.

15.312.050 Approval Criteria – All Residential and Non-Residential

To ensure that the stated purposes of the site plan review process are met, the review authority shall be governed by the criteria below as they evaluate and render a decision on a proposal.

A. *Statement of intent.*

- 1. The site plan review criteria are intended to provide a frame of reference for the applicant in the development of a site, building and landscape plans, as well as providing the City with a means of reviewing proposed plans.**
- 2. These criteria provide a clear and objective means of evaluating residential development (and the residential components of a mixed use development) in accordance with ORS 197.**
- 3. The review authority is not authorized as a part of the site plan review**

process to approve projects which exceed specific development standards set forth by the applicable zone unless the exceptions are approved in accordance with specific variance or other provisions set forth in this Code.

Applicant Response: This is a purpose statement and statement of intent. This section does not provide any measurable development standards or approval criteria.

B. *Site Plan Evaluation Criteria.* The following criteria shall be used in evaluating all site development plans.

- 1. The application is complete, in accordance with the applicable procedures in Article 7;**

Applicant Response: A complete review of Article 7 – Procedures was noted above. As detailed therein, the proposal complies with the noted procedures and it is anticipated that City Staff will review the Application in accordance with the procedures that are established in that section. Therefore, the proposal complies with this approval criterion.

- 2. The application complies with all applicable provisions of the underlying Zoning District in Article 3, including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards;**

Applicant Response: A complete review of Article 3 –was noted above. As detailed therein, the proposal complies with all standards of the Commercial Mixed Use (CMX) Zone; therefore the proposal complies with this approval criterion.

- 3. The application complies with the provisions of the any applicable Overlay Zones in Article 4;**

Applicant Response: The property is not located within an Overlay Zone; therefore this criterion does not apply.

- 4. The proposal complies with all applicable Development and Design Standards of Article 5;**

Applicant Response: A complete review of Article 5 –was noted above. As detailed therein, the proposal complies with all standards of Article 5; therefore the proposal complies with this approval criterion.

- 5. The application complies with all applicable Special Use standards in Article 6;**

Applicant Response: A complete review of Article 6 –was noted above. As detailed therein, the proposal complies with the Special Use Standards that apply to Multi-Family Developments; therefore the proposal complies with this approval criterion.

6. Adequate public facilities and utilities are available or can be made prior to occupancy to serve the proposed development;

Applicant Response: As detailed on the Plan Set and noted throughout this narrative, water and sewer facilities will be extended to serve the site in conformance with all Development Code requirements and the City Standards document. As designed the proposal conforms to this approval criterion.

7. The proposed Site Plan conforms to the standards within the adopted La Pine Transportation System Plan (TSP), as may be amended from time to time, unless other design standards are specifically approved by the City.

Applicant Response: The application is supported by Traffic Report that was prepared by Ferguson and Associates, Inc. The submitted traffic report ensures conformance with this approval criterion.

8. The proposed Site Plan conforms to the La Pine sewer and water standards, as may be amended from time to time, unless other design standards are specifically approved by the City. All sewer improvements must comply with Oregon Administrative Rules Chapter 340 Division 52 requirements, including Appendix A - Sewer Pipelines.

Applicant Response: As detailed on the Plan Set and noted throughout this narrative, water and sewer facilities will be extended to serve the site in conformance with all Development Code requirements and the City Standards document. As designed the proposal conforms to this approval criterion.

9. The proposed Site Plan conforms to the Central Oregon Stormwater Manual (COSM), as may be amended from time to time, unless other design standards are specifically approved by the City.

Applicant Response: The application is supported by a preliminary drainage plan that documents conformance with this approval criterion. Final drainage plans will be reviewed through Building Permit review. The proposal design conforms to this approval criterion.

10. All utilities shall be installed underground, unless otherwise specifically approved by the City.

Applicant Response: As noted throughout this narrative, all new utilities are planned to be installed underground and therefore in conformance with this approval criterion.

11. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Applicant Response: The site is vacant. There are no prior approvals or conditions of

approval that apply.

Note: Compliance with other City codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits.

Applicant Response: This statement is informational only.

15.312.060 Additional Approval Criteria – Non-Residential Development...

Applicant Response: The proposal does not include non-residential development; therefore this section does not apply.

15.312.070 Conditions of Approval

In addition to the standards and conditions set forth in a specific zone, (if found to be necessary and supported with adequate findings) additional conditions may be imposed by the City which are found to be necessary to avoid a detrimental impact on adjoining properties, the general area or the city as a whole, and to otherwise protect the general welfare and interests of the surrounding area. The conditions may include, but are not limited to, the following.

- A. Limiting the manner in which the use is conducted, including restricting the time an activity may take place, and restrictions to minimize environmental impacts such as noise, vibration, air or water pollution, glare and odor.**
- B. Establishing a special setback or other open space requirements, and increasing the required lot size or other dimensional standards.**
- C. Limiting the height, size or location of a building or other structure or use.**
- D. Increasing street width and/or requiring improvements to public streets and other public facilities serving the proposed use, even including those off-site but necessary to serve the subject proposal.**
- E. Designating the size, number, improvements, location and nature of vehicle access points and routes, and requiring pedestrian and/or bicycle ways.**
- F. Limiting or otherwise designating the number, size, location, height and lighting of signs and outdoor or security lighting, and the intensity and/or direction thereof.**
- G. Requiring screening, fencing or other improvements or facilities deemed necessary to protect adjacent or nearby properties, and establishing requirements or standards for the installation and maintenance thereof.**
- H. Protecting and preserving existing trees, other vegetation and water, scenic, historic, archaeological, unique, landmark or other natural or manmade significant resources.**

Applicant Response: While this section provides conditions that can be imposed on the development, based upon the size and scale of the proposal, along with pre-submittal correspondence, the applicant does not anticipate that any of these conditions will be imposed.

15.312.080 Revision of Plans ...

Applicant Response: In the event that there is a need to revise the plans, the applicant understands that this section would apply.

15.312.090 Performance Assurance

- A. Landscaping and other site improvements required pursuant to an approved design review plan shall be installed prior to the issuance of a certificate of occupancy or final inspection, unless the property-owner and/or applicant submits a performance assurance device that is approved by the city committing the installation of landscaping and other site improvements within one year.**
- B. In no case shall the performance be delayed beyond the one-year period for more than six months unless approved otherwise by the City. Acceptable performance assurances shall be in compliance with the provisions of this chapter or as otherwise approved by the City.**
- C. Performance Guarantee Required for Infrastructure Improvements. The City at its discretion may allow a developer to delay installation of required public infrastructure improvements provided such infrastructure improvements must be complete and accepted by the City prior to the issuance of a certificate of occupancy, and provided that the applicant provides assurance for said improvements acceptable to the City. The applicant shall provide a bond issued by a surety authorized to do business in the state of Oregon, irrevocable letter of credit from a surety or financial institution acceptable to the City, cash, or other form of security acceptable to the City.**

Applicant Response: In the event that performance assurances are needed, the applicant understands that this section would apply.

IV. Conformance with Senate Bill 1537

The proposed design does not include patios or decks (Section 15.104.040) and does not provide the La Pine Development Code required architectural design elements (Section 15.104.040). In lieu of meeting the Standards of the La Pine Development Code, due to the fact that the project is an affordable housing project, it is able to rely upon special provision of SB 1537. The applicable sections of SB 1537 are addressed below.

HOUSING LAND USE ADJUSTMENTS

SECTION 37. Sections 38 to 41 of this 2024 Act are added to and made a part of ORS chapter 197A.

SECTION 38. Mandatory adjustment to housing development standards.

(1) As used in sections 38 to 41 of this 2024 Act:

- (a) “Adjustment” means a deviation from an existing land use regulation.**
- (b) “Adjustment” does not include:**
 - (A) A request to allow a use of property not otherwise permissible under applicable zoning requirements;**
 - (B) Deviations from land use regulations or requirements related to accessibility, affordability, fire ingress or egress, safety, local tree codes, hazardous or contaminated site clean-up, wildlife protection, or statewide land use planning goals relating to natural resources, natural hazards, the Willamette River Greenway, estuarine resources, coastal shorelands, beaches and dunes or ocean resources;**
 - (C) A complete waiver of land use regulations or any changes beyond the explicitly requested and allowed adjustments; or**
 - (D) Deviations to requirements related to the implementation of fire or building codes, federal or state air, water quality or surface, ground or stormwater requirements, or requirements of any federal, state or local law other than a land use regulation.**

Applicant Response: This section establishes what an adjustment is. The proposal includes adjustments to Section 15.104.040 of the La Pine Development Code, which are housing development standards that can be adjusted by this section.

(2) Except as provided in section 39 of this 2024 Act, a local government shall grant a request for an adjustment in an application to develop housing as provided in this section. An application qualifies for an adjustment under this section only if the following conditions are met:

- (a) The application is for a building permit or a quasi-judicial, limited or ministerial land use decision;**

Applicant Response: The proposal is for a limited land use decision and therefore qualifies under this section.

(b) The development is on lands zoned to allow for residential uses, including mixed-use residential;

Applicant Response: The subject property is zoned Commercial Mixed Use (CMX), which allows for residential uses and therefore qualifies under this section.

(c) The residential development is for densities not less than those required under section 55 (3)(a)(C) of this 2024 Act;

Applicant Response: Section 55 (3)(a)(C) of this 2024 Act establishes the following:

SECTION 55. Conceptual plan for added sites.

(3) The conceptual plan must:

(a) Establish the total net residential acres within the site and must require for those residential areas:

(C) The development will be built at net residential densities not less than:

(i) Seventeen dwelling units per net residential acre if sited within the Metro urban growth boundary;

(ii) Ten units per net residential acre if sited in a city with a population of 30,000 or greater;

(iii) Six units per net residential acre if sited in a city with a population of 2,500 or greater and less than 30,000; or

(iv) Five units per net residential acre if sited in a city with a population less than 2,500;

As noted above and detailed on the Site Plan, the design achieves a density of 37 units per acre and therefore qualifies under this section.

(d) The development is within an urban growth boundary, not including lands that have not been annexed by a city;

Applicant Response: As detailed on the City of La Pine Comprehensive Plan and Zoning Map, the property is located within the La Pine UGB and therefore qualifies under this section.

(e) The development is of net new housing units in new construction projects, including:

(A) Single-family or multifamily;

(B) Mixed-use residential where at least 75 percent of the developed floor area will be used for residential uses;

- (C) Manufactured dwelling parks;
- (D) Accessory dwelling units; or
- (E) Middle housing as defined in ORS 197A.420;

Applicant Response: The proposal includes 41 net new housing units within a new construction project and therefore qualifies under this section.

(f) The application requests not more than 10 distinct adjustments to development standards as provided in this section. A “distinct adjustment” means:

- (A) An adjustment to one of the development standards listed in subsection (4) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; or
- (B) An adjustment to one of the development standards listed in subsection (5) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; and

Applicant Response: The proposal includes adjustments to La Pine Development Code Section 15.104.040 which requires patios/decks and prescribes articulation requirements. Both of these are development standards listed in subsection (5) of this section, specifically (5)(b) articulation and (5)(h)(C) and (D). Only 2 distinct adjustments are being requested; therefore the proposal qualifies under this section.

(g) The application states how at least one of the following criteria apply:

- (A) The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;
- (B) The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;

- (C) The adjustments will increase the number of housing units within the application;
- (D) All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;
- (E) At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;
- (F) The adjustments will enable the provision of accessibility or visibility features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or
- (G) All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.

Applicant Response: The proposed design, will allow for more cost effective and efficient construction, which will lessen the cost, improve the financial feasibility of the project and allow for reduced rents. Furthermore, all of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years. Therefore the proposal qualifies under this section.

(3) A decision on an application for an adjustment made under this section is a limited land use decision. Only the applicant may appeal the decision. No notice of the decision is required if the application is denied, other than notice to the applicant. In implementing this subsection, a local government may:

- (a) Use an existing process, or develop and apply a new process, that complies with the requirements of this subsection; or
- (b) Directly apply the process set forth in this subsection.

Applicant Response: This section is informational. The applicant anticipates that the City will process the adjustment request accordingly.

(4) A local government shall grant an adjustment to the following development standards:

- (a) Side or rear setbacks, for an adjustment of not more than 10 percent.**
- (b) For an individual development project, the common area, open space or area that must be landscaped on the same lot or parcel as the proposed housing, for a reduction of not more than 25 percent.**
- (c) Parking minimums.**
- (d) Minimum lot sizes, not more than a 10 percent adjustment, and including not more than a 10 percent adjustment to lot widths or depths.**
- (e) Maximum lot sizes, not more than a 10 percent adjustment, including not more than a 10 percent adjustment to lot width or depths and only if the adjustment results in:**
 - (A) More dwelling units than would be allowed without the adjustment; and**
 - (B) No reduction in density below the minimum applicable density.**
- (f) Building lot coverage requirements for up to a 10 percent adjustment.**

(g) For manufactured dwelling parks, middle housing as defined in ORS 197A.420, multifamily housing and mixed-use residential housing:

- (A) Requirements for bicycle parking that establish...**
- (B) For uses other than cottage clusters...**
- (C) Unit density maximums...**
- (D) Prohibitions, for the ground floor of a mixed-use building, against:...**

Applicant Response: The applicant does not propose adjustments to any of the standards of this section.

(5) A local government shall grant an adjustment to design standards that regulate:

- (a) Facade materials, color or pattern.**

- (b) Facade articulation.
- (c) Roof forms and materials.
- (d) Entry and garage door materials.
- (e) Garage door orientation, unless the building is adjacent to or across from a school or public park.
- (f) Window materials, except for bird-safe glazing requirements.
- (g) Total window area, for up to a 30 percent adjustment, provided the application includes at least 12 percent of the total facade as window area.
- (h) For manufactured dwelling parks, middle housing as defined in ORS 197A.420, multi-family housing and mixed-use residential:
 - (A) Building orientation requirements, not including transit street orientation requirements.
 - (B) Building height transition requirements, not more than a 50 percent adjustment from the base zone.
 - (C) Requirements for balconies and porches.
 - (D) Requirements for recesses and offsets.

Applicant Response: The proposal includes adjustments to La Pine Development Code Section 15.104.040 which requires patios/decks and Section 15.104.040, which prescribes articulation requirements. Both of these are development standards listed in this section, specifically (5)(b) articulation and (5)(h)(C) and (D). The adjustments shall be granted under this section.

SECTION 39. Mandatory adjustments exemption process...

- (1) A local government may apply to the Housing Accountability and Production Office for an exemption to section 38 of this 2024 Act only as provided in this section. After the application is made, section 38 of this 2024 Act does not apply to the applicant until the office denies the application or revokes the exemption.
- (2) To qualify for an exemption under this section, the local government must demonstrate that:

- (a) The local government reviews requested design and development adjustments for all applications for the development of housing that are under the jurisdiction of that local government;**
- (b) All listed development and design adjustments under section 38 (4) and (5) of this 2024 Act are eligible for an adjustment under the local government's process; and**
- (c)(A) Within the previous 5 years the city has approved 90 percent of received adjustment requests; or**
- (B) The adjustment process is flexible and accommodates project needs as demonstrated by testimonials of housing developers who have utilized the adjustment process within the previous five years.**

Applicant Response: This section would only apply if the City of La Pine desired to exempt itself from the Mandatory Adjustment process. Based upon pre-development meeting, the applicant does not anticipate that the City will be requesting that it is exempted from the Mandatory Adjustment process.

- (3) Upon receipt of an application under this section, the office shall allow for public comment on the application for a period of no less than 45 days. The office shall enter a final order on the adjustment exemption within 120 days of receiving the application. The approval of an application may not be appealed.**
- (4) In approving an exemption, the office may establish conditions of approval requiring that the city demonstrate that it continues to meet the criteria under subsection (2) of this section.**
- (5) Local governments with an approved or pending exemption under this section shall clearly and consistently notify applicants, including prospective applicants seeking to request an adjustment, that are engaged in housing development:**
 - (a) That the local government is employing a local process in lieu of section 38 of this 2024 Act;**
 - (b) Of the development and design standards for which an applicant may request an adjustment in a housing development application; and**
 - (c) Of the applicable criteria for the adjustment application.**

Applicant Response: As noted above, it is not anticipated that the City of La Pine will be employing a local adjustment process, in lieu of the Mandatory Adjustment process that is established in Section 38 of this act. Nonetheless, in the event that such an approach is pursued, the applicant understands that these provisions would apply to the City's Exemption request.

(6) In response to a complaint and following an investigation, the office may issue an order revoking an exemption issued under this section if the office determines that the local government is:...

Applicant Response: This section would only apply if 2 events occurred, 1) the City elected to use a local process in lieu of Section 38 and 2) a complaint was filed to the City's process. In the event that those items were to occur, the applicant understands that these provisions would be applicable.

SECTION 40. Temporary exemption authority. Before January 1, 2025, notwithstanding section 39 of this 2024 Act:

(1) Cities may deliver applications for exemption under section 39 of this 2024 Act to the Department of Land Conservation and Development; and

(2) The Department of Land Conservation and Development may perform any action that the Housing Accountability and Production Office may take under section 39 of this 2024 Act. Decisions and actions of the department under this section are binding on the office.

Applicant Response: The timeline and processes established in this section apply to a City's desire/intent on the utilization of the Temporary Exemption to the Mandatory Exemptions. Based upon pre-submittal correspondence at the pre-development meeting, the applicant was not informed of the City having any intent on utilizing a local process to be exempted from the Mandatory Adjustment requirements. If that is the case, this section is not applicable.

SECTION 41. Reporting...

SECTION 42. Operative date...

SECTION 43. Sunset...

Applicant Response: The requirements of this section establish reporting requirements of the City and timelines, but impose no requirements on this application.

V. Summary and Conclusion:

Based on the discussion above, as well as the exhibits included with this application, the Applicant has documented that the Site Plan request meets the applicable approval criteria. Because the proposal conforms to all applicable criteria and standards, the applicant respectfully requests that the City approve the Site Plan as proposed.

WICKIUP STATION PHASE II

52711 DRAFTER ROAD
LA PINE, OR 97739

PERMIT SET - 02.13.2025

LRS
ARCHITECTS
1777 SW Chandler Ave. Suite 270
Bend, OR 97702
541.668.9550
www.lrsarchitects.com

PRELIMINARY
NOT FOR
CONSTRUCTION



SHEET TITLE:
COVER SHEET

PROJECT DIRECTORY

OWNER	CONTACT PERSON:
FOUNDATION FOR AFFORDABLE HOUSING 69 NEWPORT AVE BEND, OR	TOMMY WALDRON twaldron@fish.org

ARCHITECT	CONTACT PERSON:
LRS ARCHITECTS 1777 SW CHANDLER AVE SUITE 270 BEND, OR 97702 WWW.LRSARCHITECTS.COM	JIM LANDIN jlandin@lrsarchitects.com T: 541.668.9554

MECHANICAL / PLUMBING	CONTACT PERSON:
MKE 6915 S. MACADAM AVE #200 PORTLAND, OR 97215 brendanarnold@mke-inc.com http://mke-inc.com/ T: 503.892.1188	BRENDAN ARNOLD brendana@mke-inc.com

PLANNING	CONTACT PERSON:
BLACKMORE PLANNING & DEVELOPMENT SERVICES Bend, Oregon http://blackmoreplanning.com greg@blackmoreplanning.com	GREG BLACKMORE greg@blackmoreplanning.com

PROJECT SUMMARY

STREET ADDRESS: 52711 DRAFTER ROAD, LA PINE, OR
PROJECT DESCRIPTION: THE BUILDING DESIGN INCLUDES 3 STORY STRUCTURE APPROXIMATELY 40,000 SQUARE FEET WITH 41 APARTMENT UNITS. THE PROJECT IS TO BE A WOOD FRAME BUILDING WITH A FULL NFPA 13 FIRE SPRINKLER SYSTEM. THE DESIGN INCLUDES ONE-BEDROOM, TWO-BEDROOM AND THREE-BEDROOM UNITS, WITH A GROUND LEVEL COMMUNITY ROOM. THE PROJECT WILL INCLUDE SURFACE PARKING AND LANDSCAPING ON APPROXIMATELY 1.09 ACRE SITE. THE SITE IS A LOW SLOPE SITE WITH ACCESS FROM DRAFTER ROAD.

GROSS FLOOR AREA: 40,466 S.F.

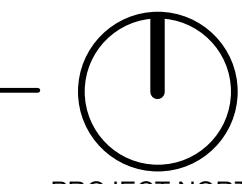
DWELLING UNIT TYPE COUNT

# BEDROOMS	UNIT TYPE	QUANTITY
1 BEDROOM	UNIT 1-1	10
1 BEDROOM	UNIT 1-1 (ACCESSIBLE)	3
1 BEDROOM	UNIT 1-1A	1
1 BEDROOM	UNIT 1-1A (SIGHT/HEARING)	1
1 BEDROOM: 15		
2 BEDROOM	UNIT 2-1	2
2 BEDROOM	UNIT 2-1 (ACCESSIBLE)	1
2 BEDROOM	UNIT 2-2	2
2 BEDROOM	UNIT 2-2A	1
2 BEDROOM	UNIT 2-3	6
2 BEDROOM	UNIT 2-3A	3
2 BEDROOM	UNIT 2-4	2
2 BEDROOM	UNIT 2-4A (SIGHT/HEARING)	1
2 BEDROOM: 18		
3 BEDROOM	UNIT 3-1	4
3 BEDROOM	UNIT 3-1A	1
3 BEDROOM	UNIT 3-2	2
3 BEDROOM	UNIT 3-2 (ACCESSIBLE)	1
3 BEDROOM: 8		
Grand total: 41		

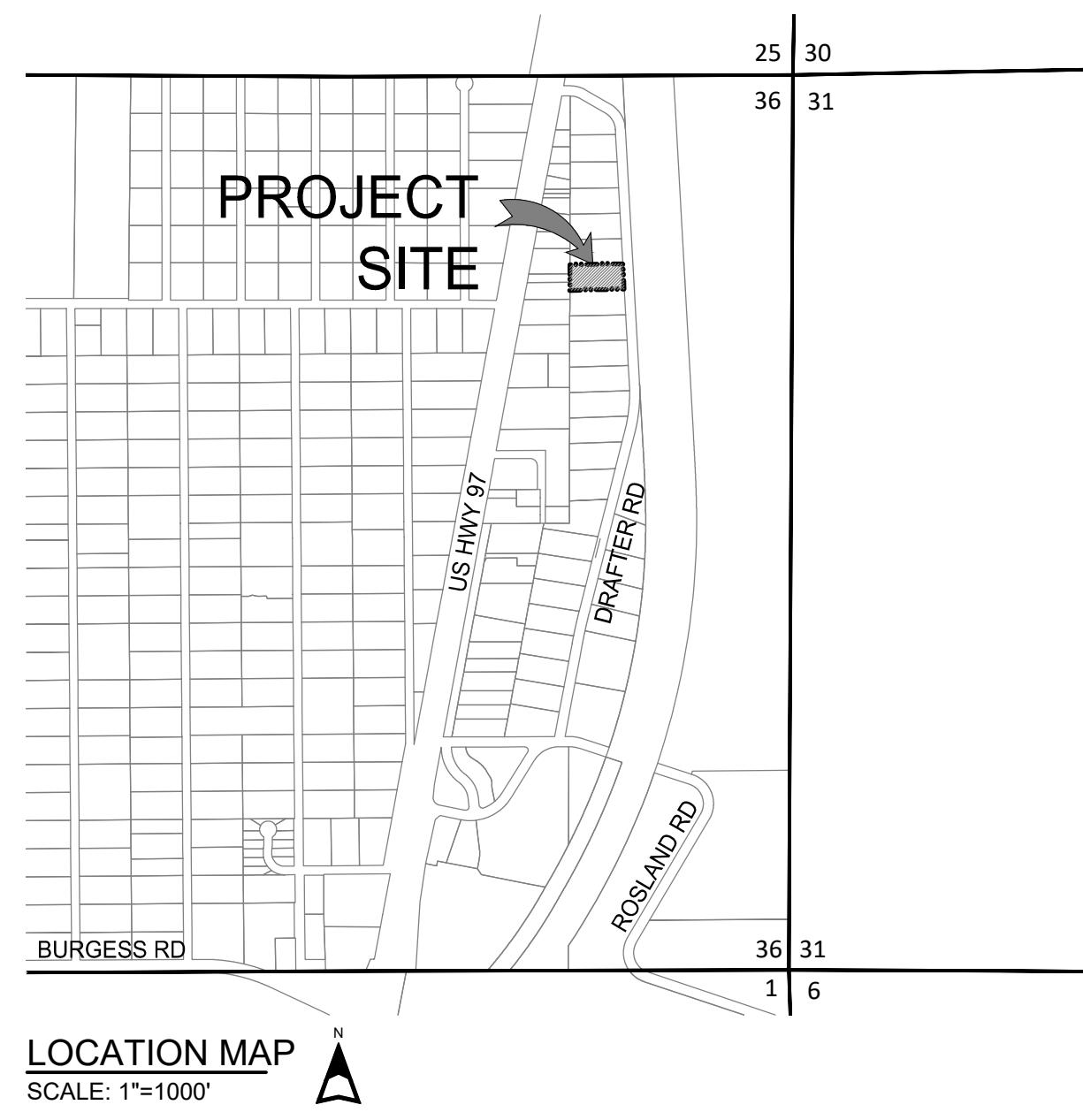


VICINITY MAP

NOT TO SCALE



LU-C
PERMIT SET
02.13.2025
LRS Architects, Inc. © 2025



RECORD REFERENCES

(r1) LAPINE MEADOWS NO., BY WM. F. RINGNALD, DESCHUTES COUNTY SURVEY NO. CS07952.

NOTES

- THE PROPERTY LINES SHOWN HEREON ARE BASED ON FIELD TIES TO SURVEY MONUMENTS AND OTHER INFORMATION OBTAINED FROM THE DESCHUTES COUNTY SURVEYOR'S OFFICE. THEY ARE NOT THE RESULT OF A BOUNDARY SURVEY AS DEFINED BY O.R.S. 209.250(1) AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
- WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM CITY OF LA PINE AND UTILITY LOCATING SERVICES IS INCLUDED WITH OBSERVATION OF UTILITIES TO DEVELOP A VIEW OF CLOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY. UTILITY LOCATES SURVEYED DURING PRIOR PROJECT ON OCTOBER 31ST, 2024. UTILITY LOCATE TICKET NUMBERS: 24123662 & 24123663.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.
- EASEMENTS SHOWN HEREON ARE PER PRELIMINARY TITLE REPORT NO. 1036470 BY AMERITITLE, DATED OCTOBER 29, 2025. THE FOLLOWING EASEMENTS ARE DISCLOSED ON SAID REPORT BUT NOT PLOT TABLE:

 - CONSTRUCTION ACCESS EASEMENT AGREEMENT BETWEEN FOUNDATION FOR AFFORDABLE HOUSING, INC. AND WICKIUP STATION APARTMENTS PER INST. NO. 2025-10269. DESCHUTES COUNTY OFFICIAL RECORDS. SAID EASEMENT IS A TEMPORARY CONSTRUCTION EASEMENT AND IS BLANKET IN NATURE, AFFECTING THE ENTIRETY OF LOT 8.

- THE COORDINATES SHOWN ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM. ELEVATIONS SHOWN ARE BASED ON THE VERTICAL DATUM NVGVD29 AND WERE DERIVED FROM PUBLISHED CENTRAL OREGON COORDINATE SYSTEM BENCHMARKS.

REMOVAL KEY NOTES

- SAWCUT AND REMOVE EXISTING HMAC PAVEMENT & AGGREGATE BASE AS SHOWN
- SAWCUT AND REMOVE EXISTING PCC PAVEMENT AND AGGREGATE BASE AS SHOWN
- SAWCUT AND REMOVE EXISTING CONCRETE CURB AS SHOWN
- REMOVE EXISTING TREE & STUMP
- REMOVE EXISTING 4" SANITARY SEWER MAIN
- SAVAGE EXISTING FIRE ACCESS ROAD AS AGGREGATE BASE

REMOVAL LEGEND

- EXISTING CONCRETE CURB TO BE REMOVED
- PROPOSED PAVEMENT SAWCUT LINE
- REMOVE EXISTING UTILITY LINE
- EXISTING HMAC PAVEMENT TO BE REMOVED
- EXISTING PCC PAVEMENT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE 10" DBH OR LARGER TO BE REMOVED (TYP. OF 20)

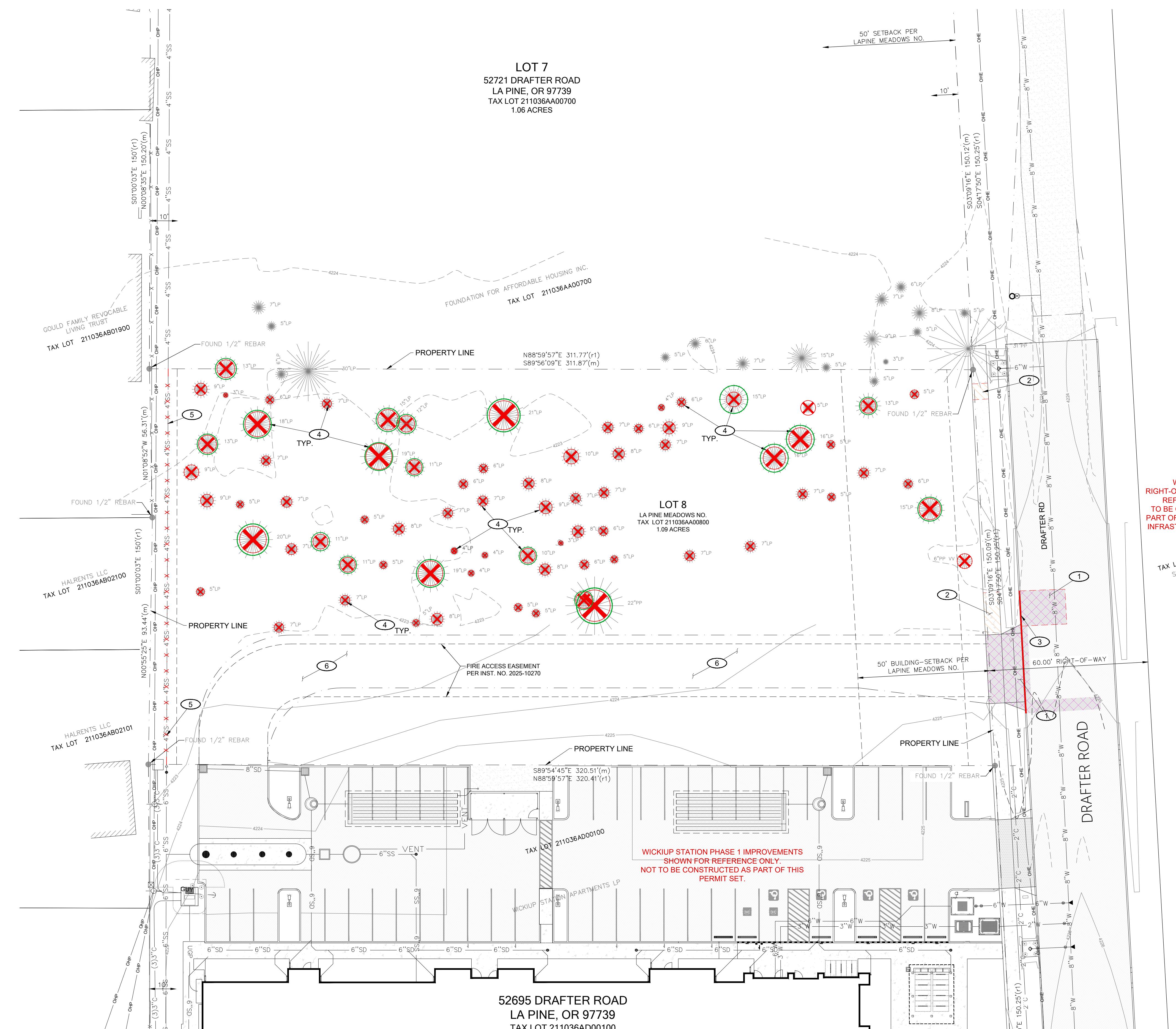
LEGEND

PROJECT BOUNDARY	PROPERTY LINE	LIGHT
TAXLOT LINE	CURB LINE	UTILITY POLE WITH LIGHT
OHP	OVERHEAD POWER	UTILITY POLE
UGP	UNDERGROUND POWER	UTILITY POLE
GAS	UNDERGROUND GAS LINE	ELECTRIC TRANSFORMER & CONC PAD
SS	UNDERGROUND SEWER LINE	ELECTRIC SERVICE
3"PS	UNDERGROUND SEWER FORCE MAIN	CABLE TV SERVICE / RISER
SD	UNDERGROUND STORM DRAIN	TELEPHONE RISER
TEL	UNDERGROUND TELEPHONE LINE	TELEPHONE MANHOLE
TV	UNDERGROUND CABLE TV LINE	GAS METER
12"W	UNDERGROUND WATER LINE	GAS SERVICE
GB	GRADE BREAK	GAS VALVE
X	FENCE	SEWER MANHOLE
ASPHALT PAVING	CONCRETE	SEWER CLEANOUT
CATCH BASIN	CATCH BASIN	SEWER SERVICE
STORM MANHOLE	DRYWELL	PIPER LINE SEWER VALVE
DRYWELL WITH GRATE	DRYWELL	ROAD SIGN
FIRE HYDRANT	FIRE HYDRANT	MAILBOX
WATER VALVE	WATER VALVE	CONTOUR LINE, 5' INTERVAL
WATER METER	WATER METER	CONTOUR LINE, 1' INTERVAL
WATER MANHOLE	CURB INLET CATCH BASIN	FUTURE PHASE 1 CONTOUR LINE
		FOUND MONUMENT
		DIMENSION POINT

PONDEROSA PINE TREE (SIZE AS NOTED)

0 5 10 20 30 40 60

SCALE: 1" = 20'



LOT 7
52711 DRAFTER ROAD
LA PINE, OR 97739
TAX LOT 211036AA00700
1.06 ACRES

LOT 8
LA PINE MEADOWS NO.
TAX LOT 211036AA00800
1.09 ACRES

52695 DRAFTER ROAD
LA PINE, OR 97739
TAX LOT 211036AD00100

WORK IN THE
RIGHT-OF-WAY SHOWN FOR
REFERENCE ONLY.
TO BE CONSTRUCTED AS
PART OF SEPARATE PUBLIC
INFRASTRUCTURE PERMIT.

EXISTING CONDITIONS AND REMOVAL PLAN

REVISIONS:

DRAWN BY: BRS
REVIEWED BY: GMH

C10.0

PERMIT SET

02.13.2026



CONSULTANT:
HWA
CIVIL ENGINEERING | SURVEYING | PLANNING
62030 B. RILEY ROAD, STE. 100, BEND, OR 97703
WWW.HWA-INC.ORG
HWA #250709
COLP #

PROJECT NUMBER: 524017
**WICKIUP
STATION PHASE
II**

52711 DRAFTER ROAD
LA PINE, OR 97739

SHEET TITLE:
**EXISTING
CONDITIONS
AND REMOVAL
PLAN**

REVISIONS:

DRAWN BY: BRS
REVIEWED BY: GMH

C10.0

PERMIT SET

02.13.2026

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EXPIRES: 6/30/2026

CONSULTANT:

BASIN	FACILITY NUMBER	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL CONTRACTING AREA (SF)	25-YR/24 HR RUNOFF VOLUME		25-YR/24 HR RUNOFF RATE		100-YR/24 HR RUNOFF VOLUME		DESIGN INFILTRATION RATE	TEST VOLUME
					CF	GAL	CFS	GPM	CF	GAL		
B1	CMP-1	7,857	0	7,857	1,487	11123	0.33	148.10	1813	13561	4.51	1487 11123
B2	CMP-2	14,387	1,429	15,816	2232	16695	0.52	233.38	2848	21303	4.51	2232 16695
B3	CMP-3	15,624	970	16,594	2585	19336	0.60	269.28	3250	24310	4.51	2585 19336

PROGRAM USED: HYDROCAD 10.00-24 STORMWATER MODELING

CURVE NUMBER FOR IMPERVIOUS AREA = 98

CURVE NUMBER FOR PERVIOUS AREA = 36

(SEE NRCS SOIL SURVEY MAP IN DRAINAGE REPORT)

25-YR/24-HR = 2.5 IN. (NOAA ATLAS 2 - VOLUME X PRECIPITATION VALUE - LA PINE, OR)

TIME OF CONCENTRATION Tc = 5 MIN

STORM TYPE - I

CMP CHAMBER ASSUMED (TEST) INFILTRATION RATE = 7.7 IN/HR

CMP CHAMBER DESIGN INFILTRATION RATE = 4.51 IN/HR (FACTOR OF SAFETY, FS = 1.7)

CHAMBER SIZING HAS BEEN SIZED TO CONVEY THE 25-YR/24-HR PEAK RUNOFF RATE.

 CHAMBER SIZING SHALL BE FIELD VERIFIED BY THE ENGINEER OF RECORD (EOR) OR EOR TO
 REPRESENTATIVE, VIA TOPOGRAPHIC SURVEY AND/OR FIELD MEASUREMENTS, PRIOR TO
 BACKFILL OR PLACEMENT OF DRAINAGE MEDIA.

 ENGINEER SHALL SUBMIT A GRADING AND DRAINAGE CERTIFICATION PRIOR TO FINAL
 ACCEPTANCE THAT ALL DRAINAGE INFRASTRUCTURE WAS CONSTRUCTED AND/OR TESTED
 IN CONFORMANCE WITH THE PLAN.

CHAMBER TEST PROCEDURE

1. INSPECT CHAMBERS PRIOR TO TESTING, ENSURING THE CHAMBER IS CLEAN AND CLEAR OF DEBRIS
2. INTRODUCE CLEAN WATER INTO THE SEDIMENTATION MANHOLE AND MONITOR USING A FLOW METER
3. CONTINUE PLACING WATER INTO THE STRUCTURE UNTIL THE 25-YR/24-HR STORM VOLUME IS REACHED. PLACE THE VOLUME WITHIN 3 HOURS
4. IF THE SEDIMENTATION MANHOLE BEGINS TO BACK UP DURING TESTING, REDUCE FLOW TO MAINTAIN THE WATER LEVEL BELOW THE INLET INVERT
5. THE CHAMBER PASSED TESTING IF THE ENTIRE 25-YR STORM VOLUME WAS ACCEPTED WITHIN THE 3-HR TEST PERIOD.

DRAINAGE KEY NOTES

- ① PROPOSED DOUBLE GRATE CATCH BASIN (TYP. OF 5)
- ② PROPOSED SEDIMENTATION MANHOLE WITH SOLID LID
- ③ PROPOSED SEDIMENTATION MANHOLE WITH SLOTTED LID
- ④ PROPOSED CMP STORM CHAMBER ASSEMBLY (TYP. OF 3)

LEGEND

- - - DRAINAGE BASIN BOUNDARY
- EXISTING CURB
- PROPOSED 12" CONCRETE CURB (6" REVEAL)
- - - EXISTING 1' GROUND SURFACE CONTOUR
- - - EXISTING 5' GROUND SURFACE CONTOUR
- PROPOSED 1' GROUND SURFACE CONTOUR
- PROPOSED 5' GROUND SURFACE CONTOUR
- - - PROPOSED GRADE BREAK/RIDGE LINE
- - - PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FG FINISH GRADE
- EG EXISTING GRADE
- RE RIM ELEVATION
- FFE FINISH FLOOR ELEVATION
- BW BOTTOM OF WALL
- TW TOP OF WALL

NOTES:

-ADD 4200.00 FT TO ALL SPOT ELEVATIONS

■■■■■ EXISTING HMAC PAVEMENT

■■■■■ EXISTING CONCRETE TO REMAIN

■■■■■ PROPOSED HMAC PAVEMENT

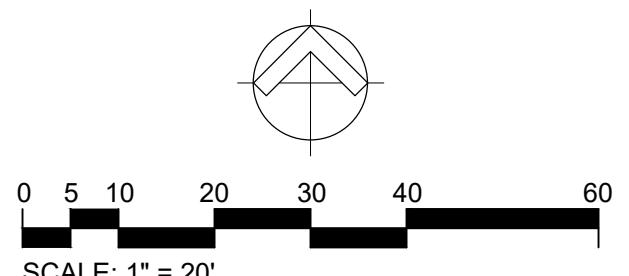
■■■■■ PROPOSED PCC PAVEMENT

■■■■■ PROPOSED HEAVY-DUTY PCC PAVEMENT

■■■■■ PROPOSED CATCH BASIN

■■■■■ PROPOSED SEDIMENTATION MANHOLE

■■■■■ PROPOSED CMP STORAGE CHAMBER



SCALE: 1" = 20'



GENERAL GRADING NOTES

- ALL GRADING SHALL BE IN CONFORMANCE WITH THE CURRENT 2022 OREGON STRUCTURAL SPECIALTY CODE AND WITH THE C.O.B. GRADING, EXCAVATION, AND STORMWATER MANAGEMENT TITLE XVI.
- EXCAVATORS SHALL COMPLY WITH THE PROVISIONS OF OAR 952-001-0090.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF UNDERGROUND WATER, SEWER, STORM DRAIN, POWER, GAS, OIL, CABLE TV, AND TELEPHONE FACILITIES.
- ALL UNSUITABLE SOILS MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM DISTURBING COUNTRY, RESIDENTIAL, COMMERCIAL, OR DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS.
- CUT SLOPES IN SOIL AND LOOSE ROCK RUBBLE SHALL NOT EXCEED A RATIO OF 2 HORIZONTAL TO 1 VERTICAL UNLESS PREVIOUSLY APPROVED BY ENGINEER. CUT SLOPES IN SOIL/ROCK SHALL NOT EXCEED A RATIO OF 1/2 HORIZONTAL TO 1 VERTICAL. FILL SLOPES SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL UNLESS PREVIOUSLY APPROVED BY ENGINEER.
- ALL ACCESSIBLE ROUTES (EXCLUDING CURB RAMPS) SHALL BE CONSTRUCTED WITH A SLOPE OF NO MORE THAN 5.0% IN THE DIRECTION OF TRAVEL AND A CROSS SLOPE OF NO MORE THAN 2.0%. CURB RAMPS SHALL BE CONSTRUCTED WITH A SLOPE OF NO MORE THAN 8.3% IN THE DIRECTION OF TRAVEL AND A CROSS SLOPE OF NO MORE THAN 2.0%.
- THERE ARE NO WETLANDS OR STREAMS LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA. THE PROPOSED PRIVATE SITE IMPROVEMENTS SHALL BE GRADED AND CONSTRUCTED TO CONTAIN PRIVATE STORM WATER ON SITE. DRYWELLS, AS SHOWN ON THE PLAN, WILL BE CONSTRUCTED FOR PRIVATE STORM WATER DISPOSAL WITHOUT DISCHARGING PRIVATE STORMWATER INTO THE RIGHT-OF-WAY.
- THE PROPOSED DRAINAGE SYSTEM HAS BEEN DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND FLOW CONTROL FOR THE 25-YEAR STORM EVENT WITH A SAFE OVERFLOW PATH FOR THE 100-YEAR STORM EVENT. THE CONVEYANCE SYSTEM COMPONENTS SUCH AS INLETS AND STORM DRAIN PIPES HAVE BEEN DESIGNED TO CONVEY THE PEAK FLOWS FROM THE 25-YEAR STORM EVENT.
- PER 2022 ICC SECTION 405.8, RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 mm) SHALL HAVE HANDRAILS COMPLYING WITH 2009 ICC SECTION 505.



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CONSULTANT:



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WWW.HWA-INC.ORG

HWA #250709

COLP #

PROJECT NUMBER: 524017
**WICKIUP
STATION PHASE
II**

52711 DRAFTER ROAD
LA PINE, OR 97739

**GRADING &
PAVING PLAN**

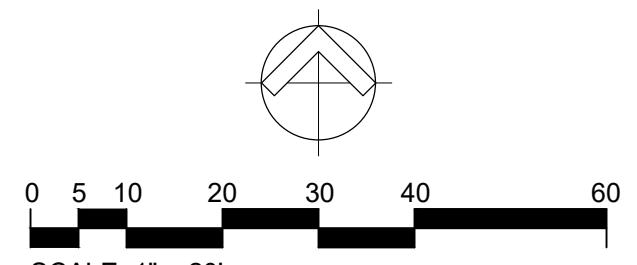
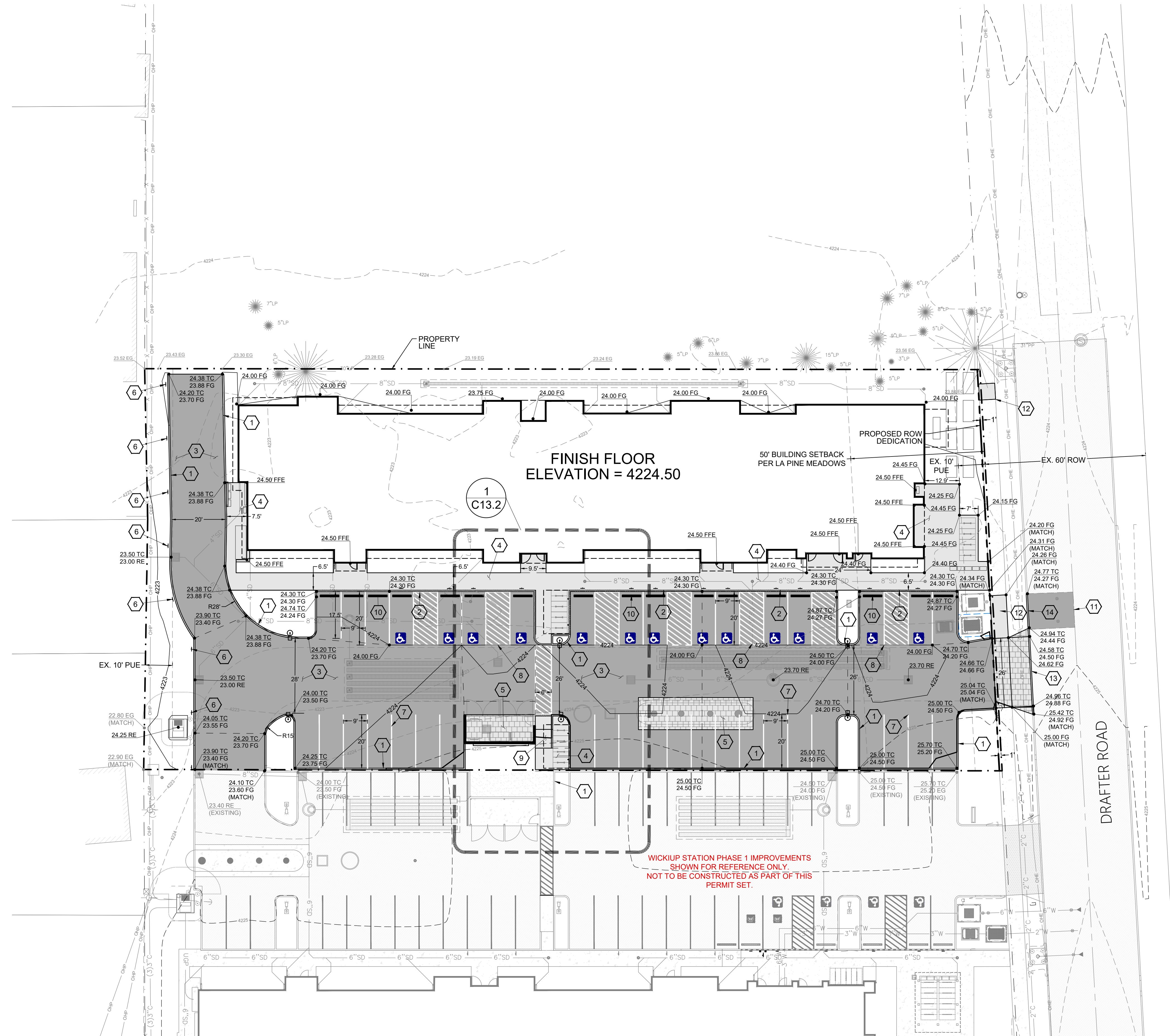
PAVING KEY NOTES

- CONSTRUCT 12" CONCRETE CURB W/ 6" REVEAL.
(SEE DETAIL 1/C16.2)
- CONSTRUCT FLUSH CONCRETE CURB
(SEE DETAIL 1/C16.4)
- CONSTRUCT 3" DEPTH HMAC PAVEMENT
(SEE DETAIL 2/C6.2)
- CONSTRUCT LIGHT-DUTY PCC PAVEMENT. SCORE AND JOINT AS SIDEWALK.
(SEE DETAILS 3 & 4/C16.2)
- CONSTRUCT HEAVY-DUTY PCC PAVEMENT.
(SEE DETAIL 3/C16.2)
- CONSTRUCT FIRE LANE SIGNAGE
(SEE DETAIL 9/C16.2 FOR SIGN AND 8/C16.2 FOR POST & BASE)
- PROVIDE 4" PARKING LOT STRIPING.
(SEE DETAIL 7/C16.2)
- STRIPE AND SIGN ADA SPACES.
(SEE DETAILS 7 & 8/C16.2)
- CONSTRUCT PERPENDICULAR CURB RAMP.
(SEE DETAIL 6/C16.2)
- INSTALL CONCRETE WHEEL STOP.
(TYP. OF 17)
(SEE DETAIL 5/C5.1)
- PROPOSED HMAC PATCHING PER PUBLIC IMPROVEMENT PLANS.
- PROPOSED SIDEWALK REPLACEMENT PER PUBLIC IMPROVEMENT PLANS.
- PROPOSED DRIVEWAY APRON PER PUBLIC IMPROVEMENT PLANS.
- PROPOSED 12" CONCRETE CURB (6" REVEAL) PER PUBLIC IMPROVEMENT PLANS.

GRADING & PAVING LEGEND

EXISTING CURB	EXISTING HMAC PAVEMENT
PROPOSED 12" CONCRETE CURB (6" REVEAL)	EXISTING CONCRETE TO REMAIN
PROPOSED FLUSH CONCRETE CURB	PROPOSED HMAC PAVEMENT
EXISTING 1' GROUND SURFACE CONTOUR	PROPOSED LIGHT-DUTY PCC PAVEMENT
EXISTING 5' GROUND SURFACE CONTOUR	PROPOSED HEAVY-DUTY PCC PAVEMENT
4221 PROPOSED 1' GROUND SURFACE CONTOUR	PROPOSED CATCH BASIN
4220 PROPOSED 5' GROUND SURFACE CONTOUR	PROPOSED SEDIMENTATION MANHOLE
PROPOSED GRADE BREAK	PROPOSED CMP STORAGE CHAMBER
PROPOSED SPOT ELEVATION	PROPOSED 4" STRIPING
TOP OF CURB	PROPOSED ACCESSIBLE PARKING SYMBOL
FINISH GRADE	PROPOSED PARKING STOP
EXISTING GRADE	
RIM ELEVATION	
FINISH FLOOR ELEVATION	
BOTTOM OF WALL	
TOP OF WALL	

NOTES:
-ADD 4200.00 FT TO ALL SPOT ELEVATIONS



C13.1

PERMIT SET

02.13.2026

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STORM DRAINAGE KEY NOTES

NOTE: STORM DRAIN PROFILES ON SHEET C15.1
 STORM DRAIN TRENCH PER DETAIL 1/C16.4
 CLEANOUT ASSEMBLY PER DETAIL 2/C16.4
 DOUBLE-GRADE CATCH BASIN PER DETAIL 3/C16.4
 SEDIMENTATION MANHOLE PER DETAIL 4/C16.4
 ROOT GUARD CONDUIT PER DETAIL 5/C16.4
 CMP STORM CHAMBER ASSEMBLY PER DETAIL 6/C16.4
 COORDINATE WITH PLUMBING PLANS FOR DOWNSPOUT CONNECTIONS

① STA 1+10.00, 0.0' RT "STORM-1"
 INSTALL 8"x4" WYE
 INSTALL CLEANOUT ASSEMBLY
 CONSTRUCT 11 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

② STA 1+50.00, 0.0' RT "STORM-1"
 INSTALL 8"x4" WYE
 CONSTRUCT 15 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

③ STA 1+70.92, 0.0' RT "STORM-1"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "A"

④ STA 1+70.92 - 2+00.02, "STORM-1"
 CONSTRUCT CMP STORM CHAMBER ASSEMBLY "A"

⑤ STA 2+35.00, 0.0' RT "STORM-1"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "A"
 INSTALL 4" 45° ELBOW
 CONSTRUCT 12 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑥ STA 2+57.99, 0.0' RT "STORM-1"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "A"
 INSTALL 4" 45° ELBOW
 CONSTRUCT 12 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑦ STA 2+90.92, 0.0' RT "STORM-1"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "A"
 INSTALL 8"x4" WYE
 CONSTRUCT 15 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑧ STA 3+23.00, 0.0' RT "STORM-1"
 INSTALL 8" 22.5° ELBOW

⑨ STA 3+28.39, 0.0' RT "STORM-1"
 INSTALL 8" 22.5° ELBOW

⑩ STA 3+56.65, 0.0' RT "STORM-1"
 INSTALL 8"x4" WYE
 INSTALL 4" 45° ELBOW
 INSTALL CLEANOUT ASSEMBLY
 CONSTRUCT 6 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑪ STA 1+10.93, 24.0' LT "STORM-2A"
 INSTALL DOUBLE GRADE CATCH BASIN

⑫ STA 1+14.55, 24.0' LT "STORM-2A"
 INSTALL 6" 45° ELBOW

⑬ STA 1+18.00, 20.5' LT "STORM-2A"
 INSTALL 4" 45° ELBOWS (2)
 CONSTRUCT 38 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑭ STA 1+19.84, 21.8' RT "STORM-2A"
 INSTALL DOUBLE GRADE CATCH BASIN

⑮ STA 1+19.84, 16.6' RT "STORM-2A"
 INSTALL 6" 45° ELBOW

⑯ STA 1+36.46, 0.0' RT "STORM-2A"
 INSTALL 8"x4" WYE
 INSTALL CLEANOUT ASSEMBLY

⑰ STA 1+38.46, 0.0' RT "STORM-2A"
 INSTALL 8"x6" WYE

⑱ STA 1+73.23, 0.0' RT "STORM-3A"
 INSTALL DOUBLE GRADE CATCH BASIN

⑲ STA 1+73.23, 0.0' RT "STORM-3A"
 INSTALL 4" 45° ELBOW
 CONSTRUCT 12 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

⑳ STA 1+86.21, 0.0' RT "STORM-3A"
 INSTALL 8"x4" WYE
 INSTALL 4" 45° ELBOW
 CONSTRUCT 10 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

㉑ STA 1+90.00, 0.0' RT "STORM-3B"
 INSTALL SEDIMENTATION MANHOLE

㉒ STA 1+90.00, 0.0' RT "STORM-3B"
 INSTALL 8"x4" WYE
 INSTALL 4" 45° ELBOW
 CONSTRUCT 27 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

㉓ STA 1+71.76, 0.0' RT "STORM-2A"
 INSTALL 8"x4" WYE
 INSTALL 4" 45° ELBOW
 CONSTRUCT 27 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

㉔ STA 2+31.03, 0.0' RT "STORM-3A"
 INSTALL DOUBLE GRADE CATCH BASIN

㉕ STA 2+31.03, 0.0' RT "STORM-3B"
 INSTALL 8"x4" WYE
 INSTALL 4" 45° ELBOW
 CONSTRUCT 27 LF 4" PVC @ 2.0% MIN. SLOPE TO BUILDING DOWNSPOUT CONNECTION

㉖ STA 0+10.00, 0.0' RT "STORM-3B"
 INSTALL DOUBLE GRADE CATCH BASIN

㉗ STA 0+63.17, 0.0' RT "STORM-3B"
 INSTALL SEDIMENTATION MANHOLE WITH SLOTTED LID

㉘ STA 1+11.82, 0.0' RT "STORM-3B"
 INSTALL 8"x4" WYE
 INSTALL CLEANOUT ASSEMBLY

㉙ STA 1+13.82, 0.0' RT "STORM-3C"
 INSTALL 8"x4" WYE

㉚ STA 2+02.18, 0.0' RT "STORM-3C"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "C"

㉛ STA 1+35.73, 0.0' RT "STORM-3C"
 CONNECT TO CMP STORM CHAMBER ASSEMBLY "C"

㉜ STA 1+38.78, 35.7' RT - 51.3' LT "STORM-3C"
 INSTALL CMP STORM CHAMBER ASSEMBLY "C"

WATER KEY NOTES

NOTE: WATER PROFILES ON SHEET C15.1
 TRENCH PER DETAIL 1/SHEET C16.5
 DCVA PER DETAIL 6/SHEET C16.5
 WSFL CARTRIDGE VALVE SET 5/C16.5
 TRENCH PER DETAIL 1/SHEET C16.5
 THRUST BLOCKS PER DETAIL 2/SHEET C16.5
 MECHANICAL RESTRAINTS PER DETAIL 3/SHEET C16.5

① STA 1+00.00, 0.0' RT "WATER-1"
 CONNECT TO BUILDING DOMESTIC WATER SERVICE COORDINATE WITH PLUMBING

② STA 1+08.83, 0.0' RT "WATER-1"
 INSTALL 3" 45° ELBOW

③ STA 1+20.61, 0.0' RT "WATER-1"
 INSTALL 3"x3" TEE
 INSTALL 2" PVC SCH-40 WATER SERVICE TO IRRIGATION DCVA
 EXTEND 2" PVC SCH-40 WATER SERVICE TO IRRIGATION DCVA
 COORDINATE WITH LANDSCAPING

④ STA 1+39.55, 0.0' RT "WATER-1"
 INSTALL 3" 45° ELBOW

⑤ STA 1+60.00, 0.0' RT "WATER-1"
 INSTALL DCVA WITH TRAFFIC RATED LID

⑥ STA 1+70.16, 0.0' RT "WATER-1"
 CONNECT TO 3" WATER METER VAULT INSTALLED IN PUBLIC IMPROVEMENT PLANS

⑦ STA 1+03.00, 0.0' RT "WATER-2"
 CONNECT TO BUILDING FIRE SPRINKLER SERVICE COORDINATE WITH PLUMBING

⑧ STA 1+08.00, 0.0' RT "WATER-2"
 INSTALL 6" 45° MECH. RESTRAINED ELBOW

⑨ STA 1+27.51, 0.0' RT "WATER-2"
 INSTALL 6" 45° MECH. RESTRAINED ELBOW

⑩ STA 1+64.53, 0.0' RT "WATER-2"
 INSTALL 6" FIRE SERVICE VAULT WITH FDC AND PIV

⑪ STA 1+69.67, 0.0' RT "WATER-2"
 CONNECT TO 6" GATE VALVE WITH PIV INSTALLED AT ROW LINE IN PUBLIC IMPROVEMENT PLANS.

SANITARY SEWER KEY NOTES

NOTE: SANITARY SEWER PROFILE ON SHEET C15.1
 SANITARY SEWER TRENCH PER DETAIL 1/SHEET C16.3
 CLEANOUT ASSEMBLY PER DETAIL 2/SHEET C16.4
 DFU CALCULATIONS PER DETAIL 3/SHEET C16.3

① PROPOSED SEWER MAIN AND SEWER SERVICE LATERAL TO BE INSTALLED VIA SEPARATE PUBLIC IMPROVEMENT PERMIT SET.

② STA 3+35.68, 0.0' RT "SEWER-1"
 CONNECT TO SEWER SERVICE CLEANOUT INSTALLED AT PROPOSED PROPERTY LINE VIA PUBLIC IMPROVEMENT SET.

③ STA 2+23.50, 0.0' RT "SEWER-1"
 INSTALL 14,000-GAL (8" DIA.) XERXES FIBERGLASS SEPTIC TANK (SEE DETAIL 4/C16.3)

④ STA 1+01.69, 0.0' RT "SEWER-1"
 INSTALL 6" SANITARY SEWER PIT VAULT (SEE DETAIL 4/C16.3)

UTILITY KEY NOTES

NOTE: UTILITY TRENCH PER DETAIL 2/C16.3
 NO GAS MAIN AND/OR SERVICES PROVIDED WITH THIS DEVELOPMENT

① INSTALL 575 TRANSFORMER VAULT WITH 575-TRANS LID AND BOLLARDS (SEE DETAILS 4/C16.3 & 12/A900)

② CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, CONDUIT, AND BACKFILL FOR MID STATE ELECTRIC FROM PULL VAULT AND TRANSFORMER TO BUILDING ELECTRICAL ROOM. SIZE AND NUMBER OF CONDUITS AS SHOWN (COORDINATE WITH MIDSTATE ELECTRIC COOP).

UTILITY LEGEND

PROPERTY BOUNDARY

PROPOSED CATCH BASIN

PROPOSED SEWER LINE (SIZE AS NOTED)

PROPOSED STORM DRAIN LINE (SIZE AS NOTED)

PROPOSED WATER LINE (SIZE AS NOTED)

PROPOSED UTILITY TRENCH (SIZE AND NUMBER OF CONDUITS AS SHOWN)

PROPOSED POWER TRENCH (SIZE AND NUMBER OF CONDUITS AS SHOWN)

PROPOSED TRANSFORMER VAULT

PROPOSED FIRE SERVICE VAULT WITH PIV

PROPOSED WATER METER VAULT

PROPOSED DCVA

SCALE: 1" = 20'

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Portland OR 97209 www.lrsarchitects.com

REGISTERED PROFESSIONAL
ENGINEER
EXPIRES: 6/30/2026
R. SAMSON

CONSULTANT:

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CIVIL ENGINEERING | SURVEYING | PLANNING
62030 B. RILEY ROAD, STE. 100, BEND, OR 97703
www.hwa.org
HWA #250709
COLP #

PROJECT NUMBER: 524017
WICKIUP
STATION PHASE
II

52711 DRAFTER ROAD
LA PINE, OR 97739

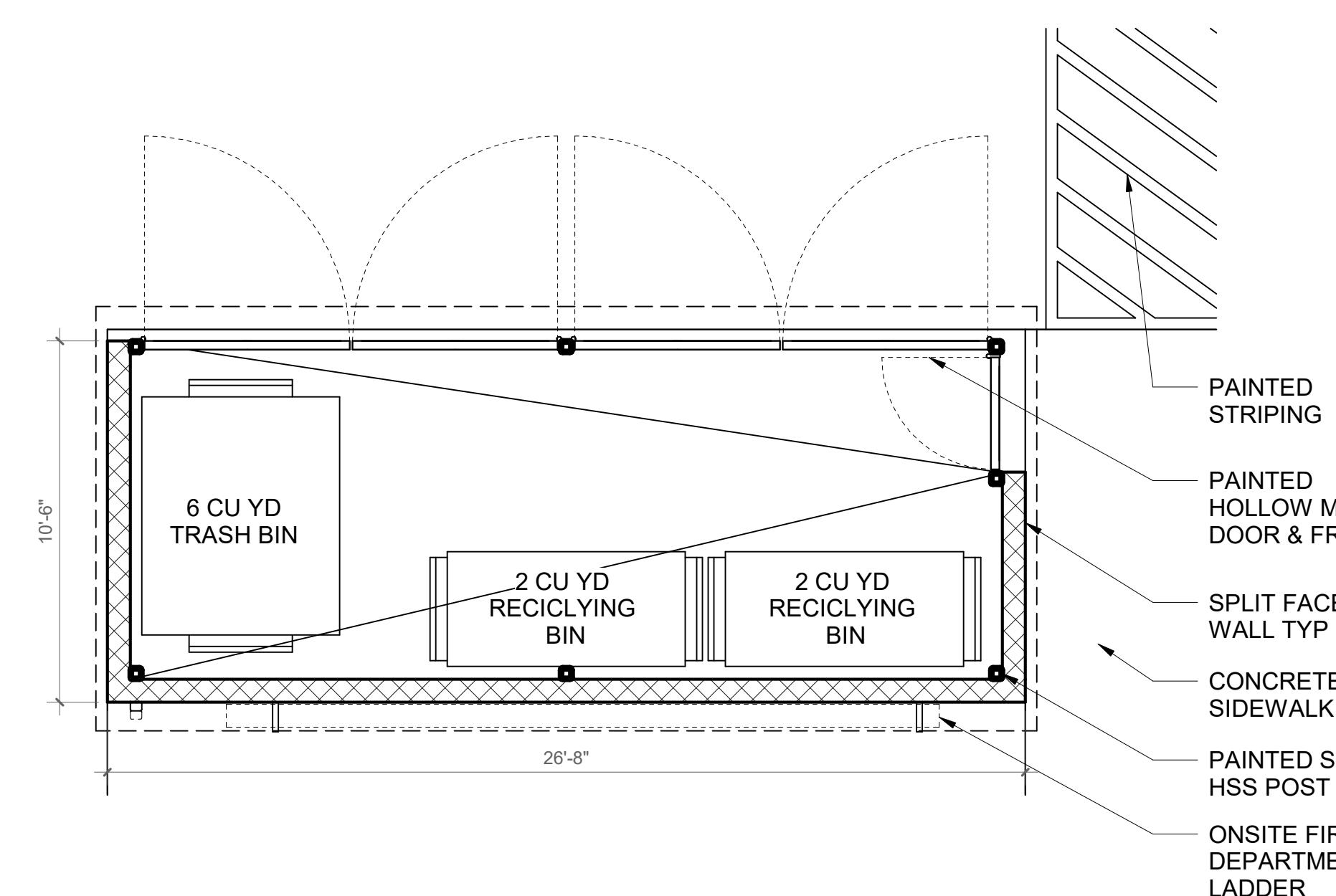
UTILITY PLAN

REVISIONS:

DRAWN BY: SCW
REVIEWED BY: GMH

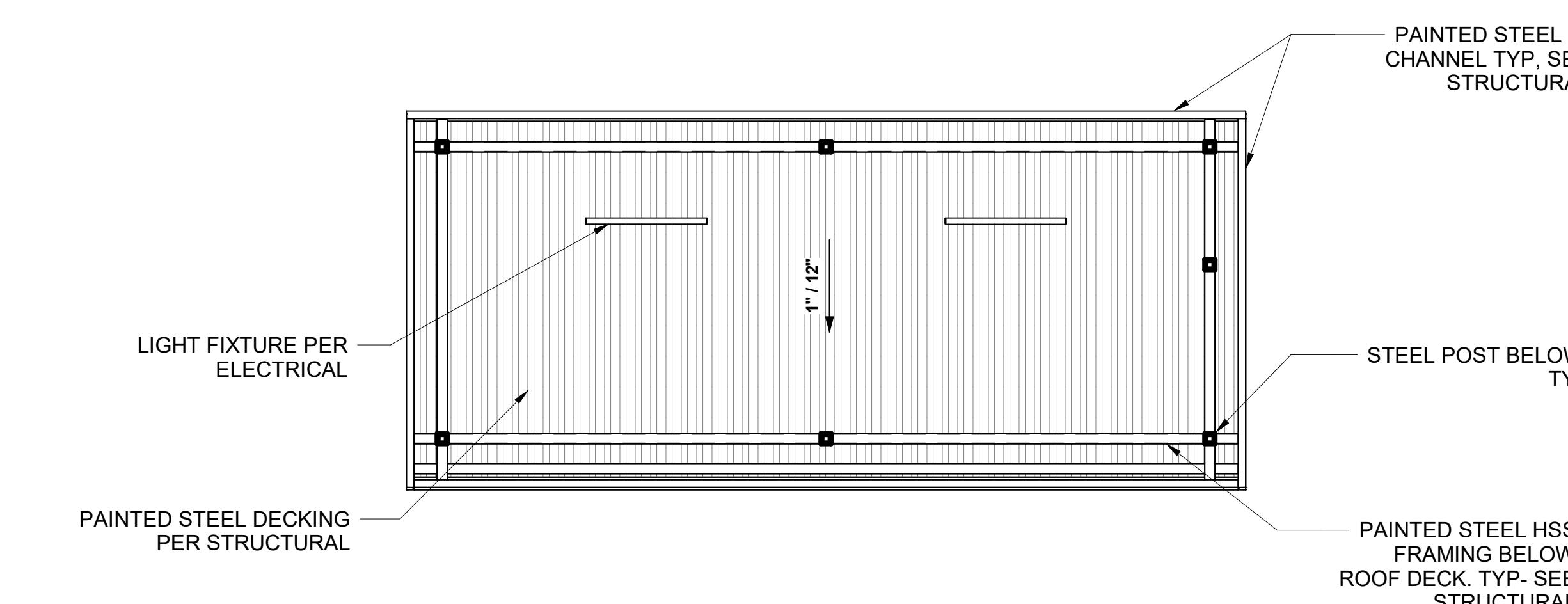
C14.1
PERMIT SET
02.13.2026





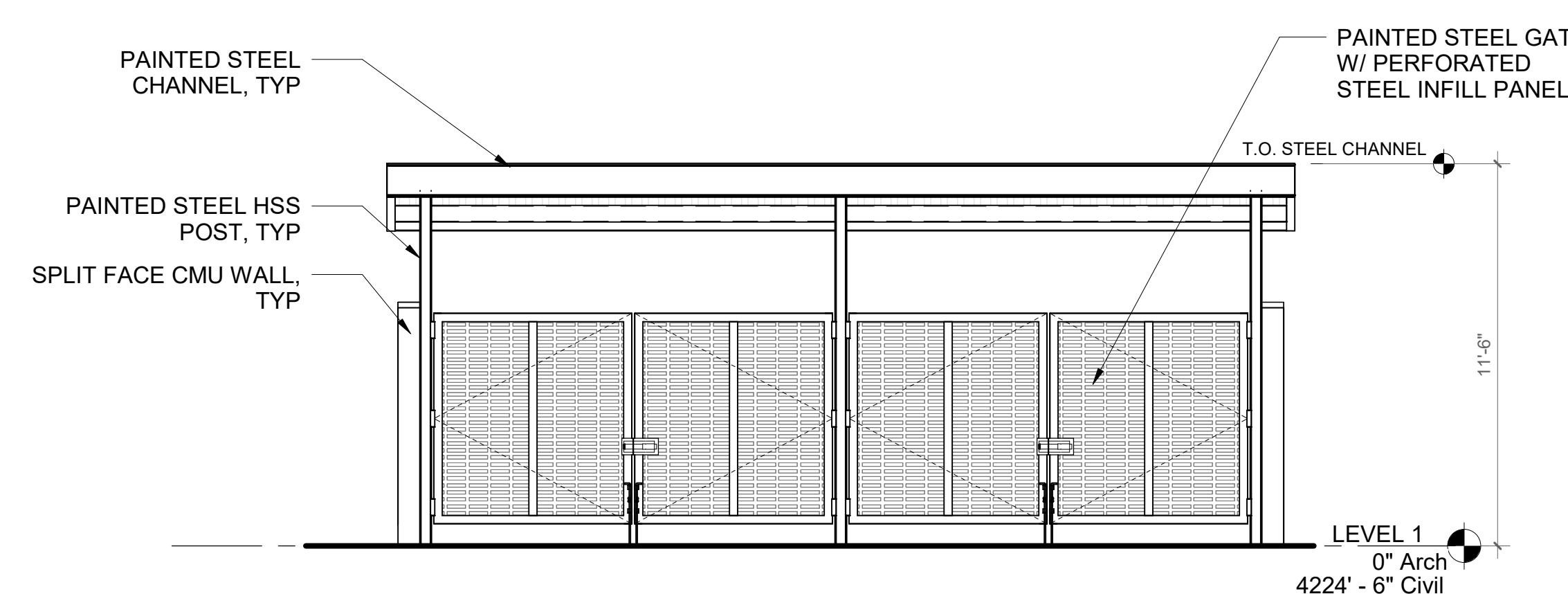
1. TRASH ENCLOSURE - LUR

LU-01 SCALE: 1/4" = 1'-0"



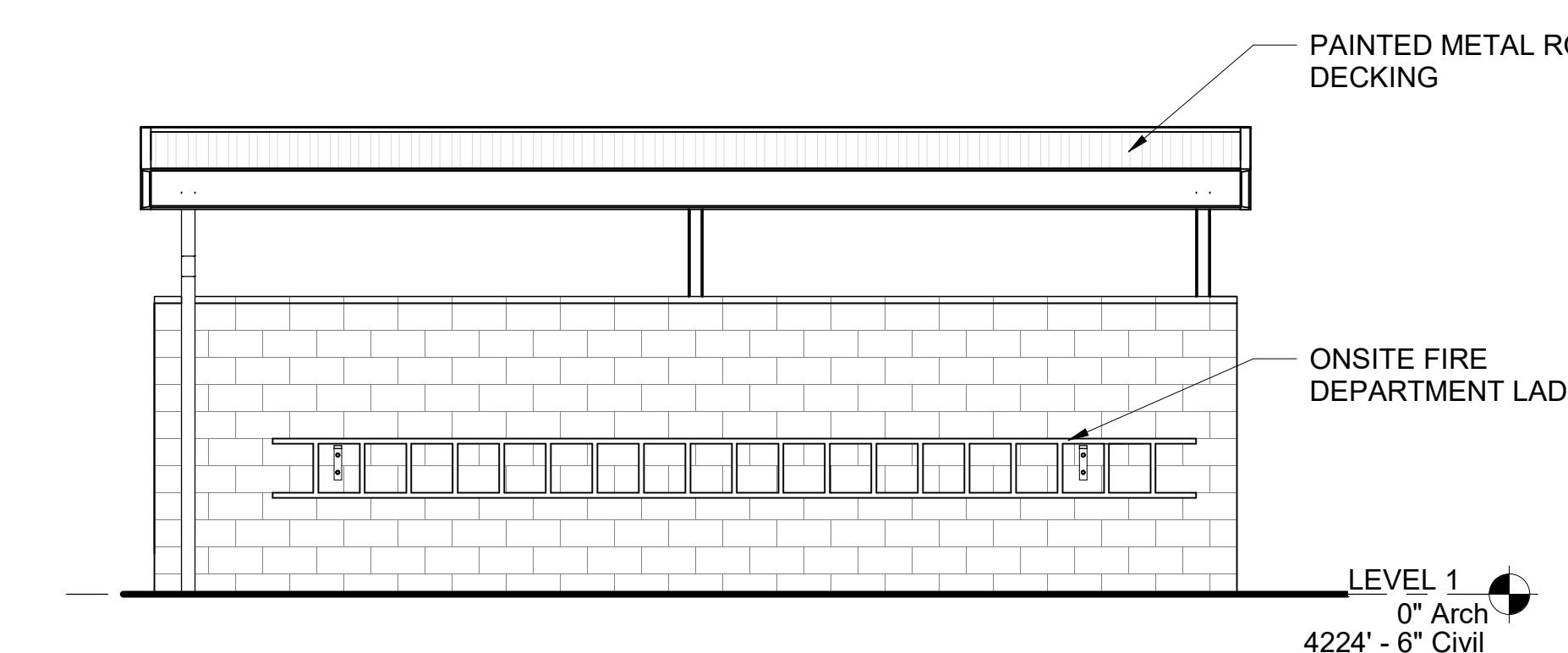
2. TRASH ENCLOSURE RCP - LUR

LU-01 SCALE: 1/4" = 1'-0"



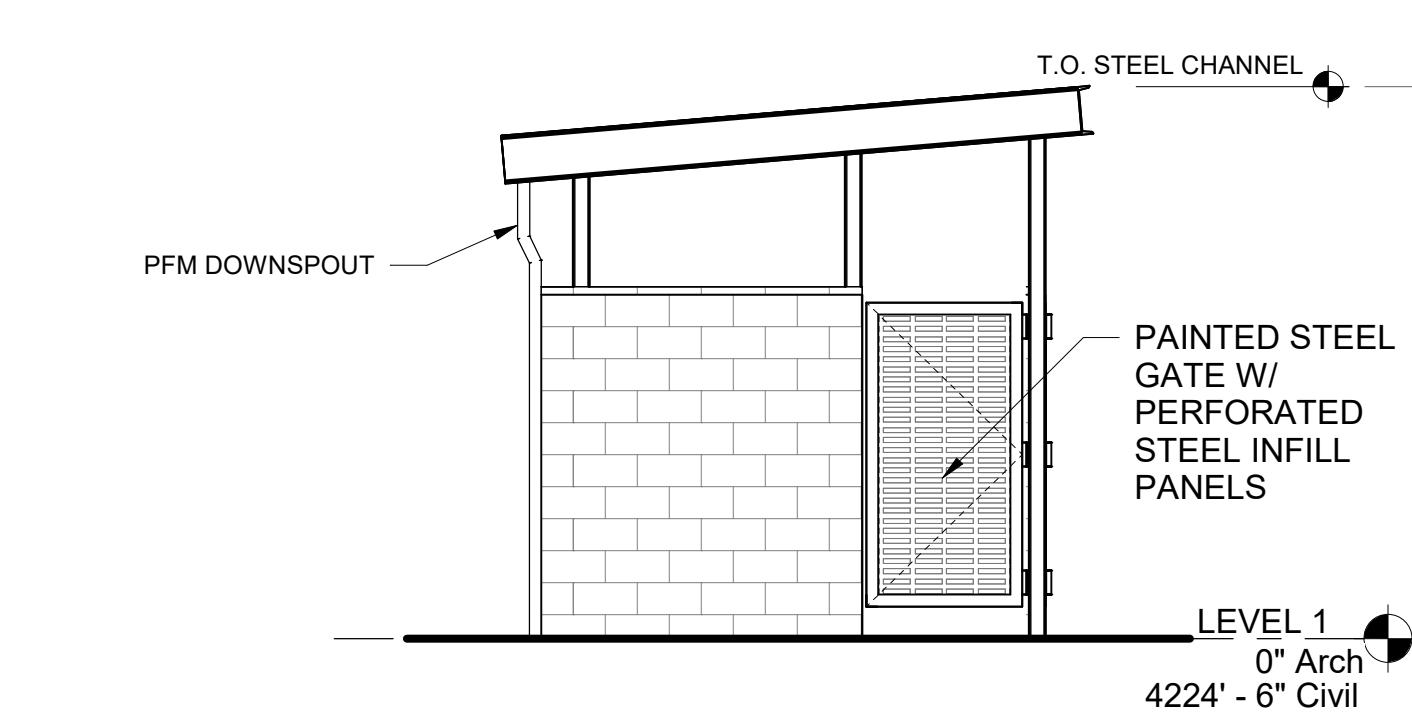
3. SOUTH ELEVATION

LU-01 SCALE: 1/4" = 1'-0"



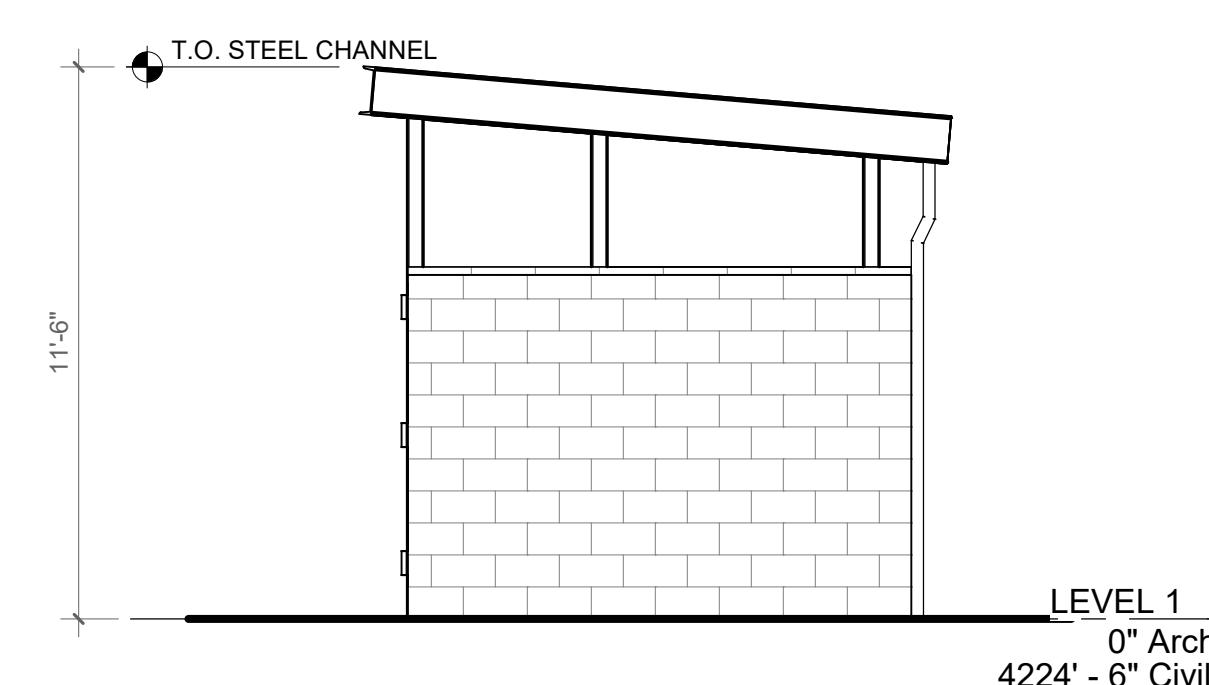
4. NORTH ELEVATION

LU-01 SCALE: 1/4" = 1'-0"



5. EAST ELEVATION

LU-01 SCALE: 1/4" = 1'-0"



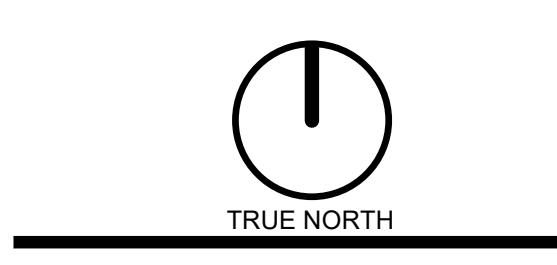
6. WEST ELEVATION

LU-01 SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 525003
**WICKIUP
STATION PHASE
II**

52711 DRAFTER ROAD
LA PINE, OR 97739

SHEET TITLE:
**TRASH
ENCLOSURE LUR**



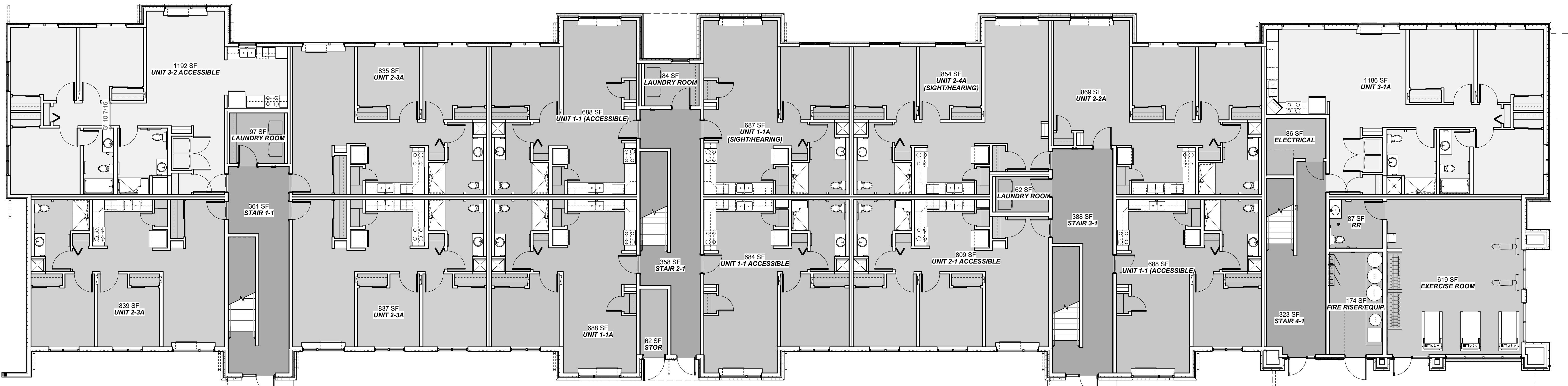
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PRELIMINARY
NOT FOR
CONSTRUCTION

CONSULTANT:

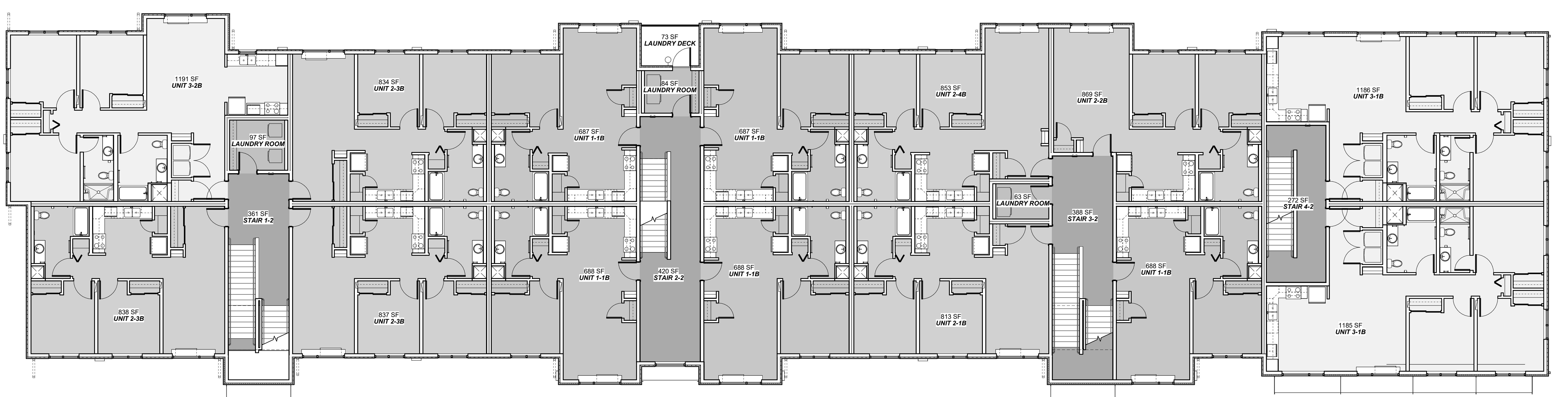
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**WICKIUP
STATION PHASE
II**

52711 DRAFTER ROAD
LA PINE, OR 97739



1. LEVEL 1 FLOOR PLAN

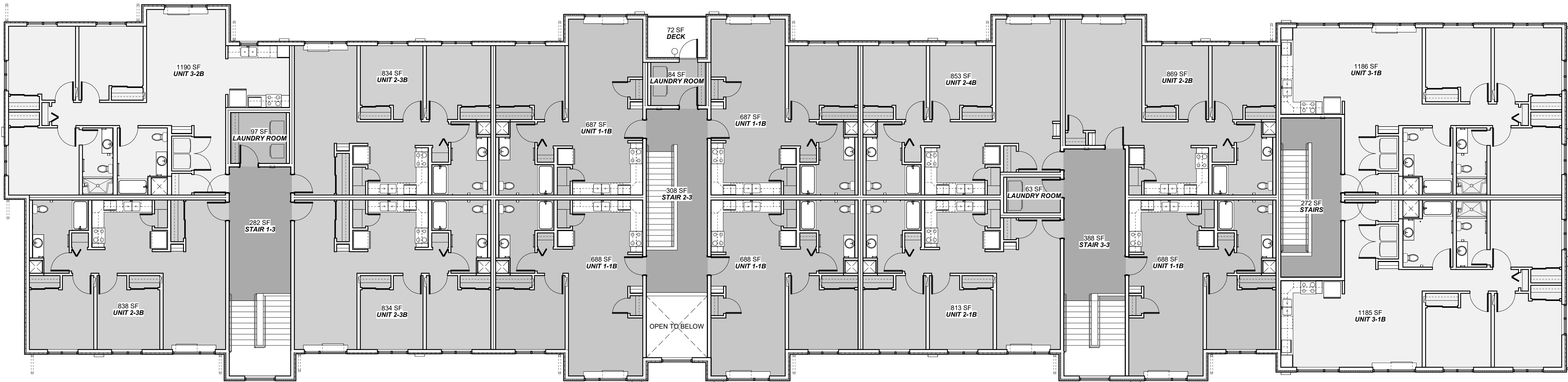
LU-1 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



2. LEVEL 2 FLOOR PLAN

LU-1 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

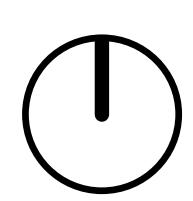
TRUE NORTH
DRAWN BY: Author



1. LEVEL 3 FLOOR PLAN

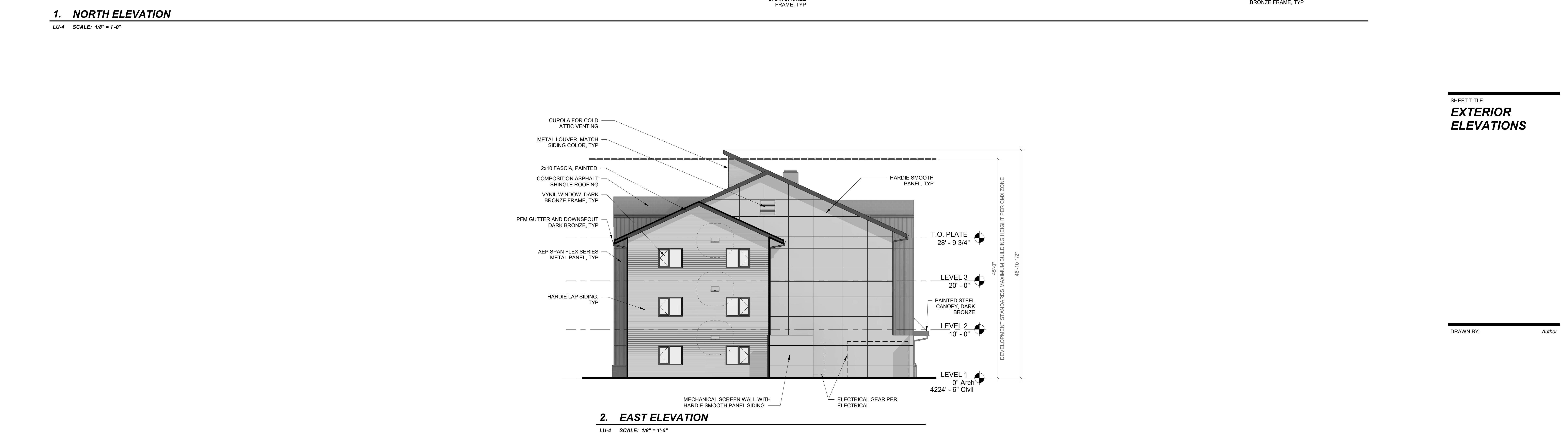
LU-2 SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

**LEVEL 3 -
OVERALL FLOOR
PLANS**



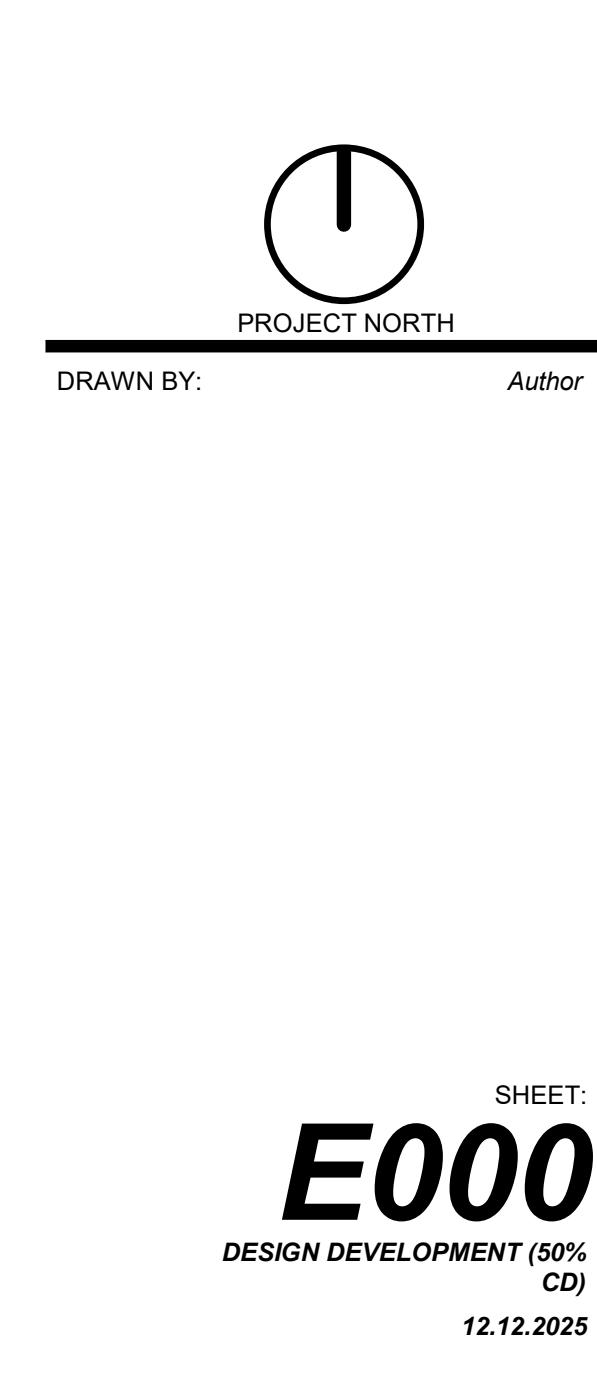
TRUE NORTH

DRAWN BY: Author



POWER DEVICES	LIGHTING FIXTURES	LIGHTING CONTROL DEVICES	TELECOMMUNICATION DEVICES	ABBREVIATIONS
SINGLE RECEPTACLE [+18"] DUPLEX RECEPTACLE [+18"] DUPLEX RECEPTACLE [ABOVE COUNTER] HALF-SWITCHED RECEPTACLE [+18"] OCCUPANCY SENSOR CONTROLLED DUPLEX RECEPTACLE [+18"] OCCUPANCY SENSOR CONTROLLED DUPLEX RECEPTACLE [ABOVE COUNTER] DOUBLE DUPLEX RECEPTACLE [+18"] DOUBLE DUPLEX RECEPTACLE [ABOVE COUNTER] HALF-SWITCHED DOUBLE DUPLEX RECEPTACLE [+18"] ISOLATED DOUBLE DUPLEX RECEPTACLE [+18"] DUPLEX RECEPTACLE IN CEILING DOUBLE DUPLEX RECEPTACLE IN CEILING SPECIAL PURPOSE POWER RECEPTACLE IN CEILING COMBINATION POWER/DATA/FLUSH FLOOR BOX FLUSH DUPLEX RECEPTACLE FLOOR BOX ELECTRICAL EQUIPMENT CONNECTION ELECTRICAL MOTOR CONNECTION SINGLE-POINT ELECTRICAL CONNECTION EMERGENCY POWER OFF PUSH BUTTON CONTROL [+45"] UP/DOWN/STOP PUSH BUTTON CONTROL [+45"] SAFETY SWITCH FUSED SAFETY SWITCH MAGNETIC STARTER JUNCTION BOX [+18"] EMERGENCY POWER JUNCTION BOX [+18"] JUNCTION FLOOR BOX SURFACE MOUNT WIREWAY FLUSH AUTOMATIC DOOR ACTUATOR [+45"]	ADJUSTABLE EMERGENCY CONCEALED IN CEILING ADJUSTABLE EMERGENCY WALL MOUNT SINGLE FACE / DOUBLE FACE EXIT SIGN (WALL OR CEILING MOUNT) SURFACE MOUNTED LINEAR LIGHT FIXTURE [LENGTH AS SHOWN ON DRAWING] SURFACE LIGHT FIXTURE EMERGENCY SURFACE LIGHT FIXTURE RECESSED LIGHT FIXTURE EMERGENCY RECESSED LIGHT FIXTURE RECESSED LIGHT FIXTURE EMERGENCY RECESSED LIGHT FIXTURE STRIP LIGHT FIXTURE EMERGENCY STRIP LIGHT FIXTURE LINEAR PENDANT LIGHT FIXTURE EMERGENCY LINEAR PENDANT LIGHT FIXTURE LINEAR WALL MOUNT LIGHT FIXTURE EMERGENCY LINEAR WALL MOUNT LIGHT FIXTURE ADJUSTABLE 3-HEAD RECESSED LIGHT FIXTURE EMERGENCY ADJUSTABLE 3-HEAD RECESSED LIGHT FIXTURE ADJUSTABLE RECESSED LIGHT FIXTURE EMERGENCY ADJUSTABLE RECESSED LIGHT FIXTURE RECESSED DOWNLIGHT FIXTURE EMERGENCY RECESSED DOWNLIGHT FIXTURE WALL WASH RECESSED LIGHT FIXTURE EMERGENCY WALL WASH RECESSED LIGHT FIXTURE SURFACE DOWNLIGHT FIXTURE EMERGENCY SURFACE DOWNLIGHT FIXTURE IN-GRADE LIGHT FIXTURE EMERGENCY IN-GRADE LIGHT FIXTURE PENDANT LIGHT FIXTURE EMERGENCY PENDANT LIGHT FIXTURE WALL MOUNT LIGHT FIXTURE EMERGENCY WALL MOUNT LIGHT FIXTURE TRACK WITH TRACK HEAD LIGHT FIXTURE EXTERIOR WALL MOUNT LIGHT FIXTURE EMERGENCY EXTERIOR WALL MOUNT LIGHT FIXTURE EXTERIOR POLE MOUNTED LIGHT FIXTURE EXTERIOR POST TOP ROUND LIGHT FIXTURE EXTERIOR POST TOP SQUARE LIGHT FIXTURE EXTERIOR BOLLARD LIGHT FIXTURE EMERGENCY EXTERIOR BOLLARD LIGHT FIXTURE STEP LIGHT FIXTURE EMERGENCY STEP LIGHT FIXTURE	SINGLE-POLE SWITCH [+45"] TWO-POLE SWITCH [+45"] THREE-WAY SWITCH [+45"] FOUR-WAY SWITCH [+45"] SINGLE POLE KEYED SWITCH [+45"] LOW-VOLTAGE SWITCH [+45"] DIMMER SWITCH [+45"] SINGLE-POLE SWITCH W/PILOT LIGHT [+45"] MOMENTARY LOW-VOLTAGE SWITCH [+45"] MOMENTARY LOW-VOLTAGE KEYED SWITCH [+45"] SINGLE-POLE SWEEP SWITCH [+45"] THREE-WAY SWEEP SWITCH [+45"] WALL MOUNT OCCUPANCY SENSOR SWITCH [+45"] CLASSROOM DIMMER SWITCH [+45"] ADMIN DIMMER SWITCH [+45"] CLASSROOM SWITCH [+45"] STAFF SWITCH [+45"] GYM DIMMER SWITCH [+45"] UL 924 EMERGENCY LOAD TRANSFER DEVICE OCCUPANCY SENSOR (CEILING OR WALL MOUNTED) POWER PACK RELAY / SLAVE PACK SINGLE ZONE ROOM CONTROLLER TWO ZONE ROOM CONTROLLER THREE ZONE ROOM CONTROLLER FOUR ZONE ROOM CONTROLLER FIVE ZONE ROOM CONTROLLER SIX ZONE ROOM CONTROLLER DAYLIGHT SENSOR	# DENOTES QTY OF CAT 6 DROPS (E) TELECOM OUTLET [+18"] (F) TELECOM OUTLET [ABOVE COUNTER] (R) DATA OUTLET FOR WIRELESS NODE W/ (1) CAT6 [AT CEILING UNLESS NOTED OTHERWISE] (SEE PLANS) (D) DATA OUTLET ON CEILING W/ (1) CAT 6 DEVICE (T) VIDEO OUTLET W/ (1) CAT 6 & (1) COAX [+18"]	<p>EXISTING TO REMAIN FUTURE EXISTING TO BE RELOCATED EXISTING TO BE DEMOLISHED ABOVE COUNTER BACKSPLASH AC ALTERNATING CURRENT A-AMP AMPERES AFF ABOVE FINISHED FLOOR AFG ABOVE FINISHED GRADE AFI ARC-FAULT CIRCUIT INTERRUPTER AHU AUTHORITY HAVING JURISDICTION AIC EQUIPMENT SHORT CIRCUIT INTERRUPTER RATING AL ALUMINUM ALC AUTOMATIC LIGHTING CONTROL ATS AUTOMATIC TRANSFER SWITCH AUX AUXILIARY AWG AMERICAN WIRE GAUGE C CONDUIT CB CIRCUIT BREAKER CKT CIRCUIT CLG CEILING CT CURRENT TRANSFORMER CU COPPER DC DIRECT CURRENT DISC DISCONNECT DIA DIAMETER DIV DIVISION DP DISTRIBUTION PANEL DWG DRAWING EF EXHAUST FAN EMT ELECTRICAL METALLIC TUBING ENCL ENCLOSURE FA FIRE ALARM FAA FIRE ALARM ANNUNCIATOR FBO FURNISHED BY OTHERS FC FOOT CANDLES FLA FULL LOAD AMPERES FSD FIRE/SMOKE DAMPER GEN GENERATOR GFI GROUND FAULT CIRCUIT INTERRUPTER GND GROUND HP HORSEPOWER HTR HEATER IG ISOLATED GROUND KCMIL THOUSAND CIRCULAR MILS KW KILOWATTS KVA KILOWATT-AMPERES LITG LIGHTING LCP LIGHTING CONTROL PANEL MAX MAXIMUM MB MAIN BREAKER MA MAIN CIRCUIT AMPERES MDP MAIN DISTRIBUTION PANEL MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS MLO MAIN LUGS ONLY MSP MAIN SERVICE PANEL MTO MOUNT NEC NATIONAL ELECTRICAL CODE NEMA NATIONAL ELECTRICAL MFG'R'S ASSOCIATION NL NIGHT LIGHT NTS NOT TO SCALE OFCI OWNER FURNISHED, CONTRACTOR INSTALLED OFOI OWNER FURNISHED, OWNER INSTALLED OS OCCUPANCY SENSOR PHASE PHASE PNL PANEL SDP SUB DISTRIBUTION PANEL SWBD SWITCHBOARD SWGR SWITCHGEAR TB TABLE BOARD TEL TELEPHONE TK INSTALL TOE KICK TYP TYPICAL UPS UNINTERRUPTIBLE POWER SUPPLY V VOLTS VA VOLTS-AMPERES VFD VARIABLE FREQUENCY DRIVE VR VANDAL RESISTANT W WATT W/W WITH W/O WITHOUT WG WIRE GUARD WP WEATHERPROOF XFMR TRANSFORMER </p>
			<p>SECURITY DEVICES</p> <p>Denotes field of vision (180, 360, DC = dome camera) (180) DENOTES FIELD OF VISION (180, 360, DC = DOME CAMERA) (E) CAMERA ([1]CAT6 & DEVICE) (C) VERIFY MOUNTING LOCATION / HEIGHT PRIOR TO ROUGH-IN. (R) CRM = CORNER MOUNT (M) CM = CEILING MOUNT (W) WM = WALL MOUNT (P) PM = PEDESTAL MOUNT (L) PLM = POLE MOUNT</p> <p>JUNCTION BOX (CR) CARD READER (D) DOOR CONTACT (BF) BUTTERFLY READER (EL) ELECTRIC LOCK (DS) DOOR POSITION SWITCH (REX) REQUEST TO EXIT DEVICE</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>
			<p>SIGNAL DEVICES</p> <p> (AV) AUDIO/VISUAL OUTLET [+18"] (M) MICROPHONE OUTLET [+18"]</p> <p> (V) VOLUME CONTROL [+45"] (S) SPEAKER - CEILING MOUNTED (S) SPEAKER - WALL MOUNTED [+86"]</p> <p> (T) THERMOSTAT</p>	<p>CONSULTANT:</p> <p>MKE MKE & ASSOCIATES, INC. CONSULTING ENGINEERS 6915 SW MACADAM AVE SUITE #200 PORTLAND, OREGON 97219 PHONE: (503) 892-1188 FAX: (503) 892-1150 CONTACT: TIM HUTCHINSON ENGINEERING @ MKE-INC.COM</p>
			<p>FIRE ALARM DEVICES</p> <p> (D) DUCT SMOKE DETECTOR - CEILING MOUNTED (H) HEAT DETECTOR - CEILING MOUNTED (I) IONIZATION TYPE SMOKE DETECTOR - CEILING MOUNTED (P) PHOTO ELECTRIC TYPE SMOKE DETECTOR - CEILING MOUNTED (O) 120V PHOTO ELECTRIC TYPE SMOKE DETECTOR W/ INTEGRAL HORN. PROVIDE WITH STROBE WHERE REQUIRED - CEILING MOUNTED (O) 120V COMBO CARBON MONOXIDE AND PHOTO ELECTRIC TYPE SMOKE DETECTOR W/ INTEGRAL HORN. PROVIDE WITH STROBE WHERE REQUIRED - CEILING MOUNTED (F) FIRE ALARM PULL STATION [+45"] (F) FIRE ALARM STROBE [+88"] (K) KNOX BOX (E) FIRE ALARM HORN/STROBE - CEILING MOUNT (H) INTERCOM HORN - CEILING MOUNT (F) FIRE ALARM HORN/STROBE - WALL MOUNT [+88"] (H) INTERCOM HORN - WALL MOUNT [+88"] (AM) ALARM MODULE (BD) BEAM DETECTOR RECEIVER (BT) BEAM DETECTOR TRANSMITTER (CM) CONTROL MODULE (FD) FIRE DOOR RELEASE (MD) MAGNETIC DOOR HOLDER (VS) VAPE SENSOR (FS) FLOW SWITCH (TS) TAMPER SWITCH</p>	<p>PROJECT NUMBER: 6714 WICKIUP STATION PHASE II</p>
			<p>LIGHT FIXTURE LABELING CONVENTION</p> <p>Fixture Designation Panel - Circuit Number A 4CRL1A-1 C ROOM CONTROLLER RELAY 'LETTER'</p> <p>Fixture Designation Panel - Circuit Number A 4CRL1A-3 2 LIGHTING CONTROL PANEL RELAY 'NUMBER'</p>	<p>52711 DRAFTER ROAD LA PINE, OR 97739</p>
			<p>FIRE ALARM DESIGN BUILD NOTE</p> <p>PER SPEC SECTION 28.31.00, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULL DESIGN, FURNISHING, AND INSTALLATION OF A COMPLETE FIRE ALARM SYSTEM. THIS IS NOT LIMITED TO ALL ADDRESSABLE FIRE ALARM PANELS, SIRENS, BELL PANELS, ANNOUNCEMENT DEVICES, AND OTHER EQUIPMENT AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION (AHJ).</p> <p>CONTRACTOR SHALL REFER TO ARCHITECTURAL LIFE-SAFETY PLANS FOR BUILDING OCCUPANCY CONDITIONS AND REQUIRED CODES. BUILDING SHALL CONTAIN A FULL VOICE EVACUATION SYSTEM AS REQUIRED BY 907.5.2.2. BACK-UP POWER TO BE ACHIEVED VIA BATTERIES AND IS TO BE FURNISHED AS PART OF THE FIRE ALARM SYSTEM.</p>	<p>SHEET TITLE: ELECTRICAL COVER SHEET</p>

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	LAMPING	VA	VOLT	MANUFACTURER	CATALOG #	COMMENTS	
B1	39" DECORATIVE BOLLARD	BOLLARD	600LM, 3000K, 70 CRI 10	120		PERFORMANCE IN 0-10V	M10BOL 1000 10W 3K BK UNV		
G1	SINGLE HEAD POLE LIGHT WITH 20'-0" STRAIGHT SQUARE STEEL POLE	POLE MOUNT	9000LM, 3000K, 70	69	120	LITHONIA LIGHTING	MSX0 LED P3 30K 70CRI T4M	POLE HAPCO-SSS-20-B-4-4-D190(LITHONIA DSX0)-BM	
L1	6' X 2' RECESSED TROFFER	RECESSED	1000LM, 3500K, 80CRI	8	120	LITHONIA LIGHTING	MSX 2FT 1000LM 80CRI 35K FFR	MSX 2FT 1000LM 80CRI 35K FFR	
S1	6" ROUND SURFACE MOUNTED	SURFACE	1200L, 3500K, 90CRI	15	120	COOPER - HALO	SM6R120SWH-E	MS6R120SWH-E	
S2	6" X 4" WRAPAROUND STRIP FIXTURE	SURFACE	3000LM, 3500K, 80CRI	19	120	LITHONIA LIGHTING	CLX L4 3000LM SEF RDL WD	CLX L4 3000LM SEF RDL WD	
S2.1	6" X 4" VAPOR TIGHT STRIP FIXTURE	SURFACE	3000LM, 3500K, 80CRI	27	120	LITHONIA LIGHTING	MSVLT 35K 80CRI	MSVLT 35K 80CRI	
S3	6" ROUND SURFACE MOUNTED	SURFACE	1200L, 3500K, 90CRI	15	120	COOPER - HALO	SM6R120SWH-E	MS6R120SWH-E	
S4	12" ROUND SURFACE MOUNTED	SURFACE	2000L, 3500K, 90CRI	27	120	COOPER - HALO	SM12R20SWH-E	SM12R20SWH-E	
S5	UNIVERSITY DECORATIVE WALL SCONCE	SURFACE	3000K, 80CRI	1	120	EUREKA LIGHTING	NOVA 3300B-LED 1.3-120V-SA		
V1	DECORATIVE VANITY	WALL MOUNT	1600LM, 3500K, 90CRI	27	120	LITHONIA LIGHTING	FMVCCLS 24W 120V 30K 55K40K 90CRI BN M		
W1	EXTERIOR DECORATIVE WALL SCONCE	SURFACE	1300LM, 3000K, 80CRI	15	120	PERFORMANCE IN 020-M-15W-T2-BK-80-3K-UNV-0-1	PERFORMANCE IN 020-M-15W-T2-BK-80-3K-UNV-0-1		
W2	EXTERIOR WALL SCONCE	SURFACE	3000LM, 3000K, 70CRI	32	120	LITHONIA LIGHTING	WDGE2 LED P3 30K 70CRI T3M	WDGE2 LED P3 30K 70CRI T3M	
X1	SINGLE STENCIL FACE EXIT SIGN WITH BATTERY BACKUP	SURFACE	GREEN LED	2	120	LITHONIA LIGHTING	LE-S-W-1-G-EL N	LE-S-W-1-G-EL N	

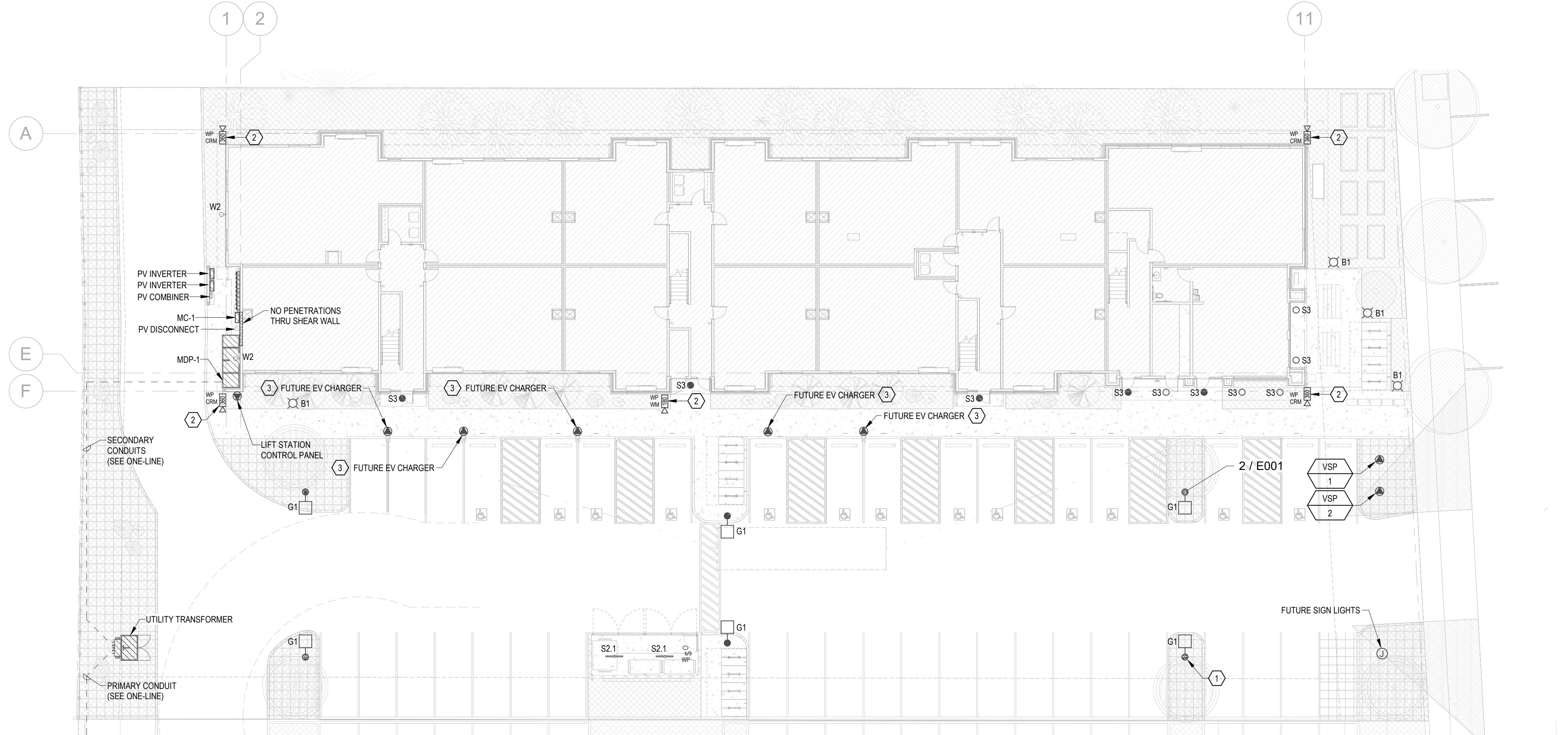


PRELIMINARY
NOT FOR
CONSTRUCTION

CONSULTANT:
MKE
MKE & ASSOCIATES, INC.
CONSULTING ENGINEERS
6915 SW MACADAM AVE
SUITE #200
PORTLAND, OREGON 97219
PHONE: (503) 893-1188
FAX: (503) 893-1150
CONTACT: TIM HUTCHINSON
ENGINEERING @ MKE-INC.COM

PROJECT NUMBER:
**WICKIUP
STATION PHASE
II**
6714

52711 DRAFTER ROAD
LA PINE, OR 97739



1 ELECTRICAL SITE PLAN

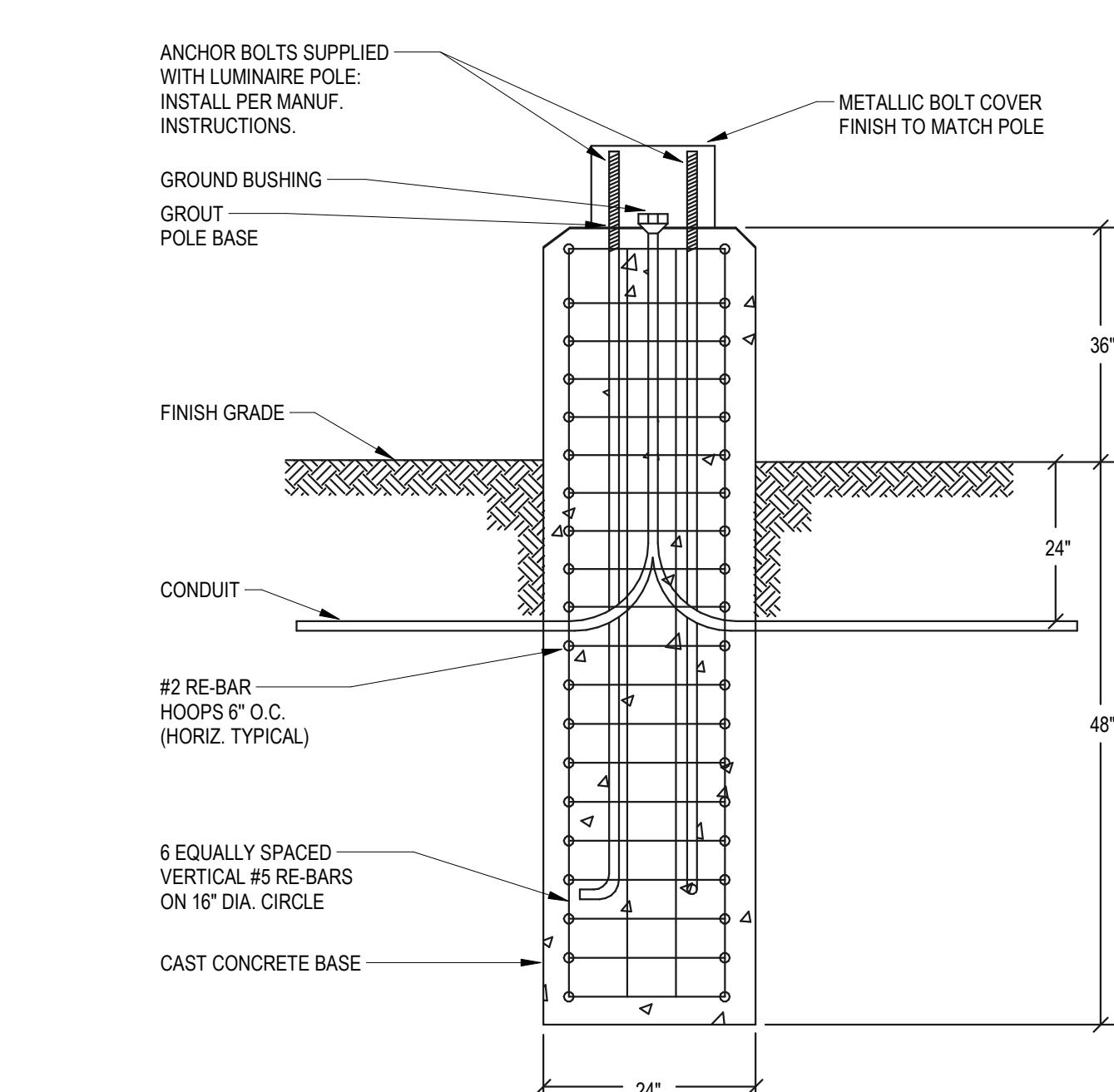
1/16" = 1'-0"

SHEET TITLE:
**ELECTRICAL
SITE PLAN**

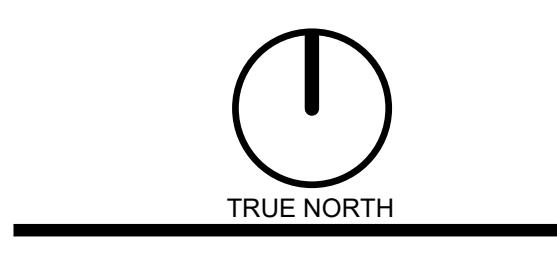
KEYED NOTES

- A. COORDINATE LOCATION AND MOUNTING HEIGHT OF ALL ELECTRICAL DEVICES AND EQUIPMENT WITH ARCHITECTURAL, CIVIL, LANDSCAPE, PLUMBING AND MECHANICAL DRAWINGS PRIOR TO ROUGH IN.
- B. FINALIZE COORDINATION WITH SERVING UTILITIES PRIOR TO BEGINNING INSTALLATION.
- C. PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR EACH PHASE. DO NOT SHARE NEUTRALS.
- D. CONDUCTOR DESIGNATIONS 'TIC MARKS' MAY NOT APPEAR ON THIS DRAWING. CONDUCTORS SHALL BE PROVIDED AS NECESSARY TO ACCOMPLISH THE INTENT OF THE CIRCUITING.
- E. UNLESS OTHERWISE NOTED, ALL SITE LIGHTING CONDUCTORS SHALL BE #10 CU.

- 1. ROUTE THROUGH EXTERIOR LIGHTING CONTROL 'ELC'.
- 2. ROUTE CAT6 CABLE FROM CCTV CAMERA TO CCTV RACK.
- 3. FUTURE CAR CHARGING STATION. PROVIDE JUNCTION BOX AND T/C WITH PULLSTRING ROUTED BACK TO PANEL EV. LABEL BOTH ENDS OF CONDUIT *FOR FUTURE EV CHARGING STATION*.



2 TYPICAL LIGHTING POLE BASE
N.T.S.



DRAWN BY: Author



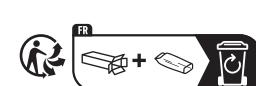
HOW TO ASSEMBLE

ARIZONA™ WAVE
10x16 / 3x5

IMPORTANT!

Please read these instructions carefully before starting assembly.
Keep these instructions in a safe place for future reference.

www.canopia.com



AVAILABLE MODELS

10x16 / 3x5



19x16 / 6x5 - ARCH



19x16 / 6x5 - WINGS



PRIMARY UNIT

10x16 / 3x5

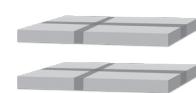
2 BOXES



PRIMARY UNIT

10x16 / 3x5

2 BOXES



EZ LINK KIT

1 BOX



PRIMARY UNIT

10x16 / 3x5

2 BOXES

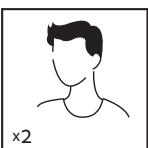


EZ LINK KIT

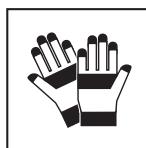
1 BOX



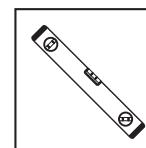
TOOLS & EQUIPMENT



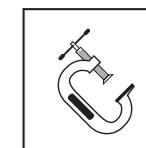
2 people needed



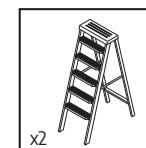
Work gloves



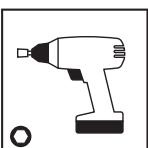
Spirit Level



C Clamp



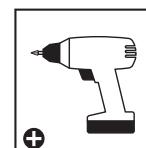
2 Ladders



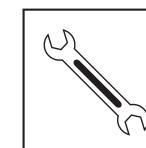
Cordless Drill -
Allen Head
10 mm | 3/8"



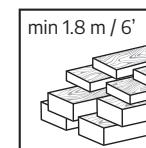
Silicone



Cordless drill
Phillips head



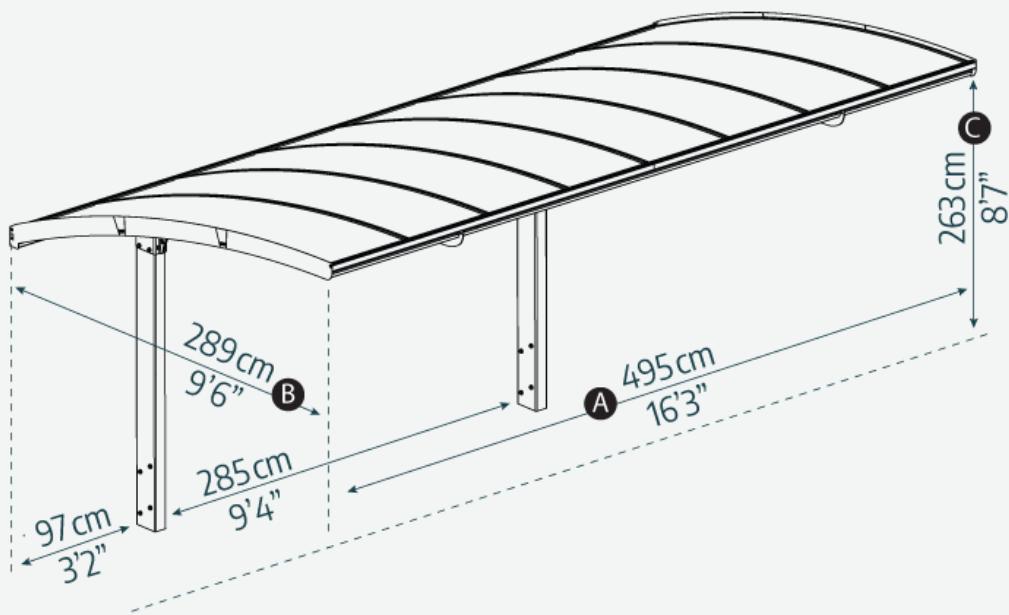
Wrench
10 mm | 3/8"
13 mm | 1/2"



min 1.8 m / 6'
8 Wooden beams

Dimensions

A	Length	495cm	16'3"ft
B	Width	289cm	9'6"ft
C	Height	263cm	9"ft



Declaration of Performance

According to Construction Products Council Directive UE N°305/2011 and EN 14963:2006

Issue Date 26/03/2017

1. Identification code: **Arizona™ 5000 - Wave, refer to CE label no 037**
2. Type: A light transmitting self-supporting solid corrugated PC roofing structure with upstand made of aluminum and galvanized steel elements
3. Intended use: open multi-purpose covering where the ground slope is less than 5%
4. Manufacturer: Palram Canopia Ltd. Teradion Industrial Park, M.P Misgav 2017400, P.O.B. 53, Israel
5. Importer and EU representative : PALRAM Applications UK, Unit 40 J3 Industrial Estate Carr Hill, Doncaster DN4 8DE
6. Assessment and verification of constancy of performance: System 3
7. Declared performance:

Resistance to upward load: UL 700

Resistance to downward loads: DL 750

Reaction to fire: B, s1, d0

For mounting and fixing provisions see EN 16153:2013

Resistance to fire: NPD

External fire performance: F_{ROOF}

Water tightness:

For the rooflight with upstand: Pass

For the sheet material: Pass

Impact resistance:

For the small hard body: Pass

For the large soft body: Pass

Thermal transmittance:

For the rooflight: NPD (not relevant to an open multi purpose cover)

For the sheet material: 5.8 W/(m₂•K)

Direct airborne sound insulation: NPD (not relevant to an open multi purpose cover)

Radiation transmittance:

- Light transmittance: T_v - 28%

- Solar direct transmittance: T_e - 53.5%

- Solar factor: g value - 0.54

Air permeability:

For the rooflight: NPD (not relevant to an open multi purpose cover)

For the sheet material: Pass

Durability (of the sheet material): ΔA, Cu 1, Ku 1

The performance of the product identified in points 1 and 2 is in conformity with the declared performance in point 7.

This declaration of performance is issued, in accordance with Annex ZA.2.2 – EN 14963:2006,

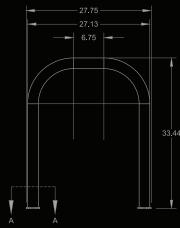
under the sole responsibility of Palram Canopia Ltd.

ITT reports and Factory Production Control records are available upon request at www.canopia.com

Signed for and behalf of Palram Canopia Ltd. by:
 Teradion Industrial Park, Misgav, 26/03/2017



PALRAM CANOPIA



Bike Parking

Bike Dock



Overview:

The Bike Dock is a proven and simple design that provides space-efficient, high-security bike parking. This rack allows the use of U-locks and provides two-point contact support with the bike frame. One of the most popular bike rack styles in the world, the Bike Dock is a classic, effective way to make biking more accessible.

Benefits:

- 2 3/8" or 1.66" OD Schedule 40 pipe
- Accommodates two bikes
- Meets APBP bike parking guidelines
- Offers two points of contact for bike stability
- Optional lean bar available (2 3/8" version only)



Bike Dock

Recommended Setbacks

Features:



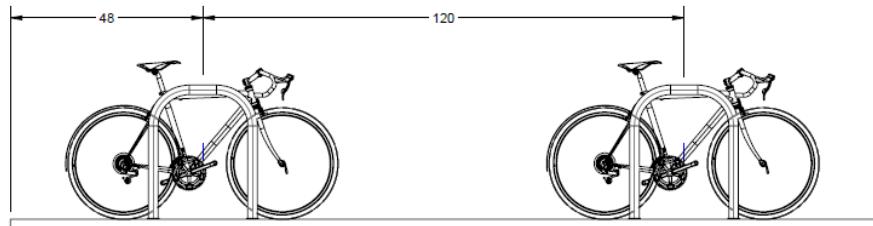
Accommodates
2 bikes



2" or 1.66"
Schedule 40 pipe



Powder coat
galvanized finish



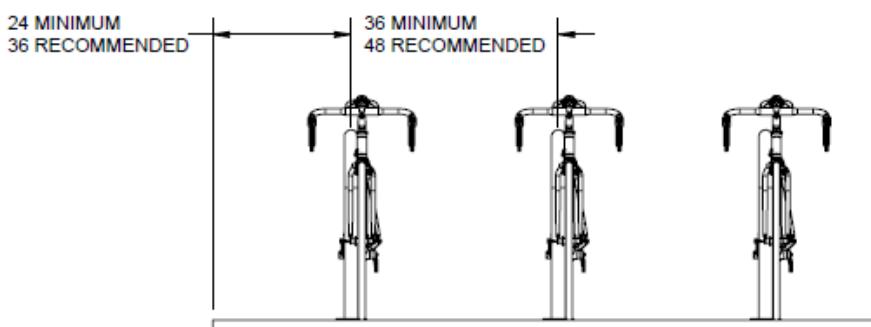
Temporary: 28879
Temporary secure: 26270
Permanent spike anchor:
6266



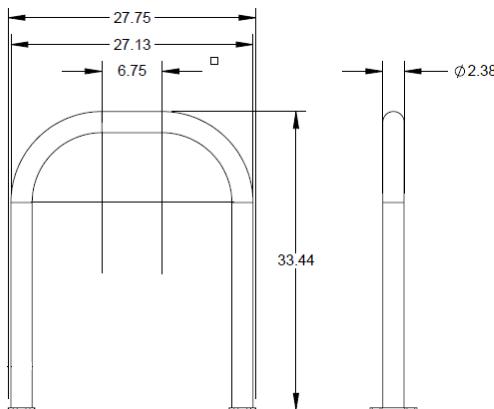
1 year
warranty



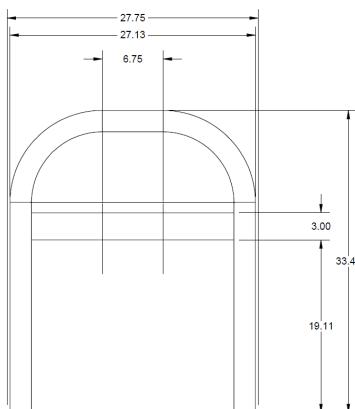
Made in
the USA



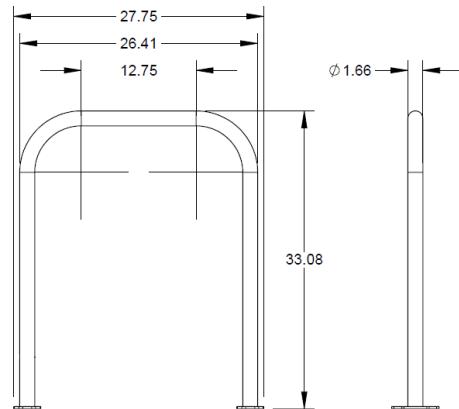
Ancors sold separately



27215 Shown



37215 Shown



27933 Shown

DIMENSIONS

Model #	# Bikes	Type of Mount	Weight	Length	Height	Width	Finish
2.375" Pipe Diameter							
27215BLK	2	Flange	26 lbs.	27.75"	33.44"	5.25"	Black Powder Coat
27989	2	Flange	26 lbs.	27.75"	33.44"	5.25"	Galvanized
2.375" Pipe Diameter w/ Lean Bar							
37215BLK	2	Flange	29 lbs.	27.75"	33.44"	5.25"	Black Powder Coat
37215G	2	Flange	29 lbs.	27.75"	33.44"	5.25"	Galvanized
1.66" Pipe Diameter							
27933BLK	2	Flange	18 lbs.	27.75"	33.08"	5.25"	Black Powder Coat
27988	2	Flange	18 lbs.	27.75"	33.08"	5.25"	Galvanized

MIMIK 10 BOLLARD

PERFORMANCE
in LIGHTING

powered by
GEWISS



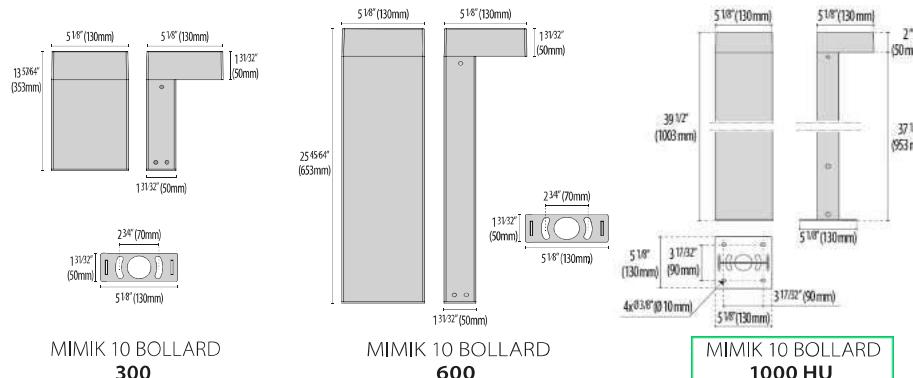
Pathway bollard series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free (<1%) precision die-cast aluminum housing and ring/faceplate.
- Copper-free (<1%) aluminum extruded post.
- Extra-clear, tempered, silk-screened, flat glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPBC utilized to maximize heat dissipation and promote long LED life.
- Type II light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Optional, integral, line-voltage, passive infrared motion sensor (PIR SENSOR versions).
- Pre-wired factory sealed cable for external electrical connection included.
- Steel ground base plate included for bollards.
- Steel ground base plate available as accessory for HU versions (ordered separately).
- The luminaire may be configured with numerous options and multiple standard finishes. Not all options are available in all configurations. Consult factory for more information about specification sheet details to build your light.
- Product meets Buy American Act (BAA) requirements within ARRA.
- 5-year warranty.
- DarkSky approved in 3000K or below.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- BK-81 / Black / Textured
- WH-87 / White / Textured
- RB-10 / Iron rust / Textured



Scan here
for installation
instructions

PERFORMANCE in LIGHTING reserves the right to make all necessary changes without prior notice

PERFORMANCE in LIGHTING USA, Inc.
2621 Keys Pointe Conyers GA 30013 - United States
Tel: 770 822 2115

info.usa@pil.lighting
www.performanceinlighting.com/us

REVISION 14
01/25

Order Guide – MIMIK 10 BOLLARD

Order code example:



	Confirm Height	SPECIFY						
SERIES	Bollard Height	Wattage	Optics	CCT	Finish	Voltage	Controls	Accessories
M10BOL Mimik 10 Bollard	300 14 inch* 600 26 inch* 1000HU 39 inch Heavy Use*	10W 10 watt* 11W 11 watt* XX Specify height (10 inch min)	T2 Type 2 (11W Max) T3 Type 3 (10W Max) XX Specify wattage must be within range *Standard Wattages T2- 11W T3- 10W	27K 2700K 3K 3000K* 35K 3500K 4K 4000K* 5K 5000K 65K 6500K RED Static Red BLU Static Blue GRN Static Green AMB Static Amber (turtle-friendly)	BK Textured Black IG Iron Gray* AM Aluminum Metallic* WH Textured White IR Iron Rust CC Custom Color	UNV 120-277V* 120V 120V Only	NA Non Dim* 0-10V 0-10V Dim ELV ELV Dim	GFCI 20 amp outlet OCC Occupancy sensor LB Large base WGF Wood Grain accent finish DBL Double head fixture SIGN Custom Signage BABAA Build America Buy America Act compliant Options Shown on Next Page

STANDARD OPTION, SHORTER LEAD TIME, NO MOQ
 70 CRI STANDARD - OTHER OPTIONS AVAILABLE

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 2621 Keys Pointe Conyers GA 30013 – United States
 Tel: 770 822 2115

info.usa@pillighting
www.performanceinlighting.com/us

REVISION 14
 01/25

MIMIK 10 BOLLARD

PERFORMANCE
IN LIGHTING | powered by
GEWISS

GFCI / USB



Occupancy Sensor



Wood Grain Accent



Sign



Double Head Fixture



REQUIRED FOR INSTALLATION 1000 HU Only - Standard base provided with each non-HU fixture

DESCRIPTION	FINISH	PART NUMBER
MIMIK 10 BOLLARD 1000		
Plate HU MIMIK10 POST AM		3112991
Plate HU MIMIK10 POST IG		3112992

5 1/8" x 5 1/8"



3112991

5 1/8" x 5 1/8"

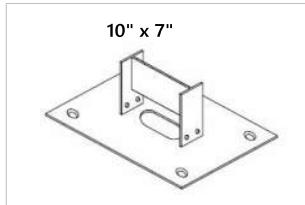


3112992

OPTIONAL ACCESSORIES

LB- Large Base

Suitable for all Non-HU Fixtures
 painted to match fixture finish



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**REVISION 14
 01/25**

MIMIK 10 BOLLARD

PERFORMANCE
IN LIGHTING

powered by
GEWISS

LUMEN OUTPUT Distributed Lumen Output

MIMIK 10 BOLLARD (70CRI)						
	2700K	3000K	3500K	4000K	5000K	6500K
10W	614	633	652	671	690	709
11W	659	744	829	915	1000	1085

70 CRI STANDARD - OTHER OPTIONS AVAILABLE

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01/25

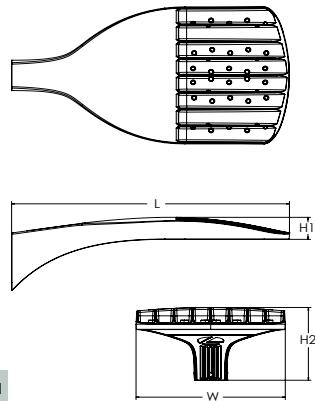


D-Series Size 0 LED Area Luminaire



Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED	Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)					
	P1 P5	30K 3000K	70CRI			MVOLT (120V-277V) ⁴	
	P2 P6	40K 4000K	70CRI			HVOLT (347V-480V) ^{5,6}	
	P3 P7	50K 5000K	70CRI			XVOLT (277V-480V) ^{7,8}	
	P4	(this section 80CRI only, extended lead times apply)				120 ^{16,24}	
	Rotated optics	P10 ¹ P12 ¹	27K 2700K	80CRI		208 ^{16,24}	
		P11 ¹ P13 ¹	30K 3000K	80CRI		240 ^{16,24}	
			35K 3500K	80CRI		277 ^{16,24}	
			40K 4000K	80CRI		347 ^{16,24}	
			50K 5000K	80CRI		480 ^{16,24}	

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,18,19}	PER7 Seven-pin receptacle only (controls ordered separate) ^{14,19} FAO Field adjustable output ^{15,19} BL30 Bi-level switched dimming, 30% ^{16,19} BL50 Bi-level switched dimming, 50% ^{16,19} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ HA 50°C ambient operation ²² BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁴ DF Double fuse (208, 240, 480V) ²⁴ EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,18,19}		
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴		
PERS Five-pin receptacle only (controls ordered separate) ^{14,19}		



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
 Rev. 01/28/25
 Page 1 of 9

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSXOHS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXOEGSR (FINISH)	External glare shield (specify finish)
DSXOBSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- 1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- 3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
- 9 SPAS5 and RPAS5 for use with #5 drilling only (Not for use with #8 drilling).
- 10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- 13 P2 and P10 using XVOLT, PIR not available with P1 using MVOLT. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1 using MVOLT.
- 14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, or DMG.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- 18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 19 Reference Controls Options table on page 4.
- 20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- 22 Option HA not available with performance packages P6, P7, P12 and P13.
- 23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

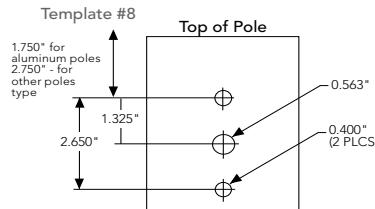
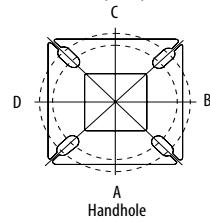


External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location	Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D	
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"	3"	3"
RPAS	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"	3"	3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPAS, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPAS	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

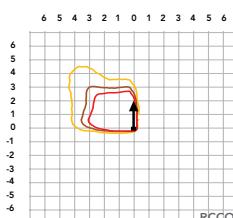
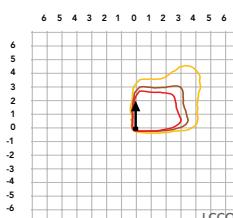
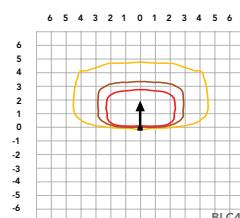
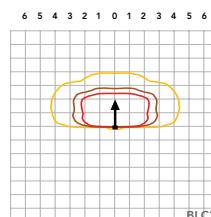
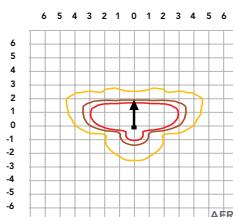
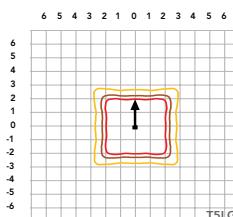
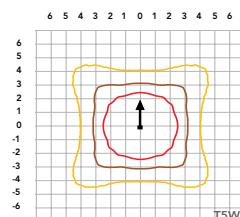
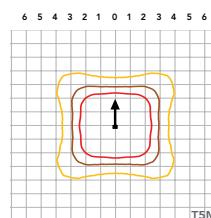
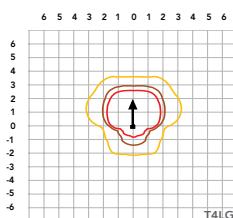
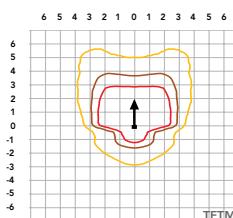
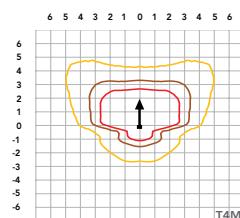
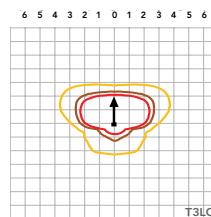
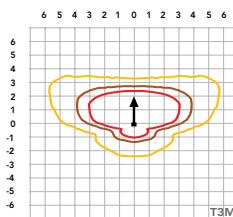
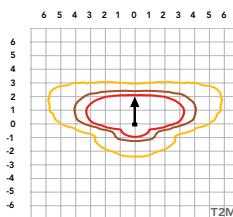
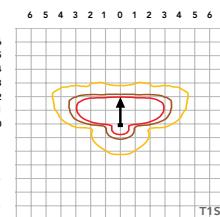
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F
5°C	41°F
10°C	50°F
15°C	50°F
20°C	68°F
25°C	77°F
30°C	86°F
35°C	95°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclips.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the Clarity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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DSX0-LED
 Rev. 01/28/25
 Page 4 of 9

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K					
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)					
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157	
					4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145	
					4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147	
					4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131	
					4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149	
					4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136	
					4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150	
					T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
					T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
					T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
					BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
					BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
					RCC0	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
					LCC0	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
					AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149	
					T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
					T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
					T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
					T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
					T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
					TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
					T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
					T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
					T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
					BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
					BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
					RCC0	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
					LCC0	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
					AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139	
					T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
					T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
					T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
					T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
					T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
					TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
					T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
					T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
					T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
					BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
					BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
					RCC0	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
					LCC0	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
					AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130	
					T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
					T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
					T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
					T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
					T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
					TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
					T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
					T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
					T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
					BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
					BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
					RCC0	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
					LCC0	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
					AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCC0	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCC0	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCC0	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCC0	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCC0	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCC0	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

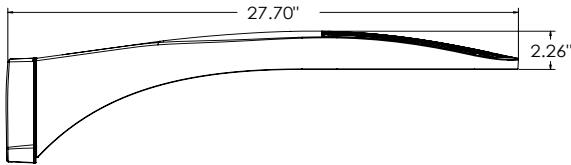
Performance Data

Lumen Output

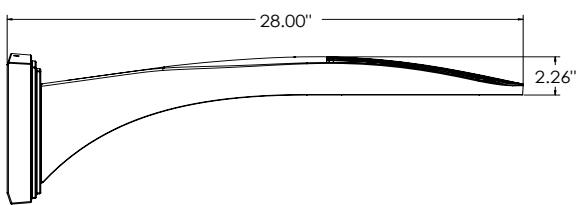
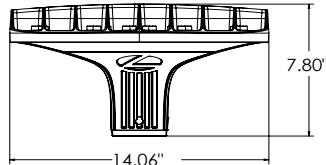
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																				
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K					
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)					
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154	
					6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143	
					6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145	
					6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129	
					7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147	
					6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134	
					7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148	
					7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151	
					7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154	
					7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152	
					5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105	
					5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109	
					RCC0	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
					LCC0	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
					AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146	
					8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135	
					8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137	
					7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122	
					8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139	
					8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126	
					8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140	
					9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143	
					9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145	
					9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143	
					6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100	
					6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103	
					RCC0	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
					LCC0	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
					AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136	
					12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126	
					12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128	
					11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114	
					12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129	
					11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118	
					12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130	
					12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133	
					13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135	
					12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134	
					9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93	
					9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96	
					RCC0	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
					LCC0	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
					AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130	
					14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120	
					14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121	
					13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108	
					14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123	
					13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112	
					15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124	
					T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
					T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
					T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
					BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
					BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
					RCC0	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
					LCC0	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
					AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

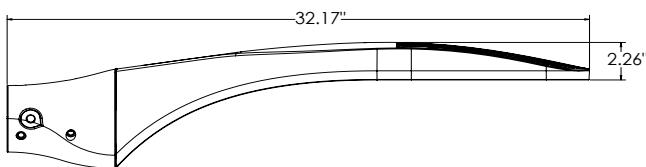
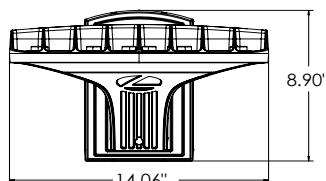
Dimensions



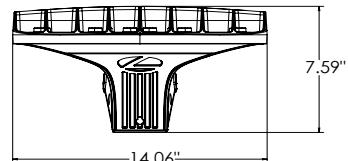
DSX0 with RPA, RPAS5, SPA5, SPA8N mount
Weight: 25 lbs



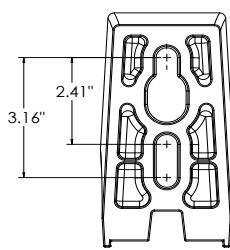
DSX0 with WBA mount
Weight: 27 lb



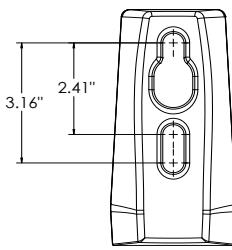
DSX0 with MA mount
Weight: 28 lbs



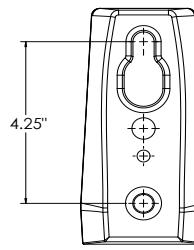
SPA (STANDARD ARM)



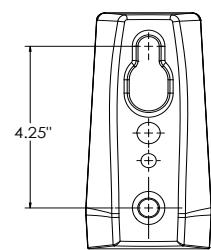
RPA



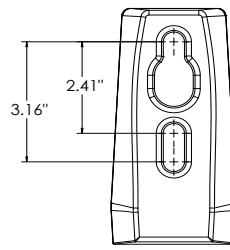
SPA5



RPA5

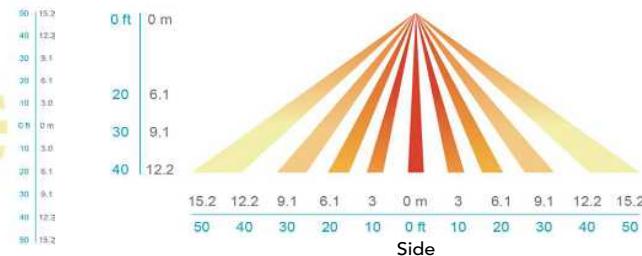
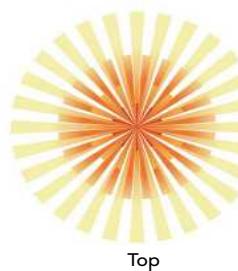


SPA8N



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with a scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclips. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

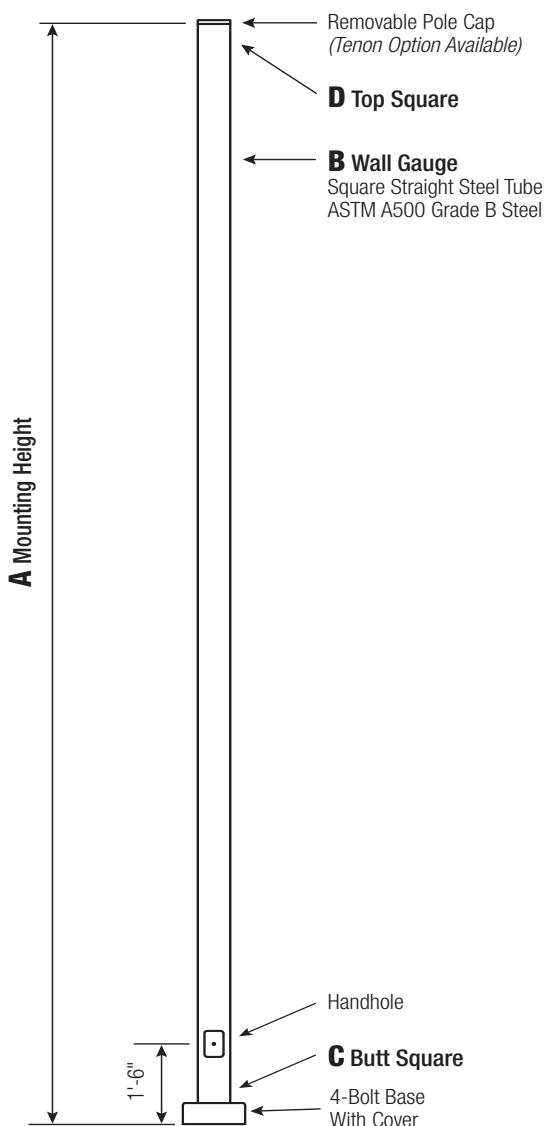


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DSX0-LED
 Rev. 01/28/25
 Page 9 of 9

SSS

Square Straight Steel Pole No Arm — 4-Bolt Base



Powder Coated, Galvanized or Powder Coated over Galvanized Finish Per Customer Specification.

C BUTT Sq.	D TOP Sq.	F BOLT CIR. DIA.	G BASE Sq.	H BOLT PROJ.	I BOLT SIZE
4 (11 Gauge)	4	8 - 9	8	3.75	.75 x 17 x 3
4 (7 Gauge)*	4	8 - 9	8	3.75	.75 x 30 x 3
5 (11 Gauge)*	5	10 - 12	11	4.875	.75 x 30 x 3
5 (7 Gauge)	5	10 - 12	11	4.875	1 x 36 x 4
6	6	11 - 13	12.5	4.875	1 x 36 x 4

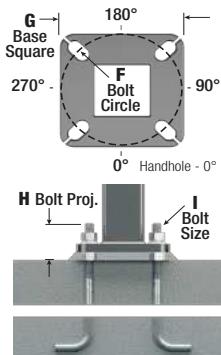
*Requires the use of oversized washers (provided).

Dimensions in Inches

Pole
Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B. Options include 11 gauge and 7 gauge. All welds shall conform to AWS D1.1 using ER70S-6 electrodes.

Base Style
4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (36 ksi minimum yield) with 2-piece Base Cover and attaching hardware.

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain eight (8) Hex Nuts, four (4) Lock Washers, and eight (8) Flat Washers (all components Galvanized Steel). A paper bolt circle template will be provided.



Handhole
Reinforced, 3" x 5" Handhole with cover, stainless steel screw and backbar. A grounding provision incorporating a tapped 1/2"-13NC hole will be provided.



Base Cover
Square ABS plastic Base Covers are standard on all SSS poles specified in BA-Black, BM-Dark Bronze and BH-White. SSS poles specified in all other colors will be manufactured of metal materials. Custom specification of SSS square metal style Base Covers in BA, BM and BH powder coated finishes is available.



Vibration Damper
If determined necessary by Hapco, or if specified by the customer, a first and/or second mode vibration damper will be provided.

WARNING: Do not install light pole without luminaire.

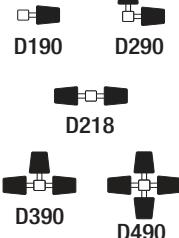
A Mtg. Hgt.	B Wall Gauge	C Butt Sq.	TOTAL LUM. WEIGHT	MAXIMUM EPA						CATALOG NUMBER
				90	100	110	120	130	140	
10	11	4	320	25.2	20.0	18.6	15.3	12.7	10.6	SSS10B4-4-**
12	11	4	285	20.6	16.2	14.9	12.1	9.9	8.2	SSS12B4-4-**
14	11	4	255	17.0	13.2	12.1	9.7	7.8	6.3	SSS14B4-4-**
15	11	4	245	15.5	11.9	10.9	8.6	6.8	5.4	SSS15B4-4-**
15	7	4	305	23.4	18.4	17.0	13.8	11.4	9.4	SSS15D4-4-**
16	11	4	235	14.0	10.7	9.7	7.6	5.9	4.6	SSS16B4-4-**
16	7	4	290	21.5	16.8	15.5	12.5	10.2	8.4	SSS16D4-4-**
18	11	4	215	11.3	8.4	7.6	5.7	4.3	3.2	SSS18B4-4-**
18	7	4	265	18.0	13.9	12.8	10.2	8.2	6.6	SSS18D4-4-**
20	11	4	200	9.1	6.5	5.8	4.2	2.9	1.9	SSS20B4-4-**
20	11	5	235	14.1	10.3	9.2	6.8	4.9	3.4	SSS20B5-4-**
20	7	4	240	15.1	11.5	10.5	8.2	6.5	5.0	SSS20D4-4-**
20	7	5	330	26.3	20.3	18.6	14.8	11.9	9.6	SSS20D5-4-**
22	11	4	200	7.2	4.9	4.2	2.8	1.7	0.8	SSS22B4-4-**
22	11	5	215	11.4	8.0	7.1	4.9	3.2	1.9	SSS22B5-4-**
22	7	4	225	12.7	9.5	8.6	6.6	5.0	3.7	SSS22D4-4-**
22	7	5	300	22.4	17.1	15.6	12.2	9.6	7.5	SSS22D5-4-**
25	11	4	200	4.7	2.8	2.2	1.0	-	-	SSS25B4-4-**
25	11	5	200	8.0	5.1	4.3	2.4	1.0	-	SSS25B5-4-**
25	7	4	205	9.7	6.9	6.2	4.4	3.1	2.0	SSS25D4-4-**
25	7	5	260	17.7	13.2	11.9	9.0	6.7	4.9	SSS25D5-4-**
28	11	4	200	2.6	1.0	-	-	-	-	SSS28B4-4-**
28	11	5	200	5.1	2.6	1.9	-	-	-	SSS28B5-4-**
28	7	4	200	7.1	4.8	4.1	2.6	1.5	-	SSS28D4-4-**
28	7	5	235	13.9	9.9	8.8	6.3	4.3	2.7	SSS28D5-4-**
30	11	5	200	3.4	1.1	-	-	-	-	SSS30B5-4-**
30	7	4	200	5.6	3.5	2.9	1.6	-	-	SSS30D4-4-**
30	7	5	215	11.7	8.0	7.0	4.7	2.9	1.5	SSS30D5-4-**
30	7	6	275	19.2	13.7	12.2	8.7	5.9	3.8	SSS30D6-4-**
35	7	5	200	6.9	4.0	3.1	1.2	-	-	SSS35D5-4-**
35	7	6	220	12.6	8.0	6.8	3.9	1.6	-	SSS35D6-4-**
39	7	6	200	8.2	4.2	3.1	0.6	-	-	SSS39D6-4-**

Mounting Options**Side Drill Mount**

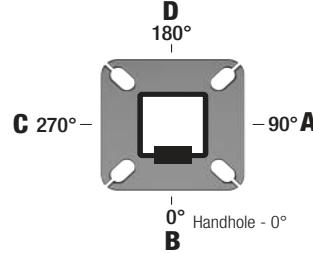
Includes removable pole cap.

**Tenon Mount**

For Tenon Mount applications specify both Tenon diameter and length.

**Drill Mount Options****Electrical Box**

Note: GFI Options must be specified in Accessories.

Pole Orientation**SSS- Square Straight Steel Pole**

HEIGHT	Gauge	Butt Sq.	Top Sq.	Base Style	Mounting Options
10 = 10'	B = 11 Gauge	4 = 4"	" = No Taper	4 = 4-Bolt Base	D000 - No Drilling
12 = 12'		5 = 5"			D190 - Std. "A"
14 = 14'		6 = 6"			D290 - Std. "A" & "D"
16 = 16'					D218 - Std. "A" & "C"
18 = 18'					D390 - Std. "A", "D", & "C"
20 = 20'					D490 - Std. "A", "B", "C", & "D"
22 = 22'					DCUS - Custom*
25 = 25'					
28 = 28'					
30 = 30'					
35 = 35'					
39 = 39'					

DRILL MOUNT
D000 - No Drilling
D190 - Std. "A"
D290 - Std. "A" & "D"
D218 - Std. "A" & "C"
D390 - Std. "A", "D", & "C"
D490 - Std. "A", "B", "C", & "D"
DCUS - Custom*

TENON
T204 - 2-3/8" O.D. x 4"
T304 - 2-7/8" O.D. x 4"
T356 - 3-1/2" O.D. x 6"
T406 - 4" O.D. x 6"
TCUS - Custom Tenon**

* Specify Number and Orientation

** Specify O.D. and Height

ELECTRICAL BOX*
FA - 30" Up, "D"
FB - 30" Up, "B"
FC - 30" Up, "A"
FD - 30" Up, "C"
FE - 36" Up, "D"
FF - 36" Up, "B"
FG - 36" Up, "A"
FH - 36" Up, "C"
FI - 24" Up, "D"
FK - 24" Up, "A"
FL - 24" Up, "C"
FZ - Custom**

* GFI Receptacle Options Available (Specify in Accessories)

** Specify Height and Orientation

** Specify Location

ACCESSORIES/OPTIONS*
C12 - Threaded 1/2" Coupling**
C34 - Threaded 3/4" Coupling**
C10 - Threaded 1" Coupling**
EHH - Extra Handhole**
GF1 - Duplex GFI Receptacle (WR) with Cover
GF2 - Duplex GFI (WR) with In-Use Cover
LAB - Less Anchor Bolts
LPC - Less Pole Cap
PAB - Pre-shipped Anchor Bolts
VD1 - Vib. Damper - 1st Mode
VD2 - Vib. Damper - 2nd Mode

* Add all that apply (Example: CPL-LAB-VD1)

** Provide RAL # or Sample Color Chip

FINISH
POWDER COAT COLORS
BA - Black Powder Coat
BH - White Powder Coat
BM - Dark Bronze Powder Coat
BV - Dark Green Powder Coat
GC - Gray Powder Coat
XX - Special Colors*

GALVANIZED

1Q - Galvanized Only
1C - Black PC Over Galv.
1D - White PC Over Galv.
1B - D. Bronze PC Over Galv.
1Y - D. Green PC Over Galv.
1J - Gray PC Over Galv.
XX - Special PC Over Galv.*

4-Bolt Base

3

No Arm

Index ↗



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for damp/wet locations such as outdoor venues, canopies and locker rooms. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or covered ceiling. For direct sunlight installations, please refer to the FEX product family. **Certain airborne contaminants can diminish integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. [Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.](#)

CONSTRUCTION

- Light Gray Polycarbonate housing
- Frosted Polycarbonate lens
- Poured in place polyurethane gasket
- Polycarbonate Latches, optional stainless steel latches available.
- Standard 1/2" wet location fitting

ELECTRICAL

- High Efficiency LEDs meet DLC Standard
- MVOLT (120-277V) & 347V
- 0-10V Dimming standard

Luminaire Surge Protection Level: Designed to withstand up to 2.5kV/0.75kA per ANSI C82.77-5-2015. For applications requiring higher level of protection additional surge protection must be provided.

INSTALLATION

- Surface (wall, ceiling) using standard brackets (301 stainless steel) includes bail for chain hanging
- Suspended (chain, cable) using standard brackets (301 stainless steel)

LISTINGS

- CSA Certified to UL & C-UL Standards for wet location
- IP65, IP66 rated per IEC60529
- NSF Splash zone rated
- FCC Title 47, Part 15 Subpart B compliant
- 2.5kV/0.75kA Surge Rated per ANSI C82.77-5-2015
- IK10 rated
- CSA Ambient Listings on Page 3
- Lumen Maintenance Listed on Page 3

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type

Vapor Tight LED Strip Light

CSVT



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

CSVT Vapor Tight LED Strip Light



Looking for Contractor Select readily available configurations? Click here to visit Contractor Select™ spec sheet or go to www.contractorselect.com



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: CSVT L48 ALO3 MVOLT SWW3 80CRI

Series	Length	Lumen Output	Voltage	Color temperature	Color rendering index
CSVT Linear LED Vapor Tight	L48 48"	3000LM 3,000 lumens ‡ 4000LM 4,000 lumens ‡ 5000LM 5,000 lumens ‡ 6000LM 6,000 lumens ‡ AL03 Switchable lumens, 3000LM / 4000LM / 5000LM	MVOLT 120-277V 347 347V	35K 3500K ‡ 40K 4000K ‡ 50K 5000K ‡ SWW3 Switchable white, 35K / 40K / 50K	80CRI 80 CRI
	L96 96"	6000LM 6,000 lumens ‡ 8000LM 8,000 lumens ‡ 10000LM 10,000 lumens ‡ 12000LM 12,000 lumens ‡ AL04 Switchable lumens, 6000LM, 8000LM, and 10000LM			

Options

STSL	Stainless steel latches
IE7WCP	Emergency battery pack, 7W , CA Title 20 Noncompliant ‡
IE7WCPHE	Emergency battery pack, 7W , Certified in CA Title 20 MAEDBS ‡
WLFEND2	Wet location fitting (fittings out both ends) ‡

Individual Controls ‡

SBOR10	360° integral low mount motion sensor (standard on/off operation)
SBOR10 D 3V	360° integral low mount motion sensor with dimming (low trim set at 30%)
SBOR10 P	360° integral low mount motion sensor with photocell

nLight Wireless Controls ‡

NLTAIR2 RSBOR10	nLight (wireless) gen 2 low mount occupancy & daylight sensor
-----------------	---

NOTE: ‡ indicates option chosen has ordering restrictions. Please reference ordering restrictions chart.

‡ Option Value Ordering Restrictions	
Option value	Restriction
35K, 40K, 50K	Not available with ALO lumen packages.
3000LM, 4000LM, 5000LM, 6000LM, 8000LM, 10000LM, 12000LM	Not available with SWW3.
CSVT STSL LATCH	Requires two for L96
IE7WCP, IE7WCPHE	Not available with 347V.
Individual Controls	Not available with WLFEND2 option.
nLight Wireless Controls	Not available with WLFEND2 option.
WLFEND2	Not available with cord set or sensor options.

Accessories: Order as separate catalog number.	
CSVT STSL LATCH	Stainless steel latch kit (Set of 10) ‡
CSVTRMBA	Angle mount bracket (QTY of 2) (316 stainless steel)
CSVTRMBU	Rigid mount U-bolt bracket (QTY of 2) (316 stainless steel)
CSVTRMBK	Rigid mount bracket (QTY of 2) (316 stainless steel)
CSVTSMB	Replacement standard mounting brackets (QTY of 2) (301 stainless steel)
MHCH36SS	36" stainless steel chain (QTY of 2)

How to Estimate Delivered Lumens in Emergency Mode

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times LPW$$

P = Output power of emergency driver. P = 10W for IE10WCPHE

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet. The LPW rating is also available at [Designlight Consortium](#).



CSVT

INDUSTRIAL: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-Industrial@acuitybrands.com www.lithonia.com © 2019-2025 Acuity Brands Lighting, Inc. All rights reserved. Rev. 02/05/25 Page 2 of 4

CSVT Vapor Tight LED Strip Light



Shown with CSVTRMBA
Bracket can be set to 22.5°,
45° or 90° angles.



Shown with CSVTSMB
(ships standard with fixture)



Shown with CSVTRMBU



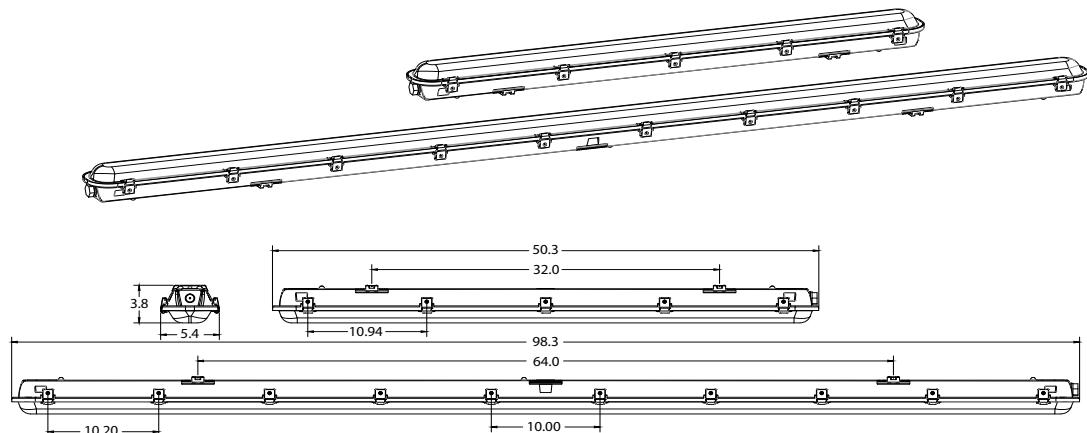
Shown with CSVTRMBK

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.

Length	Width	Height	Length	Approximate weight	Fixtures per pallet
L48	5.4	3.8	50.3	5 lbs	70
L96	5.4	3.8	98.3	10 lbs	70

*Weights will vary slightly with added options.



CSVT Vapor Tight LED Strip Light**OPERATIONAL DATA**

Length	Package	Voltage	Watts	3500 K		4000 K		5000 K		Comparable Lightsource
				Lumens	LPW	Lumens	LPW	Lumens	LPW	
L48	3000LM	MVOLT	24	3033	125	3106	128	3134	129	1-lamp 32WT8, 1-lamp 54WT5H0, 50W HID
		347	28		108		110		11	
	4000LM	MVOLT	34	4065	119	4163	122	4200	123	2-lamp 32WT8, 1-lamp 54WT5H0, 50W HID
		347	40		102		105		106	
	5000LM	MVOLT	42	4829	115	4946	118	4989	119	2-lamp 32WT8, 1-lamp 54WT5H0, 70W HID
		347	49		99		101		102	
	6000LM	MVOLT	49	6066	125	6213	128	6268	129	2-lamp 32WT8, 2-lamp 54WT5H0, 100W HID
		347	56		42		110		111	
	AL03 (3000LM)	MVOLT	24	3019	124	3106	128	3141	129	1-lamp 32WT8, 1-lamp 54WT5H0, 50W HID
		347	28		107		110		111	
L96	AL03 (4000LM)	MVOLT	34	4046	118	4163	122	4210	123	2-lamp 32WT8, 1-lamp 54WT5H0, 50W HID
		347	40		102		105		106	
	AL03 (5000LM)	MVOLT	42	4806	114	4946	118	5001	119	2-lamp 32WT8, 1-lamp 54WT5H0, 70W HID
		347	49		98		101		102	
	6000LM	MVOLT	49	6066	125	6213	128	6268	129	2-lamp 32WT8, 2-lamp 54WT5H0, 100W HID
		347	56		108		110		111	
	8000LM	MVOLT	68	8130	119	8326	122	8400	123	3-lamp 32WT8, 2-lamp 54WT5H0, 100W HID
		347	80		102		105		106	
	10000LM	MVOLT	84	9658	115	9891	118	9979	119	4-lamp 32WT8, 2-lamp 54WT5H0, 150W HID
		347	98		99		101		102	
	12000LM	MVOLT	103	12133	118	12425	121	12535	122	4-lamp 32WT8, 3-lamp 54WT5H0, 150W HID
		347	120		101		104		105	
	AL04 (6000LM)	MVOLT	49	6038	124	6213	128	6283	129	2-lamp 32WT8, 2-lamp 54WT5H0, 100W HID
		347	56		107		110		111	
	AL04 (8000LM)	MVOLT	68	8092	118	8326	122	8420	123	3-lamp 32WT8, 2-lamp 54WT5H0, 100W HID
		347	80		102		105		106	
	AL04 (10000LM)	MVOLT	84	9613	114	9891	118	10003	119	4-lamp 32WT8, 2-lamp 54WT5H0, 150W HID
		347	98		98		101		102	

*All values are typical and are at 25C. Actual performance may vary and is dependent on operating environment.

PROJECTED LUMEN MAINTENANCE			
Lumen Maintenance Factor	0.91	0.81	0.75
Operating Hours	40,000	90,000	120,000

*Actual performance may vary based on ambient temperature of installed location.

Ambient Temperature Ratings

Fixture Length	Lumen Package	Temperature rating	Temperature rating with IE7WC
L48	3000LM	-40°C - 45°C	0°C to 30°C
	4000LM	-40°C - 45°C	0°C to 30°C
	5000LM	-40°C - 45°C	0°C to 30°C
	6000LM	-40°C - 35°C	0°C to 30°C
L96	6000LM	-40°C - 30°C	0°C to 30°C
	8000LM	-40°C - 30°C	0°C to 30°C
	10000LM	-40°C - 30°C	0°C to 30°C
	12000LM	-40°C - 30°C	0°C to 30°C

Number of Boards and Drivers

Fixture length	Lumen package	Driver QTY	Board QTY
L48	3000LM	1	1
	4000LM	1	1
	5000LM	1	1
	6000LM	1	1
	AL03	1	1
L96	6000LM	1	2
	8000LM	1	2
	10000LM	1	2
	12000LM	2	2
	AL04	1	2

Project	Catalog #	Type
Prepared by	Notes	Date



HALO SMD6 Series

6" Round and Square Surface Mount
Downlight
SMD6R & SMD6S

Typical Applications
Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Product Warranty



ENERGY STAR



CERTIFIED



Efficiency Standards
T24



Can be used for
International Energy
Conservation Code
(IECC) 2018
Compliance



RoHS
Compliant



2700K • 3000K • 3500K
4000K • 5000K



airxlate™

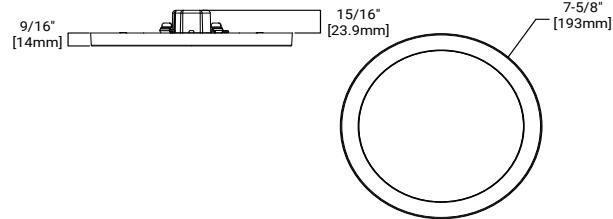


Top Product Features

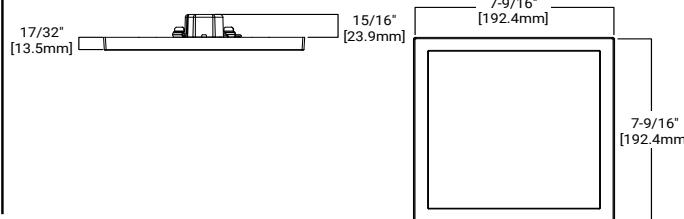
- Ultra-low profile surface luminaire with wide distribution
- Ceiling or wall mounting in compatible junction boxes
- 600 & 1200 lumen; 2700K, 3000K, 3500K, 4000K or 5000K field selectable CCT; 90 CRI
- 120V only and Universal Voltage 120V – 277V options
- Dimmable with 120V dimmers

Dimensional and Mounting Details

SMD6R69SWH



SMD6S69SWH



[additional product diagrams](#)

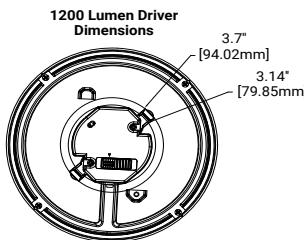
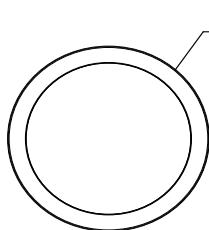
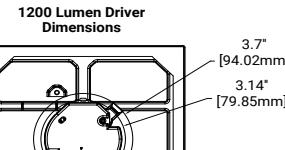
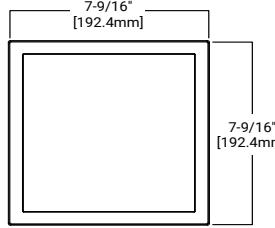
1. T24 and RoHS are self-tested by Cooper Lighting Solutions. Not a third party certification.

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March 6, 2025 10:18 AM

HALO

SMD6 SeleCCTable Series

Dimensional and Mounting Details (continued)

SMD6R129SWH
SMD6R129SWHESMD6S129SWH
SMD6S129SWHE

Note: Ensure junction box (provided by others) internal dimension supports driver dimension.

Ordering Information

SAMPLE NUMBER: SMD6R69SWH = 6" Round Surface Mount Downlight, 600 lumen, 90CRI, Selectable CCT, White, 120V

Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.

Recessed Installation: Order HALO recessed housing and SMD6ACCKIT separately to complete installation.

Models	Lumens	CRI/CCT	Finish	Voltage	California SKU
SMD6R = 6" Round Surface Mount Downlight SMD6S = 6" Square Surface Mount Downlight	6 = 600 lumen series (120V only) 12 = 1200 lumen series ⁽¹⁾	9S = 90CRI, 2700K - 5000K Field Selectable CCT	WH = Matte White	Blank = 120V standard E = UNV Universal 120-277V ⁽²⁾	Blank = non-California SKU -CA = California SKU
Notes	Notes (1) 1200 lumen series requires use of 4" square junction box or similar to support driver.	Notes	Notes	Notes (2) UNV voltage configuration is offered only in the 1200 lumen series	

Accessories	
<p>Designer Trims</p> <p>SMD6RTRMSN = 6" Round SMD Satin Nickel SMD6RTRMTBZ = 6" Round SMD Tuscan Bronze SMD6RTRMWH = 6" Round SMD White (paintable) SMD6STRMSN = 6" Square SMD Satin Nickel SMD6STRMTBZ = 6" Square SMD Tuscan Bronze SMD6STRMWH = 6" Square SMD White (paintable)</p> <p>T24HWKIT = Title 24 Cable harness kit used to convert incandescent and low voltage housings to LED SMD6ACCKIT = SMD6 accessory kit includes friction clips, torsion springs and a Edison screwbase adapter for recessed housing installation.</p>	

Accessories

Designer Trims

SMD6RTRMWH
round, white (paintable)SMD6RTRMSN
round, satin nickelSMD6RTRMTBZ
round, tuscan bronzeSMD6STRMWH
square, white (paintable)SMD6STRMSN
square, satin nickelSMD6STRMTBZ
square, tuscan bronze

HALO

SMD6 SeleCCTable Series

JUNCTION BOX COMPATIBILITY

*Note: SMD 1200 lumen 120V configuration is only compatible with junction boxes 4" x 2-1/8" deep. Square junction box is required for 1200 lumen version.



TP316*
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP317*
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" octagon light fixture/fan steel box*
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" square deep steel box*
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" square standard steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" round new work non-metallic light fixture/fan box
4" diameter x 2-3/16"
(102mm x 56mm)



3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)



4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD6RAD adapter

This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the mounting bracket in the box.

HALO

SMD6 SeleCCTable Series

Product Specifications

Housing

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixelation
- 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 flux 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 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

Driver

SMD 120V

- 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.)
- Inline electrical quick connect and E26 adapter (provided) provides mains 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

Mounting/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 compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable 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 2-1/8"
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes

Recessed Housing Mounting

Note: Use the SMDACKIT which includes torsion springs and Edison base adapter. (SOLD SEPARATELY)

- May be installed in IC recessed housings in direct contact with insulation
- Note:** Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

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

Compliance

- cULus Certified for use with Halo housings and for use with other's housings, when used with SMDACKIT (Sold Separately) see instruction sheet for conditions of acceptability
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.¹
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency 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

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty

Energy Data

SMD6R6 / SMD6S6

	Round	Square
Lumens (5000K models)	777	800
Input Power	9 W	9 W
Input Current	0.085 A	0.085 A
Efficiency	86 lm/W	85 lm/W
THDi	8	8
Input Voltage	120V	
Frequency	60 Hz	
CRI	90 CRI	
Power Factor	0.98	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12 / SMD6S12

	Round	Square
Lumens (5000K models)	1271	1345
Input Power	15	15
Input Current	0.129 A	0.129 A
Efficiency	85 lm/W	88 lm/W
THDi	12.6	12.6
Input Voltage	120V	
Frequency	60 Hz	
CRI	90 CRI	
Power Factor	0.98	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12-E / SMD6S12-E

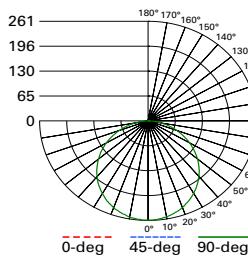
	Round	Square
Lumens (5000K models)	1357	1364
Input Power	14.5	14.5
Input Current	0.125 A (120V) 0.058 A (277V)	0.125 A (120V) 0.058 A (277V)
Efficiency	94 lm/W	94 lm/W
THDi	12.8	12.8
Input Voltage	120 - 277V	
Frequency	60 Hz	
CRI	90 CRI	
Power Factor	0.99 (120V) 0.94 (277V)	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

¹. T24 and RoHS are self-tested by Cooper Lighting Solutions. Not a third party certification.

HALO

SMD6 SeleCCTable Series

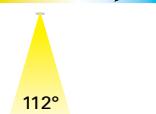
Photometric Data



SMD6R69SWH - 3000K.IES
 Spacing criterion: (0-180) 1.26
 (90-270) 1.26
 (Diagonal) 1.38
 Beam Angle: 112°
 Lumens: 757
 Input Watts: 8.9 W
 Efficacy: 85 LPW
 Test Report:
 SMD6R69SWH - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	201	26.6
0-40	330	43.6
0-60	585	77.4
0-90	752	99.4

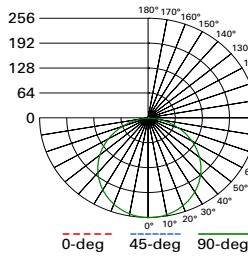
CCT - Range of 2700K- 5000K



SMD6R69SWH	CCT	Watts	Lumens	LPW	CRI
600 Lumen 6" Round Selectable CCT	2700K	9.2	704	76.6	93
	3000K	9.2	716	77.8	93
	3500K	9.2	729	79.2	94
	4000K	9.2	742	80.5	94
	5000K	9.2	756	82.0	93

PRODUCT SPECIFICATIONS

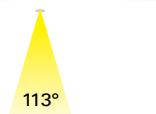
Lumens	716
Watts	9.2
Lumens Per Watt (Efficacy)	77.8
Color Accuracy (CRI)	93
Light Color (CCT) Correlated Color Temperature (CCT)	3000K
warm white	2700K
soft white	3000K
bright white	4500K
	6500K



SMD6S69SWH - 3000K.IES
 Spacing criterion: (0-180) 1.28
 (90-270) 1.28
 (Diagonal) 1.40
 Beam Angle: 113°
 Lumens: 752
 Input Watts: 9.2 W
 Efficacy: 82 LPW
 Test Report:
 SMD6S69SWH - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	199	26.4
0-40	326	43.4
0-60	580	77.2
0-90	748	99.5

CCT - Range of 2700K- 5000K



SMD6S69SWH	CCT	Watts	Lumens	LPW	CRI
600 Lumen 6" Square Selectable CCT	2700K	9.6	720	75.3	93
	3000K	9.6	735	76.7	93
	3500K	9.6	750	78.2	94
	4000K	9.6	764	79.5	94
	5000K	9.6	774	80.7	92

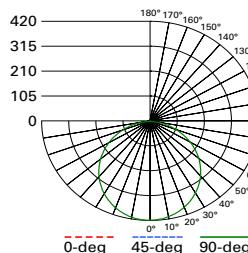
PRODUCT SPECIFICATIONS

Lumens	735
Watts	9.6
Lumens Per Watt (Efficacy)	76.6
Color Accuracy (CRI)	93
Light Color (CCT) Correlated Color Temperature (CCT)	3000K
warm white	2700K
soft white	3000K
bright white	4500K
	6500K

HALO

SMD6 SeleCCTable Series

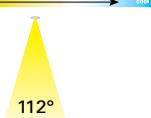
Photometric Data



SMD6R129SWH - 3000K.IES
 Spacing criterion: (0-180) 1.26
 (90-270) 1.26
 (Diagonal) 1.38
 Beam Angle: 112°
 Lumens: 1221
 Input Watts: 14.9 W
 Efficacy: 83 LPW
 Test Report:
 SMD6R129SWH - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	325	26.6
0-40	533	43.6
0-60	945	77.4
0-90	1215	99.5

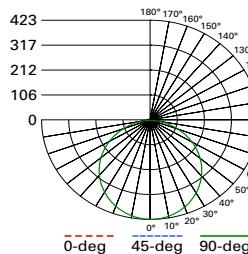
CCT - Range of 2700K- 5000K



SMD6R129SWH	CCT	Watts	Lumens	LPW	CRI
1200 Lumen 6" Round Selectable CCT	2700K	15.2	1135	74.7	92
	3000K	15.2	1156	76.1	93
	3500K	15.2	1178	77.5	94
	4000K	15.2	1198	78.8	95
	5000K	15.2	1226	80.7	93

PRODUCT SPECIFICATIONS

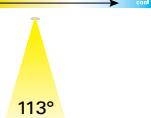
Lumens	1156
Watts	15.2
Lumens Per Watt (Efficacy)	76.1
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white	2700K
soft white	3000K
bright white	4500K
	6500K



SMD6S129SWH - 3000K.IES
 Spacing criterion: (0-180) 1.26
 (90-270) 1.26
 (Diagonal) 1.40
 Beam Angle: 113°
 Lumens: 1241
 Input Watts: 14.9 W
 Efficacy: 83 LPW
 Test Report:
 SMD6S129SWH - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	329	26.5
0-40	539	43.5
0-60	960	77.3
0-90	1237	99.6

CCT - Range of 2700K- 5000K



SMD6S129SWH	CCT	Watts	Lumens	LPW	CRI
1200 Lumen 6" Square Selectable CCT	2700K	15.5	1153	74.4	92
	3000K	15.5	1177	75.9	93
	3500K	15.5	1206	77.8	95
	4000K	15.5	1224	79.0	95
	5000K	15.4	1256	81.6	93

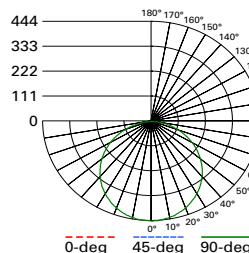
PRODUCT SPECIFICATIONS

Lumens	1177
Watts	15.5
Lumens Per Watt (Efficacy)	75.9
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white	2700K
soft white	3000K
bright white	4500K
	6500K

HALO

SMD6 SeleCCTable Series

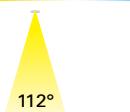
Photometric Data



SMD6R129SWHE - 3000K.IES
 Spacing criterion: (0-180) 1.24
 (90-270) 1.24
 (Diagonal) 1.38
 Beam Angle: 112°
 Lumens: 1289
 Input Watts: 14.5 W
 Efficacy: 89 LPW
 Test Report:
 SMD6R129SWHE - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	343	26.6
0-40	562	43.6
0-60	997	77.3
0-90	1282	99.5

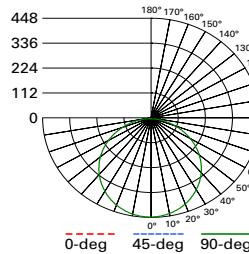
CCT - Range of 2700K- 5000K



SMD6R129SWHE	CCT	Watts	Lumens	LPW	CRI
1200 Lumen 6" Round Selectable CCT 120-277V	2700K	14.7	1237	84.1	92
	3000K	14.7	1262	85.9	93
	3500K	14.7	1289	87.7	95
	4000K	14.7	1311	89.2	95
	5000K	14.7	1306	88.8	93

PRODUCT SPECIFICATIONS

Lumens	1262
Watts	14.7
Lumens Per Watt (Efficacy)	85.9
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white	2700K
soft white	3000K
bright white	4500K
	6500K



SMD6S129SWHE - 3000K.IES
 Spacing criterion: (0-180) 1.26
 (90-270) 1.26
 (Diagonal) 1.40
 Beam Angle: 114°
 Lumens: 1312
 Input Watts: 14.7 W
 Efficacy: 89 LPW
 Test Report:
 SMD6S129SWHE - 3000K.IES

Zonal Lumen	Lumens	% Lumens
0-30	348	26.5
0-40	570	43.5
0-60	1014	77.3
0-90	1307	99.6

CCT - Range of 2700K- 5000K



SMD6S129SWHE	CCT	Watts	Lumens	LPW	CRI
1200 Lumen 6" Square Selectable CCT 120-277V	2700K	15.1	1225	81.1	92
	3000K	15.1	1251	82.8	93
	3500K	15.1	1277	84.6	95
	4000K	15.1	1299	86.0	95
	5000K	15.1	1327	87.9	93

PRODUCT SPECIFICATIONS

Lumens	1251
Watts	15.1
Lumens Per Watt (Efficacy)	82.8
Color Accuracy (CRI)	93
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white	2700K
soft white	3000K
bright white	4500K
	6500K

MIMIK 20



Ceiling-, wall- and post- mount series. Fixtures consist of:

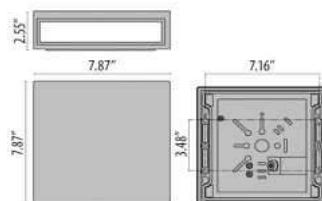
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- Single (M) or dual (B) light emission.
- IESNA Type II light distribution.
- IESNA Type III light distribution.
- IESNA Type IV light distribution.
- DarkSky approved when ordered with single light emission only, and in 3000K or below.

- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Optional, integral, emergency battery-pack designed for a minimum operation of 90 minutes (EMPK versions).
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Post accessory available for MIMIK 20 (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Optional clear plexiglass panel can be customized with logos for signage or wayfinding (LINE BOLLARD). Consult factory for more information.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



MIMIK
20
Standard

Lumen Output	2700K	3000K	3500K	4000K	5000K
MIMIK 20 T2	15W	1373	1385	1396	1408
MIMIK 20 T2	26W	2238	2256	2274	2292
MIMIK 20 T2 EMPK	15W	1373	1385	1396	1408
MIMIK 20 T3	15W	1385	1396	1407	1418
MIMIK 20 T3	26W	2255	2273	2291	2309
MIMIK 20 T3 EMPK	15W	1385	1396	1407	1418
MIMIK 20 T4	15W	1308	1319	1329	1340
MIMIK 20 T4	26W	2132	2149	2166	2183
MIMIK 20 T4 EMPK	15W	1308	1319	1329	1340
					1351



Scan here
for installation
instructions

Revision 17
02/25

Order Guide - Mimik 20

Order code example

M20-M-15W-T4-AM-27K-120V-NA-FC

70 CRI STANDARD HOUSING
 OTHER OPTIONS AVAILABLE



--	--	--	--	--	--	--	--	--	--

Housing Style	Light Emission	Wattage	Optics	Finish	CRI	Kelvin/Static Colors	Voltage	Controls	Accessories
M20 Standard	M (One-Way)	15 15 watt (with EMPK max) 26 26 watt (standard) Max XX Specify Wattage Must be below max	T2 Type II T3 Type III T4 Type IV	AM Aluminum Metallic IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color	70 70 CRI (Standard) 80 80 CRI 90* 90 CRI *Contact Factory For Availability	27K 2700K 3K 3000K 35K 3500K 4K 4000K 5K* 5000K Consult factory for MOQ	UNV 120-277V	NA Non Dimming 0-10V 0-10V Dimming ELV ELV Dimming	EMPK Integral 15W Emergency Battery Back up (not available with flat housing or with phc/occ) CWEMPK Remote Cold Weather Emergency Battery Back up -20°C through 55°C FC Facade cover FRST Frosted glass EGR Egress Double Housing PHC-B Photocell Button (not available with empk) OCC Occupancy Sensor (not available with empk) REM Remote battery back up BOL 40" Bollard LBOL 40" Line Bollard XXBOL Specify Bollard Height 40" Max 12" Min XXLBOL Specify Line Bollard Height 40" Max 12" Min BABAA Build America Buy America Act compliant CON2 (double-gang j-box, adaptor plate and 1/2" knockouts) CON4 (double-gang j-box, adaptor plate and 3/4" knockouts)

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pilighting.com
www.performanceinlighting.com

Revision 18
 03/25

Performance in Lighting reserves the right to make all necessary changes without prior notice.

MIMIK 20

40" Bollard option



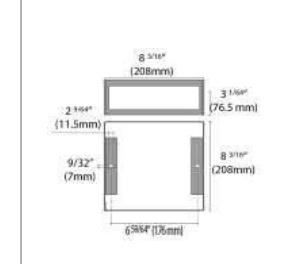
40" Line Bollard option



OCC



Facade Cover



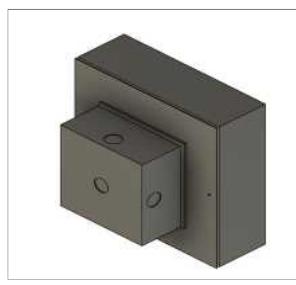
PHC-B



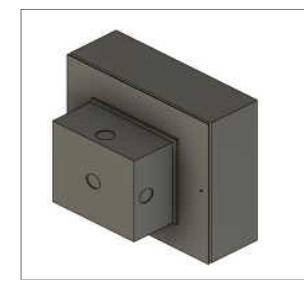
Egress Double Housing



CON2 (1/2")



CON4 (3/4")





WDGE2 LED

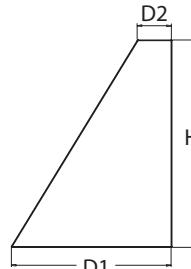
Architectural Wall Sconce

Precision Refractive Optic



Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature		CRI	Distribution		Voltage	Mounting	Shipped separately
WDGE2 LED	P0 ¹	27K	2700K	40K 4000K	70CRI ⁴	T1S Type I Short	MVOLT	Shipped included	AWS 3/8inch Architectural wall spacer ⁷
	P1 ²	30K	3000K	50K 5000K	80CRI	T2M Type II Medium	347 ⁵	SRM Surface mounting bracket	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available ⁷
	P2 ²	35K	3500K	AMB ³ Amber	LW ³ Limited Wavelength	T3M Type III Medium	480 ⁵	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶	
	P3 ²					T4M Type IV Medium			
	P4 ²					TFTM Forward Throw Medium			

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type ⁸
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁹
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
CCE	Coastal Construction ⁷

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.
Networked Sensors/Controls	
NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occupancy sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occupancy sensor and on/off photocell for 15-30' mounting heights.
NLTairem2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occupancy sensor and on/off photocell for 8-15' mounting heights
NLTairem2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occupancy sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DLBLXD	Black
DNAZXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DBBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone



COMMERCIAL OUTDOOR

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WDGE2 LED

Rev. 07/25

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

- 1 P0 option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 For PBBW and AWS with CCE option, require an RFA.
- 8 PE not available in 480V or with sensors/controls.
- 9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F
10°C	50°F
20°C	68°F
25°C	77°F
30°C	86°F
40°C	104°F

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

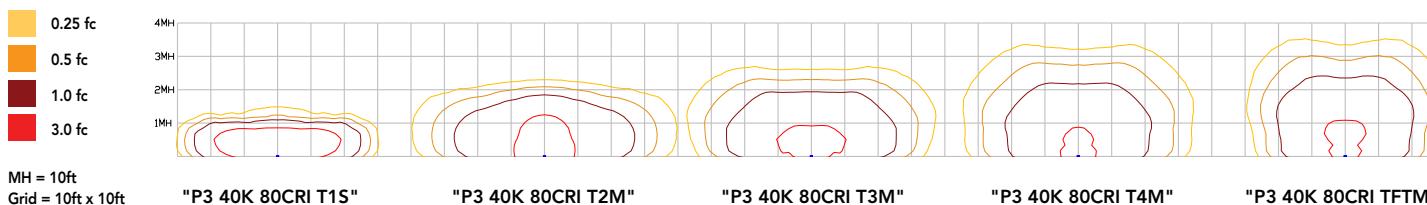
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

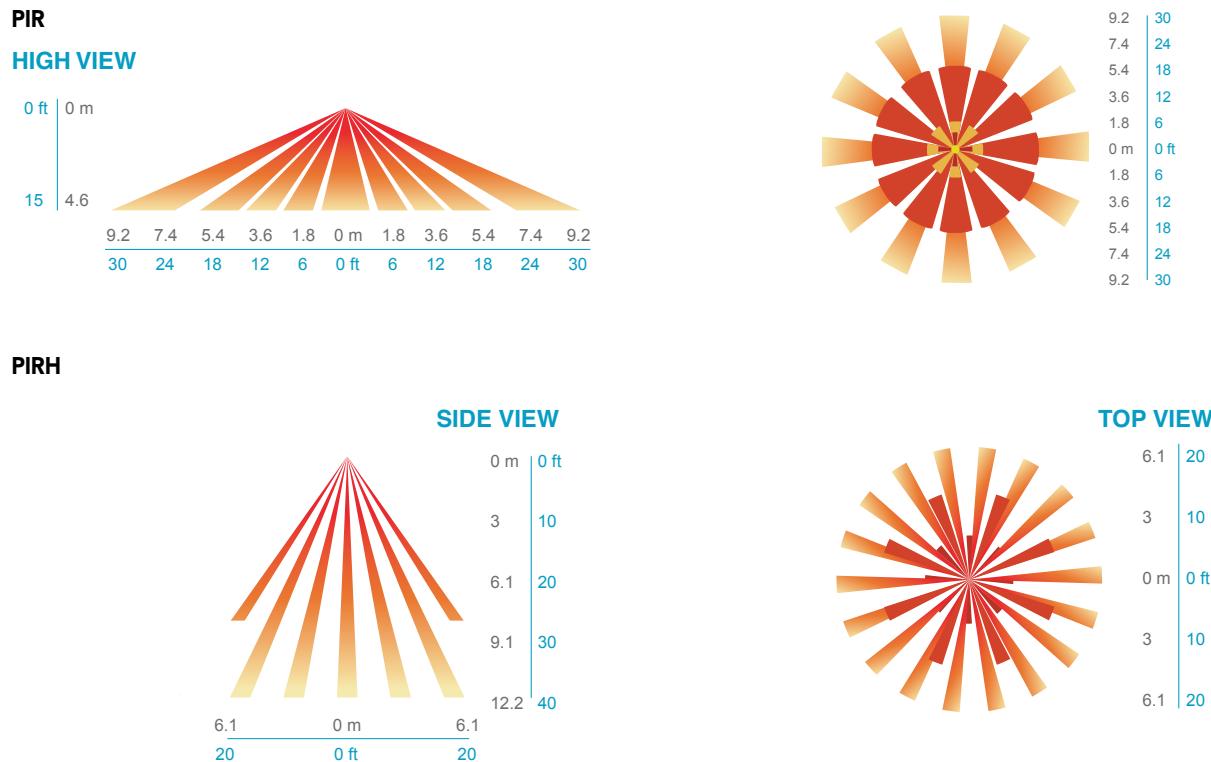
Control / Sensor Options

Motion/Ambient Sensor (PIR, PIRH)

Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.

Mounting, Options & Accessories



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

REVIEWED

LEGAL COUNSEL



After recording return to:
Foundation for Affordable
Housing, Inc.
69 NW Newport Avenue, Suite 200
Bend, OR 97703

Until a change is requested all tax
statements shall be sent to the
following address:
Foundation for Affordable
Housing, Inc.
69 NW Newport Avenue, Suite 200
Bend, OR 97703

File No.: NCS-1188638-OR1 (WW)
Date: February 26, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

Deschutes County Official Records **2025-10044**
D-D
Stn=1 SH **04/22/2025 11:35 AM**
\$25.00 \$11.00 \$10.00 \$61.00 \$6.00 **\$113.00**

I, Steve Dennison, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the
Official Records.

Steve Dennison - County Clerk

STATUTORY SPECIAL WARRANTY DEED

Deschutes County, a political subdivision of the State of Oregon Grantor, conveys and
specially warrants to **Foundation for Affordable Housing, Inc., a Delaware non-profit**
corporation, Grantee, the following described real property:

See Legal Description attached hereto as **Exhibit A** and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT for the Affordable Housing Covenant
recorded as Instrument No. 2025- **10040** and Exceptions shown in **Exhibit B** attached.

The true consideration for this conveyance is **\$166,666.67** as the use of the land is for Low
Income Housing pursuant to Oregon Revised Statute 271.330(2).

APN: **161053**

Statutory Special Warranty Deed

File No.: **NCS-1188638-OR1**

(WW)

- continued

Date: **02/26/2025**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signature Page to Follow]

APN: 161053

Statutory Special Warranty Deed

File No.: **NCS-1188638-OR1**

(WW)

- continued

Date: 02/26/2025

Dated this 15th day of April, 2025.

Deschutes County, a political subdivision of the State of Oregon

By:

Kristie Bollinger, Property Manager
Authorized Signer pursuant to
Deschutes County Order 2023-034

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 21 day of April, 2025, by Kristie Bollinger as Property Manager and Authorized Signer pursuant to Deschutes County Order 2023-034 of Deschutes County.



Notary Public for Oregon
My commission expires:

9-16-28

PAGE 3 of 5 – STATUTORY SPECIAL WARRANTY DEED:
FOUNDATION FOR AFFORDABLE HOUSING, INC.
MAP AND TAX LOT 211036AA00800
Deschutes County Document No. 2025-221

APN: **161053**

Statutory Special Warranty Deed

File No.: **NCS-1188638-OR1**

(WW)

- continued

Date: **02/26/2025**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Deschutes, State of Oregon, described as follows:

LOT 8 IN BLOCK 1 OF LAPINE MEADOWS NO., CITY OF LA PINE, DESCHUTES COUNTY, OREGON.

*Unofficial
Copy*

APN: **161053**

Statutory Special Warranty Deed

File No.: **NCS-1188638-OR1**

(WW)

- continued

Date: **02/26/2025**

Exhibit "B"

1. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. 161053.
2. Easements for utilities and building setback line as shown on the official plat.
3. Covenants, conditions and restrictions as shown on the recorded Plat, as follows: "All utility easements shown or provided for hereon are granted to those utilities licensed to serve said land, together with a permanent right to enter thereon for purposes of installation, maintenance or repair of their respective facilities."
4. Deschutes County Easement to LaPine Special Sewer District, including terms and provisions thereof.
Recorded: May 28, 1998, in Book 495, Page 1396
(Affects Lot 8)



15 Oregon Ave., Bend, OR 97703
Phone (541) 389-7711 Fax (541) 389-0506

PRELIMINARY TITLE REPORT ATTACHED

To: WFG National Title Insurance Company
700 NE Multnomah St., Ste. 190
Portland, OR 97232
Attn: Team Trevor

Date: October 29, 2025
Order No. 1036470
Reference: 52711 Drafter Rd.
La Pine, OR 97739

Your File No.: 25-216219

We have enclosed our Preliminary Title Report pertaining to order number 1036470.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Tonya Vejar
tonya.vejar@amerititle.com

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



15 Oregon Ave., Bend, OR 97703
Phone (541) 389-7711, Fax (541) 389-0506

October 29, 2025

File Number: 1036470

Client's File Number : 25-216219

Report No.: 1

Title Officer: Tonya Vejar tonya.vejar@amerititle.com

PRELIMINARY TITLE REPORT

Property

Address: 52711 Drafter Rd., La Pine, OR 97739

Policy or Policies to be issued:

Liability

Premium

Proposed Insured: TBD

2021 ALTA Standard Owner's Policy COMMERCIAL

TBD

TBD

Endorsements: TBD

Proposed Insured: TBD

2021 ALTA Lender's Policy

(X) EXTENDED () STANDARD (Simultaneous)

TBD

TBD

Endorsements: TBD

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 14th day of October, 2025 at 7:30 a.m., title is vested in:

Foundation for Affordable Housing, Inc., a Delaware non-profit corporation

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

6. Taxes assessed under Code No. 1109 Account No. 161053 Map No. 211036AA00800
The 2025-2026 Taxes: \$2,890.72, plus interest, unpaid.
7. City liens, if any, of the City of Bend.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$30.00 per account will be added if a search is requested)
8. Setback lines as shown on the official plat of said Land
9. Utility Easement as shown on the official plat of said Land
10. Deschutes County Easement to LaPine Special Sewer District, including the terms and provisions thereof,
Recorded: May 28, 1998
Instrument No.: [495/1396](#)
11. Affordable Housing Covenant, including the terms and provisions thereof,
Recorded: April 22, 2025
Instrument No.: [2025-10040](#)
12. Construction Access Easement Agreement, including the terms and provisions thereof,
Recorded: April 24, 2025
Instrument No.: [2025-10269](#)
Between: Foundation for Affordable Housing, Inc.
And: Wickiup Station Apartments, LP

13. Access Easement Agreement, including the terms and provisions thereof,
Recorded: April 24, 2025
Instrument No.: 2025-10270
Between: Foundation for Affordable Housing, Inc., a Delaware nonprofit corporation
And: Wickiup Station Apartments, LP, an Oregon limited liability company
14. For title insurance purposes in connection with transactions involving real property interests held by non-profit corporations, the Company will require the following documents in order to insure a conveyance or encumbrance by the corporation named below:
Corporation: Foundation for Affordable Housing, Inc., a Delaware non-profit corporation, a Nonprofit corporation
(a) A copy of the corporation by-laws and articles.
(b) An original or certified copy of the resolution authorizing the subject transaction.
(c) Minutes of the meeting at which said resolution was passed.
(d) If the articles or by-laws require the approval of a parent organization, we will also require a copy of those by-laws and articles.
15. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.
16. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

17. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

INFORMATIONAL NOTES:

- A. We find no activity in the past 24 months regarding transfer of title to subject property.
- B. This transaction and the policy or policies and the endorsements contemplated in connection with this Commitment are subject to review and approval of the Company's Insuring Underwriter. The Company reserves the right to add additional exceptions or notes and to make further requirements after such review.
- C. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- D. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct

parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

- E. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.
- F. In the event that the contemplated transaction for which a Real Estate Report is required to be submitted to the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential address, and the IRS taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1031.320 of Chapter 31 of the Code of Federal Regulations ("Code")

NOTE: The FinCEN Report requires certain residential real estate transaction purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity to be reported to the United States Treasury Department's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.

If **AmeriTitle, LLC** is not acting as a "Reporting Person" under the FinCEN rule for this transaction, where said company is not performing any escrow or settlement functions, responsibility for compliance with FinCEN reporting requirements lies with the party designated as the Reporting Person under the rule, which may include the settlement agent, escrow agent, or other party facilitating the closing.

AmeriTitle, LLC expressly disclaims any and all liability for FinCEN reporting obligations where said company is not performing any escrow or settlement functions

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

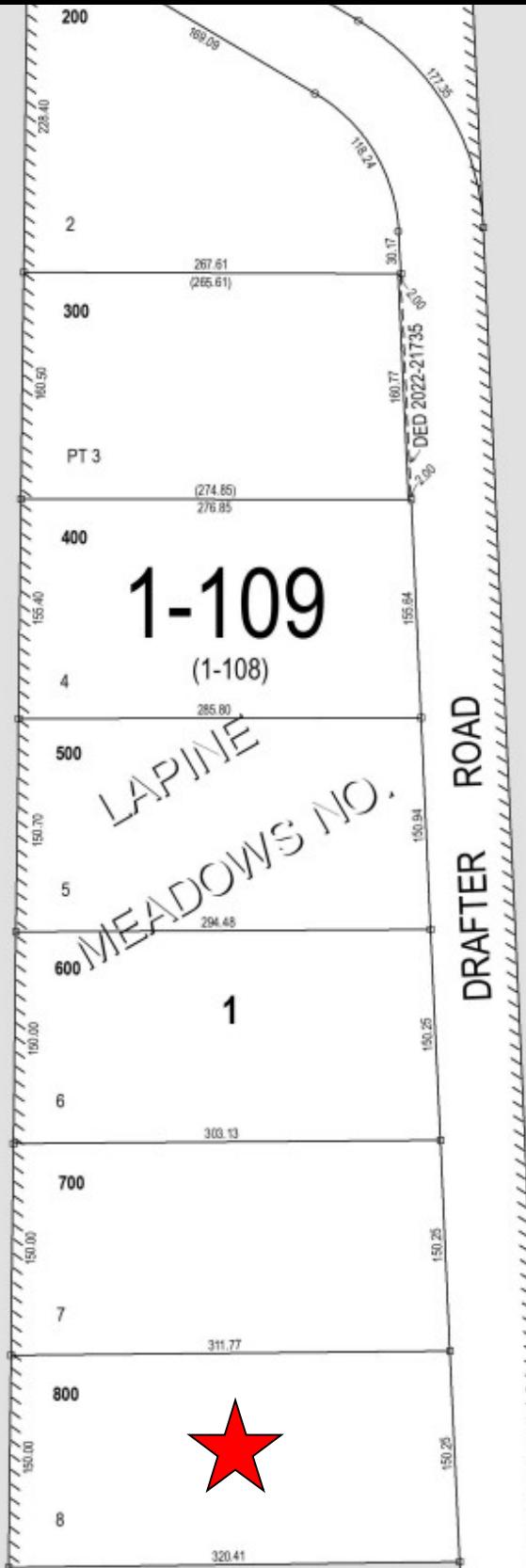
"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8, Block 1, La Pine Meadows No., recorded November 30, 1979, in Cabinet B, Page 703,
Deschutes County, Oregon.

US HIGHWAY 9

SEE MAP 21 10 36AB



SEE MAP 21 10 36

AmeriTITLE

**La Pine Meadows No., 52711 Drafter Rd.
La Pine, OR 97739**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

July 31, 2025
#01824

Rima Wilson
Director of Land Development
Foundation for Affordable Housing
69 Newport Ave Suite #200
Bend Oregon 97703

C: (541) 390-4037 | O: (949) 443-9101
Rima@ffah.org

re: TRIP GENERATION REPORT FOR A WICKIUP STATION APARTMENTS PHASE 2 – LA PINE, OREGON

INTRODUCTION AND SUMMARY OF FINDINGS

As requested, we have prepared this trip-generation letter for the proposed construction of 41 units of housing configured as low-rise apartment buildings. The site is located at 52711 Drafter Road in La Pine, Oregon, as illustrated in Figure 1. The map/tax lot number is: 211036AD00800.

As shown herein, the proposed development is anticipated to generate 21 p.m. peak hour trips and 276 daily trips.

A Traffic Impact Analysis (TIA) is not required, as per City of LaPine Code section 15.90.080 Traffic Impact Analysis:

B. *When a traffic impact analysis is required.* The city or other road authority with jurisdiction may require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

1. A change in zoning or a plan amendment designation;
2. Operational or safety concerns documented in writing by a road authority;
3. An increase in site traffic volume generation by [300] average daily trips (ADT) or more;
4. An increase in peak hour volume of a particular movement to and from a street or highway by [20] percent or more;
5. An increase in the use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by ten vehicles or more per day;
6. Existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
7. A change in internal traffic patterns that may cause safety concerns; or
8. A TIA required by ODOT pursuant to OAR 734-051.

It was found that none of the above criteria were met:

1. There is no proposed change in zoning or plan map designation;
2. No operational or safety issues have been identified;
3. The ADT would not increase by more than 300 ADT
4. The volume is relatively low and is anticipated than the increase would be less than 20 percent;
5. No significant level of truck traffic would occur;
6. Driveway spacing requirements can be met;
7. The site parking layout is reasonable, as shown in Figure 2; and,
8. ODOT criteria do not apply.

TRIP GENERATION

Trips generated by the development were forecast using the trip generation rates found in the 11th Edition of *Trip Generation* (ITE, 2021), as shown in Table 1. Land use code 220, Multifamily Housing – low rise, was used to forecast trips.

TABLE 1 – TRIP GENERATION RATES

ITE LAND USE CODE	LAND USE	INDEPENDENT VARIABLE	TRIP ENDS RATE		IN/OUT SPLIT (PERCENT)	
			PM PEAK HOUR	DAILY	PM PEAK HOUR	DAILY
220	Multifamily Housing Low Rise	Dwelling units	0.51	6.74	63/37	50/50

The 41-unit development was forecast to generate a total of 21 p.m. peak hour trips and 276 daily trips, as shown in Table 2.

TABLE 2 – TRIP GENERATION FORECAST

ITE LAND USE	SIZE	PM PEAK HOUR TRIP			DAILY
		ENDS	IN	OUT	
Multifamily Housing Low Rise 220	41 DU		13	8	21 276

SUMMARY AND CONCLUSIONS

The proposed development was forecast to generate 21 p.m. peak hour trips and 276 daily trips. No further study is required according the City of La Pine development Code.

* * * * *

It is trusted that the above analysis adequately addresses City of La Pine requirements related to traffic. Please feel free to contact us at your convenience if you would like to discuss any element of this letter-report.

Very truly yours,
FERGUSON & ASSOCIATES, INC.

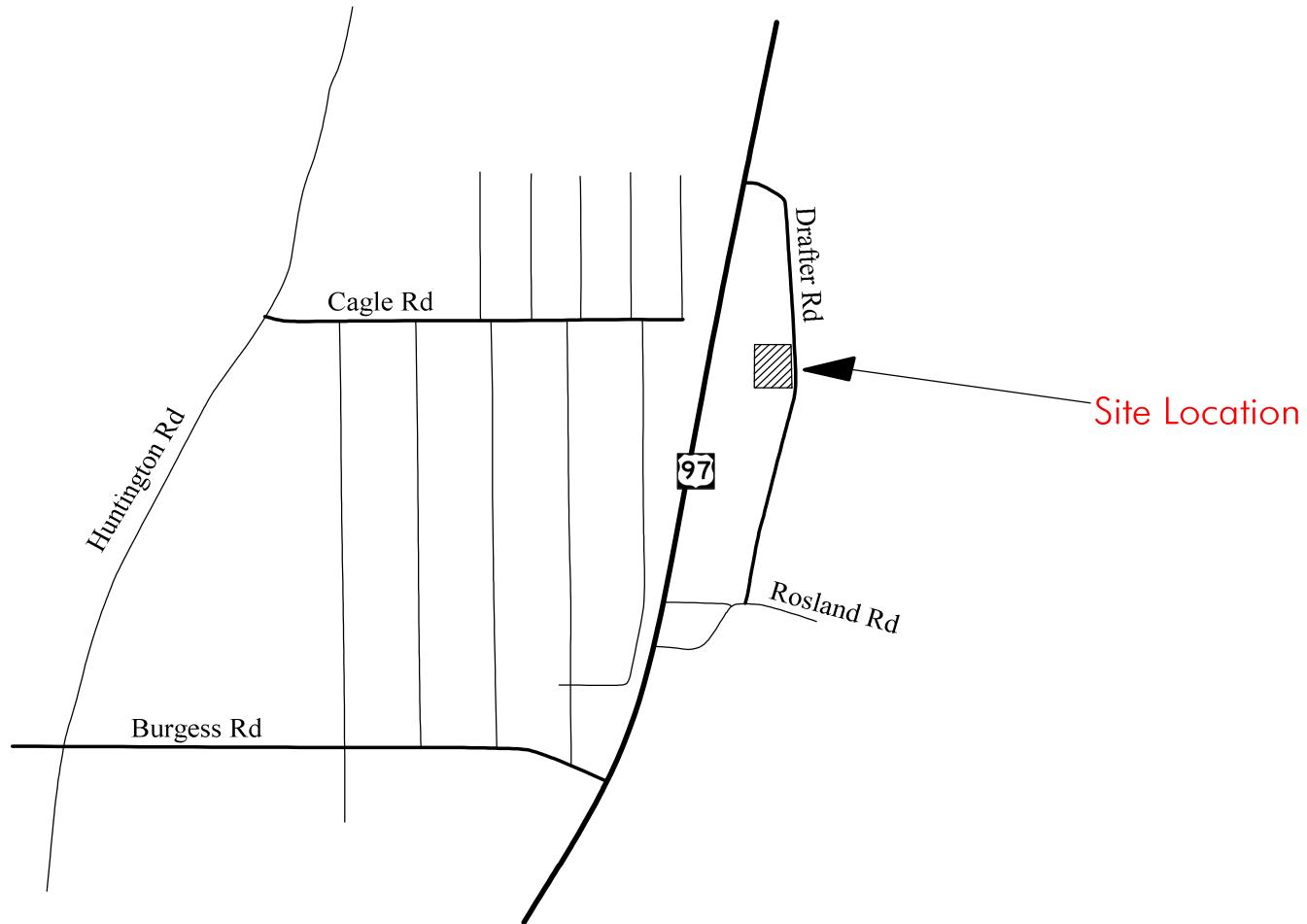
Scott Ferguson, PE



Attachments:

Figure 1

Figure 2



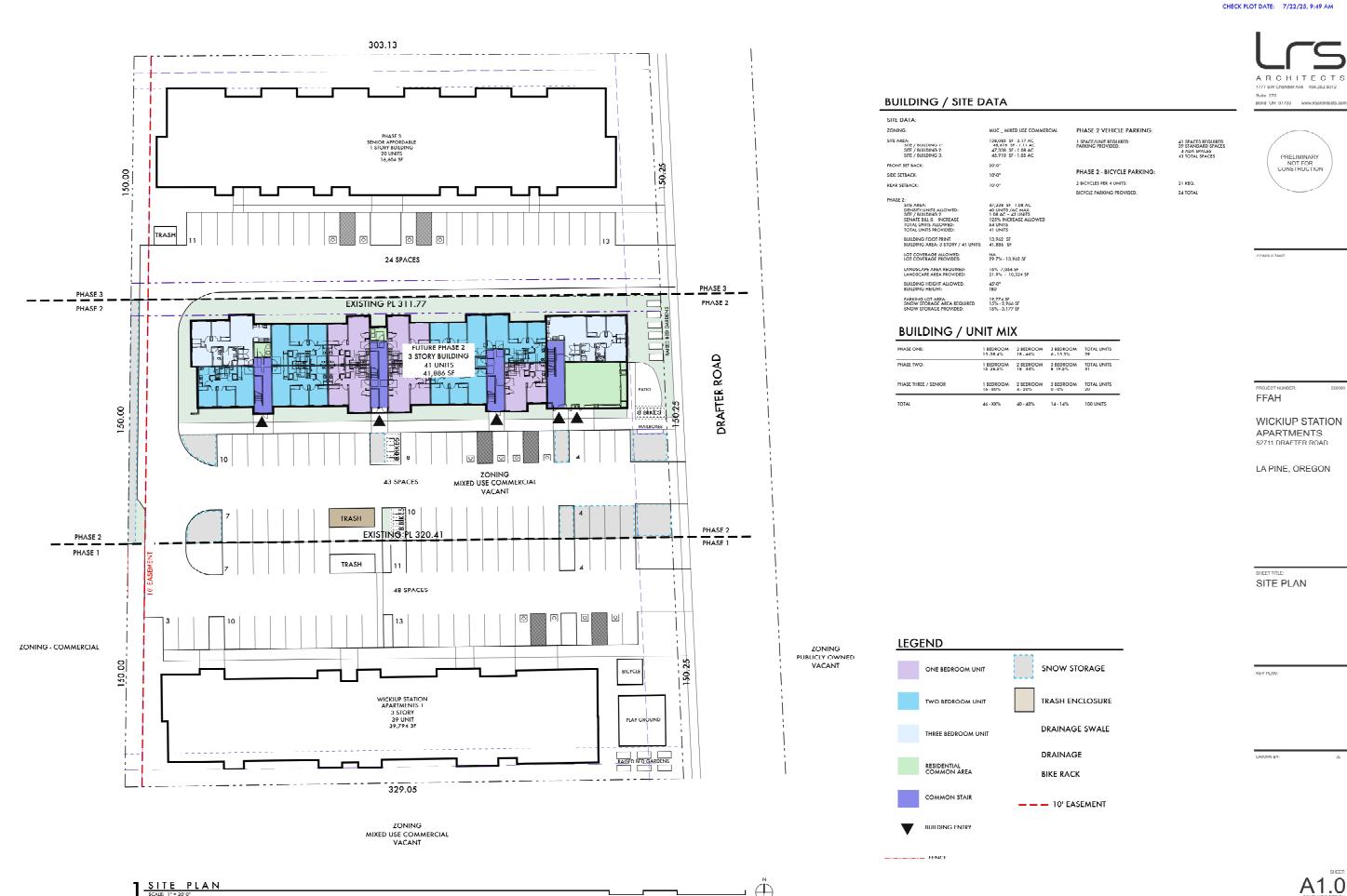
Site Location

La Pine Affordable Housing (Phase 2) - La Pine, Oregon

#01824
July 31, 2025

Figure 1

Ferguson & Associates, Inc.



Burden of Proof Statement - Supplement

Response To Incomplete Letter

SPR3-25-0004, Foundation for Affordable Housing Phase 2, 52711 Drafter Road

Applicant / Owner: Foundation for Affordable Housing
Tommy Waldron
69 Newport Avenue, Suite 200
Bend, OR 97703

Dear Mr. Tierney,

Please accept this letter and the referenced attachments as the Applicant's response to the Incomplete Letter that was mailed on January 21, 2026.

Front Yard Setback (bicycle shelter)— Updated plans have removed the bicycle shelter that was previously identified within the front yard setback area.

Building Height / Cupola Setback — A Cupola Setback Diagram has been added to Sheet LU-0, documenting conformance with Code standards.

Lot Coverage — Additional lot coverage details have been provided on Sheet LU-0. The added details segment out square footages for the apartment, trash enclosure, and bike shelters, documenting conformance with lot coverage standards.

Retention of Trees — The Existing Conditions and Removal Sheet (C10.0) has been updated to clarify that the proposal will result in the removal of 20 tree with a diameter of 10" (DBH) or greater with be removed. The Plan Set, further indicates that 18 replacement trees will be provided, which is the most that can fit on the site with 20 foot spacing, consistent with Code Section 15.82.010.I, which states, *"Replacement trees shall meet the maintenance and plant survival criteria of this code section. Any trees planted must maintain a 20-foot radius for spacing. The 20-foot radius spacing shall be the determining factor in how many trees are replaced on the subject property. If more trees must be planted than what the 20-foot radius spacing would allow, then the number of trees replaced shall be reduced to meet the spacing standard."*

Off-Street Parking — Parking spaces on Drafter Road have been removed from the Plan Set.

Parking Stall Dimensions — We apologize for any confusion here. The reference to the apartment complex to the north (in the request for two compact spaces on the subject property) was not suggesting that the apartment complex to the north received approval for adjusted spaces. The reference and image was intended to show that in multiple stalls on the site, vehicles do not need /occupy a full standard stall, thus compact spaces would be adequate. The overall justification for the request is that the applicant has years of experience utilizing compact spaces on their development, at time with as much as 30% compact, and in the La Pine setting (given vehicle types that are driven here), that aerial evidence shows that compact spaces, would be sufficient.

It is further noted that, if compact spaces are not allowed, the applicant could further utilize the adjustment request under SB 1537, fully eliminating the spaces that are planned to be compact.

Snow storage area - Snow storage areas have been revised to include a greater amount of parking stalls for snow storage, utilizing the following Code language, “*Snow storage may be permitted in parking areas, provided that the site can still accommodate enough parking spaces to meet minimum off- street parking requirements in winter months.*”

In order for the minimum parking requirement to be met, the applicant will be utilizing an adjustment that is allowed under SB 1537. Conformance with SB 1537 for the parking adjustment is included below.

HOUSING LAND USE ADJUSTMENTS

SECTION 37. Sections 38 to 41 of this 2024 Act are added to and made a part of ORS chapter 197A.

SECTION 38. Mandatory adjustment to housing development standards.

(1) As used in sections 38 to 41 of this 2024 Act:

- (a) “Adjustment” means a deviation from an existing land use regulation.***
- (b) “Adjustment” does not include:***
 - (A) A request to allow a use of property not otherwise permissible under applicable zoning requirements;***
 - (B) Deviations from land use regulations or requirements related to accessibility, affordability, fire ingress or egress, safety, local tree codes, hazardous or contaminated site clean-up, wildlife protection, or statewide land use planning goals relating to natural resources, natural hazards, the Willamette River Greenway, estuarine resources, coastal shorelands, beaches and dunes or ocean resources;***
 - (C) A complete waiver of land use regulations or any changes beyond the explicitly requested and allowed adjustments; or***
 - (D) Deviations to requirements related to the implementation of fire or building codes, federal or state air, water quality or surface, ground or stormwater requirements, or requirements of any federal, state or local law other than a land use regulation.***

Applicant Response: This section establishes what an adjustment is. The proposal includes adjustments to Section 15.104.040 of the La Pine Development

Code, which are housing development standards that can be adjusted by this section.

(2) Except as provided in section 39 of this 2024 Act, a local government shall grant a request for an adjustment in an application to develop housing as provided in this section. An application qualifies for an adjustment under this section only if the following conditions are met:

(a) The application is for a building permit or a quasi-judicial, limited or ministerial land use decision;

Applicant Response: The proposal is for a limited land use decision and therefore qualifies under this section.

(b) The development is on lands zoned to allow for residential uses, including mixed-use residential;

Applicant Response: The subject property is zoned Commercial Mixed Use (CMX), which allows for residential uses and therefore qualifies under this section.

(c) The residential development is for densities not less than those required under section 55 (3)(a)(C) of this 2024 Act;

Applicant Response: Section 55 (3)(a)(C) of this 2024 Act establishes the following:

SECTION 55. Conceptual plan for added sites.

(3) The conceptual plan must:

(a) Establish the total net residential acres within the site and must require for those residential areas:

(C) The development will be built at net residential densities not less than:

(i) Seventeen dwelling units per net residential acre if sited within the Metro urban growth boundary;

(ii) Ten units per net residential acre if sited in a city with a population of 30,000 or greater;

(iii) Six units per net residential acre if sited in a city with a population of 2,500 or greater and less than 30,000; or

(iv) Five units per net residential acre if sited in a city with a population less than 2,500;

As noted above and detailed on the Site Plan, the design achieves a density of 37 units per acre and therefore qualifies under this section.

(d) The development is within an urban growth boundary, not including lands that have not been annexed by a city;

Applicant Response: As detailed on the City of La Pine Comprehensive Plan and Zoning Map, the property is located within the La Pine UGB and therefore qualifies under this section.

(e) The development is of net new housing units in new construction projects, including:

- (A) Single-family or multifamily;**
- (B) Mixed-use residential where at least 75 percent of the developed floor area will be used for residential uses;**
- (C) Manufactured dwelling parks;**
- (D) Accessory dwelling units; or**
- (E) Middle housing as defined in ORS 197A.420;**

Applicant Response: The proposal includes 41 net new housing units within a new construction project and therefore qualifies under this section.

(f) The application requests not more than 10 distinct adjustments to development standards as provided in this section. A “distinct adjustment” means:

- (A) An adjustment to one of the development standards listed in subsection (4) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; or**
- (B) An adjustment to one of the development standards listed in subsection (5) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; and**

Applicant Response: The proposal includes adjustments to La Pine Development Code requirements that requires patios/decks and prescribes articulation requirements and the parking minimum. The patio/decks were addressed in the original narrative and this summary only addresses the parking

minimums. Parking minimums are development standards listed in subsection (4) of this section, specifically (4)(c). With the original adjustment request and this added parking minimum request, only 3 total distinct adjustments are being requested; therefore the proposal qualifies under this section.

(g) The application states how at least one of the following criteria apply:

- (A) The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;***
- (B) The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;***
- (C) The adjustments will increase the number of housing units within the application;***
- (D) All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;***
- (E) At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;***
- (F) The adjustments will enable the provision of accessibility or visitability features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or***
- (G) All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.***

Applicant Response: The proposed design, will allow for more cost effective and efficient construction, which will lessen the cost, improve the financial feasibility of the project and allow for reduced rents. Furthermore, all of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years. Therefore the proposal qualifies under this section.

(3) A decision on an application for an adjustment made under this section is a limited land use decision. Only the applicant may appeal the decision. No notice of the decision is required if the application is denied, other than notice to the applicant. In implementing this subsection, a local government may:

- (a) Use an existing process, or develop and apply a new process, that complies with the requirements of this subsection; or**
- (b) Directly apply the process set forth in this subsection.**

Applicant Response: This section is informational. The applicant anticipates that the City will process the adjustment request accordingly.

(4) A local government shall grant an adjustment to the following development standards:...

- (c) Parking minimums....**

Applicant Response: The proposal includes adjustments to La Pine Development Code Section that establishes a parking minimum. Parking minimums are listed in this section, thus the adjustment shall be granted under this section.

SECTION 39. Mandatory adjustments exemption process...

(1) A local government may apply to the Housing Accountability and Production Office for an exemption to section 38 of this 2024 Act only as provided in this section. After the application is made, section 38 of this 2024 Act does not apply to the applicant until the office denies the application or revokes the exemption.

(2) To qualify for an exemption under this section, the local government must demonstrate that:

- (a) The local government reviews requested design and development adjustments for all applications for the development of housing that are under the jurisdiction of that local government;**
- (b) All listed development and design adjustments under section 38 (4) and (5) of this 2024 Act are eligible for an adjustment under the local government's process; and**
- (c)(A) Within the previous 5 years the city has approved 90 percent of received adjustment requests; or**
- (B) The adjustment process is flexible and accommodates project needs as demonstrated by testimonials of housing developers who have utilized the adjustment process within the previous five years.**

Applicant Response: This section would only apply if the City of La Pine desired to exempt itself from the Mandatory Adjustment process. Based upon pre-development meeting, the applicant does not anticipate that the City will be requesting that it is exempted from the Mandatory Adjustment process.

- (3) Upon receipt of an application under this section, the office shall allow for public comment on the application for a period of no less than 45 days. The office shall enter a final order on the adjustment exemption within 120 days of receiving the application. The approval of an application may not be appealed.**
- (4) In approving an exemption, the office may establish conditions of approval requiring that the city demonstrate that it continues to meet the criteria under subsection (2) of this section.**
- (5) Local governments with an approved or pending exemption under this section shall clearly and consistently notify applicants, including prospective applicants seeking to request an adjustment, that are engaged in housing development:**
 - (a) That the local government is employing a local process in lieu of section 38 of this 2024 Act;**
 - (b) Of the development and design standards for which an applicant may request an adjustment in a housing development application; and**
 - (c) Of the applicable criteria for the adjustment application.**

Applicant Response: As noted above, it is not anticipated that the City of La Pine will be employing a local adjustment process, in lieu of the Mandatory Adjustment process that is established in Section 38 of this act. Nonetheless, in

the event that that such an approach is pursued, the applicant understands that these provisions would apply to the City's Exemption request.

(6) In response to a complaint and following an investigation, the office may issue an order revoking an exemption issued under this section if the office determines that the local government is:...

Applicant Response: *This section would only apply if 2 events occurred, 1) the City elected to use a local process in lieu of Section 38 and 2) a complaint was filed to the City's process. In the event that those items were to occur, the applicant understands that these provisions would be applicable.*

SECTION 40. Temporary exemption authority. Before January 1, 2025, notwithstanding section 39 of this 2024 Act:

(1) Cities may deliver applications for exemption under section 39 of this 2024 Act to the Department of Land Conservation and Development; and

(2) The Department of Land Conservation and Development may perform any action that the Housing Accountability and Production Office may take under section 39 of this 2024 Act. Decisions and actions of the department under this section are binding on the office.

Applicant Response: *The timeline and processes established in this section apply to a City's desire/intent on the utilization of the Temporary Exemption to the Mandatory Exemptions. Based upon pre-submittal correspondence at the pre-development meeting, the applicant was not informed of the City having any intent on utilizing a local process to be exempted from the Mandatory Adjustment requirements. If that is the case, this section is not applicable.*

SECTION 41. Reporting...

SECTION 42. Operative date...

SECTION 43. Sunset...

Applicant Response: *The requirements of this section establish reporting requirements of the City and timelines, but impose no requirements on this application.*

Walkways – raised 6” and curbed – Civil Engineers plan sheets have been updated to clarify conformance with Code Standards.

Crosswalk width – Dimensions have been added to the Plan Set, documenting that the cross walk is at least 6 feet in width.

Thanks for accepting and considering this additional information. Upon review, should you have any questions, comments, or concerns, and/or have further completeness concerns, please do not hesitate to give me a call or send me an email.

Sincerely,

Greg Blackmore, Land Use Planning Consultant
Blackmore Planning and Development Services, LLC

Attachments:

- Architectural Plan Set
 - LU-C - Cover Sheet
 - LU-0 - Site Plans
 - LU-1 & LU-2 - Floor Plans
 - LU – 3 - Roof Plan
 - LU-4 & LU-5 Elevations
 - LU-01 - Trash Enclosure Details
- Engineering Plan Set
 - C10.0 - Existing Conditions and Demo Plan
 - C12.1 - Drainage Plan
 - C13.1 - Grading and Paving Plan
 - C14.1 - Utility Plan
- Landscape Plan (L1.0)