EXHIBIT B - PART 'A' DRAWINGS

GENERAL NOTES

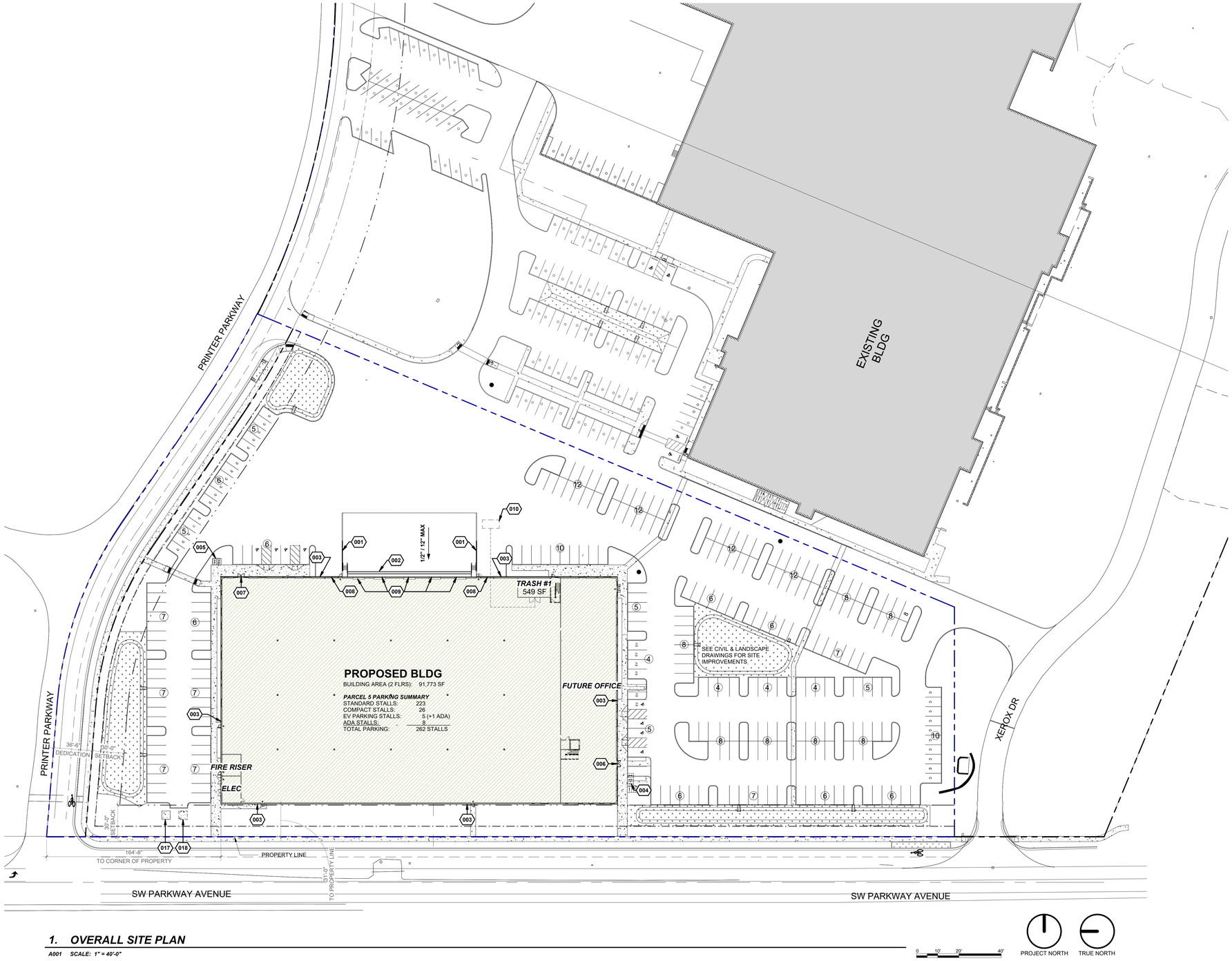
A. SITE INFORMATION IS BASED ON OWNERS SURVEY DATED 12/21/2022 BY OTAK.
B. ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
C. ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB.
D. STREET, PARKING, DRIVE CUTS, AND/ OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
E. DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
F. REFER TO THE LEGAL SURVEY (PROVIDED BY OTHERS) FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
G. SEE CIVIL FOR TYPICAL DIMENSIONS UNO.

KEYNOTES

001 GUARDRAIL AT RECESSED LOADING DOCK MORE THAN 30" BELOW GRADE
002 TRENCH DRAIN, SEE CIVIL
003 HOSE BIB
004 BICYCLE PARKING, (6) SPACES.
005 BICYCLE PARKING, (4) SPACES.
006 MAIN ENTRANCE
007 SECONDARY ENTRANCE
008 AT-GRADE LOADING DOCK
009 FLUSH LOADING DOCK
010 ROLL OUT WASTE / RECYCLING CONTAINERS PICKUP LOCATION
017 ELECTRIC TRANSFORMER, SEE CIVIL
018 FUTURE ELECTRIC TRANSFORMER, SEE CIVIL

LEGEND

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- (#) NO. OF PARKING SPACES IN GROUP
- EV (F) FUTURE ELECTRIC VEHICAL STALL



1. OVERALL SITE PLAN

A001 SCALE: 1" = 40'-0"

0 10' 20' 40'

PROJECT NORTH TRUE NORTH

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

CONSULTANT:

PROJECT NUMBER: 221254

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:

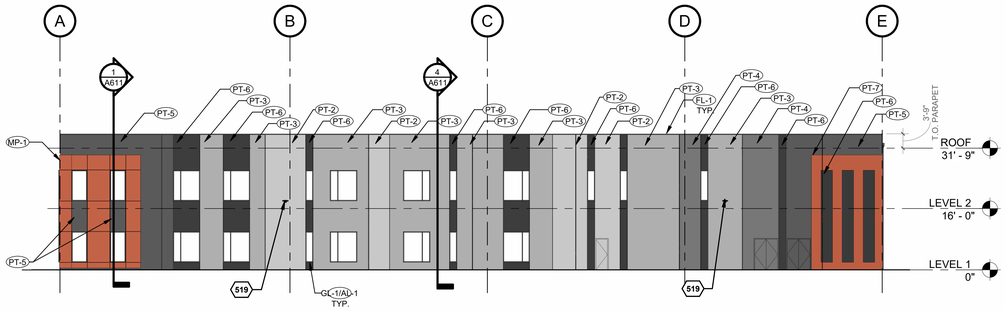
ARCHITECTURAL SITE PLAN

DRAWN BY: RC/DA

SHEET:

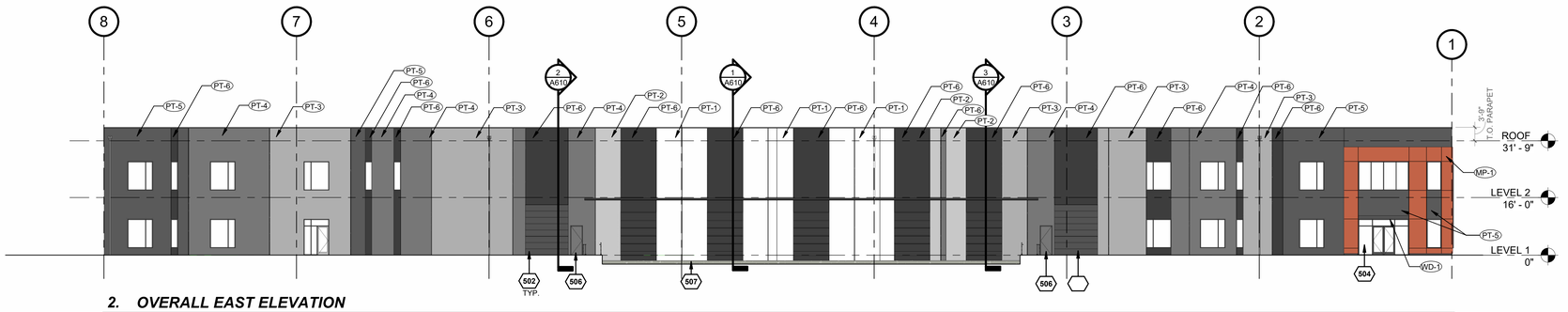
A001

100% DESIGN DEVELOPMENT
10/20/2023



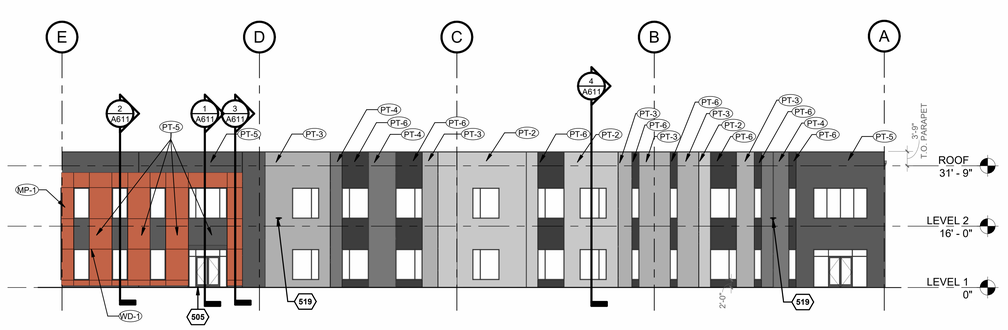
1. OVERALL NORTH ELEVATION

A501 SCALE: 1/16" = 1'-0"



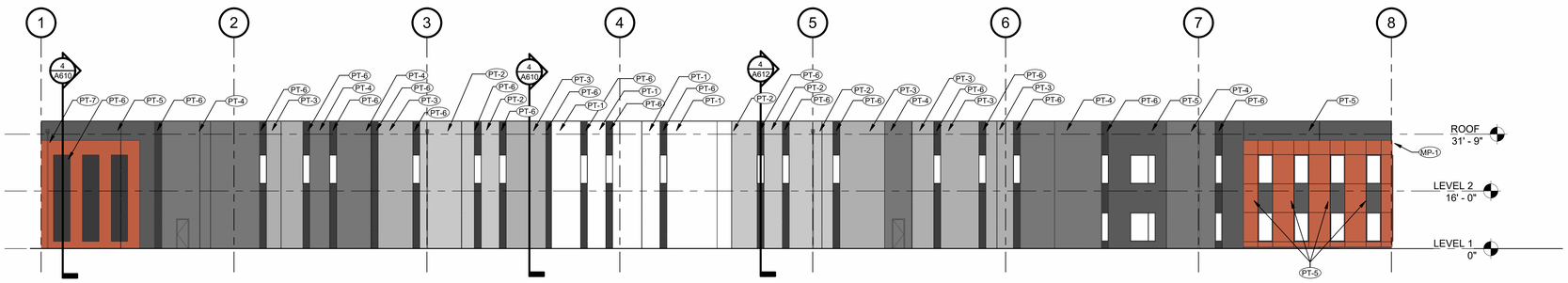
2. OVERALL EAST ELEVATION

A501 SCALE: 1/16" = 1'-0"



3. OVERALL SOUTH ELEVATION

A501 SCALE: 1/16" = 1'-0"



4. OVERALL WEST ELEVATION

A501 SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
B. SEE DOOR AND WINDOW TYPES / SCHEDULES FOR ADDITIONAL INFORMATION.
C. BUILDING SIGNAGE NOT INCLUDED IN SCOPE OF WORK. FUTURE BUILDING SIGNAGE TO BE INCLUDED UNDER SEPARATE TENANT IMPROVEMENT.

KEYNOTES

502	OVERHEAD COILING DOOR W/ STEEL FRAME @ OPENING, TYP.
504	STOREFRONT, MAX U-0.36, MAX SHGC 0.36, MIN SHGC 1.10
505	ENTRANCE DOOR, MAX U-0.63, MAX SHGC 0.33, MIN SHGC 1.10
506	EXTERIOR HM DOOR W/ TRANSOM
507	LOADING DOCK, SEE CIVIL
519	EXTERIOR BUILDING LIGHT, SEE LIGHTING PLAN

LEGEND

PT-1 ELASTOMERIC PAINT #1
MFR: MILLER
COLOR: CASPER WHITE, E0157
FINISH: TBD
IMAGE:

PT-2 ELASTOMERIC PAINT #2
MFR: MILLER
COLOR: STERLING COIN, E0159
FINISH: TBD
IMAGE:

PT-3 ELASTOMERIC PAINT #3
MFR: MILLER
COLOR: STONEWALL, E0160
FINISH: TBD
IMAGE:

PT-4 ELASTOMERIC PAINT #4
MFR: MILLER
COLOR: IRON HOUSE, E0161
FINISH: TBD
IMAGE:

PT-5 ELASTOMERIC PAINT #5
MFR: MILLER
COLOR: TAHITIAN, E0162
FINISH: TBD
IMAGE:

PT-6 ELASTOMERIC PAINT #6
MFR: MILLER
COLOR: BLACK FINISH, E0164
FINISH: TBD
IMAGE:

PT-7 ELASTOMERIC PAINT #7
MFR: MILLER
COLOR: DARK MARMALADE, 1040
FINISH: TBD
IMAGE:

GL-1 STOREFRONT GLAZING
MFR: VITRO
PRODUCT: SOLARBAN 60 (2) SOLARGRAY
IMAGE:

AL-1 ALUMINUM STOREFRONT
MFR: ARCADIA
COLOR: STD. DARK BRONZE, AB-7
IMAGE:

FL-1 METAL FLASHING / COPING
MFR: TBD
COLOR: TO MATCH PT-6
IMAGE:

WD-1 WOOD SIDING
MFR: TBD
PRODUCT: WESTERN RED CEDAR
LOCATION: UNDERSIDE OF CANOPIES
STYLE: 6" T&G SIDING
IMAGE:

MP-1 METAL PANEL
MFR: PURE + FREEFORM
COLOR: TERRA DI SIENNA, FA-025
FINISH: TBD
IMAGE:

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PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *221254*

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:

EXTERIOR ELEVATIONS - PAINT SCHEME

DRAWN BY: *RC/DA*

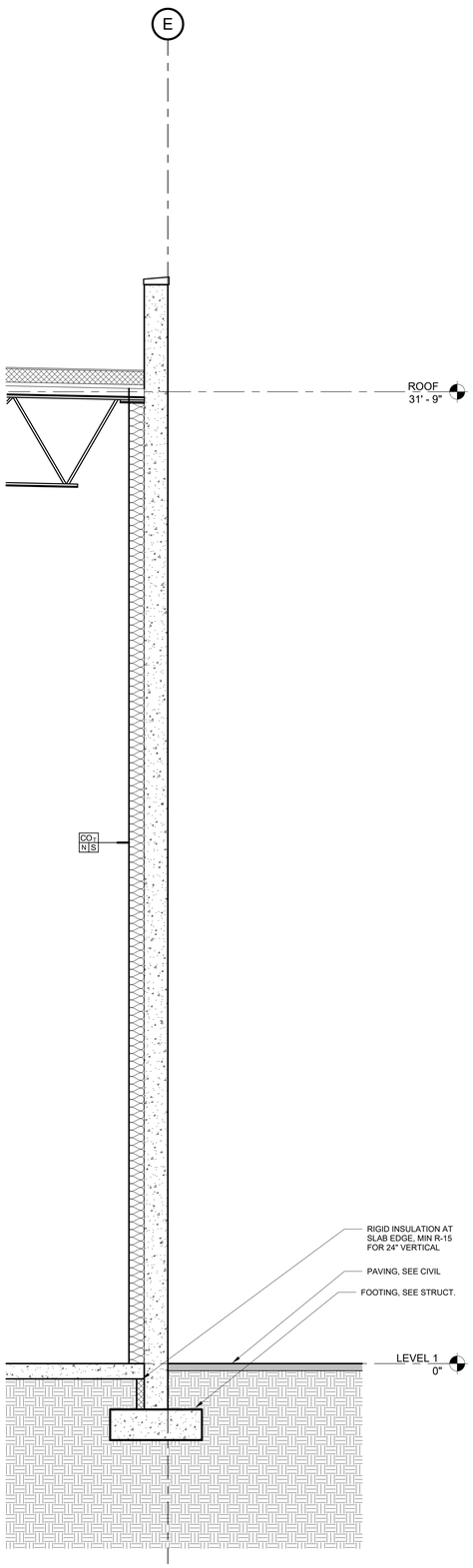
SHEET:

A501

100% DESIGN DEVELOPMENT
10/20/2023

GENERAL NOTES

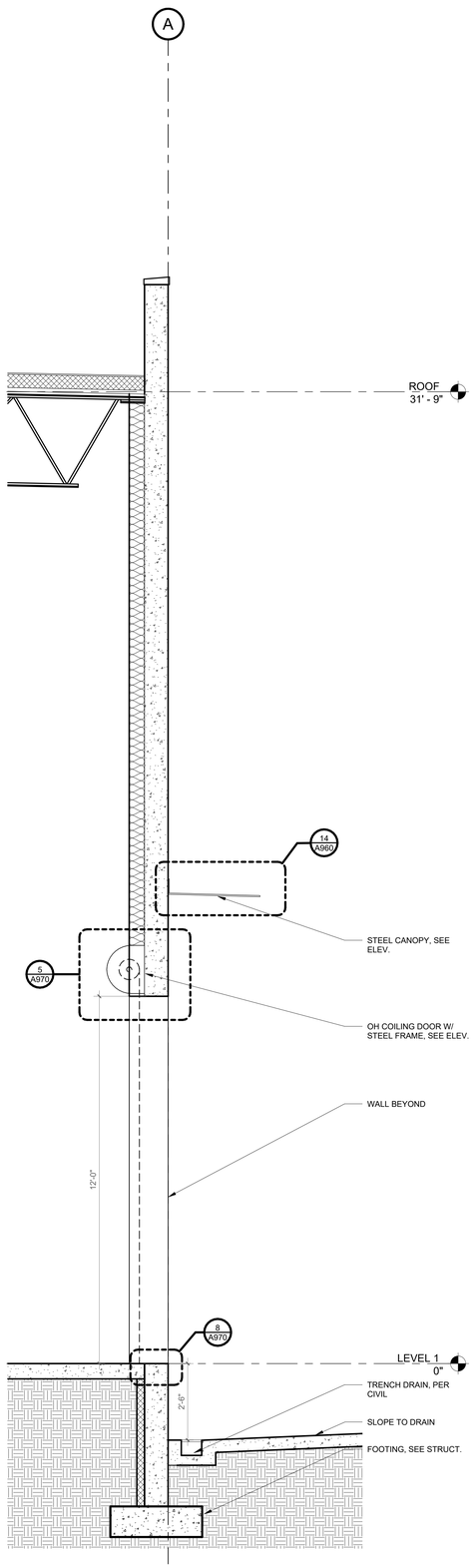
A. REFER TO **A150** FOR FLOOR AND WALL ASSEMBLIES.
B. REFER TO **A103** FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
C. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING.



4. WALL SECTION @ WALL

A610 SCALE: 1/2" = 1'-0" REF: 1 / A201

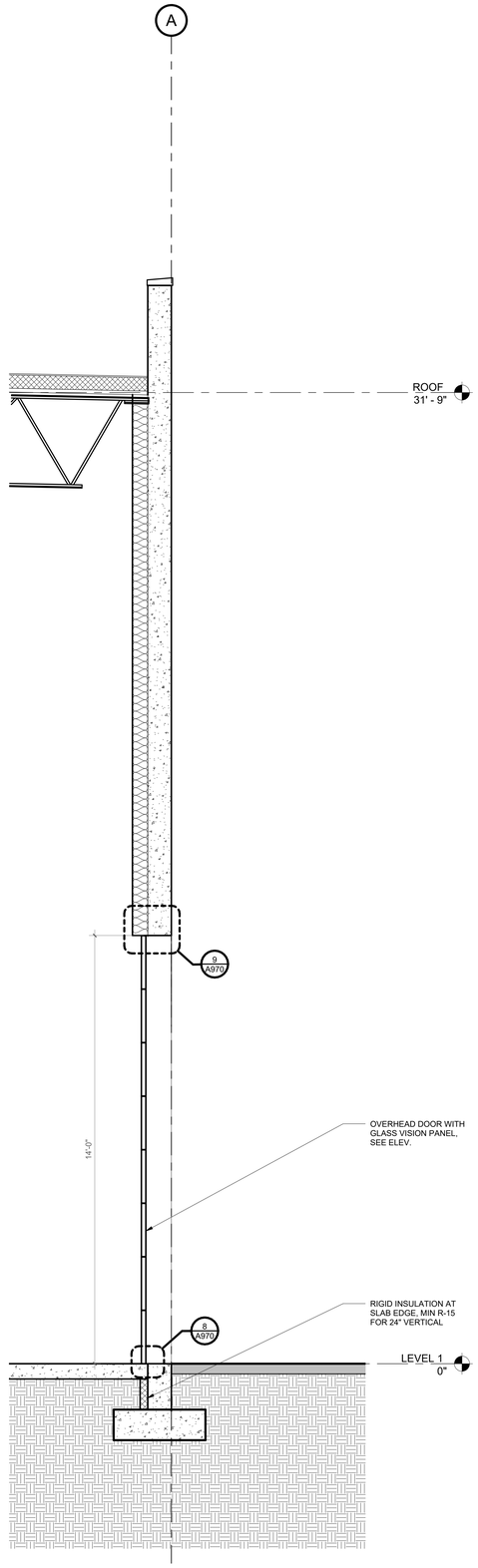
A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



3. WALL SECTION @ COIL DOOR

A610 SCALE: 1/2" = 1'-0" REF: 1 / A201

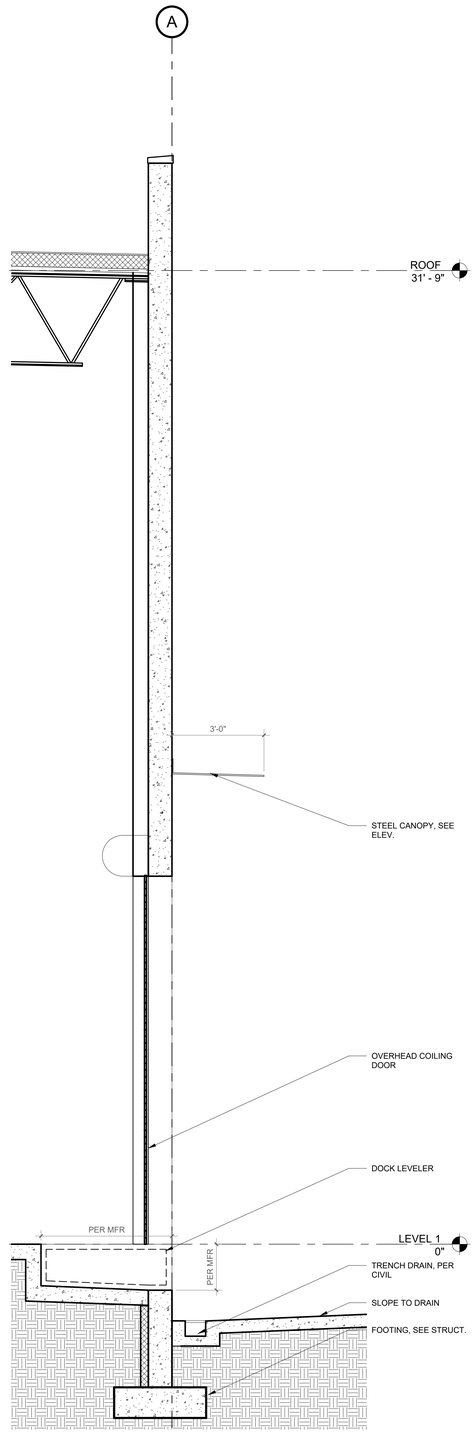
A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



2. WALL SECTION @ GLASS DOOR

A610 SCALE: 1/2" = 1'-0" REF: 1 / A201

A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



1. WALL SECTION @ COIL DOOR W/ DOCK LEVELER

A610 SCALE: 1/2" = 1'-0" REF: 1 / A201

A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS

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CONSULTANT:

PROJECT NUMBER: *221254*

PARKWORKS SPEC

26600 SW PARKWAY AVE WILSONVILLE, OR 97070

SHEET TITLE:

WALL SECTIONS

DRAWN BY: *RC/DA*

SHEET:

A610

100% DESIGN DEVELOPMENT
10/20/2023

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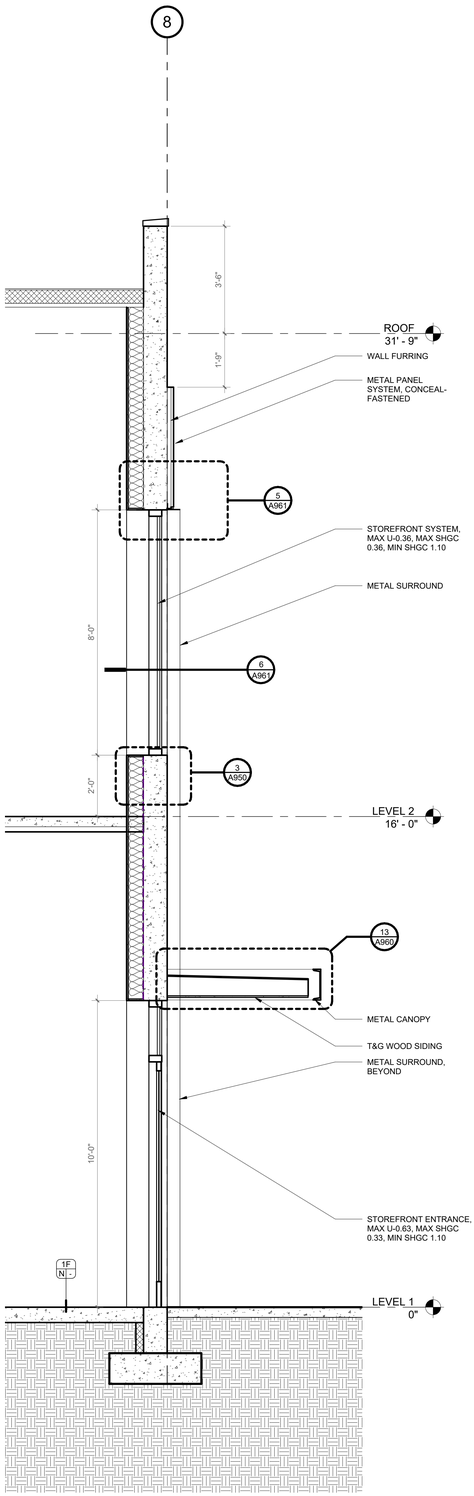
GENERAL NOTES

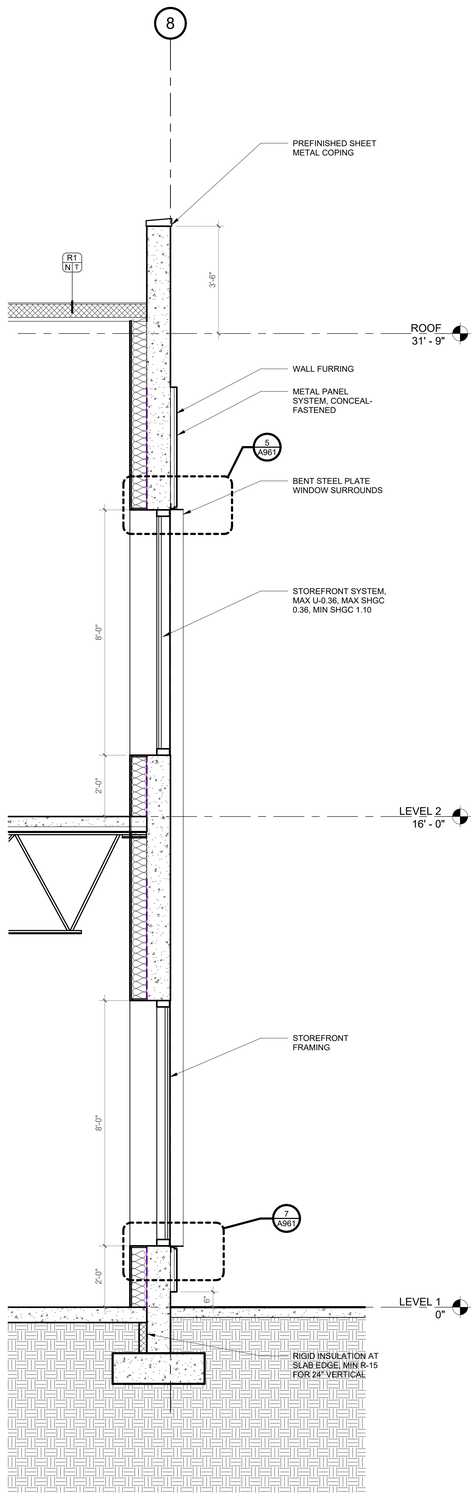
A. REFER TO **A150** FOR FLOOR AND WALL ASSEMBLIES.
B. REFER TO **A103** FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
C. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING.



1. WALL SECTION @ FRONT ENTRY

A611 SCALE: 1/2" = 1'-0" REF: 1 / A203

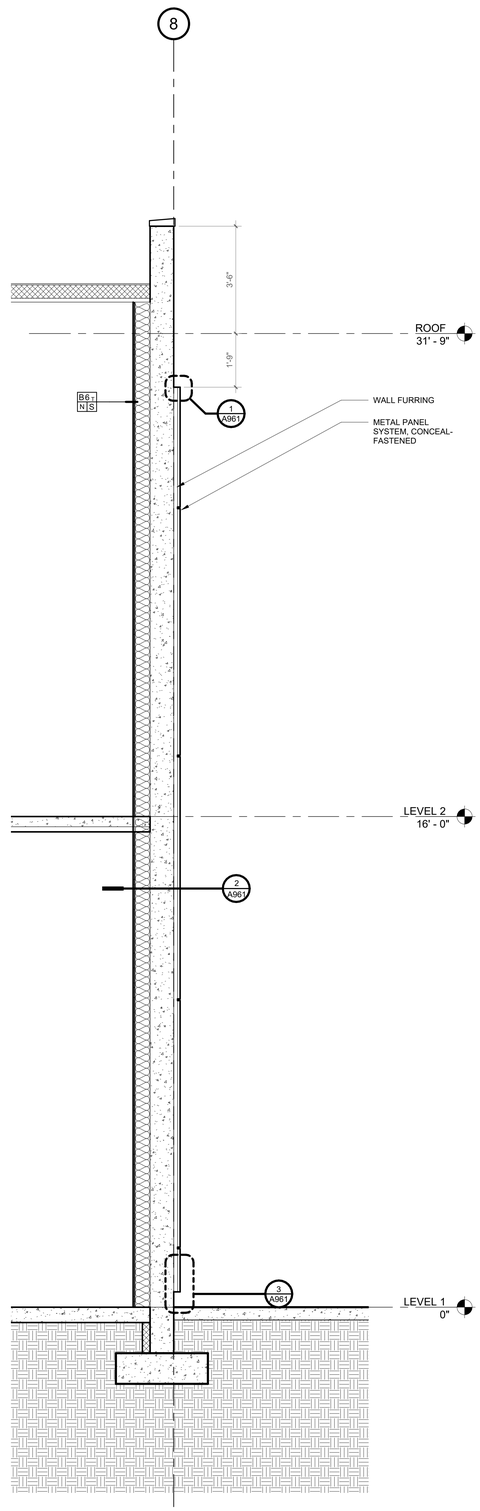
A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



2. WALL SECTION @ WINDOW OPENING

A611 SCALE: 1/2" = 1'-0" REF: 1 / A203

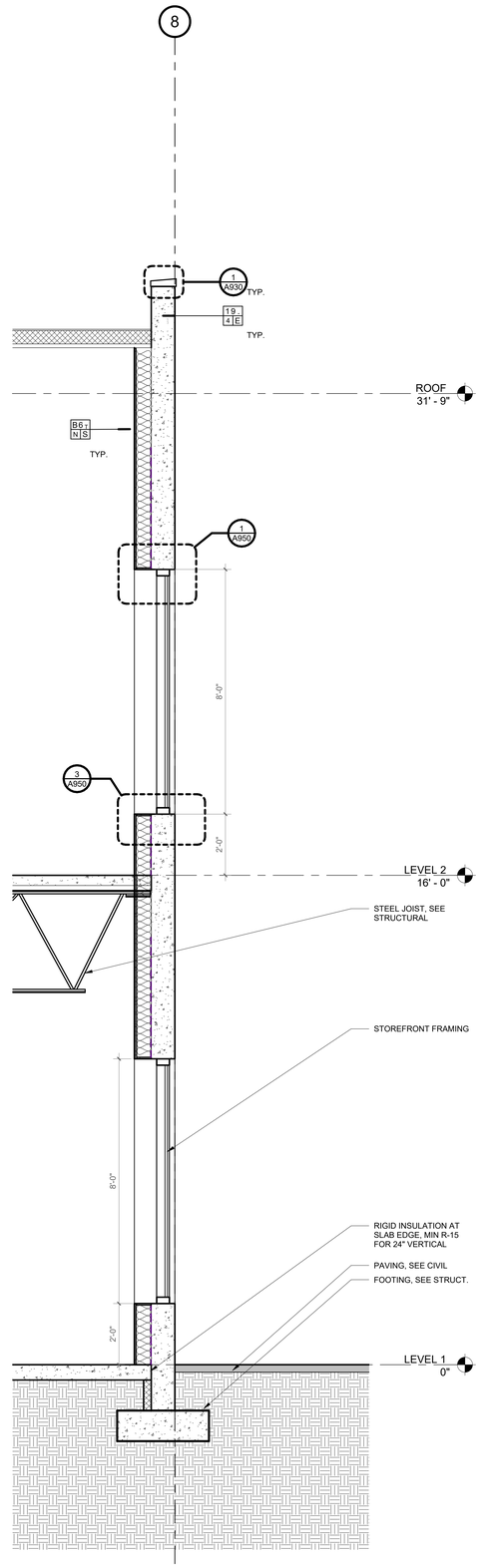
A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



3. WALL SECTION @ TILT PANEL/ACM SYSTEM

A611 SCALE: 1/2" = 1'-0" REF: 1 / A203

A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS



4. WALL SECTION @ WINDOW

A611 SCALE: 1/2" = 1'-0" REF: 1 / A201

A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS

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PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *221254*

PARKWORKS SPEC

26600 SW PARKWAY AVE WILSONVILLE, OR 97070

SHEET TITLE:

WALL SECTIONS

DRAWN BY: *RC/DA*

1	Revision 1	12/18/12

SHEET:

A611

100% DESIGN DEVELOPMENT
10/20/2023

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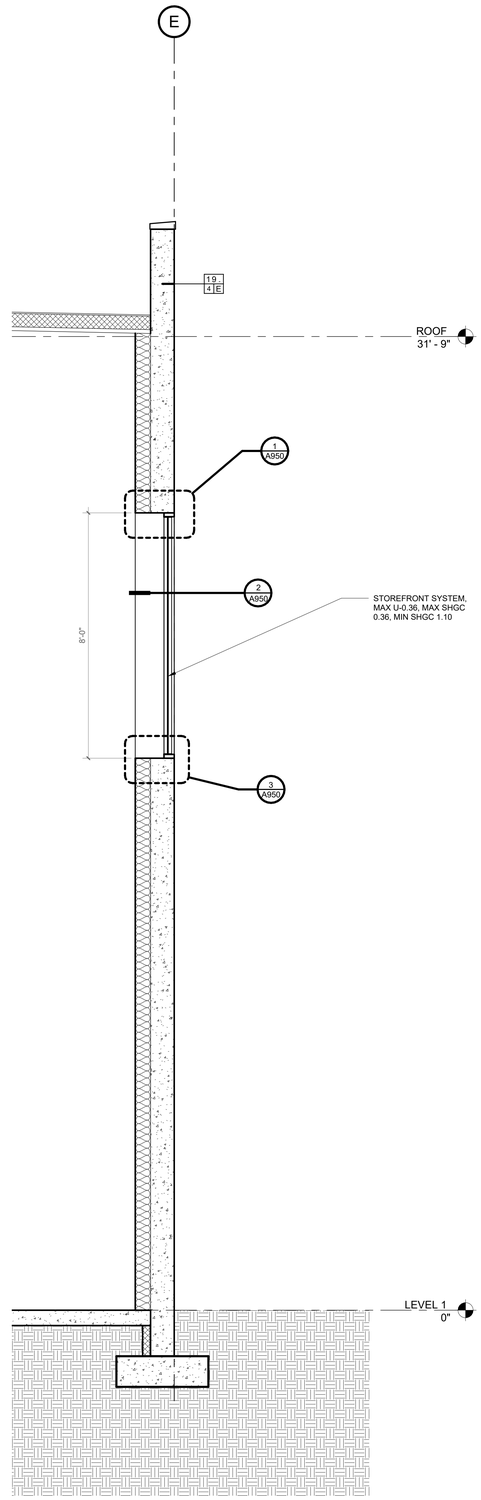
GENERAL NOTES

A. REFER TO **A150** FOR FLOOR AND WALL ASSEMBLIES.
B. REFER TO **A103** FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
C. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING.



4. WALL SECTION @ HIGH BAY WINDOWS

A612 SCALE: 1/2" = 1'-0" REF: 1 / A201

A REVERSE REFERENCE DOES NOT REFER TO ALL CONDITIONS WHERE THE DETAIL OCCURS

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PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: *221254*

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:
WALL SECTIONS

DRAWN BY: *Author*

SHEET:
A612
100% DESIGN DEVELOPMENT
10/20/2023

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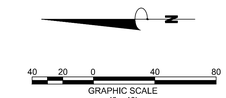

DEMOLITION KEY NOTES

1. REMOVE EXISTING TREE
2. RELOCATE EXISTING UTILITY
3. PAVEMENT, CONCRETE, SIDEWALK OR CURB REMOVAL. IN PAVING AREAS EXISTING ASPHALT MAY BE PULVERIZED AND INCORPORATED IN THE BASE MATERIAL OTHERWISE HAUL OFFSITE FOR DISPOSAL.
4. DISCONNECT AND REMOVE EXISTING LUMINAIRE
5. PROTECT EXISTING UTILITY
6. INLET PROTECTION
7. TREE PROTECTION FENCING
8. CONSTRUCTION ENTRANCE
9. SILT FENCE
10. PROVIDE TEMPORARY PEDESTRIAN ROUTE DURING CONSTRUCTION PER COW AND MUTCD STANDARDS.
11. PEDESTRIAN PATHWAY TO BE DEMOLISHED AND RE-ROUTED AS SHOWN ON SHEET C101
12. RELOCATE EXISTING OVERHEAD LINES UNDERGROUND AS SHOWN ON SHEET C101
13. REMOVE EXISTING ASPHALT

LEGEND:

- PAVEMENT REMOVAL (SEE KEY NOTE 3)
- REMOVE EXISTING TREE
- INLET PROTECTION
- TREE PROTECTION FENCING
- SILT FENCE
- REMOVE STORM DRAIN AND CATCH BASIN

GENERAL NOTES:

1. CONTACT PROJECT ARBORIST TO REVIEW TREE PROTECTION MEASURE PRIOR TO TREE REMOVAL.
2. THESE EROSION AND SEDIMENT CONTROL MEASURES ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
3. PROTECT ALL IMPROVEMENTS OUTSIDE OF LIMITS OF DISTURBANCE SHOWN. ANY DAMAGE RESULTING FROM CONTRACTORS CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

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ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

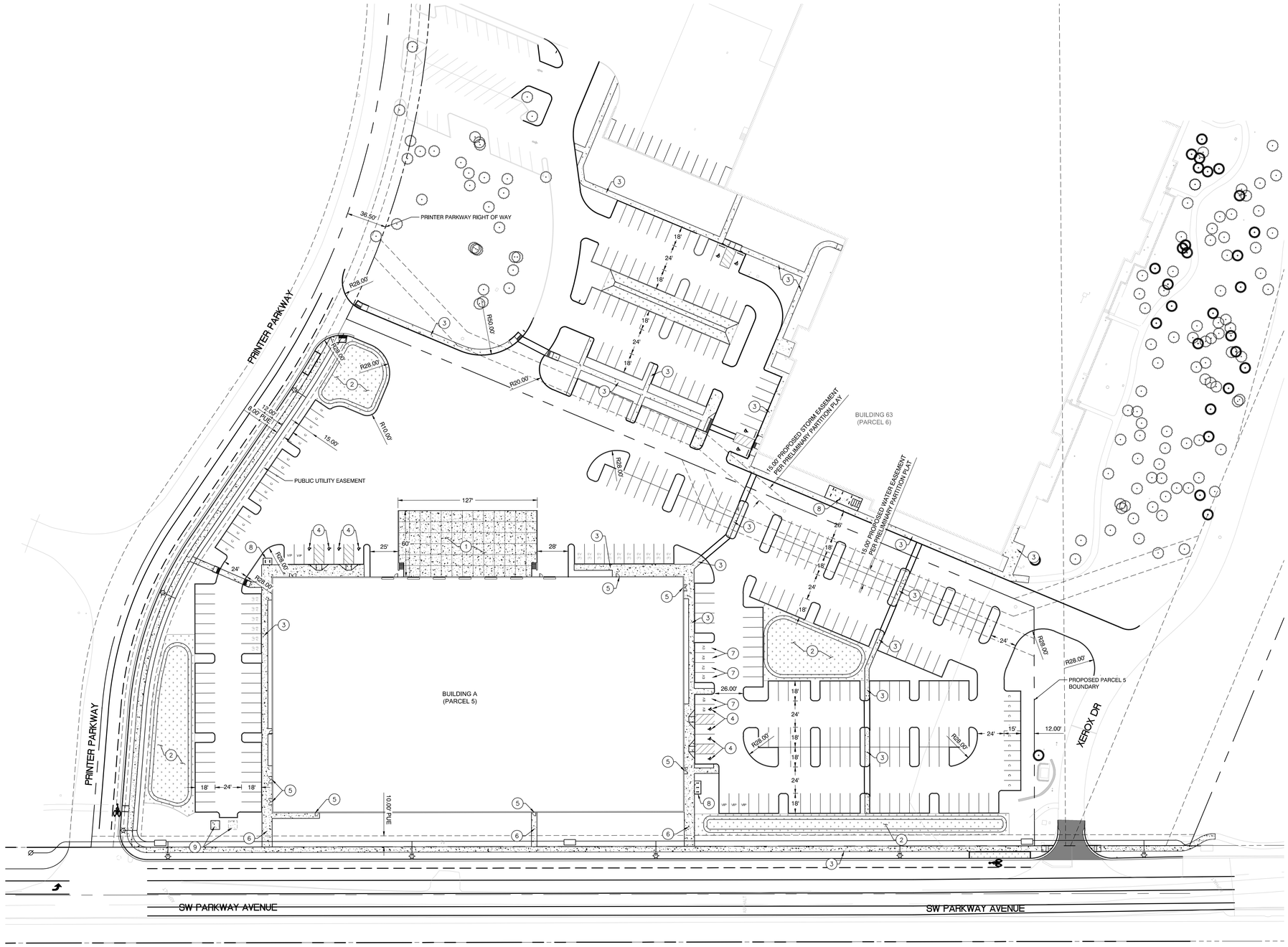
PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:
EXISTING CONDITIONS AND DEMO PLAN

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:
C003
DESIGN DEVELOPMENT
10/17/2023



40 20 0 40 80
GRAPHIC SCALE
1" = 40'

GENERAL NOTES:

THE OFFSITE IMPROVEMENTS DEPICTED ON THIS OVERALL SITE PLAN INCLUDE THOSE IMPROVEMENTS PROPOSED BY THE APPLICANT IN CONNECTION WITH DEVELOPMENT OF THE PROPOSED BUILDING AT THE TIME OF THIS SUBMITTAL. THE APPLICATION OF TRANSPORTATION FEES AND THE OUTCOME OF THE ROUGH PROPORTIONALITY ANALYSIS MAY IMPACT THE PROPOSED IMPROVEMENTS AND WILL BE FORMALIZED IN A DEVELOPER AGREEMENT WITH THE CITY. SEE C102 FOR ADDITIONAL DISCUSSION OF THE SCOPE OF IMPROVEMENTS REQUESTED BY CITY OF WILSONVILLE STAFF.

PARKING SUMMARY (INSIDE OF PARCEL 5)

222	STANDARD PARKING STALLS
26	COMPACT STALLS
6	ELECTRIC VEHICLE PARKING STALLS
8	ACCESSIBLE PARKING STALLS
262	TOTAL PARKING STALLS
0	COVERED (C) BIKE PARKING STALLS
10	UNCOVERED (U) BIKE PARKING STALLS
10	TOTAL BIKE PARKING STALLS

PARKING SUMMARY (OUTSIDE OF PARCEL 5)

69	STANDARD PARKING STALLS
0	ELECTRIC VEHICLE PARKING STALLS
4	ACCESSIBLE PARKING STALLS
73	TOTAL PARKING STALLS
0	COVERED (C) BIKE PARKING STALLS
16	UNCOVERED (U) BIKE PARKING STALLS
16	TOTAL BIKE PARKING STALLS

SITE KEY NOTES

1. PROPOSED LOADING DOCK
2. PROPOSED RAIN GARDEN
3. PROPOSED SIDEWALK
4. ADA PARKING AREA
5. PRIMARY BUILDING ENTRANCE
6. PEDESTRIAN ACCESS
7. EV PARKING STALLS
8. BICYCLE PARKING
9. TRANSFORMER AND PAD (INITIAL AND FUTURE)

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Suite 300 503.221.2077
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CONSULTANT:
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866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:

OVERALL SITE PLAN

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:
C100
DESIGN DEVELOPMENT
10/17/2023

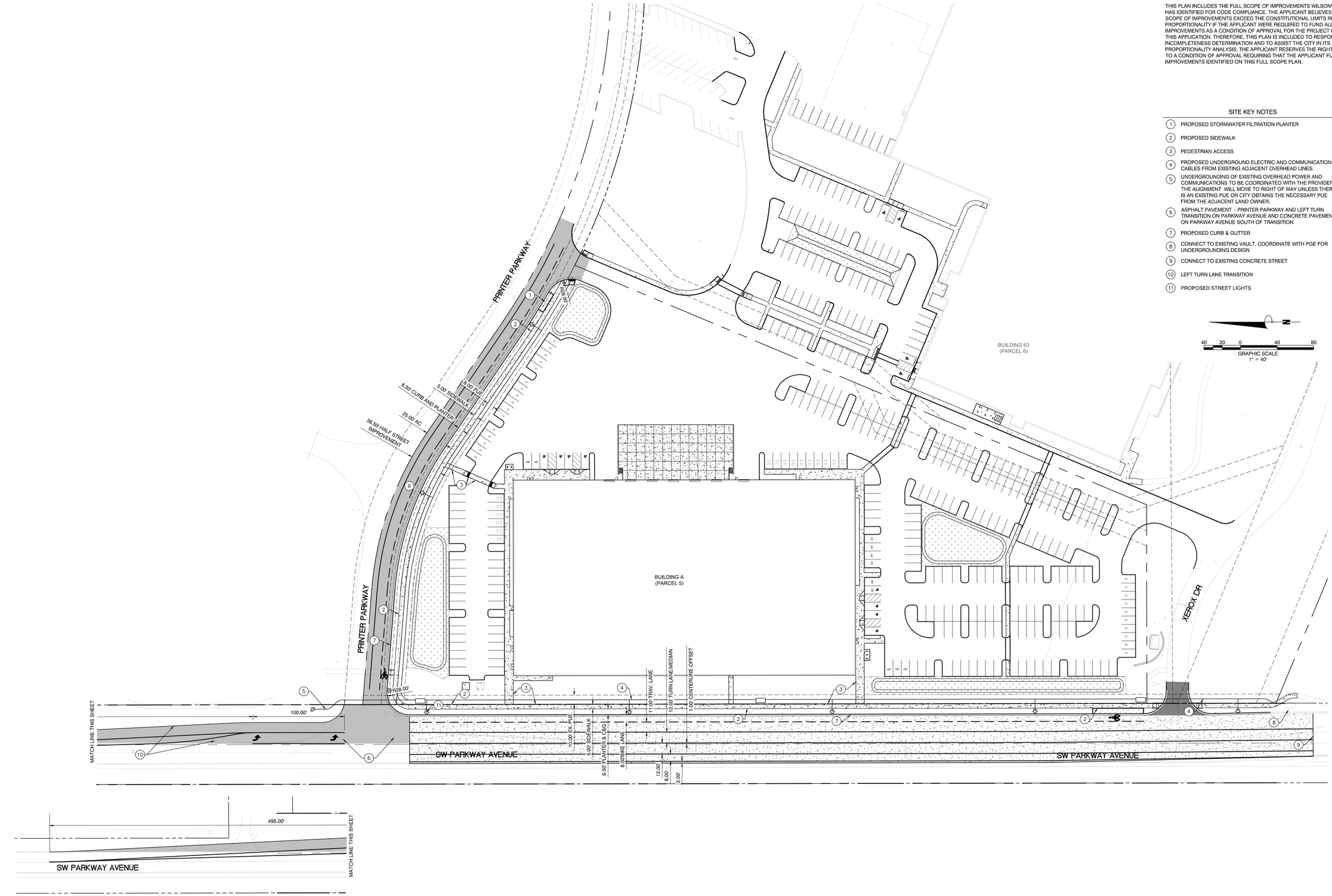
\\ORPOR\Civil\21003923\DWG_2\Plan Sets\Design Development\C100 - SP.dwg 10/16/2023 3:39 PM jalderman

GENERAL NOTES:

THIS PLAN INCLUDES THE FULL SCOPE OF IMPROVEMENTS WILSONVILLE STAFF HAS IDENTIFIED FOR CODE COMPLIANCE. THE APPLICANT BELIEVES THIS FULL SCOPE OF IMPROVEMENTS EXCEED THE CONSTITUTIONAL LIMITS RELATED TO PROPORTIONALITY IF THE APPLICANT WERE REQUIRED TO FUND ALL IMPROVEMENTS AS A CONDITION OF APPROVAL FOR THE PROJECT INCLUDED IN THIS APPLICATION. THEREFORE, THIS PLAN IS INCLUDED TO RESPOND TO THE INCOMPLETENESS DETERMINATION AND TO ASSIST THE CITY IN ITS ROUGH PROPORTIONALITY ANALYSIS. THE APPLICANT RESERVES THE RIGHT TO OBJECT TO A CONDITION OF APPROVAL REQUIRING THAT THE APPLICANT FUND ALL IMPROVEMENTS IDENTIFIED ON THIS FULL SCOPE PLAN.

SITE KEY NOTES

1. PROPOSED STORMWATER FILTRATION PLANTER
2. PROPOSED SIDEWALK
3. PEDESTRIAN ACCESS
4. PROPOSED UNDERGROUND ELECTRIC AND COMMUNICATION CABLES FROM EXISTING ADJACENT OVERHEAD LINES.
5. UNDERGROUNDING OF EXISTING OVERHEAD POWER AND COMMUNICATIONS TO BE COORDINATED WITH THE PROVIDERS. THE ALIGNMENT WILL MOVE TO RIGHT OF WAY UNLESS THERE IS AN EXISTING PUE OR CITY OBTAINS THE NECESSARY PUE FROM THE ADJACENT LAND OWNER.
6. ASPHALT PAVEMENT - PRINTER PARKWAY AND LEFT TURN TRANSITION ON PARKWAY AVENUE AND CONCRETE PAVEMENT ON PARKWAY AVENUE SOUTH OF TRANSITION
7. PROPOSED CURB & GUTTER
8. CONNECT TO EXISTING VAULT, COORDINATE WITH PGE FOR UNDERGROUNDING DESIGN
9. CONNECT TO EXISTING CONCRETE STREET
10. LEFT TURN LANE TRANSITION
11. PROPOSED STREET LIGHTS



N

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

LRS ARCHITECTS
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CONSULTANT:

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9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:

OFFSITE FRONTAGE IMPROVEMENTS

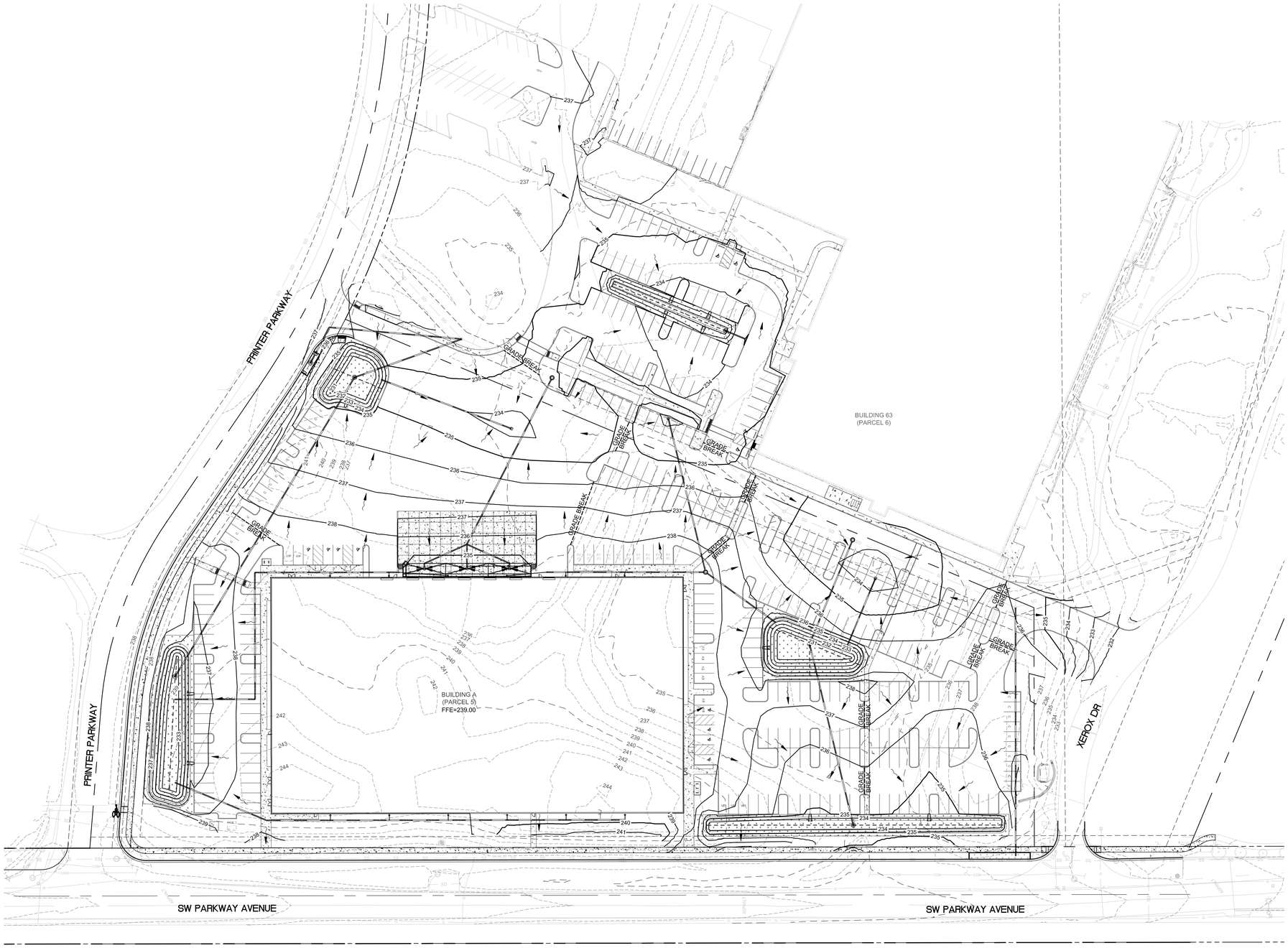
DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:

C101

10/17/2023

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com



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40 20 0 40 80
GRAPHIC SCALE
1" = 40'

CONSULTANT:
ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: *221254*

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:
GRADING PLAN

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:
C200
DESIGN DEVELOPMENT
10/17/2023

LRS ARCHITECTS
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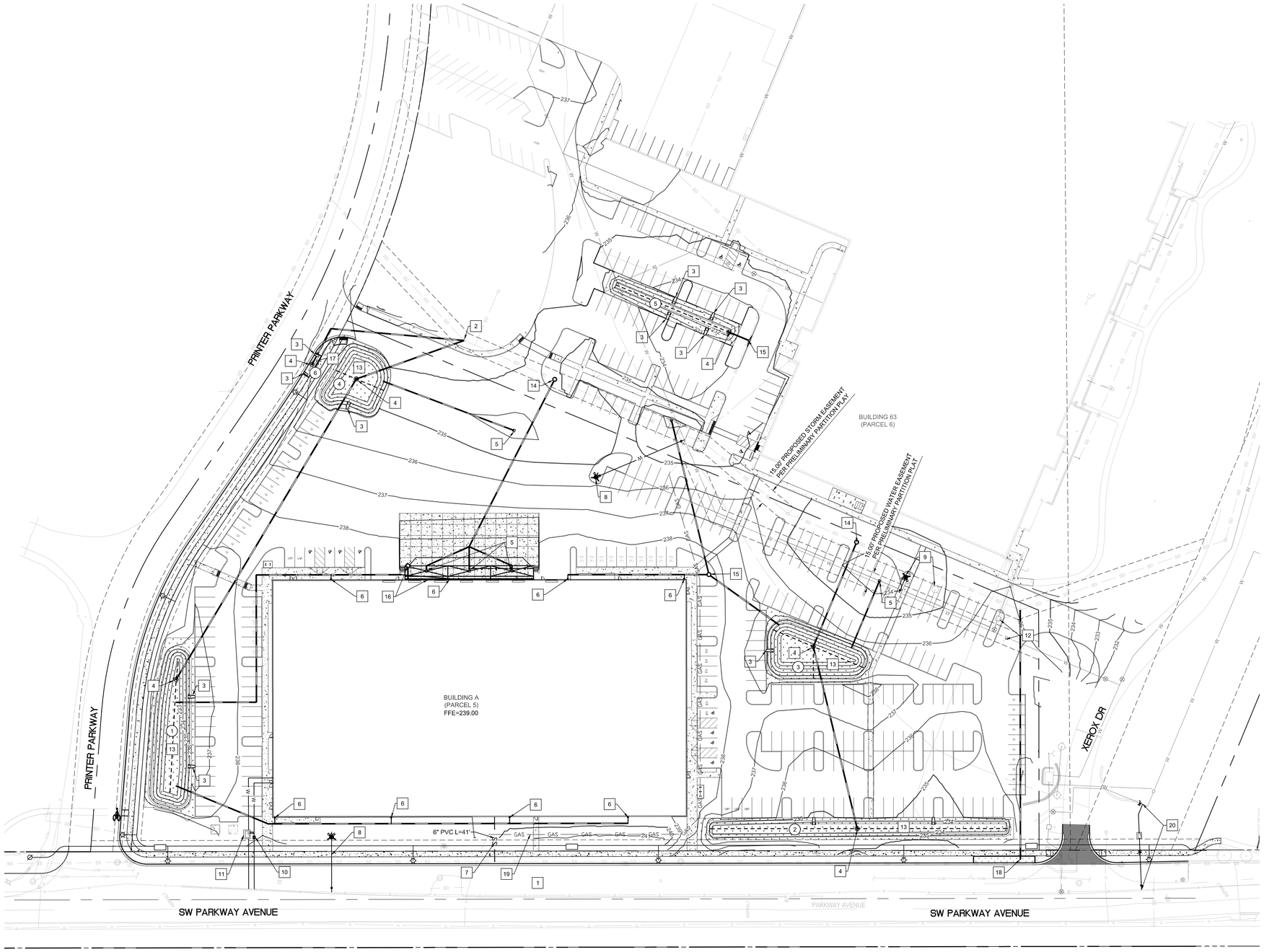
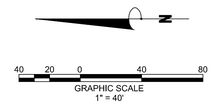
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com





UTILITY KEY NOTES

1. OFFSITE IMPROVEMENTS SEE OFFSITE IMPROVEMENT PLAN
2. CONNECT TO EXISTING STORM MANHOLE
3. CURB INLET TO RAIN GARDEN
4. 24" BEEHIVE AREA DRAIN WITH 6" PERFORATED PIPE
5. 24"X24"AREA DRAIN
6. DOWN SPOUT LOCATION
7. 6" SANITARY SEWER LINE, CONNECT TO EXISTING SANITARY SEWER MAIN IN PARKWAY AVE
8. INSTALL FIRE HYDRANT AND VALVE ASSEMBLY, CONNECT TO EXISTING DI WATER MAIN
9. RELOCATE EXISTING FIRE HYDRANT, ADJUST TO GRADE
10. INSTALL 2" DOMESTIC WATER CONNECTION WITH 2" WATER METER AND DCV ASSEMBLY, HOT TAP INTO EXISTING WATER MAIN ON PARKWAY AVE
11. INSTALL 6" DI FIRE WATER CONNECTION WITH DDCV ASSEMBLY WITH FDC, HOT TAP INTO EXISTING WATER MAIN ON PARKWAY AVE
12. EXISTING FDC AND VALVE, ADJUST TO GRADE AND RELOCATE INTO LANDSCAPE AS NEEDED
13. RAIN GARDEN
14. STORM MANHOLE
15. CONNECT TO EXISTING
16. TRENCH DRAIN AND 48" ISOLATION MANHOLE (DRY SUMP), FIRST 3' OF DOCK AREA TO BE DRAINED TOWARD BUILDING TO ISOLATE POTENTIAL DOCK SPILL AREA FROM STORM SEWER. TRENCH DRAIN WILL BE CONNECTED TO A DRY SUMP MANHOLE THAT WILL BE MONITORED AND PERIODICALLY MAINTAINED BY AN APPROVED ENVIRONMENTAL MANHOLE.
17. STORMWATER FILTRATION PLANTER
18. 12" STORM DRAIN FOR FUTURE PARKWAY AVENUE RAIN GARDEN
19. REROUTE EXISTING GAS LINE
20. INSTALL NEW METER AND BACKFLOW DEVICE FOR BUILDING 63. CUT AND CAP EXISTING LINE FROM EXISTING METER. COORDINATE WITH CITY STAFF TO SEPARATE BUILDING 63 FROM METER SERVING BUILDING 63 AND 83 ON CANYON ROAD.

RAIN GARDEN & FILTRATION PLANTER AREAS

1	3,839 SF
2	2,345 SF
3	3,194 SF
4	2,398 SF
5	2,350 SF
6	115 SF

TOTAL = 14,241 SF

CONSULTANT:
ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

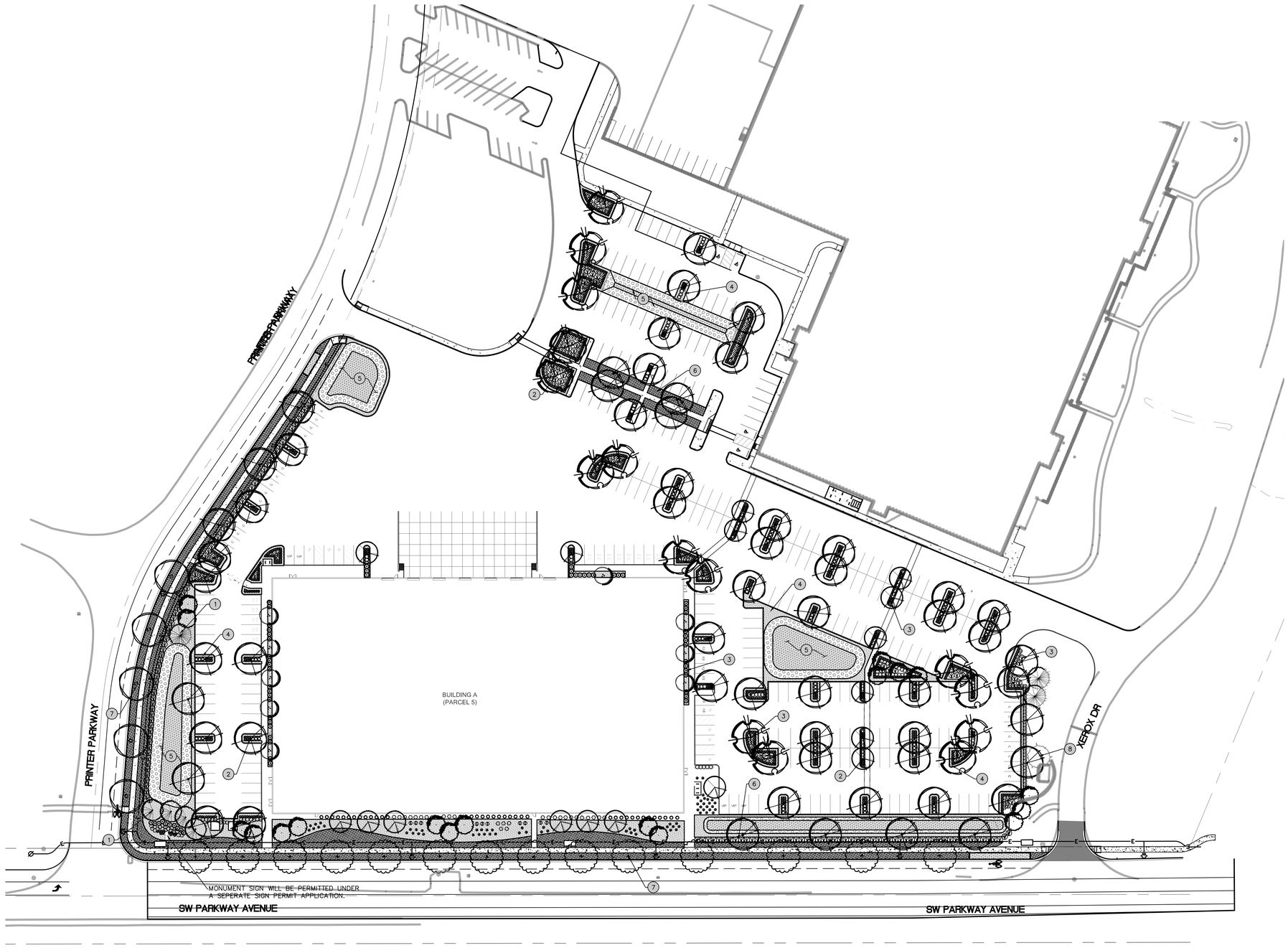
PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:
COMPOSITE UTILITY PLAN

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:
C300
DESIGN DEVELOPMENT
10/17/2023



GRAPHIC SCALE
1" = 40'

LANDSCAPE SUMMARY

279,568 SF	PARCEL 5 AREA
15%	LANDSCAPING PERCENTAGE REQUIRED
41,935 SF	TOTAL LANDSCAPE REQUIRED
56,210 SF	LANDSCAPING PROVIDED (INCLUDING STORMWATER AREAS - PARCEL 5 ONLY)
14,275 SF	AMOUNT OF LANDSCAPING EXCEEDING MINIMUM REQUIREMENT

GENERAL NOTES

IN ACCORDANCE WITH SECTION 4.155 (03).B.1, THE CITY REQUIRES PARKING AREAS TO BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. THE PROPOSED PERIMETER LANDSCAPING MEETS THE SCREENING REQUIREMENTS.

AS REQUIRED IN SECTION 4.155 (03).B.3, THE INTERIOR PARKING AREAS ARE REQUIRED TO HAVE AN AVERAGE OF ONE TREE PLANTED PER SIX STALLS AND ACHIEVE A MINIMUM 40% CANOPY COVERAGE. THE PROPOSED PARKING AREAS ARE MEETING INTERIOR TREE PLANTING AND CANOPY REQUIREMENTS.

PER SECTION 4.176 (02) C, THE CITY REQUIRES THAT THE OVERALL DEVELOPMENT AREA BE LANDSCAPED WITH A MIXTURE OF GROUND COVER, EVERGREEN AND DECIDUOUS SHRUBS, AND CONIFEROUS AND DECIDUOUS TREES. THE PROJECT MEETS THE GENERAL LANDSCAPE STANDARDS.

PER SECTION 4.176 (02) D, THE CITY REQUIRES THAT A LOW SCREEN LANDSCAPING TREATMENT BE USED TO SOFTEN IMPACT ALONG STREET LOT LINES OR IN AREAS SEPARATING PARKING AREAS FROM STREETS. THE LANDSCAPING ALONG THE PERIPHERY OF THE PARKING AREA MEETS THE LOW SCREEN STANDARDS.

LANDSCAPE KEY NOTES

1. EVERGREEN TREE PLANTING (TYP)
2. DECIDUOUS TREE PLANTING (TYP)
3. SHRUB PLANTING (TYP)
4. GROUND COVER PLANTING (TYP)
5. STORMWATER PLANTING (TYP)
6. SEEDED LAWN PLANTING (TYP)
7. STREET TREE (TYP)
8. EXISTING TREE TO REMAIN

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

CONSULTANT:

ATWELL
866.850.4200 www.atwell-group.com
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PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

PARKWORKS SPEC

*26600 SW PARKWAY AVE
WILSONVILLE, OR
97070*

SHEET TITLE:

LANDSCAPE PLAN

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

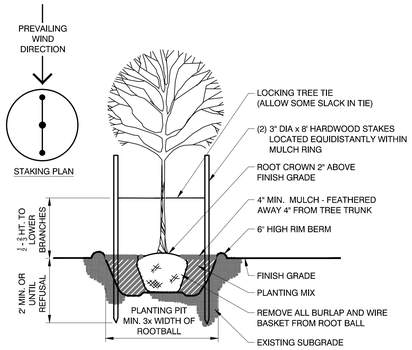
SHEET:

L100

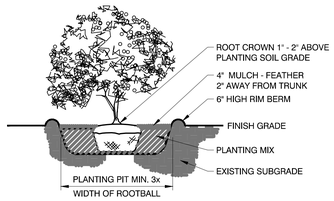
DESIGN DEVELOPMENT
10/17/2023

LANDSCAPE PLANT MATERIALS LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
STREET TREES						
5	AC	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL. B&B	AS SHOWN	
14	AC	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL.; B&B	AS SHOWN	
TREES						
TREES	AC	ACER CIRCINATUM	VINE MAPLE	7'-8' B&B - 3 STEM	AS SHOWN	
17	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	
18	CK	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	2" CAL., B&B	AS SHOWN	REPLACEMENT MITIGATION TREES
4	PP	PICEA PUNGENS	BLUE COLORADO SPRUCE	2 ½" CAL., 10-12; B&B	AS SHOWN	LARGER CALIPER PER CITY REQ.
3	TP	THUJA PICATA	WESTERN RED CEDAR	7'-8', B&B	AS SHOWN	REPLACEMENT MITIGATION TREES
15	TCG	TILIA CORDATA ' GREENSPIRE'	GREEN SPIRE LITTLE LEAF LINDEN	2" CAL., B&B	AS SHOWN	
59	ZSGV	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	
1	--	EXISTING TREE TO REMAIN				
SHRUBS						
184	AGK	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	AS SHOWN	
49	EJ	EUONYMUS JAPONICUS AUREIO-MARGINATA	GOLDON EUYONMUS	#5 CONT.	AS SHOWN	
249	EC	ESCALLONIA COMPACTA	COMPACT ESCALLONIA	#3 CONT.	AS SHOWN	
114	NDGS	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	#3 CONT.	AS SHOWN	
10	NDFP	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	#3 CONT.	AS SHOWN	
154	RIB	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	AS SHOWN	
GRASSES / PERENNIALS						
10	FG	FESTUCA GLAUCA	BLUE FESCUE	#1 CONT.	24" O.C.	
574	HS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	
424	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.	36" O.C.	
12	PSR	PENNISETUM SETACEUM 'RUBRUM'	PURPLE LEAF FOUNTAIN GRASS	#1 CONT.	24" O.C.	
GROUNDCOVER						
8,400 SF	AUU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY KINNIKINNICK	1 GAL. CAN	30" O.C.	
8,400 SF	EFC	EUONYMUS FORTUNEI 'COLORATA'	COLORATA WINTERCREEPER	1 GAL CAN	30" O.C.	
TURF						
11,600 SF	--	LAWN SEED	CELEBRATION MIX BY SUNMARK SEED COMPANY		8.65 LBS/1000 SF	
HYDROSEED MIXES						
8,100 SF	--	STORMWATER BASIN (TYPE 1)	MARSH BY SUNMARK SEED COMPANY		0.50 LBS/1000 SF	
9,900 SF	--	STORMWATER BASIN (TYPE 2)	SHRUB SWAMP BY SUNMARK SEEDS COMPANY		1.00 LBS/1000 SF	



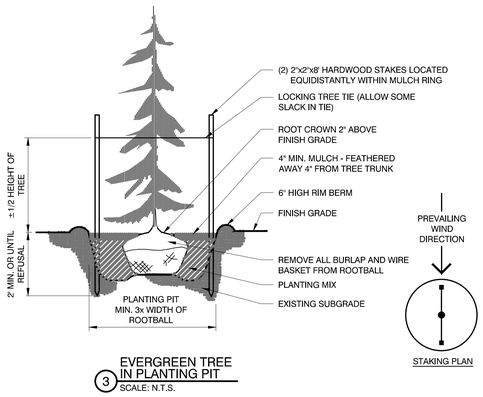
1 DECIDUOUS TREE IN PLANTING PIT
SCALE: N.T.S.



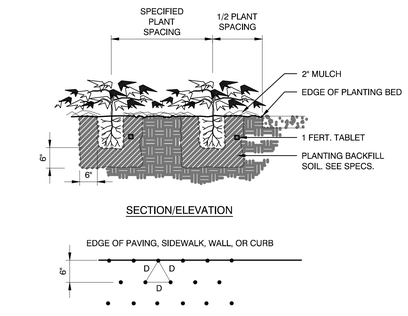
NOTES:

1. ALL SHRUBS PLANTED IN GREENWAY SETBACK SHALL HAVE 4" MIN. DEPTH BARK MULCH RING COVERING ENTIRE PLANTING PIT, FROM SHRUB TRUNK TO RIM BERM.

2 SHRUB IN PLANTING PIT
SCALE: N.T.S.



3 EVERGREEN TREE IN PLANTING PIT
SCALE: N.T.S.



NOTES:

1. LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN. D - AS NOTED ON PLAN.

4 GROUNDCOVER PLANTING
SCALE: N.T.S.

LRS ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

CONSULTANT:

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9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

PROJECT NUMBER: 221254

PARKWORKS SPEC

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070

SHEET TITLE:

LANDSCAPE DETAILS

DRAWN BY: SIM/JRA
CHECKED BY: JRA/BLB

SHEET:

L101

DESIGN DEVELOPMENT
10/17/2023

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	5.9 fc	0.4 fc	14.8:1	5.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage	Plot
	LF-1	3	Lithonia Lighting	DSX2 LED P5 40K T4M MVOLT	DSX2 LED P5 40K T4M MVOLT	321	Max: 21140cd
	LF-2	2	Lithonia Lighting	DSX2 LED P5 40K T2M MVOLT	DSX2 LED P5 40K T2M MVOLT	321	Max: 30518cd
	LF-3	1	Lithonia Lighting	DSX2 LED P5 40K TFTM MVOLT	DSX2 LED P5 40K TFTM MVOLT	321	Max: 26299cd
	LF-4	1	Lithonia Lighting	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT	321	Max: 25334cd
	LF-5	1	Lithonia Lighting	DSX2 LED P8 40K T5M MVOLT	DSX2 LED P8 40K T5M MVOLT	431	Max: 20317cd
	SM1	2	Lithonia Lighting	DSXW2 LED 30C 700 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LEDs, 700mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	71	Max: 5364cd
	SM2	2	Lithonia Lighting	DSXW2 LED 30C 700 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LEDs, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	71	Max: 5666cd

HL STEARNS

EXTERIOR LIGHTING PHOTOMETRIC DIAGRAM

Designer
R. Kenagy
Date
09/29/2022
Drawing No.

Summary

1 of 1

Plan View
Scale - 1" = 16ft

D-Series Size 2

Legacy LED Area Luminaire

Buy American

Catalog Number

Notes

Type

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

Specifications

EPA: 1.1 ft² *(0.10 m²)*

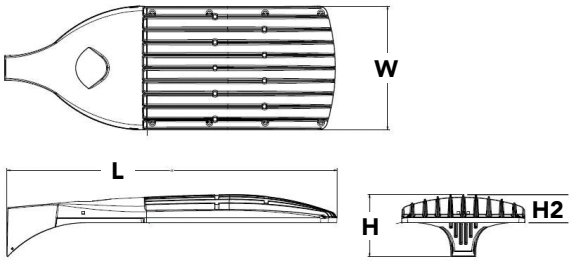
Length: 40″ *(101.6 cm)*

Width: 15″ *(38.1 cm)*

Height 1: 7-1/4″ *(18.4 cm)*

Height 2 (max): 3.5″

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX2 LED

Series

DSX2 LED

LEDs

Forward optics

P1, P2, P3, P4, P5[1], P6, P7[1], P8[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2], P14[1,2]

Color temperature

30K 3000 K
40K 4000 K
50K 5000 K

Distribution

T1S Type I Short (Automotive)
T2S Type II Short
T2M Type II Medium
T3S Type III Short
T3M Type III Medium
T4M Type IV Medium
TFTM Forward Throw Medium
T5VS Type V Very Short[3]
T5S Type V Short[3]
T5M Type V Medium[3]
T5W Type V Wide[3]
BLC Backlight control[4]
LCCO Left corner cutoff[4]
RCCO Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA Square pole mounting
RPA Round pole mounting[10]
WBA Wall bracket[3]
SPUMBA Square pole universal mounting adaptor[11]
RPUMBA Round pole universal mounting adaptor[11]

Shipped separately

KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[10]

Control options

Shipped installed

NLTAIR2 nLight AIR generation 2 enabled[13]
PIRHN Network, Bi-Level motion/ambient sensor[14]
PER NEMA twist-lock receptacle only (no controls)[15]
PER5 Five-wire receptacle only (no controls)[15,16]
PER7 Seven-wire receptacle only (no controls)[15,16]
DMG 0-10V dimming extend out back of housing for external control (no controls)[17]
DS Dual switching[18,19,21]
PIRH Bi-level, motion/ambient sensor, 15-30′ mounting height, ambient sensor enable at 5fc[20]
PIRH1FC3V High/low, motion/ambient sensor, 15-30′ mounting height, ambient sensor enabled at 1fc[20]
FAO Field Adjustable Output[21,22]

Other options

Shipped installed

HS House-side shield[23]
SF Single fuse (120, 277, 347V)[9]
DF Double fuse (208, 240, 480V)[9]
L90 Left rotated optics[2]
R90 Right rotated optics[2]
HA 50°C ambient operations[1]
BAA Buy America(n) Act Compliant

Shipped separately

BS Bird spikes[24]
EGS External glare shield

Finish *(required)*

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Generation *(required)*

G1 Generation 1

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Ordering Information

Accessories

Ordered and shipped separately.

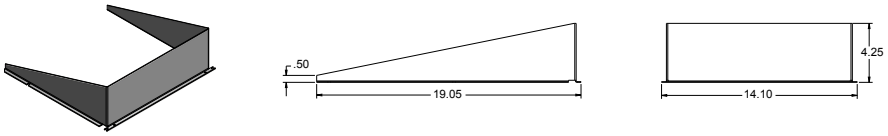
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX2HS 80C U G1	House-side shield for 80 LED unit [23]
DSX2HS 90C U G1	House-side shield for 90 LED unit [23]
DSX2HS 100C U G1	House-side shield for 100 LED unit [23]
PUMBA DDBXD U G1*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX2EGS (FINISH) U G1	External glare shield

For more control options, visit DTL and ROAM online.

NOTES
1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option. KMA8 must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

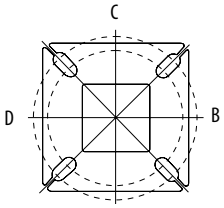
Options

EGS - External Glare Shield

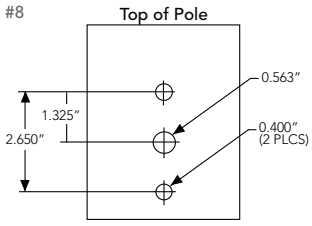


Drilling

HANDHOLE ORIENTATION



Template #8



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

DSX2 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						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

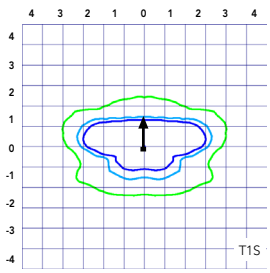
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

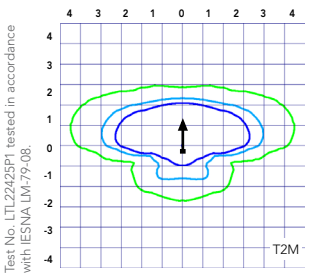
Isofootcandle plots for the DSX1 LED P9 40K G1. Distances are in units of mounting height (30').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test No. LTL22425P1 tested in accordance with IESNA LM-79-08.



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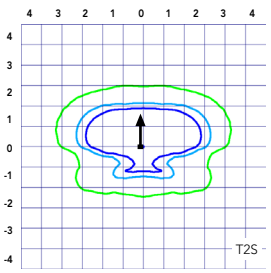

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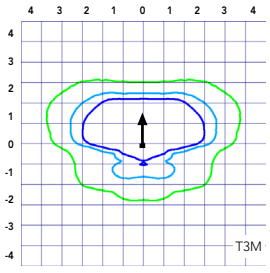

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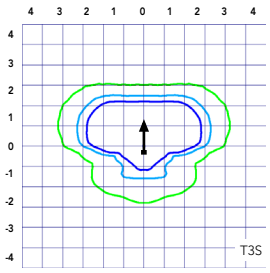

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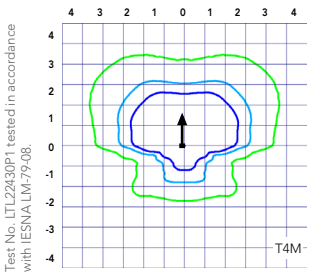

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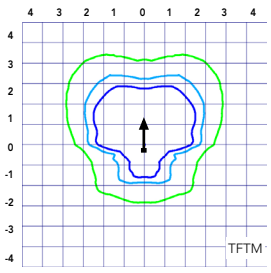

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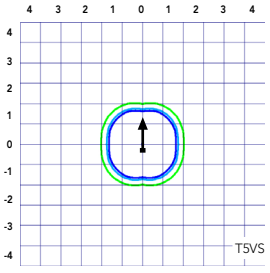

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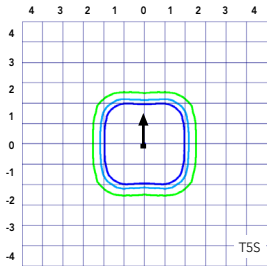

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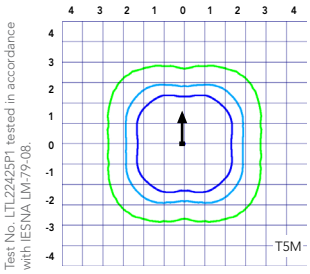

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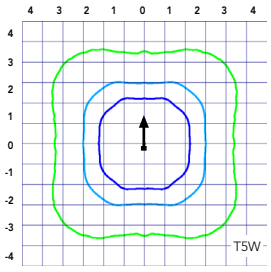

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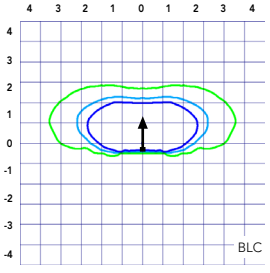

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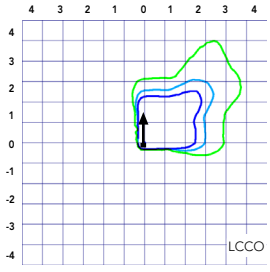

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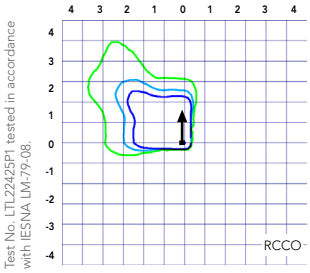

Test No. LTL22434P1 tested in accordance with IESNA LM-79-08.

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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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

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	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

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	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.
PER5 or PER7	Twist-lock photocell receptical	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
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
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 Eclypse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	**P1**	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T2M	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T3S	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T3M	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	**P2**	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T2M	22,282	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T3S	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T3M	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	**P3**	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T2M	26,174	3	0	4	121	28,196	3	0	4	130	28,533	3	0	4	132
				T3S	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T3M	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	**P4**	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T2M	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T3S	30,014	3	0	4	115	33,410	3	0	5	124	33,833	3	0	4	125
				T3M	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	**P5**	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T2M	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T3S	35,251	3	0	4	110	37,974	4	0	5	118	38,455	4	0	5	120
				T3M	34,222	4	0	5	107	36,866	3	0	5	115	37,333	4	0	5	116
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	**P6**	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T2M	37,784	4	0	5	110	40,704	4	0	4	119	41,219	4	0	5	120
				T3S	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T3M	36,780	4	0	4	107	39,623	4	0	5	116	40,124	4	0	5	117
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	**P7**	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T2M	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T3S	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T3M	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				T5VS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	**P8**	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T2M	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T3S	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T3M	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				T5VS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

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.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	**P10**	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T2M	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T3S	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T3M	19,719	4	0	4	126	21,242	5	0	5	136	21,511	5	0	5	138
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				T5W	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	**P11**	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T2M	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T3S	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T3M	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				T5VS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				T5W	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	**P12**	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	30,277	5	0	5	119	32,616	5	0	5	128	33,029	5	0	5	130
				T2M	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T3S	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T3M	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				T5VS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				T5W	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	**P13**	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T2M	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T3S	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T3M	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				T5VS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				T5W	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	**P14**	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T2M	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T3S	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T3M	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				T5VS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	3	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				T5W	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

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 drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) 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.

OPTICS
Precision-molded proprietary acrylic 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. The D-Series Size 2 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 configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs 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).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX2 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 luminaries 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 Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
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.

d-series

D-Series Size 2
LED Wall Luminaire

Buy American

Catalog Number

Notes

Type

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

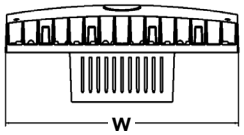
Specifications

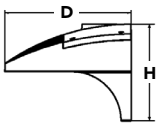
Luminaire

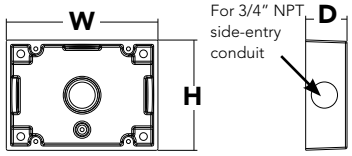
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

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

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options

Shipped installed
- SF Single fuse (120, 277, 347V)[3]
- DF Double fuse (208, 240, 480V)[3]
- HS House-side shield[4]
- SPD Separate surge protection[13]

Shipped separately[13]
- BSW Bird-deterrent spikes
- VG Vandal guard

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

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.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform 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	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

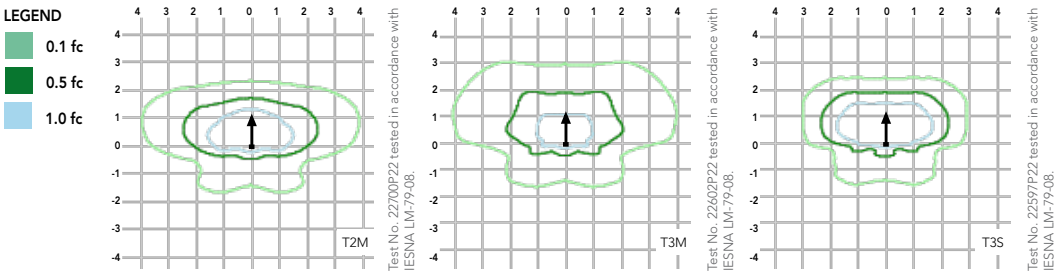
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

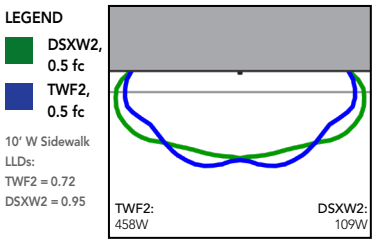
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-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. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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 textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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 to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-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/CustomerResources/Terms_and_conditions.aspx.

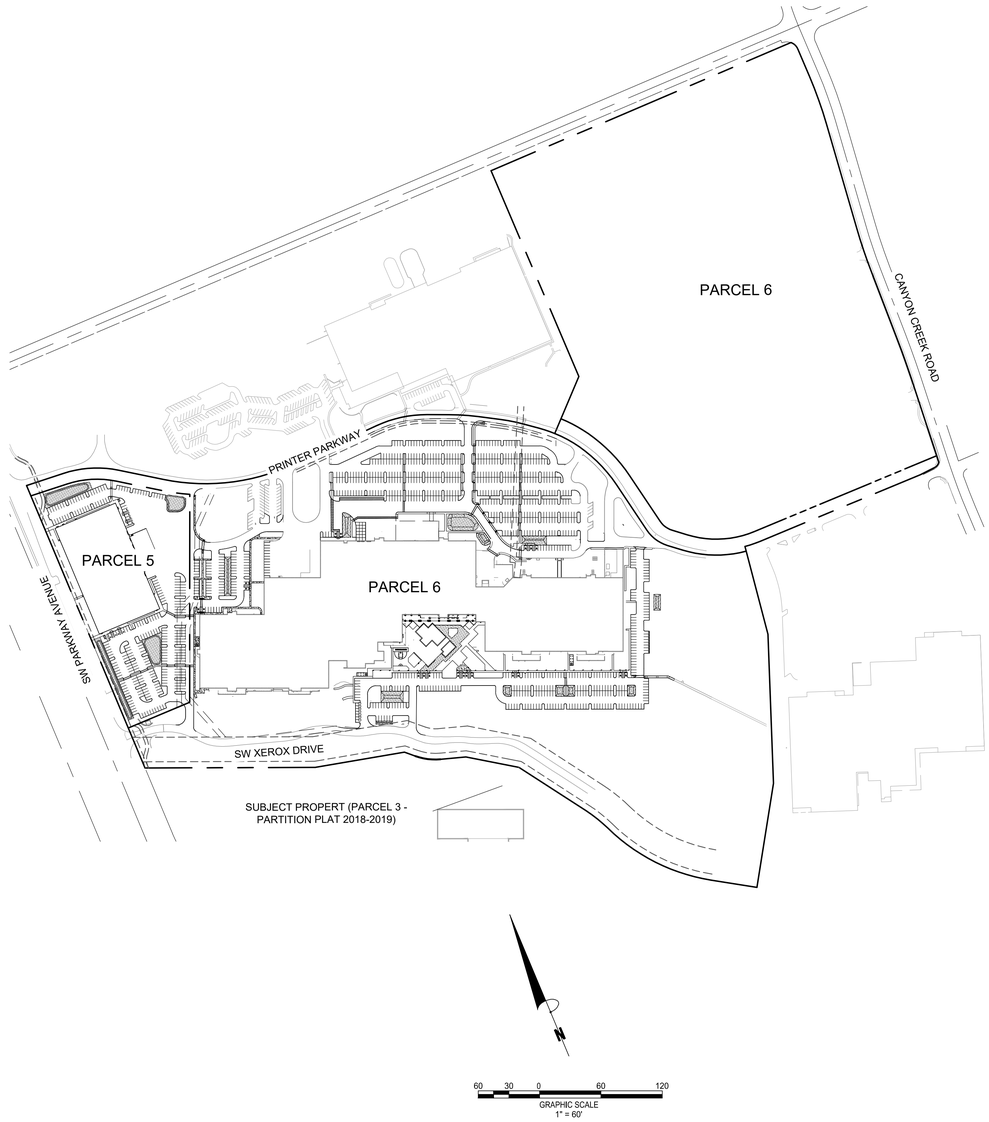
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

EXHIBIT B - PART 'B' DRAWINGS

TENTATIVE PLAT REVIEW (PARTITION)
FOR
PARKWAY WOODS BUSINESS PARK
T.3.S., R.1.W, SECTION 12, TAX LOTS 551 & 591
CLACKAMAS COUNTY
WILSONVILLE, OREGON

LEGEND:

	MATCHLINE	R	RIGHT
	BOUNDARY LINE	L	LEFT
	LOT LINE	PC	POINT OF CURVATURE
	CAP SURVEY MARKER	PCC	POINT OF COMPOUND CURVATURE
	CENTER LINE	PRC	POINT OF REVERSE CURVATURE
	EASEMENT	PT	POINT OF TANGENCY
	RIGHT-OF-WAY	GB	GRADE BREAK
	EXISTING CONTOUR	STA=	STATION
1350	PROPOSED CONTOUR	STA:	STATION
	RETAINING WALL	INV	INVERT ELEVATION
8"W	WATER LINE	VG	VALLEY GUTTER
	FIRE HYDRANT	FL	FLOW LINE
	WATER VALVE	TC	TOP OF CURB
	AIR RELEASE VALVE	TL	TRUE LENGTH
	WATER METER BOX	P	PAVEMENT
	REDUCER	C1	CURVE TABLE NUMBER
8"S	SEWER LINE	L1	LINE TABLE NUMBER
	SEWER MANHOLE	LF	LINEAR FEET
	FLOW DIRECTION	SF	SQUARE FEET
	GRADE BREAK	SY	SQUARE YARDS
	STREET SIGN POST	CY	CUBIC YARDS
	STREET LIGHTS	EA	EACH
	DRYWELL	EX	EXISTING
	STORM DRAIN	R/W	RIGHT-OF-WAY
	EXISTING GAS MANHOLE	CL	CENTER LINE
	EXISTING SANITARY SEWER MANHOLE	B/C	BACK OF CURB
	EXISTING ELECTRICAL PULL BOX	S/W	SIDEWALK
	EXISTING TELEPHONE PEDISTAL	C&G	CURB & GUTTER
	EXISTING GUY WIRE	EOP	EDGE OF PAVEMENT
	EXISTING POWER POLE	PUE	PUBLIC UTILITY EASEMENT
EX W	EXISTING WATER	SC	SCUPPER
EX S	EXISTING SEWER	CB	CATCH BASIN
EX G	EXISTING GAS	W=	WIDTH
OHU	EXISTING OVERHEAD UTILITY LINES	MH#	SEWER MANHOLE
	VEHICULAR FLOW DIRECTION	SD	STROM DRAIN
	DRAINAGE FLOW DIRECTION	SD MH	STROM DRAIN MANHOLE
	WETLAND BUFFER	SROZ	SIGNIFICANT RESOURCE OVERLAY ZONE
	DELINEATED WETLAND BOUNDARY	TYP	TYPICAL
SRC2 SRC2	APPROXIMATE SENSITIVE RESOURCE OVERLAY ZONE (FROM GIS)		



SHEET SET INDEX:

PROJECT TEAM:

OWNER/APPLICANT
SKB - PARKWORKS HOLDING, LLC
222 SW COLUMBIA STREET #700
PORTLAND, OR 97201
PHONE: (503) 220-2600
CONTACT: JOHN OLIVIER, EXECUTIVE VICE PRESIDENT
EMAIL: JOLIVIER@SKBCOS.COM

PLANNING:
ATWELL, LLC.
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
PHONE: (971) 334-8962
CONTACT: KEVIN APPERSON, RLA, ASLA
EMAIL: KAPPERSON@ATWELL-GROUP.COM

CIVIL ENGINEERING:
ATWELL,LLC.
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
PHONE: (971) 334-8962
CONTACT: BRADY BERRY, PE
EMAIL: BBRADY@ATWELL-GROUP.COM

SURVEYING (TENTATIVE PLAT):
OTAK, INC.
808 SW THIRD STREET, SUITE 800
PORTLAND, OR, 97204
TELEPHONE: (503) 287.6825
CONTACT: MICHAEL SPELTS
Email: MSPELTS@OTAK.COM

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
9755 SW. BARNES ROAD, SUITE150
PORTLAND, OR 97225
971.334.8962

COVER SHEET

TENTATIVE PLAT REVIEW
PARKWAY WOODS BUSINESS PARK
WILSONVILLE, OREGON

Know what's below.
Call before you dig.

REVISIONS:

PM.	B.BERRY
DR.	J.GLUECK
JOB NO.	19004599
FILE NO.	19004599-CS01

SHEET NO.
1 OF 4

(TL512)
SEPARATE OWNERSHIP

SROZ BOUNDARY FROM CITY GIS

EXISTING WATER METER
CURRENTLY SERVES TLS 500, 511 & 512

SW PRINTER PARKWAY

PARCEL 6 (TL511)
88.283 AC.

SW PARKWAY AVE

INTERSTATE 5

EXISTING WATER METER
CURRENTLY SERVES PARCELS 6 (TL511)
AND TL'S 500 & 512

XEROX DR.

SW CANYON CREEK RD

(TL500)
SEPARATE OWNERSHIP

GRAPHIC SCALE
1" = 100'

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ATWELL
866.850.4200 www.atwell-group.com
9755 SW. BARNES ROAD, SUITE 150
PORTLAND, OR 97225
971.334.8960

EXISTING CONDITIONS PLAN

PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS
WILSONVILLE, OREGON

Know what's below.
Call before you dig.

REVISIONS:

P.M.
DR. BLB
JOB NO. 19004599
FILE NO. 19004599-PL - Copy

SHEET NO.
2 OF 4

(TL512)
SEPARATE OWNERSHIP

PARCEL 6
NO TREE INVENTORY

SROZ BOUNDARY FROM CITY GIS

EXISTING WATER METER
CURRENTLY SERVES TLS 500, 511 & 512

SW PRINTER PARKWAY

EXISTING
10' SIDEWALK
EASEMENT TO
BE VACATED

PARCEL 5 WATER METER,
FIRE SERVICE AND SANITARY
SEWER CONNECTION FROM
EXISTING PUBLIC FACILITIES IN
PARKWAY AVENUE

PARCEL 5
6.418 AC.
SEE ARBORIST REPORT
FOR TREE INVENTORY

SW PARKWAY AVE

INTERSTATE 5

PARCEL 6 (TL511)
78.725 AC.
NO PROPOSED
DEVELOPMENT

196'-3 3/4"

SW CANYON CREEK RD

EASEMENT FOR PARCEL 6 FIRE WATER

EASEMENT ON SHARED STORM DRAIN
LINE WITH PARCEL 5, 6 AND TL512

EXISTING WATER METER
CURRENTLY SERVES PARCELS 6 (TL511)
AND TL'S 500 & 512

PROPOSED WATER METER AND BACKFLOW DEVICE
FOR BUILDING 63. WATER TO BE SEPARATED
BETWEEN BUILDINGS 63 AND 83 ON CANYON ROAD.

XEROX DR.

(TL500)
SEPARATE OWNERSHIP

100 50 0 100 200
GRAPHIC SCALE
1" = 100'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL SHALL BE HELD OR EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
9755 SW. BARNES ROAD, SUITE 150
PORTLAND, OR 97225
971.334.8960

PARTITION PLAN EXHIBIT

PARKWAY WOODS

WILSONVILLE, OREGON

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

REVISIONS:

PM.
DR. BLB
JOB NO. 19004599
FILE NO. 19004599-PL

SHEET NO.
3 OF 4

PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2018-109
IN THE NE 1/4 AND SE 1/4 SECTION 11, NW 1/4 AND SW 1/4 SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

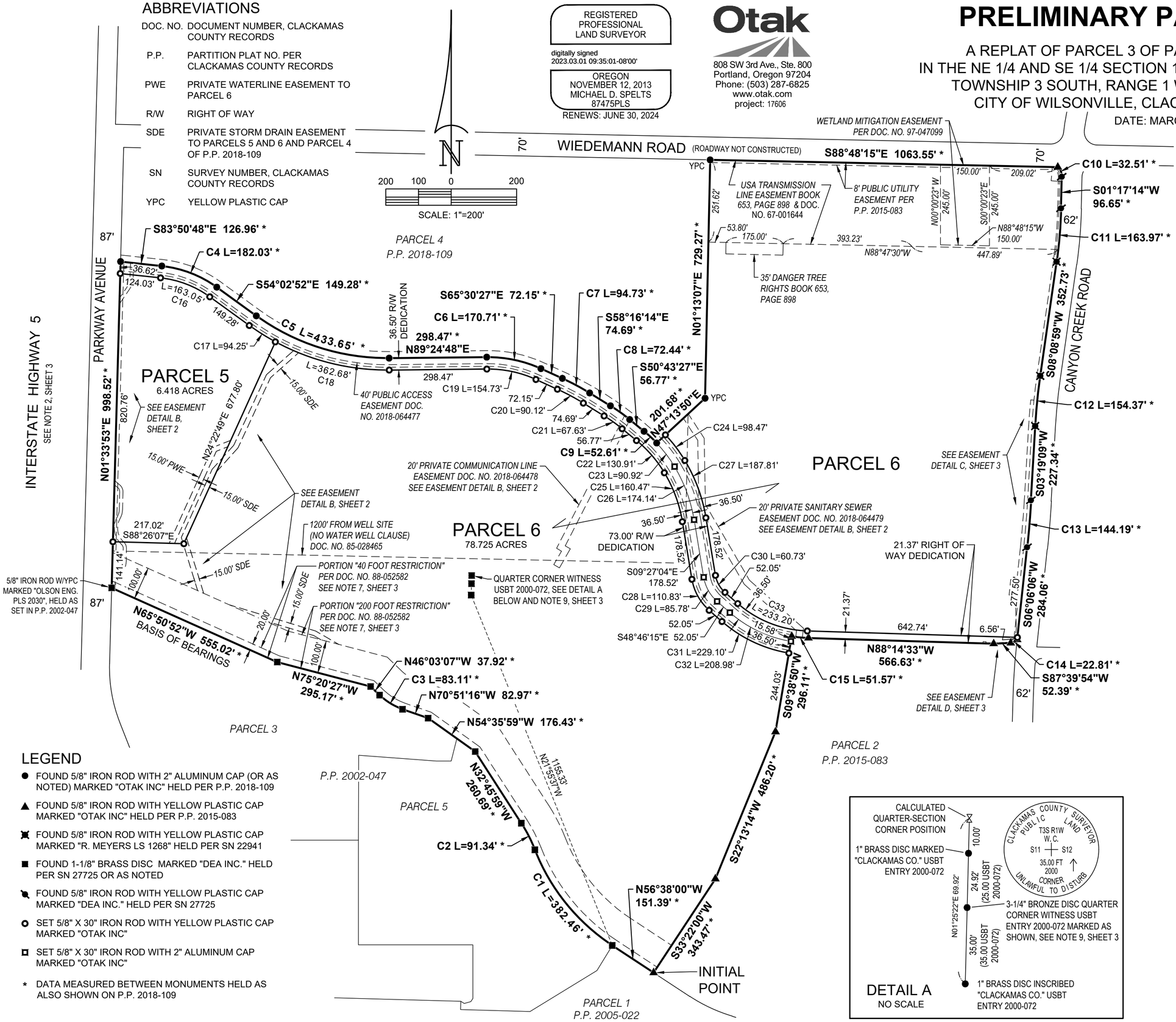
DATE: MARCH 1, 2023

Otak
808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 17606

REGISTERED PROFESSIONAL LAND SURVEYOR
digitally signed 2023.03.01 09:35:01-08'00'
OREGON NOVEMBER 12, 2013 MICHAEL D. SPELTS 87475PLS
RENEWS: JUNE 30, 2024

ABBREVIATIONS

DOC. NO.	DOCUMENT NUMBER, CLACKAMAS COUNTY RECORDS
P.P.	PARTITION PLAT NO. PER CLACKAMAS COUNTY RECORDS
PWE	PRIVATE WATERLINE EASEMENT TO PARCEL 6
R/W	RIGHT OF WAY
SDE	PRIVATE STORM DRAIN EASEMENT TO PARCELS 5 AND 6 AND PARCEL 4 OF P.P. 2018-109
SN	SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
YPC	YELLOW PLASTIC CAP



CURVE DATA

C #	LENGTH	RADIUS	DELTA	CHORD	
C1	382.46'	620.00'	35°20'38"	N38°57'41"W 376.42'	*
C2	91.34'	456.00'	11°28'37"	N27°01'41"W 91.19'	*
C3	83.11'	192.00'	24°48'09"	N58°27'11"W 82.47'	*
C4	182.03'	350.00'	29°47'56"	S68°56'50"E 179.99'	*
C5	433.65'	680.00'	36°32'20"	S72°19'02"E 426.34'	*
C6	170.71'	390.00'	25°04'45"	S78°02'50"E 169.35'	*
C7	94.73'	750.00'	07°14'13"	S61°53'21"E 94.67'	*
C8	72.44'	550.00'	07°32'47"	S54°29'51"E 72.39'	*
C9	52.61'	415.00'	07°15'50"	S47°05'32"E 52.58'	*
C10	32.51'	40.00'	46°33'50"	S21°59'41"E 31.62'	*
C11	163.97'	1369.00'	06°51'45"	S04°43'06"W 163.87'	*
C12	154.37'	1831.00'	04°49'50"	S05°44'04"W 154.32'	*
C13	144.19'	2969.00'	02°46'57"	S04°42'37"W 144.17'	*
C14	22.81'	25.00'	52°16'19"	S61°31'44"W 22.03'	*
C15	51.57'	374.50'	07°53'23"	N84°17'52"W 51.53'	*
C16	163.05'	313.50'	29°47'56"	S68°56'50"E 161.22'	
C17	94.25'	716.50'	07°32'12"	S57°48'58"E 94.18'	
C18	362.68'	716.50'	29°00'08"	S76°05'08"E 358.82'	
C19	154.73'	353.50'	25°04'45"	S78°02'50"E 153.50'	
C20	90.12'	713.50'	07°14'13"	S61°53'21"E 90.06'	
C21	67.63'	513.50'	07°32'47"	S54°29'51"E 67.58'	
C22	130.91'	378.50'	19°48'58"	S40°48'58"E 130.26'	
C23	90.92'	415.00'	12°33'08"	N37°11'03"W 90.74'	
C24	98.47'	451.50'	12°29'47"	S37°09'23"E 98.28'	
C25	160.47'	428.50'	21°27'25"	S20°10'47"E 159.53'	
C26	174.14'	465.00'	21°27'25"	N20°10'47"W 173.12'	
C27	187.81'	501.50'	21°27'25"	S20°10'47"E 186.71'	
C28	110.83'	161.50'	39°19'11"	S29°06'40"E 108.67'	
C29	85.78'	125.00'	39°19'11"	S29°06'40"E 84.11'	
C30	60.73'	88.50'	39°19'11"	S29°06'40"E 59.55'	
C31	229.10'	411.50'	31°53'58"	S64°43'14"E 226.15'	
C32	208.98'	375.00'	31°55'49"	S64°44'10"E 206.29'	
C33	233.20'	338.50'	39°28'18"	S68°30'24"E 228.61'	

LEGEND

- ● FOUND 5/8" IRON ROD WITH 2" ALUMINUM CAP (OR AS NOTED) MARKED "OTAK INC" HELD PER P.P. 2018-109
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC" HELD PER P.P. 2015-083
- ✖ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "R. MEYERS LS 1268" HELD PER SN 22941
- ■ FOUND 1-1/8" BRASS DISC MARKED "DEA INC." HELD PER SN 27725 OR AS NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEA INC." HELD PER SN 27725
- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC"
- □ SET 5/8" X 30" IRON ROD WITH 2" ALUMINUM CAP MARKED "OTAK INC"
- * DATA MEASURED BETWEEN MONUMENTS HELD AS ALSO SHOWN ON P.P. 2018-109

REFERENCED DOCUMENTS

[1] P.P. 2018-109
[2] P.P. 2015-083
[3] SN 22941
[4] SN 27725

SHEET INDEX

PRELIMINARY PARTITION PLAT

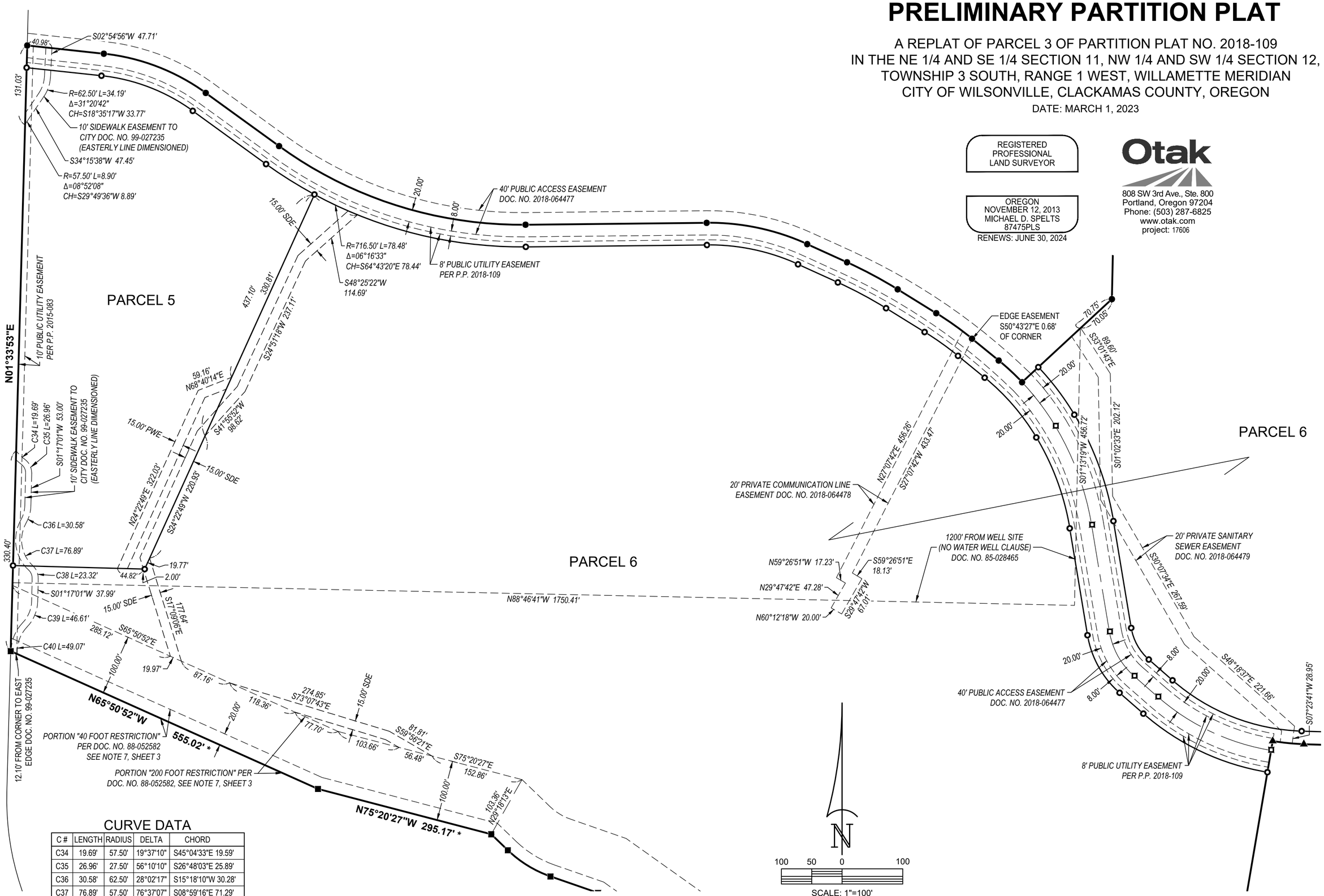
A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2018-109
IN THE NE 1/4 AND SE 1/4 SECTION 11, NW 1/4 AND SW 1/4 SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: MARCH 1, 2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: JUNE 30, 2024

Otak
808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 17606



CURVE DATA

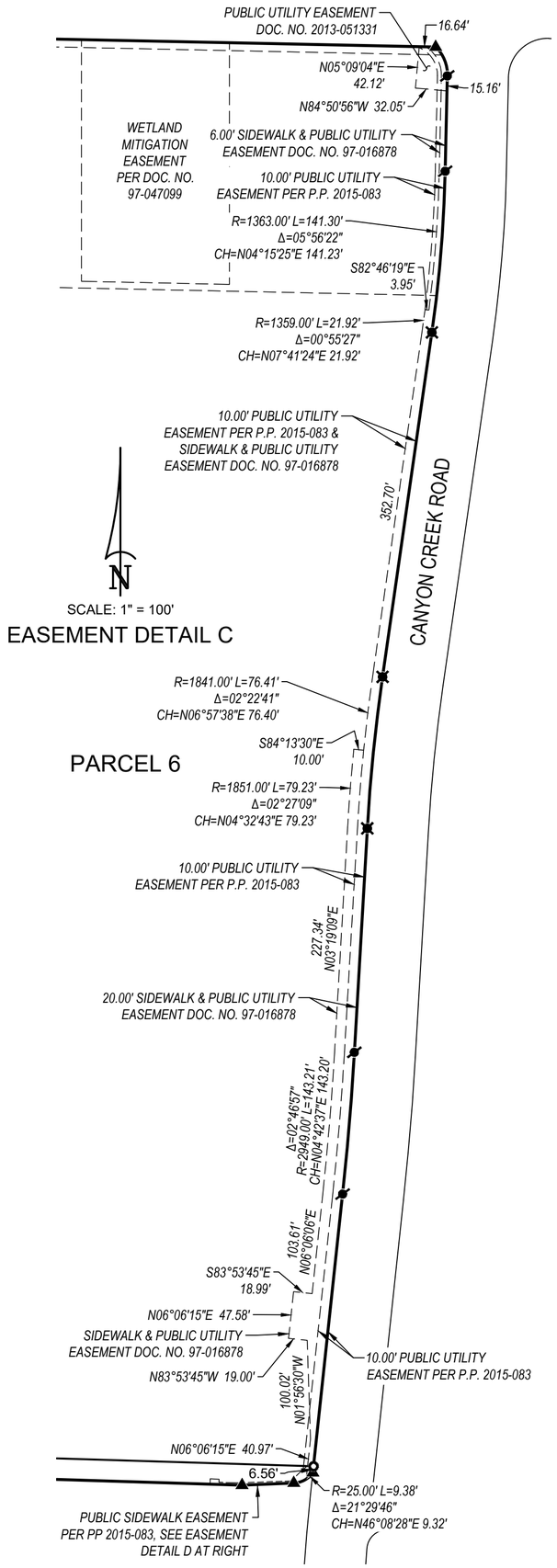
C #	LENGTH	RADIUS	DELTA	CHORD
C34	19.69'	57.50'	19°37'10"	S45°04'33"E 19.59'
C35	26.96'	27.50'	56°10'10"	S26°48'03"E 25.89'
C36	30.58'	62.50'	28°02'17"	S15°18'10"W 30.28'
C37	76.89'	57.50'	76°37'07"	S08°59'16"E 71.29'
C38	23.32'	27.50'	48°34'50"	S23°00'24"E 22.62'
C39	46.61'	62.50'	42°43'56"	S22°38'59"W 45.54'
C40	49.07'	57.50'	48°53'31"	S19°34'11"W 47.59'

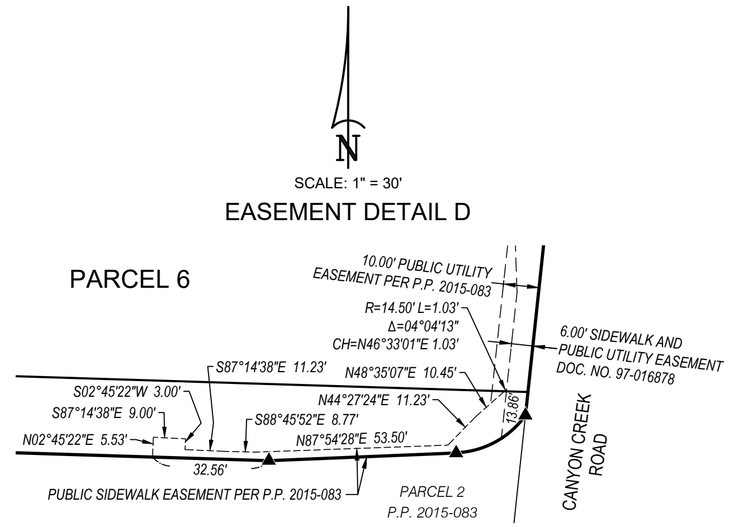
N

100 50 0 100

SCALE: 1"=100'

EASEMENT DETAIL B





PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2018-109
IN THE NE 1/4 AND SE 1/4 SECTION 11, NW 1/4 AND SW 1/4 SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: MARCH 1, 2023

REGISTERED
PROFESSIONAL
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OREGON
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project: 17606

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF WILSONVILLE FOR CASEFILE NO.
2. THIS PLAT IS SUBJECT TO THE RELINQUISHMENT OF ACCESS PROVISIONS IN FAVOR OF THE STATE OF OREGON RESERVING ALL ACCESS RIGHTS BETWEEN THE DESCRIBED TRACT AND THE STATE HIGHWAY PER BOOK 449, PAGE 333, AND BOOK 454, PAGE 434, CLACKAMAS COUNTY DEED RECORDS.
3. THE BARGAIN AND SALE DEED RECORDED AS DOCUMENT NO. 89-042968 CONVEYED A 20.00 FOOT STRIP OF LAND TO THE CITY OF WILSONVILLE FOR DRAINAGE DITCH PURPOSES THAT IS LOCATED ENTIRELY WITHIN THE WIEDEMANN ROAD RIGHT OF WAY AS SHOWN.
4. THIS PLAT IS SUBJECT TO THE APPLICABLE CONDITIONS OF A SIDEWALK EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2015-074483, CLACKAMAS COUNTY RECORDS.
5. THIS PLAT IS SUBJECT TO THE APPLICABLE CONDITIONS OF A SANITARY SEWER PIPELINE EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2015-074485, CLACKAMAS COUNTY RECORDS.
6. THIS PLAT IS SUBJECT TO THE APPLICABLE CONDITIONS OF THE DECLARATION OF UTILITY, FIRE PROTECTION, COMMUNICATIONS, AND RECIPROCAL ACCESS EASEMENTS AS RECORDED IN DOCUMENT NO. 2015- 074486, CLACKAMAS COUNTY DEED RECORDS, AND SUBJECT TO EASEMENTS PER ARTICLE (2.1) DECLARATION OF RECIPROCAL ACCESS EASEMENT, (3.1) DECLARATION OF UTILITY EASEMENT, (4.1) DECLARATION OF COMMUNICATIONS EASEMENT, (5) DECLARATION OF FIRE PROTECTION EASEMENT.
7. DOC. NO. 88-52582 DEFINES THE 40 FOOT RESTRICTION (REFERRED TO THEREIN AS A "BUFFER STRIP") AS AN AREA THAT NEITHER PARTY SHALL REMOVE ANY TREE OR CONSTRUCT, INSTALL OR SUBSTANTIALLY ALTER ANY IMPROVEMENT WITHIN. IT FURTHER DEFINES THE 200 FOOT RESTRICTION (REFERRED TO THEREIN AS A "BUFFER ZONE") AS AN AREA WHERE IF EITHER PARTY DESIRES TO REMOVE ANY TREE, CONSTRUCT, INSTALL OR SUBSTANTIALLY ALTER ANY NEW OR EXISTING IMPROVEMENT THEY SHALL SUBMIT A WRITTEN PROPOSAL, INCLUDING PLANS AND SPECIFICATIONS TO BE APPROVED BY OTHER PARTY. SAID DOCUMENT DOES ALLOW FOR EACH PARTY TO REPAIR, MAINTAIN AND REPLACE ANY BELOW GROUND PIPES, CONDUITS, CULVERTS OR OTHER EXISTING UTILITY SYSTEMS OVER BOTH THE 40 FOOT AND 200 FOOT RESTRICTIONS, PROVIDED THE AREA IS KEPT NEAT AND ORDERLY AND THE SURFACE IS PROMPTLY RESTORED TO THE CONDITION EXISTING PRIOR TO THE EXCAVATION.
8. THIS PLAT IS SUBJECT TO A CITY OF WILSONVILLE RIGHT OF ENTRY OVER ITS ENTIRETY FOR ACCESS TO THE STORMWATER FACILITIES EASEMENT LOCATED SOUTHEAST OF THIS PLAT FOR INSPECTION AND MAINTENANCE OF SAID FACILITIES THEREIN AS RECORDED IN DOCUMENT NO. 2015-074484, CLACKAMAS COUNTY DEED RECORDS.
9. THE PUBLIC LAND SURVEY MONUMENT REFERENCE MONUMENTS (ACCESSORIES) NOTED HERE ON MUST BE PROTECTED AND PRESERVED AT ALL TIMES. THAT MONUMENT IS A 3-1/4" BRONZE DISC WITNESS CORNER TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND 12 OF T.3S., R.1W., W.M. AS NOTED IN USBT RECORD 2000-072. ACCESS ONTO AND ACROSS PARCEL 3 FOR SURVEY PURPOSES SHALL BE ALLOWED AT ALL TIMES, PURSUANT TO ORS 672.047, PROVIDED THAT NOTICE IS GIVEN TO THE OWNERS OF RECORD OR OCCUPANTS.
10. THIS PLAT IS SUBJECT TO A PUBLIC ACCESS EASEMENT AGREEMENT PER DOC. NO. 2018-064477.

SURVEYOR'S CERTIFICATE

I, MICHAEL D. SPELTS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, BEING THAT PROPERTY DESCRIBED AS PARCEL 3 IN PARTITION PLAT NO. 2018-109 RECORDED AS DOC. NO. 2018-064476, CLACKAMAS COUNTY PLAT RECORDS LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11 AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, THE BOUNDARIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC" FOUND AT THE MOST SOUTHERLY CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2018-109, CLACKAMAS COUNTY PLAT RECORDS;

THENCE ALONG THE NORTHERLY LINE OF PARCEL 1 OF PARTITION PLAT NO. 2005-022, CLACKAMAS COUNTY PLAT RECORDS, NORTH 56°38'00" WEST A DISTANCE OF 151.39 FEET TO THE MOST EASTERLY CORNER OF PARCEL 5 OF PARTITION PLAT NO. 2002-047;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID PARCEL 5 THROUGH THE FOLLOWING THREE COURSES:
NORTHWESTERLY ON THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°20'38", AN ARC LENGTH OF 382.46 FEET (CHORD BEARS NORTH 38°57'41" WEST A DISTANCE OF 376.42 FEET);
NORTHWESTERLY ON THE ARC OF A 456.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°28'37", AN ARC LENGTH OF 91.34 FEET (CHORD BEARS NORTH 27°01'41" WEST A DISTANCE OF 91.19 FEET);
AND NORTH 32°45'59" WEST A DISTANCE OF 260.69 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF PARCEL 5 OF SAID PARTITION PLAT NO. 2002-047, NORTH 54°35'59" WEST A DISTANCE OF 176.43 FEET;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID PARCEL 3 THROUGH THE FOLLOWING FIVE COURSES:
NORTH 70°51'16" WEST A DISTANCE OF 82.97 FEET;
NORTHWESTERLY ON THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°48'09", AN ARC LENGTH OF 83.11 FEET (CHORD BEARS NORTH 58°27'11" WEST A DISTANCE OF 82.47 FEET);
NORTH 46°03'07" WEST A DISTANCE OF 37.92 FEET;
NORTH 75°20'27" WEST A DISTANCE OF 295.17 FEET;
AND NORTH 65°50'52" WEST A DISTANCE OF 555.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 87.00 FOOT WIDE PARKWAY AVENUE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01°33'53" EAST A DISTANCE OF 998.52 FEET TO THE SOUTHWEST CORNER OF PARCEL 4 OF SAID PARTITION PLAT NO. 2018-109;

THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL 4 THROUGH THE FOLLOWING TWELVE COURSES:
SOUTH 83°50'48" EAST A DISTANCE OF 126.96 FEET;
SOUTHEASTERLY ON THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°47'56", AN ARC LENGTH OF 182.03 FEET (CHORD BEARS SOUTH 68°56'50" EAST A DISTANCE OF 179.99 FEET);
SOUTH 54°02'52" EAST A DISTANCE OF 149.28 FEET;
SOUTHEASTERLY ON THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°32'20", AN ARC LENGTH OF 433.65 FEET (CHORD BEARS SOUTH 72°19'02" EAST A DISTANCE OF 426.34 FEET);
NORTH 89°24'48" EAST A DISTANCE OF 298.47 FEET;
SOUTHEASTERLY ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°04'45", AN ARC LENGTH OF 170.71 FEET (CHORD BEARS SOUTH 78°02'50" EAST A DISTANCE OF 169.35 FEET);
SOUTH 65°30'27" EAST A DISTANCE OF 72.15 FEET;
SOUTHEASTERLY ON THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°14'13", AN ARC LENGTH OF 94.73 FEET (CHORD BEARS SOUTH 61°53'21" EAST A DISTANCE OF 94.67 FEET);
SOUTH 58°16'14" EAST A DISTANCE OF 74.69 FEET;
SOUTHEASTERLY ON THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°32'47", AN ARC LENGTH OF 72.44 FEET (CHORD BEARS SOUTH 54°29'51" EAST A DISTANCE OF 72.39 FEET);
SOUTH 50°43'27" EAST A DISTANCE OF 56.77 FEET;
AND SOUTHEASTERLY ON THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°15'50", AN ARC LENGTH OF 52.61 FEET (CHORD BEARS SOUTH 47°05'32" EAST A DISTANCE OF 52.58 FEET) TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE EASTERLY LINES OF SAID PARCEL 4 THROUGH THE FOLLOWING TWO COURSES:
NORTH 47°13'50" EAST A DISTANCE OF 201.68 FEET;
AND NORTH 01°13'07" EAST A DISTANCE OF 729.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4 ON THE SOUTH RIGHT OF WAY LINE OF THE UNCONSTRUCTED 70.00 FOOT WIDE WIEDEMANN ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°48'15" EAST A DISTANCE OF 1063.55 FEET;

THENCE SOUTHEASTERLY ALONG THE RIGHT OF WAY LINE AT THE INTERSECTION OF SAID WIEDEMANN ROAD AND CANYON CREEK ROAD ON THE ARC OF A NON-TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 44°43'24" WEST), THROUGH A CENTRAL ANGLE OF 46°33'50", AN ARC LENGTH OF 32.51 FEET (CHORD BEARS SOUTH 21°59'41" EAST A DISTANCE OF 31.62 FEET);

THENCE ALONG THE WEST RIGHT OF WAY LINE OF CANYON CREEK ROAD THROUGH THE FOLLOWING SEVEN COURSES:
SOUTH 01°17'14" WEST A DISTANCE OF 96.65 FEET;
SOUTHERLY ON THE ARC OF A 1369.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°51'45", AN ARC LENGTH OF 163.97 FEET (CHORD BEARS SOUTH 04°43'06" WEST A DISTANCE OF 163.87 FEET);
SOUTH 08°08'59" WEST A DISTANCE OF 352.73 FEET;
SOUTHERLY ON THE ARC OF A 1831.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°49'50", AN ARC LENGTH OF 154.37 FEET (CHORD BEARS SOUTH 05°44'04" WEST A DISTANCE OF 154.32 FEET);
SOUTH 03°19'09" WEST A DISTANCE OF 227.34 FEET;
SOUTHERLY ON THE ARC OF A 2969.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°46'57", AN ARC LENGTH OF 144.19 FEET (CHORD BEARS SOUTH 04°42'37" WEST A DISTANCE OF 144.17 FEET);
SOUTH 06°06'06" WEST A DISTANCE OF 284.06 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2015-083;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL 2 THROUGH THE FOLLOWING SEVEN COURSES:
SOUTHWESTERLY ON THE ARC OF A NON-TANGENT 25.00 FEET RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 54°36'25" WEST), THROUGH A CENTRAL ANGLE OF 52°16'19", AN ARC LENGTH OF 22.81 FEET (CHORD BEARS SOUTH 61°31'44" WEST A DISTANCE OF 22.03 FEET);
SOUTH 87°39'54" WEST A DISTANCE OF 52.39 FEET;
NORTH 88°14'33" WEST A DISTANCE OF 566.63 FEET;
WESTERLY ON THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°53'23", AN ARC LENGTH OF 51.57 FEET (CHORD BEARS NORTH 84°17'52" WEST A DISTANCE OF 51.53 FEET);
SOUTH 09°38'50" WEST RADIAL TO SAID CURVE, A DISTANCE OF 296.11 FEET;
SOUTH 22°13'14" WEST A DISTANCE OF 486.20 FEET;
AND SOUTH 33°22'00" WEST A DISTANCE OF 343.47 FEET TO THE INITIAL POINT.

CONTAINS 88.283 ACRES, MORE OR LESS.

MICHAEL D. SPELTS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 87475

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS

RENEWS: JUNE 30, 2024

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808 SW 3rd Ave., Ste. 800
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 17606

PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2018-109
IN THE NE 1/4 AND SE 1/4 SECTION 11, NW 1/4 AND SW 1/4 SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: MARCH 1, 2023

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PWII OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, WITH EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92.

BY: _____
JAMES PAUL, AUTHORIZED SIGNATORY
PWII OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, _____
BY JAMES PAUL, AS AUTHORIZED SIGNER FOR PWII OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON ITS BEHALF.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NUMBER_____

MY COMMISSION EXPIRES_____

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED AS PARCEL 3 IN PARTITION PLAT NO. 2018-109 RECORDED AS DOC. NO. 2018-064476, CLACKAMAS COUNTY PLAT RECORDS INTO TWO PARCELS AND DEDICATE RIGHT OF WAY TO THE PUBLIC.

THE BASIS OF BEARINGS IS THE MOST WESTERLY NORTH LINE OF PARCEL 3 OF PARTITION PLAT NO. 2002-047 BEING NORTH 65°50'52" WEST PER SAID PARTITION PLAT NO. 2002-047 BETWEEN MONUMENTS AS SHOWN.

THE BOUNDARY WAS RESOLVED HOLDING THE RECOVERED MONUMENTS AND RECORD DATA FOR SAID PARCEL 3 AS SHOWN ON SAID PARTITION PLAT NO. 2018-109.

CITY OF WILSONVILLE APPROVALS

APPROVED THIS _____DAY OF _____, _____
CITY OF WILSONVILLE PLANNING DIRECTOR

BY:_____

APPROVED THIS _____DAY OF _____, _____
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

BY:_____

CLACKAMAS COUNTY APPROVALS

APPROVED THIS _____DAY OF _____, 20____
_____
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 20_____.

APPROVED THIS _____ DAY OF _____ , _____.
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY:_____
DEPUTY

STATE OF OREGON)
) SS
COUNTY OF CLACKAMAS)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON

THE _____ DAY OF _____, 20____

AT _____ O'CLOCK _____M., AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY