

Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 1 of 7

CERTIFICATE OF OWNERSHIP:

Owner:

I, Hyung Sao and Sean Kim, owners, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Aurora, Colorado.

Signature of owner and/or agent

2225 S. Iola Street, LLC
16285 E. Maplewood Pl.
Centennial, CO 80016
Address

Acknowledgement:

State of Colorado)
County of _____)SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

CITY OF AURORA APPROVALS:

The foregoing instrument is approved for filing and conveyance of streets, easements, and Tracts A, B, C & D as shown hereon and is accepted by the City of Aurora, Colorado, this _____ day of _____, 20____ AD, subject to the condition that the City shall undertake maintenance of any such streets and Tracts A and B only after construction has been completed by the subdivider to City of Aurora specifications.

Approved this _____ day of _____, 20____, by the City Engineer.

City Engineer

Approved this _____ day of _____, 20____, by the Planning Director.

Planning Director

CLERK & RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of _____ County, Colorado on this _____ day of _____, 20 AD at _____ o'clock ____m.

County Clerk and Recorder Deputy

*Book No.: _____
*Page No.: _____
*Reception No.: _____

SURVEYOR'S CERTIFICATE:

I hereby certify I was in responsible charge of the survey work used in the preparation of this plat; the positions of the platted points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet prior to adjustments; and all boundary monuments and control corners shown hereon were in place as described on this _____ day of _____, 20____.

PLS Colorado Registered Land Surveyor PLS No.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGAL DESCRIPTION:

LOTS 1 - 8, BLOCK 1, WATERFORD PLACE SUBDIVISION FILING NO. 2 AND LOTS 9-17, BLOCK 1 AND TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED AT 2225 S. IOLA STREET IN AURORA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:

BEGINNING AT THE SE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AS RECORDED IN ARAPAHOE COUNTY, COLORADO; THENCE S90°00'00"W AND ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 329.04 FEET; THENCE N00°23'32"E AND ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 300.92 FEET TO A POINT LYING ON THE SOUTH R.O.W. LINE OF WARREN AVENUE, SAID POINT BEING THE NW CORNER OF SAID TRACT "A"; THENCE N89°59'01"E AND ALONG SAID SOUTH R.O.W. LINE BEING THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 188.88 FEET TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1575 AT PAGE 64; THENCE S00°25'22"W AND ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 99.96 FEET TO THE SW CORNER OF THE PARCEL DESCRIBED IN SAID DEED; THENCE N89°59'01"E AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 140.13 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT "A"; THENCE S00°22'10"W AND ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 201.06 FEET TO THE POINT OF BEGINNING; CONTAINING (85,009 SQUARE FEET) 1.95 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WATERFORD PLACE, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA THAT NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146, OF THE CITY CODE OF AURORA, COLORADO ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

NOTES:

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

BASIS OF BEARINGS STATEMENT - POINT OF BEGINNING, SE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, (FOUND 5/8" PIN & YELLOW PLASTIC CAP L.S. NO. 27609)

THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SITE DATA:

(4) NEW FEE SIMPLE LOTS TO BE INCLUDED IN THE WATERFORD PLACE HOA.

NUMBER OF BUILDINGS: 2
NUMBER OF DWELLING UNITS: 4

UNITS ARE TYPE V NON-RATED
BUILDING DOES NOT HAVE A SPRINKLER SYSTEM.

MAXIMUM BUILDING HEIGHT: 20'

TYPICAL DWELLING UNIT: 1276 SF
TYPICAL GARAGE: ±400 SF
TYPICAL UNIT FOOTPRINT: 1676 SF

GROSS SQUARE FOOTAGE: 6704 SF

SEE EXISTING WATERFORD PLACE SITE PLAN FOR EXISTING BUILDING DATA.

PARKING REQUIRED PER AURORA TABLE 15.1
AMOUNT OF OFF-STREET PARKING REQUIRED:

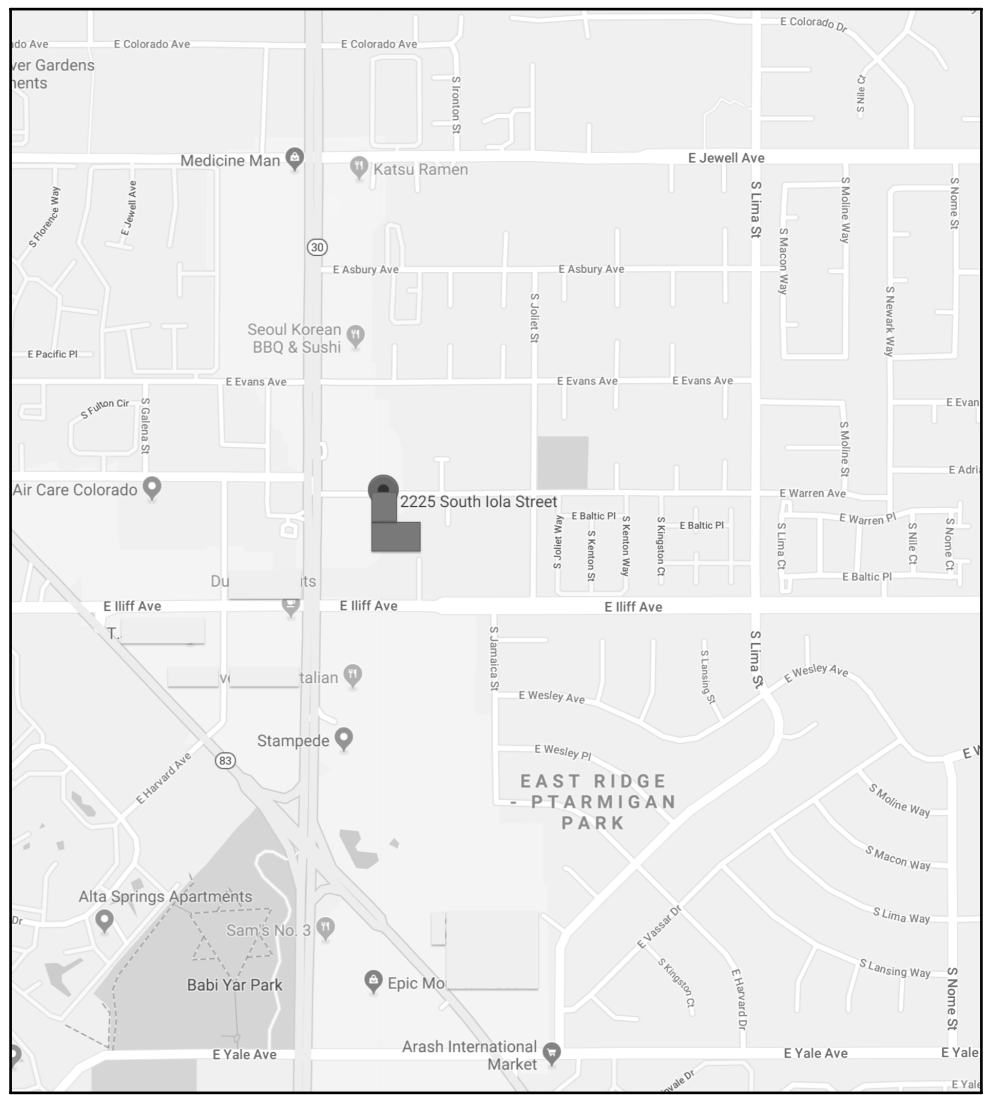
EXISTING: (16) 2 & 3BR UNITS X (2) PARKING/UNIT = 32

NEW: (4) 2BR UNITS X (2) PARKING/UNIT = ±8
TOTAL: 40

40 REQUIRED SPACES X 15% = 6 GUEST PARKING
40 + 6 = 46 PARKING PLACES REQUIRED
(2) HANDICAPPED SPACES REQUIRED, (3) PROVIDED.

REQUIRED SITE PLAN NOTES:

- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."



WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 2 of 7

- Property Line
- Typical Setback Line
- Water line, proposed
- Water main, existing
- Exterior wall of building
- Existing easement
- Dedicated easement

Amendment to Waterford Place
Architectural Site Plan, SDP.2
Prepared on 6-23-2021

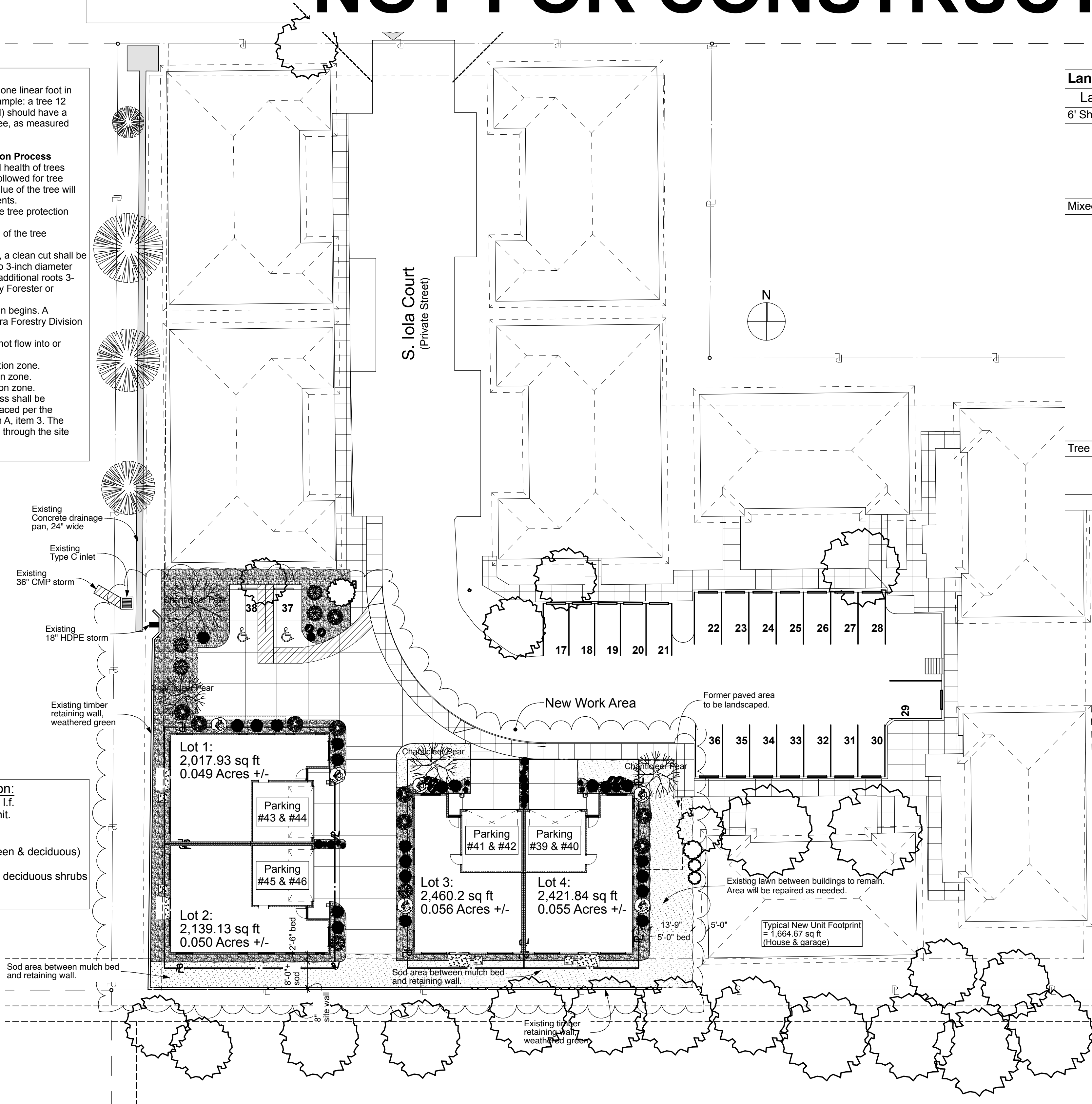
NOT FOR CONSTRUCTION!










Tree Protection Notes:
Tree protection zone – generally, an area encompassing one linear foot in radius around the tree per inch of trunk diameter. For example: a tree 12 inches in diameter (measured at 4.5 feet from the ground) should have a disturbance free zone with a 12-foot radius around the tree, as measured from the tree trunk.

A. Protection of Existing Trees During the Construction Process
Site construction shall take into account the life and good health of trees preserved on the site. The following guidelines shall be followed for tree protection. If these guidelines are not followed, the full value of the tree will be used in calculations to determine mitigation requirements.
301 Protective fencing shall be set up to visibly show the tree protection zone.
2 All equipment, including foot traffic shall remain outside of the tree protection zone.
3 If roots greater than 1-inch in diameter require removal, a clean cut shall be accomplished using a sharp hand tool. A maximum of two 3-inch diameter roots per tree are permitted for removal. The removal of additional roots 3-inches or greater in diameter requires approval of the City Forester or designee.
4 Limb removal shall be accomplished before construction begins. A professional company that is licensed by the City of Aurora Forestry Division shall complete all pruning.
5 Designate concrete washout areas. These areas shall not flow into or across the tree protection zone.
6 No stockpiling of soil is permitted within the tree protection zone.
7 No vehicle parking is permitted within the tree protection zone.
8 The soil shall not be compacted within the tree protection zone.
9 Existing trees damaged through the construction process shall be immediately repaired and if damaged beyond repair, replaced per the mitigation specifications outlined in section IV, subsection A, item 3. The restoration plan for these trees shall follow that approved through the site plan submittal.

Building Perimeter Landscaping calculation:
Unit front 35' + side 51' = 86 l.f. perimeter/5' = 17.2 l.f.
17.2 l.f. x 1.25 plants = 21.5, therefore 22 plants/unit.
(4) units x 22/plants/unit = **88 plants Total**

88 x 5% = 4.4, provided (5) trees (mixed evergreen & deciduous)
88 x 15% = 13.2, provided (14) 6' high shrubs
88 x 80% = 70.4, provided (69) mix of evergreen & deciduous shrubs
Note: plants located to enhance streetscape and to match existing plantings.



Landscape Schedule								
Label	2D Symbol	Qty.	Common Name	Botanical Name	Installed Size	Estimated Size	Water Needs	
6' Shrub								
		6	Mountain Mahogany, curl leaf	Cercocarpus ledifolius	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium	
		6	Rhus trilobata	Rhus trilobata	#5 Containers, 18"-24" ht.	3'-6" ht, 3'-6" spread	Xeric	
Mixed Shrubs								
		6	False Indigo	Amorpha fruticosa	#5 Containers, 18"-24" ht.	4'-6" ht	Low	
		13	Golden Currant	Ribes aureum	#5 Containers, 18"-24" ht.	4'-6" ht	Low	
		9	Juniper, Bar harbor	Juniperus horizontalis 'Blue Chip'	#5 Containers, 8"-10" ht.	8'-10" ht, 6'-8" spread	Xeric	
		12	Silver Sagebrush	Artemisia cana	#1 Containers, established	12"-18" ht, 18"-24" spread	Low-medium	
		8	Smooth Sumac	Rhus glabra	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium	
		8	Wax Currant	Ribes cereum	#5 Containers, 18"-24" ht.	less than 4' when mature	Low	
Tree								
		4	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2" caliper, single trunk	25'-35' ht, 16'-25' spread	Low	

2
SDP.3
Landscape Planting Schedule

Planting Schedule: Grass & Mulched Bed Areas				
Label	Area, SF	Number of Beds/Areas	Water Needs	Notes:
Mulch	3,175.65	5	Drip irrigation.	Shredded bark and gravel mulches to match existing Waterford landscaping.
Sod area	2,796.32	4	Irrigated	Sod to match existing Waterford landscaping. Hold 4" from timber retaining wall; install gravel mulch on 4" strip for mower wheels.
5,971.97 sq ft				

3
SDP.3
Landscape Groundcovers

Architect & Applicant:
Earth and Sky Architecture
Paul Adams, AIA
406 E. 2nd Street
Salida, CO 81201

CO license #B-3398

padams@EarthSkyArchitecture.com
303-521-8242 c

Amendment Block

Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 4 of 7

LEGEND

EXISTING		PROPOSED	
---	5395	---	5395
---	5393	---	5393
---	MAJOR CONTOUR	---	MAJOR CONTOUR
---	MINOR CONTOUR	---	MINOR CONTOUR
---	PROPERTY LINE	---	PROPERTY LINE
---	EASEMENT	---	EASEMENT
---	CONCRETE	---	BUILDING OUTLINE
---	FENCE	---	FLOWLINE
---	WATERLINE	---	TOP BACK OF CURB
---	EXISTING FIRE HYDRANT	---	EDGE OF CONCRETE
---	WATER VALVE	---	SIDEWALK
---	SANITARY SEWER AND MANHOLE	---	WATER SERVICE
---	STORM SEWER AND MANHOLE	---	SANITARY SERVICE

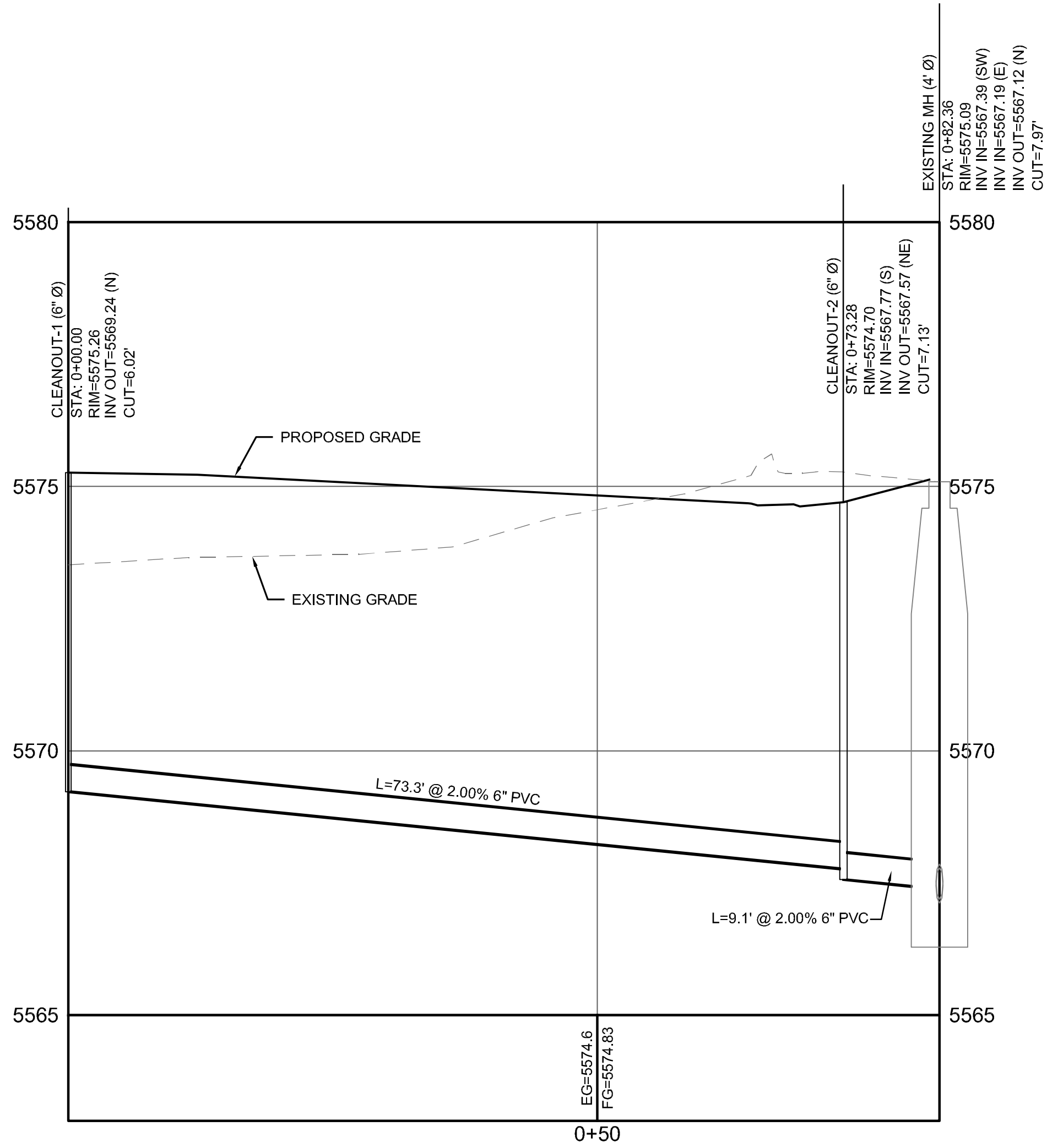
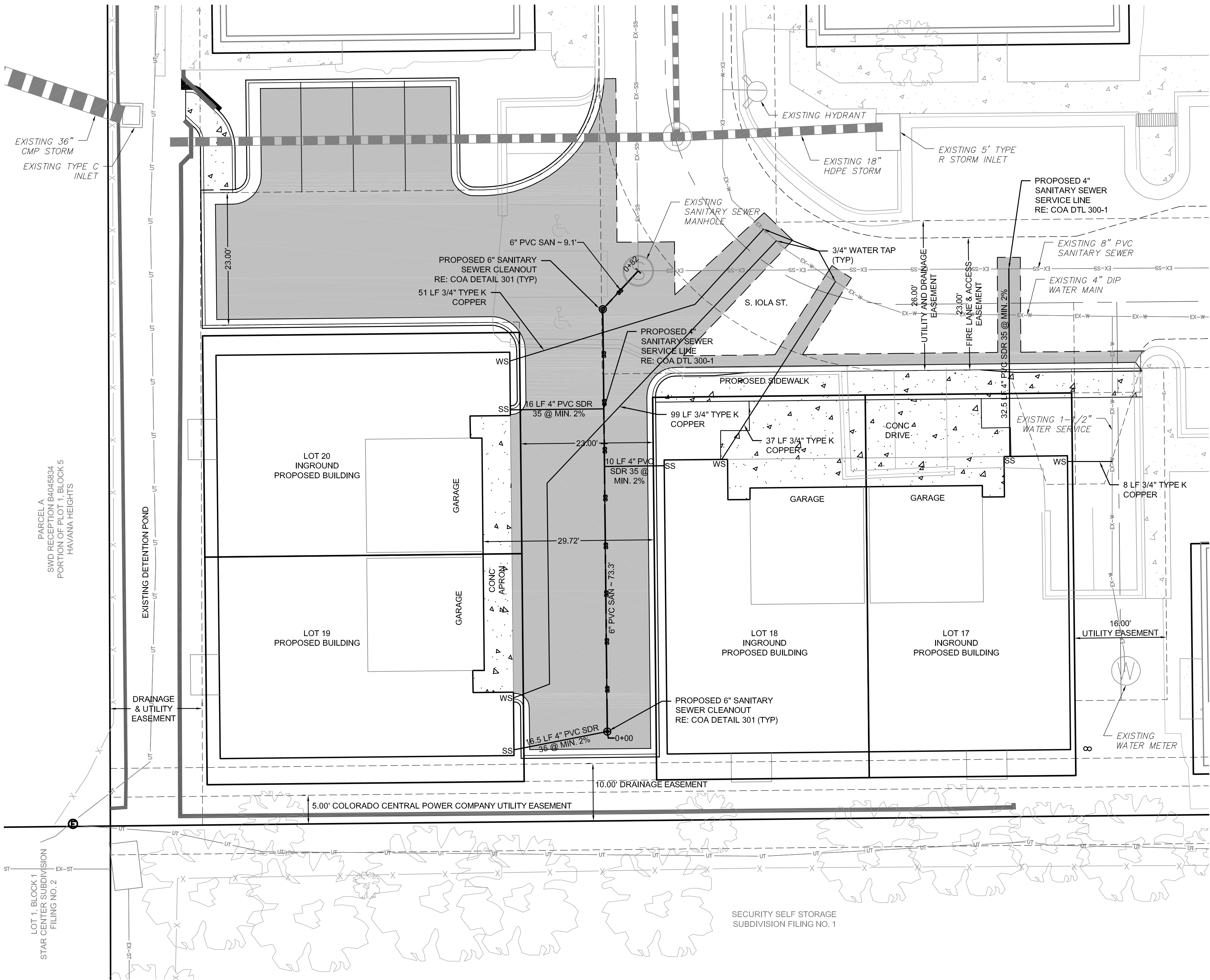
2N CIVIL

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www.2ncivil.com

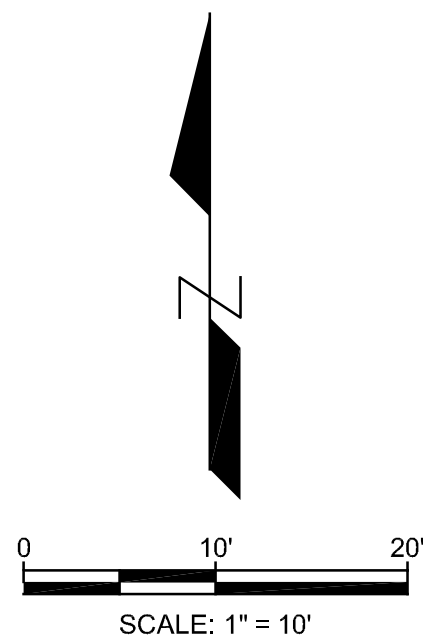


PREPARED FOR:
2225 IOLA PROPERTIES, INC.
2655 S. YOSEMITE ST. SUITE 109
GREENWOOD VILLAGE, CO 80111

UTILITY PLAN
CONSTRUCTION DOCUMENTS
WATERFORD PLACE SUBDIVISION FILING NO. 2 AMENDMENT NO. 2
AURORA, COLORADO



PROPOSED SANITARY SEWER PROFILE
SCALE: (H) 1" = 10' (V) 1" = 2'
START STA: 0+00.00, END STA: 0+82.36



CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THESE PLANS. 2N CIVIL, LLC WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN SHOWN HEREIN.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83 (2011), US SURVEY FEET.

PROJECT BENCHMARK

A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID 456723NE001. BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE, AND S LIMA ST.

NOTES:

- CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS AND NOTIFY ENGINEER OF ANY CONFLICTS.
- ALL SANITARY SEWER PVC TO BE SDR 35.
- WATER SERVICE LINE TO BE TYPE K COPPER.
- ALL BEDDING MATERIAL TO BE CLASS B BEDDING.



Know what's below.
Call before you dig.

Amendment Block

Amendment to Waterford Place
Civil Utility Plan, SDP.4
Prepared on 6-23-2021

Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 5 of 7

LEGEND

EXISTING

- 5395 MAJOR CONTOUR
- 5393 MINOR CONTOUR
- PROPERTY LINE
- EASEMENT
- CONCRETE
- FENCE
- WATERLINE
- EXISTING FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- EXISTING SPOT ELEVATIONS

PROPOSED

- 5395 MAJOR CONTOUR
- 5393 MINOR CONTOUR
- PROPERTY LINE
- EASEMENT
- BUILDING OUTLINE
- FLOWLINE
- TOP BACK OF CURB
- EDGE OF CONCRETE
- SIDEWALK
- WATER SERVICE
- SANITARY SERVICE

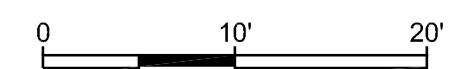
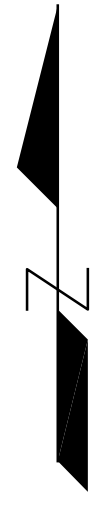
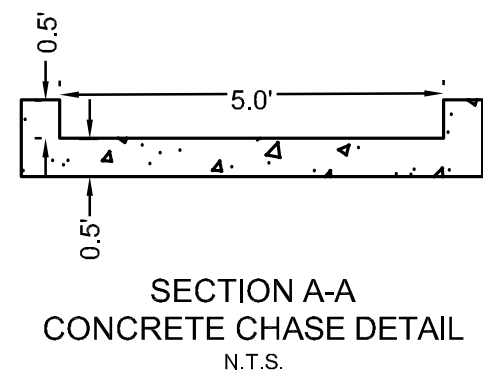
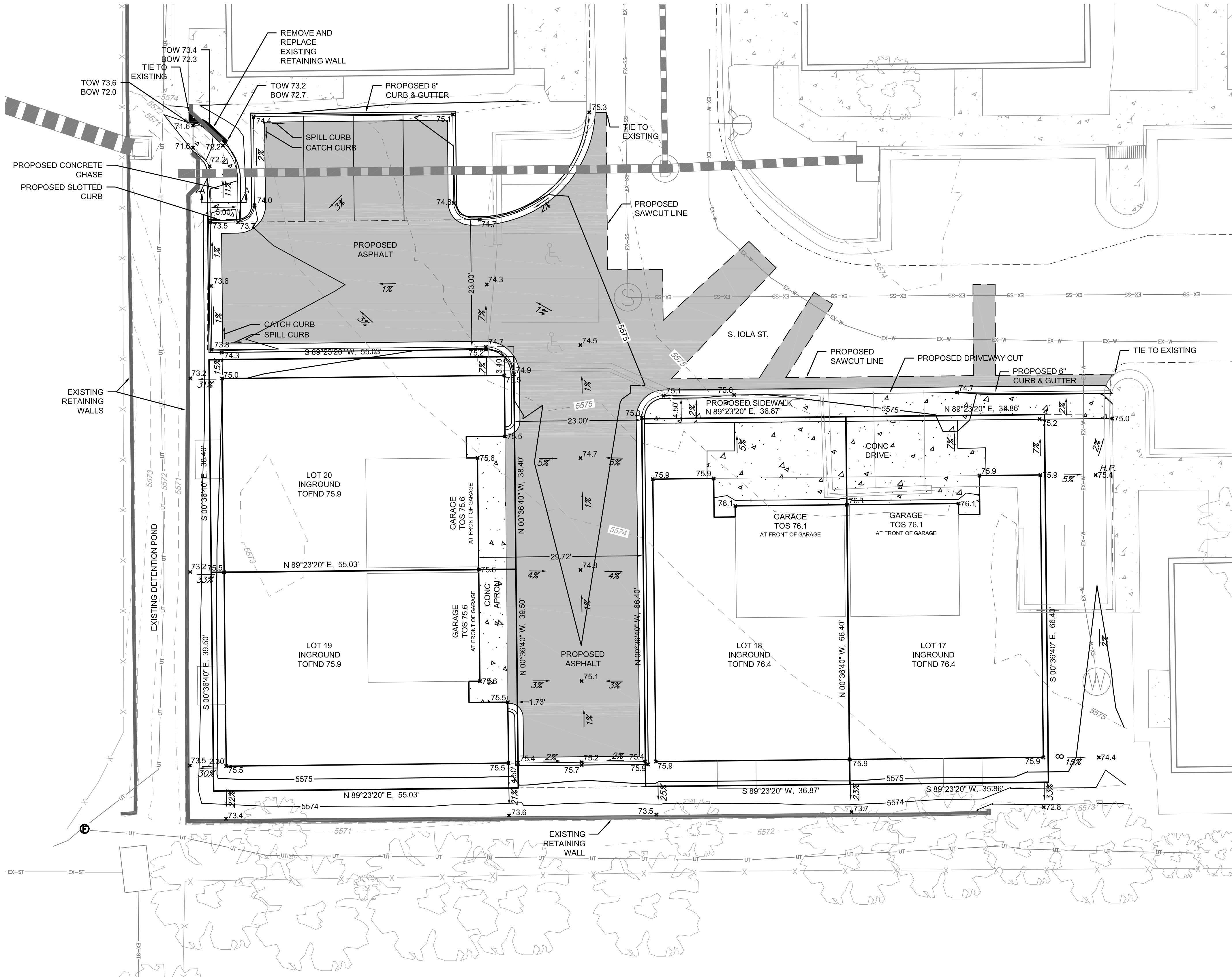


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PREPARED FOR:
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2655 S. YOSEMITE ST. SUITE 109
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GRADING PLAN
CONSTRUCTION DOCUMENTS
WATERFORD PLACE SUBDIVISION FILING NO. 2 AMENDMENT NO. 2
AURORA, COLORADO



Amendment Block



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BASIS OF BEARINGS

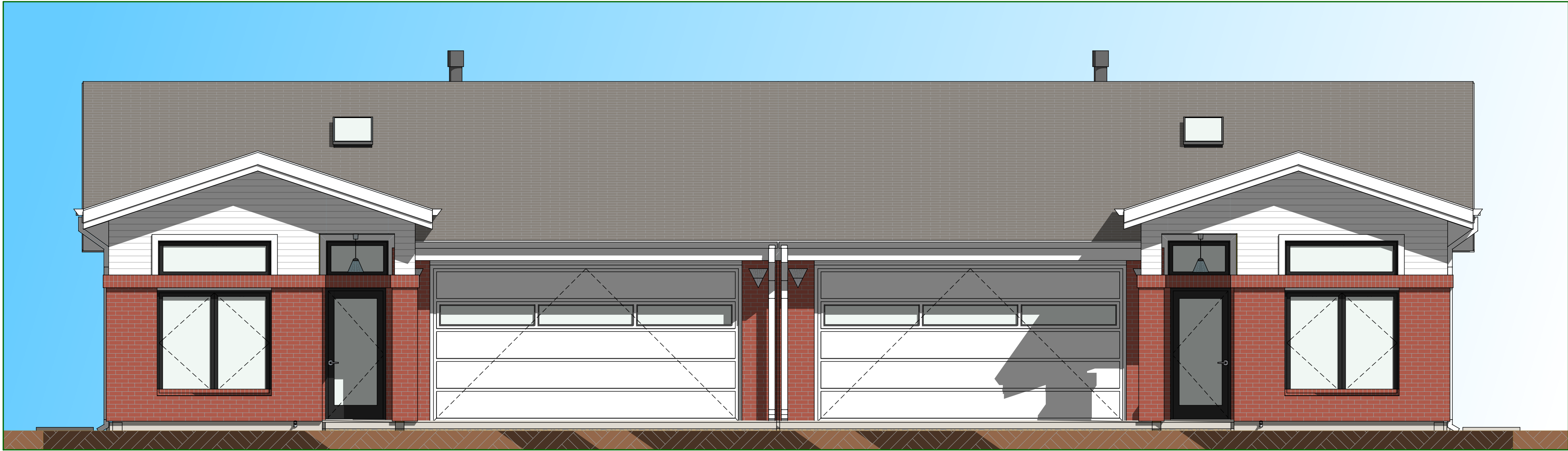
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PROJECT BENCHMARK

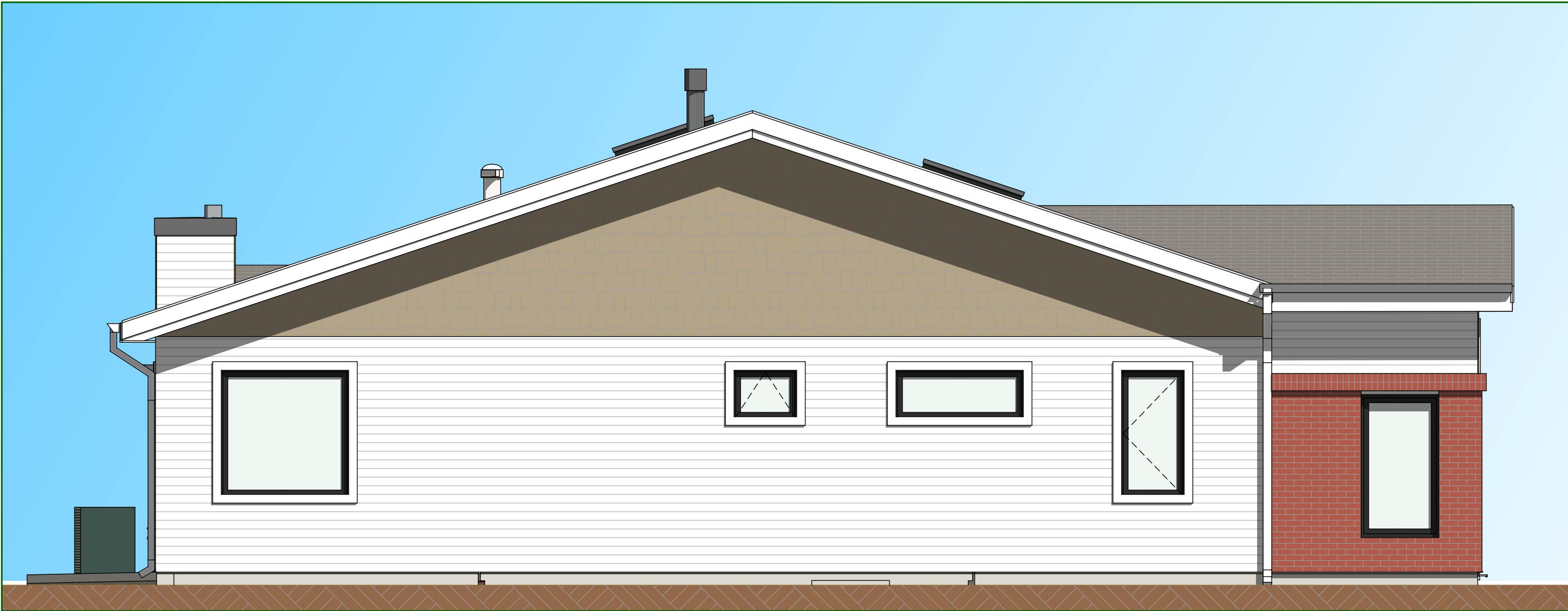
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Amendment to Waterford Place
Civil Grading Plan, SDP.5
Prepared on 6-23-2021

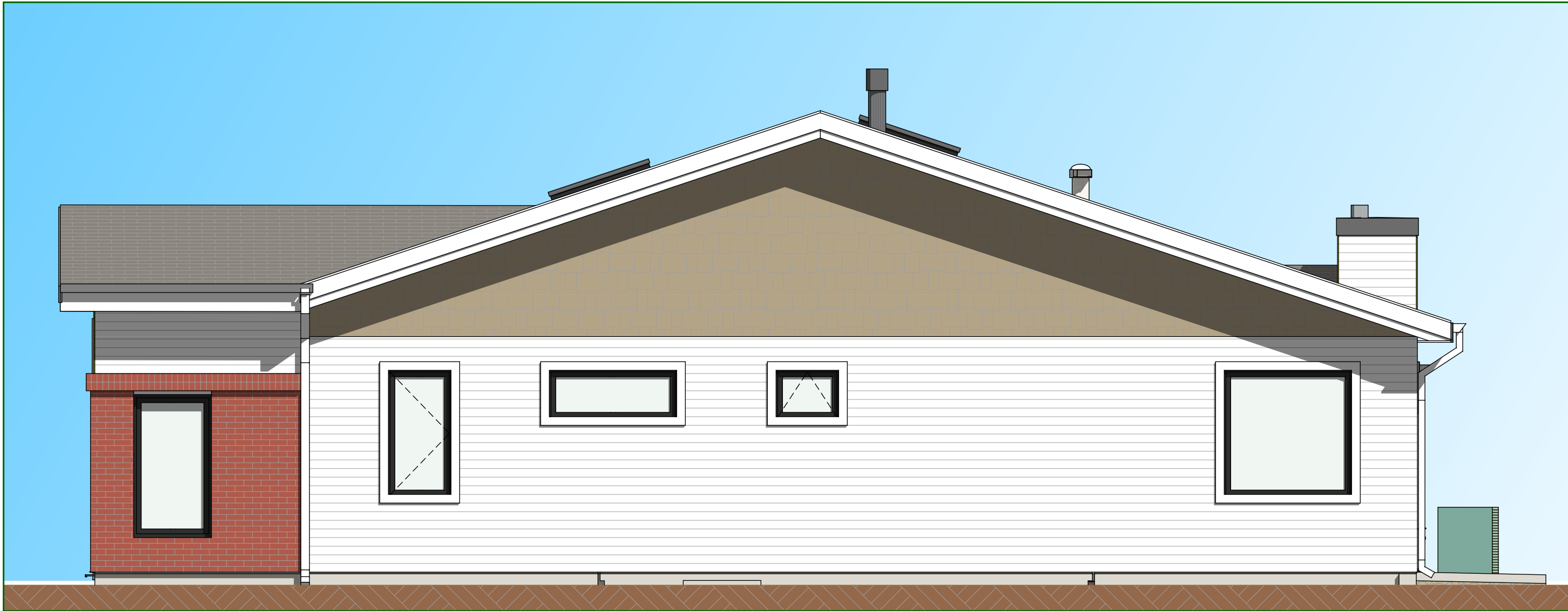
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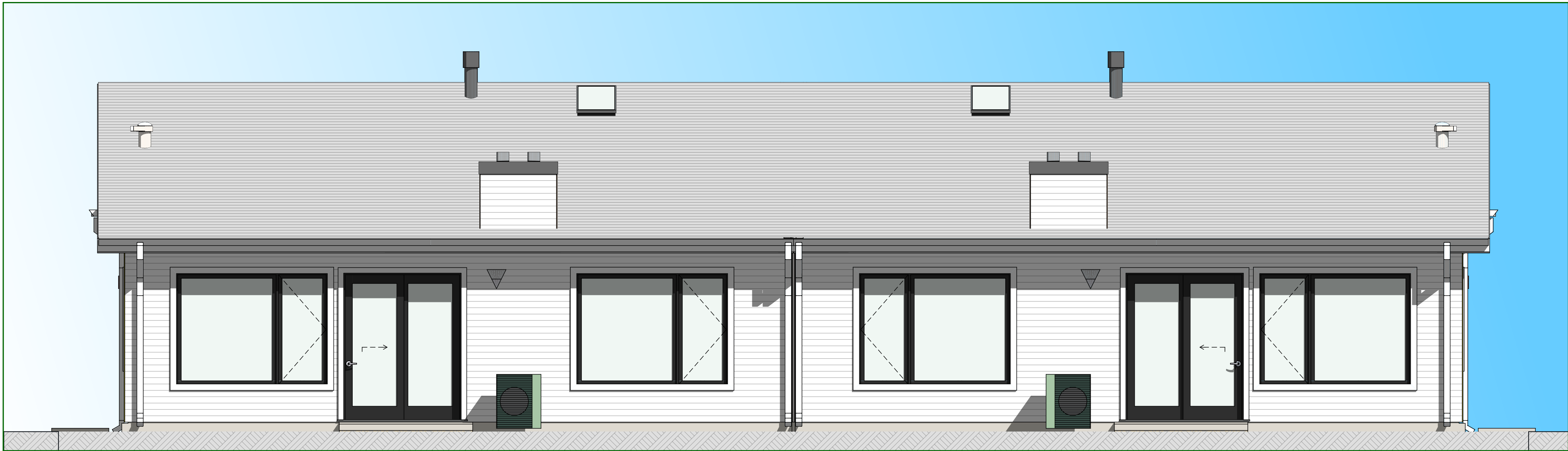
1
SDP.6
North Elevation
Scale: 1/4" = 1'-0"



2
SDP.6
East Elevation
Scale: 1/4" = 1'-0"



3
SDP.6
West Elevation
Scale: 1/4" = 1'-0"



4
SDP.6
South Elevation
Scale: 1/4" = 1'-0"



Amendment Block

BOWMAN 4 WALL SCONCE

TECH LIGHTING

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY**	5 Years
WEIGHT	1.7 lbs.

* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4" 4"	B BLACK Z BRONZE H CHARCOAL I SILVER W WHITE	-LED827 LED 80 CRI, 2700K 120V* -LED827Z LED 80 CRI, 2700K 277V* -LED830 LED 80 CRI, 3000K 120V -LED830Z LED 80 CRI, 3000K 277V

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

techlighting.com



BOWMAN 12 OUTDOOR PENDANT

TECH LIGHTING

The scale and classic profile of the Bowman pendant make a strong design statement in both residential and commercial outdoor environments. Featuring a spun aluminum body and subtle diffuser, the Bowman pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized lensing
 - IP65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1320.1
WATTS	21
VOLTAGE	Universal 120-277V
DIMMING	0-10, ELV, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (3", 6", and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U2-G1
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY**	5 Years
WEIGHT	5.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.
Hanging outdoor fixtures are not meant for areas with high winds, which can cause damage to the fixture.

ORDERING INFORMATION

PRODUCT	CR/CCT	WIDTH	FINISH	VOLTAGE
7000PBOW	927 90 CRI, 2700K 930 90 CRI, 3000K 940 90 CRI, 4000K	12" 12"	Z BRONZE H CHARCOAL B BLACK	UNV 120V/277V

ROD STEM ONLY (ADJUSTABLE 3", 6" AND 12" LENGTHS)

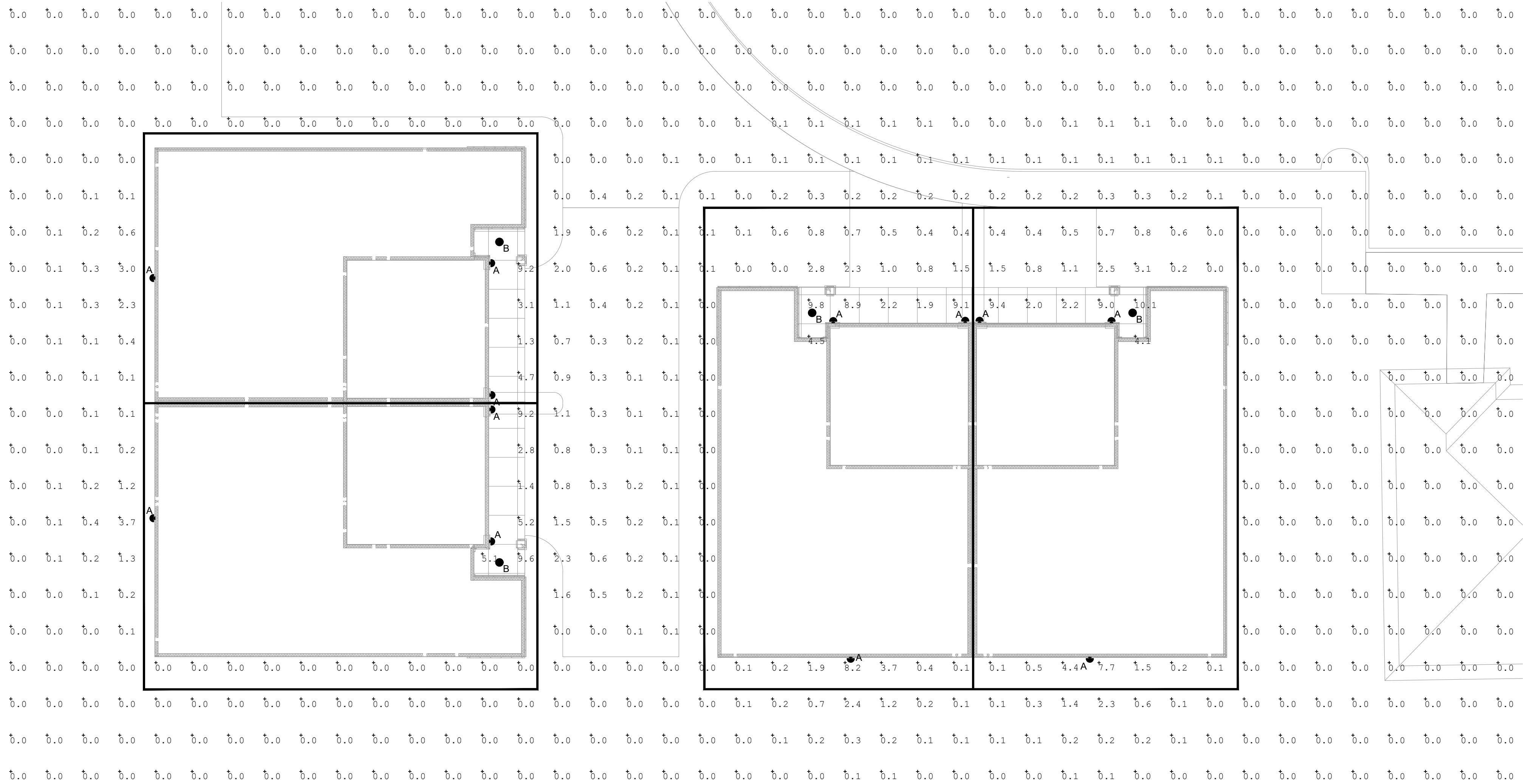
techlighting.com



Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 7 of 7



1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE

KAZIN & ASSOCIATES, INC.								
DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN				
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMBER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
A	LED SCONCE	BLACK	7'-5" OC AFF	TECH LIGHTING OR EQUAL	700WSBOW-4-B-LED830	17.8	697	120
B	LED PENDANT	BLACK	8'-0" OC AFF	TECH LIGHTING OR EQUAL	7000PBOW-930-12-B-UNV	21.0	1,320	120
GENERAL LIGHTING NOTES								
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.							
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.							
3	PROVIDE COMPLETE LUMINAIRES INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.							
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.							

Amendment Block

Amendment to Waterford Place
Photometric Plan, SDP.7
Prepared on 6-23-2021