

# MAA ABILENE MULTIFAMILY | SITE PLAN

LOCATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

PARCEL A:  
A PORTION OF LOT 2, BLOCK 1 OF SOUTH TRACT SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 90 AT PAGE 24, ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19, WHENCE THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST 2640.87 FEET;  
THENCE NORTH 34 DEGREES 22 MINUTES 57 SECONDS EAST 66.51 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE WEST LINE OF SAID LOT 2;  
THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST 295.14 FEET TO THE NORTH LINE OF SAID LOT 2;  
THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 56 MINUTES 53 SECONDS EAST 610.42 FEET TO THE EAST LINE OF SAID LOT 2;  
THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 27 MINUTES 36 SECONDS EAST 315.00 FEET TO THE SOUTH LINE OF SAID LOT 2;  
THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 56 MINUTES 53 SECONDS WEST 590.56 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL GRANTED TO THE CITY OF AURORA, DESCRIBED IN BOOK 6366 AT PAGE 171, ARAPAHOE COUNTY RECORDS;  
THENCE ALONG SAID NORTHERLY LINE 45 DEGREES 15 MINUTES 29 SECONDS WEST 28.18 FEET TO THE TRUE POINT OF BEGINNING, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:  
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH AND MORE FULLY DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 9, 1995 IN BOOK 7983 AT PAGE 755, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

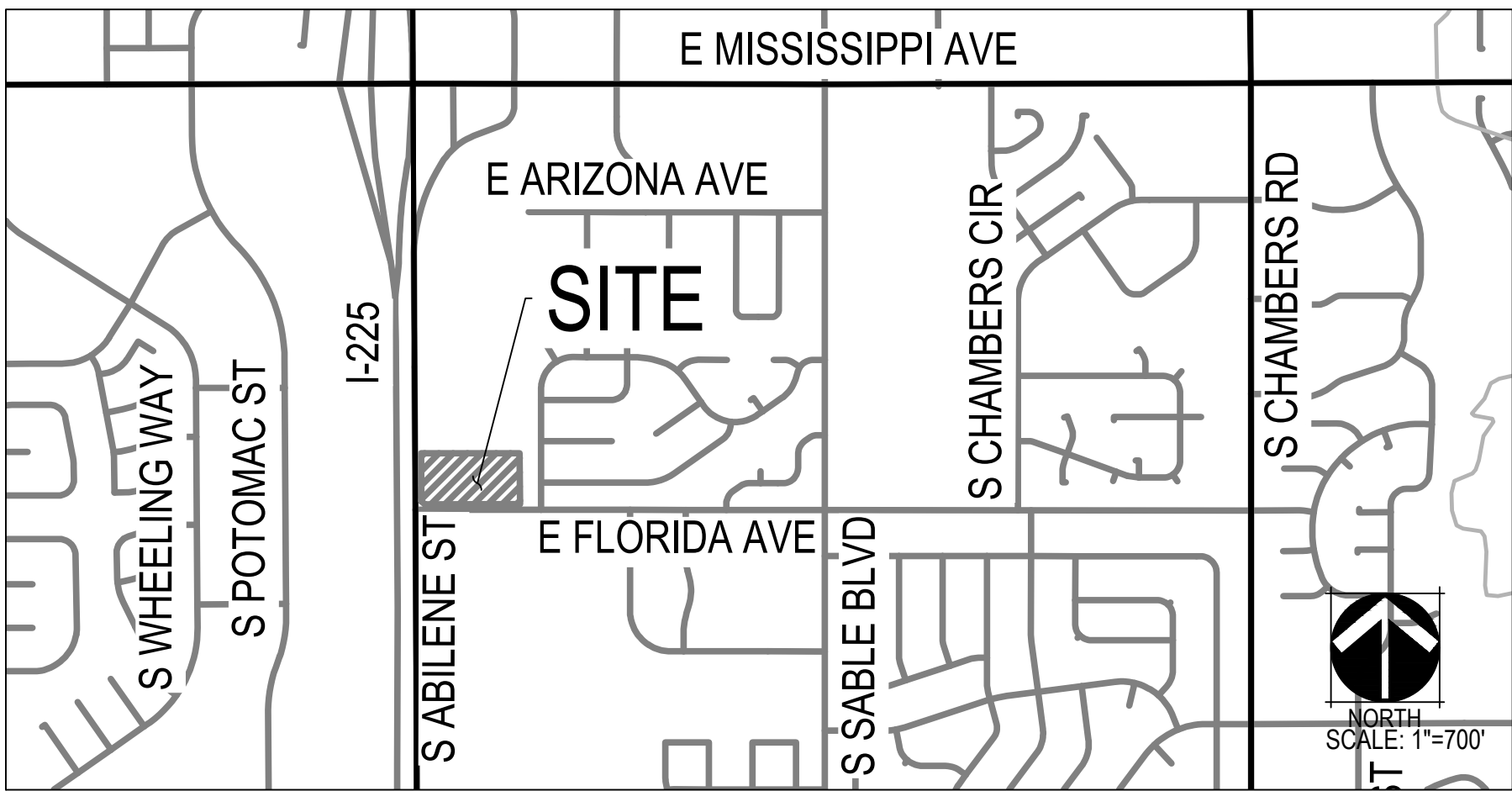
## PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	192,082 SF / 4.4 AC	
TOTAL BUILDING COVERAGE	79,560 SF / 1.83 AC / 41%	
PARKING AND DRIVE AISLE AREA	20,886 SF / 0.48 AC / 11%	
SIDEWALK AND HARDSCAPE AREA	36,632 SF / 0.84 AC / 19%	
LANDSCAPE AREA	55,004 SF / 1.3 AC / 29%	
PRESENT ZONING CLASSIFICATION	MU-C	
NUMBER OF BUILDINGS PROPOSED	1	
NUMBER OF UNITS PROPOSED	32 - STUDIO 123 - 1 BEDROOM 104 - 2 BEDROOM 259 - TOTAL	
MAX. DENSITY	58.8 DU/AC	
MINIMUM BALCONY SF	19,213 SF	
MAX. BUILDING HEIGHT	APARTMENT = 68'-5" GARAGE = 58'-7"	
2015 IBC CONSTRUCTION TYPE OF EACH BUILDING(S)	APARTMENTS = TYPE III-B CONSTRUCTION GARAGE = TYPE I-B CONSTRUCTION	
2015 IBC OCCUPANCY TYPE. (EACH BUILDING)	APARTMENTS = R-2 OCCUPANCY GARAGE = S-2 OCCUPANCY	
SQUARE FOOTAGE OF BUILDING(S).	APARTMENTS AREA = 53,906.2 SF/FLOOR X 5 FLOORS = 269,531SF GARAGE AREA = 24,400 SF X 5 FLOORS = 122,000 SF	
GROSS SQUARE FOOTAGE OF BUILDING(S)	APARTMENTS AREA = 53,906.2 SF/FLOOR X 5 FLOORS = 269,531SF GARAGE AREA = 24,400 SF X 5 FLOORS = 122,000 SF	
SPRINKLERED OR NOT SPRINKLERED	APARTMENTS = NFPA-13 SPRINKLERED GARAGE = NOT SPRINKLERED (OPEN ON ALL 4 SIDES)	
MULTIFAMILY BUILDING GFA	263,266 SF	
STRUCTURED PARKING GFA	105,741 SF	
	REQUIRED	PROVIDED
TOTAL PARKING SPACES	311	391
ACCESSIBLE SPACES	2% / 8	10
STRUCTURED PARKING SPACES - STANDARD	-	366
STRUCTURED PARKING SPACES - ACCESSIBLE	-	8 (2 VAN)
SURFACE PARKING SPACES - STANDARD	-	15
SURFACE PARKING SPACES - ACCESSIBLE	-	2 (1 VAN)
BIKE PARKING	32	49
SIGNAGE	-	2 WALL SIGNS, 96 SF EACH 0 WALL SIGNS

## NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 25 DECIBELS UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - 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".
- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

## VICINITY MAP



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## ADJUSTMENT

UDO SECTION SECTION 146-4.7.5 D.5 STREET FRONTAGE LANDSCAPE BUFFERS - ENCROACHMENTS INTO BUFFERS  
*NO BUILDINGS OR PORTIONS OF BUILDINGS INCLUDING PORCHES OR PATIOS, DRIVE LANES, SIDEWALKS, DETENTION PONDS, PARKING STALLS, DUMPSTERS, OR DUMPSTER ENCLOSURES MAY INTRUDE INTO THE MINIMUM REQUIRED BUFFER.*

PROPOSED ADJUSTMENT ALLOW AN EXISTING DETENTION POND TO REMAIN IN THE REQUIRED BUFFER AREA ALONG S ABILENE ST.

JUSTIFICATION THE POND IS EXISTING AND SERVES THE SITE'S DETENTION NEEDS AND CONTRIBUTES TO NATURAL BUFFERING BETWEEN S ABILENE ST AND THE PROPOSED MULTIFAMILY BUILDING. TO COMPENSATE FOR THE POND'S PRESENCE, WESTERN BOUNDARY OF THE PROPERTY ALONG ABILENE STREET IS DESIGNED TO PROVIDE VISUAL INTEREST TO PASSERSBY BY PLANTING THE LANDSCAPE BUFFER WITH TWICE AS MANY TREES AND TWO AND A HALF TIMES AS MANY SHRUBS AS REQUIRED BY THE UDO. IN ADDITION, AMPLE ORNAMENTAL GRASSES AND PERENNIALS ARE PROVIDED FOR INCREASED AESTHETIC VALUE. THE EXISTING DETENTION POND WILL BE RE-SEEDED WITH A NATIVE PRAIRIE WETLAND GRASS MIX TO NATURALLY ACTIVATE PLANT LIFE.

UDO SECTION 4.8.5.D.1.B MASSING AND ARTICULATION - MAXIMUM BUILDING LENGTH-  
*THE MAXIMUM BUILDING LENGTH OF ANY MULTIFAMILY OR MIXED-USE BUILDING SHALL BE...  
B: 200 FEET (OR 250 FEET FOR AN AFFORDABLE HOUSING STRUCTURE) IN SUBAREAS B AND C.*

PROPOSED ADJUSTMENT ALLOW THE BUILDING THE MAINTAIN THE PROPOSED LENGTH, OF 453' - 5'

JUSTIFICATION AS IS RELATES TO THE PEDESTRIAN REALM, THE REQUIRED (2 MINIMUM) METHODS OF HORIZONTAL ARTICULATION HAVE BEEN IMPLEMENTED:

- A CHANGE IN STUCCO COLOR AT BALCONY OFFSETS
- THE BALCONY OFFSET ITSELF
- CONTRASTING PARAPET AND SLOPED ROOF FORMS ACROSS ALL THE FACADES.

IN ADDITION TO THE HORIZONTAL ARTICULATION, VERTICAL ARTICULATION HAS BEEN MET IN (3) REPETITIVE LANGUAGE ELEMENTS OF THE BUILDING:

- DARKER COLOR "BASE" IN STUCCO MASSES WITH A 3" REVEAL AT THE 2ND/ FLOOR PLATE TRANSITION TO THE "MIDDLE" LIGHTER COLOR AND THEN ANOTHER 3" REVEAL 3 FEET BELOW THE PARAPET CAP TO DELINEATE THE "TOP".
- THE CORNERS OF THE BUILDING ARE ANCHORED WITH MASONRY MASSES. THESE MASONRY MASSES ARTICULATE THE BASE IN A SIMPLER MANOR WITH SOLDIER COURSED BRICK AT THE 2ND/ FLOOR WINDOWSILL HEIGHT. AT 5TH/ FLOOR WINDOWSILL, A ROW LOCK ACTS AS A TRANSITION TO A SYNTHETIC WOOD LOOK MATERIAL AND CAPPED OFF WITH A SLOPED ROOF TO DELINEATE THE "TOP" LANGUAGE.
- THE UNITS ON EITHER SIDE OF THESE CORNERS STEP THE BRICK MATERIAL BACK DOWN TO THE 3RD/ FLOOR PLATE HEIGHT AND UTILIZE A PROJECTING SHADE DEVICE TO TRANSITION FROM THE "BASE" TO THE "MIDDLE" LIGHT STUCCO THAT TERMINATES AT A PROJECTING ROOF "TOP" ELEMENT.

GOING BEYOND THE REQUIREMENTS OF VERTICAL AND HORIZONTAL ARTICULATION, THE USE OF STOOPS, GROUNDED LANDSCAPING, AND LIGHTING ELEMENTS ALONG THE PRIMARY ABILENE STREET FAÇADE AND SECONDARY FLORIDA AVENUE FAÇADE ACTIVATE THESE SIDES OF THE BUILDING AS PEDESTRIAN FRIENDLY ZONES. THE EASTERN SIDE OF THE BUILDING CONTINUES THE SAME DESIGN LANGUAGE, LANDSCAPING, AND BUILDING/LANDSCAPE LIGHTING EVEN AS IT IS NOT INTENDED TO BE UTILIZED AS MUCH WITH ITS MINIMAL SURFACE PARKING AND SERVICE ENTRY.

- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

## SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

## IMPLEMENTATION PLAN

2015- IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 0	TOTAL ACCESSIBLE DWELLING UNITS:6 TYPE A UNITS + 253 TYPE B UNITS
TYPE A AND B UNITS REQUIRED: 6 TYPE A UNITS + 253 TYPE B UNITS REQUIRED	POINTS REQUIRED : 114
TYPE A AND B UNITS REQUIRED: 6 TYPE A UNITS + 253 TYPE B UNITS REQUIRED	POINTS PROVIDED : 1,128

## PROJECT TEAM

OWNER SPIRIT CC AURORA CO, LLC, 2727 N HARWOOD ST SUITE 300 DALLAS, TX 75201 866.557.7474 DANIEL ROSENBERG	PHOTOMETRIC ENGINEER JORDAN & SKALA ENGINEERS 555 17TH ST., STE 700 DENVER, CO 80202 303-586-2375 X18104 STEPHEN LINGEN	PLANNER NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 DIANA RAEI	LANDSCAPE ARCHITECT NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 JARED CARLON
ARCHITECT KEPHART 2555 WALNUT STREET DENVER, CO 80205 303.832.4474 X7129 BOBBY LONG	APPLICANT MID-AMERICA APARTMENTS, L.P. 5040 ADDISON CIRCLE, STE 200 ADDISON, TX 75001 972.851.3222 BART FRENCH	ENGINEER HARRIS KOCHER SMITH 1120 LINCOLN ST, SUITE 1000 DENVER, COLORADO 80203 303.623.6300 JOHN STAFFORD	

APPLICANT:  
MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR  
CONSTRUCTION

DATE:

09/29/21 SITE PLAN 01

11/19/21 SITE PLAN 02

01/07/22 SITE PLAN 03

02/22/22 SITE PLAN 04

04/01/22 SITE PLAN 05

06/27/22 SITE PLAN 06

11/18/22 SITE PLAN 07

SHEET TITLE:

COVER SHEET

# MAA ABILENE MULTIFAMILY | SITE PLAN

LOCATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## NOTES

12.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
13.

THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
15.

NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
16.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
17.

ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
18.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
19.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
20.

ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
21.

THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
22.

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
23.

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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

CHECKED BY: CR, JC  
DRAWN BY: CR, JR

MAA ABILENE MULTIFAMILY | SITE PLAN

1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR  
CONSTRUCTION

DATE:

09/29/21 SITE PLAN 01  
11/19/21 SITE PLAN 02  
01/07/22 SITE PLAN 03  
02/22/22 SITE PLAN 04  
04/01/22 SITE PLAN 05  
06/27/22 SITE PLAN 06  
11/18/22 SITE PLAN 07

SHEET TITLE:

NOTES



MAA ABILENE MULTIFAMILY | SITE PLAN  
1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR  
CONSTRUCTION

DATE:

09/29/21 SITE PLAN 01  
11/19/21 SITE PLAN 02  
01/07/22 SITE PLAN 03  
02/22/22 SITE PLAN 04  
04/02/22 SITE PLAN 05  
06/27/22 SITE PLAN 06  
11/18/22 SITE PLAN 07

SHEET TITLE:  
SITE PLAN

LEGEND:

PROPERTY BOUNDARY

RIGHT OF WAY

LOT LINE

SECTION LINE

WOOD FENCE

PARKING STALL COUNT

ACCESSIBLE PATH

FIRE LANE EASEMENT

UTILITY EASEMENT

FIRE HYDRANT

STREET LIGHT

SIGN

SIGHT TRIANGLES

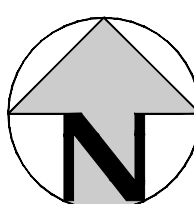
CONCRETE PAVING

EXISTING

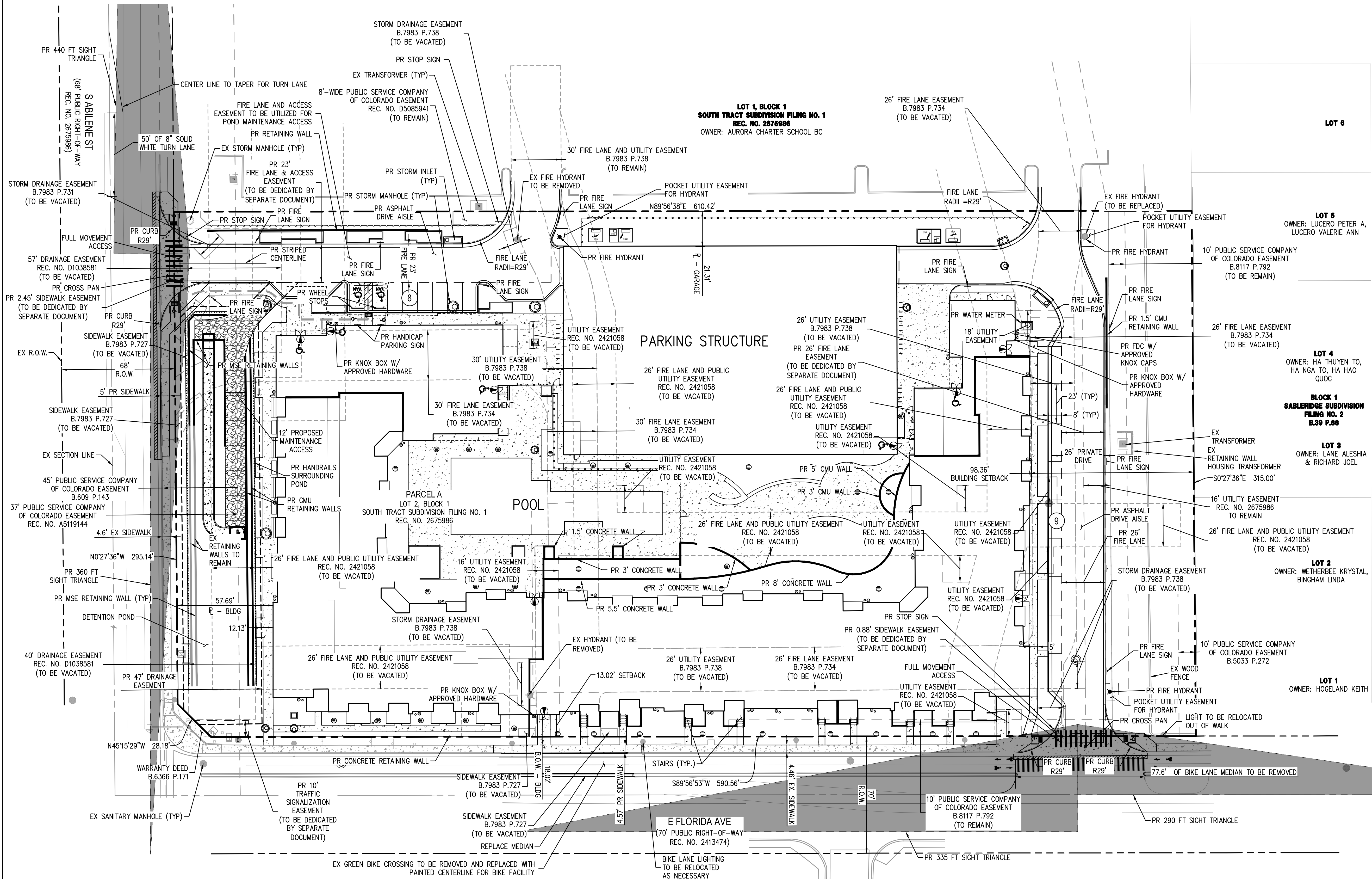
PROPOSED

NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



30 0 30 60  
SCALE: 1" = 30'





MAA ABILENE MULTIFAMILY | SITE PLAN  
1450 S ABILENE ST  
AURORA, COLORADO

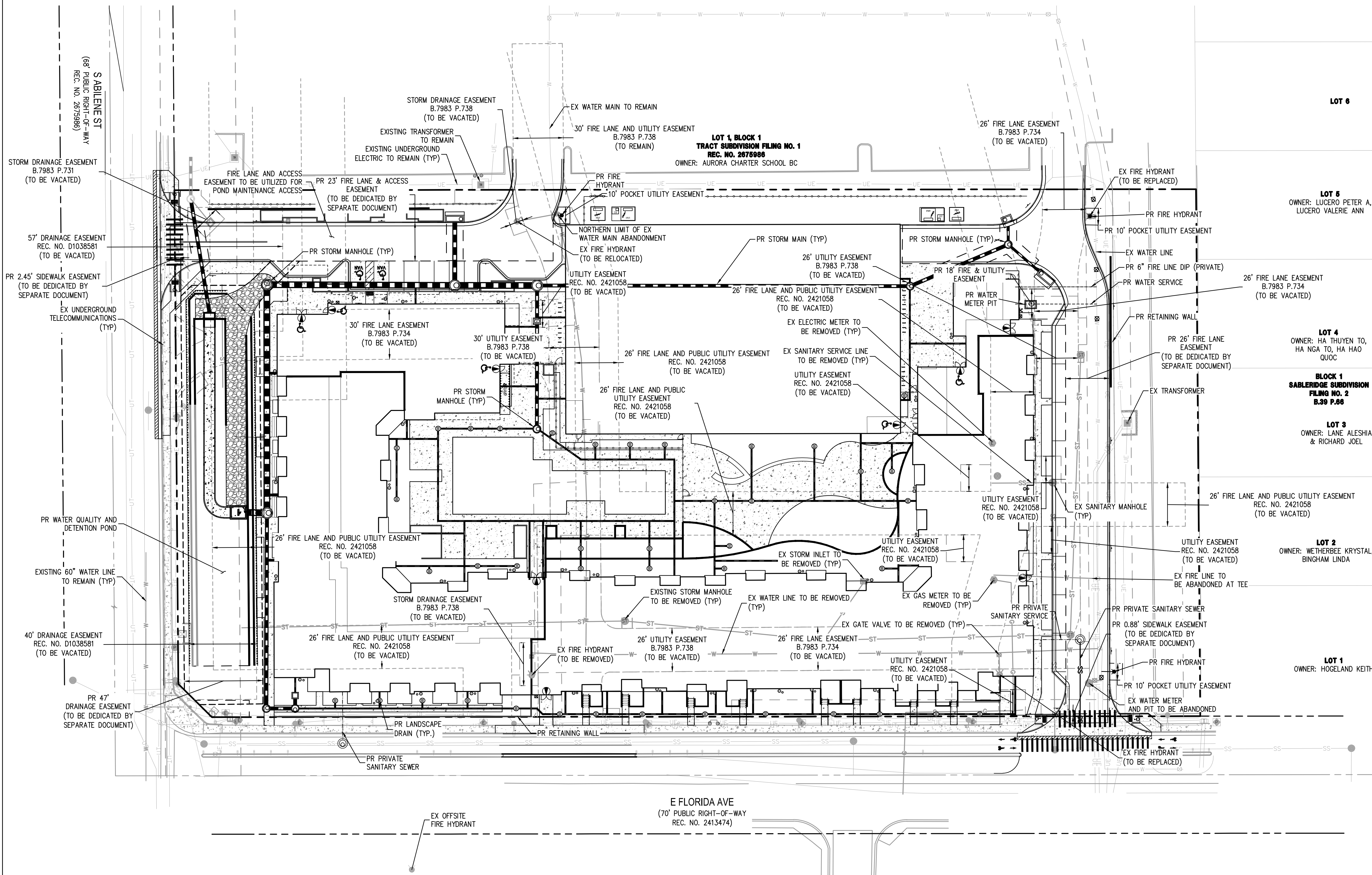
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06/27/22 SITE PLAN 06  
11/18/22 SITE PLAN 07

SHEET TITLE:  
OVERALL UTILITY PLAN



LEGEND:

PROPERTY BOUNDARY  
RIGHT OF WAY  
LOT LINE  
STORM SEWER W/ MANHOLE AND INLET  
SANITARY SEWER WITH MANHOLE

EXISTING

ST  
SS

PROPOSED

ST  
SS

WATER LINE

W

WATER METER PIT

W

FIRE HYDRANT

W

STREET LIGHT

W

SIGN

W

UNDERGROUND TELECOMMUNICATION

UT

UNDERGROUND ELECTRIC

UE

UNDERGROUND TELECOMMUNICATION DEMO

UT

UNDERGROUND UNDERGROUND ELECTRIC DEMO

UE

WATER LINE DEMO

W

STORM SEWER W/ MANHOLE DEMO

ST

NOTES:

- THE PROPOSED STORM SEWER SYSTEM SHOWN IS PRIVATE AND WILL BE MAINTAINED BY BUILDING MAINTENANCE SERVICES

LOT 6

LOT 5

OWNER: LUCERO PETER A,  
LUCERO VALERIE ANN

LOT 4

OWNER: HA THUYEN TO,  
HA NGA TO, HA HAO QUOC

BLOCK 1  
SABLERIDGE SUBDIVISION  
FILING NO. 2  
B.39 P.66

LOT 3

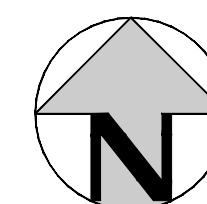
OWNER: LANE ALESHIA  
& RICHARD JOEL

LOT 2

OWNER: WETHERBEE KRISTAL,  
BINGHAM LINDA

LOT 1

OWNER: HOGLAND KEITH



30 0 30 60  
SCALE: 1" = 30'



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1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
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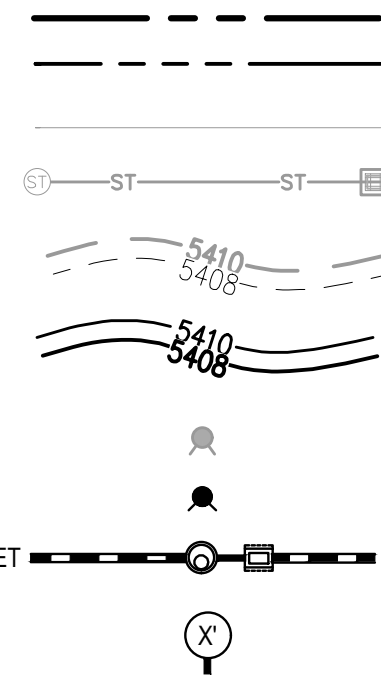
NOT FOR  
CONSTRUCTION

DATE:  
09/29/21 SITE PLAN 01  
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11/18/22 SITE PLAN 07

SHEET TITLE:  
GRADING PLAN

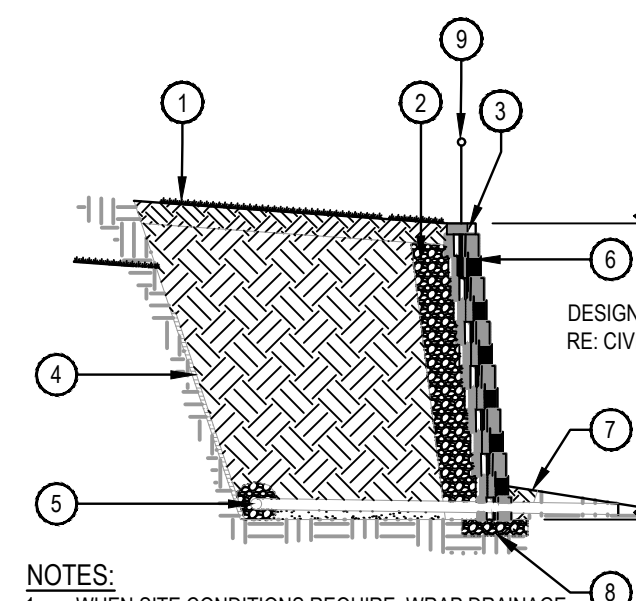
LEGEND:

PROPERTY BOUNDARY  
RIGHT-OF-WAY  
EXISTING LOT LINE  
EXISTING STORM  
EXISTING CONTOURS  
PROPOSED CONTOURS  
EXISTING FIRE HYDRANT  
PROPOSED FIRE HYDRANT  
PROPOSED STORM SEWER W/ MANHOLE AND INLET  
PROPOSED RETAINING WALL HEIGHT



NOTES:

1. THE PROPOSED STORM SEWER SYSTEM SHOWN IS PRIVATE AND WILL BE MAINTAINED BY BUILDING MAINTENANCE SERVICES



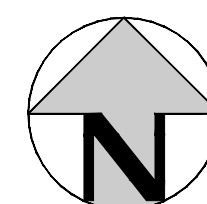
- 1 RE: LANDSCAPE PLAN FOR PLANTING CONDITIONS  
2 UNIT DRAINAGE FILL  
3 RETAINING WALL CAP  
4 APPROX. LIMITS OF EXCAVATION  
5 PERFORATED PVC DRAINAGE TILE WRAPPED IN FILTER FABRIC, RE: CIVIL  
6 ALLEN BLOCK OR SIMILAR TWO COURSE PATTERN, COLOR: TBD  
7 FINISHED GRADE  
8 CRUSHED STONE LEVELING PAD RE: CIVIL AND SOILS REPORT  
9 RAILING

NOTES:

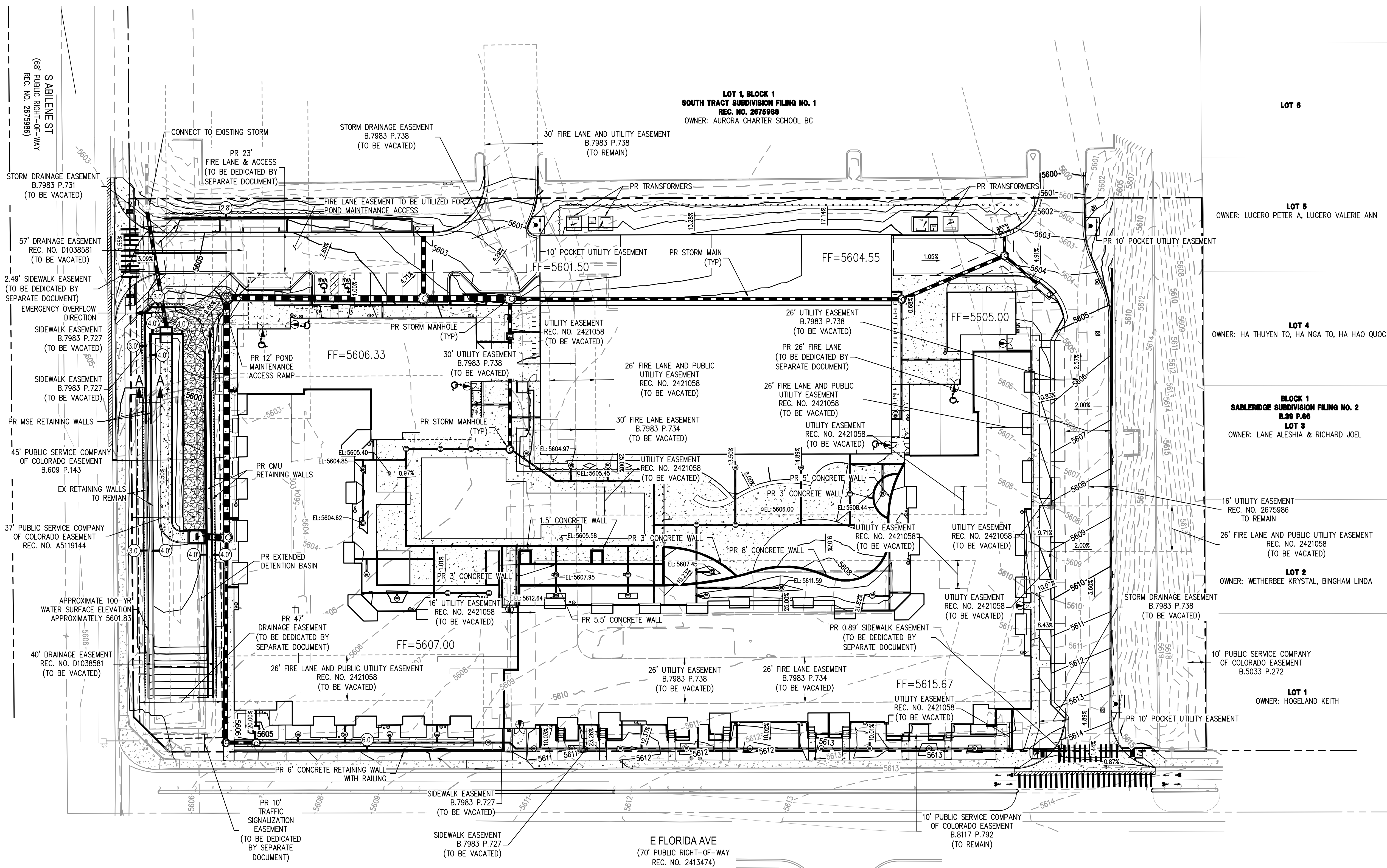
1. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4" AGGREGATE AND FILTER FABRIC WITH DRAINAGE COMPOSITE OR AGGREGATE BACK DRAIN SYSTEM, AS DIRECTED BY GEOTECHNICAL ENGINEER.  
2. FINAL WALL DESIGN AND CONFIGURATION, INCLUDING REINFORCEMENT (AS REQUIRED) PER WALL MANUFACTURER/ CONTRACTOR.  
3. THIS DETAIL CONVEYS DESIGN INTENT ONLY. WALL DESIGN PER WALL CONTRACTOR.

MSE RETAINING WALL

SCALE: N.T.S.



30 0 30 60  
SCALE: 1" = 30'





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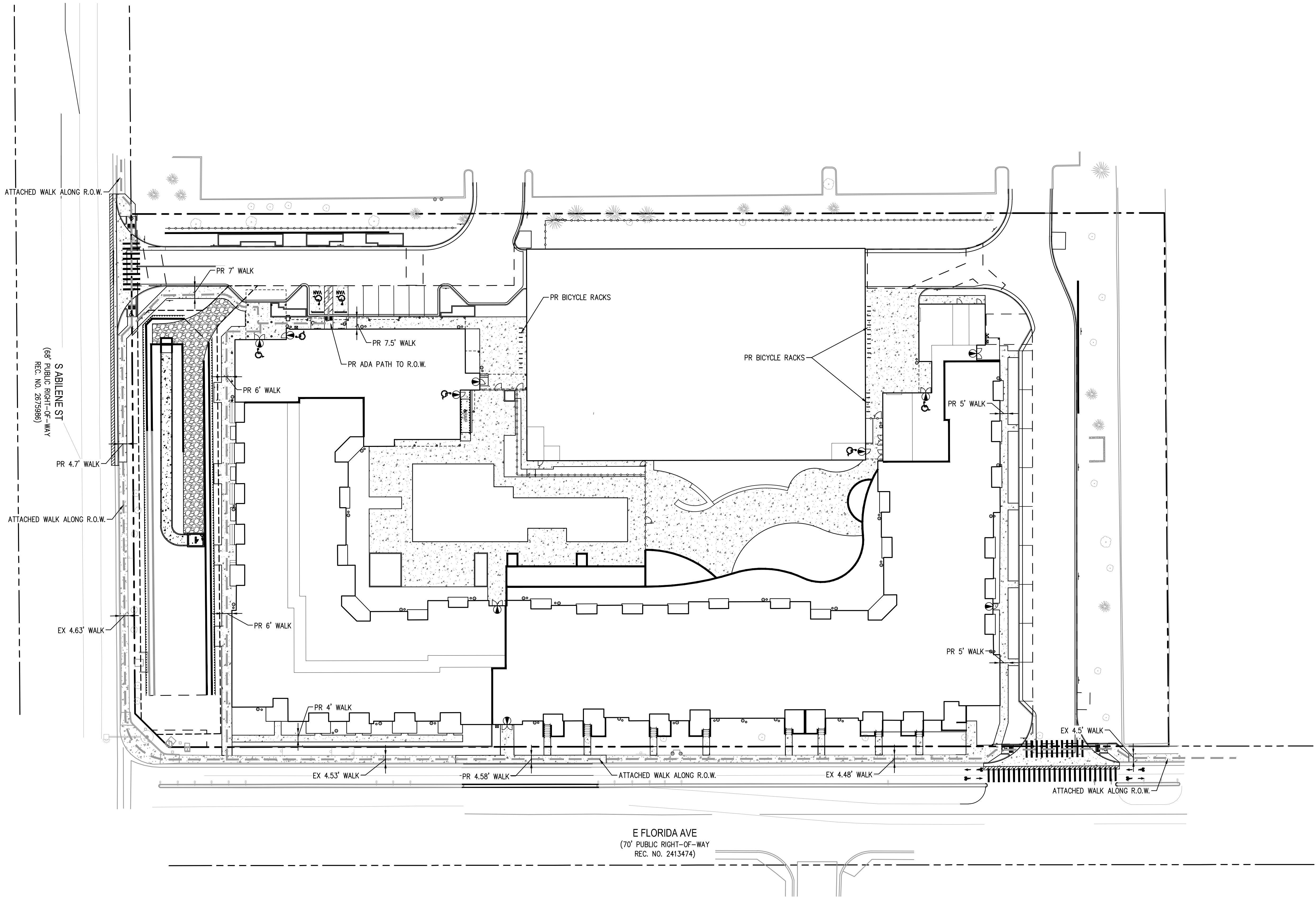
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06/27/22 SITE PLAN 06  
11/18/22 SITE PLAN 07

SHEET TITLE:  
BICYCLE AND  
PEDESTRIAN PLAN

LEGEND:  
PROPERTY BOUNDARY  
RIGHT OF WAY  
ADA PATH





1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS/1,000 SF.
2. ALL POLE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. PERIMETER PATHS ARE CRUSHER FINE. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 2" DEPTH BARK MULCH. PARKING LOT ISLANDS AND AREAS WITHIN 5' OF THE BUILDING FOUNDATION SHALL BE MULCHED WITH 3" DEPTH OF 2" TAN RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

1. LAND DEDICATION WILL BE HANDLED THROUGH CASH-IN-LIEU AT APPROPRIATE TIME DURING DEVELOPMENT PROCESS.
2. PARK DEVELOPMENT FEES ASSOCIATED WITH THIS PROJECT WILL BE PAID AT TIME OF BUILDING PERMIT.

UDO SECTION 146-4.7.5 D.5 STREET FRONTAGE LANDSCAPE BUFFERS - ENCROACHMENTS INTO BUFFERS  
NO BUILDINGS OR PORTIONS OF BUILDINGS INCLUDING PORCHES OR PATIOS, DRIVE LANES, SIDEWALKS, DETENTION PONDS, PARKING STALLS, DUMPSTERS, OR DUMPSTER ENCLOSURES  
MAY INTRUDE INTO THE MINIMUM REQUIRED BUFFER.

**JUSTIFICATION** THE POND IS EXISTING AND SERVES THE SITE'S DETENTION NEEDS AND CONTRIBUTES TO NATURAL BUFFERING BETWEEN S ABLENE ST AND THE PROPOSED MULTIFAMILY BUILDING. TO COMPENSATE FOR THE POND'S PRESENCE, WESTERN BOUNDARY OF THE PROPERTY ALONG ABLENE STREET IS DESIGNED TO PROVIDE VISUAL INTEREST TO PASSERSBY BY PLANTING THE LANDSCAPE BUFFER WITH TWICE AS MANY TREES AND TWO AND A HALF TIMES AS MANY SHRUBS AS REQUIRED BY THE UDO. IN ADDITION, AMPLE ORNAMENTAL GRASSES AND PERENNIALS ARE PROVIDED FOR INCREASED AESTHETIC VALUE. THE EXISTING DETENTION POND WILL BE RE-SEEDDED WITH A NATIVE PRAIRIE WETLAND GRASS MIX TO NATURALLY ACTIVATE PLANT LIFE.

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN TREES TO REMAIN AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP.2-0, 2.1, 3.1 & 3.2:
  - A. EQUIPMENT USE AND STORAGE
  - B. MATERIAL DELIVERY OR STORAGE
  - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - F. FOOT TRAFFIC
  - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURRENCE. UTILIZATION AND/OR REMOVAL OF LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 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 AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC FF	7	ACER SACCHARUM 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	B & B	2.5" CAL.	
CE OC	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	
GL SH	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	
QU MA	6	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	
QU FA	8	QUERCUS ROBUR 'FASTIGIATA' TM	SKYROCKET ENGLISH OAK	CONT.	2.5" CAL.	
TI ST	3	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.	
UL MG	6	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2.5" CAL.	
EVERGREEN TREES						
QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		
PI FA	18	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6' HEIGHT	
PI BA	4	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	8' HT.	
PI CG	6	PINUS LEUCODERMIS 'COMPACT GEM'	COMPACT UPRIGHT BOSNIAN PINE	B & B	6' HEIGHT	
PI NI	1	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	
PI PO	1	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	
TH GR	14	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	8' HT.	
ORNAMENTAL TREES						
QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		
AC FL	1	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	2" CAL.	
AC HW	4	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL.	
CR CR	3	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	2" CAL.	
MA RA	1	MALUS X 'RADIANT'	RADIANT CRABAPPLE	CONT.	2" CAL.	
QU EX	11	QUERCUS X 'CRIMSCHIMDT' TM	CRIMSON SPIRE OAK	B & B	3" CAL.	
DECIDUOUS SHRUBS						
QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE		
AM AL	34	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	CONT.	#5	
AM AB	22	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	
CA GL	58	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	#5	
CA CL	28	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	
CA DA	55	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5	
CO AC	14	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5	
CY CY SP	23	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	
DA CM	113	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	
HI RH	18	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5	
LI LO	23	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5	
PE AT	14	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5	
PH MI	24	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	CONT.	#5	
PR BE	42	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	
RH RW	5	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	CONT.	#5	
RH GR	23	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	
RH TY	1	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5	
RO WO	5	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	
SP SN	81	SPIRAEA NIPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	#5	

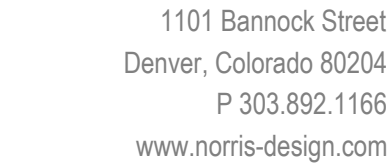
<u>VERGREEN SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>
EU BL	25	EUONYMUS FORTUNEI 'BLONDY' TM	BLONDY EUONYMUS	CONT.	#5
HE HE	11	HEDERA HELIX	ENGLISH IVY	CONT.	#5
HE PA	8	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5
JU SP	13	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.	#5
JU BL	60	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU CC	8	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5
JU SC	31	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5
JU ME	6	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	#5
JU SE	3	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
MA CO	7	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	#5
MA RE	62	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
PI MO	73	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5
YU GL	23	YUCCA GLAUCA	SOAPWEED	CONT.	#5
<u>ORNAMENTAL GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>
BO CU	56	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BA	153	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA KF	67	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
FE GL	113	FESTUCA GLAUCA	BLUE FESCUE	CONT.	#1
PA HM	132	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	CONT.	#1
PE BU	138	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1
SC ST	62	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT.	#1
SO NU	70	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1
SP HE	16	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1
SP WR	59	SPOROBOLUS WRIGHTII	BIG SACATON	CONT.	#1

<u>PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>
AC TE	82	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA COMMON YARROW	CONT.	#1
AM HU	35	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	CONT.	#1
AS TU	22	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	CONT.	#1
EC PU	96	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1
GA AR	12	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1
GA OD	108	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1
KN UV	68	KNIPHOFIA UVARIA	RED HOT POKER	CONT.	#1
LI PE	1	LINUM PERENNE	PERENNIAL FLAX	CONT.	#1
NE WA	6	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1
PE CB	147	PENSTEMON CAESPITOSUS 'CLAUDE BARR'	CLAUDE BARR PENSTEMON	CONT.	#1
PE RR	6	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT.	#1
PH BI	4	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1
PH SU	35	PHLOX SUBULATA	CREEPIING PHLOX	CONT.	#1
RA RE	23	RATIBIDA COLUMNIFERA 'RED MIDGET'	RED MIDGET PRAIRIE CONEFLOWER	CONT.	#1

COMMON NAME	% OF MIX
IDAHO FESCUE	25%
SANDBERG BLUEGRASS	25%
ROCKY MOUNTAIN FESCUE	25%
BIG BLUEGRASS	25%
CONTACT :	TOTAL
PAWNEE BUTTES SEED, 605 25TH ST. GREELEY CO 80631	100%
OR APPROVED EQUAL	

COMMON NAME	% OF MIX	
ALKALI BULRUSH	15%	
CANADA WILDRYE	15%	
SWITCHGRASS	15%	
INDIANGRASS	12%	
PRAIRIE CORDGRASS	6%	
SOFT STEM RUSH	6%	
NEBRASKA SEDGE	6%	
HARDSTEM BULRUSH	6%	
OLNEY'S THREESQUARE BULRUSH	6%	
POPCORN SEDGE	4%	
OLNEY'S THREESQUARE BULRUSH	4%	
OLNEY'S THREESQUARE BULRUSH	3%	
OLNEY'S THREESQUARE BULRUSH	2%	
CONTACT : PAWNEE BUTTES SEED, 605 25TH ST. GREELEY CO 80631 OR APPROVED EQUAL		TOTAL 100%

SHEET NO.	
7	LANDSCAPE NOTES AND SCHEDULE
8	OVERALL LANDSCAPE PLAN AND TABLES
9	TREE MITIGATION PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE DETAILS
13	LANDSCAPE DETAILS



1450 S ABILENE ST  
AURORA, COLORADO

MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR  
INSTRUCTION

09/29/21 SITE PLAN 01

11/19/21 SITE PLAN 02

01/07/22 SITE PLAN 03

02/22/22 SITE PLAN 04

04/01/22 SITE PLAN 05

06/27/22 SITE PLAN 06

11/18/22 SITE PLAN 07

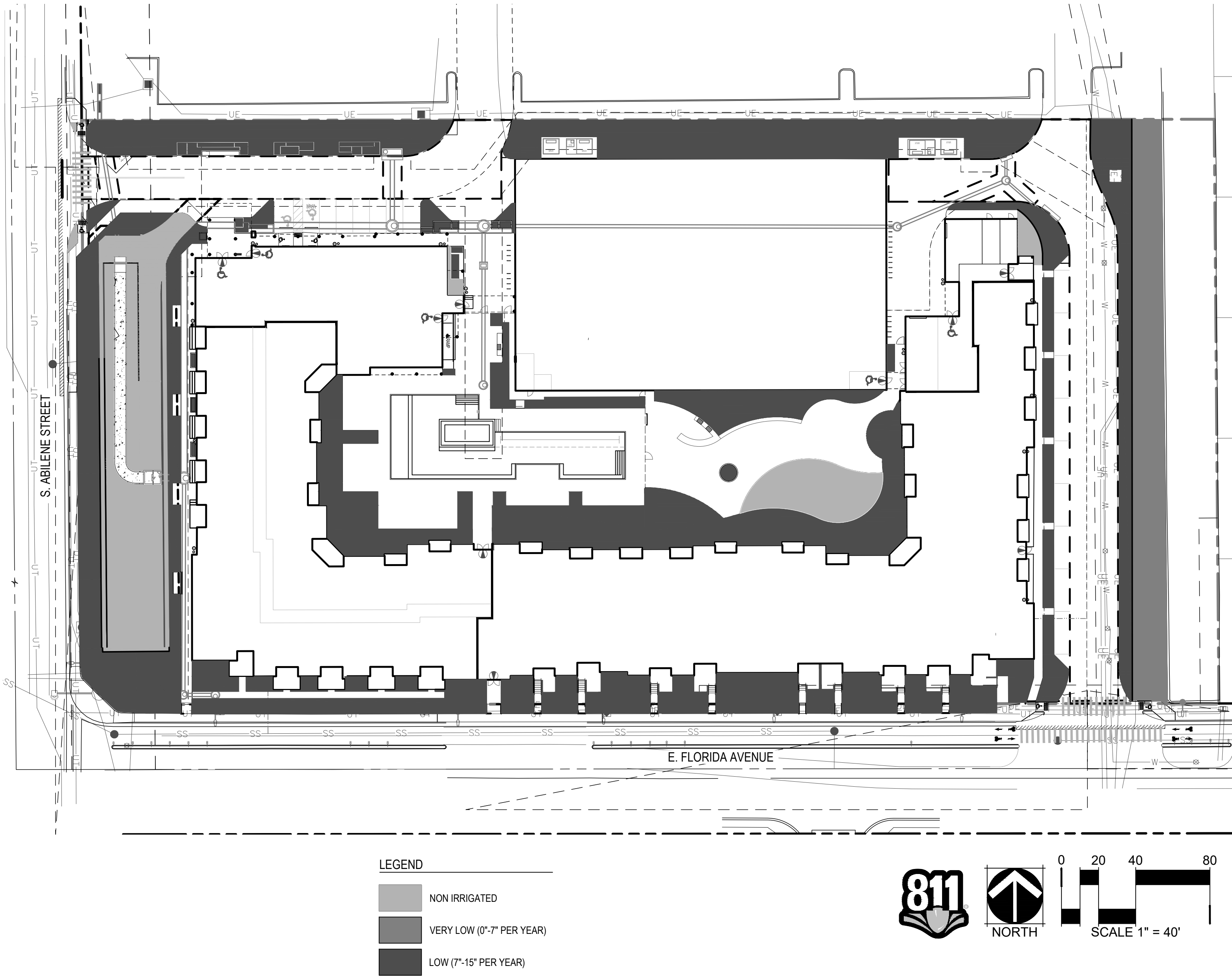
**SHEET TITLE**

LANDSCAPE NOTES  
AND SCHEDULE

CHECKED BY: CR, JC  
DRAWN BY: CR, JR



HYDROZONE MAP



SITE DATA TABLES

Water Use Table					
Area	Water Conserving Irrigation (Native Seed) (SF)	Water Conserving Irrigation (Shrub Bed) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated landscape Area (SF)	Total Landscape Area (SF)
Site	5,506 (11%)	36,470 (71%)	0 (0%)	9,021 (18%)	50,997
Totals:	5,506 (11%)	36,470 (71%)	0 (0%)	9,021 (18%)	50,997

Curbside Landscape				
Street Tree Description (1 Tree / 40 LF)	Length (LF)	Trees Required	Trees Provided	Tree Equivalent Shrub Transfers
S Abilene St	275	7	7 <sup>(1)</sup>	N/A
E Florida Ave	540	13	13	N/A
Totals:	275	20	13	N/A

- NOTES:
- Distances measured between tangent points, intersecting drives are excluded.
  - There are 7 existing trees along S Abilene St that will remain and count towards the buffer requirement for that ROW.

Non-Street Perimeter Buffer									
Area	Description	Length	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Ornamental Grasses Provided
North	Northern Property Line (1 Tree & 5 shrubs / 25 LF)	521	25'	21' *	21	22 <sup>(1)</sup>	105	126	99
East	Eastern Property Line (1 Tree & 5 shrubs / 40 LF)	316	15'	20'	8	10 <sup>(1)</sup>	40	51	47
	Totals				29	32	145	177	146

- NOTES:
- There are 10 existing trees along the eastern property line that will remain and count towards the buffer requirement along that perimeter edge.
  - There is 1 existing tree along the northern property line that will remain and count towards the buffer requirement along that perimeter edge.

\*Buffer width has been reduced through the incorporation of a 6' height wooden fence in accordance with Section 4.7.5.G(1) of the UDO.

Street Frontage Landscape Buffer									
Area	Description (1 Tree & 10 shrubs / 40 LF)	Length*	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Ornamental Grasses Provided
West	S. Abilene St.	232'	20'	60'	6	13	58	154	115
South	E Florida Ave.	515'	20'	20'	13	26 <sup>(1)</sup>	129	212	158
	Totals				19	39	187	366	273

- NOTES:
- There is 1 existing tree along the southern property boundary that will remain and count towards the buffer requirement along E. Florida Ave.
  - 50% of trees proposed in buffer shall be evergreen.

\*Length does not include width of drive aisles and associated curb radii.

Building Perimeter Buffer							
Description	Building Perimeter Length (LF)	Trees Required	Trees Provided	Shrubs Required	Total Shrubs Provided	Total Ornamental Grasses Provided	Transfers
Building 1 - North Face	211						
5% Trees		3	3				1 from South Face
15% Tall Shrubs				8	8		
80% Other Shrubs				42	50	22	
Building 1 - East Face	246						
5% Trees		4	4				
15% Tall Shrubs				9	11		
80% Other Shrubs				49	50	29	
Building 1 - South Face	454						
5% Trees		6	23				1 to North Face, 3 to West Face
15% Tall Shrubs				17	22		
80% Other Shrubs				91	147	126	
Building 1 - West Face	223						
5% Trees		3	3				3 from South Face
15% Tall Shrubs				8	8		
80% Other Shrubs				45	46	23	
Totals		16	33	269	342	200	

- NOTES:
- Plant material requirement = 1.25 plant per each 5 LF of perimeter  
5% min trees, 95% shrubs (15% tall)
  - (3) 1 gal. grasses or perennials is equivalent to (1) 5 gal. shrub

\*Distance excludes gaps between parking deck and residential building faces

Parking Structure Landscape				
Description (1 Tree / 40 LF)	Length (LF)	Trees Required	Trees Provided	Tree Equivalent Shrub Transfers
Structure 1	650	17	19	N/A
Totals:	650	17	19	N/A



MAA ABILENE MULTIFAMILY | SITE PLAN

1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR  
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DATE:  
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11/18/22 SITE PLAN 07



SHEET TITLE:  
TREE MITIGATION  
PLAN

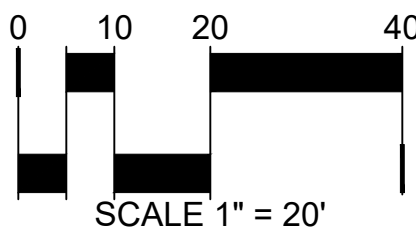
TREE MITIGATION TABLE

TREE #	SPECIES	CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	AMOUNT PAID TO "TREE PLANTING FUND"
1	LINDEN	4.0	N/A	\$882.00
2	LINDEN	4.3	N/A	\$886.00
3	LINDEN	4.5	N/A	\$1055.00
10	LINDEN	6.6	N/A	\$1795.00
12	GOLDENRAINTREE	4.4	N/A	\$721.00
13	AUSTRIAN PINE	13.7	N/A	\$4033.00
14	AUSTRIAN PINE	11.0	N/A	\$2609.00
15	AUSTRIAN PINE	12.4	N/A	\$3496.00
16	AUSTRIAN PINE	10.1	N/A	\$2203.00
17	GOLDENRAINTREE	5.0	N/A	\$942.00
18	NORWAY MAPLE	4.5	N/A	\$1040.00
19	AUSTRIAN PINE	11.7	N/A	\$2551.00
20	PINION PINE	5.9	N/A	\$668.00
21	NORWAY MAPLE	8.0	N/A	\$2940.00
22	NORTHERN RED OAK	10.3	N/A	\$4352.00
23	NORWAY MAPLE	10.7	N/A	\$3652.00
32	LINDEN	7.7	N/A	\$2440.00
33	LINDEN	6.2	N/A	\$1655.00
34	LINDEN	5.3	N/A	\$1292.00
35	HONEYLOCUST	5.3	N/A	\$1300.00
36	HONEYLOCUST	7.2	N/A	\$1943.00
37	HONEYLOCUST	5.3	N/A	\$1349.00
38	HONEYLOCUST	5.3	N/A	\$1349.00
39	HONEYLOCUST	7.3	N/A	\$2326.00
41	HONEYLOCUST	4.8	N/A	\$1104.00
42	HONEYLOCUST	5.0	N/A	\$979.00
43	HONEYLOCUST	5.3	N/A	\$1028.00
44	HONEYLOCUST	5.9	N/A	\$1301.00
Total		197.7	0	\$51891.00

NOTES:  
1. ONLY TREES OF 4"+ CALIPER REQUIRE MITIGATION AND HAVE BEEN INCLUDED IN TABLE.  
2. MITIGATION FEES PROVIDED BY SCOTT GRIMES, COLORADO TREE CONSULTANTS - 303.720.8170

LEGEND

-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE REMAIN





MAA ABILENE MULTIFAMILY | SITE PLAN

1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
MAA Communities

5040 Addison Cir #200  
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Bart French

NOT FOR  
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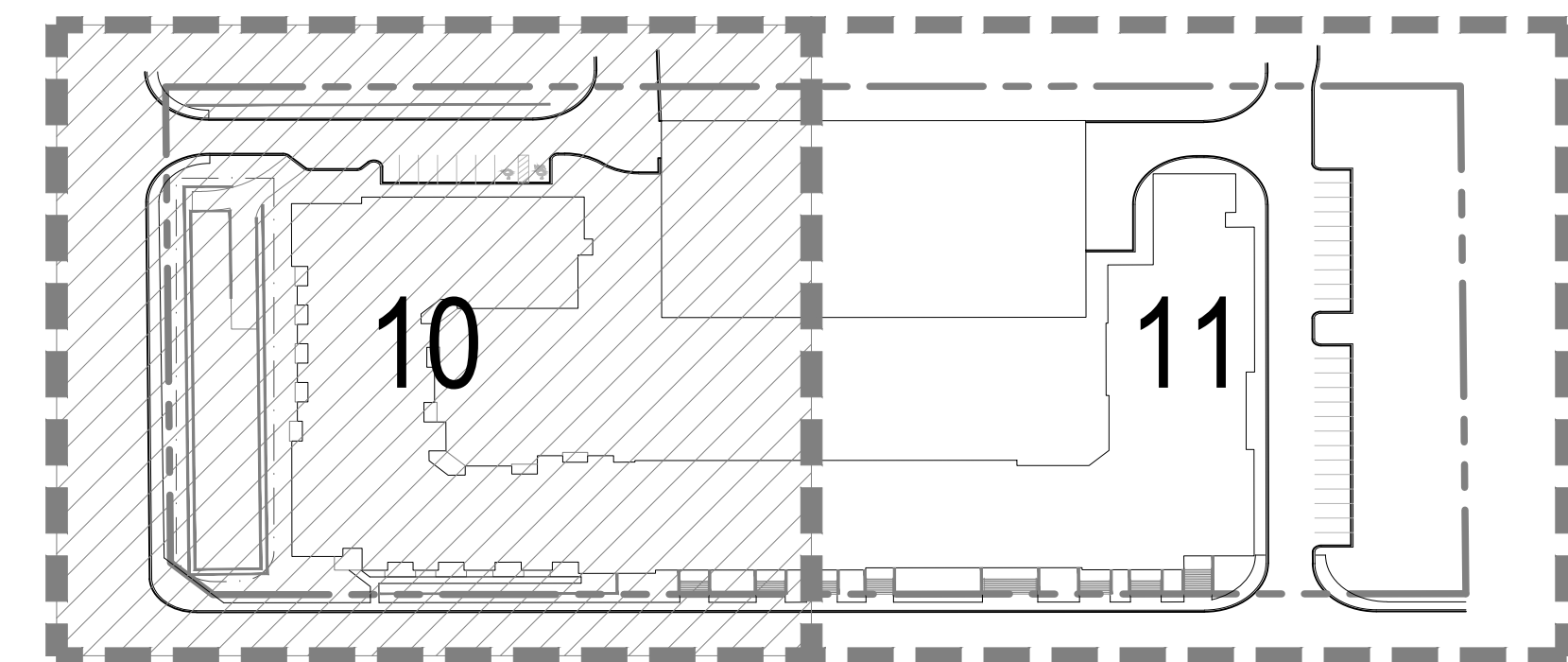
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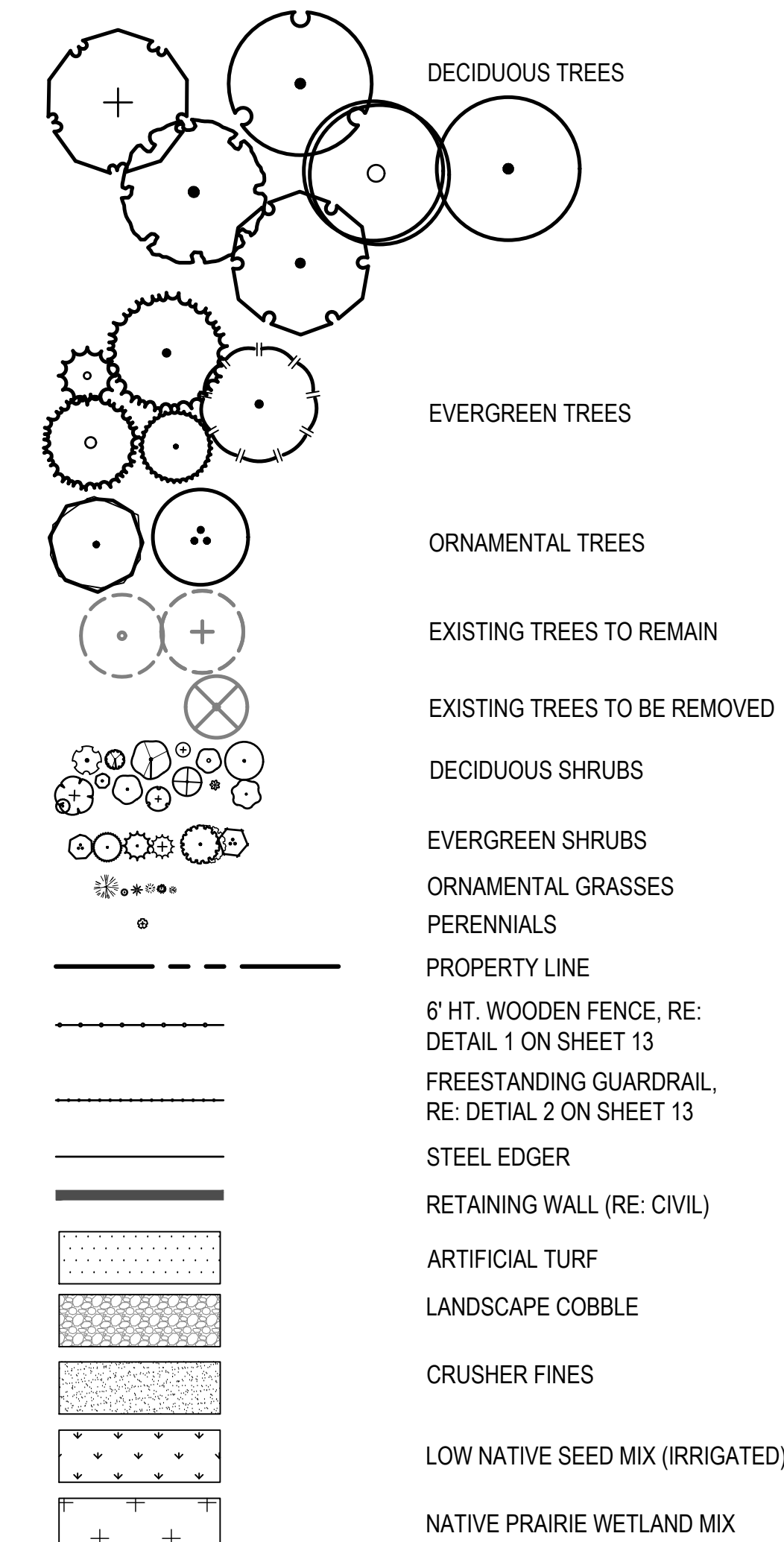
SHEET TITLE:

LANDSCAPE PLAN

KEY MAP

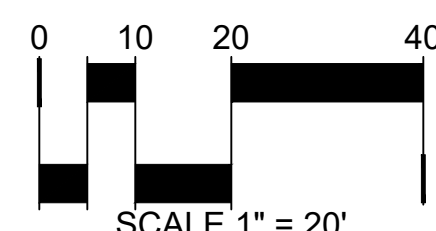


LEGEND



LANDSCAPE NOTES:

- ALL SHRUB BEDS THROUGHOUT THE SITE AND OUT OF VIEW FROM THE STREET SHALL BE MULCHED WITH 4" DEPTH, 1 1/2" LOCAL RIVER ROCK MULCH, EXCEPT FOR THOSE WITHIN THE POOL COURTYARD SPACE. SHRUB BEDS LOCATED INSIDE POOL COURTYARD TO BE MULCHED WITH 3" DEPTH GORILLA HAIR SHREDDED CEDAR WOOD MULCH. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- ALL SITE FURNISHINGS INTERIOR TO THE COURTYARD WILL BE PROVIDED BY THE OWNER AND DETERMINED PRIOR TO COMPLETION OF CONSTRUCTION.





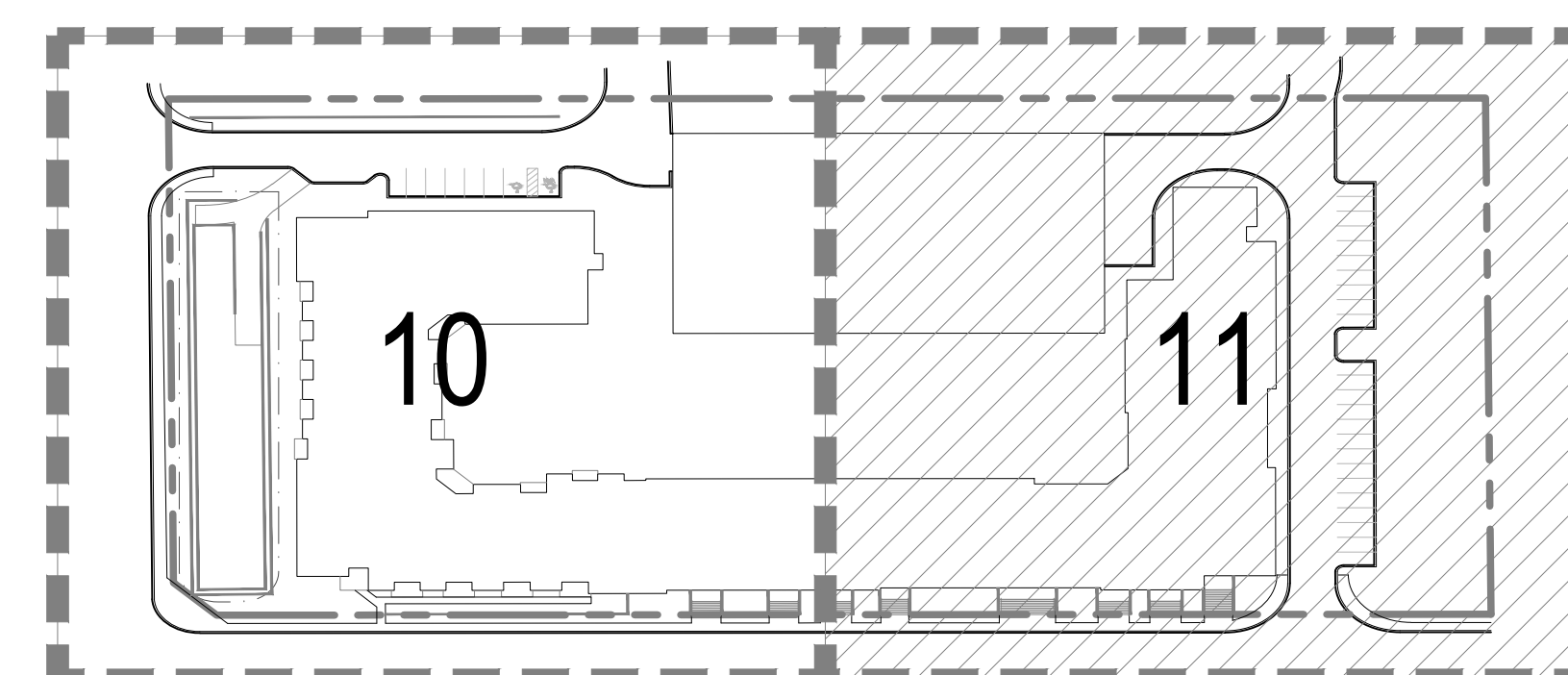
1450 S ABILENE ST  
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LANDSCAPE PLAN

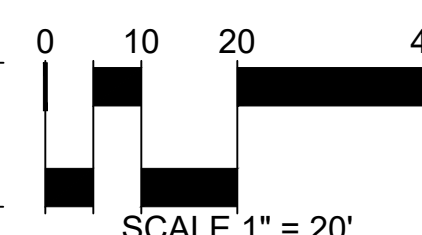
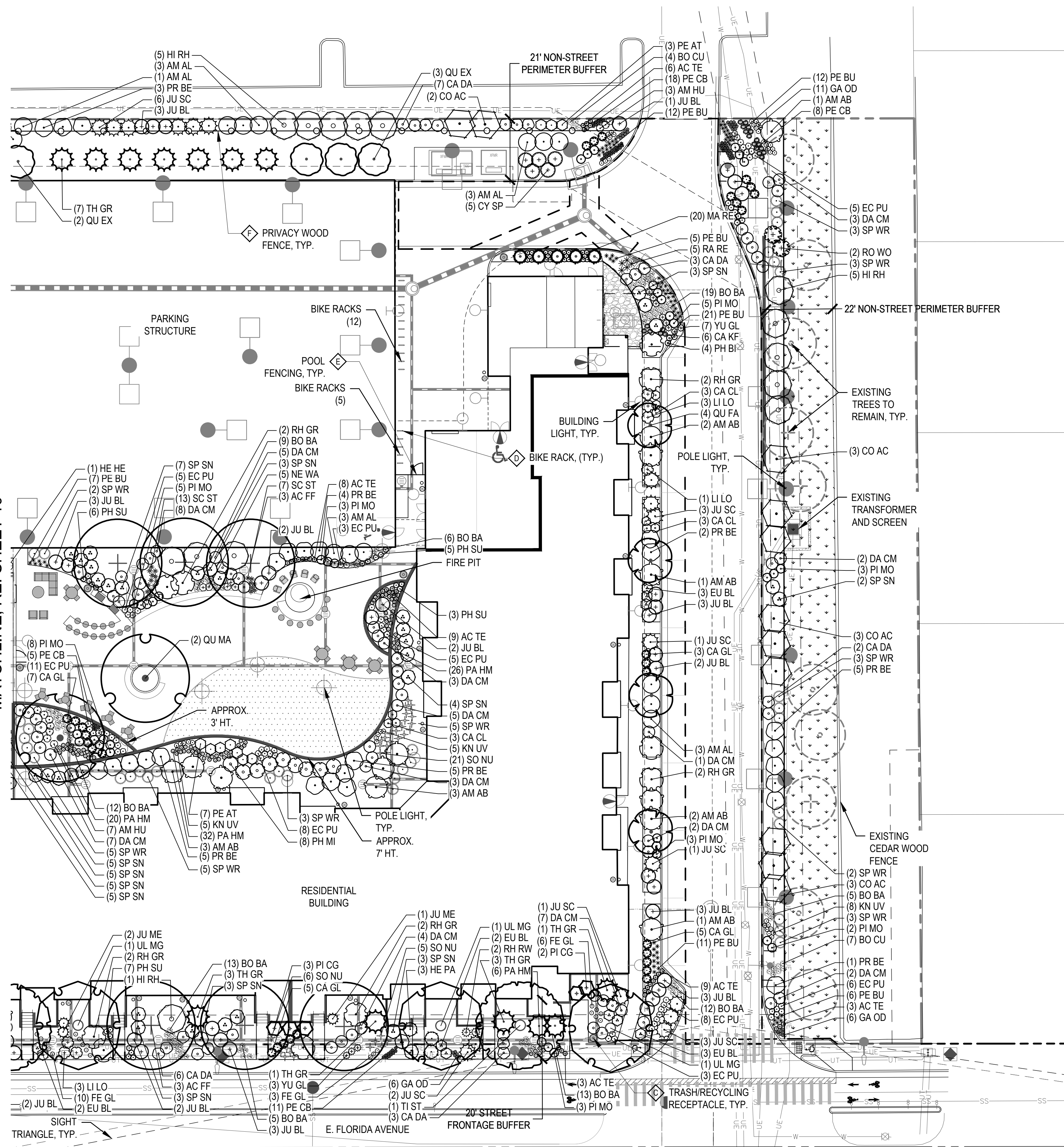


	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	PROPERTY LINE
	6' HT. WOODEN FENCE, RE: DETAIL 1 ON SHEET 13
	FREESTANDING GUARDRAIL, RE: DETAIL 2 ON SHEET 13
	STEEL EDGER
	RETAINING WALL (RE: CIVIL)
	ARTIFICIAL TURF
	LANDSCAPE COBBLE
	CRUSHER FINES
	LOW NATIVE SEED MIX (IRRIGATED)
	NATIVE PRAIRIE WETLAND MIX

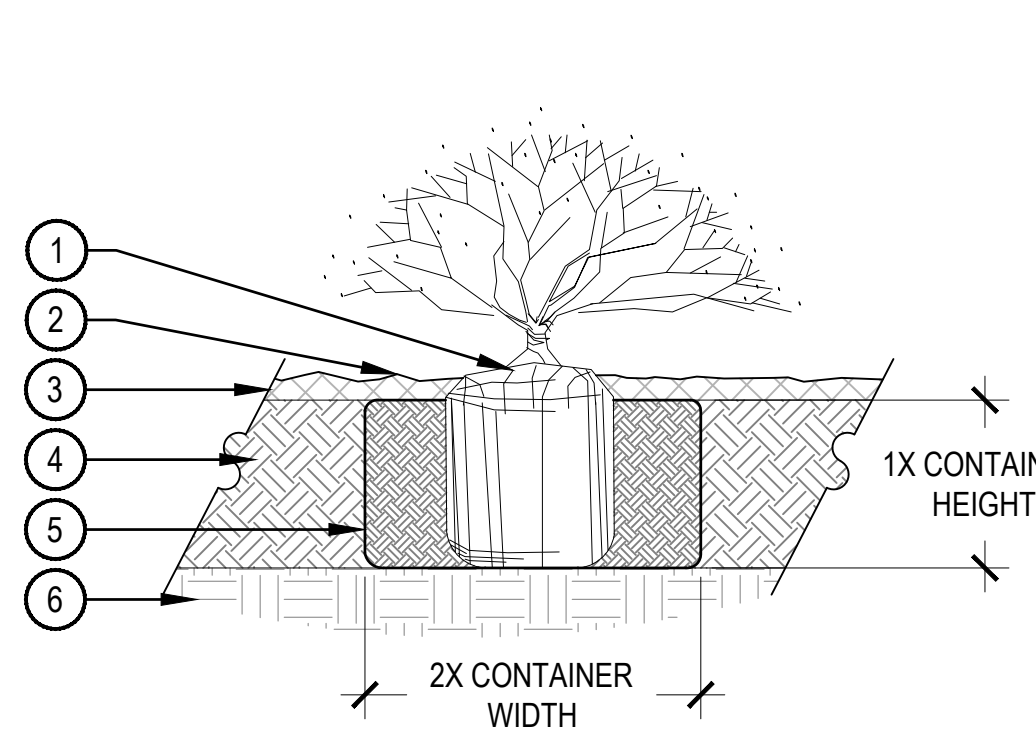
1. ALL SHRUB BEDS THROUGHOUT THE SITE AND OUT OF VIEW FROM THE STREET SHALL BE MULCHED WITH 4" DEPTH, 1 3/4" LOCAL RIVER ROCK MULCH, EXCEPT FOR THOSE WITHIN THE POOL COURTYARD SPACE. SHRUB BEDS LOCATED INSIDE POOL COURTYARD TO BE MULCHED WITH 3" DEPTH GORILLA HAIR SHREDDED CEDAR WOOD MULCH. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
2. ALL SITE FURNISHINGS INTERIOR TO THE COURTYARD WILL BE PROVIDED BY THE OWNER AND DETERMINED PRIOR TO COMPLETION OF CONSTRUCTION.

CHECKED BY: CR, JC  
DRAWN BY: CR, JR

MATCHLINE, RE: SHEET 10







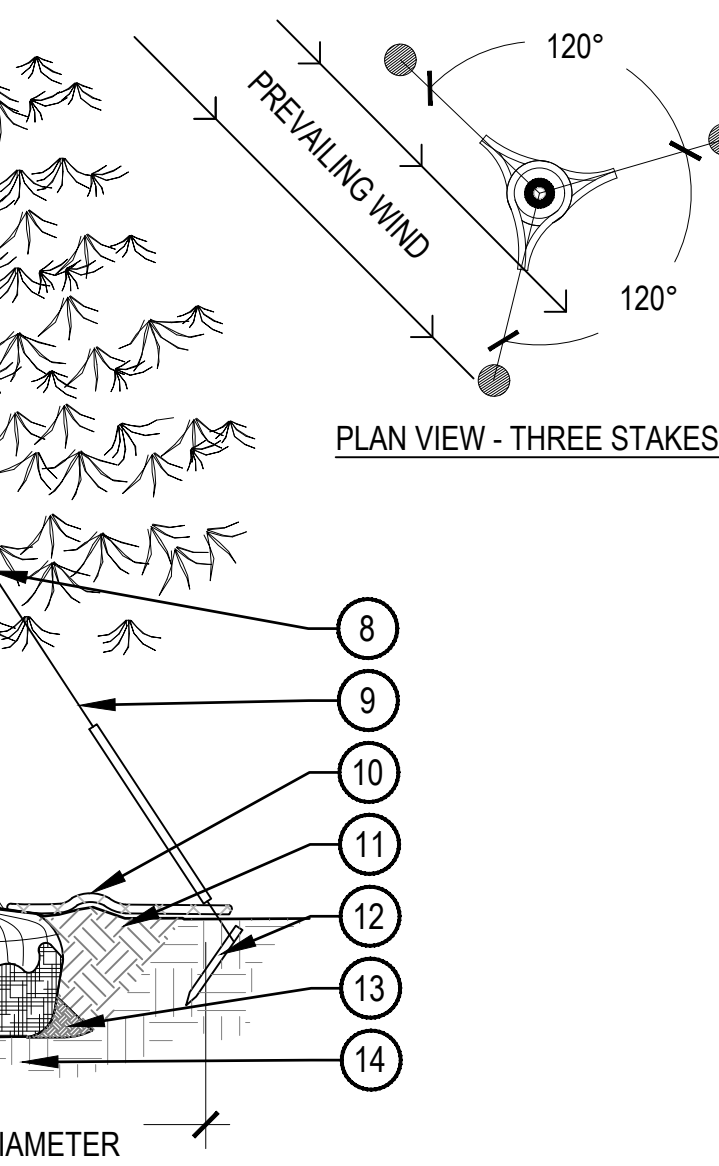
- NOTE:  
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.  
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.  
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.  
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.  
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

## 1 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

## 2 PERENNIAL PLANT LAYOUT

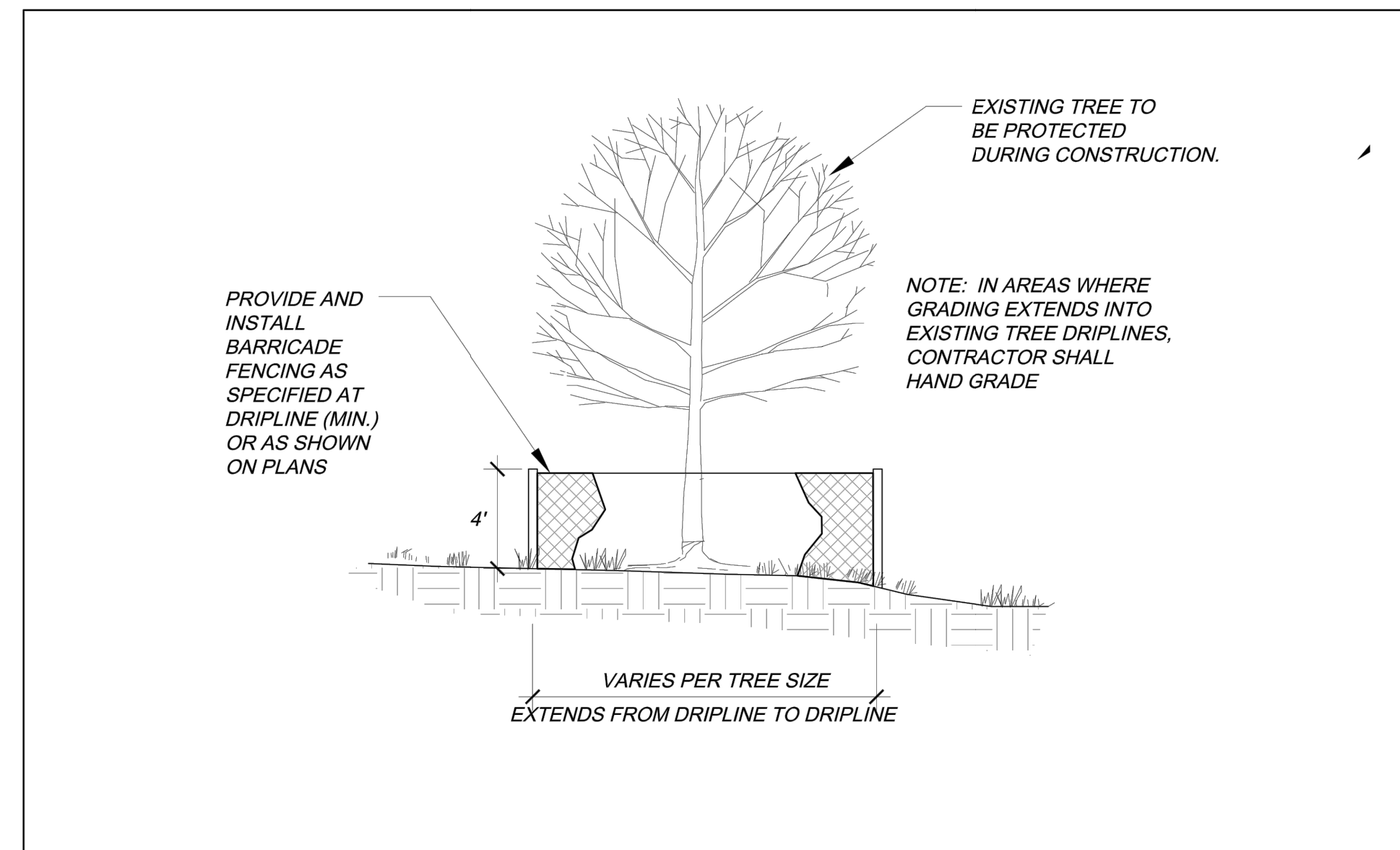
SCALE: 1" = 1'-0"



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE  
2. 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL  
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB  
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE  
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH  
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE  
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED  
8. GROMMETED NYLON STRAPS  
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING  
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS  
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING  
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL  
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS  
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

## 3 STEEL EDGER

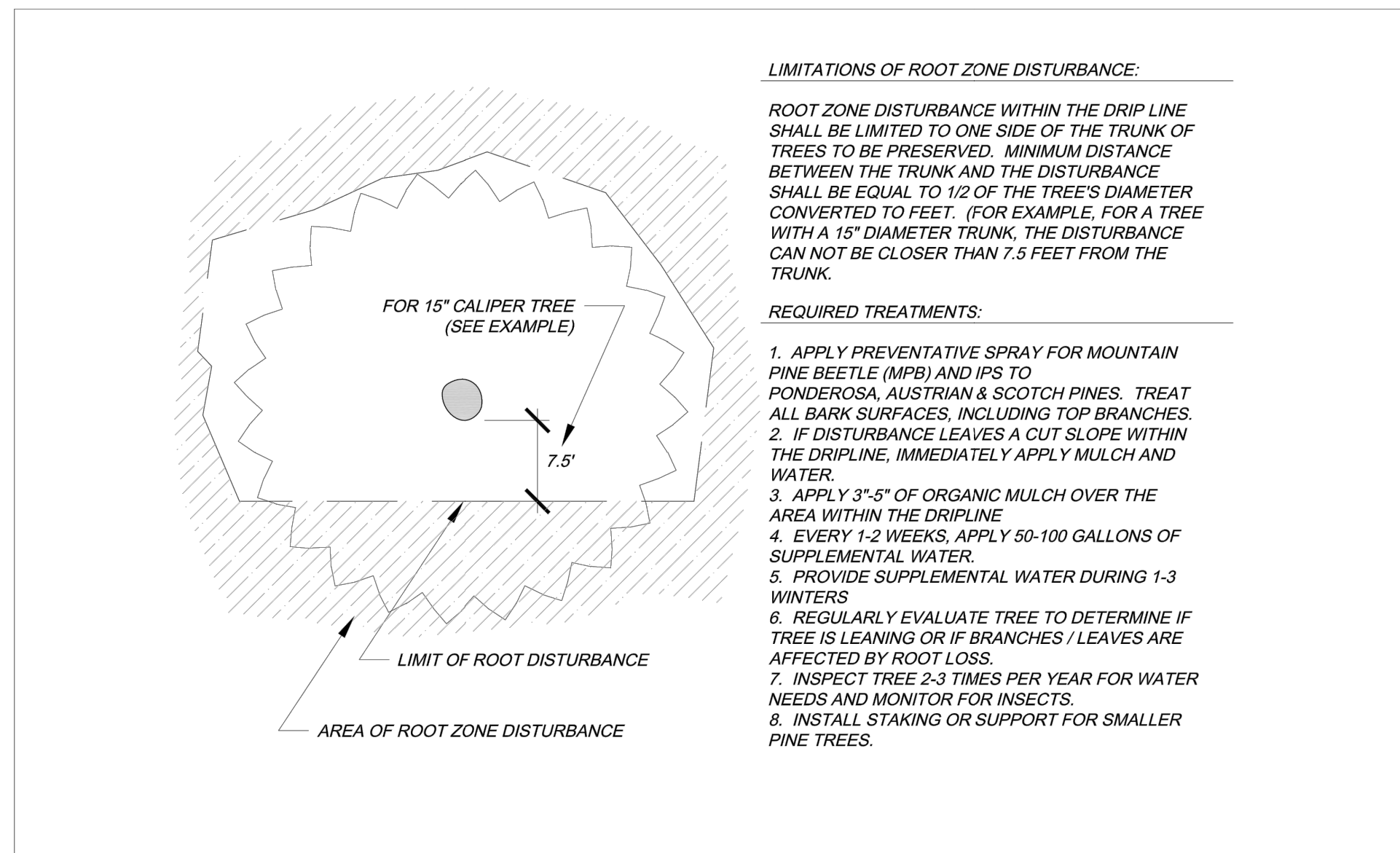
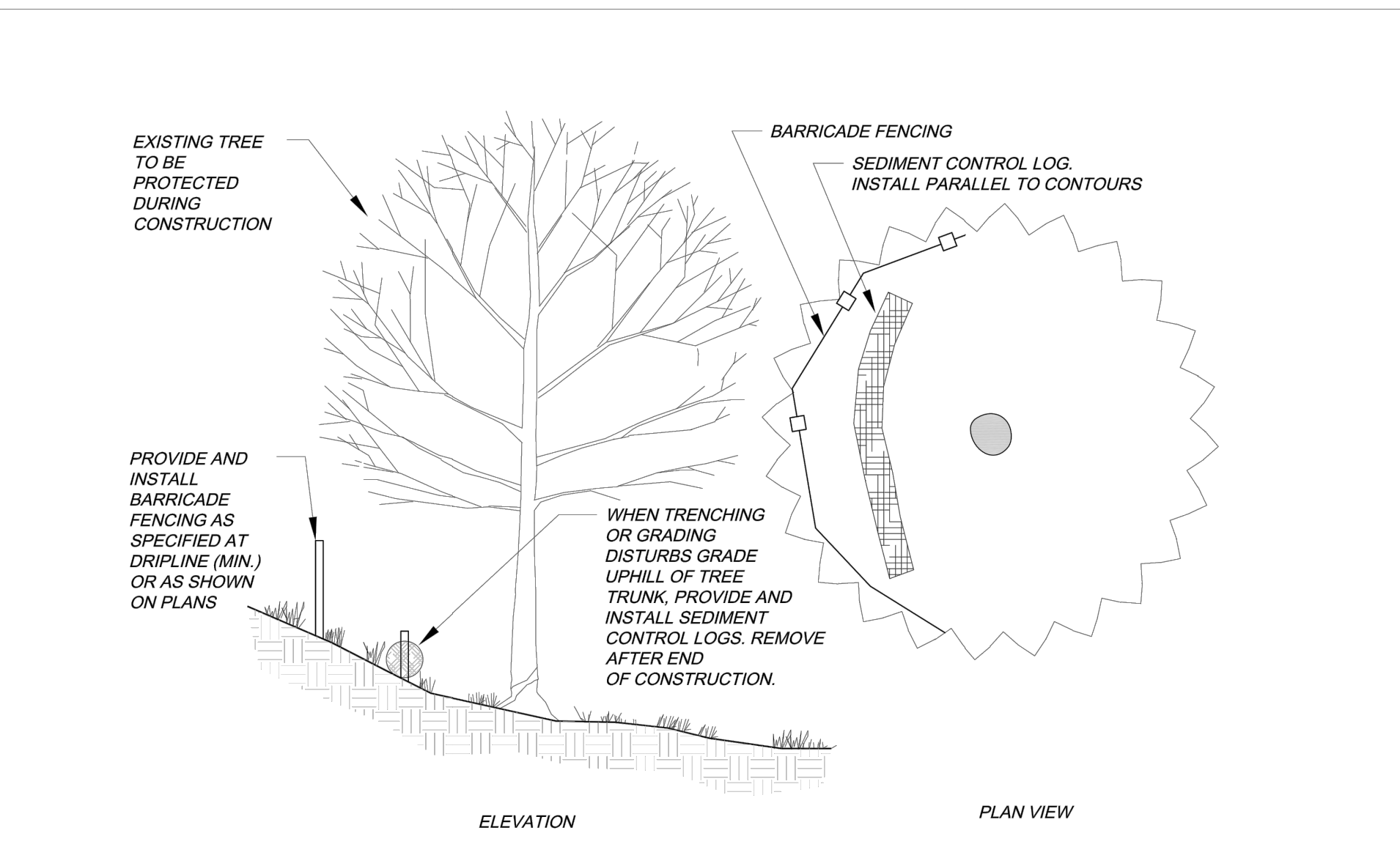
SCALE: 1" = 1'-0"



- PRUNING NOTES:  
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.  
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.  
STAKING NOTES:  
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.  
a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).  
b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).  
c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.  
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

## 4 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

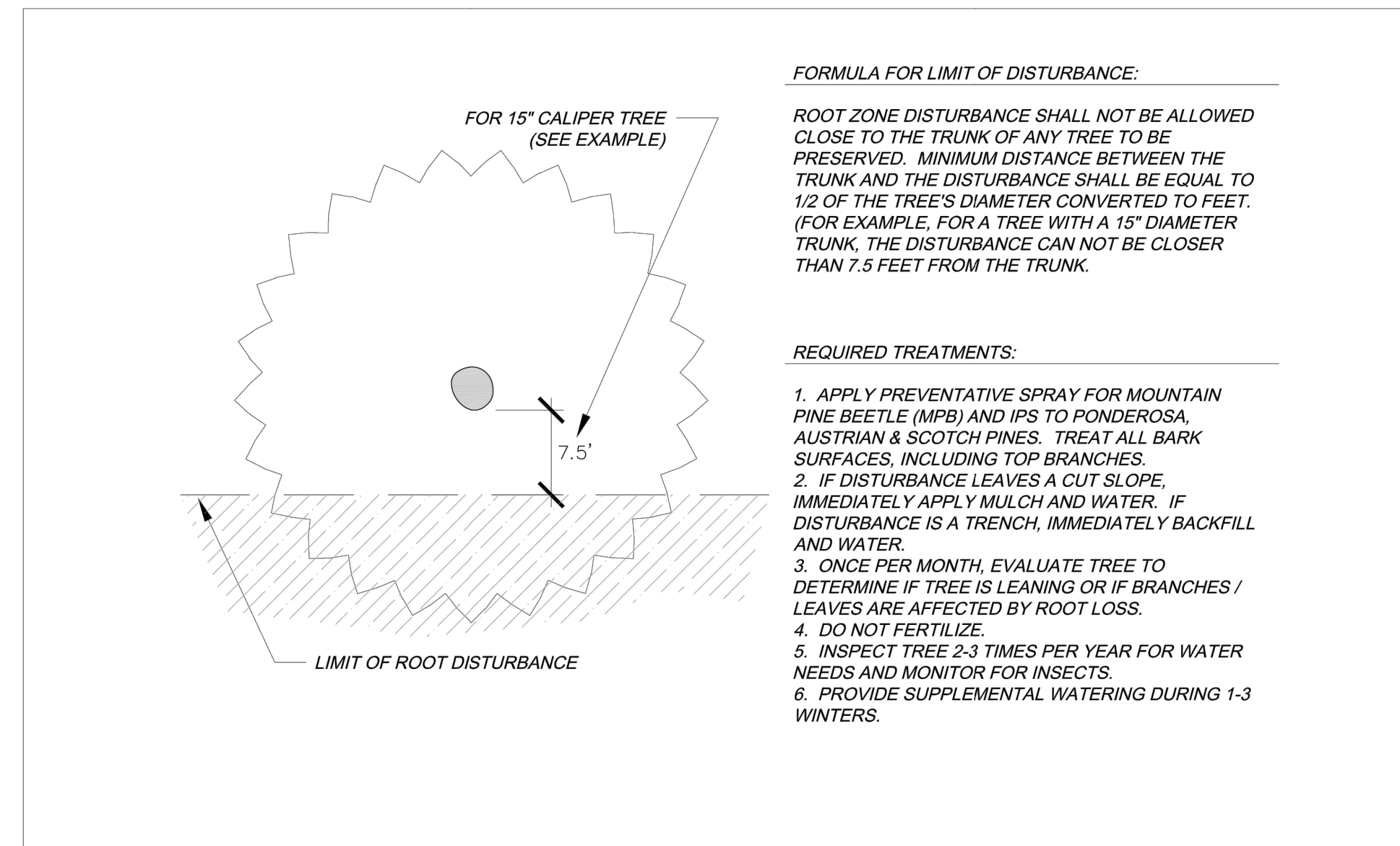


### LIMITATIONS OF ROOT ZONE DISTURBANCE:

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

### REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.
3. APPLY 3'-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.



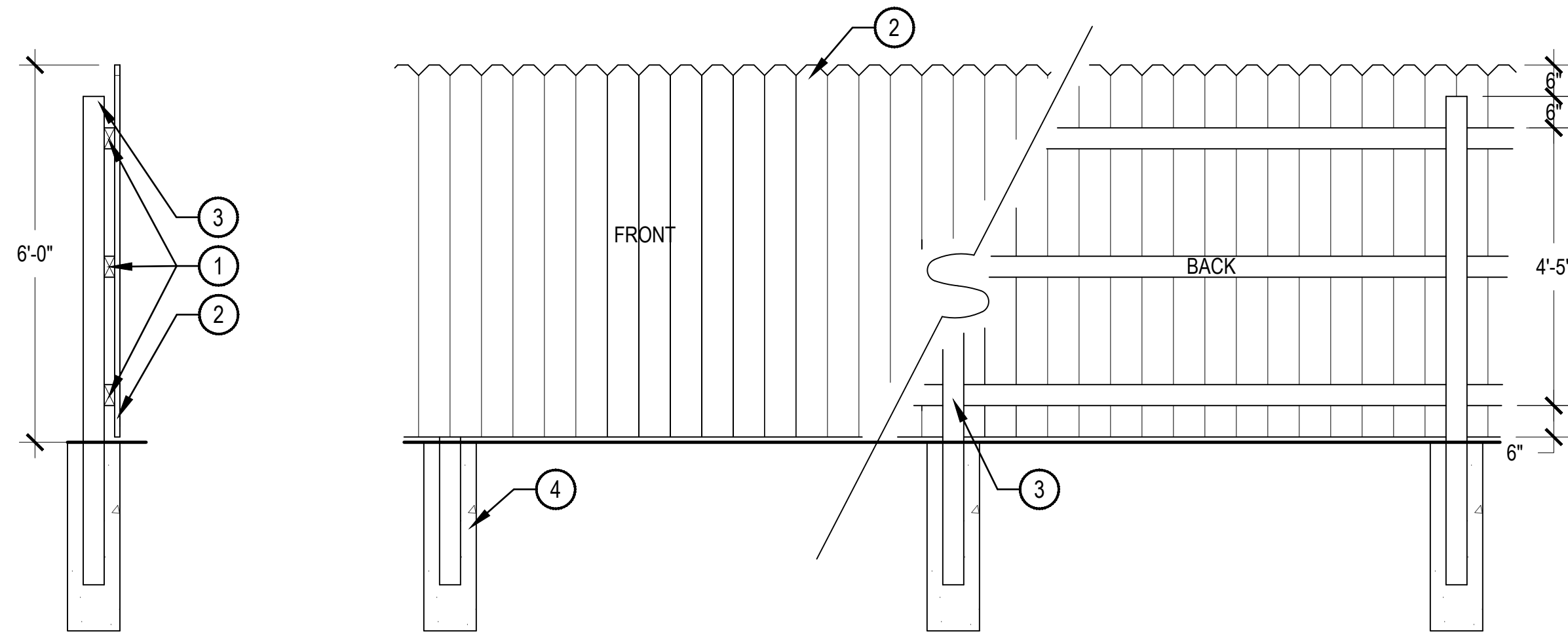
### FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

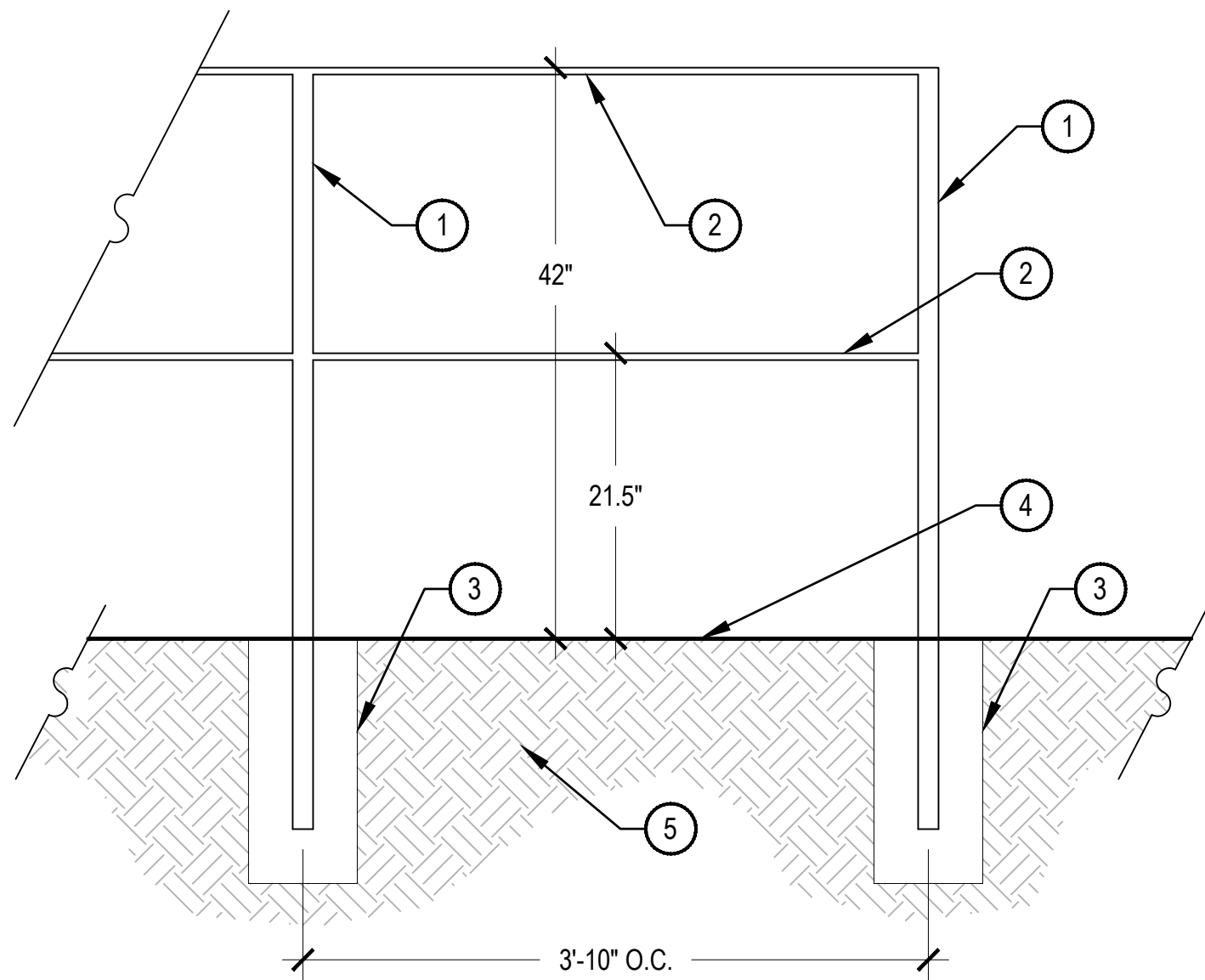
### REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.



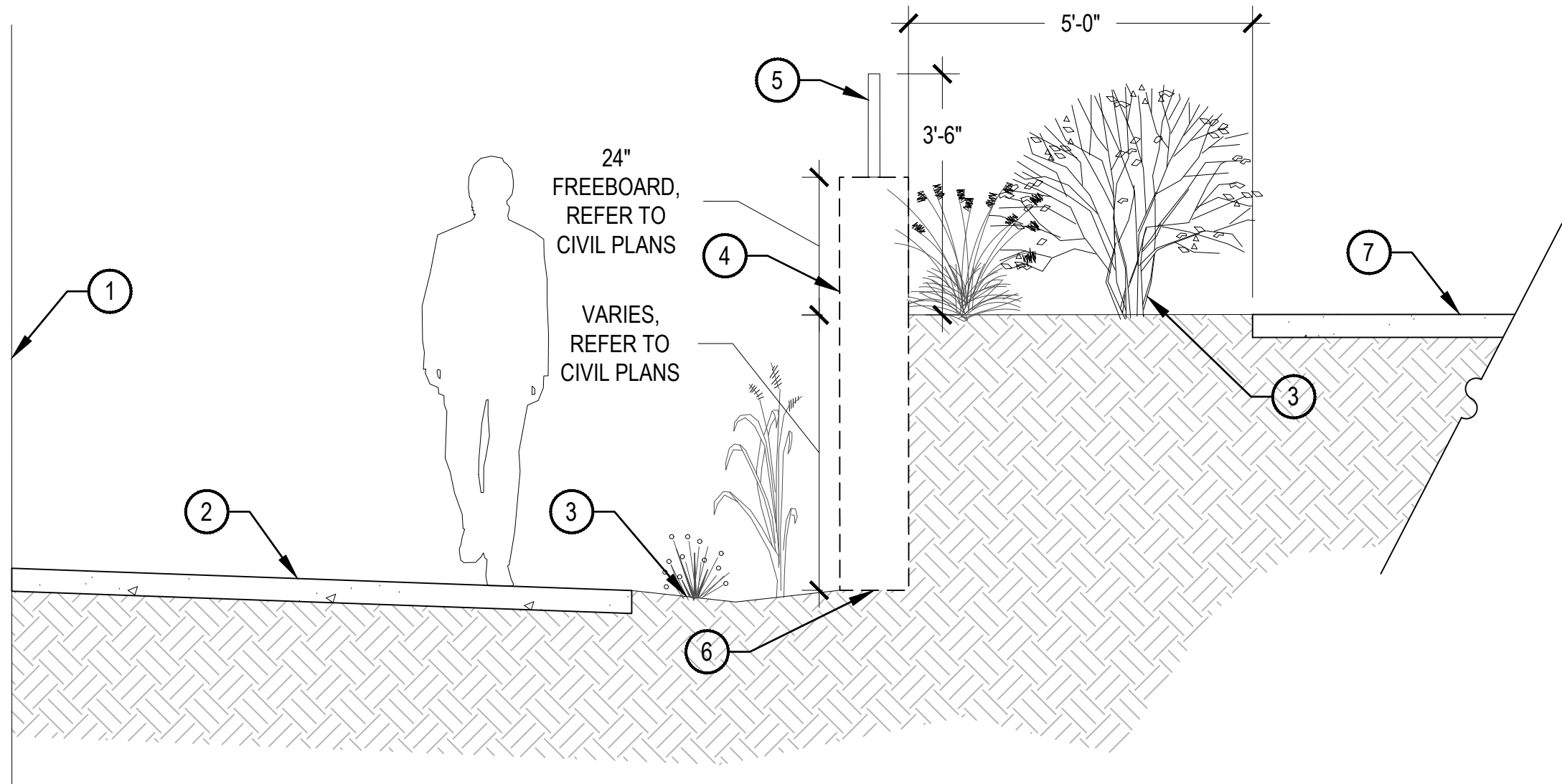


- 1 2"x4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- 2 1"x6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 3 4"x4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
- 4 CONC. FOOTING 10" MIN. DIAMETER, TO FROST DEPTH.



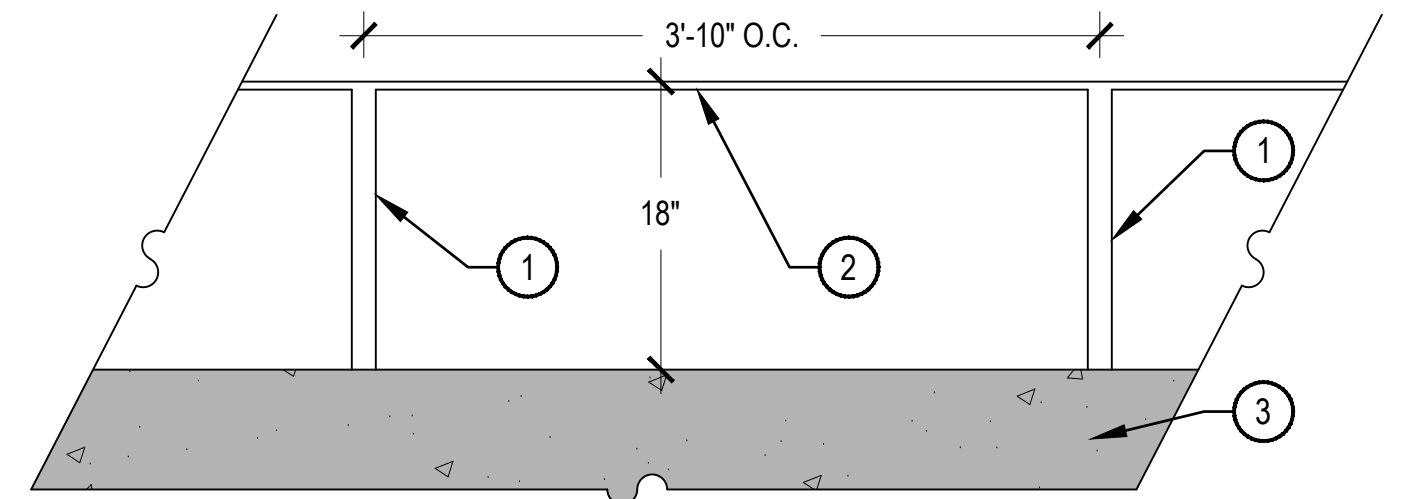
- 1 1-1/2" O.D. TUBE STEEL BEAM, STAINLESS STEEL FINISH
- 2 1-1/2" WIDE X 1/2" THICK, FLAT-TOP STAINLESS STEEL CROSSBEAM
- 3 RAILING FOOTER BY OTHERS
- 4 ADJACENT LANDSCAPE, RE: PLANS
- 5 COMPACTED SUBGRADE

1 6' PRIVACY WOOD FENCE



- 1 BUILDING, RE: ARCHITECTURE
- 2 PROPOSED WALK AND ENTRY LANDING
- 3 LANDSCAPE, RE: PLANS
- 4 RETAINING WALL, RE: DETAIL A ON SHEET 5
- 5 18" HT. 2-RAIL GUARDRAIL, RE: DETAIL 4 ON SHEET 13
- 6 FOOTER PER STRUCTURAL ENGINEER
- 7 EXISTING SIDEWALK ALONG S. FLORIDA AVENUE

2 FREESTANDING GUARDRAIL



- 1 1-1/2" O.D. TUBE STEEL BEAM, STAINLESS STEEL FINISH
- 2 1-1/2" WIDE X 1/2" THICK, FLAT-TOP STAINLESS STEEL CROSSBEAM
- 3 CAST IN PLACE CONCRETE RETAINING WALL, REFER TO DETAIL 3 ON SHEET 13 AND CIVIL PLANS

3 SECTION A

4 FREESTANDING GUARDRAIL - 18" HT.





1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

## SIGNAGE AND SIGNAGE NOTES



2 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



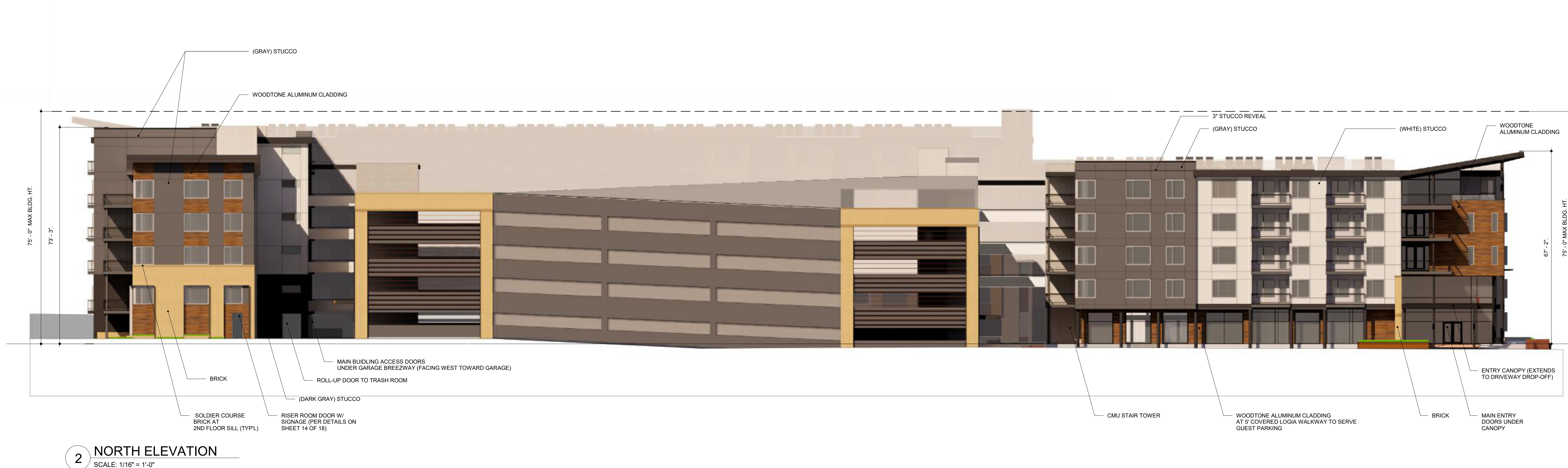
MAA ABILENE MULTI-FAMILY | SITE PLAN  
1450 S ABILENE ST  
AURORA, COLORADO

APPLICANT:  
MAA Communities  
5040 Addison Cir., #200  
Addison, TX 75001  
Bart French

NOT FOR  
CONSTRUCTION

DATE:  
09/29/21 SITE PLAN 01  
11/19/21 SITE PLAN 02  
01/07/22 SITE PLAN 03  
02/22/22 SITE PLAN 04  
04/01/22 SITE PLAN 05  
06/27/22 SITE PLAN 06  
11/18/22 SITE PLAN 07

SHEET TITLE:  
ELEVATIONS

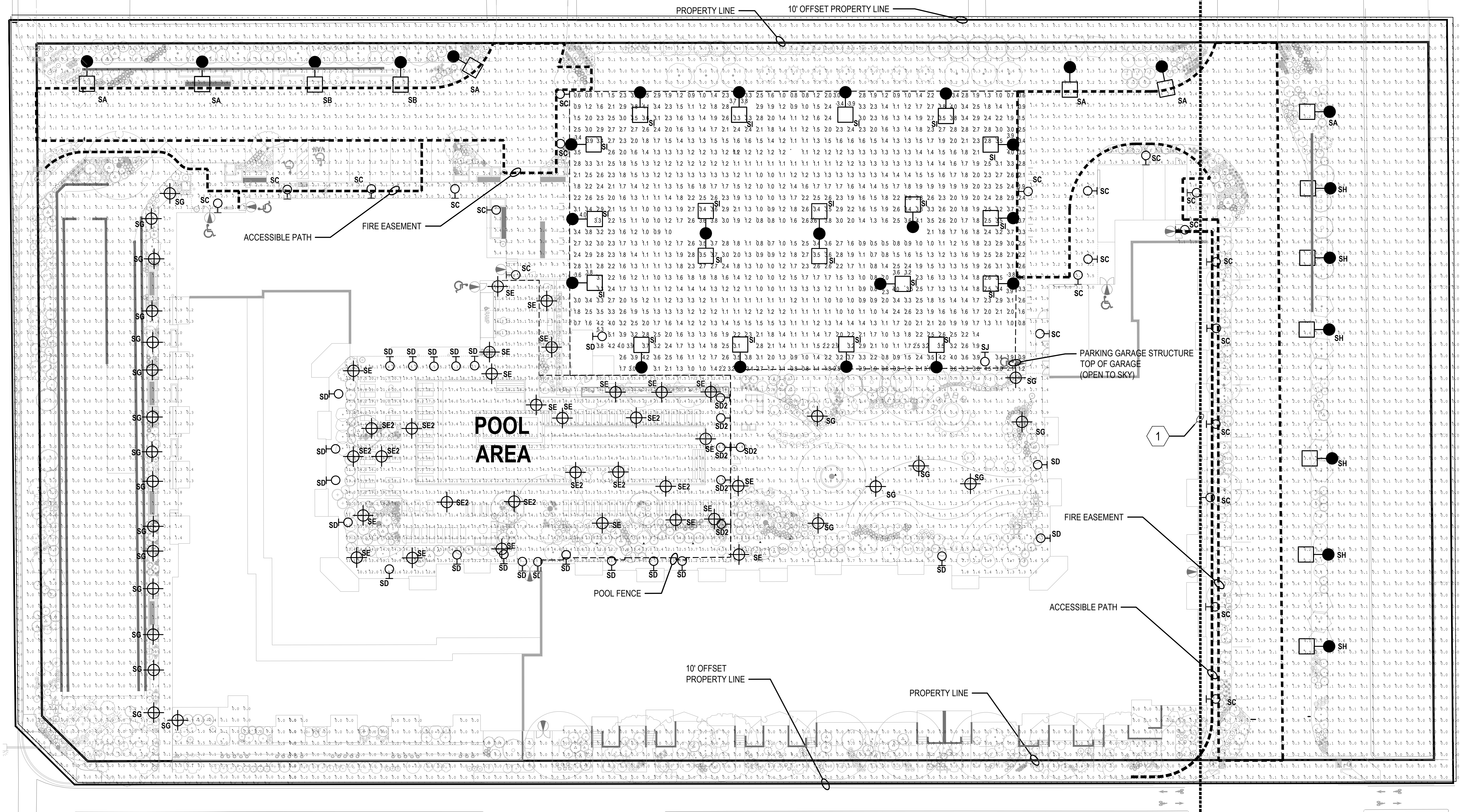




SITE LIGHT FIXTURE SCHEDULE					
TYPE	SERVES	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS	MOUNTING HEIGHT
SA	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-3-50LA-4835-WW-IS	50 VA	25'
SB	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	25'
SC	SITE	WALLPACK	GARDCO #111L-16L-350-NW-G2-2	18 VA	15'
SD	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	15'
SD2	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	6'
SE	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	10'
SE2	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	15'
SG	SITE	BOLLARD	GARDCO #PBL-14L-100-NW-G2-3-UNV	6.1 VA	5'
SH	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	15'
SI	SITE	SINGLE LAMP POLE LIGHT	VISIONAIRE #VSX-II T4_5L_3K_CLS	34 VA	15'
SJ	SITE	WALLPACK	GARDCO #111L-16L-350-NW-G2-4	18 VA	8'

SITE LIGHTING STATISTICS					
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN
10' FROM PROPERTY LINE	Fc	0.06	1.0	0.0	N.A.
GROUND_PLANAR	Fc	2.67	22.2	0.0	N.A.
COURTYARD	Fc	2.40	12.1	0.7	3.43
EAST DRIVE AISLE AND PARKING	Fc	2.46	5.3	0	N.A.
EAST PEDESTRIAN PATH	Fc	2.10	3.6	0.4	5.25
NORTH DRIVE AISLE AND PARKING	Fc	1.95	3.1	0.1	19.50
PEDESTRIAN PATH NORTH	Fc	2.66	12.0	1.0	2.66
POOL DECK	Fc	16.70	23.5	10.0	13.50

- GENERAL NOTES:
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
  - ALL LIGHT FIXTURES SHALL BE FULL-CUTOFF TYPE.
- KEY NOTES: (DESIGNATED BY "(#)")
- LINE NOTED MARKS 10' OFFSET FROM PROTECTED LOTS. ALL LIGHTS INSTALLED EAST OF THIS LINE ARE TO BE FULL OFF BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.



1 SITE DEVELOPMENT PLAN  
SCALE: 1" = 20'-0"



## VSX-II LED Specifications



### FIXTURE TYPE 'SI'

Project Name:

Catalog Number:

Type:

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek, low profile design, and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

### Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120 Motion Sensor 8" Mounting Height	WSC-8 Universal Square Pole Mount Adaptor	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount w/ Terminal Block (New Construction)	BK Black	PCR-240 Motion Sensor 8-12" Mounting Height	WSC-20 Universal Round Pole Mount Adaptor	UPMA-R Universal Round Pole Mount Adaptor
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	SBK Smooth Black	WH White	PCR-347 Motion Sensor 8-12" Mounting Height	WSC-40 Motion Sensor 21-40" Mounting Height	BAWP Cast Wall Plate
	T4 Type 4					UAM Universal Arm/ Terminal Block Mount (Retired)	SWH Smooth White	5PINPER 5-3/4" Pin Receptacle w/locking cap Requires Dimming Driver	ROT-L Rotated Optics Left Side	ROT-R Rotated Optics Right Side
	T4A Type 4 Automotive					MAF Mast Arm Filter	GP Graphite	DIM 0-10v Dimming Driver	ECLS Egg Crate Louver Shield	CLS Backside cutoff shield (not to be used with RAL)
	T5 Type 5					KM Knuckle Mount	GY Grey	SL Silver	ADJLS Adjustable Louver Light Shield	RCLS Right-side cutoff shield (not to be used with RAL)
	TSW Type 5 Wide					WM Wall Mount *Requires BAWP	CC Custom Color	VWC Viscous Wireless Controls *Consult Factory	BD Barr Door Shield	LCLS Lattice cutoff shield (not to be used with RAL)
	TSWR Type 8 Wide Round								HS House Shield	



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### FIXTURE TYPE 'SI'

## Features & Specifications

## VSX-II

#### Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

#### Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

#### Thermal Management

The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.

The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

#### Optical System

The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, V-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.

CRI values are 70.

#### Quali-Guard® Finish

The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Finish is guaranteed for five (5) years.

#### Electrical Assembly

The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations. -10 kV surge protector supplied as standard.

Terminal block supplied as standard on AM, SAM and UAM as standard

#### Warranty

Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit [visionairelighting.com](http://visionairelighting.com).

#### Options

- Photo Receptacle and Shoring Cap
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Round pole plate adaptor
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

#### Listsings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



VSX-II - Electrical Load (A)						
Ordering Nomenclature	System Watts	120V	208V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.33

19645 Rancho Way • Rancho Dominguez, CA 90220 • Phone: 310 512 6460/Fax: 310 512 6468  
[www.visionairelighting.com](http://www.visionairelighting.com)

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### Wall Mount

#### LED Mini scone

111L



Project:

Location:

Est. No:

Type:

Lamps:

Qty:

Notes:

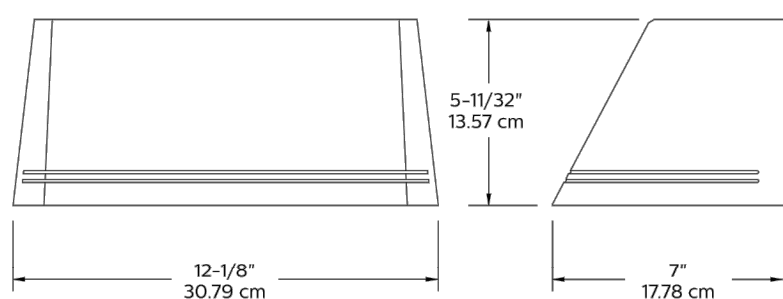
Philips Gardco 111 LED mini scone luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

#### Ordering guide

Plate	No. of LEDs	Drive Current	Color / Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L Tripartite Wedge LED	16 16 LED module	350 350mA 550 550mA 750 750mA	CW-G2 Cool White 5000K, 70 CRI generation 2 NW-G2 Neutral White 4000K, 70 CRI generation 2 WW-G2 Warm White 3000K, 70 CRI generation 2	1 Type I Wide Throw Optic with maximized lateral throw 2 Type II Preferred Wide Throw Optic with improved forward throw 3 Type III Maximized forward throw optic	UNV 120-277V 50Hz/60Hz 120 120V 208 208V 240 240V 277 277V	PCB Photocontrol Button 0-10V Dimming	F1 Single fusing (120, 277VAC) F2 Double fusing (208, 240VAC) F3 Canadian double pull fusing (208, 240VAC) DL Diffusing Lens W5 Wall Mounted Box for Surface Conduit	Textured BK Black WH White BZ Bronze DGY Dark Grey MGY Medium Grey

1. Provide specific input voltage.

#### Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (6.4cm) diameter bolts (by others) structurally to the wall.

### FIXTURE TYPE

'SC','SD','SD2','&SJ'

10-111\_LED\_Spec\_Sheet\_05/19 page 1 of 2

### FIXTURE TYPE

'SC','SD','SD2','&SJ'

## 111 Mini Scone LED

### 110 Line LED, Wall Mount

#### LED Wattage and Lumen Values

Options/Colors	Total LED Current		Avg System Voltage (V)	Type 2 Lumen Output Rating (lm)		Efficiency (lm/W)	Type 3 Lumen Output Rating (lm)		Efficiency (lm/W)	Type 4 Lumen Output Rating (lm)		Efficiency (lm/W)
	LEDs	mA		Output	Rating		Output	Rating		Output	Rating	
111L-16L-350-NW-G2	16	350	18	1908	80-140-G2	106	1799	80-140-G2	106	1968	80-140-G2	106
111L-16L-550-NW-G2	16	550	29	2900	80-140-G2	101	2735	80-140-G2	95	2688	80-140-G2	93
111L-16L-750-NW-G2	16	750	40	3807	80-140-G2	95	3591	80-140-G2	90	3529	80-140-G2	88

- Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
- Tests available for luminaires with the DL option and other color temperatures. Contact our engineering application@philips.com if any approximate estimates are required for design purposes.
- Absolute lumens for Cool White (CW) matches the Neutral White (NW) lumen outputs. Warm White (WW) performance is reduced by 12% compared to Neutral White (NW) values shown.

#### Specifications

##### Housing

Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life. Main body cast housing and back plate made of a low copper die cast. Hinged door allows access to driver and LED compartment.

##### Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Luminaire ships fully assembled, ready to install.

##### Light Engine

Composed of 4 main components: Heat Sink/ LED Module/Optical System/Driver. Electrical components are RoHS compliant. Metal core board ensures greater heat transfer and longer lifespan.

##### IP Rating

Luminaires are rated IP66.

##### Optical systems

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and 0.0 per IESNA TM-15.

##### Door Frame

A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers. A clear tempered glass lens is included. A diffuse lens is available as an option.

##### Thermal Management

Philips Gardco 111 LED luminaires utilize extruded aluminum integral thermal radiation fins to provide excellent thermal management critical to long LED system life.

##### Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

##### LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1599 and UL8750, LED LM-80 TM-21, expected to reach 100,000+ hours with >170 lumen maintenance @ 25°C.

##### Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

##### Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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[www.gardcoledlighting.com](http://www.gardcoledlighting.com)



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
[www.norris-design.com](http://www.norris-design.com)

MAA ABILENE MULTIFAMILY | SITE PLAN  
1450 S ABILENE ST  
AURORA, COLORADO

#### APPLICANT:

MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

## NOT FOR CONSTRUCTION

#### DATE:

09/29/21 SITE PLAN 01

11/19/21 SITE PLAN 02

01/07/22 SITE PLAN 03

02/22/22 SITE PLAN 04

04/01/22 SITE PLAN 05

06/27/22 SITE PLAN 06

11/18/22 SITE PLAN 07

#### SHEET TITLE:

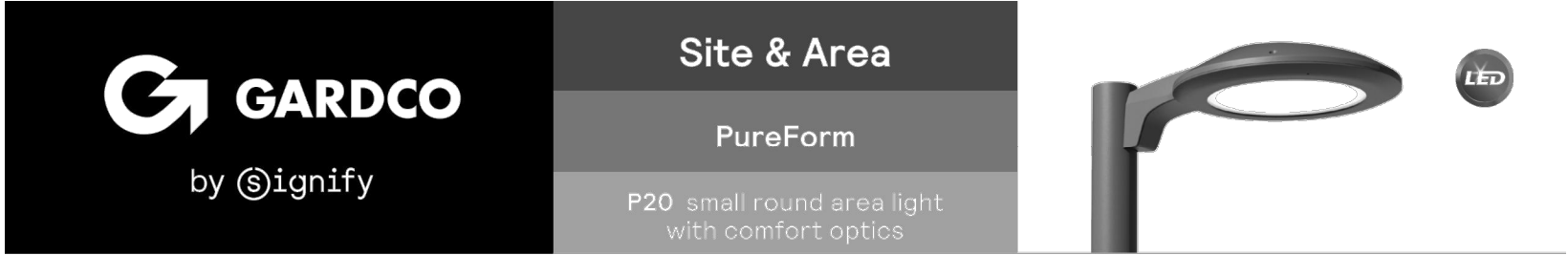
LIGHT FIXTURE  
SCHEDULE &  
SPECIFICATION



Jordan & Skala Engineers  
555 17th Street, Suite 700 • Denver, CO 80202  
p. 303.586.2375 • f. 303.586.2376

Project Number: 2185333 Drawn By:AH Checked By:SL





Gardco PureForm LED area small round comfort P20 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Cat No: \_\_\_\_\_

Type: \_\_\_\_\_

Lumen: \_\_\_\_\_ Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

Ordering guide						example: P20-C-A01-840-T6S-AR1-UNV-BL50-L2-EHS-BZ					
Part#	Optic Technology	Configuration (control/lumen)	Color Temperature	Distribution	Mounting	Voltage					
P20	C										
P20	Pureform area small, 20" round	Comfort	A01 2,000 lumens A02 4,000 lumens A03 6,000 lumens A04 8,000 lumens A05 10,000 lumens A06 12,000 lumens A07 14,000 lumens A08 16,000 lumens	830 80CRI 3000K 840 80CRI 4000K 750 70CRI 5000K	T1S Type 1 Short T2S Type 2 Short T4S Type 4 Short T4C Type 4 Concentrated Downlight T5S Type 5 Short	AR1 Arm mount (Standard) RAM Retrofit arm mount kit WAL Wall mount	The following mounting kits must be ordered separately (See accessories) 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)				
Options											
Dimming controls		Motion sensor lens		Electrical/Shielding		Emergency		Finish			
(0-10V dimming driver standard)											
DLEA**		L2*** PIR Sensor #2 lens		PCB*** Photocontrol Button		EM*** Emergency battery pack		Textured		BK Black	
FAWS**		L3*** PIR Sensor #3 lens		TR7*** 7-pin Twist Lock Receptacle		TL7*** 7-pin Twist Lock Receptacle w/ 5-pin Photocontrol		WH White		BZ Bronze	
BL50**		MW*** Microwave HF Sensor		SP2** Increased 20mA		F51** Single Fuse (120, 277, 347VAC)		DG Dark Gray		MG Medium Gray	
BL30**				F52** Double Fuse (208, 240, 480VAC)							
SIRW**											
SRDR**											
						The following option must be ordered separately (See accessories)					
DynaDimmer: Automatic Profile Dimming				EHS External house side shield							
CS50** Security 50% Dimming, 7 hours											
CM50** Median 50% Dimming, 8 hours											
CS30** Security 30% Dimming, 7 hours											
CM30** Median 30% Dimming, 8 hours											
Customer specified											
RAL Specify external color or RAL (ex RAL7024)						CC Custom color (Must supply color chip for required factory quote)					
1. Only available with symmetrical optics (T1S and T5S).											
2. Extended lead times apply. Contact factory for details.											
3. Mounts to a 4"-5" OD round pole with adapter included for square poles.											
4. Not available with other dimming control options (mutually exclusive).											
5. Not available with motion sensor.											
6. BL50 must be specified with a motion sensor lens (L2 or L3).											
7. BL30 must be specified with Microwave HF Sensor (MW).											
8. Not available with photocontrols.											
9. Not available in 347 or 480V.											
10. Available only in 120 or 277V.											
11. Must specify input voltage.											
12. All 7 pins in NEMA receptacle are connected to SR driver.											
13. Not available in 480V. Order photocontrol separately with TR7.											
14. Not available with DLEA and FAWS dimming control options.											
15. Not available with DLEA, SRDR, FAWS, CS50, CM50, CS30, and CM30 dimming control options.											
16. Product ships standard with 10A.											
17. Only available with A01 and A03.											
18. Only available in 120/277/347V.											
19. When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).											

## P20 PureForm LED small round

### Area light with comfort optics

PureForm P20 Accessories (ordered separately, field installed)

Mounting Accessories	
P20-RAM-G2-(F)	Retrofit Arm mount kit
P20-W5-G2-(F)	Wall mount with surface conduit rear entry permitted
P20-EHS-BK**	External House Side Shield, Black

(F) = Specify finish

20. External house side shield must be ordered with luminaire and ships separately. It cannot be added on to an existing luminaire not originally ordered with EHS shielding option.

LED Wattage and Lumen Values - 3000K														
Ordering Code	Color Temp.	Average System Watts	T1S			T2S			T4S			4CD		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P20-C-A01-830-x	3000	21	2006	81-U0-G1	95	1963	81-U0-G1	93	2240	81-U0-G1	106	2374	81-U0-G1	112
P20-C-A02-830-x	3000	36	3576	82-U0-G2	100	3508	81-U0-G1	98	3993	81-U0-G1	112	4231	81-U0-G1	119
P20-C-A03-830-x	3000	52	5345	82-U0-G2	99	5048	82-U0-G2	97	5746	82-U0-G2	111	6089	82-U0-G2	117
P20-C-A04-830-x	3000	72	6977	83-U0-G3	97	6844	83-U0-G3	95	7792	83-U0-G3	109	8266	82-U0-G2	116
P20-C-A05-830-x	3000	90	8772	83-U0-G3	95	8213	83-U0-G3	91	9350	83-U0-G3	104	9907	83-U0-G3	110
P20-C-A06-830-x	3000	108	10777	83-U0-G3	100									
P20-C-A07-830-x	3000	133	13471	83-U0-G3	93									
P20-C-A08-830-x	3000	160	13965	83-U0-G3	92									

LED Wattage and Lumen Values - 4000K														
Ordering Code	Color Temp.	Average System Watts	T1S			T2S			T4S			4CD		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P20-C-A01-840-x	4000	21	2143	81-U0-G1	101	2102	81-U0-G1	99	2393	81-U0-G1	113	2535	81-U0-G1	120
P20-C-A02-840-x	4000	36	3819	82-U0-G2	107	3747	81-U0-G1	105	4286	82-U0-G2	120	4520	81-U0-G1	127
P20-C-A03-840-x	4000	52	5496	82-U0-G2	106	5392	82-U0-G2	104	6138	82-U0-G2	118	6504	82-U0-G2	125
P20-C-A04-840-x	4000	72	7452	83-U0-G3	104	7311	83-U0-G3	102	8323	83-U0-G3	116	8819	83-U0-G3	123
P20-C-A05-840-x	4000	90	8943	83-U0-G3	99	8773	83-U0-G3	97	9988	83-U0-G3	111	10583	83-U0-G3	117
P20-C-A06-840-x	4000	108	11458	83-U0-G3	106							12624	84-U0-G3	117
P20-C-A07-840-x	4000	134	13321	83-U0-G3	100							14077	84-U0-G3	110
P20-C-A08-840-x	4000	161	14812	83-U0-G3	99							16319	84-U0-G3	109

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

## FIXTURE TYPE 'SE' & 'SE-2'

P20\_PureForm\_area\_small\_round 04/21 page 1 of 6



## P20 PureForm LED small round

### Area light with comfort optics

## FIXTURE TYPE 'SE' & 'SE-2'

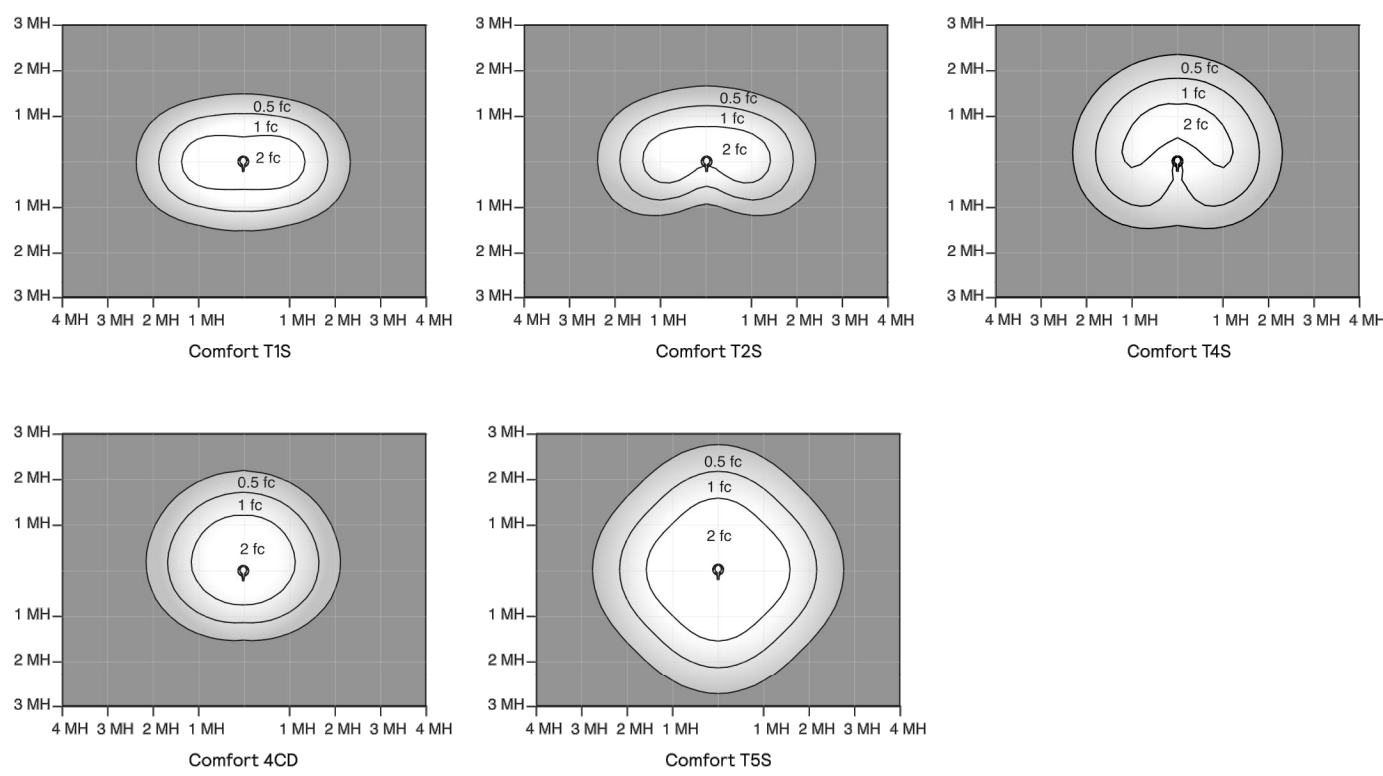
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 hrs
25°C (A01 to A05)	>100,000 hours	>72,000 hours	>90%
25°C (A06 to A08)	>100,000 hours	>60,000 hours	>84%

### Optical Distributions

Based on configuration P20-C-A03-840 mounted at 15ft



## FIXTURE TYPE 'SE' & 'SE-2'

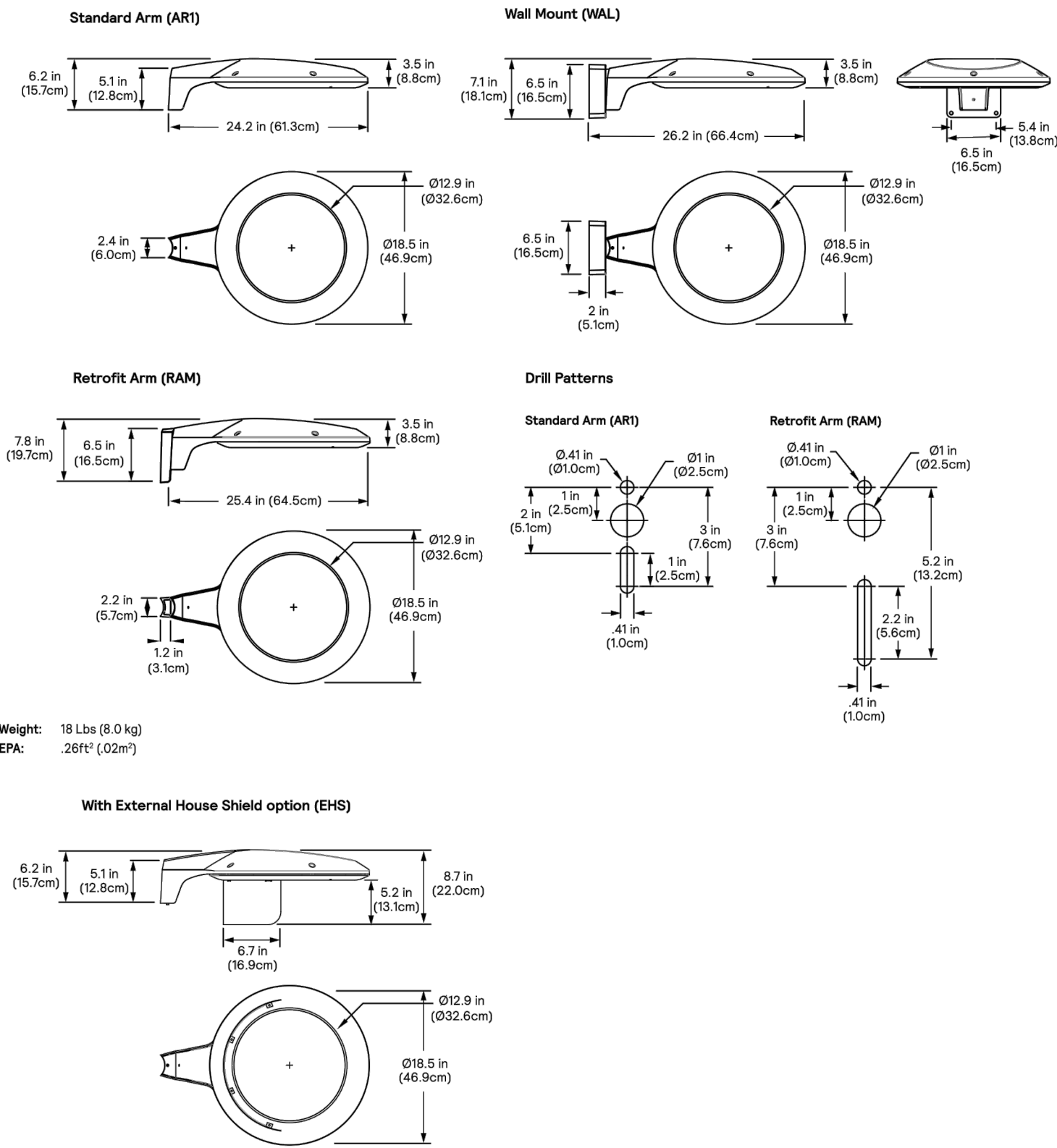
P20\_PureForm\_area\_small\_round 04/21 page 2 of 6

## P20 PureForm LED small round

### Area light with comfort optics

## FIXTURE TYPE 'SE' & 'SE-2'

### Dimensions



P20\_PureForm\_area\_small\_round 04/21 page 4 of 6

## SITE LIGHT FIXTURE SCHEDULE

TYPE	SERVES	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS	MOUNTING HEIGHT
SA	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-3-50LA-4835-WW-IS	50 VA	25'
SB	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	25'
SC	SITE	WALLPACK	GARDCO # 111L-16L-350-NW-G2-2	18 VA	15'
SD	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	15'
SD2	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	6'
SE	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	10'
SE2	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	15'
SG	SITE	BOLLARD	GARDCO #PBL-14L-100-NW-G2-3-UNV	6.1 VA	5'
SH	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	15'
SI	SITE	SINGLE LAMP POLE LIGHT	VISIONAIRE #VSX-II_T4_5L_3K_CLS	34 VA	15'
SJ	SITE	WALLPACK	GARDCO # 111L-16L-350-NW-G2-4	18 VA	8'





Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

Ordering guide

Example: PBL-42-14L-450-NW-G2-5-UNV

Profile	Shaft Height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
PBL							
PBL PureForm bollard	36" Standard Shaft 36" 42" Standard Shaft 42" 60" Standard Shaft 60"	14L 14 LEDs (full ring)	100 100mA 200 200mA 350 350mA 450 450mA 600 600mA 800 800mA 1050 1050mA	WW-G2 Warm White 3000K 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2 <sup>1</sup>	Type 3 Type 5	Leave blank for no battery EBP Emergency battery <sup>11</sup>	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz)
Options	Controls	Mounting	Photo-sensing	Finish			
DO 0-10V External dimming (by others) <sup>11</sup> FMS Field Adjustable <sup>11</sup> SW Interface module for SiteWise <sup>11,12</sup> LLC Wireless controls without PIR sensor <sup>13</sup> BL Bi-level functionality with motion sensor <sup>13</sup> DynaDimmer Automatic Profile Dimming <sup>11</sup> CS50 Security 50% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Median 30% Dimming, 8 hours	IMRI Integral Infrared <sup>13</sup>	PCB Photocontrol Buttons <sup>11</sup>	Fusing F1 Single (120, 277, 347VAC) <sup>1</sup> F2 Double (208, 240, 480VAC) F3 Canadian Double Pull (208, 240, 480VAC) <sup>1</sup> Surge Protection (NEMA standard) SP2 Increased 20KA GFCI Ground Fault Interrupt Outlet <sup>1</sup>	Finish BK Black WH White BZ Bronze GGT Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex RAL7024) CC Custom color (Must supply color chip for required factory quote)			

1. Extended lead times apply. Contact factory for details.

2. Not available in 100, 200 or 350mA.

3. Available in 120V or 277V only.

8. Not available with SW, LLC, and CCSM.

9. Must specify input voltage.

5. Not available with motion sensor.
6. Not available with photocontrol.

7. Available only with BL dimming control.

10. Available in 120V only.
11. Not available in 347 or 480V.

12. Not available in 100, 200, and 1050mA.

13. Not available with SW or LLC.

FIXTURE TYPE 'SG'

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PBL PureForm LED bollard

Site & Area

FIXTURE TYPE 'SG'

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts	Lumen Output	Type 3		Type 5	
						BUG Rating	Lumen Output (LPW)	BUG Rating	Lumen Output (LPW)
PBL-14L-100-NW-G2-xx	14	100	4000	6.1	402	80-UQ-GO	81	538	81-UQ-GO 88
PBL-14L-200-NW-G2-xx	14	200	4000	10.6	965	80-UQ-GO	91	1055	81-UQ-GO 100
PBL-14L-350-NW-G2-xx	14	350	4000	17.7	1608	80-UQ-GO	95	1758	81-UQ-GO 99
PBL-14L-450-NW-G2-xx	14	450	4000	23.1	2097	80-UQ-GO	97	2195	82-UQ-GO 95
PBL-14L-600-NW-G2-xx	14	600	4000	30.3	2551	81-UQ-GO	84	2789	82-UQ-GO 92
PBL-14L-800-NW-G2-xx	14	800	4000	40.5	3198	81-UQ-GO	79	3497	82-UQ-GO 86
PBL-14L-1050-NW-G2-xx	14	1050	4000	53.8	3853	81-UQ-GO	72	4213	83-UQ-GO 78

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts		Lumen Outputs			
				Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
PBL-14L-450-NW-G2-xx-EBP	14	450	4000	23.1	10.4	2097	1211	2195	1324
PBL-14L-600-NW-G2-xx-EBP	14	600	4000	30.3	10.4	2551	1211	2789	1324
PBL-14L-800-NW-G2-xx-EBP	14	800	4000	40.5	10.4	3198	1211	3497	1324
PBL-14L-1050-NW-G2-xx-EBP	14	1050	4000	53.8	10.4	3853	1211	4213	1324

For emergency EBP option, publish values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance deprecates to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L <sub>70</sub> Hours	L <sub>70</sub> per TM-21	Lumen Maintenance % at 60,000 Hrs
25°C	up to 1050mA	>100,000 hours	>60,000 hours	>95%

PBL\_PureForm\_bollard 05/20 page 2 of 5



Gardco Gullwing LED luminaire combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

Ordering guide

Example: GL18-APD-4-BOLA-4835-NW-120-BRP-LF

Profile	Controls	Mounting	Optical Spread	Wattage	LED Color	Voltage	Finish	Options
GL18								
GL18 Gullwing LED Luminaire	— Gullwing Standard Luminaire DIM 0-10V Dimming APD Automatic Profile Dimming MRI Motion Response at 50% Low (luminaire mounted sensor) APD-MRI APD with Motion Response Override (luminaire mounted sensor) FMS Field Adjustable Wattage Selector	— Arm Mount (Standard for 10-10v dimming) W Wall Mount, Recessed MRI Motion Response at 50% Low (luminaire mounted sensor) APD-MRI APD with Motion Response Override (luminaire mounted sensor) FMS Field Adjustable Wattage Selector	2 Type 2 2-90 Type 2990° 2-270 Type 28270° 3 Type 3 3-90 Type 3090° 3-270 Type 38270° 4 Type 4 4-90 Type 4890° 4-270 Type 48270° 5 Type 5	SOLA-4835 48 LEDs, 350mA BOLA-4835 48 LEDs, 350mA 10SLA-4870 48 LEDs, 700mA SOLA-421A 48 LEDs, 1A SOLA-421A 48 LEDs, 900mA 20SLA-641A 64 LEDs, 1A 20SLA-641A 64 LEDs, 900mA 20SLA-9670 96 LEDs, 700mA 26SLA-9690 96 LEDs, 900mA 30SLA-961A 96 LEDs, 1A	NW Neutral White 4000K, 70 min. CRI CW Cool White 5000K, 70 min. CRI WW Warm White 3000K, 70 min. CRI UNV (120-277V) HVV (347-480V) OC Optional Color Specify optional color or RAL, ex: OC-LCP or OC-NL-204 SC Special Color Specify Must supply color chip. Reseues factory quote.	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV (120-277V) HVV (347-480V) OC Optional Color Specify optional color or RAL, ex: OC-LCP or OC-NL-204 SC Special Color Specify Must supply color chip. Reseues factory quote.	BLP Black Paint WP White Paint BRP Bronze Paint IS Internal Houseide Shield (types 2, 3, 4 only) RP11 3" Round Pole Adapter Required for 3" O.D. round or tapered round poles where top O.D. is less than 4". RP12 4" and 5" Round Pole Adapter Required for 4" - 5" O.D. round poles PTF2 Pole Top Filter 2.38" - 3" Dia. Tenon PTF3 Pole Top Filter 3" - 3 1/2" Dia. Tenon PTF4 Pole Top Filter 3 1/2" - 4" Dia. Tenon	LF <sup>11</sup> In-Line/In-Pole Fusing Photocell (includes PCRS) with 2 dimming and 2 auxiliary connections PCB <sup>11,12</sup> Photocell Receptacle only with 2 dimming and 2 auxiliary connections RP11 3" Round Pole Adapter Required for 3" O.D. round or tapered round poles where top O.D. is less than 4". RP12 4" and 5" Round Pole Adapter Required for 4" - 5" O.D. round poles PTF2 Pole Top Filter 2.38" - 3" Dia. Tenon PTF3 Pole Top Filter 3" - 3 1/2" Dia. Tenon PTF4 Pole Top Filter 3 1/2" - 4" Dia. Tenon

1. Available 120-277V only.

2. Available 120-277V only.

3. Not available with other control options.

4. Not available in 480V.

5. If ordered with DIM, APD, MRI, APD-MRI, dimming will not be connected to NEMA receptacle.
6. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).

7. Not available in 120" mounting configurations.

8. Ordered separately as an accessory.

9. Must specify voltage.

FIXTURE TYPE 'SA','SB','SH'



Gullwing\_GL18\_LED 10/21 page 1 of 7

GL18 Gullwing LED area luminaire, large

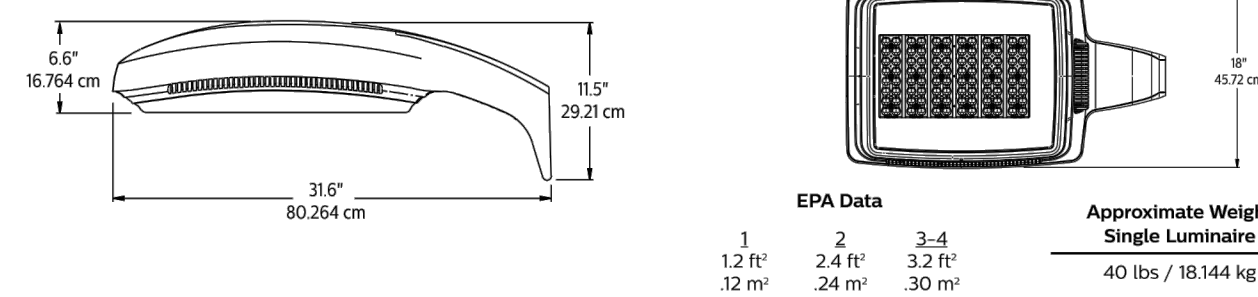
Site & Area

Ordering guide

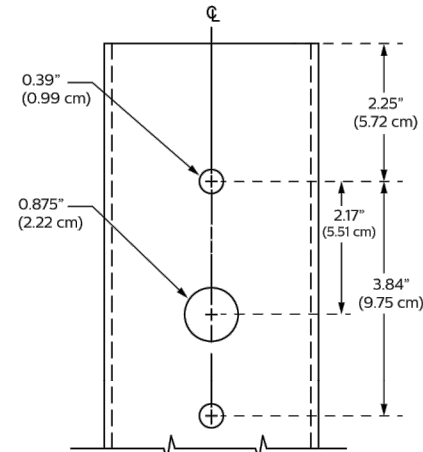
Profile	Controls	Optical System <sup>1</sup>	Wattage	LED Color	Voltage	Finish	Options
GL18-RK							
GL18-RK 18" Gullwing LED Retrofit kit	DIM with 0-10v Dimming APD with Automatic Profile Dimming	2 Type 2 2-90 Type 2990° 2-270 Type 28270° 3 Type 3 3-90 Type 3090° 3-270 Type 38270° 4 Type 4 4-90 Type 4890° 4-270 Type 48270° 5 Type 5	SOLA-4835 48 LEDs, 350mA BOLA-4835 48 LEDs, 350mA 10SLA-4870 48 LEDs, 700mA SOLA-421A 48 LEDs, 1A SOLA-421A 48 LEDs, 900mA 20SLA-641A 64 LEDs, 1A 20SLA-641A 64 LEDs, 900mA 20SLA-9670 96 LEDs, 700mA 26SLA-9690 96 LEDs, 900mA 30SLA-961A 96 LEDs, 1A	NW Neutral White 4000K, 70 min. CRI CW Cool White 5000K, 70 min. CRI WW Warm White 3000K, 70 min. CRI UNV (120-277V) HVV (347-480V) OC Optional Color Specify optional color or RAL, ex: OC-LCP or OC-NL-204 SC Special Color Specify Must supply color chip. Reseues factory quote.	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV (120-277V) HVV (347-480V) OC Optional Color Specify optional color or RAL, ex: OC-LCP or OC-NL-204 SC Special Color Specify Must supply color chip. Reseues factory quote.	IS Internal Houseide Shield (types 2, 3, 4 only)	LF <sup>11</sup> In-Line/In-Pole Fusing Photocell (includes PCRS) with 2 dimming and 2 auxiliary connections

1. Available 120-277V only.

Dimensions and EPA



GL18 Drill Template



Gullwing\_GL18\_LED 10/21 page 2 of 7

SITE LIGHT FIXTURE SCHEDULE

TYPE	SERVES	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS	MOUNTING HEIGHT
SA	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-3-50LA-4835-WW-IS	50 VA	25'
SB	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	25'
SC	SITE	WALLPACK	GARDCO # 111L-16L-350-NW-G2-2	18 VA	15'
SD	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	15'
SD2	SITE	WALLPACK	GARDCO #111L-16L-750-NW-G2-4	39.8 VA	6'
SE	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	10'
SE2	SITE	POST TOP LIGHT	P20-C-A05-830-T4S	93 VA	15'
SG	SITE	BOLLARD	GARDCO #PBL-14L-100-NW-G2-3-UNV	6.1 VA	5'
SH	SITE	SINGLE LAMP POLE LIGHT	GARDCO GL18-4-50LA-4835-WW-IS	50 VA	15'
SI	SITE	SINGLE LAMP POLE LIGHT	VISIONAIRE #VSX-II_T4_5L_3K_CLS	34 VA	15'
SJ	SITE	WALLPACK	GARDCO # 111L-16L-350-NW-G2-4	18 VA	8'

APPLICANT:

MAA Communities

5040 Addison Cir #200  
Addison, TX 75001  
Bart French

NOT FOR

CONSTRUCTION

DATE:

09/29/21 SITE PLAN 01

11/19/21 SITE PLAN 02

01/07/22 SITE PLAN 03

02/22/22 SITE PLAN 04

04/01/22 SITE PLAN 05

06/27/22 SITE PLAN 06

11/18/22 SITE PLAN 07

SHEET TITLE:

LIGHT FIXTURE  
SCHEDULE &  
SPECIFICATION



Jordan & Skala Engineers

555 17th Street, Suite 700 • Denver, CO 80202  
p. 303.586.2375 • f. 303.586.2376

Project Number: 2180533 Drawn By:AH Checked By:SL