

LEGAL DESCRIPTION

A PARCEL OF LAND BEING BLOCK 1, LOT 1, HIGHPOINT SUBDIVISION FILING NO. 2 SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SAID PARCEL CONTAINS AN AREA OF 1,189,091 SQUARE FEET, OR 27.298 ACRES, MORE OR LESS.

A PARCEL OF LAND LOCATED IN LOT 1, BLOCK 1, HIGHPOINT SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 202100011759 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7 TO BEAR NORTH 88°30'38" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 67°21'30" EAST A DISTANCE OF 1,227.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°30'38" EAST A DISTANCE OF 467.35 FEET; THENCE SOUTH 00°33'28" EAST A DISTANCE OF 407.06 FEET; THENCE SOUTH 89°26'32" WEST A DISTANCE OF 472.43 FEET; THENCE NORTH 00°36'17" WEST A DISTANCE OF 394.55 FEET; THENCE NORTH 47°28'52" EAST A DISTANCE OF 7.35 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 190,544 SQAURE FEET, OR 4.374 ACRES, MORE OR LESS. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

SITE DATA

	SQ. FT.	AC
LOT AREA:	1,189,576 GROSS / 190,544 STORAGE YARD	27.298 GROSS / 4.37 STORAGE YARD
ZONE DISTRICT:	AIRPORT DISTRICT (AD)	
NUMBER OF STRUCTURES PROPOSED:	1	
2015 IBC CONSTRUCTION TYPE:	II-B (SPRINKLERED)	
BUILDING COVERAGE:	541,840 (45.6%)	
HARDSCAPE COVERAGE:	444,747 (37.4%) TOTAL / 192,051 SF STORAGE YARD	
LANDSCAPE COVERAGE:	202,989 SF (17.0%) TOTAL / 57,000 SF STORAGE YARD	
MAXIMUM BUILDING HEIGHT:	46' (SINGLE-STORY)	
NUMBER OF DOCK DOORS:	94	
NUMBER OF DRIVE IN DOORS:	4	
	REQUIRED:	PROVIDED:
TOTAL VEHICLE PARKING SPACES:	N/A	263 TOTAL / 52 STORAGE YARD
STANDARD SPACES: (NO REQUIREMENT)	N/A	255
ACCESSIBLE SPACES: (1 SPACE PER 25 SPACES)	6	4
ACCESSIBLE VAN SPACES:	N/A	4
TRUCK/TRAILER SPACES:	N/A	67 TOTAL / 52 STORAGE YARD
BIKE SPACES: (5% OF REQUIRED VEHICLE SPACES)	N/A	16

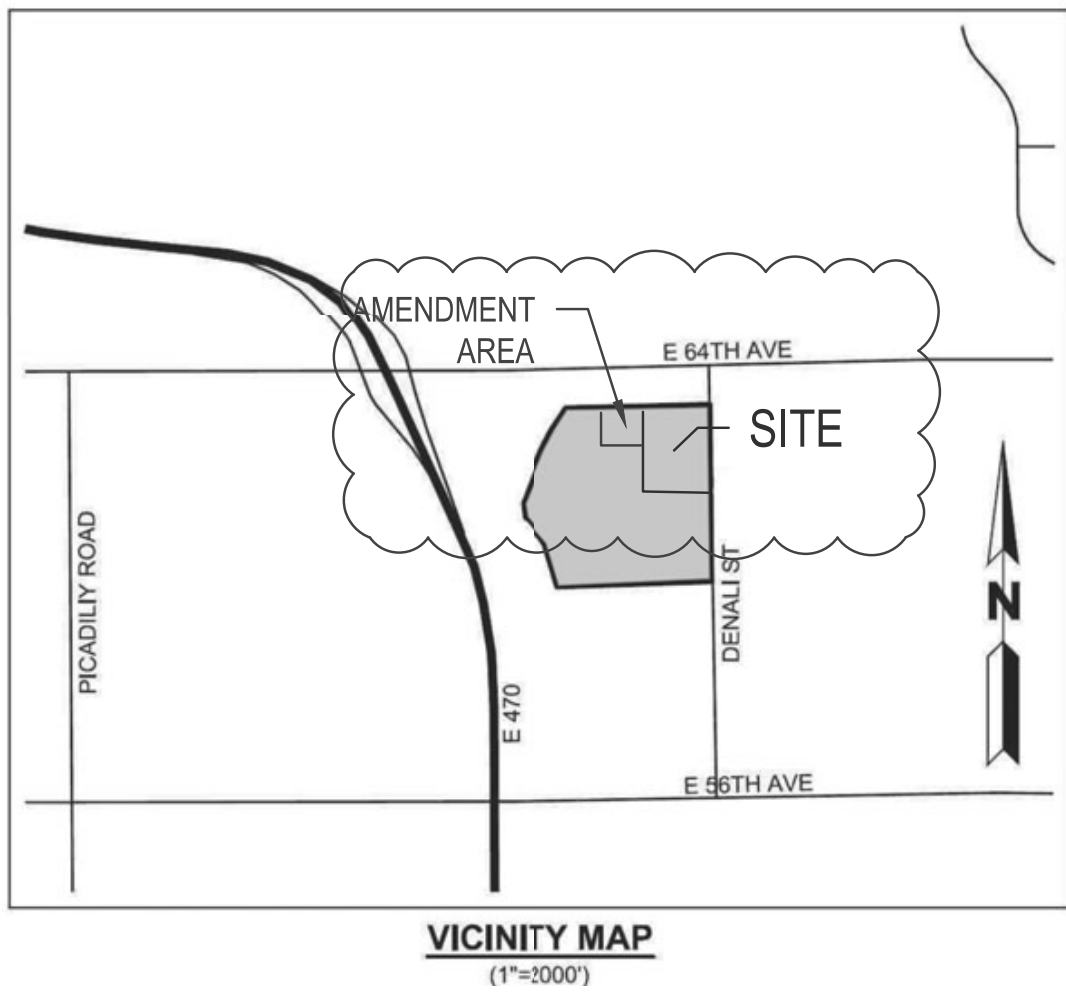
NOTES

1. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN

HIGHPOINT SUBDIVISION FILING NO. 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
VICINITY MAP



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- 53. SITE PLAN
- 54. GRADING PLAN
- 55. UTILITY PLAN
- 56. LANDSCAPE REQUIREMENTS
- 57. NOTES & PLANT LIST
- 58. LANDSCAPE PLAN
- 59. LANDSCAPE DETAILS
- 60. LANDSCAPE DETAILS
- 61. PHOTOMETRIC PLAN
- 62. SITE LIGHTING SPECIFICATIONS
- 63. SITE LIGHTING SPECIFICATIONS

AMENDMENTS

- 1. MINOR AMENDMENT TO INCLUDE APPROXIMATELY 58,000 SF OF ADDITIONAL IMPROVED AREA TO THE SITE PLAN. THE NEW AREA INCLUDES A SECURE STORAGE YARD AND ADDITIONAL TRUCK/TRAILER PARKING (56 SPACES).
- 2. MYLAR CHANGE TO ADD A DRIVE UP RAMP AND DOORWAY TO WEST SIDE OF BUILDING
- 3. MINOR AMENDMENT TO INCLUDE MODIFICATIONS TO SOUTHERN TRUCK COURT INCLUSIVE OF FENCING, A GATE, DRIVE LANE EXTENSION, AND SIDEWALK.
- 4. MYLAR CHANGE TO ADD LOCATION OF NEW MONUMENT SIGN
- 5. MINOR AMENDMENT TO REMOVE IMPROVEMENTS ASSOCIATED WITH THE APPROXIMATE 58,000 SF STORAGE YARD AND TRUCK/TRAILER PARKING (56 SPACES).

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDINGS; SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSOR 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, HIGH POINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18th DAY OF January, 2022.

BY: Paul Hyde
NAME: Paul Hyde
ITS: President

STATE OF COLORADO)
COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF January, 2022.

BY: Rebecca Bailey
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Rebecca Bailey
(NOTARY PUBLIC)

REBECCA BAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20184037903
MY COMMISSION EXPIRES 09-25-2025

MY COMMISSION EXPIRES 9/25/2022

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 3/29/22
PLANNING DIRECTOR: [Signature] DATE: 3/31/22
PLANNING & ZONING COMMISSION: N/A DATE: N/A
CITY COUNCIL: N/A (MAYOR) DATE: N/A
ATTEST: [Signature] (CITY CLERK) DATE:

DATABASE APPROVAL DATE:

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING BY THE OFFICE OF THE CLERK AND RECORDER OF ADAM'S COUNTY, COLORADO AT O'CLOCK M, THIS DAY OF AD, 20 .

CLERK AND RECORDER: DEPUTY:

HYDE INDUSTRIAL BUILDING NO1 2020-6059-0

HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORA

OWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-945-1991

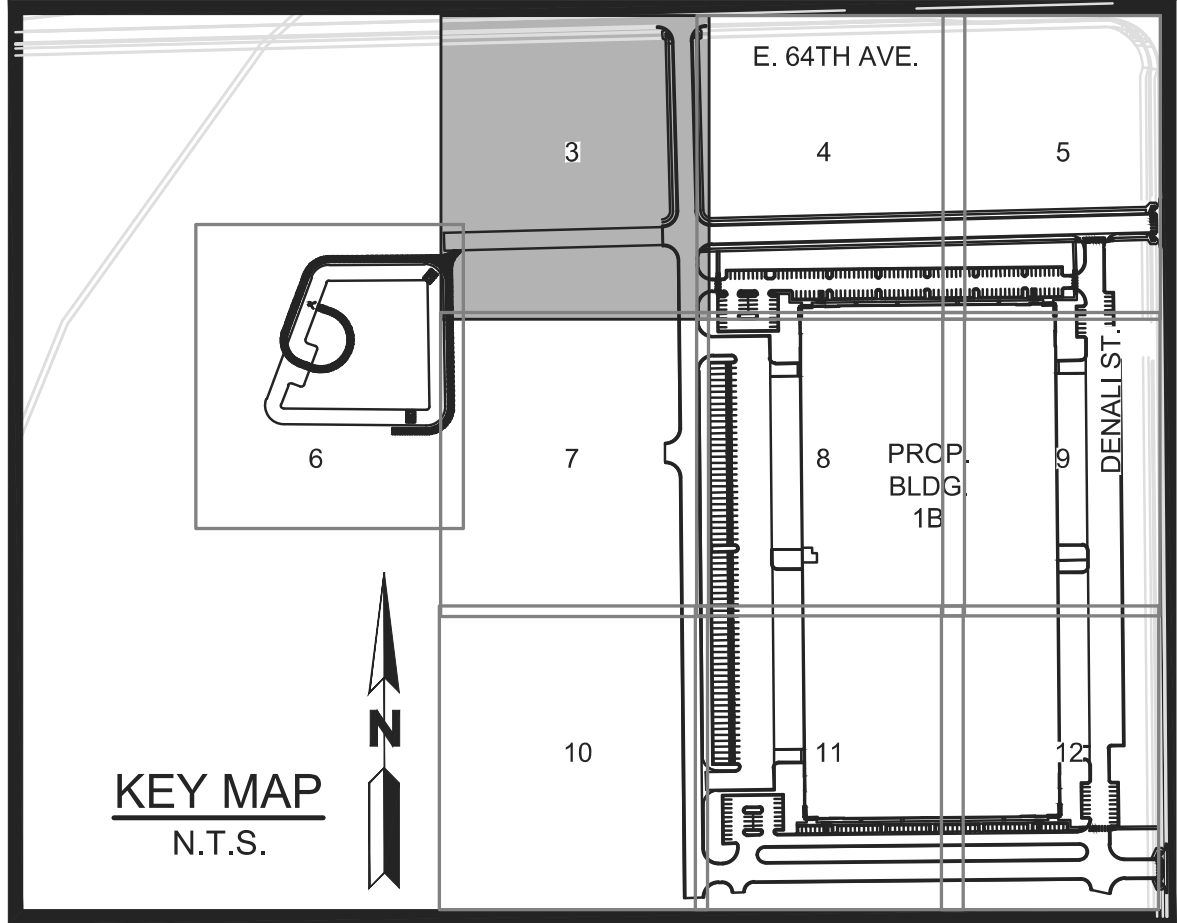
NOT FOR
CONSTRUCTION

DATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
JUNE 18, 2021
JULY 16, 2021
SEPTEMBER 24, 2021

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3 OF 5

2020-6059-01



LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED ACCESSIBLE PARKING
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED ORNAMENTAL FENCE
- PROPOSED ALUMINUM FENCE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX CAPS
- KNOX BOX
- PROPOSED WATER METER
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FIRE LANE SIGN
- PROPOSED SIGN
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PARKING COUNT
- PROPOSED BLDG / SITE LIGHTING

BENCHMARK:

COA ID: 3S6601NE001

ELEVATION: 5365.17 (NAVD88)

DESCRIPTION: NGS MONUMENT J 457 (PID = DH9145)

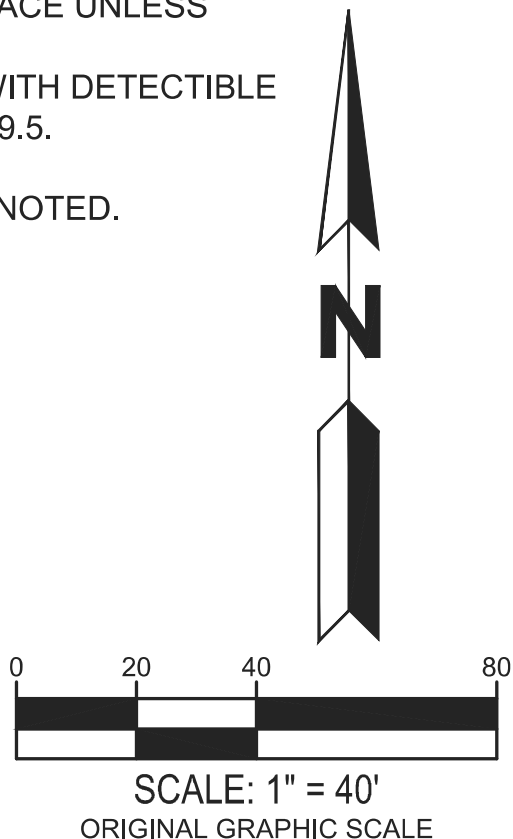
THE STATION IS THE TOP CENTER OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL A DEPTH OF 4.9 M, ENCASED IN A 90 CM LONG GREASED SLEEVE, ENCLOSED IN A 6 INCH PVC PIPE WITH LOGO SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS +/- 0.50 MILES NORTH OF THE CENTER LINE OF 56TH AVENUE AND GUN CLUB LAND LINE, +/- 0.30 MILES WEST OF THE EAST QUARTER CORNER FOR SECTION 1 T 3 S, R 66 W. IT IS 25.1 FT SOUTH OF A GAS LINE MARKER, 18.3 FT WEST OF A FENCE POST WITH WIRED WASHER, AND 17.3 FT EAST OF A FENCE POST WITH WIRED WASHER, AND 3.0 FT NORTH OF A CARSONITE POST. (COA PUBLISHED DATE 09/05/07).

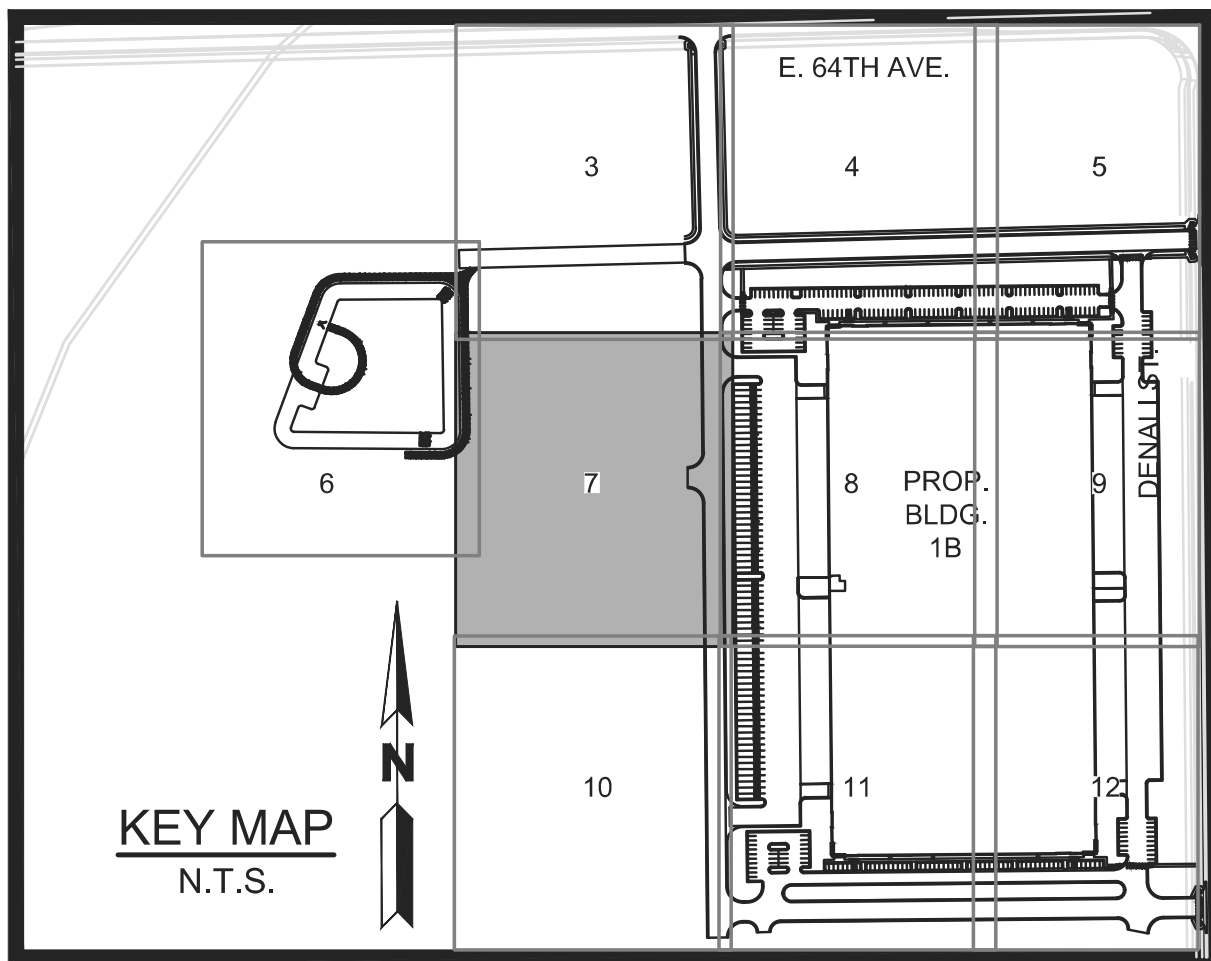
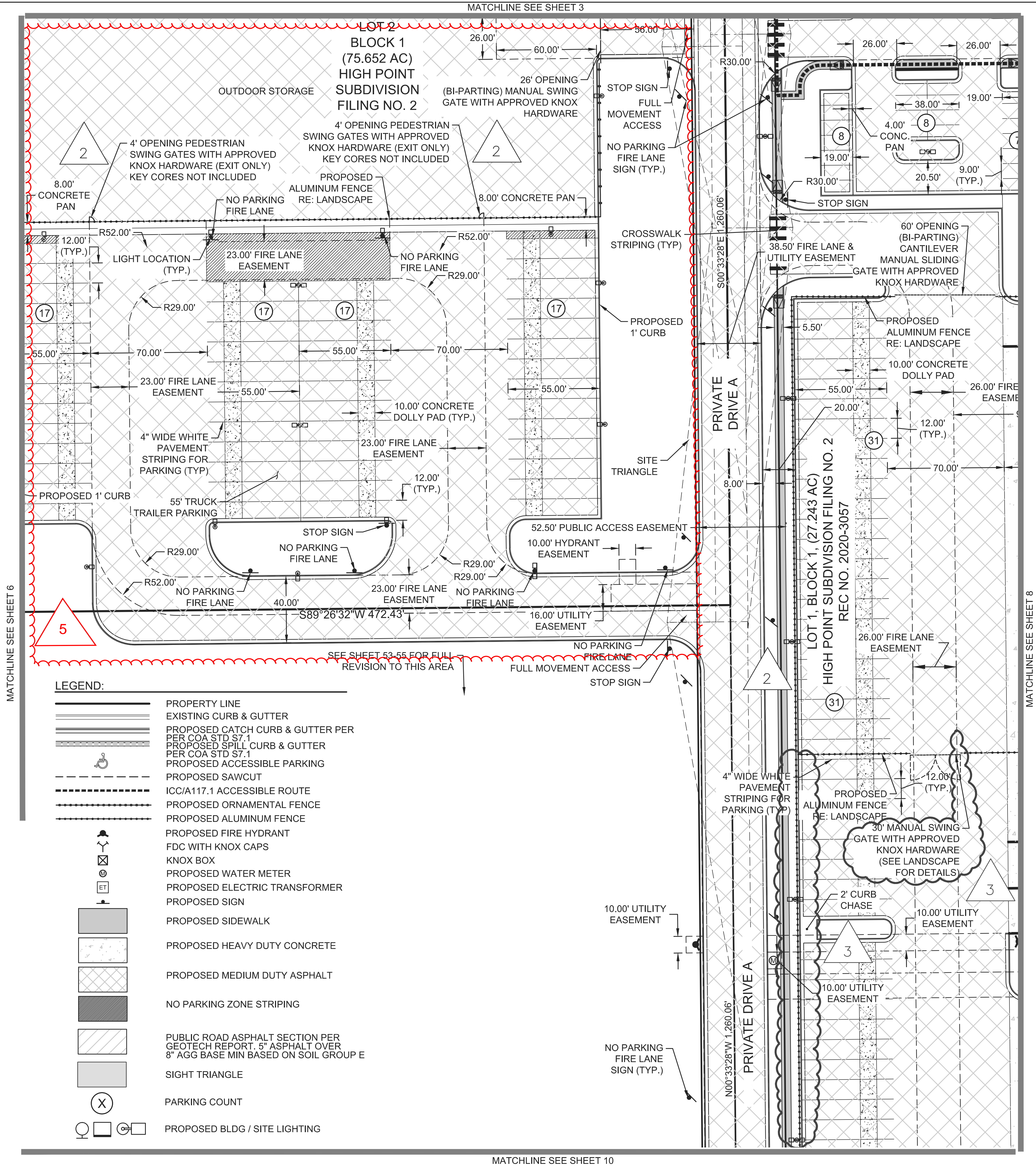
NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SIGNAGE DETAILS ON DETAIL SHEETS.

NOTE:

STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.





NOTE:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR SIGN POST.

PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

BENCHMARK:

COA ID: 3S6601NE001
ELEVATION: 5365.17 (NAVD88)
DESCRIPTION: NGS MONUMENT J 457 (PID = DH9145)

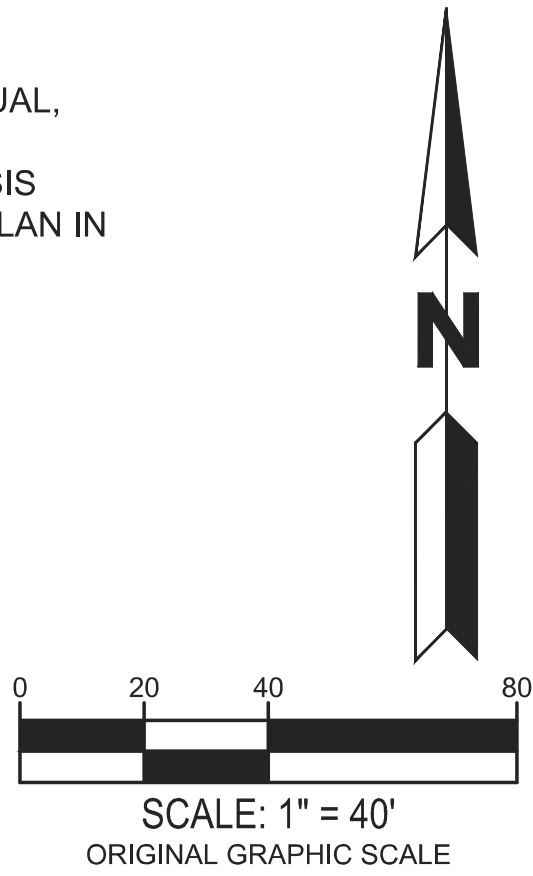
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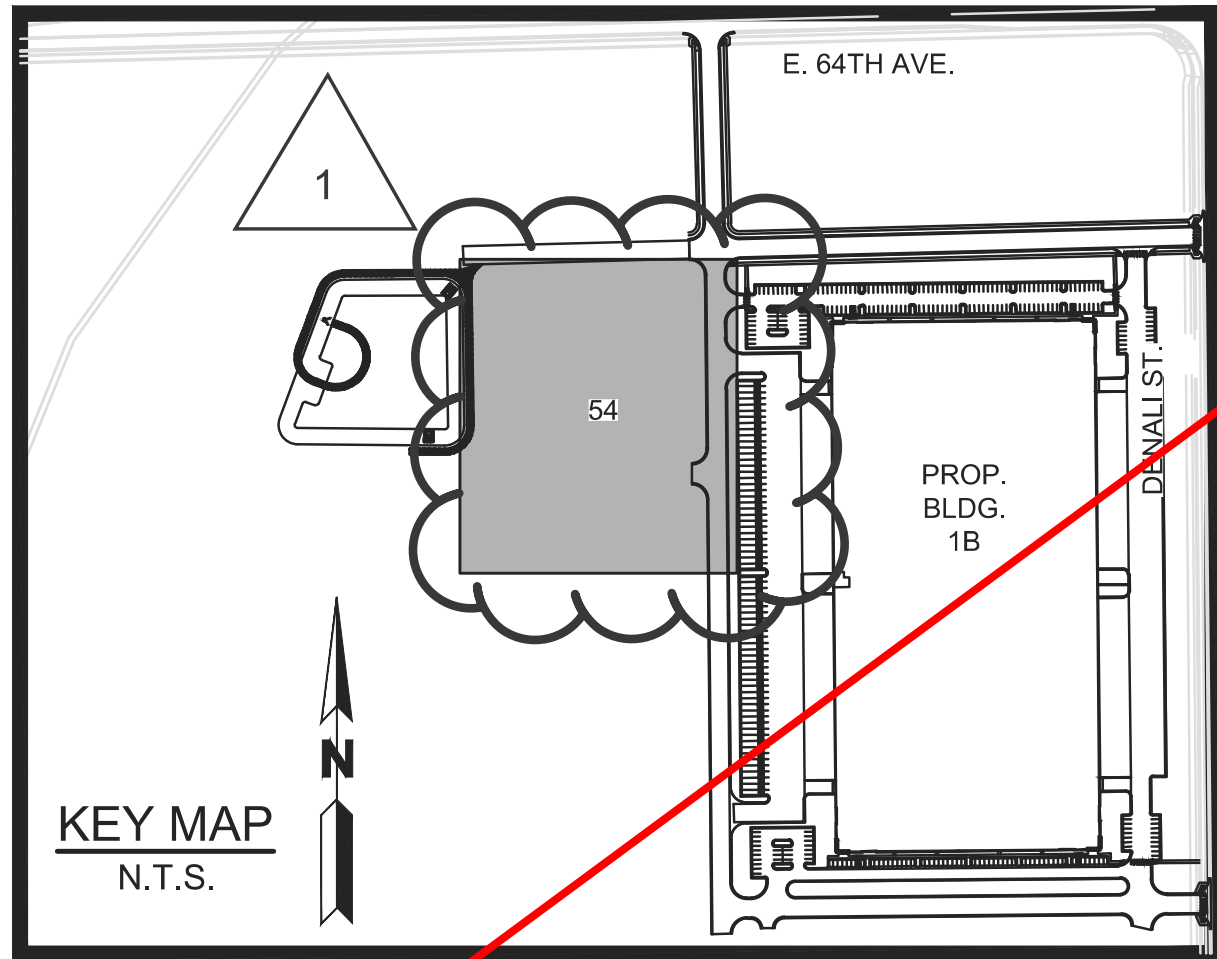
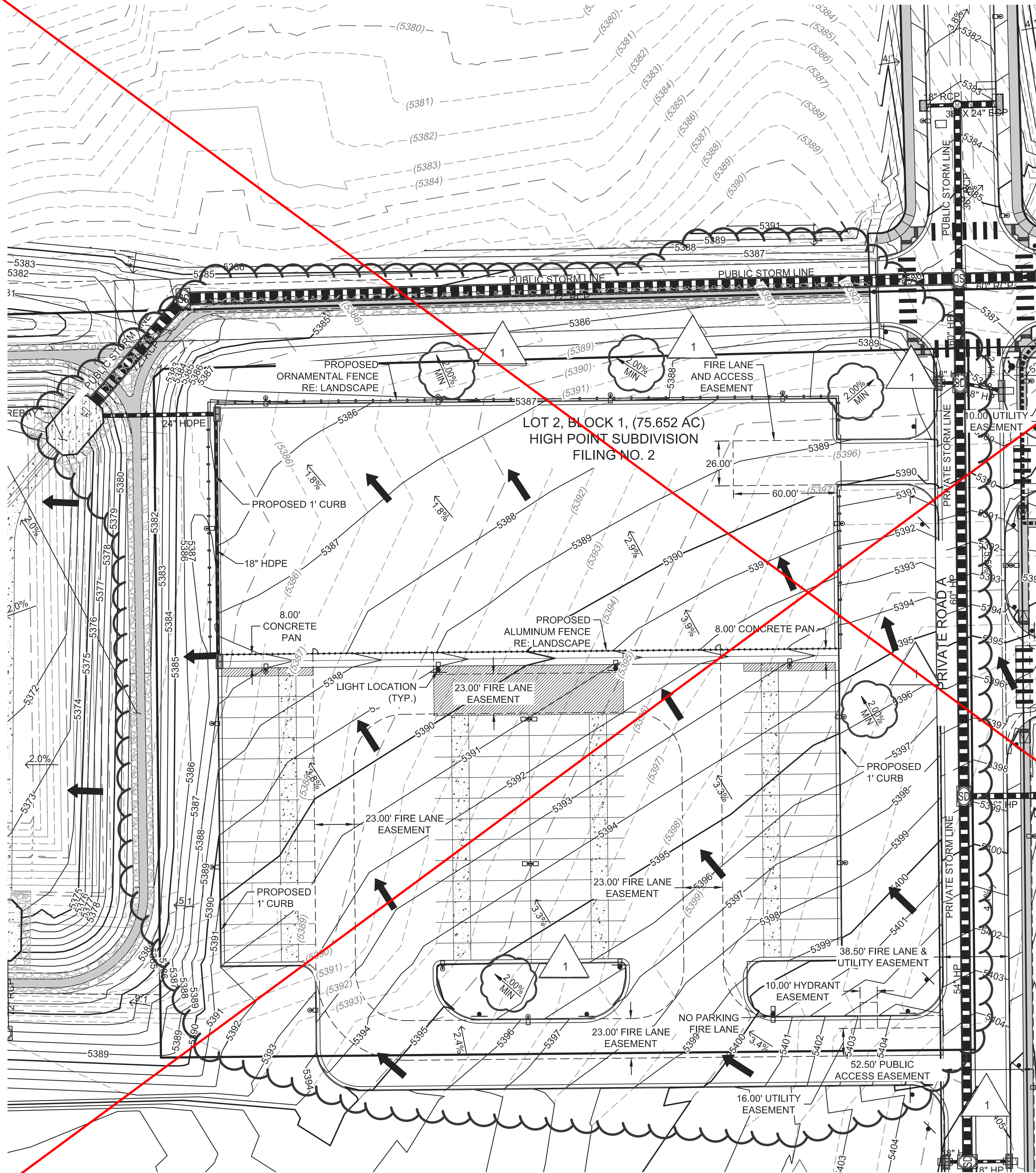
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- 3) PAVEMENT THICKNESS PER GEOTECH REPORT.
- 4) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- 5) SEE SIGNAGE DETAILS ON DETAIL SHEETS.

NOTE:

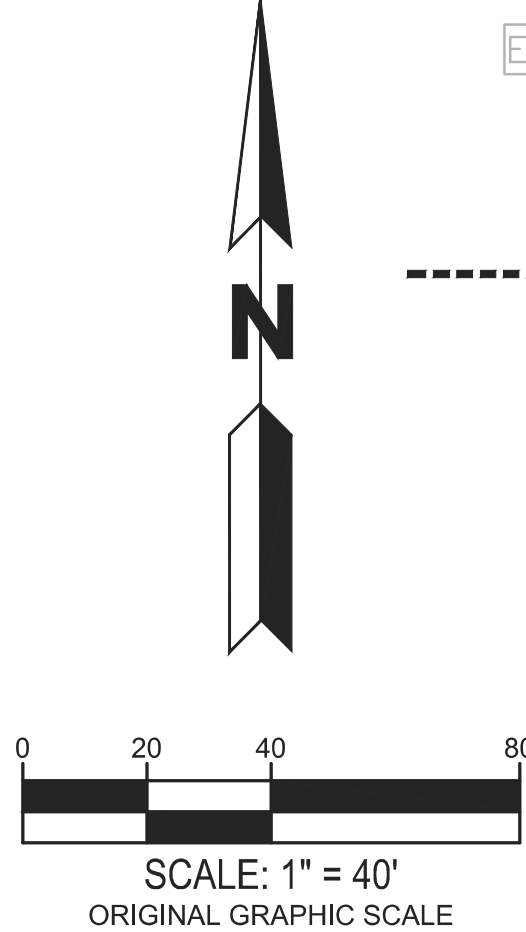
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LEGEND:

—	PROPERTY LINE
— 5720 —	PROPOSED 5' CONTOUR
— 5721 —	PROPOSED 1' CONTOUR
- - 5720 - -	EXISTING 5' CONTOUR
- - 5721 - -	EXISTING 1' CONTOUR
— — —	PROPOSED STORM LINE
— — —	EXISTING STORM LINE
— — —	PROPOSED STORM INLET
— — —	EXISTING STORM INLET
— — —	PROPOSED CONCRETE WALK
— — —	EXISTING CURB & GUTTER
— — —	PROPOSED CURB & GUTTER
— — —	PROPOSED SPILL CURB & GUTTER
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
- - - - -	PROPOSED WATER LINE
- - - - -	EXISTING FENCE
— X — X —	PROPOSED FIRE HYDRANT
— X — X —	EXISTING FIRE HYDRANT
— S —	PROPOSED SIGN
— S —	EXISTING SANITARY SEWER W/ MANHOLE
— W —	EXISTING WATERLINE & VALVE
— G —	EXISTING GAS LINE
— T —	EXISTING TELEPHONE LINE
— E —	EXISTING ELECTRIC LINE
— F —	EXISTING FIBER OPTIC LINE
—	PROPOSED BLDG / SITE LIGHTING
—	EXISTING LIGHT POLE
—	EXISTING ELECTRIC METER
—	EXISTING ELECTRIC BREAKER
—	EXISTING TRANSFORMER
—	EXISTING TELEPHONE BOX
—	EXISTING ELECTRIC BOX
—	ICC/A117.1 ACCESSIBLE ROUTE
—	KNOX BOX
—	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
—	PROPOSED ELECTRIC TRANSFORMER
—	FLOW DIRECTION



- NOTE:
1. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10 FEET FOR LANDSCAPE AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
 2. ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.

NORRIS DESIGN

801 East Madison Street
Phoenix, AZ 85004
P 602.254.9600
www.norris-design.com

HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORA

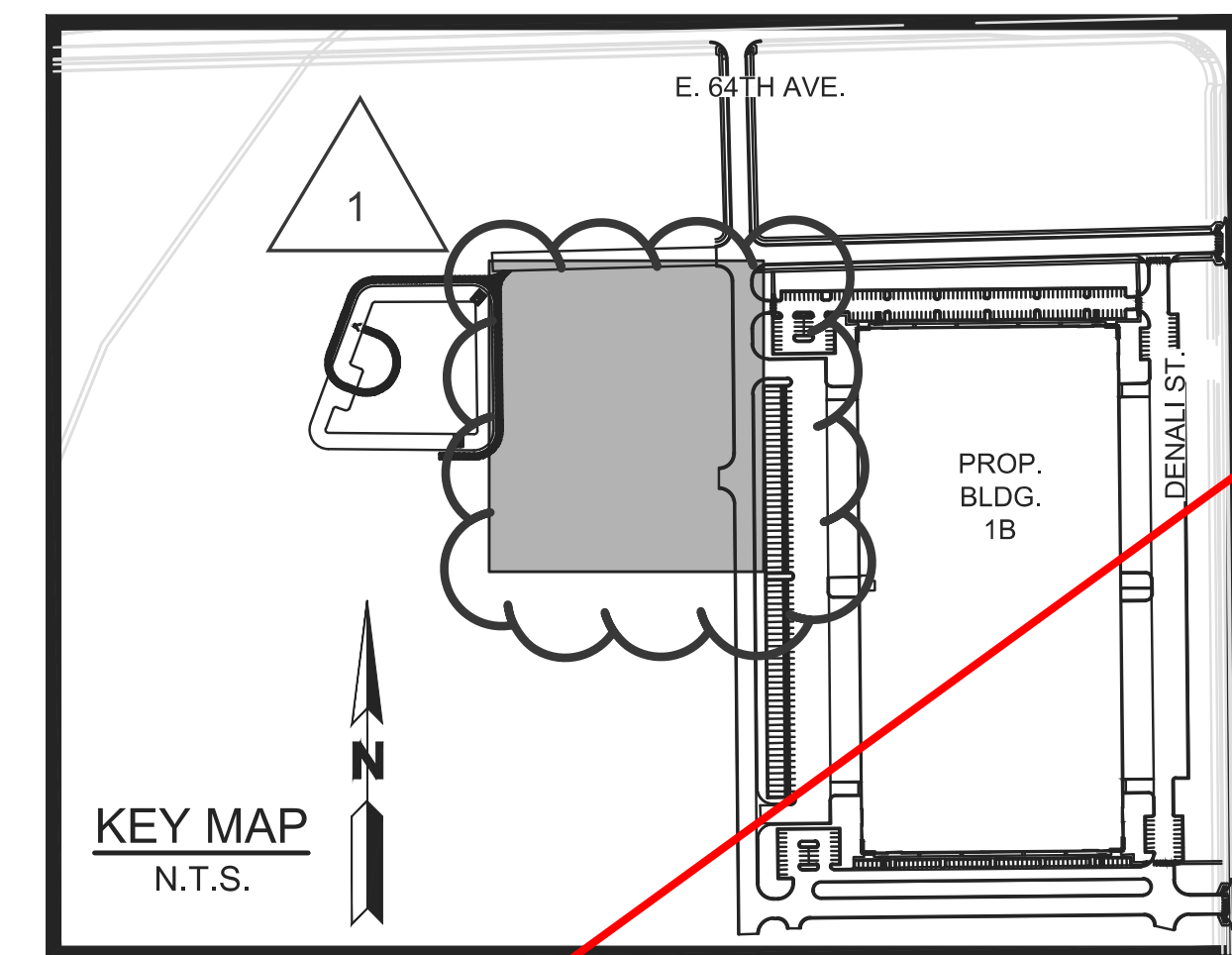
OWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-345-1981

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
JUNE 18, 2021
JULY 16, 2021
SEPTEMBER 24, 2021

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
54 OF 63



NORRIS DESIGN

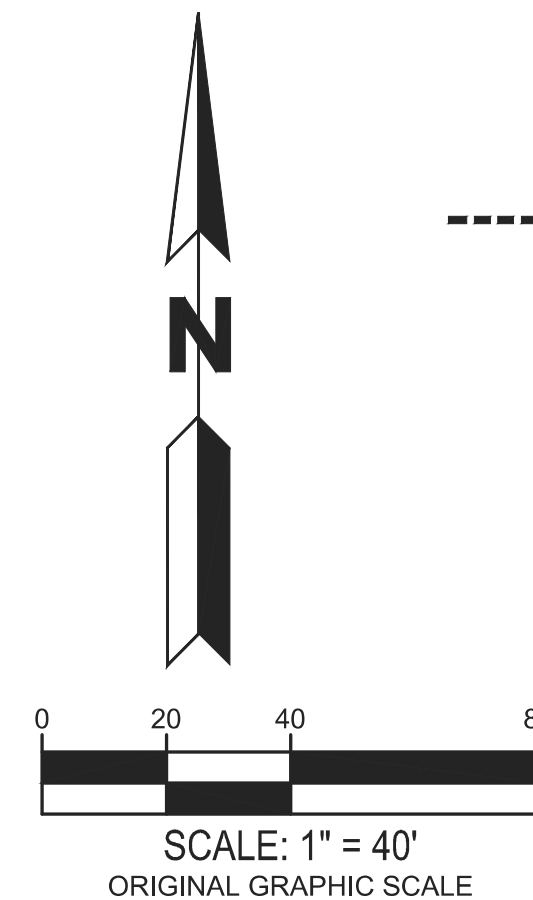
801 East Madison Street
Phoenix, AZ 85004
P. 602.954.9600
www.norris-design.com

LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
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	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
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	PROPOSED SPILL CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
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	EXISTING TELEPHONE LINE
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	KNOX BOX
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	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

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HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORAOWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-345-1981NOT FOR
CONSTRUCTIONDATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
JUNE 18, 2021
JULY 16, 2021
SEPTEMBER 24, 2021SHEET TITLE:
UTILITY PLAN

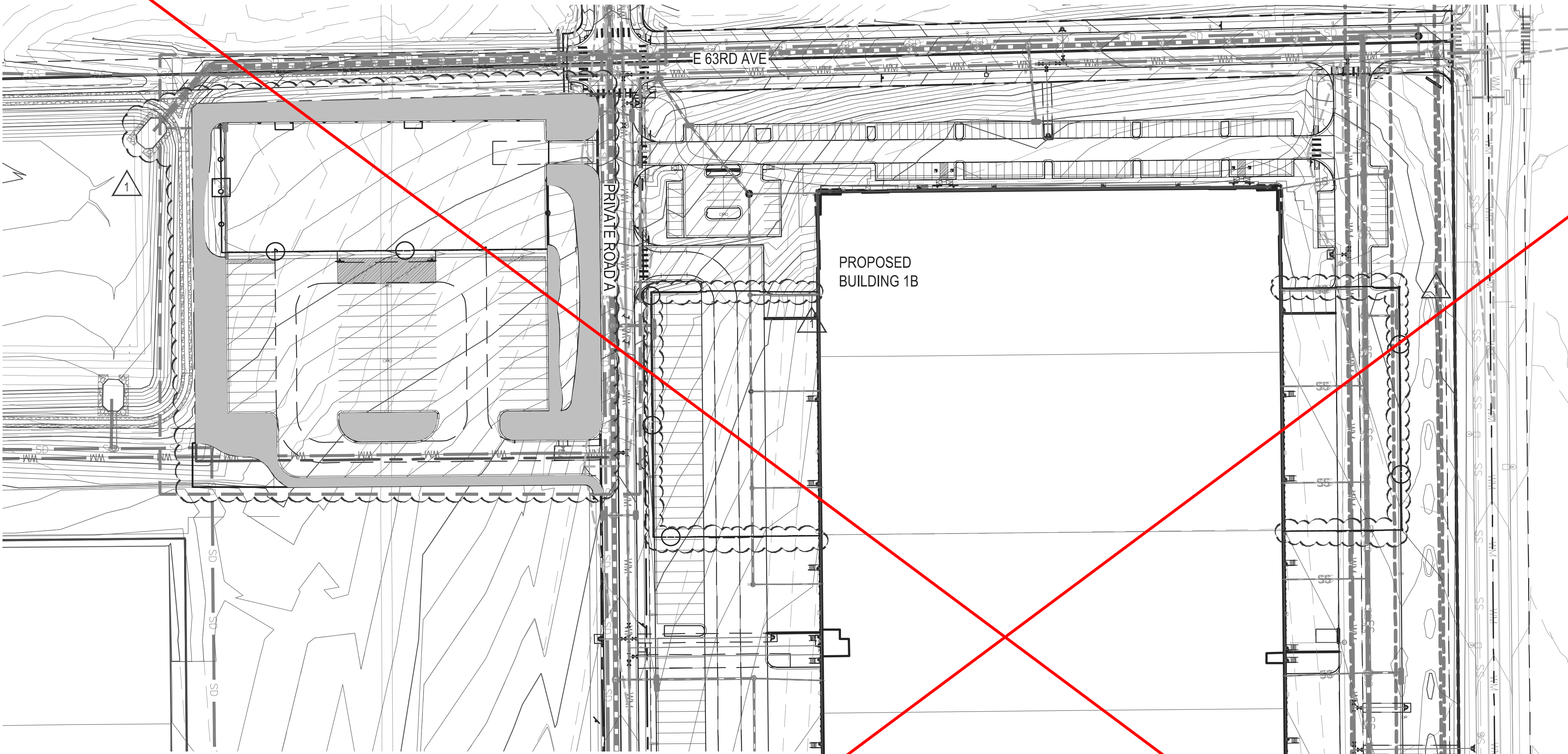
SHEET NUMBER:

55 OF 63

HIGH POINT - HYDE INDUSTRIAL PHASE 1 2020-6059-01

HYDROZONE PLAN

HIGH WATER
USE



LANDSCAPE TABLES

SITE DATA TABLE		
	AREA (SF)	%
TOTAL SITE AREA	190,544	100%
HARD SURFACE	132,651	69.6%
LANDSCAPE AREA	57,893	30.4%
IRRIGATED NATIVE SEED:	12,144	
LANDSCAPE AREA:	45,749	
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	63,515	33%
% OF COOL SEASON GRASSES PROVIDED:	0	0%

Street Frontage Buffer						
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Street Frontage Buffer: Private Road A - 10' WIDTH (1 Tree and 10 Shrubs per 40 LF)	300 LF	8	8	80	82	0
Street Frontage Buffer: NORTHERN ROAD - 12' WIDTH (1 Tree and 10 Shrubs per 40 LF)	388 LF	10	10	100	125	6
Totals:		18	18	180	207	6

NOTES:
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) 2" Trees is equal to 10-5 gal. shrubs or 30 1 gal. ornamental grasses.

Parking Lot Landscaping Requirements						
Direction	Site Perimeter Description	Islands Quantity	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Islands	1 Tree 6 Shrubs per 9x19' island, 2 trees 12 shrubs per 9x38'	3	4	4	24	25
Totals:			4	4	24	25

NOTES:
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Special Landscape Buffer						
Direction	Special Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
West Boundary	Special Landscape Buffer (Trail) : 25' WIDTH (1 Tree and 10 Shrubs per 30 LF)	375 LF	13	14	130	167
Totals:			13	14	130	167

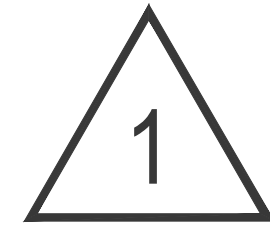
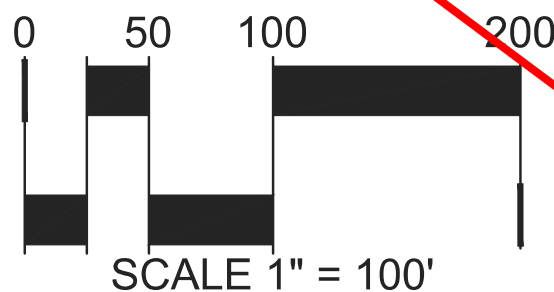
NOTES:
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Non-Street Frontage Buffer						
Non-Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Non-Street Frontage Buffer: Southern Buffer - 10' WIDTH (1 Tree and 5 Shrubs per 40 LF)	440 LF	11	11	55	55	0
Totals:		11	11	55	55	0

NOTES:
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) 2" Trees is equal to 10-5 gal. shrubs or 30 1 gal. ornamental grasses.

SHEET INDEX

L-1.00	LANDSCAPE REQUIREMENTS
L-1.01	NOTES & PLANT LIST
L-2.00	LANDSCAPE PLAN
L-2.01	LANDSCAPE PLAN
L-3.00	LANDSCAPE DETAILS



NOT FOR
CONSTRUCTION

DATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
JULY 16, 2021
OCTOBER 08, 2021
FEBRUARY 18, 2022
MAY 31, 2022
JULY 13, 2022

SHEET TITLE:
LANDSCAPE
REQUIREMENTS
SHEET NUMBER:
L-1.00

56 OF 63

HIGH POINT - HYDE INDUSTRIAL PHASE 1, 2020-6059-01

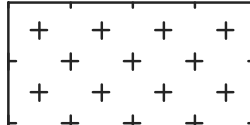
NORRIS DESIGN
Planning | Design | Construction | Landscaping
901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norris-design.com

HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORA

OWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-845-1981

LANDSCAPE NOTES

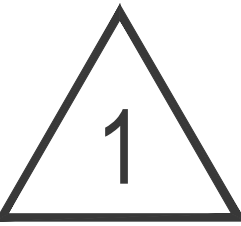
1. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS 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 RIGHTS 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.
2. 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



ENHANCED NATIVE SEED MIX				
COMMON NAME		BOTANICAL NAME		
SIDE OATS GRAMA		BOUTELOUA CURTIPENDULA	5%	0.57 LBS
BLUE GRAMA		BOUTELOUA GRACILIS	10%	0.26 LBS
BUFFALOGRASS		BOUTELOUA DACTYLOIDES	10%	3.89 LBS
CANADA WILDRIE		ELYMUS CANADENSIS	10%	1.89 LBS
THICKSPIKE WHEATGRASS		ELYMUS LANCEOLATUS	10%	1.41 LBS
SLENDER WHEATGRASS		ELYMUS TRACHYCAULUS	10%	1.37 LBS
SWITCHGRASS		PANICUM VIRGATUM 'TRAILBLAZER'	3%	0.17 LBS
WESTERN WHEATGRASS		PASCOPYRUM SMITHII	5%	0.99 LBS
LITTLE BLUESTEM		SCHIZACHYRIUM SCOPARIUM	5%	0.42 LBS
ALKALI SACATON		PUCCINELLIA	2%	0.02 LBS
SAND DROPSEED		SPOROBOLUS CRYPTANDRUS	5%	0.02 LBS
ROCKYMOUNTAIN BEE PLANT		CLEOME SERRULATA	5%	1.65 LBS
PLAINS COREOPSIS		COREOPSIS TINCTORIA	5%	0.02 LBS
PURPLE PRAIRE CLOVER		DALEA PURPUREA	5%	0.36 LBS
BLANKETFLOWER		GAILLARDIA ARISTATA	5%	0.83 LBS
YELLOW CONEFLOWER		RATIBIDA COLUMNIFERA	5%	0.09 LBS
			100%	13.87 LBS, DRILLED

PLANT SCHEDULE OVERALL

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
AC FJ	ACER RUBRUM 'FRANK JR.' TM	RED POINTE RED MAPLE	CONT.	2" CAL.	3	Medium - High
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	5	Low - High
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	5	Low - Medium
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	3	Low - Medium
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	CONT.	2" CAL.	4	Medium - High
UL MG	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2" CAL	4	Medium
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	12	Low
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	16	Very low - Medium
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6" CLUMP	3	Low - Medium
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
CA CL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	52	
CO KE	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	CONT.	#5	129	Medium - High
CY SP	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	65	Low
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	35	Very low - Medium
PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	86	Very low - Low
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	24	Low
VI MO	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	CONT.	#5	80	Low - Medium
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
CE IN	CERCOCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGONY	CONT.	#5	46	Very low - Low
JU BL	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	15	Low
JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	#5	54	Low - Medium
PI MO	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	43	Low - Medium
PI WH	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	41	Low - Medium
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	6	Low
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
AC MI	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	18	Low - Medium
RU FU	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	27	Low



NOT FOR
CONSTRUCTION

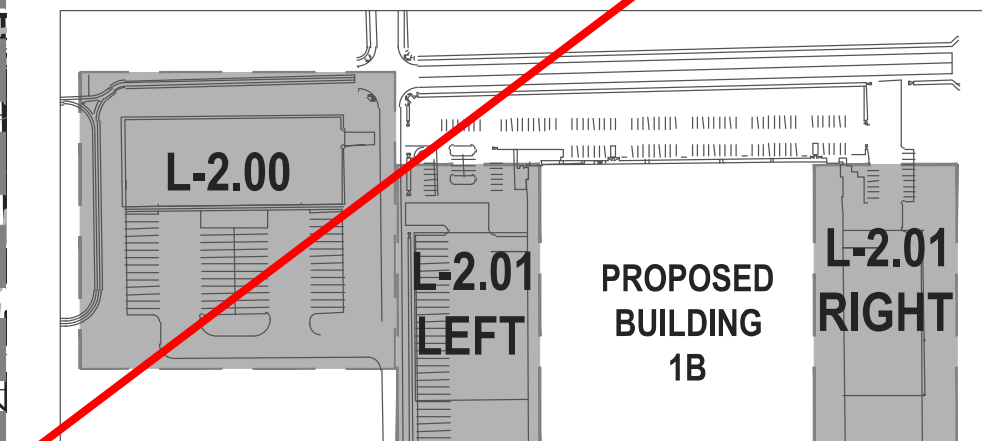
DATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
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OCTOBER 08, 2021
FEBRUARY 18, 2022
MAY 31, 2022
JULY 13, 2022

SHEET TITLE:
NOTES &
PLANT LIST

SHEET NUMBER:
L-10



KEY MAP

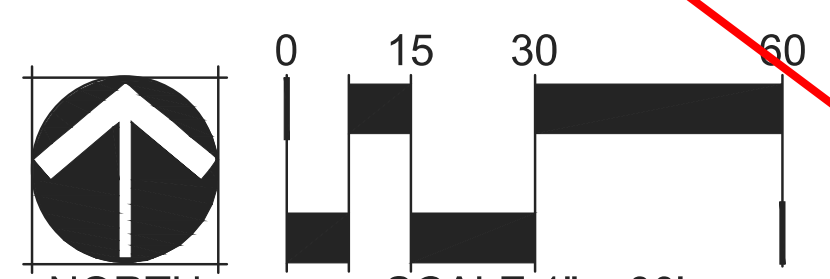


LEGEND

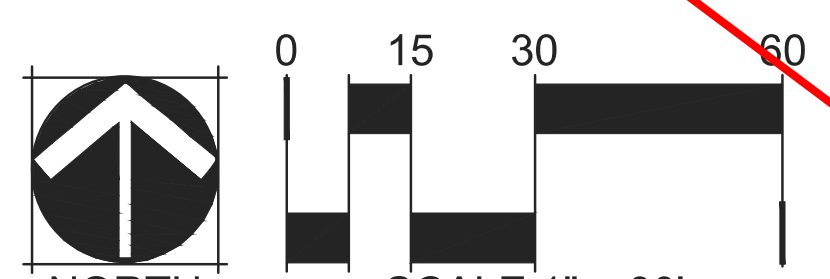
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- FIRE HYDRANTS
- STREETLIGHTS
- NATIVE SEED
- WOOD MULCH
- ROCK MULCH PLANTING BEDS (IF NOT SHOWN AS WOOD MULCH)
- ROCK MULCH WITH NO PLANTING
- MATCH LINE
- EASEMENT LINE
- PROPERTY BOUNDARY
- STEEL EDGER
- ACCESSIBLE ROUTE
- FORTRESS COMM. ALUMINUM FENCING
- FORTRESS ESTATE ORN. PRIVACY FENCING



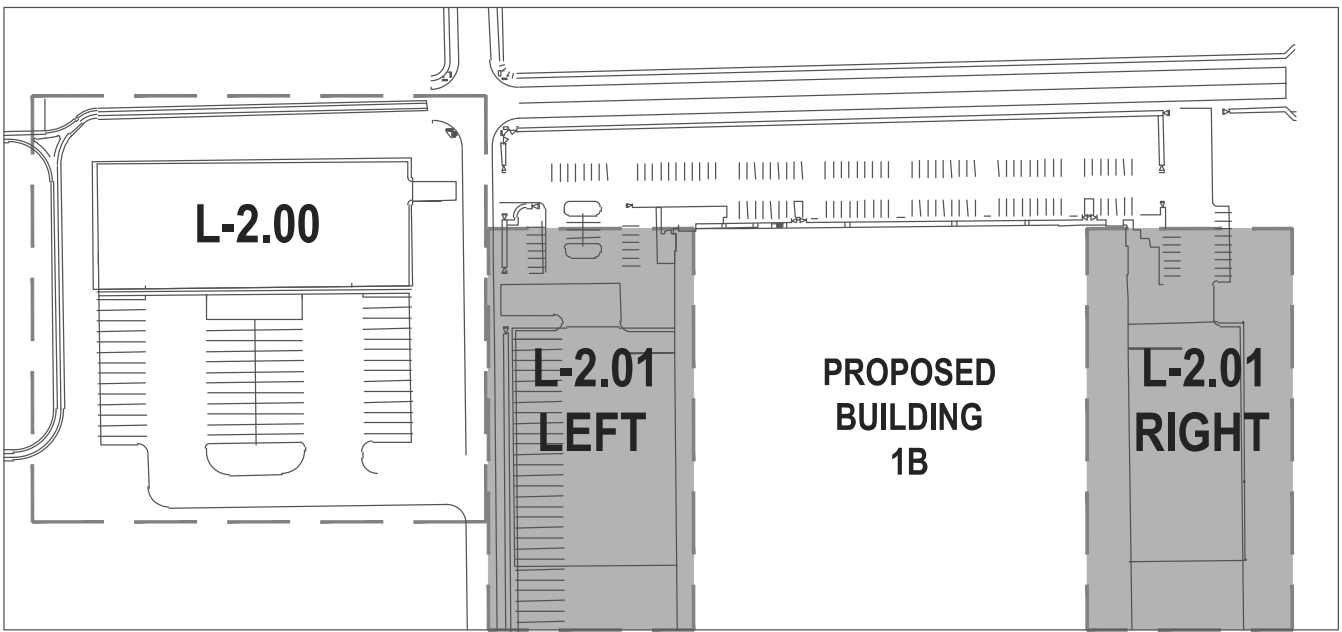
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DATE:
NOVEMBER 5, 2020
FEBRUARY 3, 2021
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OCTOBER 08, 2021
FEBRUARY 18, 2022
MAY 31, 2022
JULY 13, 2022NORTH
SCALE 1" = 30'
HIGH POINT - HYDE INDUSTRIAL PHASE 1 2020-6059-01SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-2.01
58 OF 68HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORAOWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-845-1981

NOT FOR CONSTRUCTION

DATE:
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SCALE 1" = 30'
HIGH POINT - HYDE INDUSTRIAL PHASE 1 2020-6059-01SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-2.01
58 OF 68

KEY MAP

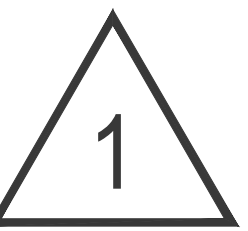


LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- UPRIGHT EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
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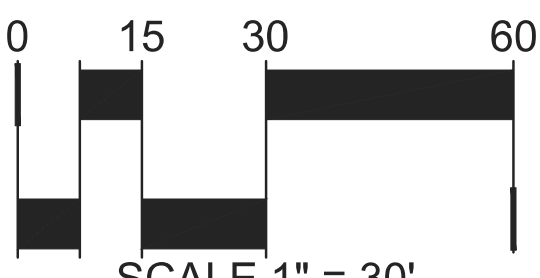
HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORA

OWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-845-1981

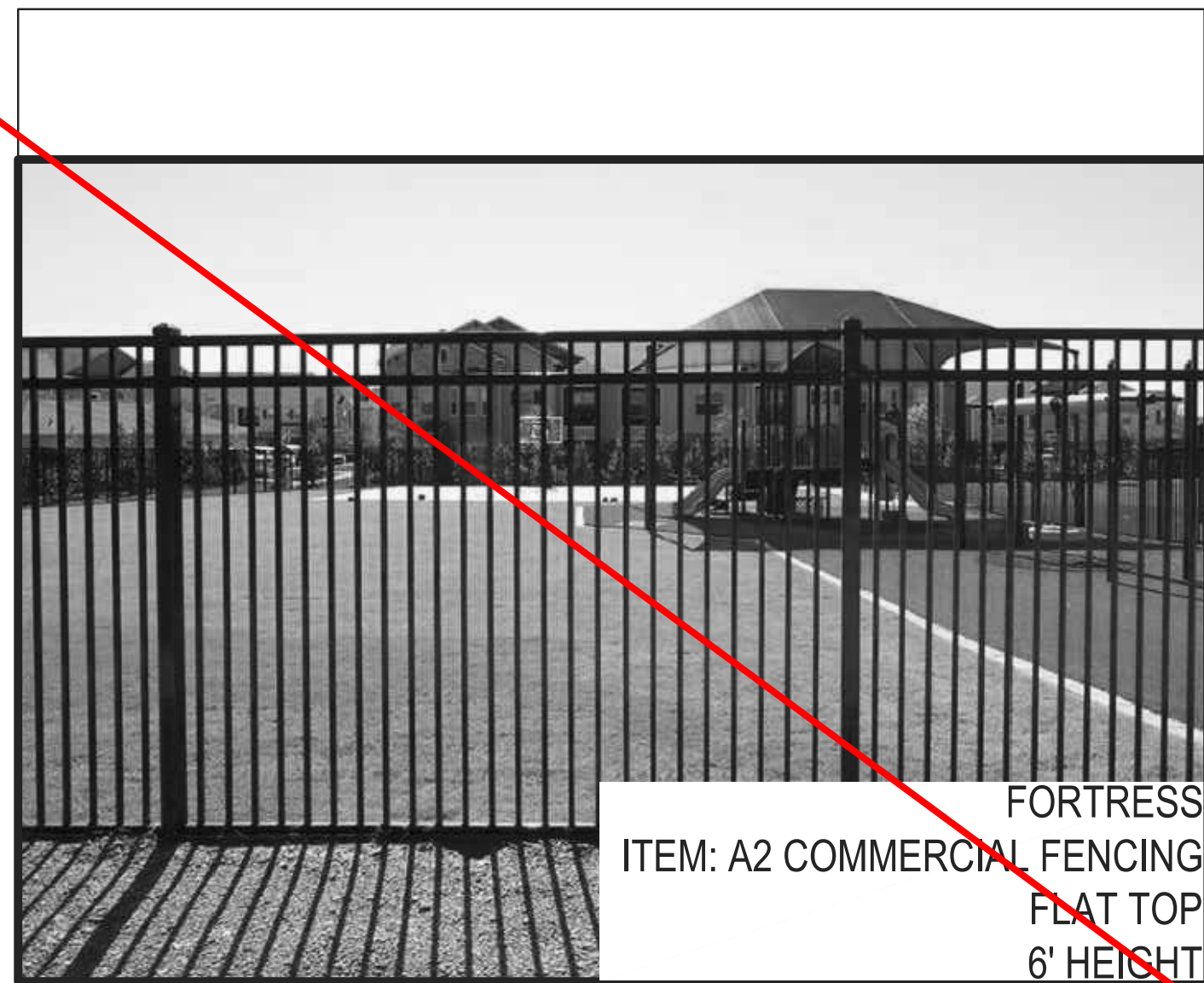


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SCALE 1" = 30'
HIGH POINT - HYDE INDUSTRIAL PHASE 1 2020-6059-01



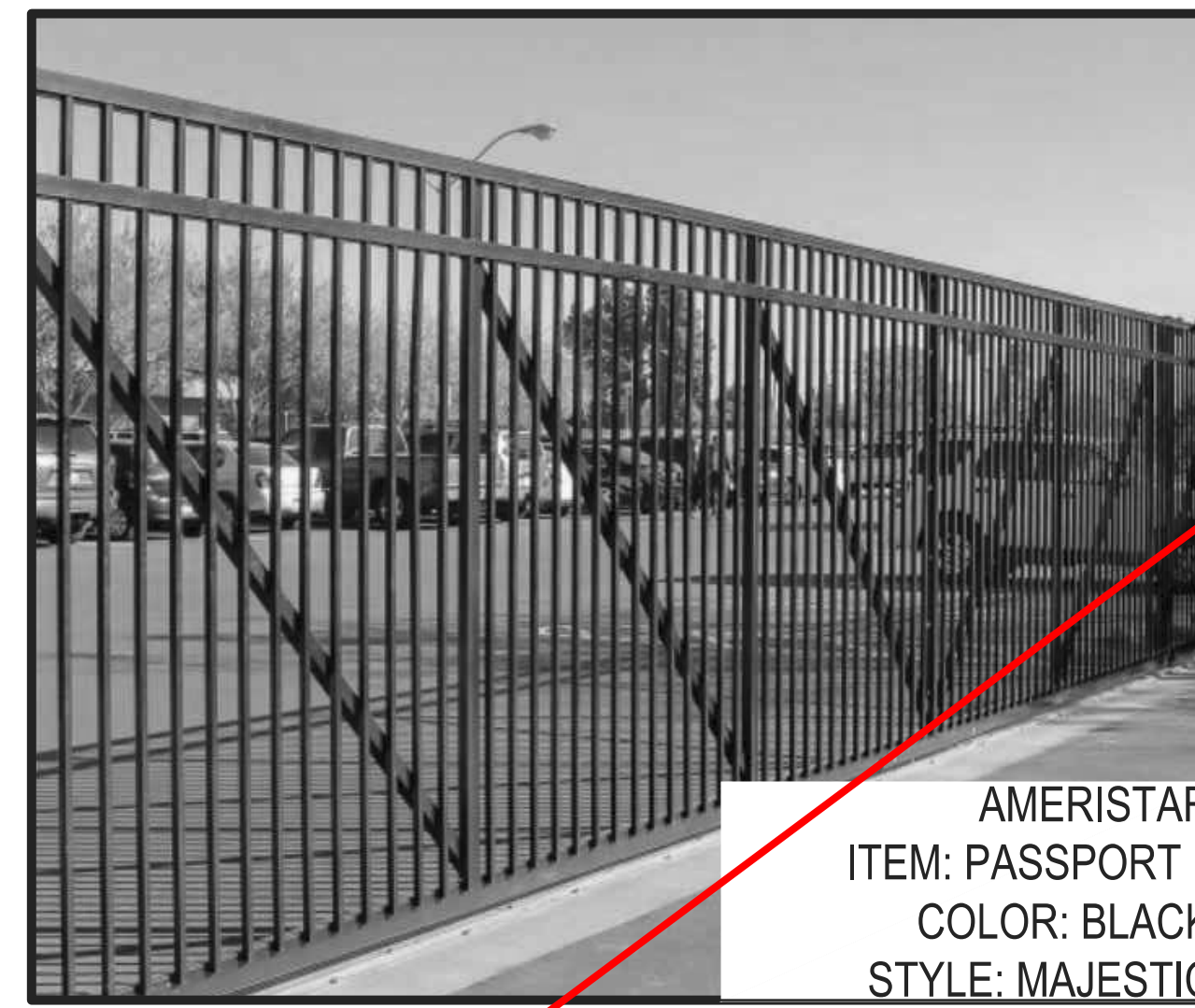
FORTRESS
ITEM: A2 COMMERCIAL FENCING
FLAT TOP
6' HEIGHT

1 FORTRESS COMMERCIAL ALUMINUM FENCING
NOT TO SCALE



FORTRESS
ITEM: ESTATE COMPOSITE WOOD PRIVACY FENCING
6' HEIGHT

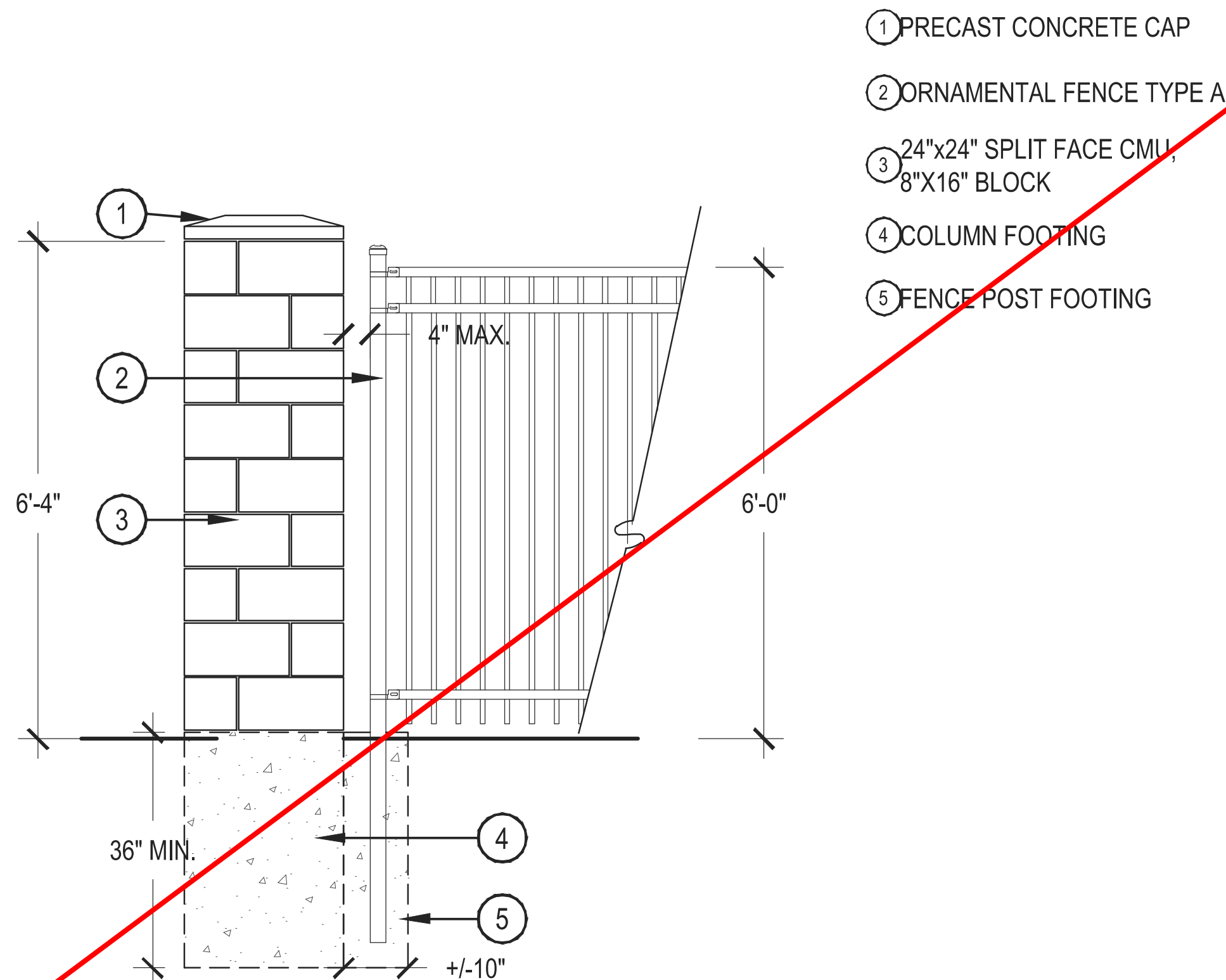
2 FORTRESS ESTATE ORNAMENTAL
PRIVACY FENCING
NOT TO SCALE



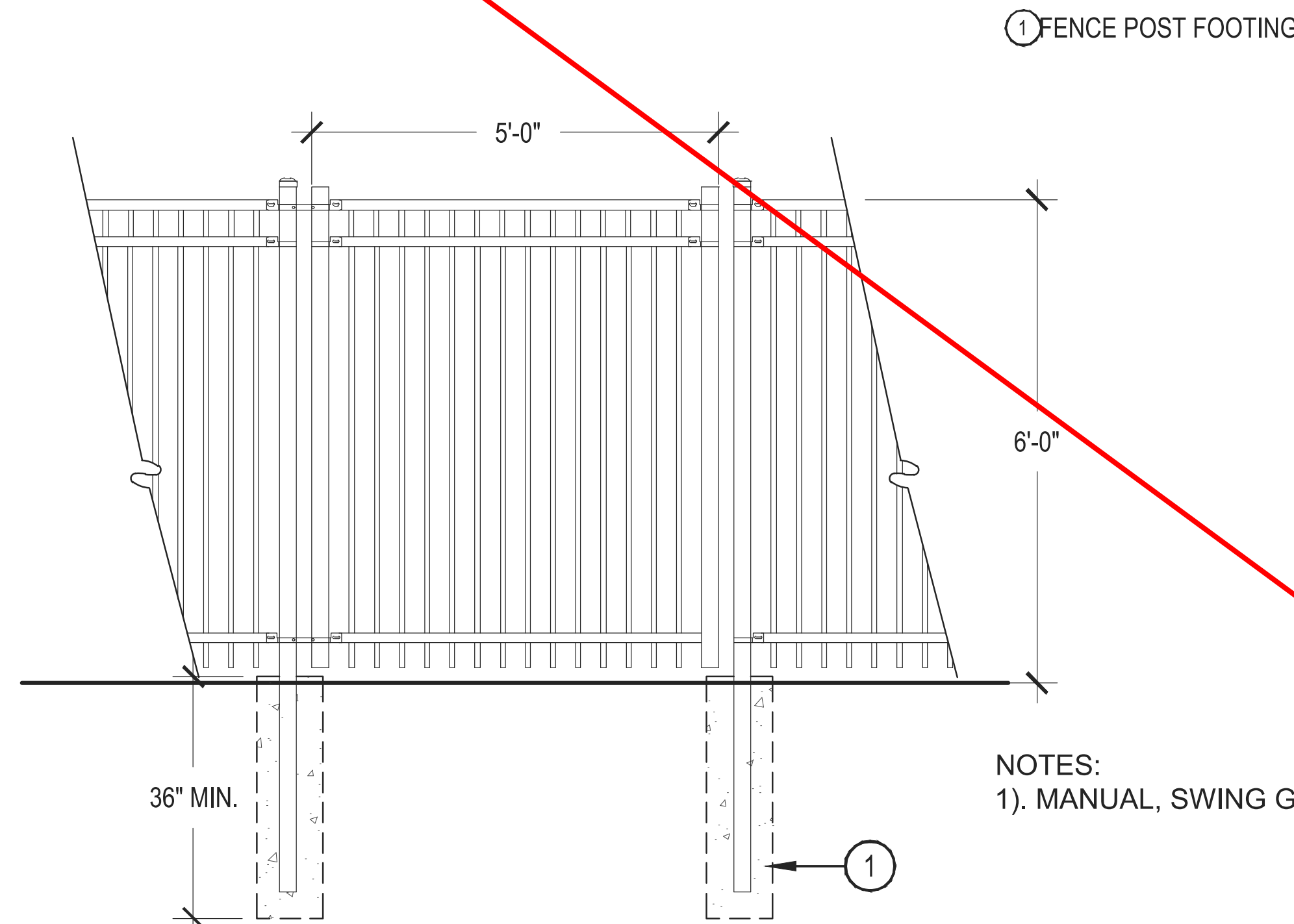
AMERISTAR
ITEM: PASSPORT II
COLOR: BLACK
STYLE: MAJESTIC

3 SLIDING MANUAL GATES,
WIDTH VARIES 26'-60'
NOT TO SCALE

NOTES:
1.) GATE TO HAVE 6" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF GATE.
2.) GATE TO CONTAIN KNOX BOX HARDWARE.
GATING SYSTEM NOTES:
1.) THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
2.) AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.



4 MASONRY COLUMNS
SCALE: 1/2" = 1'-0"



5 FORTRESS COMMERCIAL ALUMINUM MAN GATE
SCALE: 1/2" = 1'-0"

		Statistics (cd/m ²)				
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Storage/trailer lot	+	2.0	7.7	0.3	25.7	6.7



HIGH POINT - HYDE INDUSTRIAL
PHASE 1 SITE PLAN
CITY OF AURORA

OWNER:
Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-945-1891

NOT FOR
CONSTRUCTION

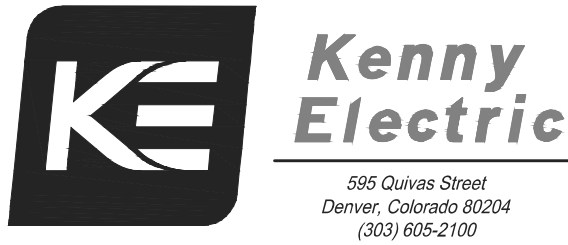
DATE:
MAY 31, 2022

SHEET TITLE:

ES11

SHEET NUMBER:

61 OF 63



BLU54 Highpoint Industrial Building 1
Description: GLEON-SA2C-74C-U-T3-BZ / SSS4A20SFN1 / TMP1 / (4) AB1

TYPE: EA1

Project: _____ Catalog #: _____ Type: EA-1 (TYPE III)
EA-FT (TYPE IV)
Prepared by: _____ Notes: _____ Date: _____

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Typical Applications
Outdoor - Parking Lots - Walkways - Roadways - Building Areas

Product Certifications
UL, ENEC, IEC, CE, FCC, RoHS, REACH, PSE, VDE, TUV, SAA, BSI, KEMA, ENEC, IEC, CE, FCC, RoHS, REACH, PSE, VDE, TUV, SAA, BSI, KEMA

Product Features
• WaveLink
• Fail-Safe

Connected Systems
• WaveLink
• Fail-Safe

Quick Facts
• Lumen packages range from 4,200 - 80,800 (34W - 140W)
• Efficacy up to 150 lumens per watt

Dimensional Details

Number of Light	Light Width	Light Depth	Light Height	Light Spacing	Light Spacing	Light Spacing
1-4	15-1/2"	7"	10"	18-5/8"	18-5/8"	18-5/8"
6-8	21-5/8"	7"	10"	18-5/8"	18-5/8"	18-5/8"
7-8	21-5/8"	7"	10"	18-5/8"	18-5/8"	18-5/8"
9-10	33-3/4"	7"	10"	18-5/8"	18-5/8"	18-5/8"

COOPER Lighting Solutions

700 Meadow Lane North - Minneapolis - MN - 55402

BLU54 Highpoint Industrial Building 1
Description: GLEON-SA2C-74C-U-T3-BZ / SSS4A20SFN1 / TMP1 / (4) AB1

TYPE: EA1

McGraw-Edison
GLEON Galleon

Ordering Information
SAMPLE NUMBER: GLEON-SAC-740-9-T4T-04

Product Family	Light Engine	Power Factor	Voltage	Dimensions	Mounting	Finish
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	120V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	277V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	347V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	380V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	480V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	525V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	575V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	690V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	720V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	760V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	960V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1000V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1050V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1100V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1150V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1200V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1250V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1350V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1450V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1500V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1550V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1650V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1700V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1750V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	1950V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2000V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2050V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2100V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2150V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2200V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2250V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2350V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2450V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2500V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2550V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2650V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2700V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2750V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	2950V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3000V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3050V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3100V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3150V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3200V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3250V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3350V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3450V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3500V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3550V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3650V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3700V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3750V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	3950V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4000V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4050V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4100V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4150V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4200V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4250V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4350V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4450V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4500V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4550V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4650V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4700V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4750V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	4950V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5000V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5050V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5100V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5150V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5200V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5250V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5300V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5350V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5400V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5450V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5500V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5550V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5600V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5650V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5700V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5750V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5800V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5850V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5900V	15.5" x 7" x 10"	Standard	Black
GLEON-SA2C-74C-U-T3-BZ	24W LED	0.95	5950V	15.5" x		

**COMcheck Software Version 4.1.5.3**
Exterior Lighting Compliance Certificate**Project Information**

Energy Code: 2015 IECC
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood/Business district (L22))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradeable Wattage	E Allowed Watts (B X C)
OUTDOOR STORAGE (Parking area)	150046 ft2	0.06	Yes	9003
				Total Tradeable Watts (a) = 9003
				Total Allowed Watts = 9003
				Total Allowed Supplemental Watts (b) = 600

(a) Wattage tradeoffs are only allowed between tradeable area/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradeable and tradeable area/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C Wattage Fixture	D Fixture Watt.	E (C X D)
OUTDOOR STORAGE (Parking area 150046 ft2): Tradeable Wattage				
LED 1: EA1 Pole: Other:	1	113	14	152
LED 2: EA-FT Pole: Other:	1	113	12	136
				Total Tradeable Proposed Watts = 288

Exterior Lighting PASSES: Design 69% better than code**Exterior Lighting Compliance Statement**

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name: Title: Signature: Date:

Project Title: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Report date: 02/3/22
Data filename: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Page 1 of 5

**COMcheck Software Version 4.1.5.3**
Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software.
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [P18]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [P19]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Report date: 02/3/22
Data filename: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Page 2 of 5

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.5 [P.23]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Report date: 02/3/22
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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [F19]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: M:\Matsuo Engineering\21.83.01 Hawthorne TI at Highpoint 81\EXT STOR.cck Report date: 02/3/22
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Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp
	EW3	18 EXIST	COOPER LIGHTING SOLUTIONS - MCGRAW EDISON (FORMERLY EATON)	GWC-SA2C-740-U-74FT	GALLEON WALL LUMINAIRE (2) 7C CFL, 4000K, 1050mA LIGHTSQUARES WITH 16 LEOS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GWC-SA2C-740-U-74FT.ies	464.2759
	EW1	17 EXIST	COOPER LIGHTING SOLUTIONS - MCGRAW EDISON (FORMERLY EATON)	GWC-SA2C-740-U-12	GALLEON WALL LUMINAIRE (2) 7C CFL, 4000K, 1050mA LIGHTSQUARES WITH 16 LEOS EACH AND TYPE II OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GWC-SA2C-740-U-12.ies	452.6292
	EA1/2	61 EXIST 14 NEW	COOPER LIGHTING SOLUTIONS - MCGRAW EDISON (FORMERLY EATON)	GLEON-SA2C-740-U-T3	GALLEON AREA AND ROADWAY LUMINAIRE (2) 7C CFL, 4000K, 1050mA LIGHTSQUARES WITH 16 LEOS EACH AND TYPE III OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GLEON-SA2C-740-U-T3.ies	452.1312
	SL-1	18 EXIST	COOPER LIGHTING SOLUTIONS - MCGRAW EDISON (FORMERLY EATON)	GAN-SA1C-730-U-T3	GALLEON AREA AND ROADWAY LUMINAIRE (1) 7C CFL, 4000K, 1050mA LIGHTSQUARE WITH 16 LEOS AND TYPE III OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GAN-SA1C-730-U-T3.ies	421.4269
	EA-FT	0 EXIST 12 NEW	COOPER LIGHTING SOLUTIONS - MCGRAW EDISON (FORMERLY EATON)	GLEON-SA2C-740-U-74FT	GALLEON AREA AND ROADWAY LUMINAIRE (2) 7C CFL, 4000K, 1050mA LIGHTSQUARES WITH 16 LEOS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GLEON-SA2C-740-U-74FT.ies	455.1781

SAME AS TYPE EA1, WITH FORWARD THROW (IES TYPE IV) OPTICS



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PHASE 1 SITE PLAN
CITY OF AURORA

OWNER:

Hyde Development
800 LaSalle Avenue #1210
Minneapolis, MN 55402
612-945-1991

NOT FOR
CONSTRUCTION

DATE:

MAY 31, 2022

SHEET TITLE:

ES14

SHEET NUMBER

63 OF 63

585 Quivas Street
Denver, Colorado 80204
(303) 605-2100