

# 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

LEGAL DESCRIPTION

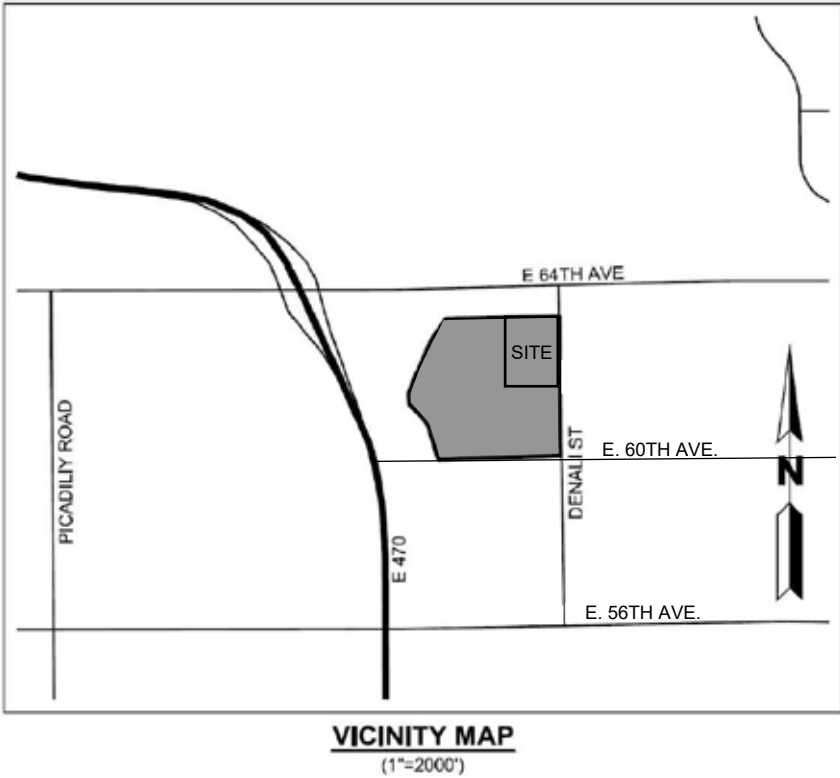
A PARCEL OF LAND BEING BLOCK 1, LOT 1, HIGHPOINT SUBDIVISION FILING NO. 2 SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

SITE DATA

	SQ. FT.	AC
LOT AREA:	1,189,576	27.30
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%)	
LANDSCAPE COVERAGE:	202,989 (17.0%)	
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
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
BIKE SPACES: (5% OF REQUIRED VEHICLE SPACES)	N/A	16

VICINITY MAP



SHEET INDEX

1. COVER SHEET	21. GRADING PLAN	40. LANDSCAPE PLAN
2. SITE PLAN NOTES	22. GRADING PLAN	41. LANDSCAPE PLAN
3. SITE PLAN	23. UTILITY PLAN	42. LANDSCAPE PLAN
4. SITE PLAN	24. UTILITY PLAN	43. LANDSCAPE PLAN
5. SITE PLAN	25. UTILITY PLAN	44. LANDSCAPE PLAN
6. SITE PLAN	26. UTILITY PLAN	45. LANDSCAPE DETAILS
7. SITE PLAN	27. UTILITY PLAN	46. LANDSCAPE DETAILS
8. SITE PLAN	28. UTILITY PLAN	47. LANDSCAPE DETAILS
9. SITE PLAN	29. UTILITY PLAN	48. ARCHITECTURAL ELEVATIONS
10. SITE PLAN	30. UTILITY PLAN	49. ARCHITECTURAL ELEVATIONS
11. SITE PLAN	31. UTILITY PLAN	50. PHOTOMETRIC PLAN NORTH
12. SITE PLAN	32. UTILITY PLAN	51. PHOTOMETRIC PLAN SOUTH
13. GRADING PLAN	33. LANDSCAPE REQUIREMENTS	52. SITE LIGHTING SPECIFICATIONS
14. GRADING PLAN	34. NOTES & PLANT LIST	
15. GRADING PLAN	35. LANDSCAPE PLAN	
16. GRADING PLAN	36. LANDSCAPE PLAN	
17. GRADING PLAN	37. LANDSCAPE PLAN	
18. GRADING PLAN	38. LANDSCAPE PLAN	
19. GRADING PLAN	39. LANDSCAPE PLAN	

AMENDMENTS

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

BY: \_\_\_\_\_

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

ITS: \_\_\_\_\_

STATE OF COLORADO )  
) SS  
COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

CITY OF AURORA APPROVALS

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

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

PLANNING & ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_  
(MAYOR)  
ATTEST : \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

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: \_\_\_\_\_

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  
JULY 16, 2021  
OCTOBER 08, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
COVER  
SHEET  
SHEET NUMBER:

# HIGH POINT - HYDE INDUSTRIAL PHASE 1 SITE PLAN

## HIGHPOINT SUBDIVISION FILING NO. 2

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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

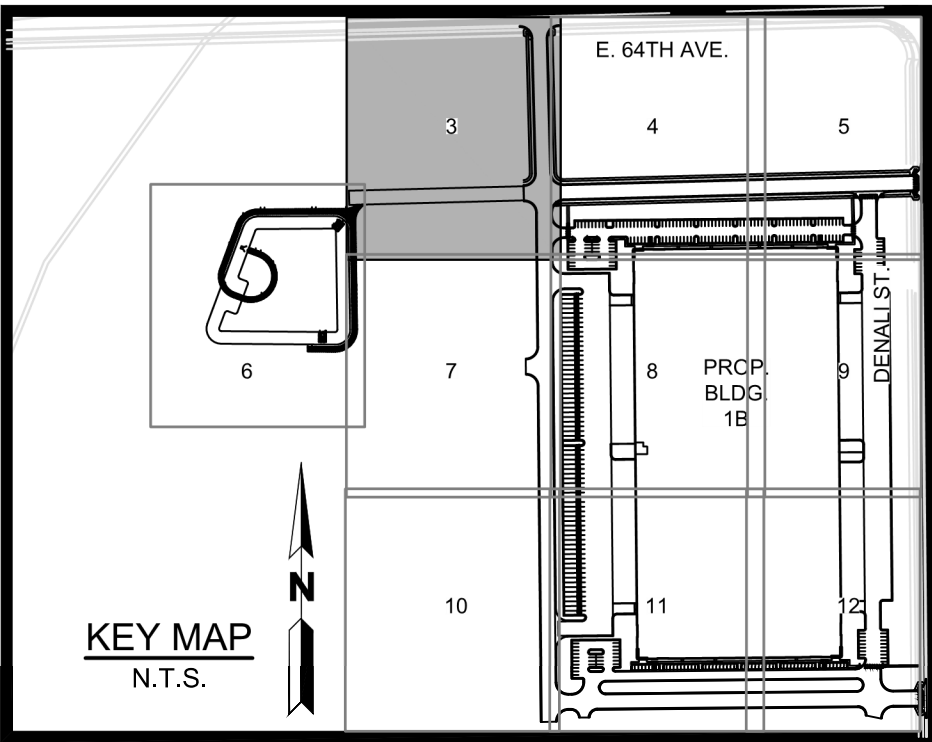
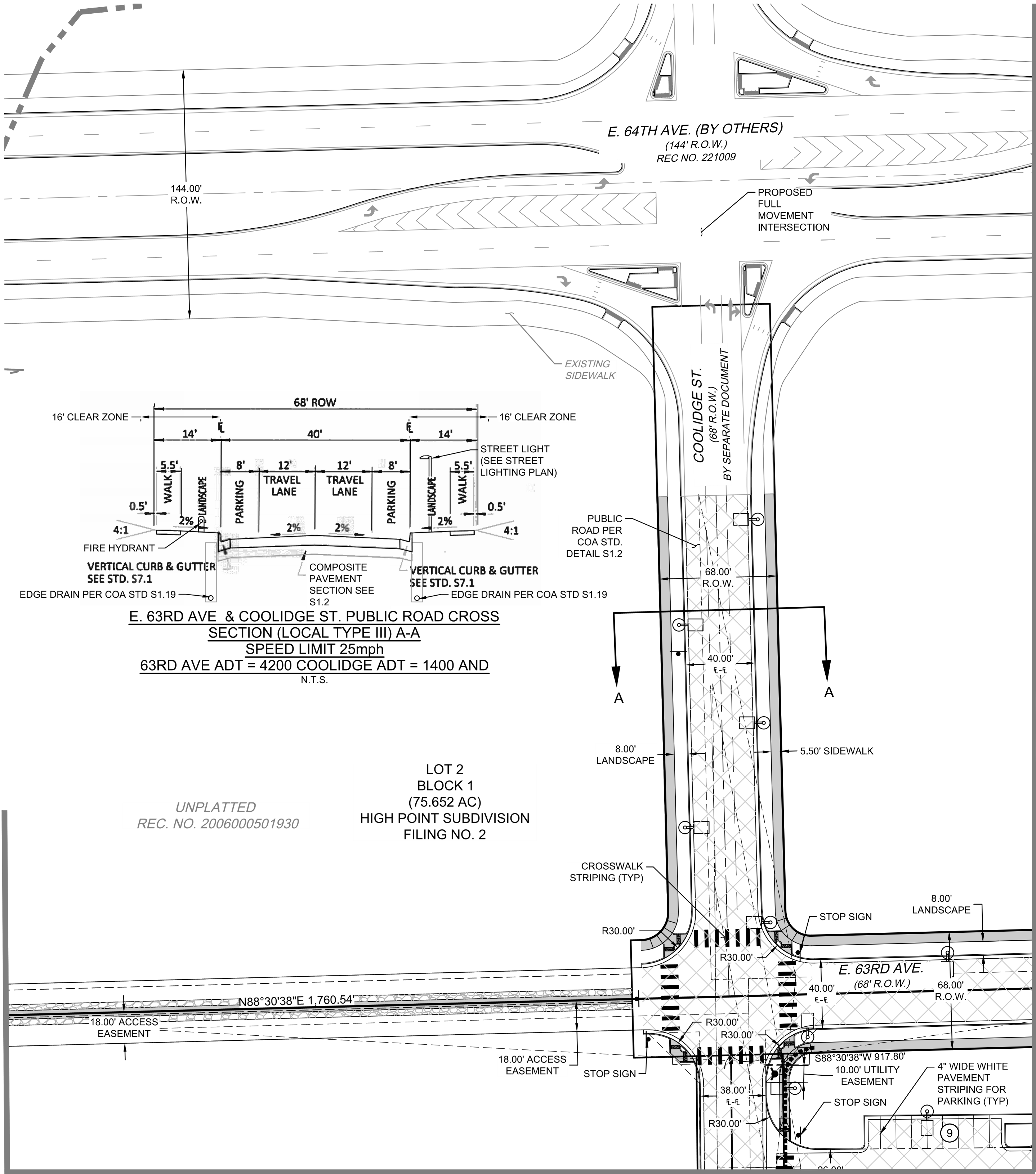
1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL 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 HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) 2009 ICC A117.1.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. 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".
5. THE 2015 INTERNATIONAL FIRE CODE (IFC), 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 A 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 DEVELOPERS 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.
6. 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 UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
8. 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.
9. 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 CITY ENGINEER.
10. 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.
11. 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.
12. 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.
13. THE DEVELOPER IS RESPONSIBLE FOR 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 PLAN FOR THE DEVELOPMENT.
14. THIS SITE IS NIBA FOR DIA AIR CRAFT NOISE. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 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\_NIBA\_(LDN VALUE TO DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

OWNER:  
 Hyde Development  
 800 LaSalle Avenue #1210  
 Minneapolis, MN 55402  
 612-845-1991

NOT FOR  
 CONSTRUCTION

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 FEBRUARY 3, 2021  
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SHEET TITLE:  
 SITE PLAN  
 NOTES  
 SHEET NUMBER:



LEGEND:	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
	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)

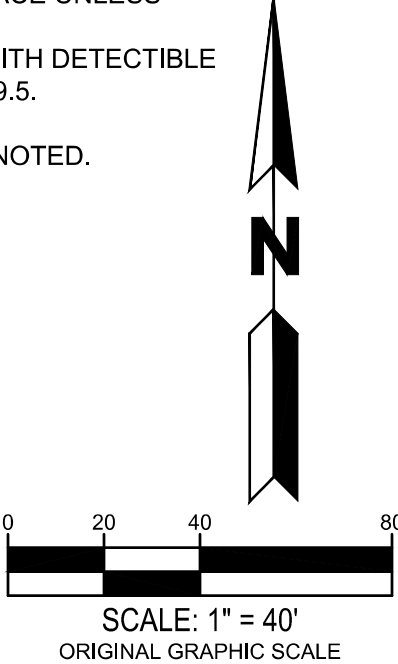
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**NOTES:**

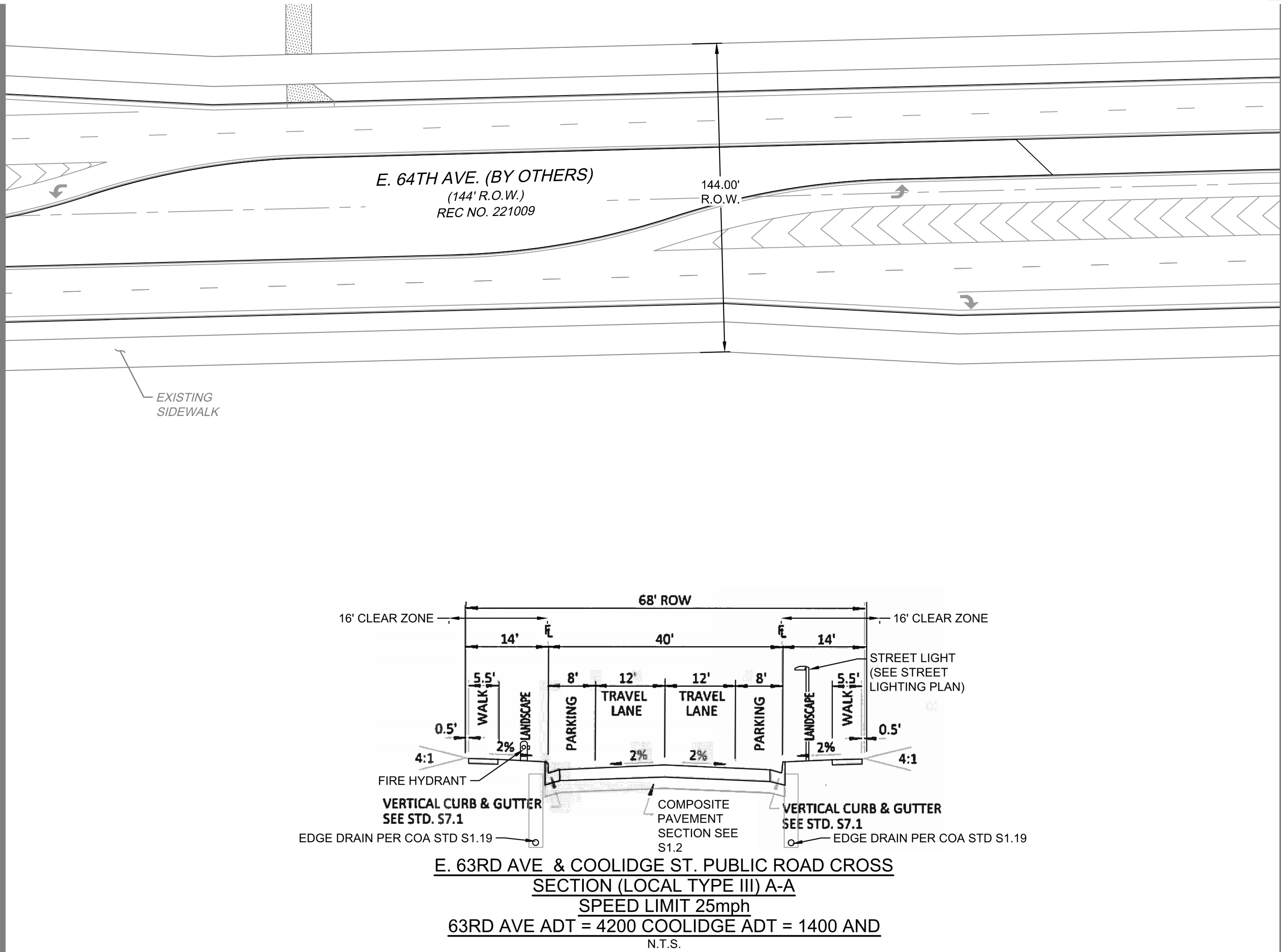
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- 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- 3) PAVEMENT THICKNESS PER GEOTECH REPORT.
- 4) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- 5) SEE SIGNAGE DETAILS ON DETAIL SHEETS.

**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.



MATCHLINE - SEE SHEET 3



4" WIDE WHITE STRIPING FOR PARKING (TYP)

2' CURB CHASE (TYP.)  
4" WIDE WHITE PAVEMENT STRIPING FOR PARKING (TYP.)

ADA RAMP

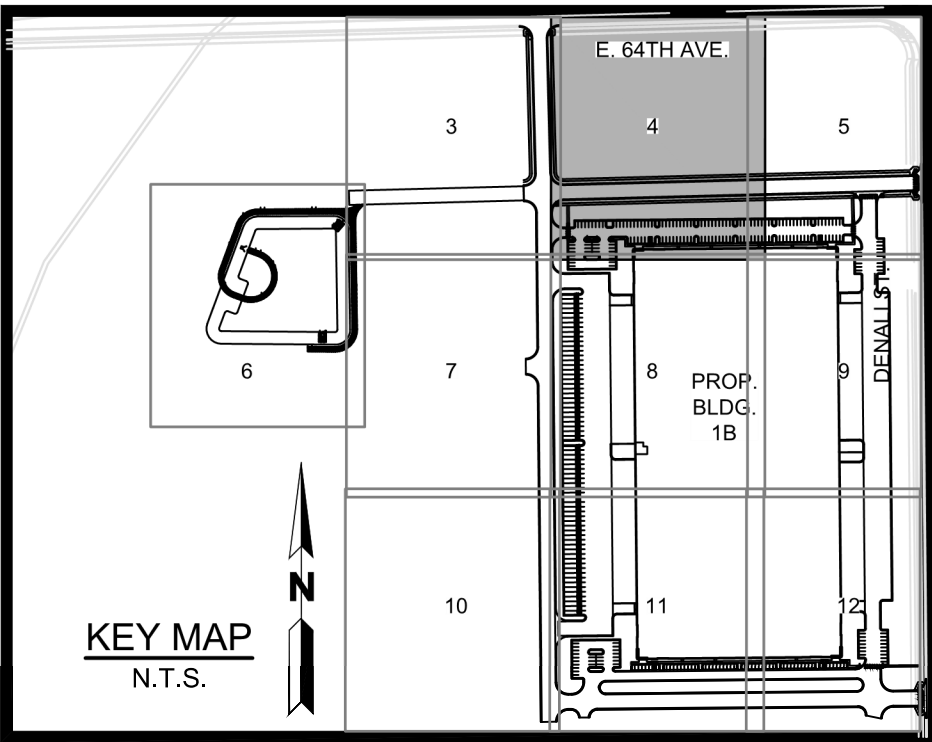
8.00' LANDSCAPE

5.50' SIDEWALK

10.00' UTILITY EASEMENT

SITE LIGHT POLE (TYP.)

MATCHLINE - SEE SHEET 8



**LEGEND:**

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED ACCESSIBLE PARKING
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**BENCHMARK:**

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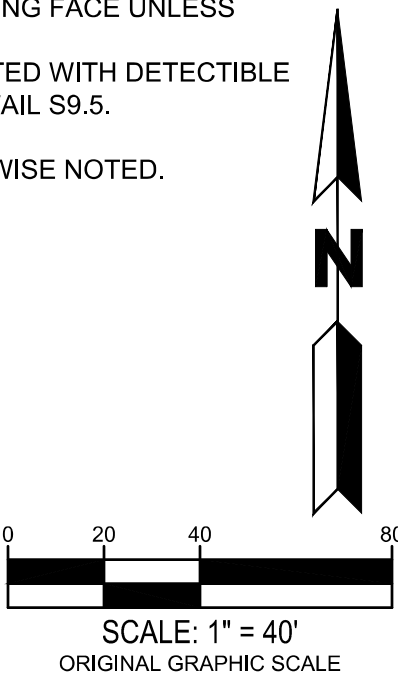
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**NOTE:**

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

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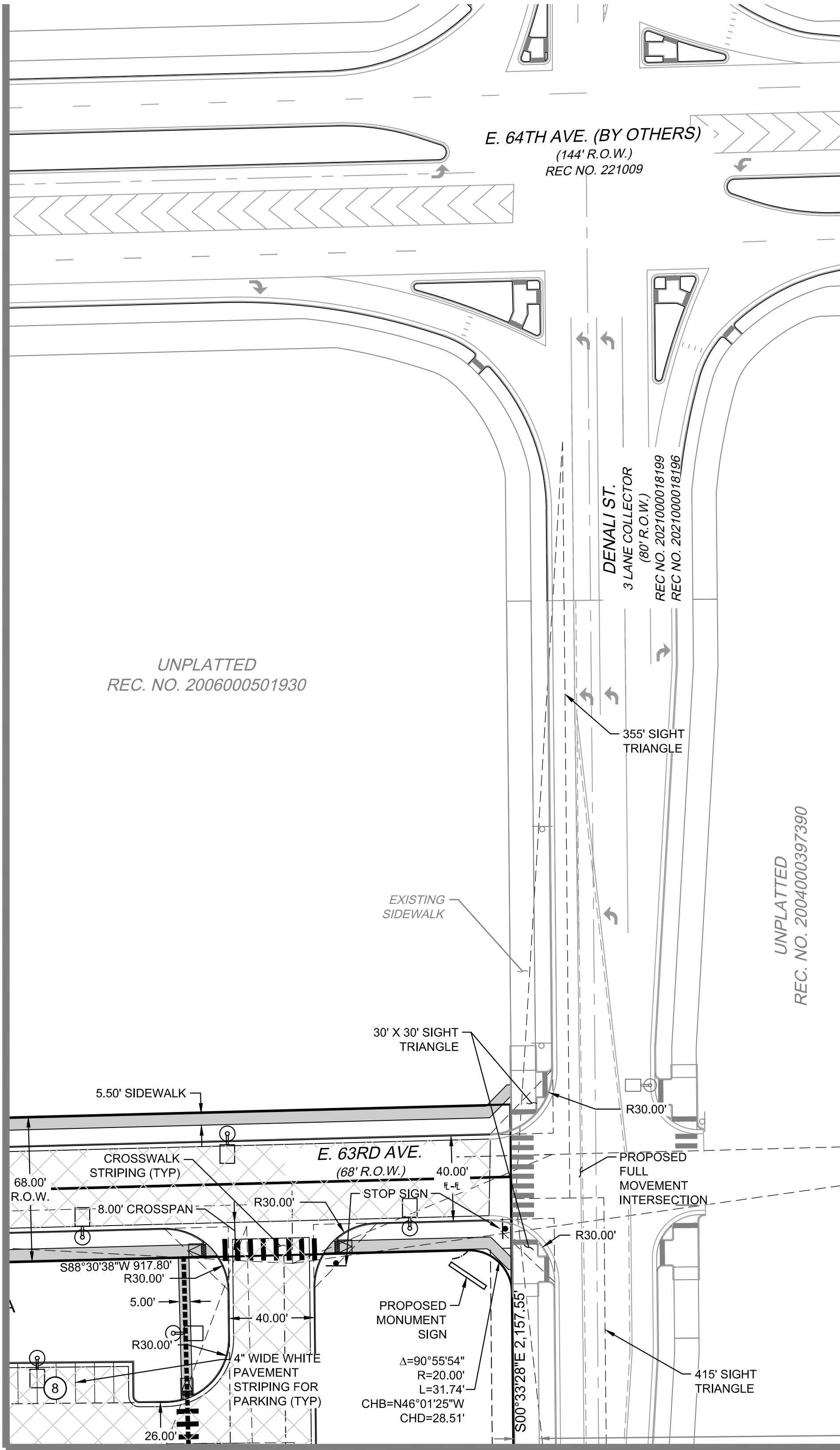
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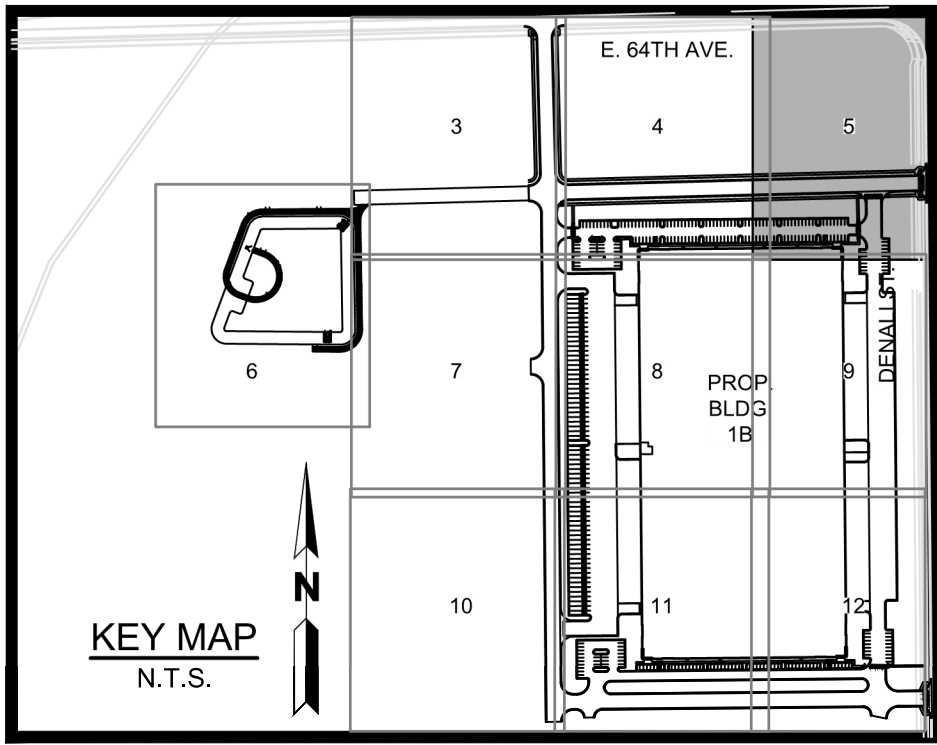
SHEET NUMBER:

CHECKED BY:  
DATE:  
FILE NAME:

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 9



LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
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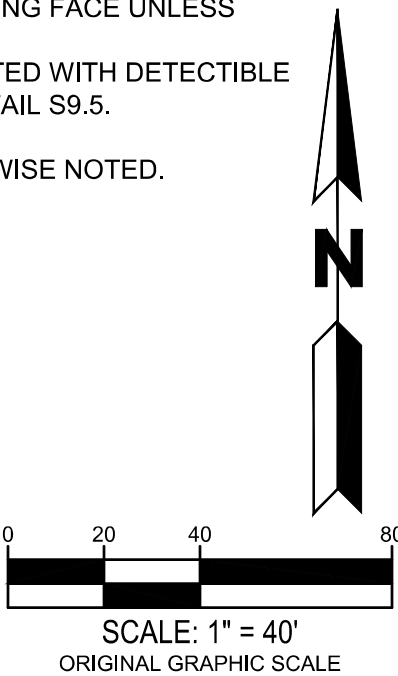
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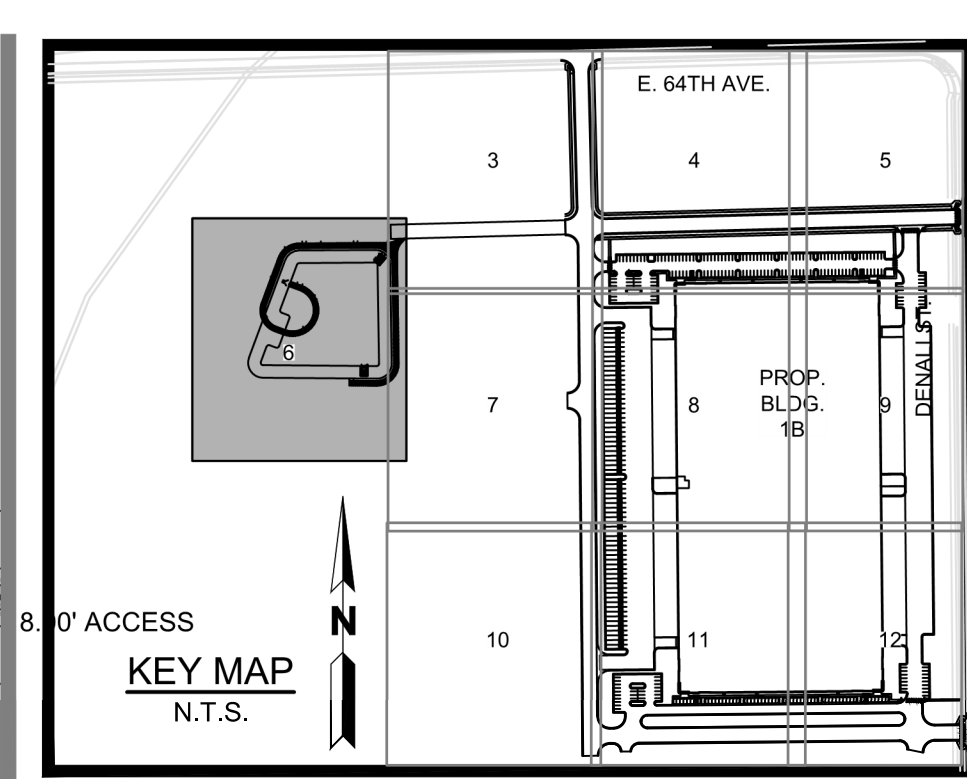
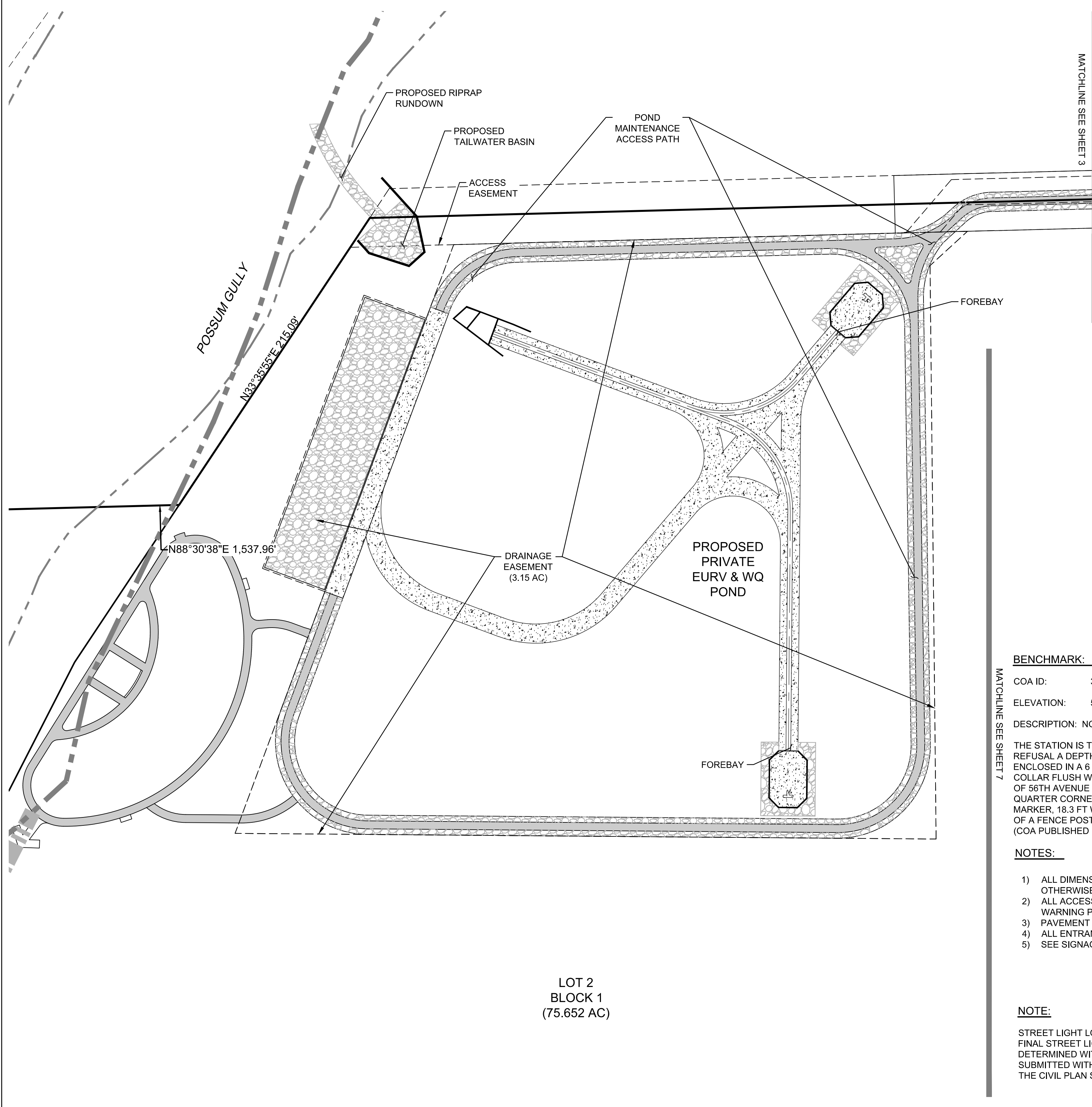
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NOTE:

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.





LEGEND:	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
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	ICC/A117.1 ACCESSIBLE ROUTE
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	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:**

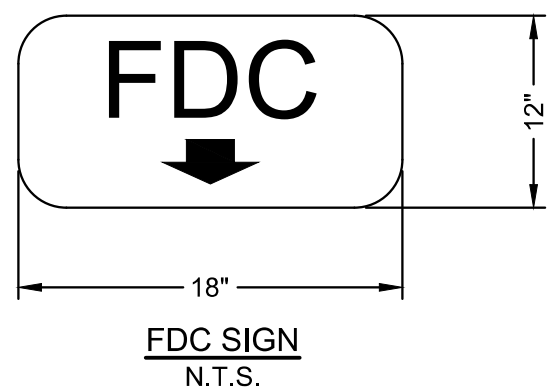
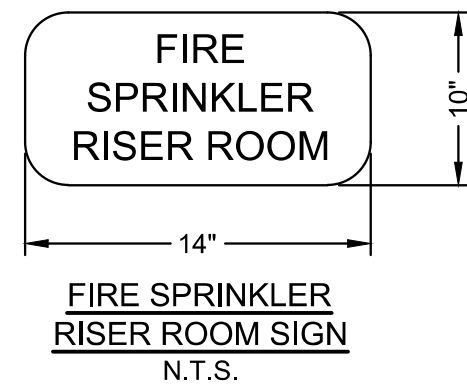
STREET LIGHT LOCATIONS ARE CONCEPTUAL, FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

SCALE: 1" = 40'  
ORIGINAL GRAPHIC SCALE

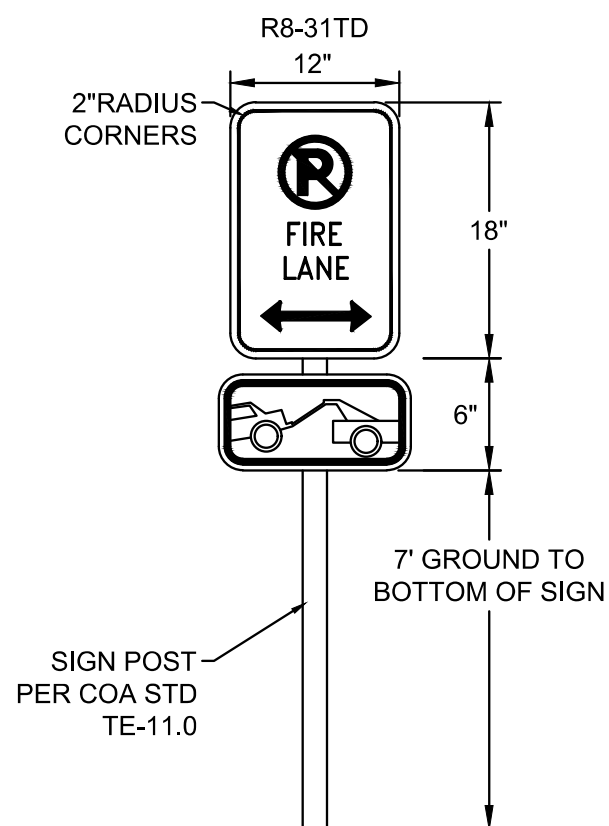
LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION  
FILING NO. 2

## LEGEND:

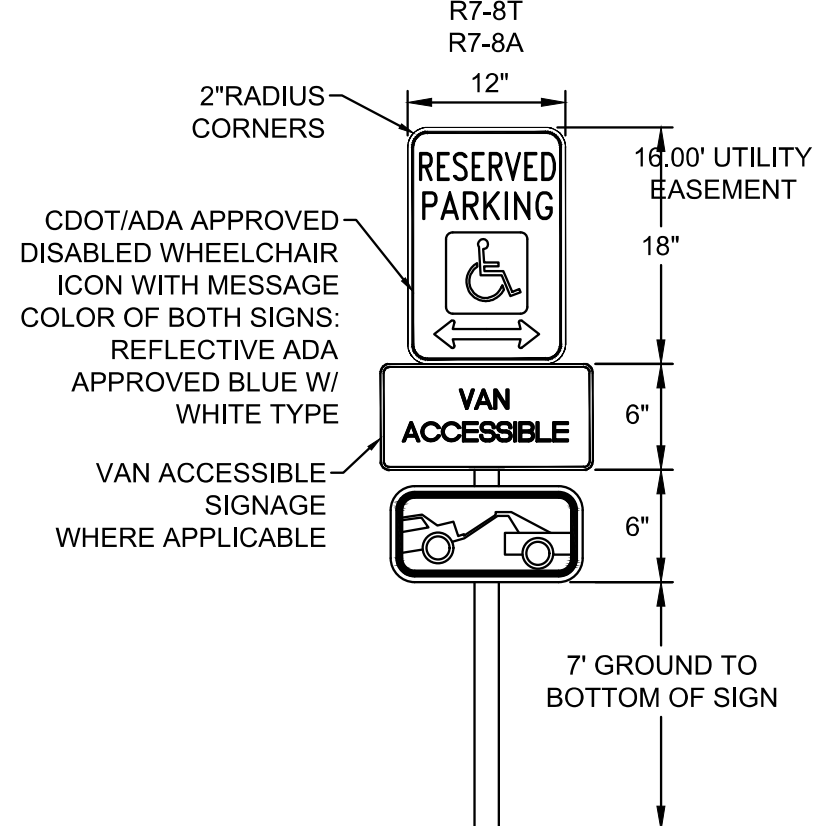
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER PER PER COA STD S7.1
	PROPOSED SPILL CURB & GUTTER PER COA STD S7.1
	PROPOSED ACCESSIBLE PARKING
	PROPOSED SAWCUT
	ICC/A117.1 ACCESSIBLE ROUTE
	PROPOSED FIRE HYDRANT
	KNOX BOX
	PROPOSED WATER METER
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED SIGN
	PROPOSED SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE REFER TO GEOTECH REPORT
	PROPOSED MEDIUM DUTY ASPHALT REFER TO GEOTECH REPORT
	PUBLIC ROAD ASPHALT SECTION PER GEOTECH REPORT. 5" ASPHALT OVER 8" AGG BASE MIN BASED ON SOIL GROUP E
	SIGHT TRIANGLE
	PARKING COUNT
	PROPOSED BLDG / SITE LIGHTING



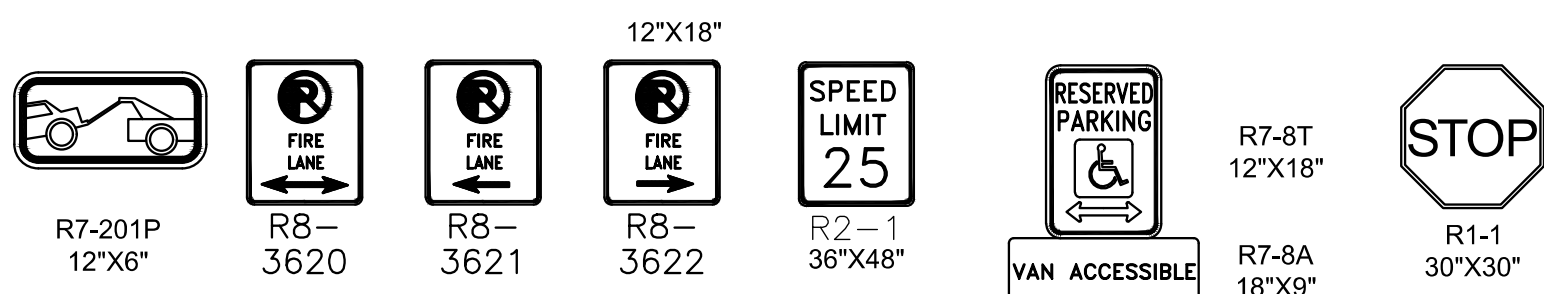
STREET NAME SIGN (D03-01)  
N.T.S.



FIRE LANE SIGN  
N.T.S.

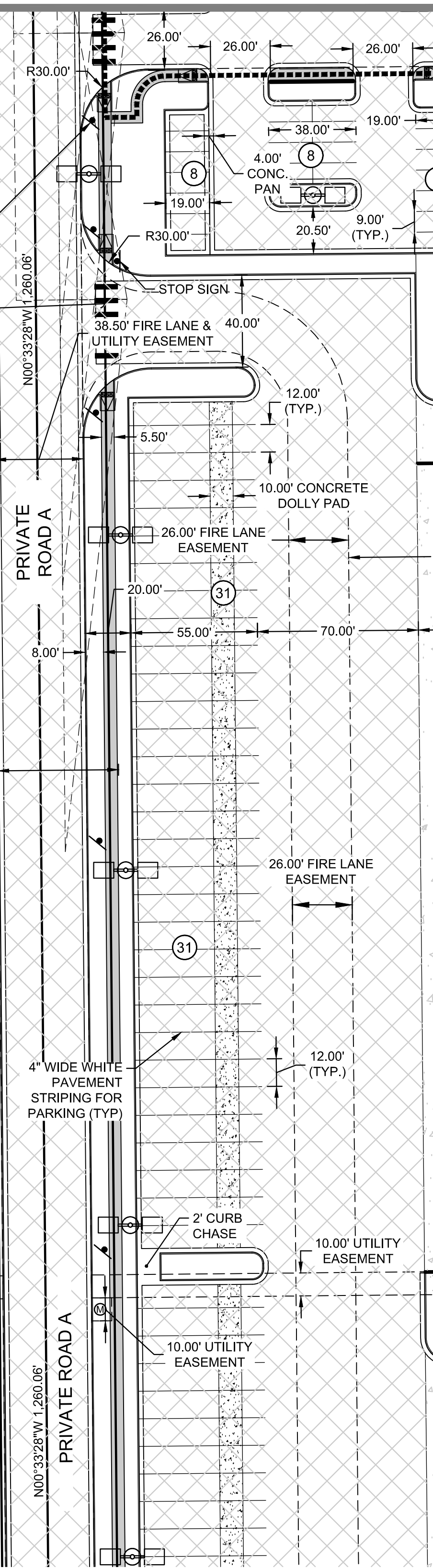


ICC/ANSI PARKING SIGN  
ONE PER SPACE  
N.T.S.

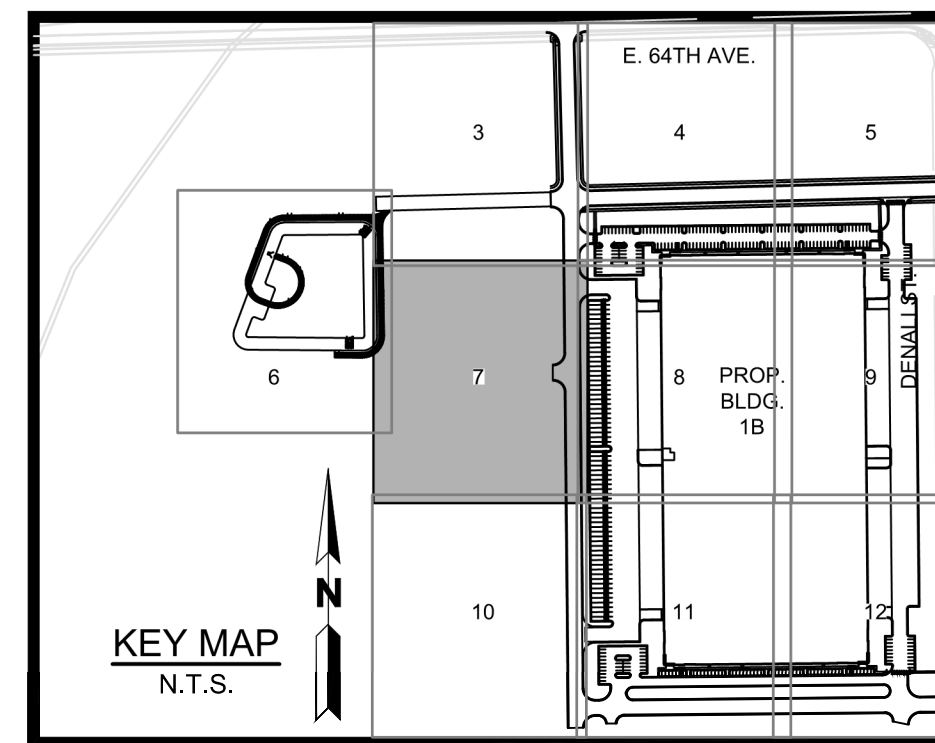


FIRE LANE, STOP, VAN ACCESSIBLE  
PARKING & ACCESSIBLE SIGNS  
N.T.S.

MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 8



## 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 ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

## BENCHMARK:

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

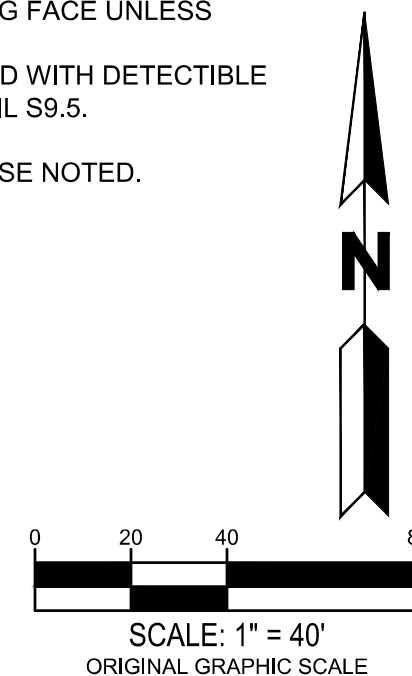
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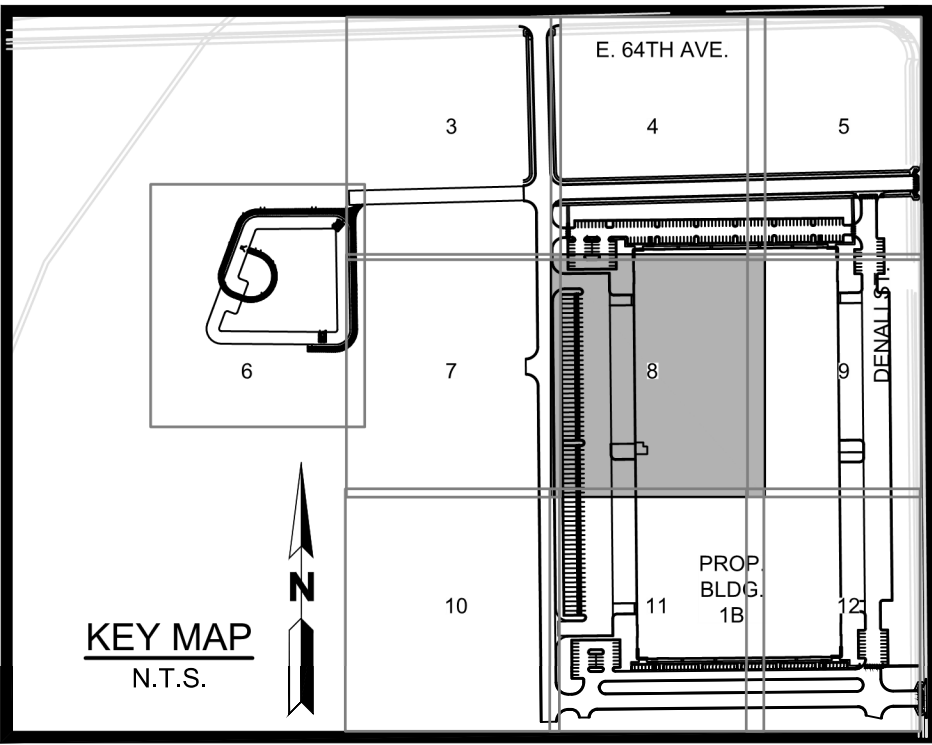
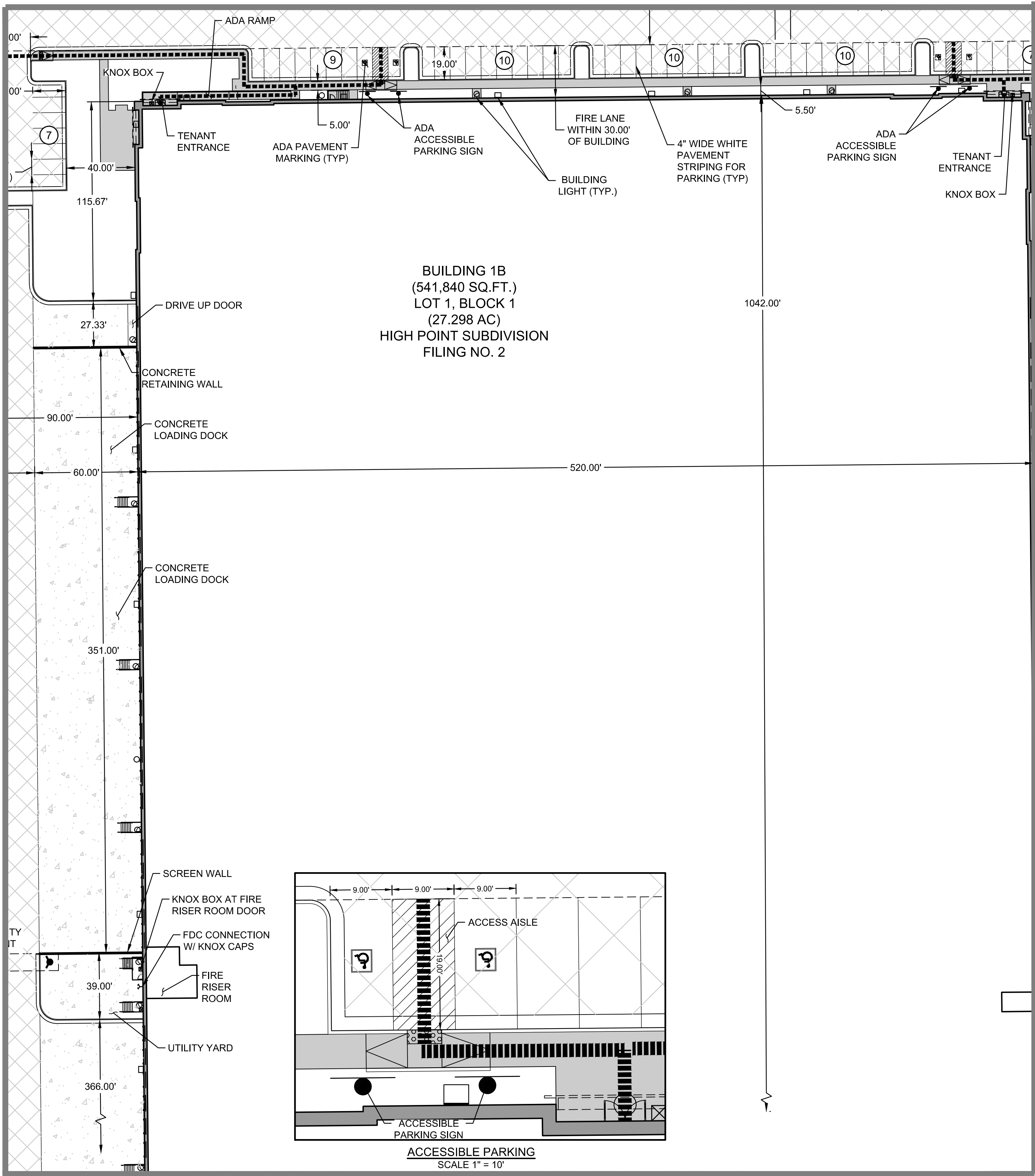
## NOTES:

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- 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- 3) PAVEMENT THICKNESS PER GEOTECH REPORT.
- 4) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- 5) 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.





LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
	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)

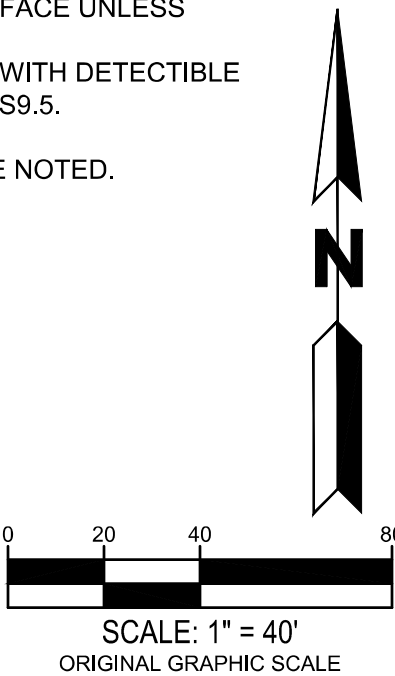
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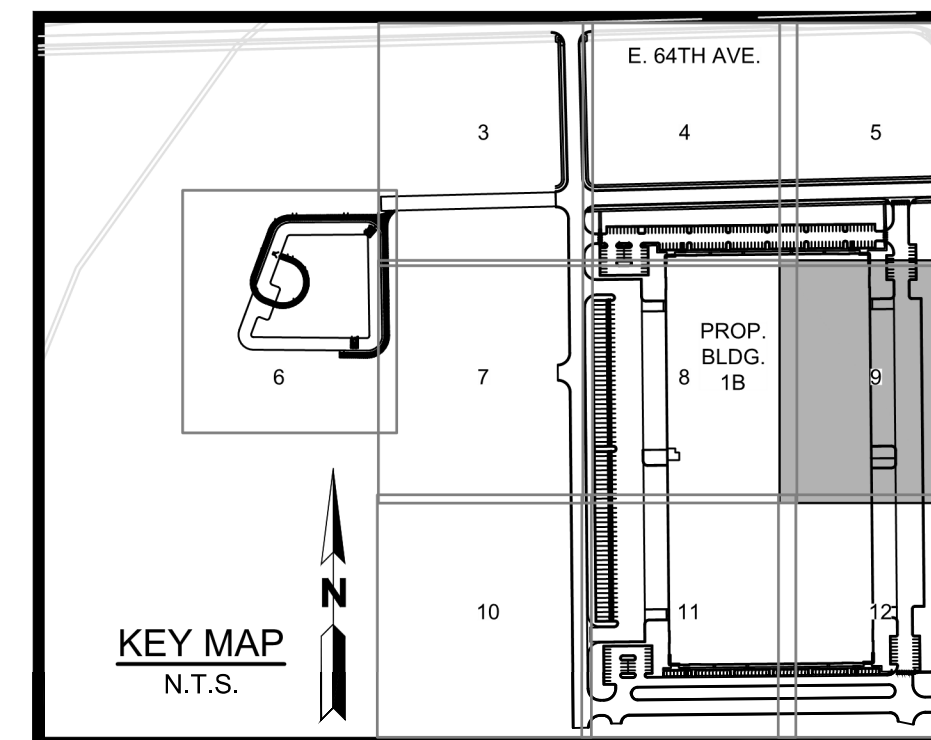
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	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
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	PROPOSED WATER METER
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE LANE SIGN
	PROPOSED SIGN
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PARKING COUNT
	PROPOSED BLDG / SITE LIGHTING

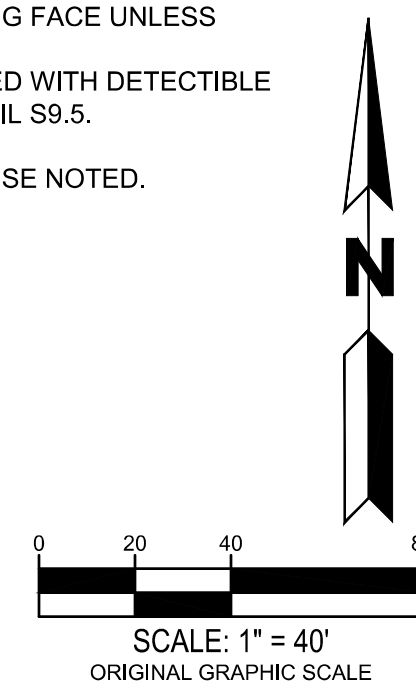
COA ID: 3S6601NE001

ELEVATION: 5365.17 (NAVD88)

DESCRIPTION: NGS MONUMENT J 457 (PID = DH9145)

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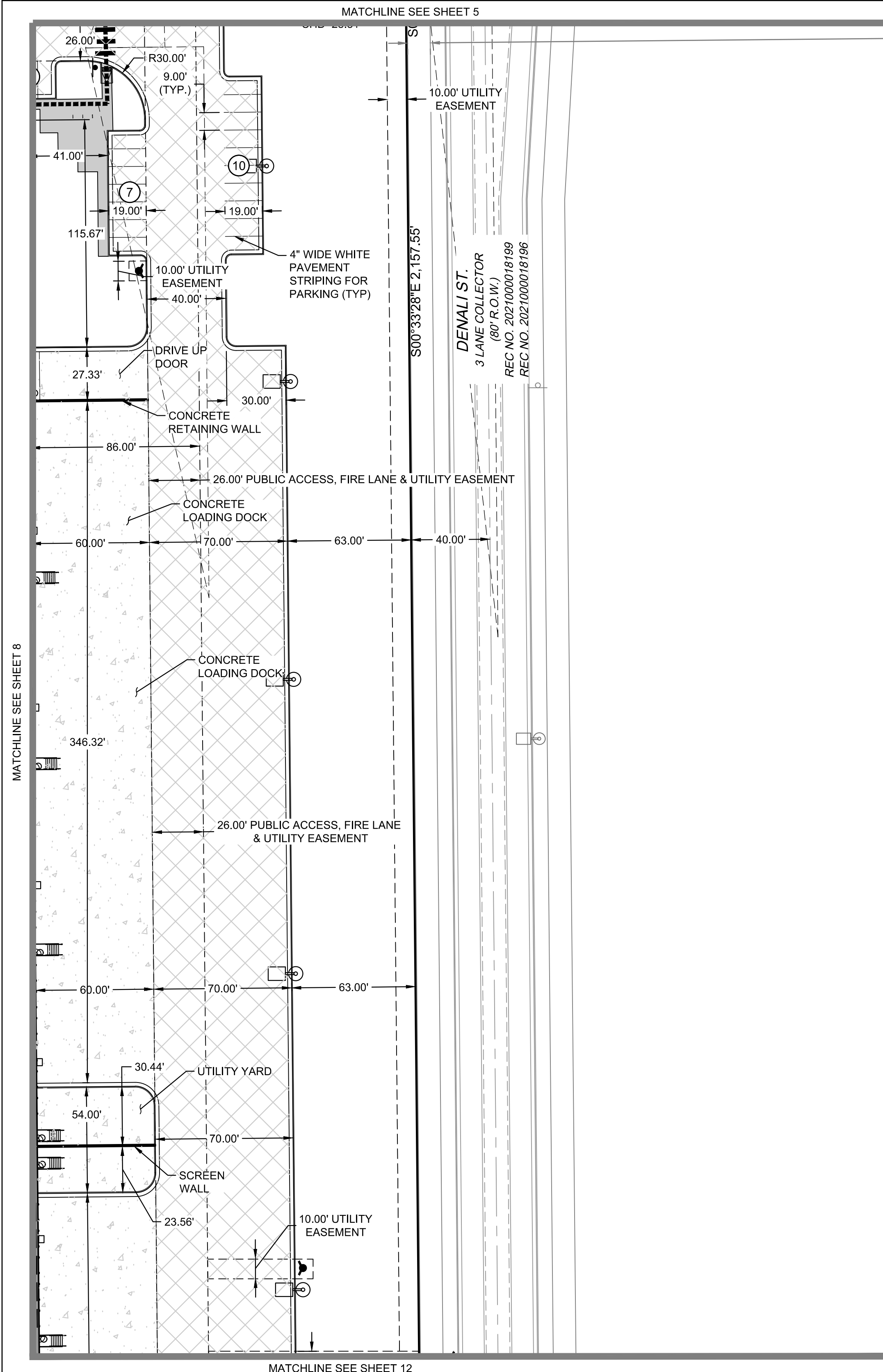


NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:



38.50' FIRE LANE & UTILITY EASEMENT

LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION  
FILING NO. 2

10.00' CONCRETE  
DOLLY PAD

LOT 1, BLOCK 1  
(27.298 AC)

HIGH POINT SUBDIVISION  
FILING NO. 2

4" WIDE WHITE  
PAVEMENT  
STRIPING FOR  
PARKING (TYP)

52.50' PUBLIC ACCESS EASEMENT

CROSSWALK  
STRIPING (TYP)

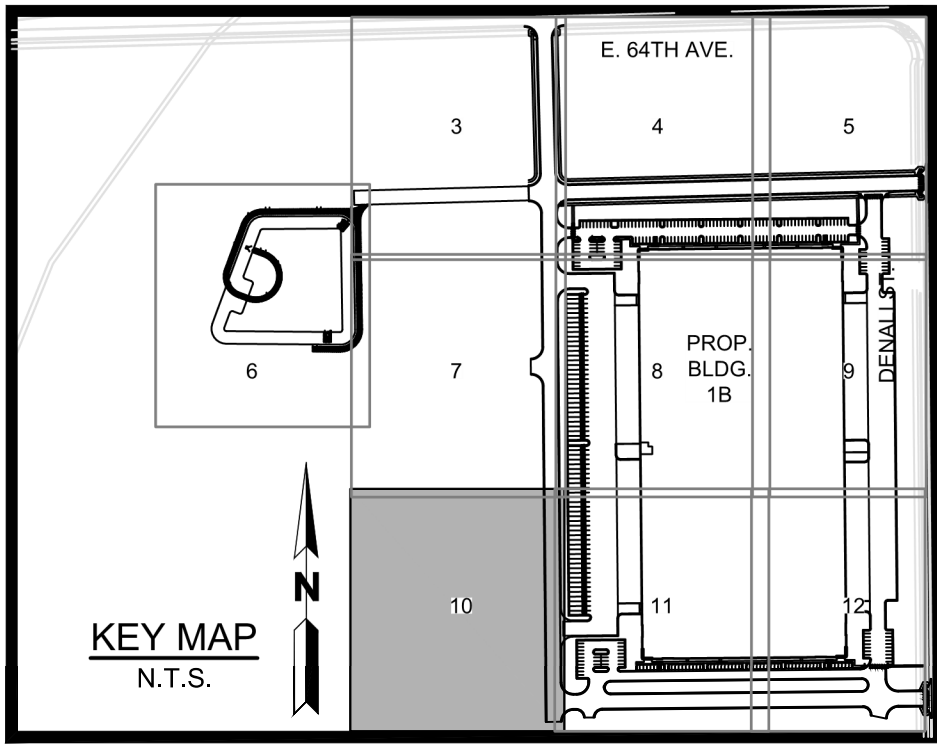
10.00' UTILITY  
EASEMENT

52.50' PUBLIC ACCESS EASEMENT

38.50' FIRE LANE & UTILITY EASEMENT

NO PARKING  
FIRE LANE  
SIGN (TYP.)

MATCHLINE SEE SHEET 11



LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
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	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  
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DESCRIPTION: NGS MONUMENT J 457 (PID = DH9145)

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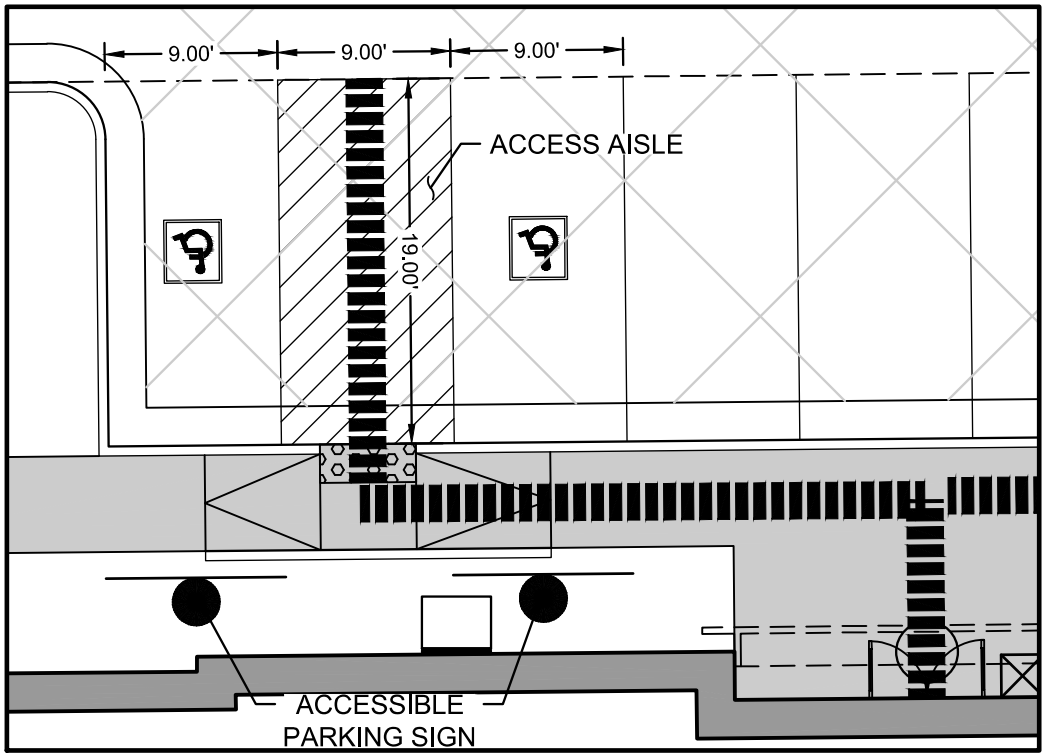
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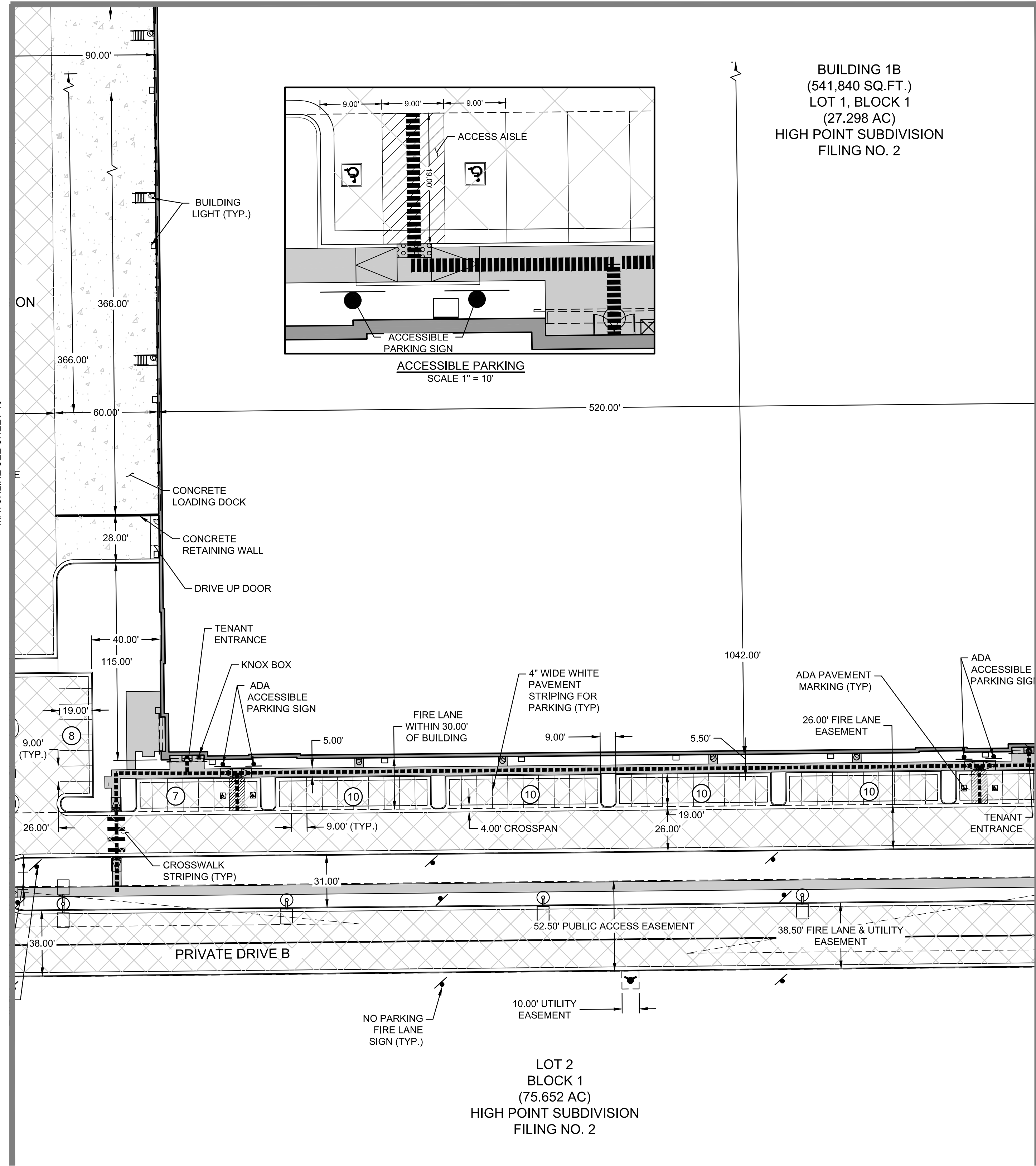
SCALE: 1" = 40'  
ORIGINAL GRAPHIC SCALE



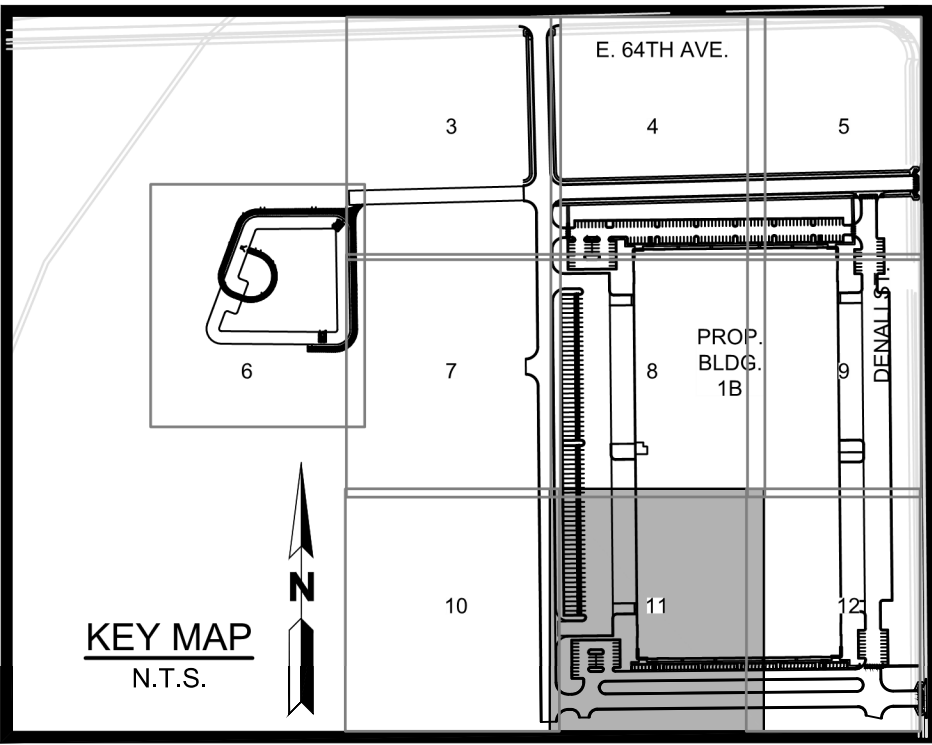
ACCESSIBLE PARKING  
SCALE 1" = 10'

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12



BUILDING 1B  
(541,840 SQ.FT.)  
LOT 1, BLOCK 1  
(27.298 AC)  
HIGH POINT SUBDIVISION  
FILING NO. 2



LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
	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)

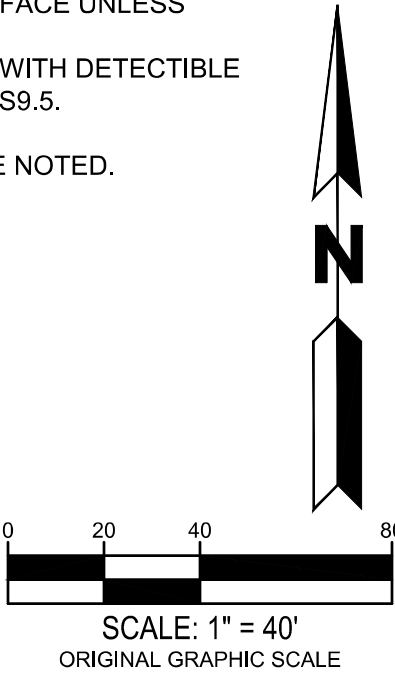
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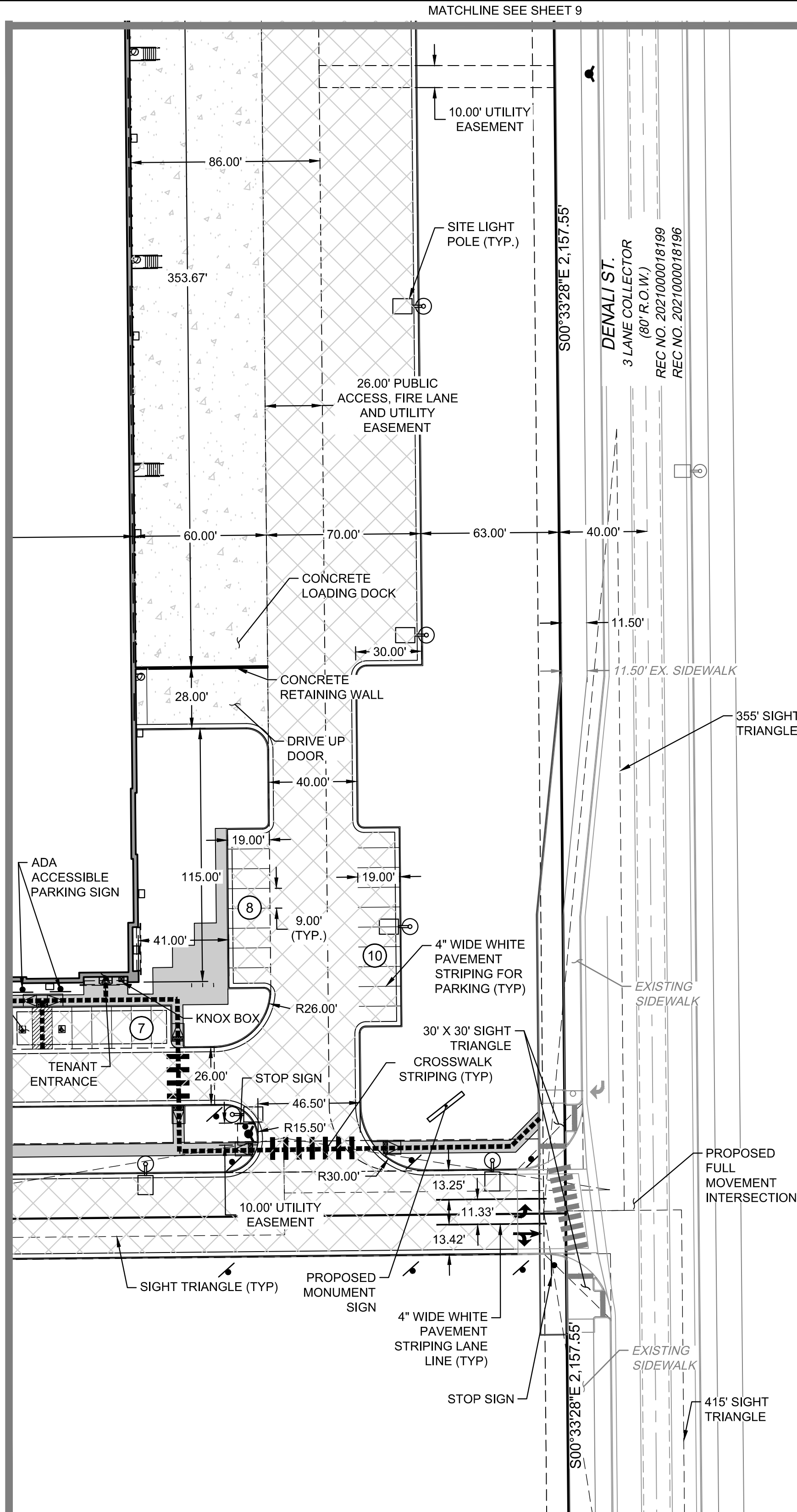
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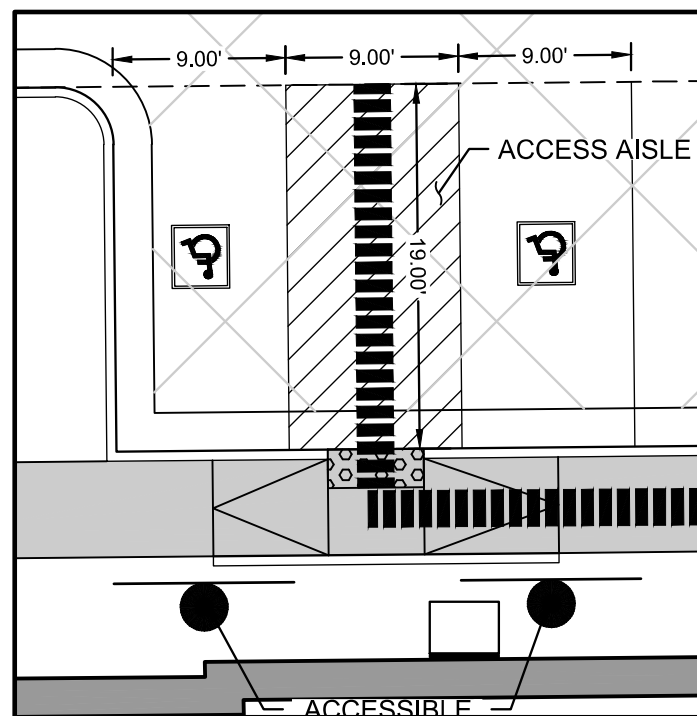
CHECKED BY:  
DATE:  
FILE NAME:

AW

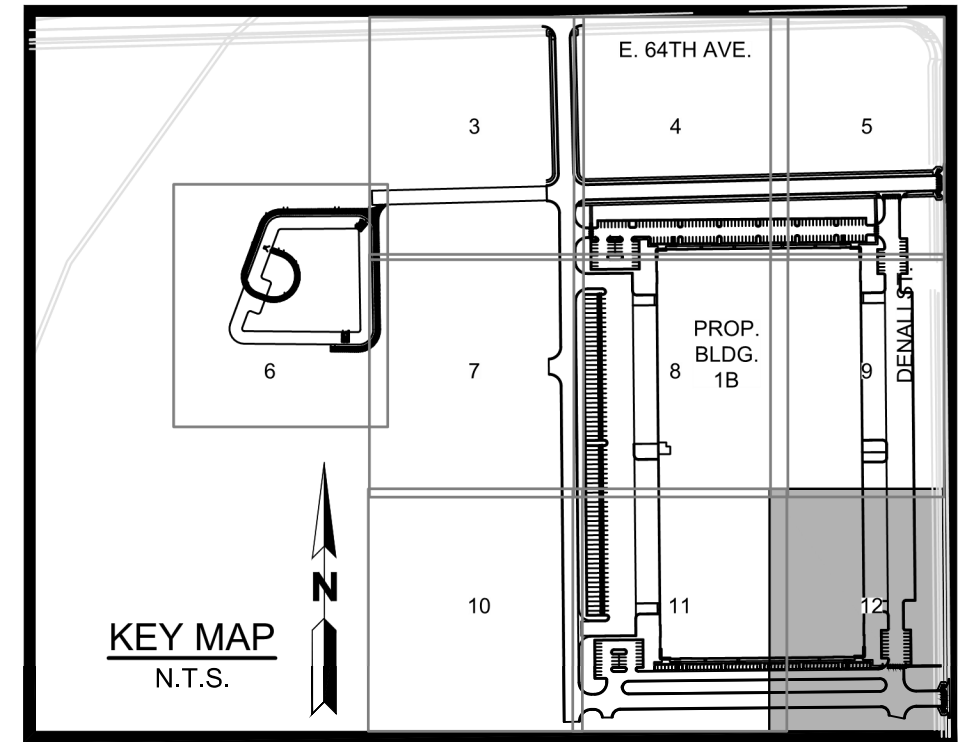
MATCHLINE SEE SHEET 11



UNPLATTED  
REC. NO. 2004000397390



ACCESSIBLE PARKING  
SCALE 1" = 10'



### LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED ACCESSIBLE PARKING
	ICC/A117.1 ACCESSIBLE ROUTE
	PROPOSED FIRE HYDRANT
	FDC WITH KNOX CAPS
	KNOX BOX
	PROPOSED WATER METER
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE LANE SIGN
	PROPOSED SIGN
	PROPOSED SIDEWALK
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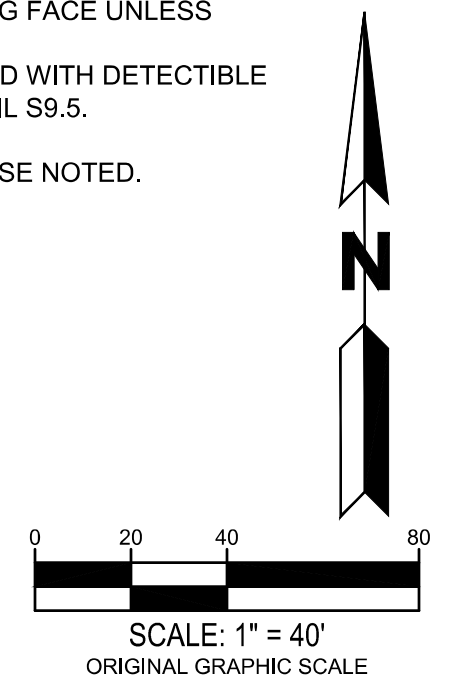
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NORRIS DESIGN

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  
612-945-1991

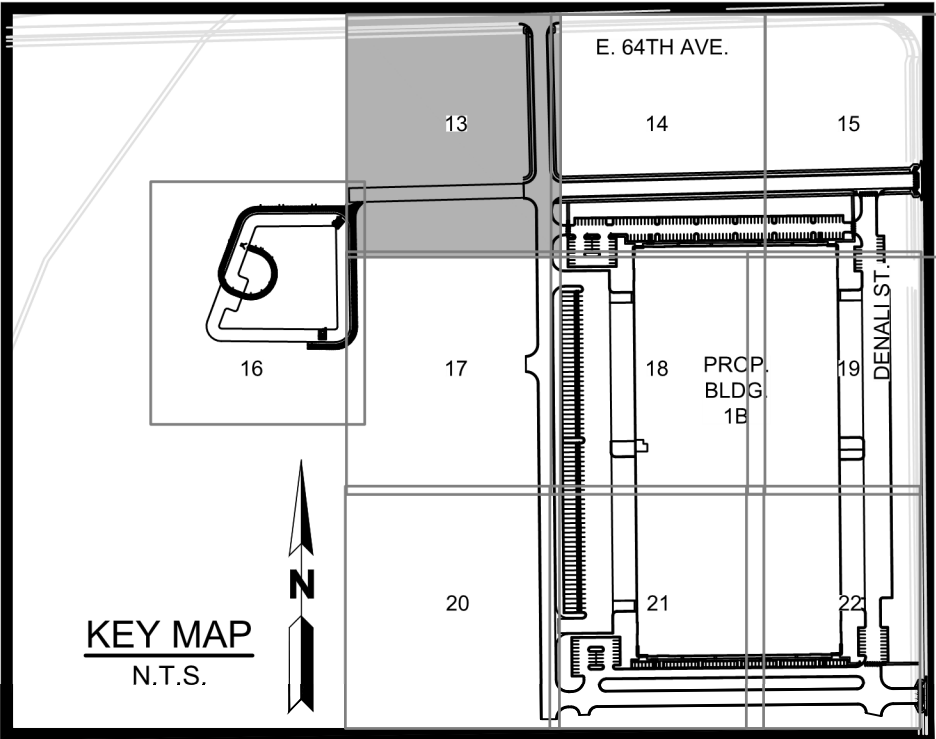
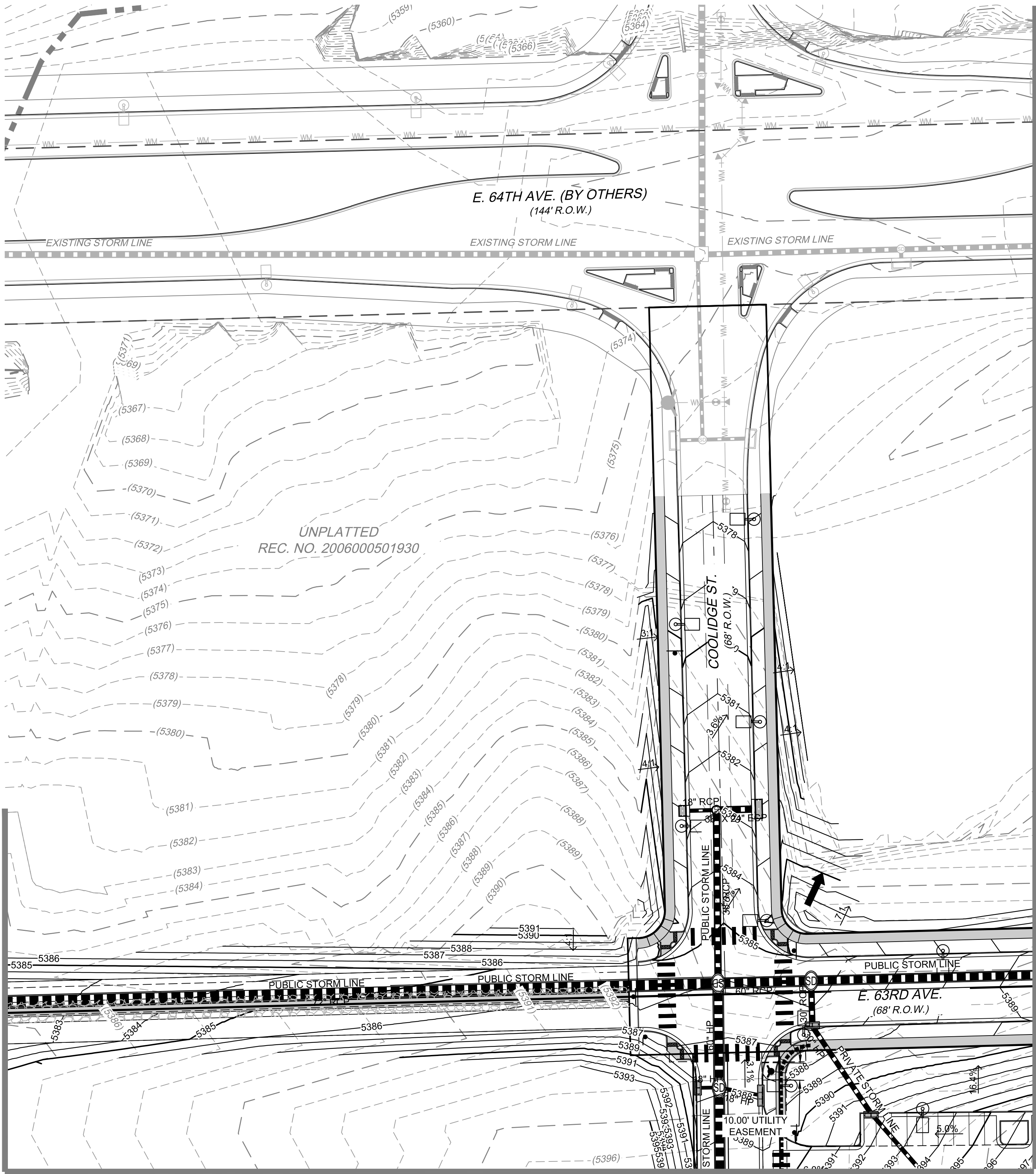
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DATE:  
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NOVEMBER 01, 2021

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

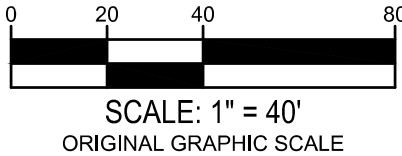
12 OF 52



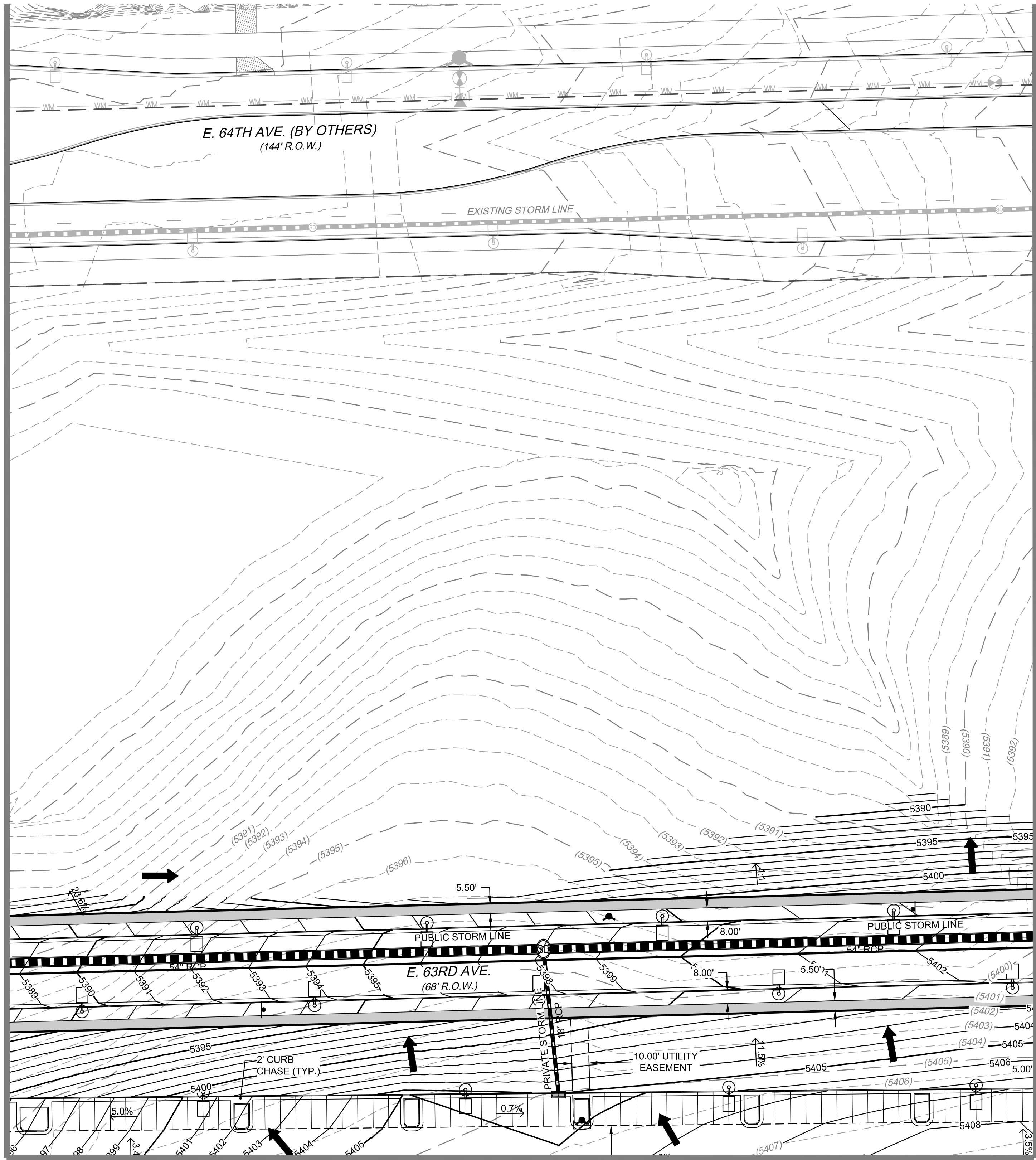
LEGEND:	
	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

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

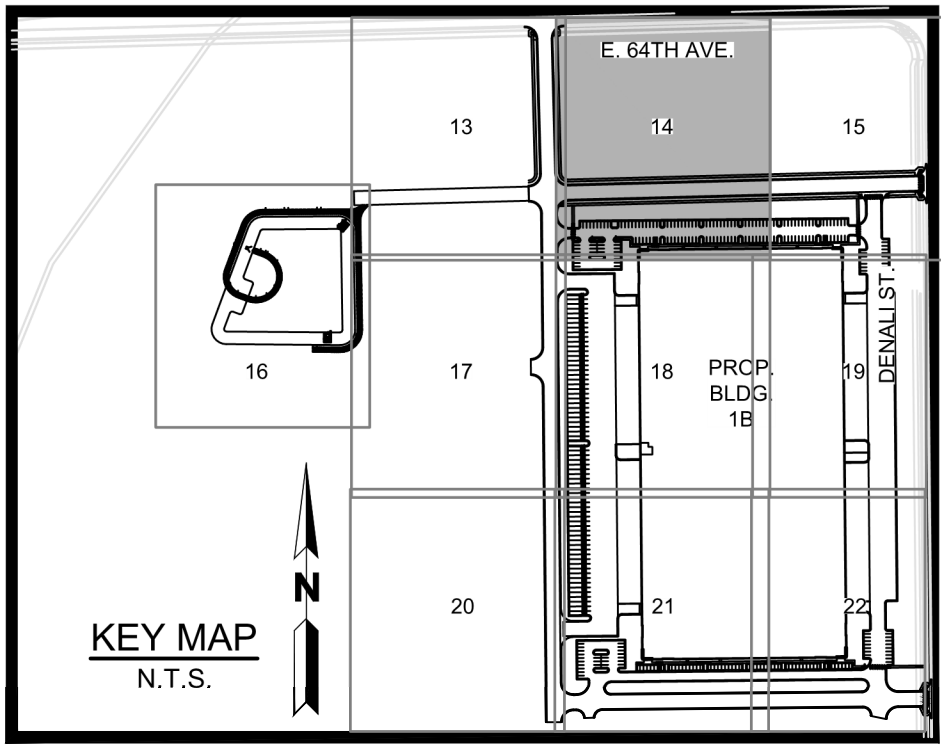


MATCHLINE SEE SHEET 13



MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 15

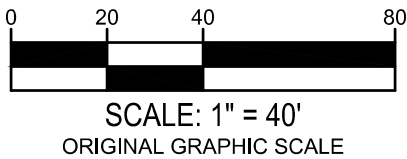


LEGEND:

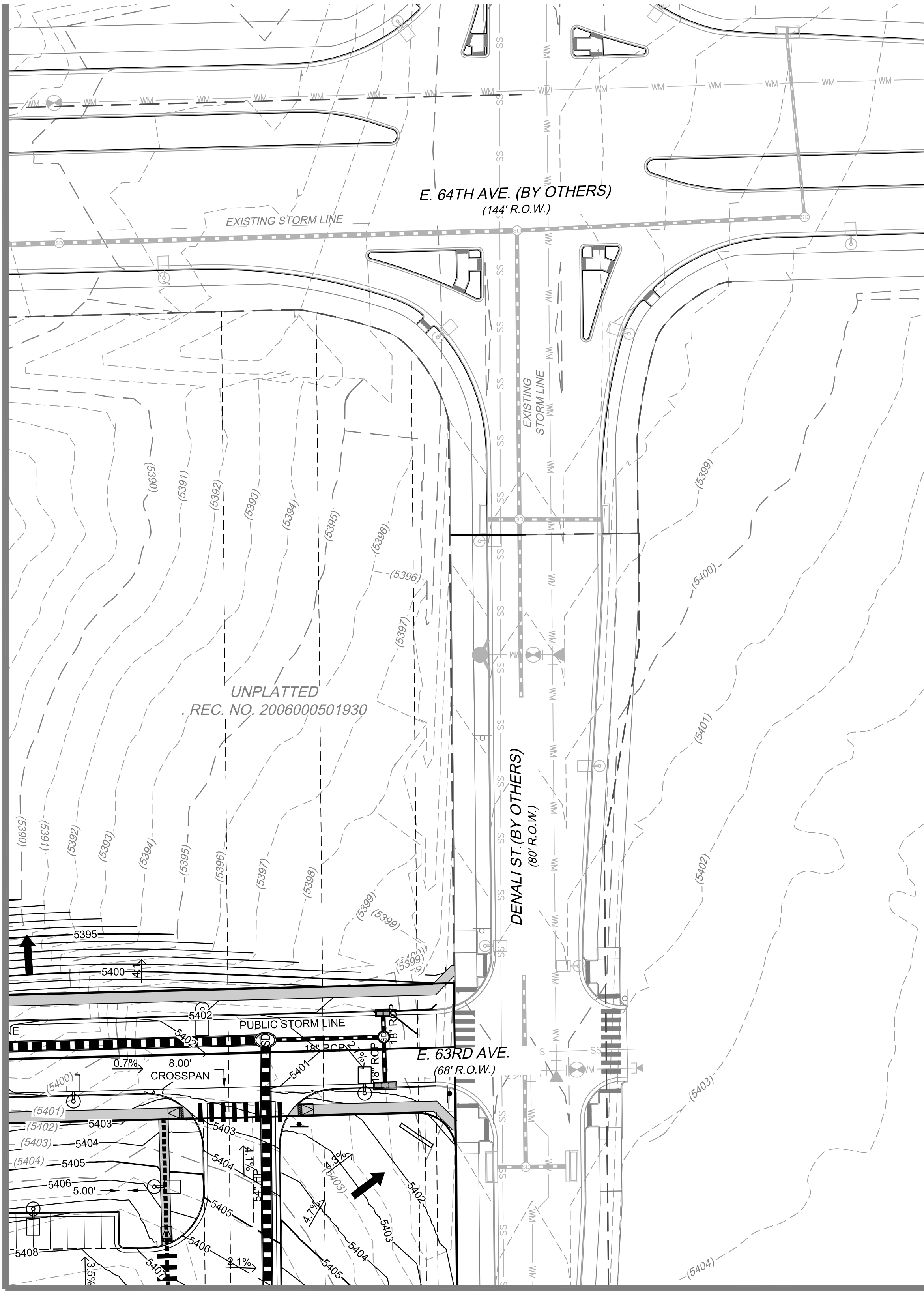
- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | EXISTING 1' CONTOUR                     |
|  | PROPOSED STORM LINE                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

NOTE:

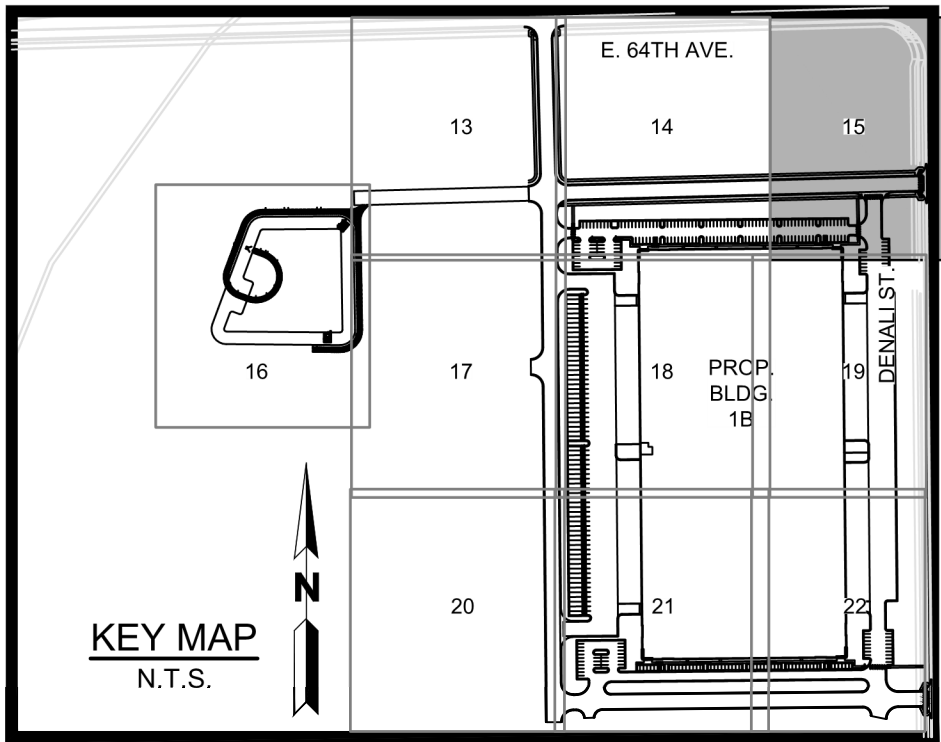
- MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10 FEET FOR LANDSCAPE AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
- ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.



MATCHLINE SEE SHEET 14



MATCHLINE SEE SHEET 19

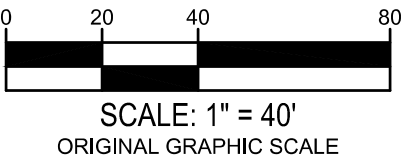


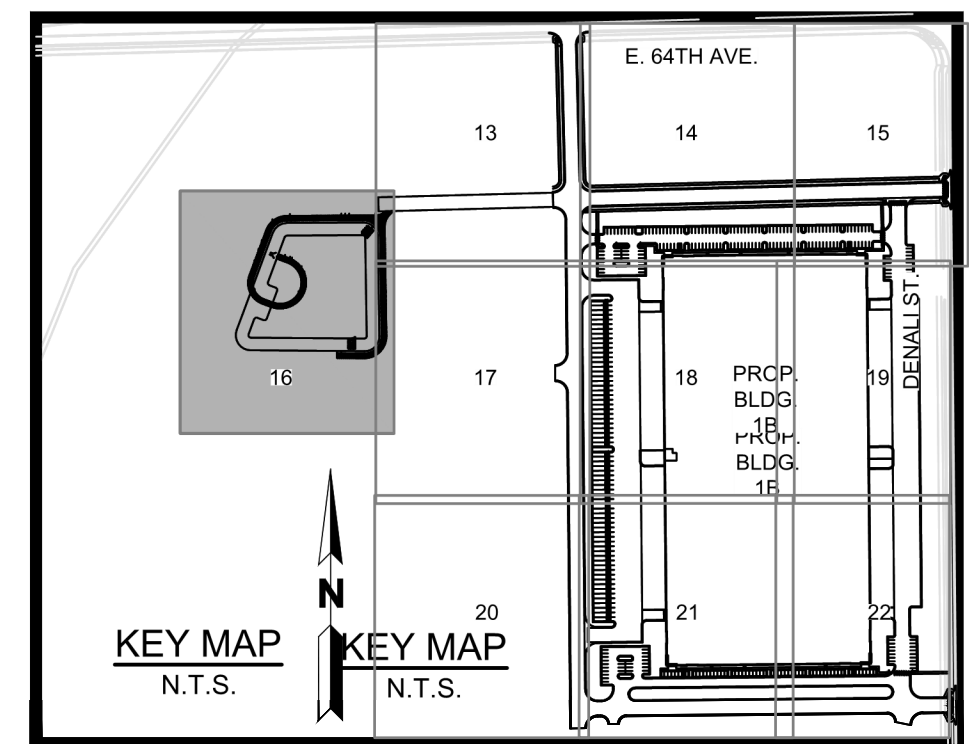
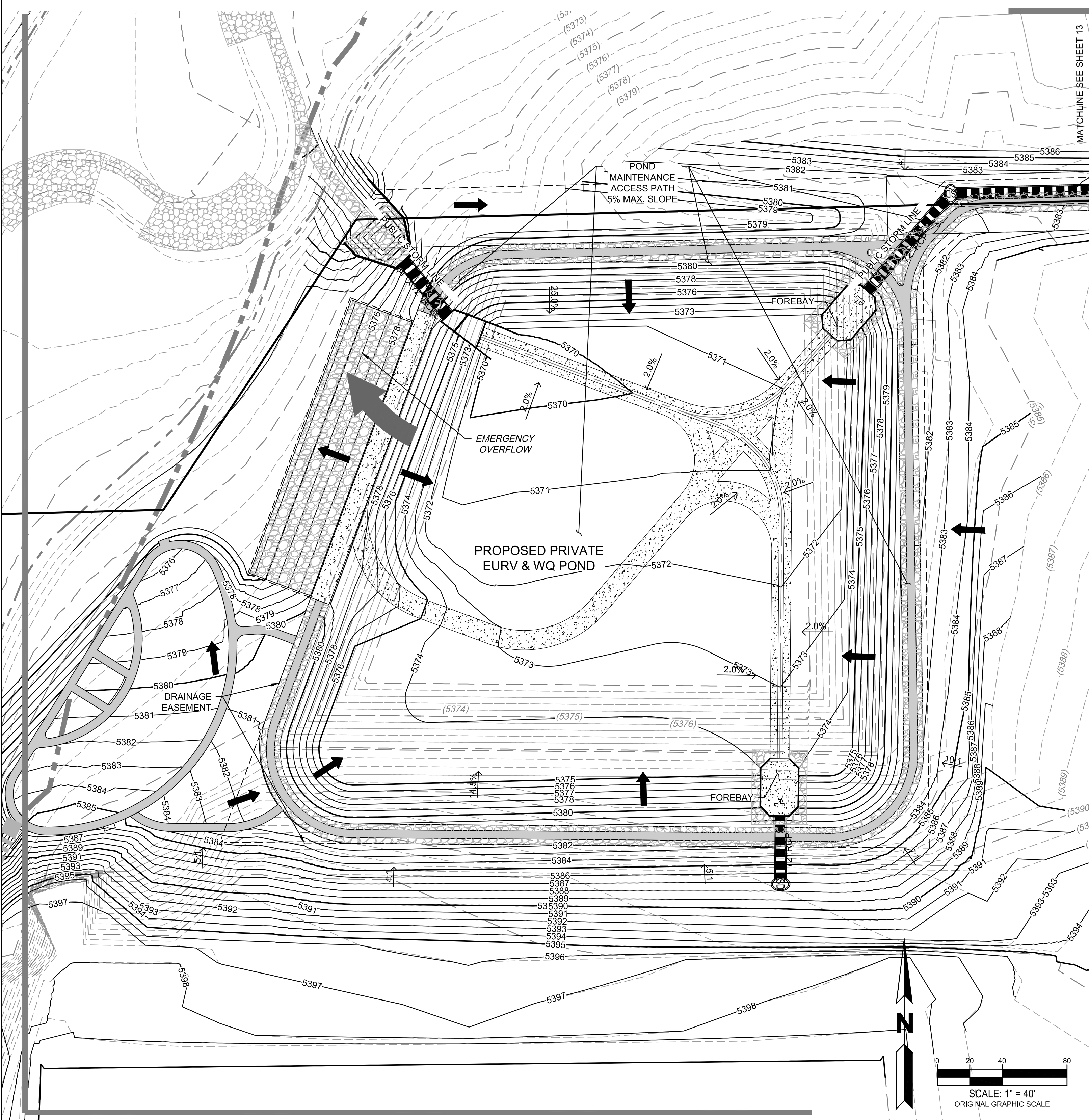
LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING 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.





LEGEND:	
	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

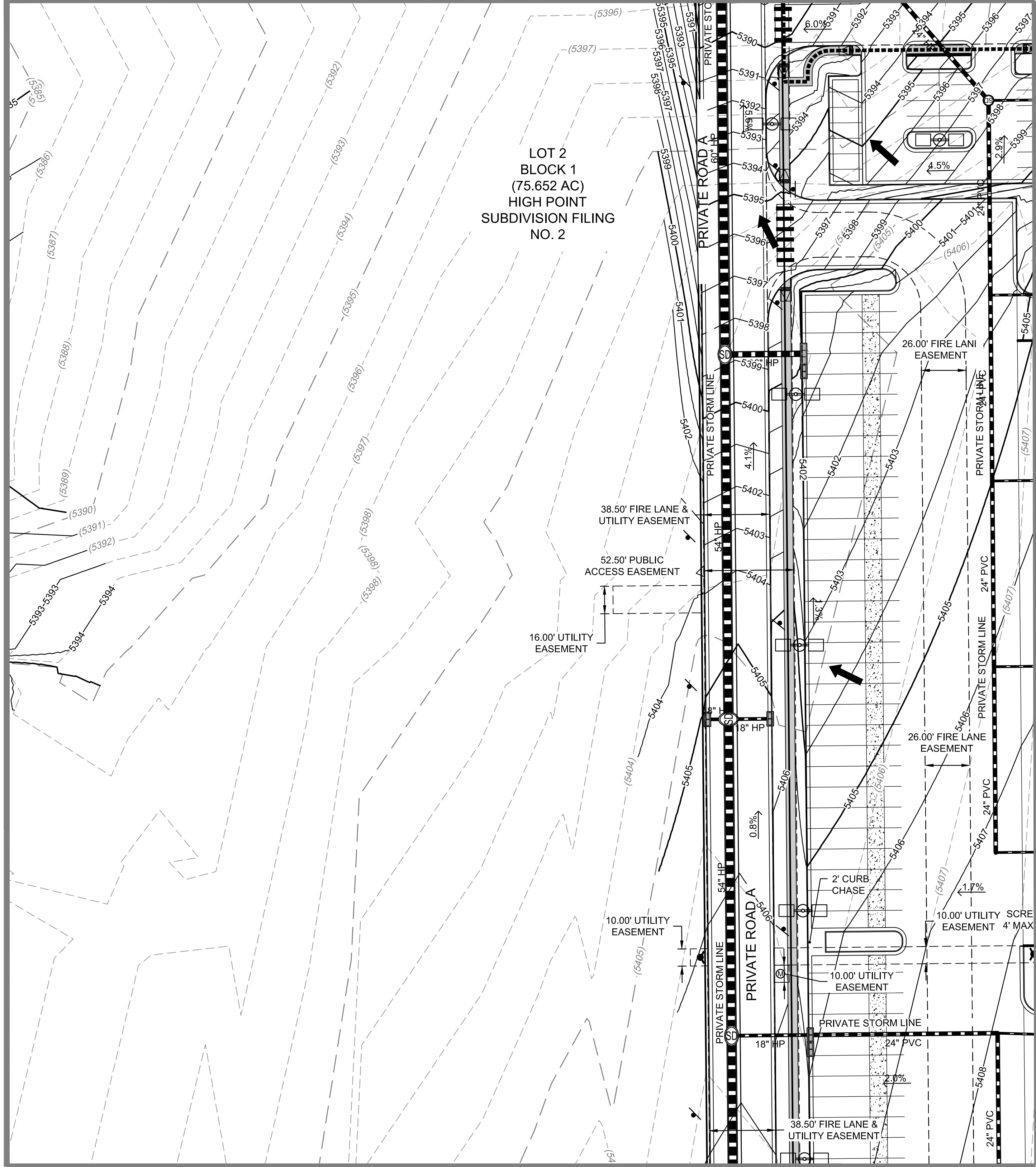
MATCHLINE SEE SHEET 17

NOTE:

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MATCHLINE SEE SHEET 16

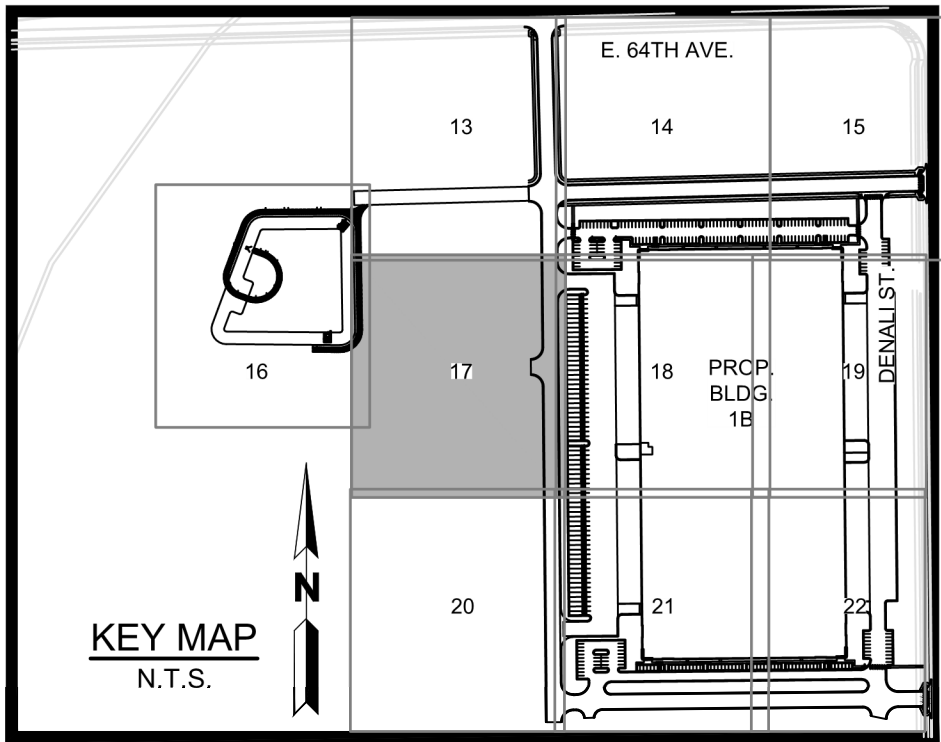
LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION FILING  
NO. 2



MATCHLINE SEE SHEET 20

PVC

MATCHLINE SEE SHEET 18

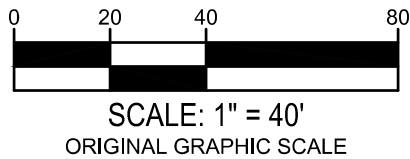


LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

NOTE:

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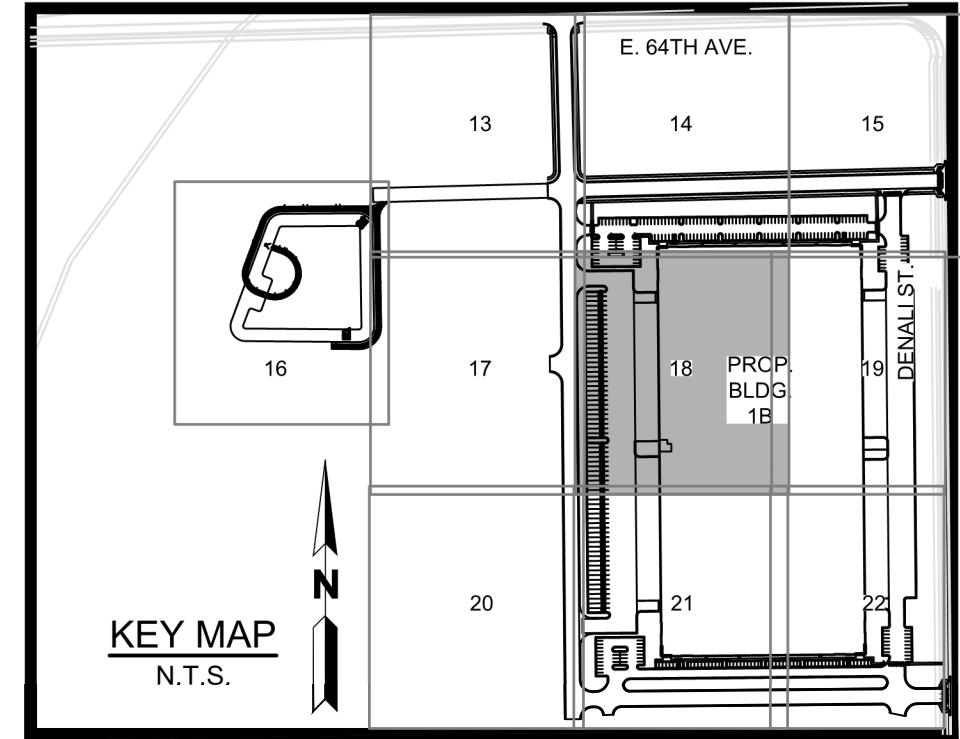
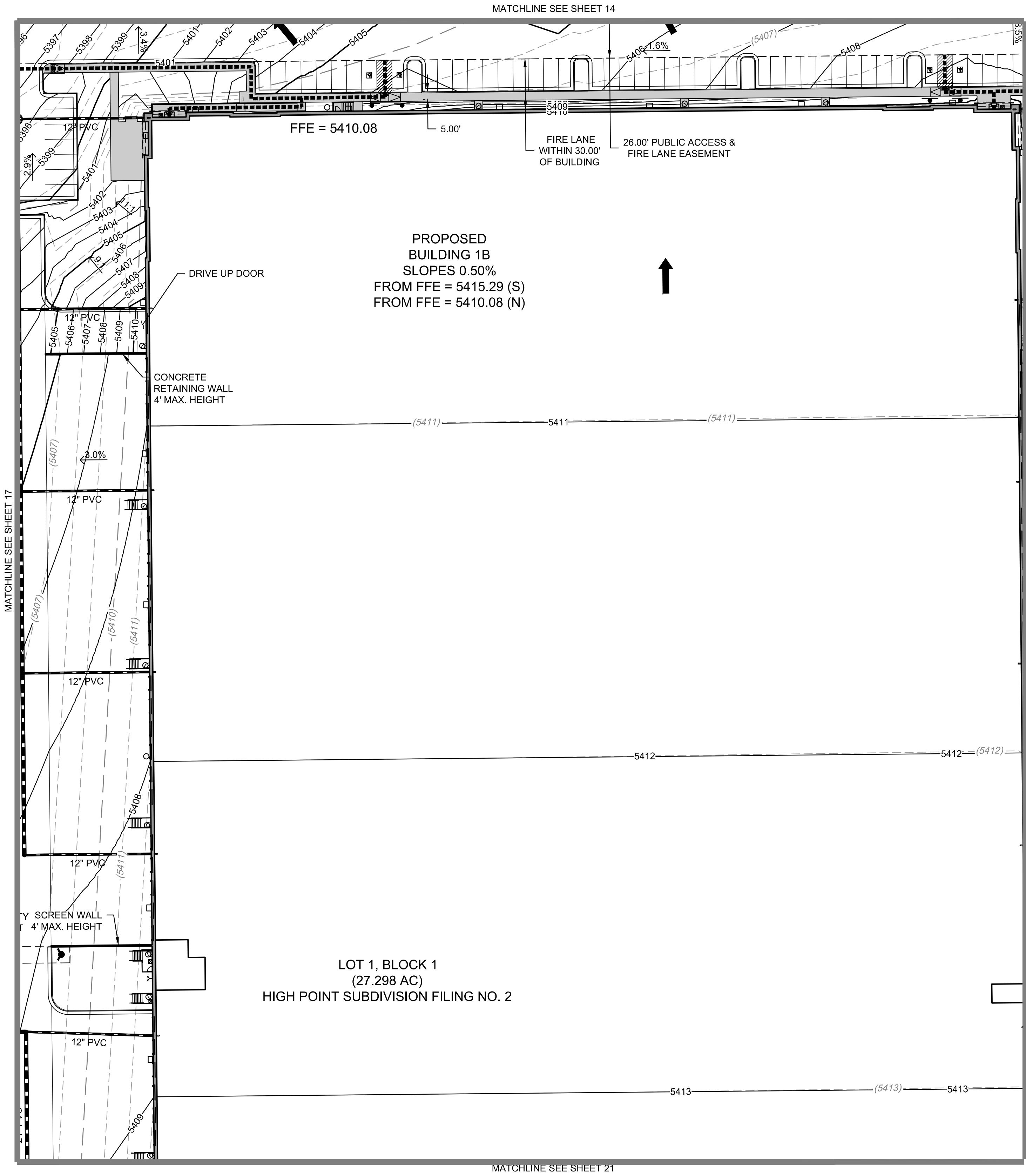
HIGH POINT - HYDE INDUSTRIAL  
PHASE 1 SITE PLAN  
CITY OF AURORA

NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

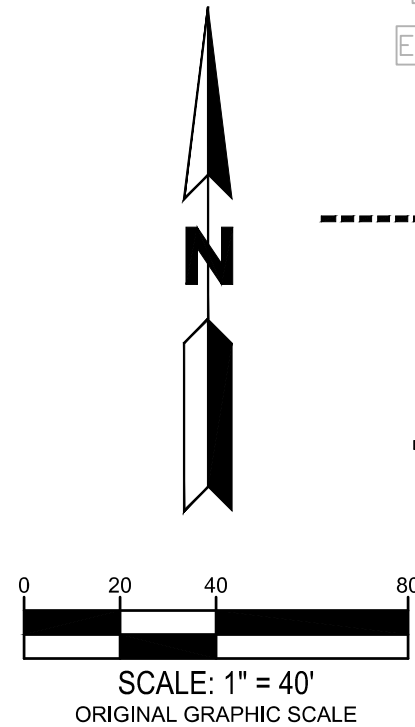
SHEET TITLE:  
GRADING PLAN

SHEET NUMBER:



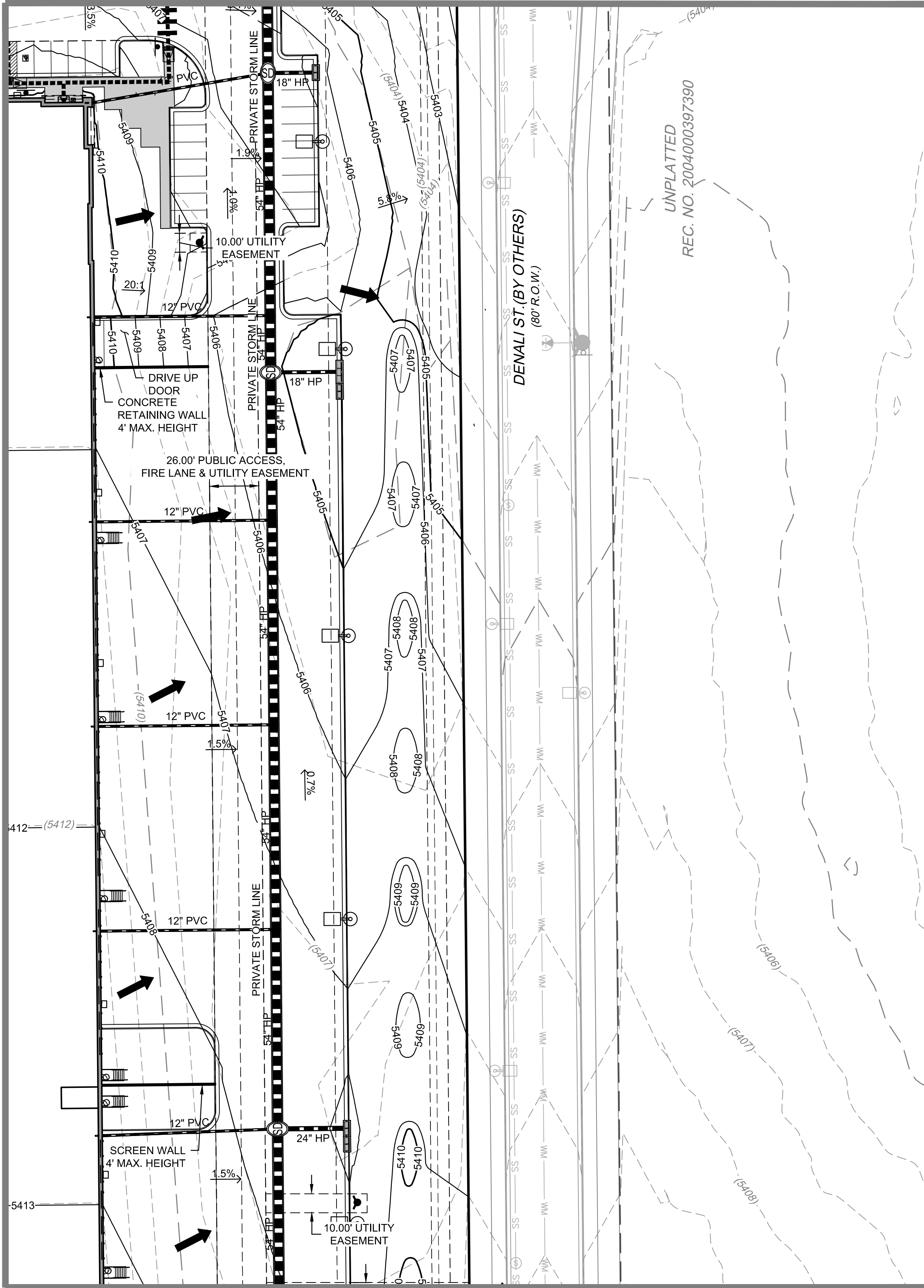
LEGEND:

—	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
- X - X -	EXISTING FENCE
⬮	PROPOSED FIRE HYDRANT
⬮	EXISTING FIRE HYDRANT
⬮	PROPOSED SIGN
— SS —	EXISTING SANITARY SEWER W/ MANHOLE
— WM —	EXISTING WATERLINE & VALVE
— G —	EXISTING GAS LINE
— T —	EXISTING TELEPHONE LINE
— E —	EXISTING ELECTRIC LINE
— FO —	EXISTING FIBER OPTIC LINE
⬮	PROPOSED BLDG / SITE LIGHTING
⬮	EXISTING LIGHT POLE
⬮	EXISTING ELECTRIC METER
⬮	EXISTING ELECTRIC BREAKER
⬮	EXISTING TRANSFORMER
⬮	EXISTING EXISTING TELEPHONE BOX
⬮	EXISTING EXISTING ELECTRIC BOX
- - -	ICC/A117.1 ACCESSIBLE ROUTE
⬮	KNOX BOX
⬮	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
⬮	PROPOSED ELECTRIC TRANSFORMER
→	FLOW DIRECTION

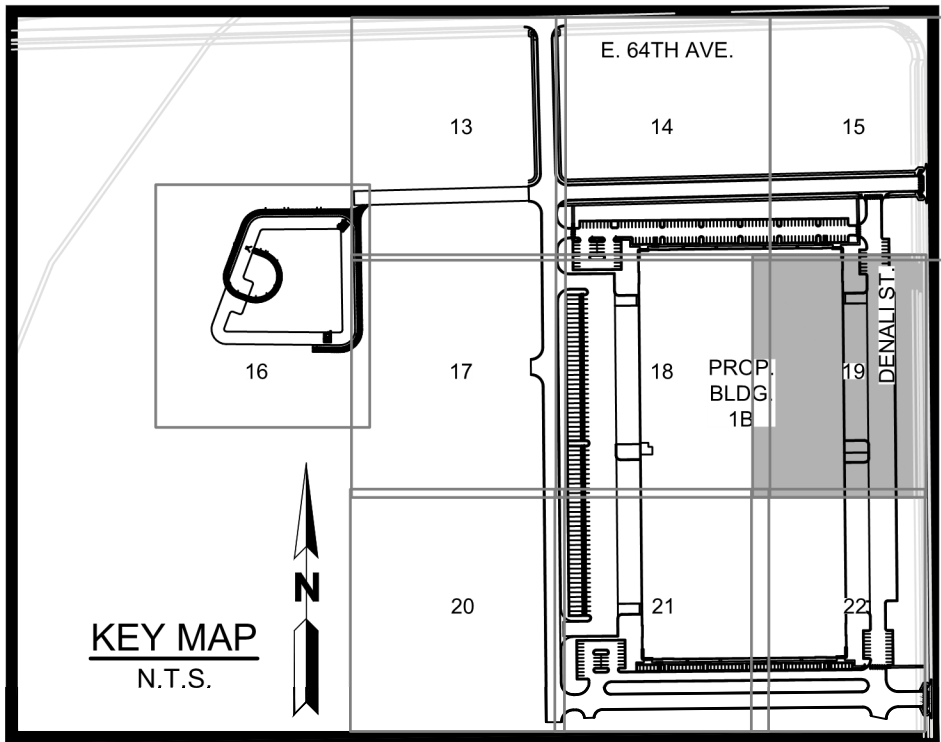


- NOTE:
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MATCHLINE SEE SHEET 18



MATCHLINE SEE SHEET 22

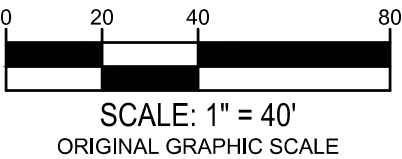


LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

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

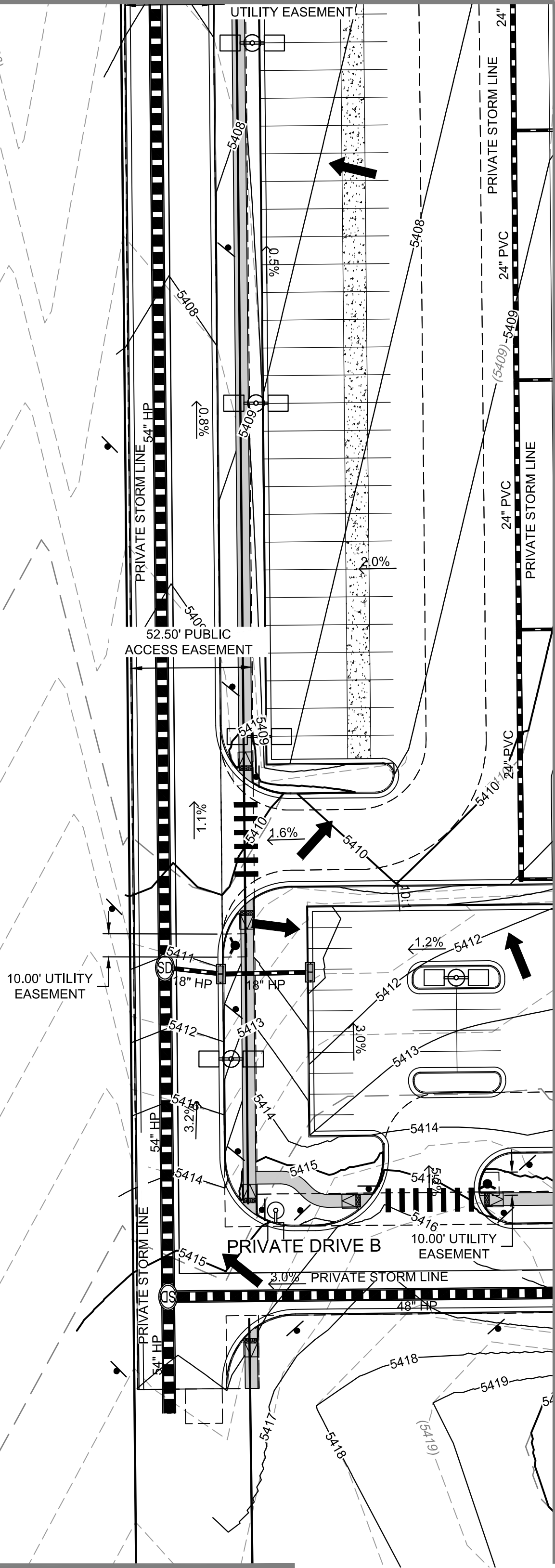
NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

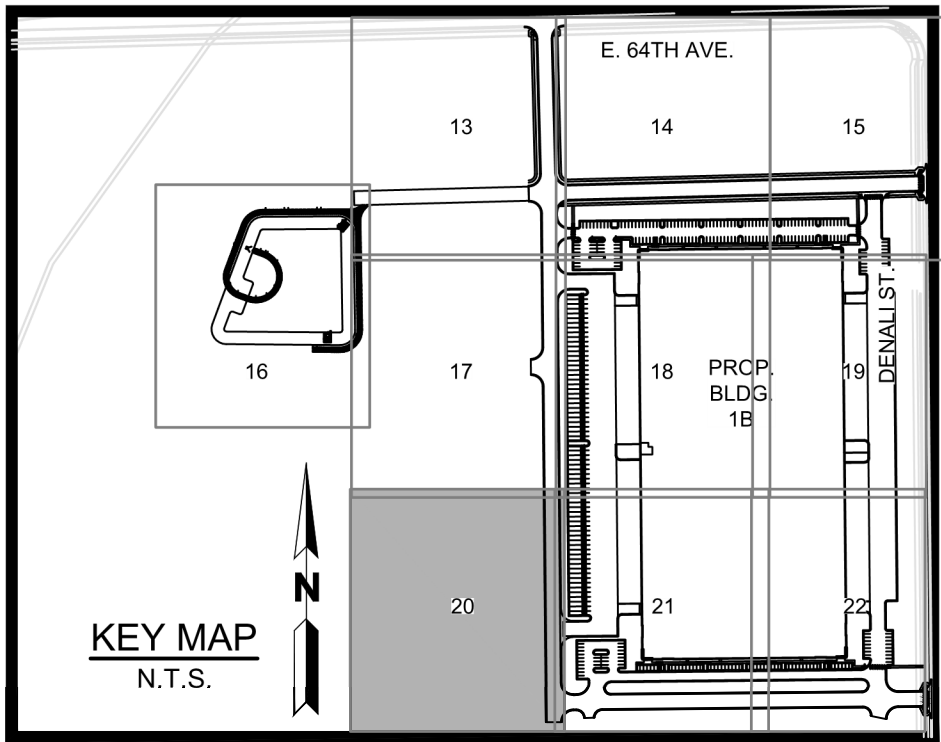
SHEET TITLE:  
GRADING PLAN

SHEET NUMBER:

LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION FILING NO. 2



MATCHLINE SEE SHEET 21

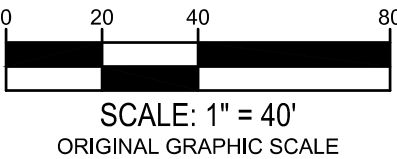


LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

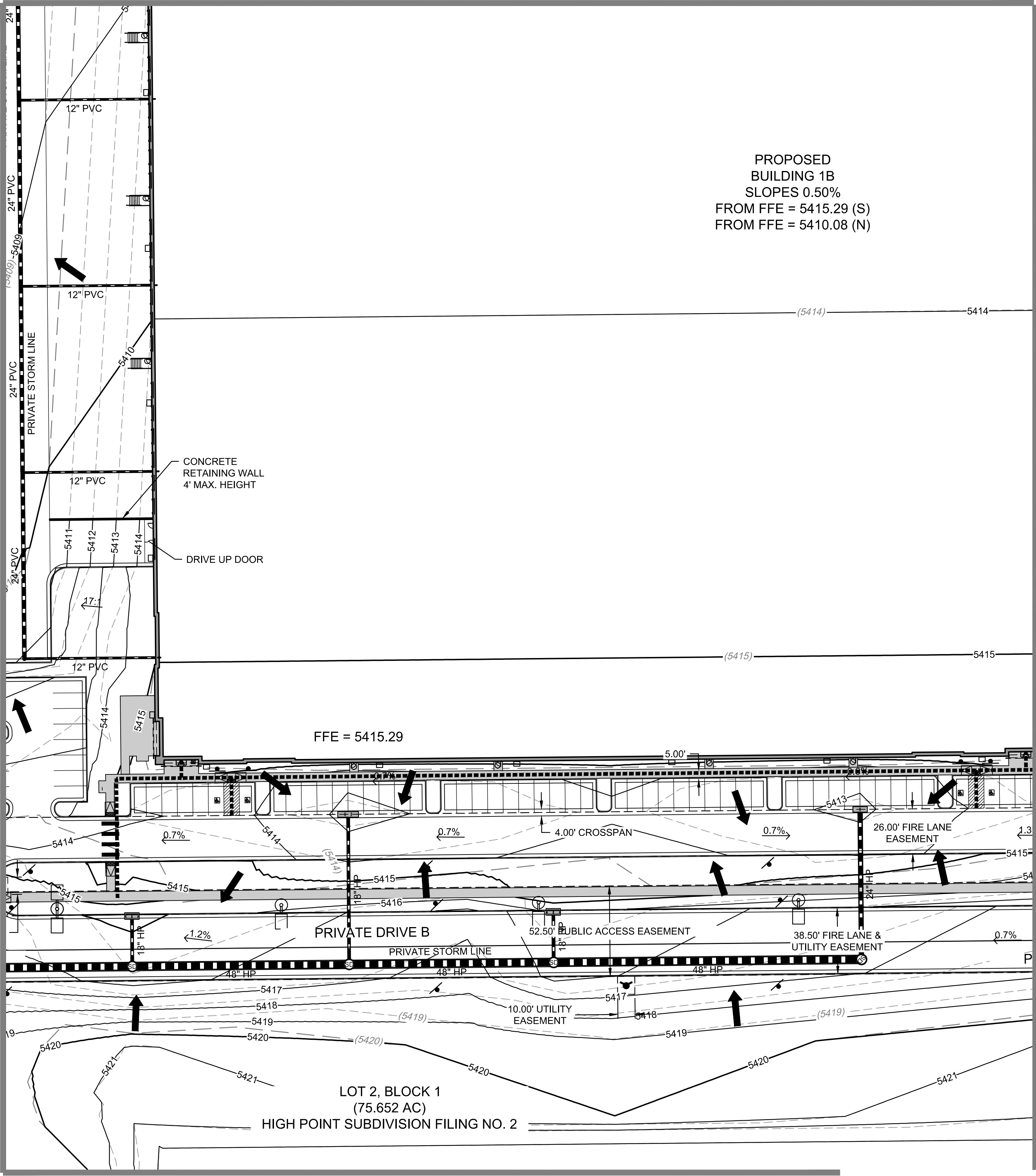
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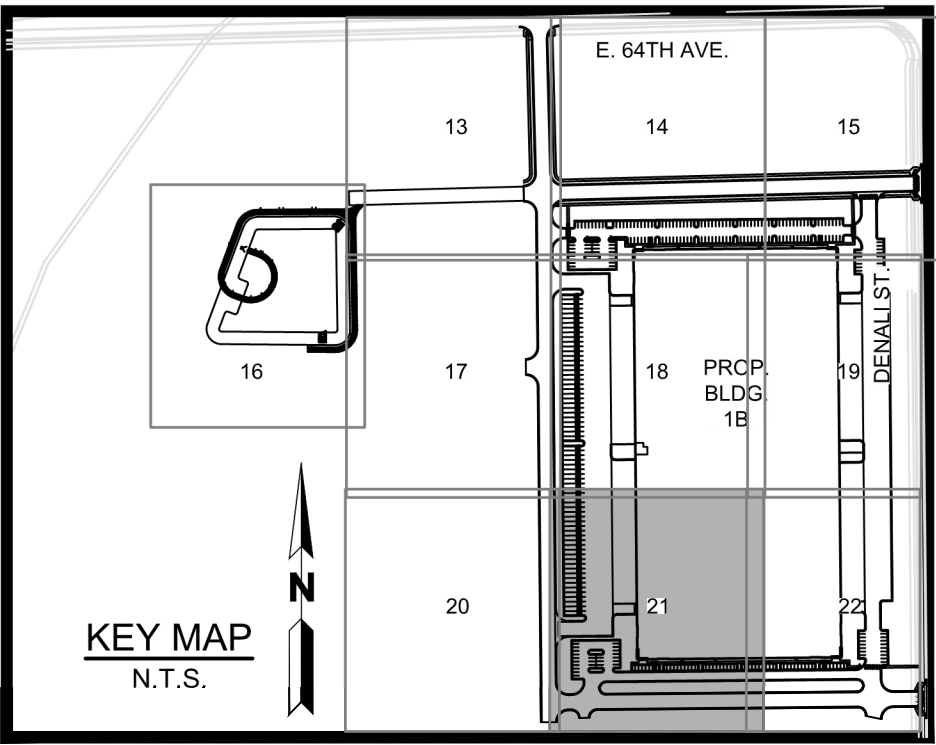


PROPOSED  
BUILDING 1B  
SLOPES 0.50%  
FROM FFE = 5415.29 (S)  
FROM FFE = 5410.08 (N)

MATCHLINE SEE SHEET 20



MATCHLINE SEE SHEET 22

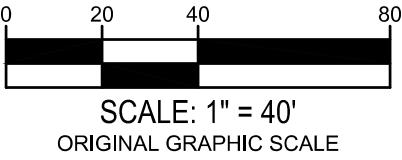


LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

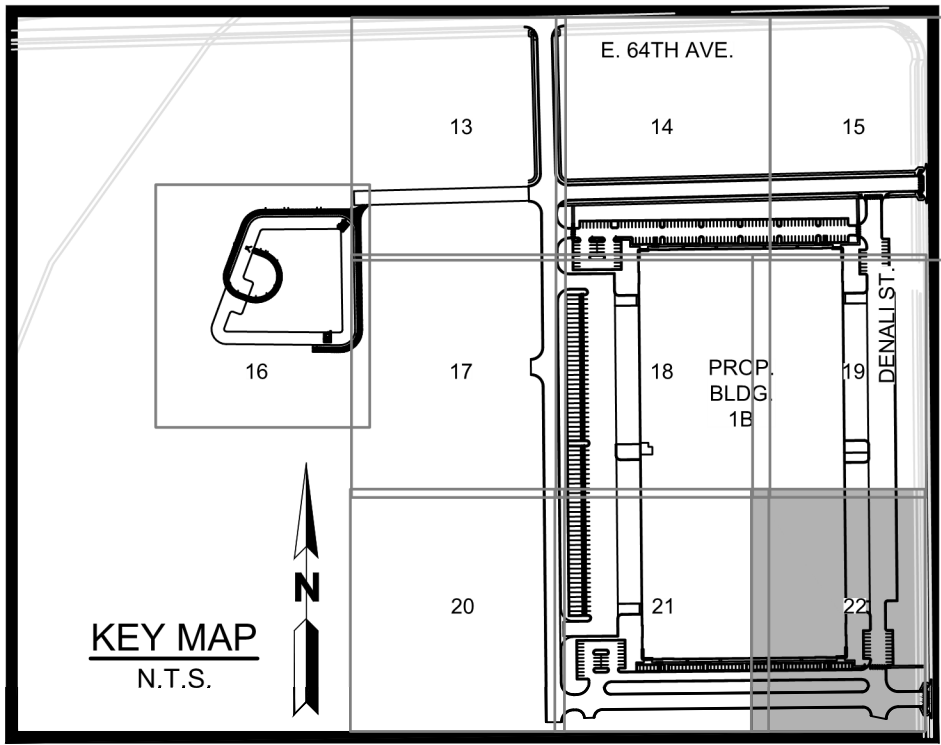
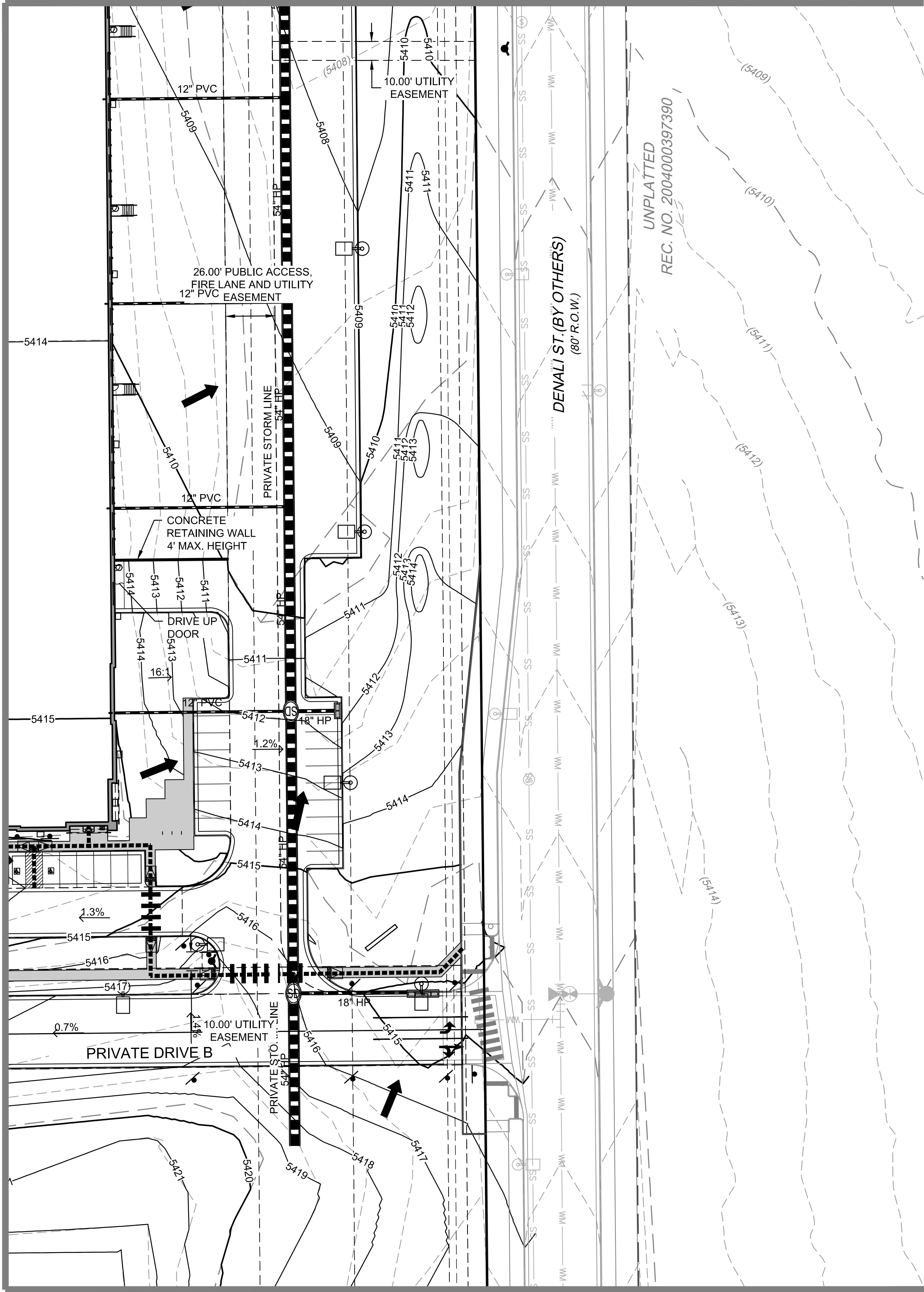
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MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 21

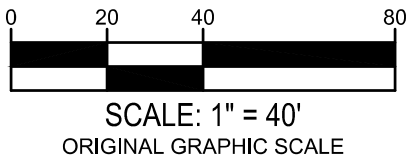


LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING 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.



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

NOT FOR  
CONSTRUCTION

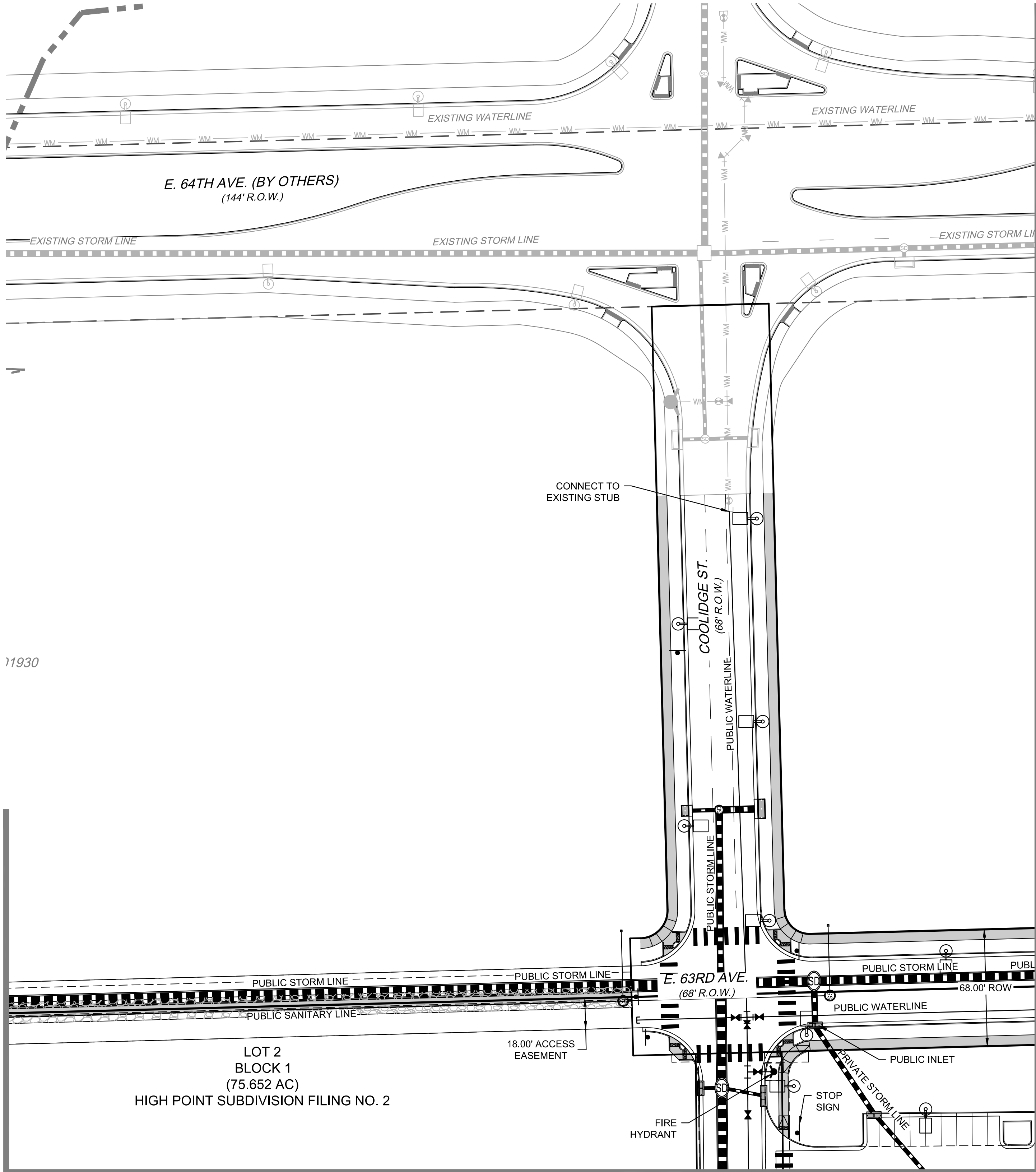
DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
GRADING PLAN

SHEET NUMBER:

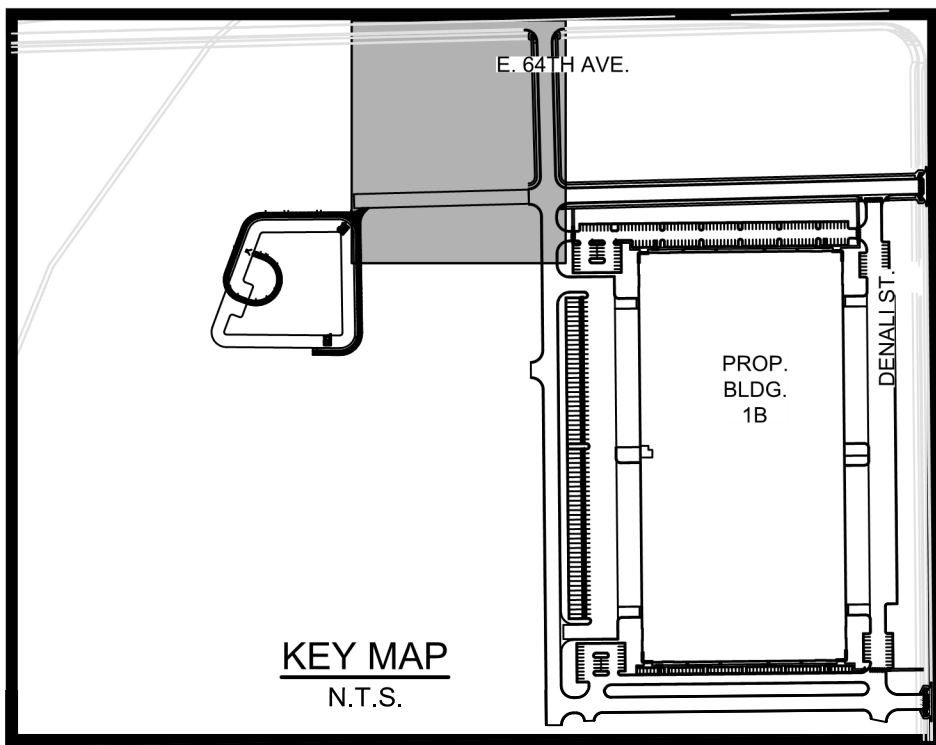
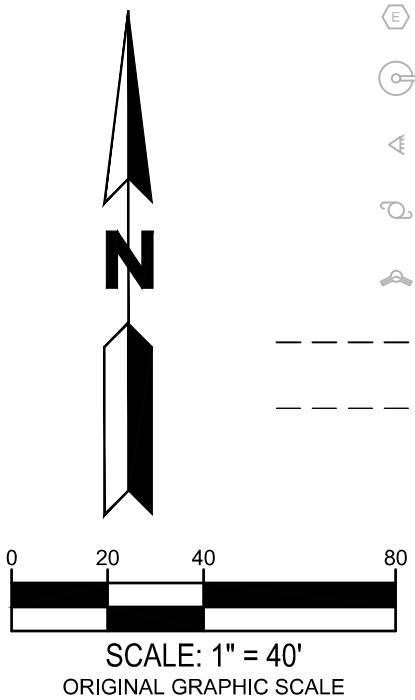
CHECKED BY:  
DATE:  
FILE NAME:

MATCHLINE - SEE SHEET 26



MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 24



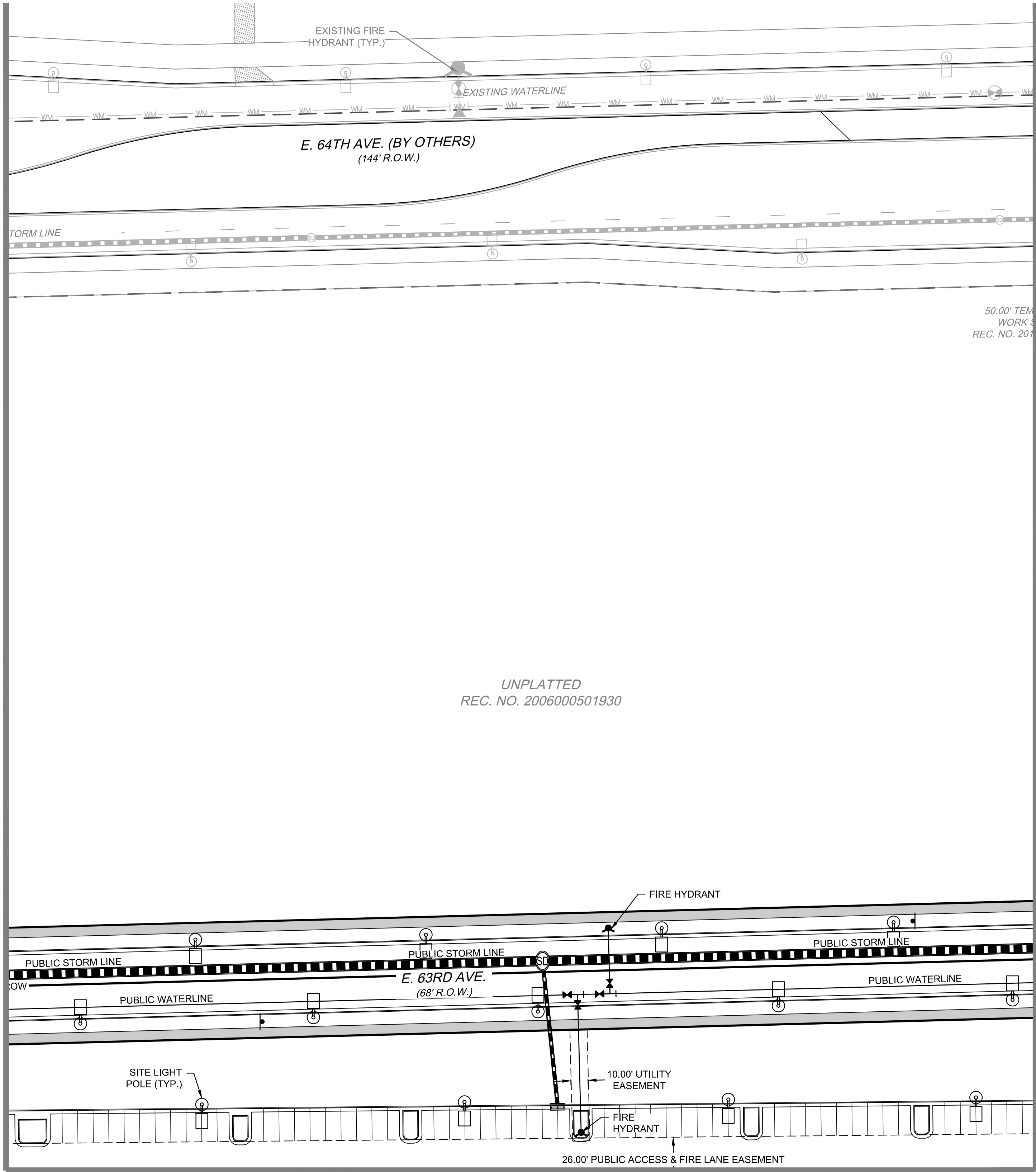
LEGEND:

- |  |                                    |
|--|------------------------------------|
|  | PROPERTY LINE                      |
|  | PROPOSED BUILDING                  |
|  | UTILITY CROSSING                   |
|  | PROPOSED STORM LINE                |
|  | EXISTING STORM LINE                |
|  | PROPOSED STORM INLET               |
|  | EXISTING STORM INLET               |
|  | PROPOSED SANITARY SEWER W/ MANHOLE |
|  | EXISTING SANITARY SEWER W/ MANHOLE |
|  | PROPOSED WATERLINE W/ VALVE        |
|  | KNOX BOX                           |
|  | FDC W/ KNOX HARDWARE               |
|  | PROPOSED FIRE HYDRANT              |
|  | PROPOSED WATER METER               |
|  | PROPOSED BLDG / SITE LIGHTING      |
|  | EXISTING WATERLINE W/ VALVE        |
|  | EXISTING FIRE HYDRANT              |
|  | EXISTING WATER METER               |
|  | EXISTING ELECTRICAL LINE           |
|  | EXISTING GAS LINE                  |
|  | EXISTING CABLE TV LINE             |
|  | EXISTING TELEPHONE LINE            |
|  | EXISTING COMMUNICATION BOX         |
|  | EXISTING TV BOX                    |
|  | EXISTING ELECTRIC PEDESTAL         |
|  | EXISTING ELECTRIC BREAKER          |
|  | EXISTING TRANSFORMER               |
|  | EXISTING ELECTRIC METER            |
|  | EXISTING LIGHT POLE                |
|  | EXISTING FLOOD LIGHT               |
|  | EXISTING UTILITY POLE              |
|  | EXISTING IRRIGATION VALVE          |
|  | PROPOSED EASEMENT LINE             |
|  | EXISTING EASEMENT LINE             |

NOTE:

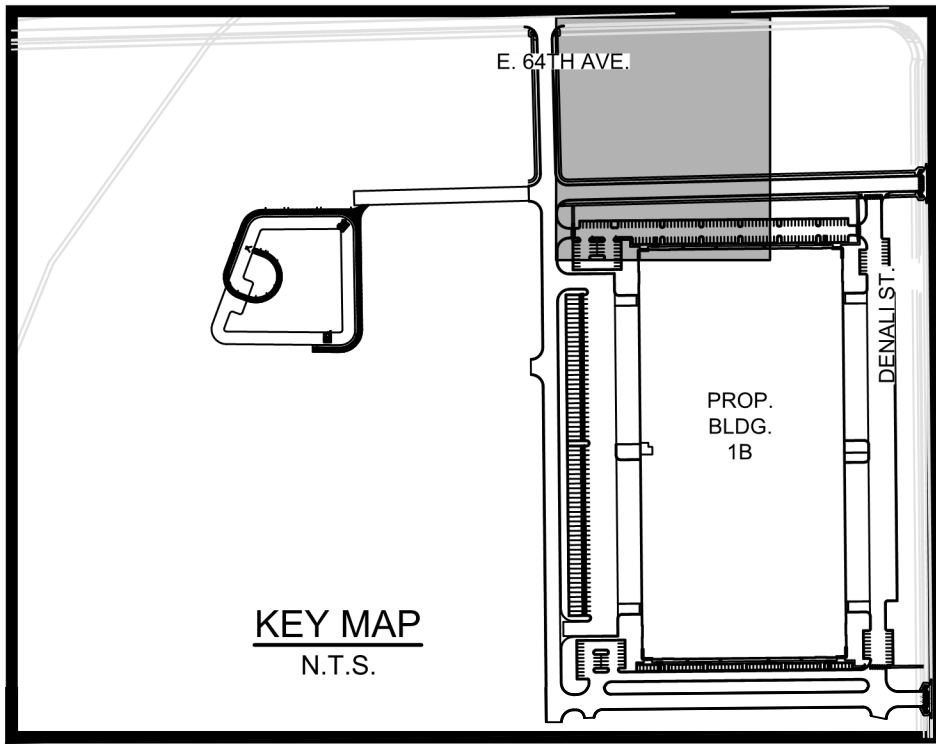
- STREET LIGHT LOCATIONS ARE CONCEPTUAL, FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.

MATCHLINE - SEE SHEET 23



MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 25

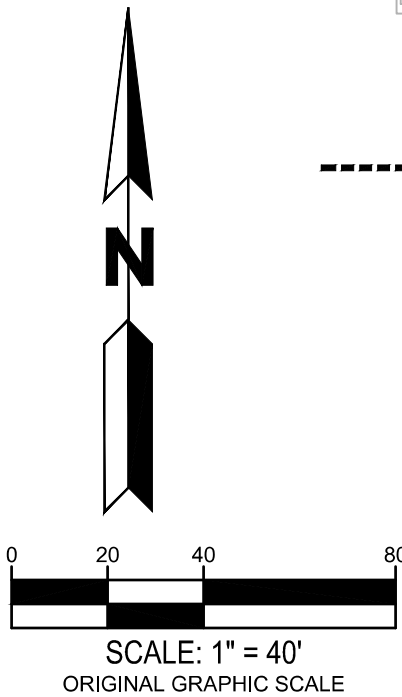


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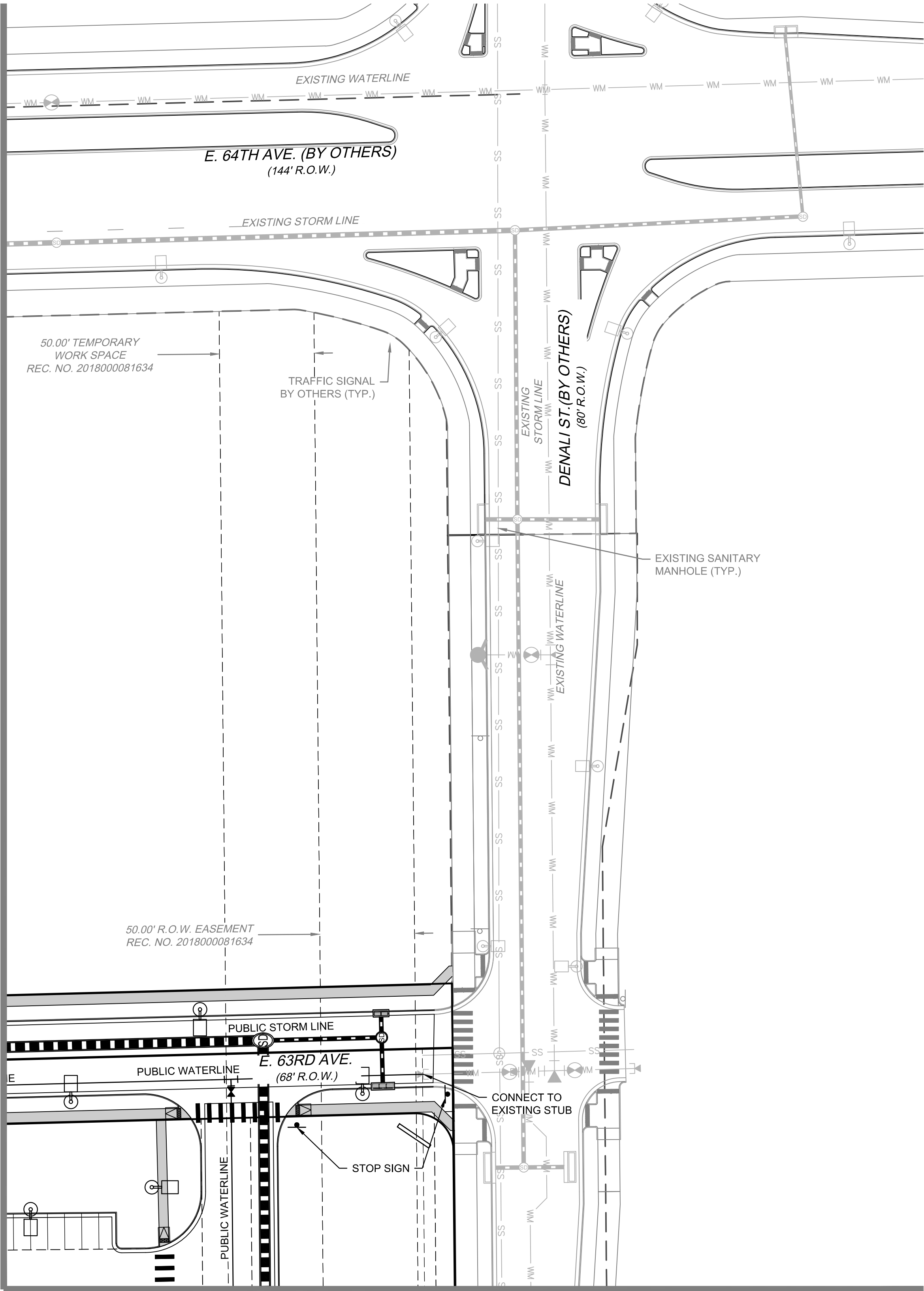
	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

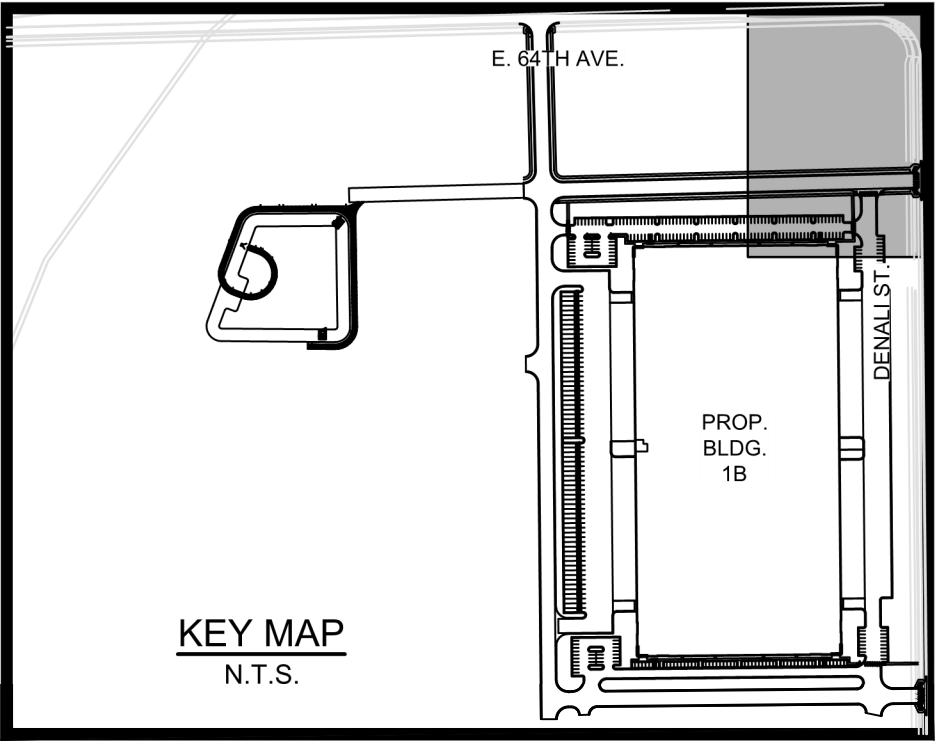
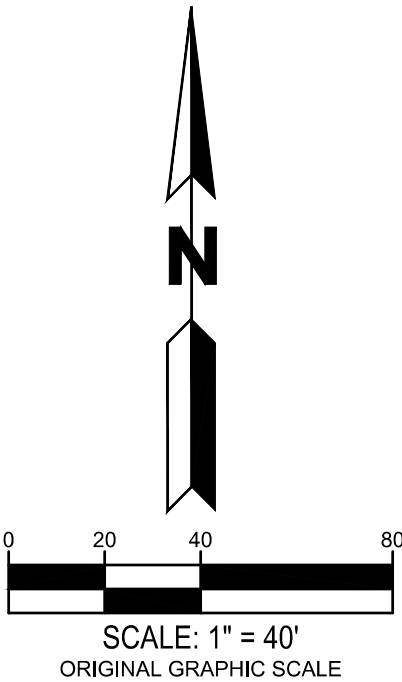
- STREET LIGHT LOCATIONS ARE CONCEPTUAL, FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
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MATCHLINE - SEE SHEET 24



MATCHLINE - SEE SHEET 29



KEY MAP  
N.T.S.

LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

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.
- ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.

OWNER:  
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Minneapolis, MN 55402  
612-945-1991

NOT FOR  
CONSTRUCTION

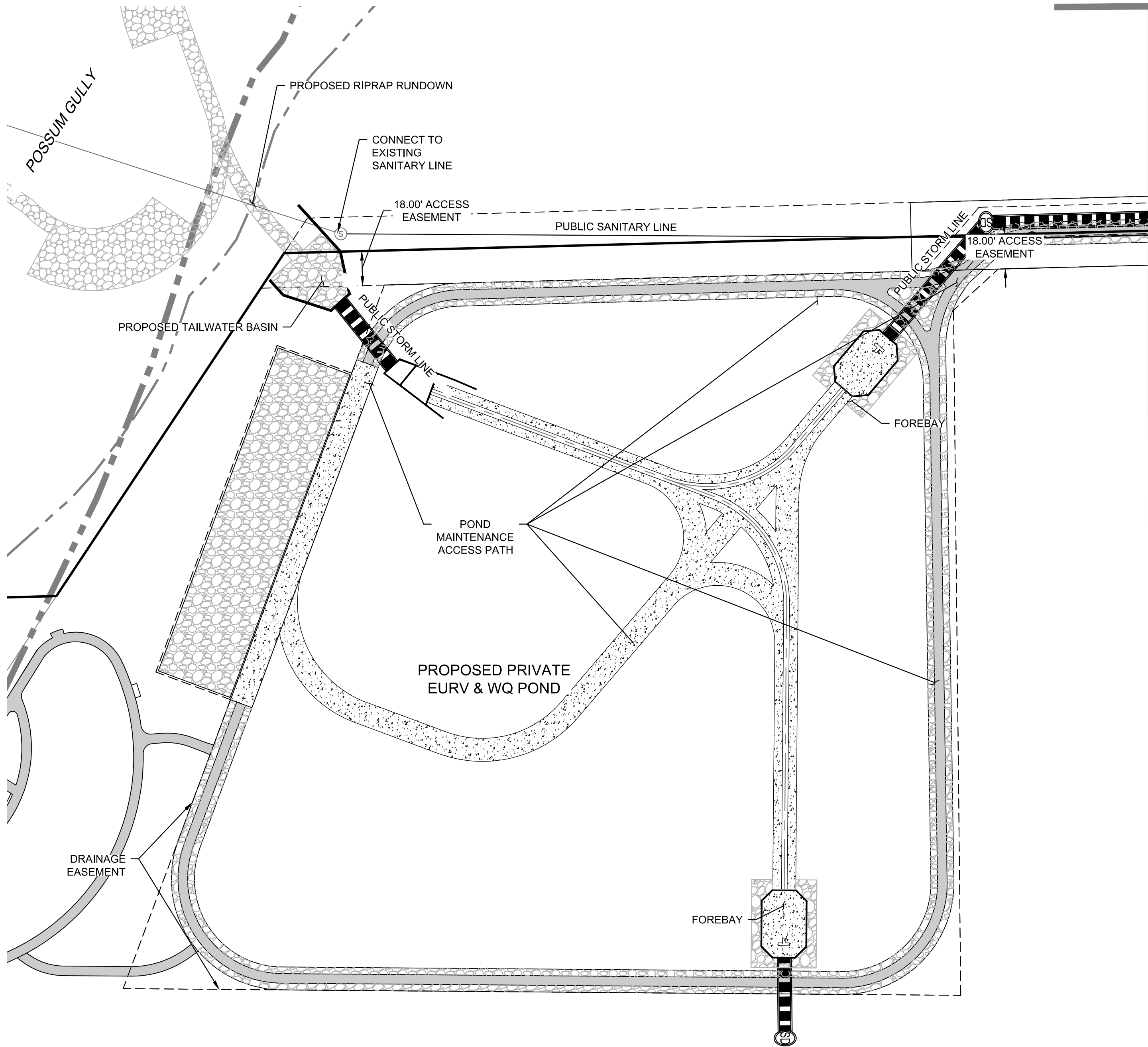
DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:

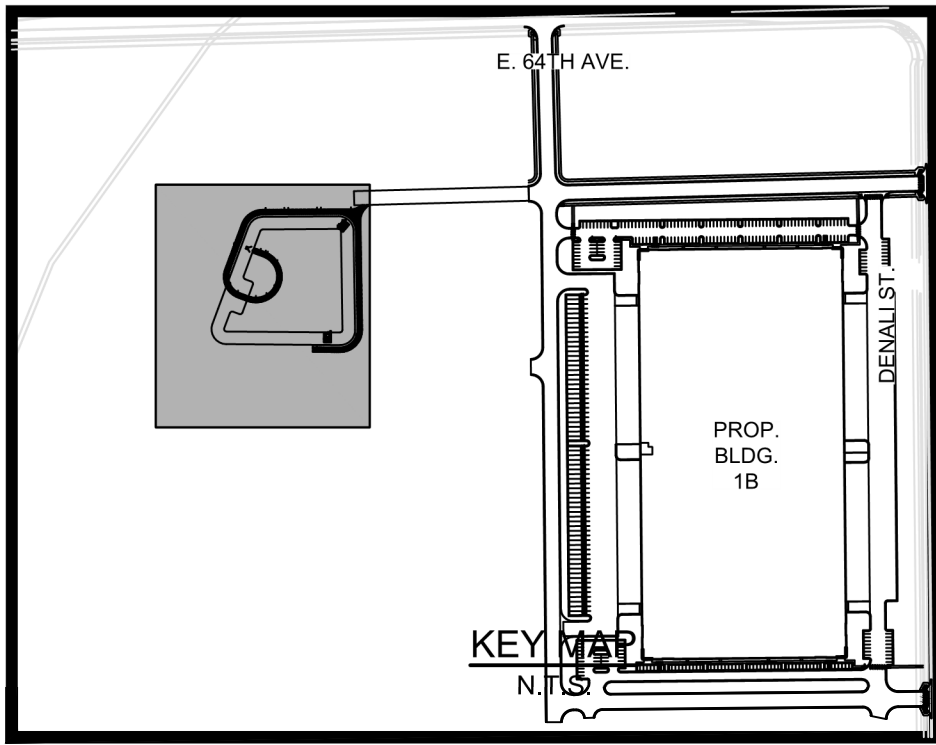
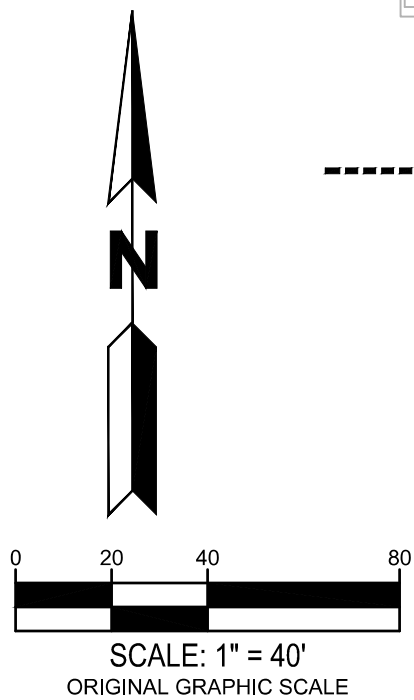
CHECKED BY:  
DATE:  
FILE NAME:

AW



MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 23



LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

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CHECKED BY:  
DATE:  
FILE NAME:

AW

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 23

LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION FILING  
NO. 2

2" WATER METER  
(DOWNSTREAM OF WATER METER  
WILL BE LISTED AS PRIVATE;  
UPSTREAM OF WATER METER IS  
PUBLIC. TO BE LOCATED IN  
LANDSCAPED AREA.)

MATCHLINE - SEE SHEET 30

16.00' UTILITY EASEMENT

38.50' FIRE LANE &  
UTILITY EASEMENT

38.50' FIRE LANE &  
UTILITY EASEMENT

52.50' PUBLIC ACCESS EASEMENT

FIRE HYDRANT

10.00' UTILITY  
EASEMENT

38.50' FIRE LANE &  
UTILITY EASEMENT

NO PARKING  
FIRE LANE  
SIGN (TYP.)

PRIVATE ROAD A

PRIVATE STORM LINE

PUBLIC WATERLINE

NO PARKING  
FIRE LANE  
SIGN (TYP.)

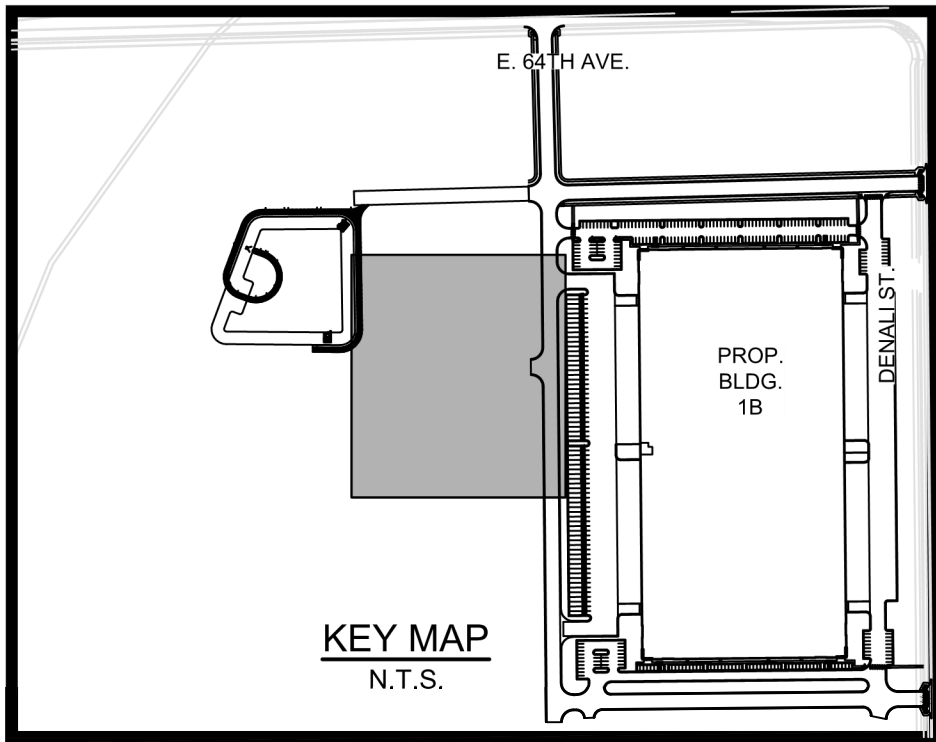
STOP SIGN

PRIVATE STORM LINE

PRIVATE STORM LINE

PRIVATE STORM LINE

MATCHLINE - SEE SHEET 28

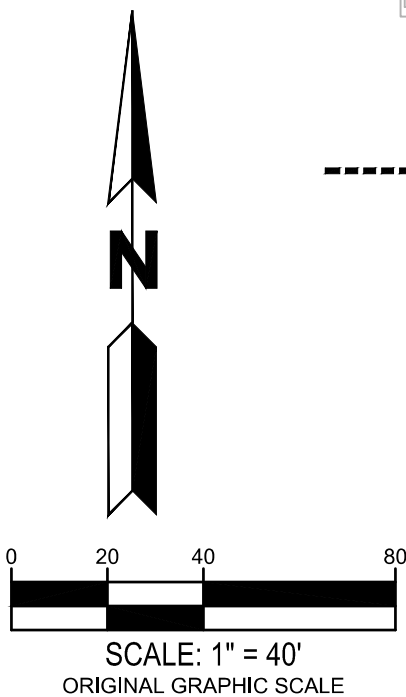


LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

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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  
NOVEMBER 01, 2021

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 24

26.00' PUBLIC ACCESS & FIRE LANE EASEMENT

KNOX BOX

BUILDING  
LIGHT (TYP.)

BUILDING 1B  
(541,840 SQ.FT.)  
LOT 1, BLOCK 1  
(27.298 AC)  
HIGH POINT SUBDIVISION FILING NO. 2

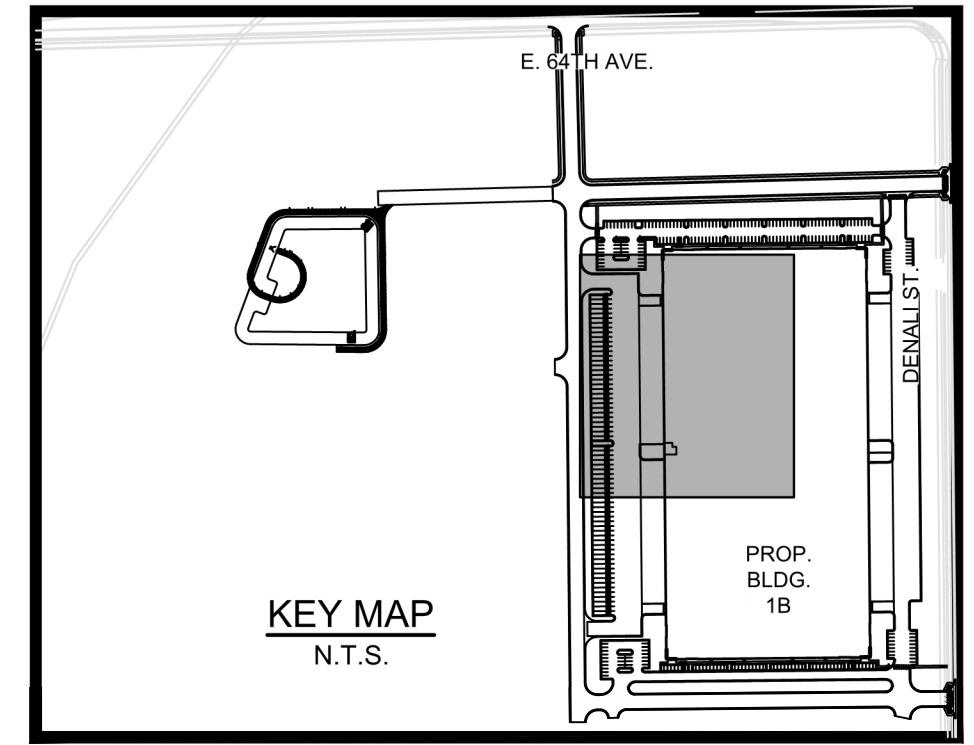
FIRE  
HYDRANT

2" PRIVATE DOMESTIC  
WATER SERVICE  
FDC CONNECTION  
W/ KNOX CAPS

FIRE  
RISER  
ROOM

8" DIP PRIVATE  
FIRE LINE

MATCHLINE - SEE SHEET 29

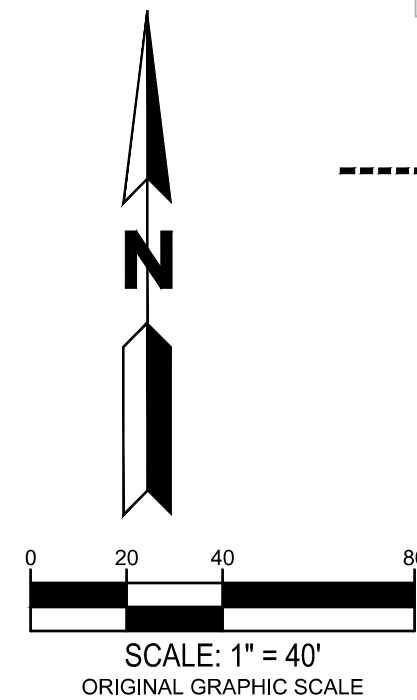


LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

NOTE:

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NORRIS DESIGN

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  
612-945-1991

NOT FOR  
CONSTRUCTION

DATE:

NOVEMBER 5, 2020

FEBRUARY 3, 2021

JUNE 18, 2021

JULY 16, 2021

SEPTEMBER 24, 2021

NOVEMBER 01, 2021

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:

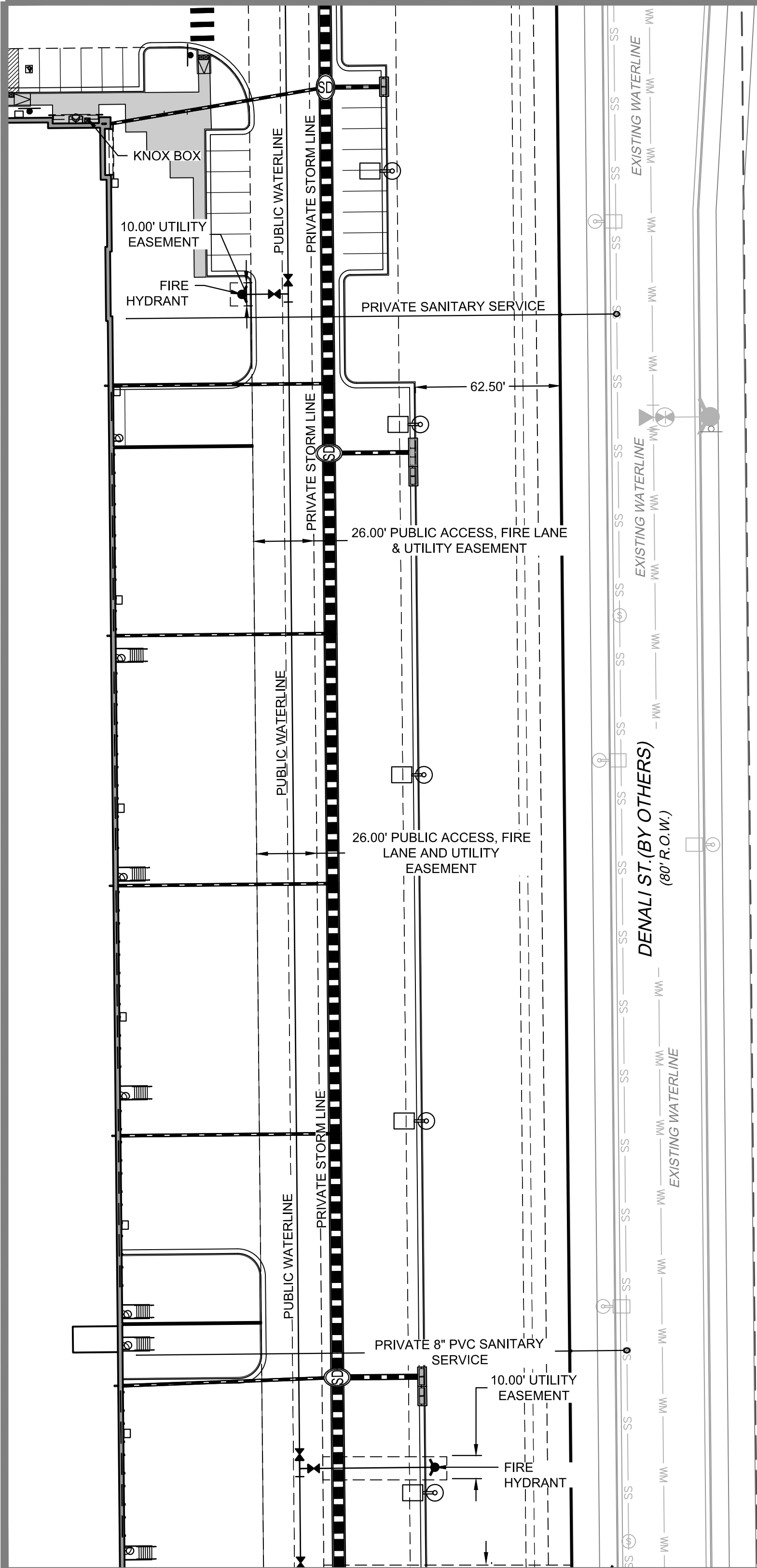
28 OF 52

MATCHLINE - SEE SHEET 31

CHECKED BY:  
DATE:  
FILENAME:

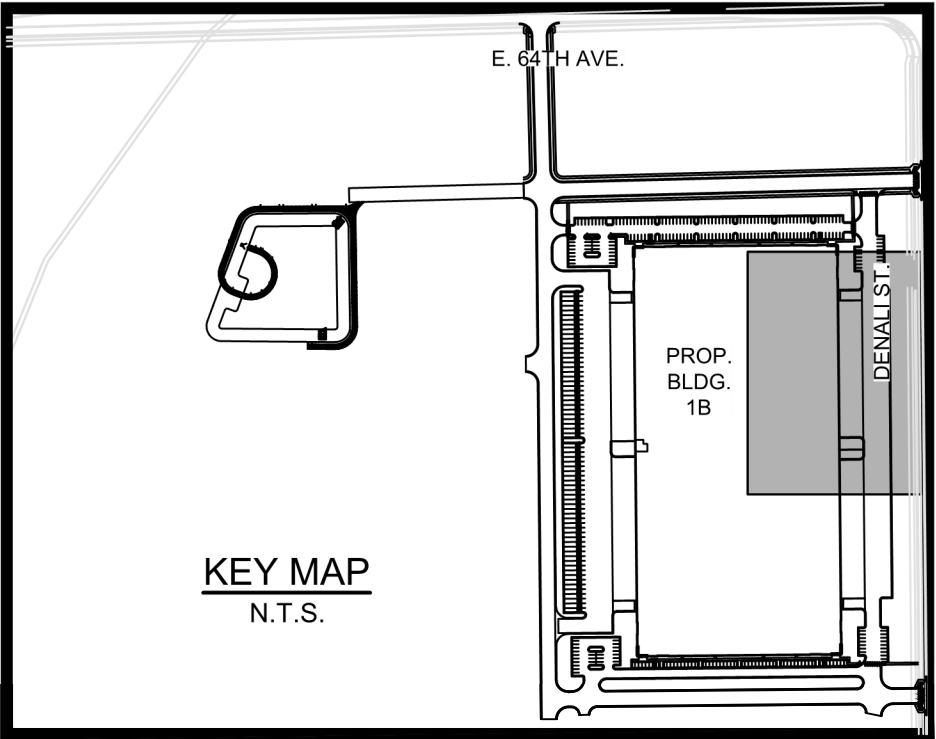
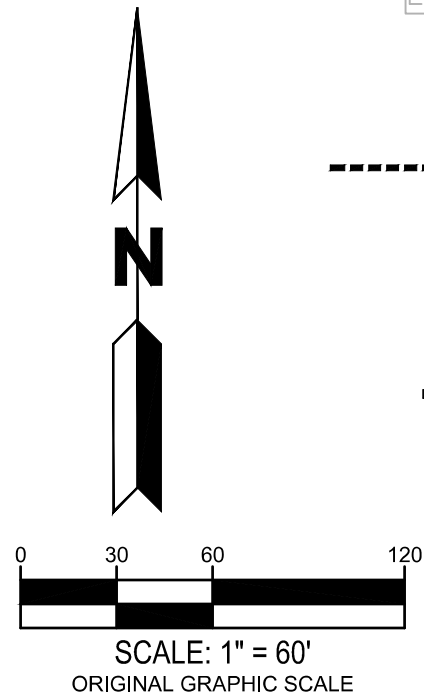
AW

MATCHLINE - SEE SHEET 28



UNPLATTED  
REC. NO. 2004000397390

MATCHLINE - SEE SHEET 32



LEGEND:

- |  |   |
|--|---|
|  | PROPERTY LINE                           |
|  | PROPOSED 5' CONTOUR                     |
|  | PROPOSED 1' CONTOUR                     |
|  | EXISTING 5' CONTOUR                     |
|  | 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                          |
|  | PROPOSED FIRE HYDRANT                   |
|  | EXISTING FIRE HYDRANT                   |
|  | PROPOSED SIGN                           |
|  | EXISTING SANITARY SEWER W/ MANHOLE      |
|  | EXISTING WATERLINE & VALVE              |
|  | EXISTING GAS LINE                       |
|  | EXISTING TELEPHONE LINE                 |
|  | EXISTING ELECTRIC LINE                  |
|  | EXISTING FIBER OPTIC LINE               |
|  | PROPOSED BLDG / SITE LIGHTING           |
|  | EXISTING LIGHT POLE                     |
|  | EXISTING ELECTRIC METER                 |
|  | EXISTING ELECTRIC BREAKER               |
|  | EXISTING TRANSFORMER                    |
|  | EXISTING EXISTING TELEPHONE BOX         |
|  | EXISTING EXISTING ELECTRIC BOX          |
|  | ICC/A117.1 ACCESSIBLE ROUTE             |
|  | KNOX BOX                                |
|  | FIRE DEPARTMENT CONNECTION W/ KNOX CAPS |
|  | PROPOSED ELECTRIC TRANSFORMER           |
|  | FLOW DIRECTION                          |

NOTE:

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

OWNER:  
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DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:

LOT 2  
BLOCK 1  
(75.652 AC)  
HIGH POINT  
SUBDIVISION FILING  
NO. 2

NO PARKING  
FIRE LANE  
SIGN (TYP.)

PRIVATE STORM LINE  
PUBLIC WATERLINE  
PRIVATE ROAD A

26.00' FIRE LANE  
EASEMENT

STOP SIGN  
FIRE  
HYDRANT

52.50' PUBLIC ACCESS EASEMENT

10.00' UTILITY  
EASEMENT

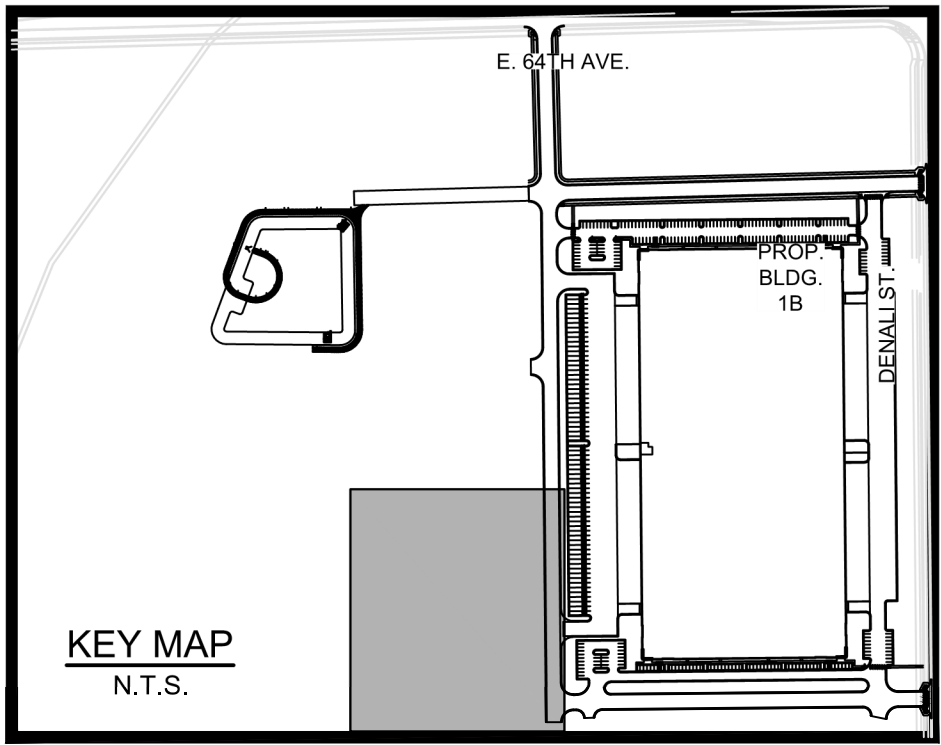
STOP SIGN  
FIRE  
HYDRANT  
STOP SIGN

PUBLIC WATERLINE  
PRIVATE STORMLINE

52.50' PUBLIC ACCESS EASEMENT

38.50' FIRE LANE &  
UTILITY EASEMENT

MATCHLINE - SEE SHEET 31

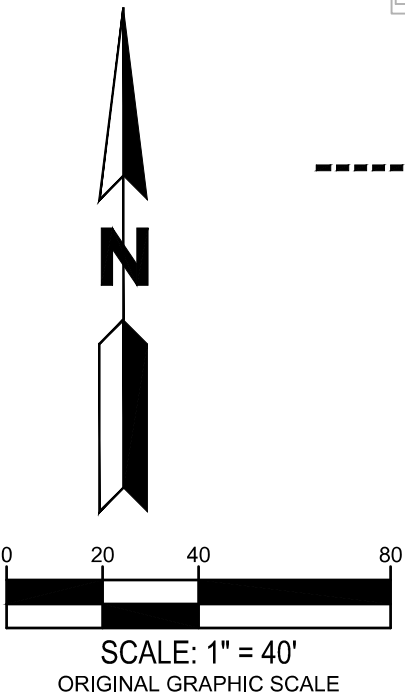


LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED BLDG / SITE LIGHTING
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	ICC/A117.1 ACCESSIBLE ROUTE
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	PROPOSED ELECTRIC TRANSFORMER
	FLOW DIRECTION

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.
- ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.



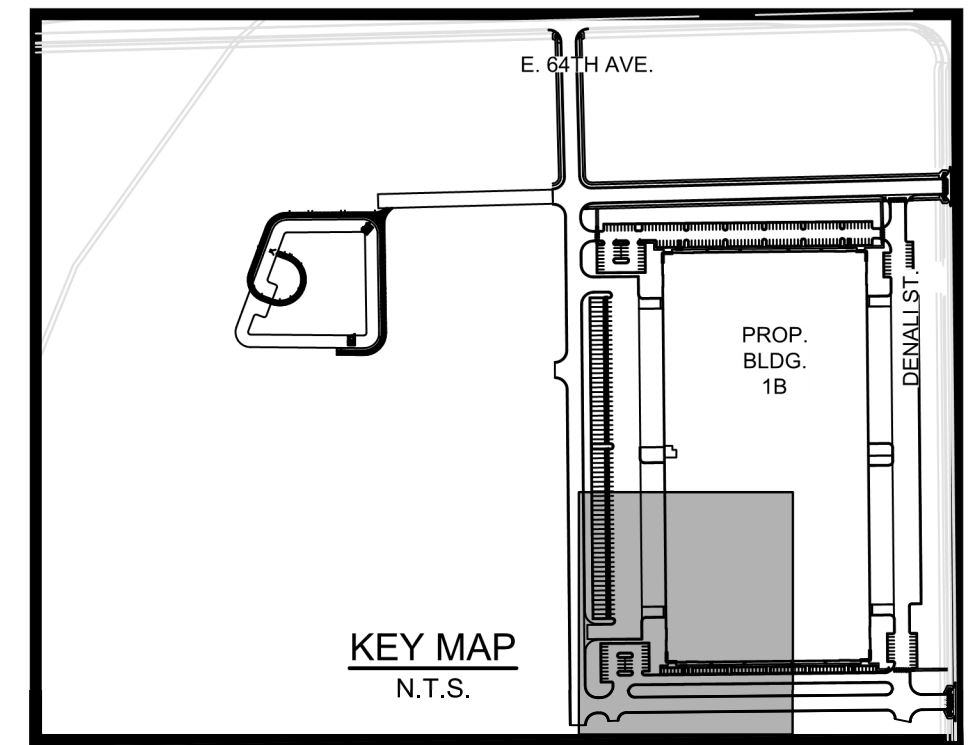
OWNER:  
Hyde Development  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-945-1991

NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JUNE 18, 2021  
JULY 16, 2021  
SEPTEMBER 24, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:



# HIGH POINT - HYDE INDUSTRIAL

---

## PHASE 1 SITE PLAN

CITY OF AURORA

OWNER:  
Hyde Development  
LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

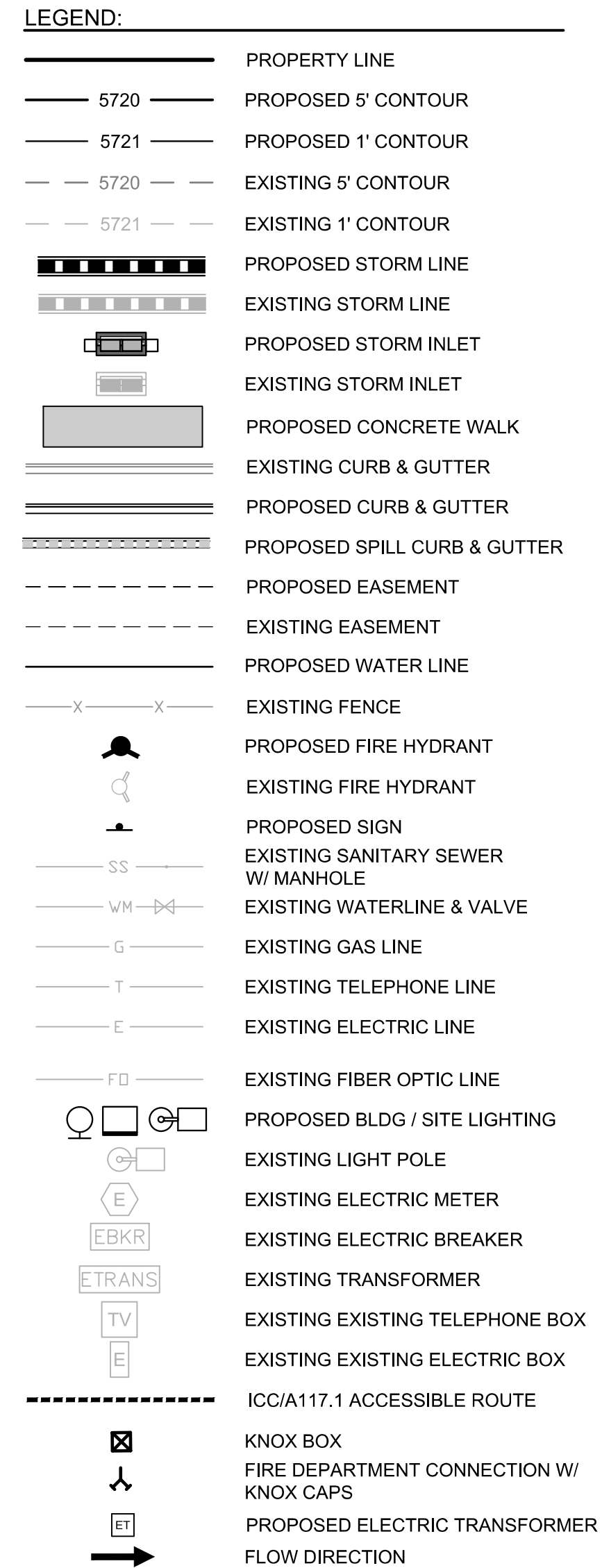
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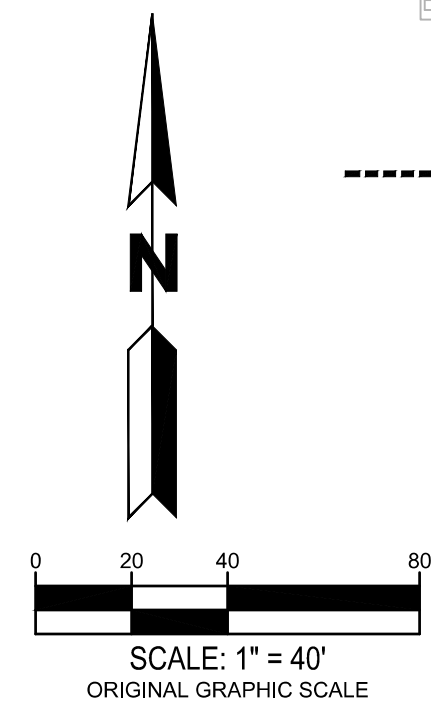
SHEET NUMBER:

31 OF 52



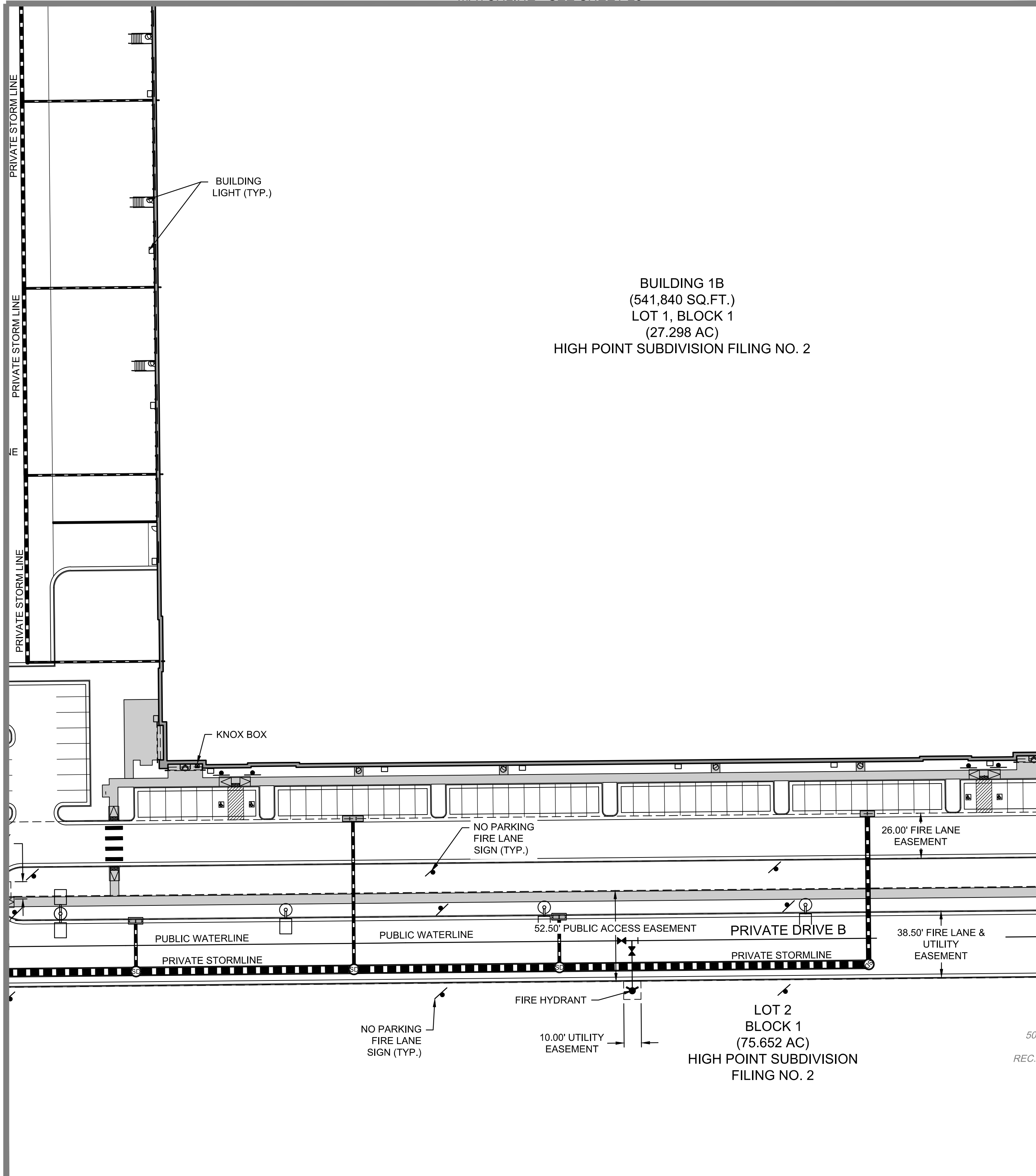
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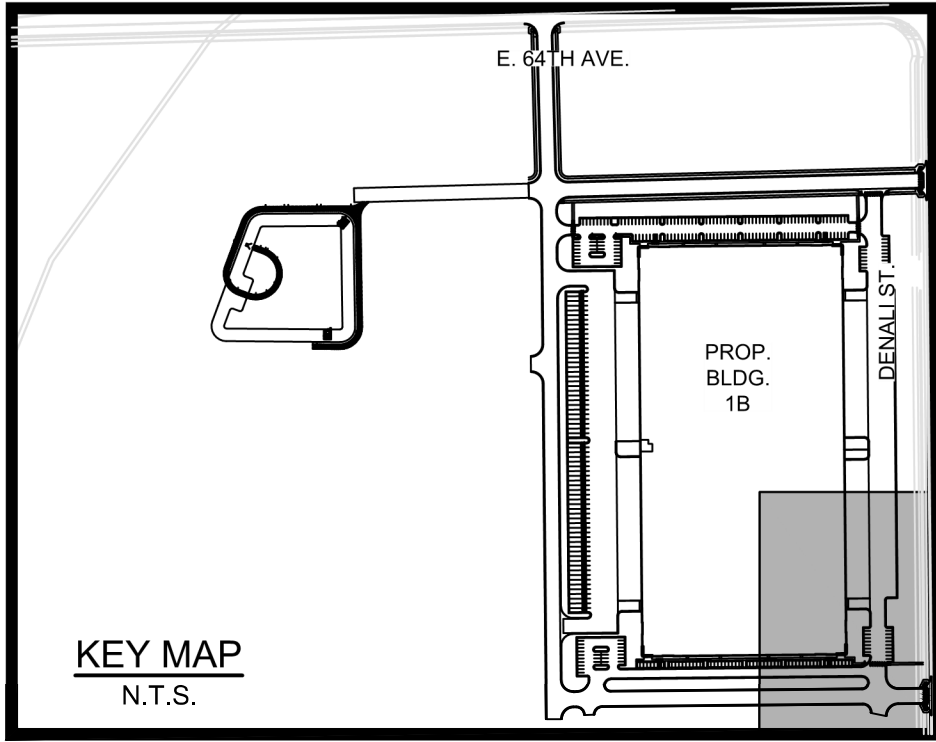
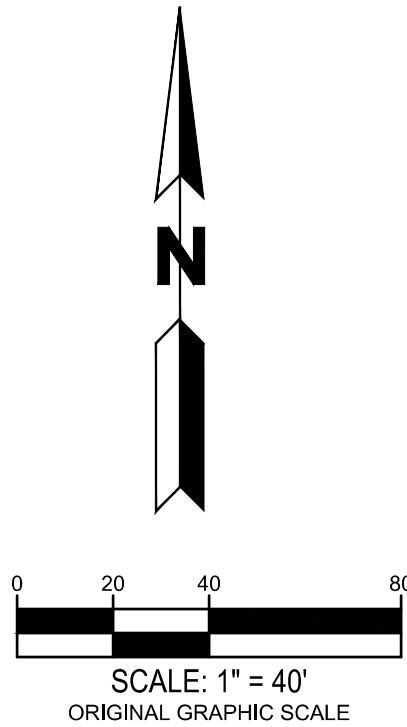
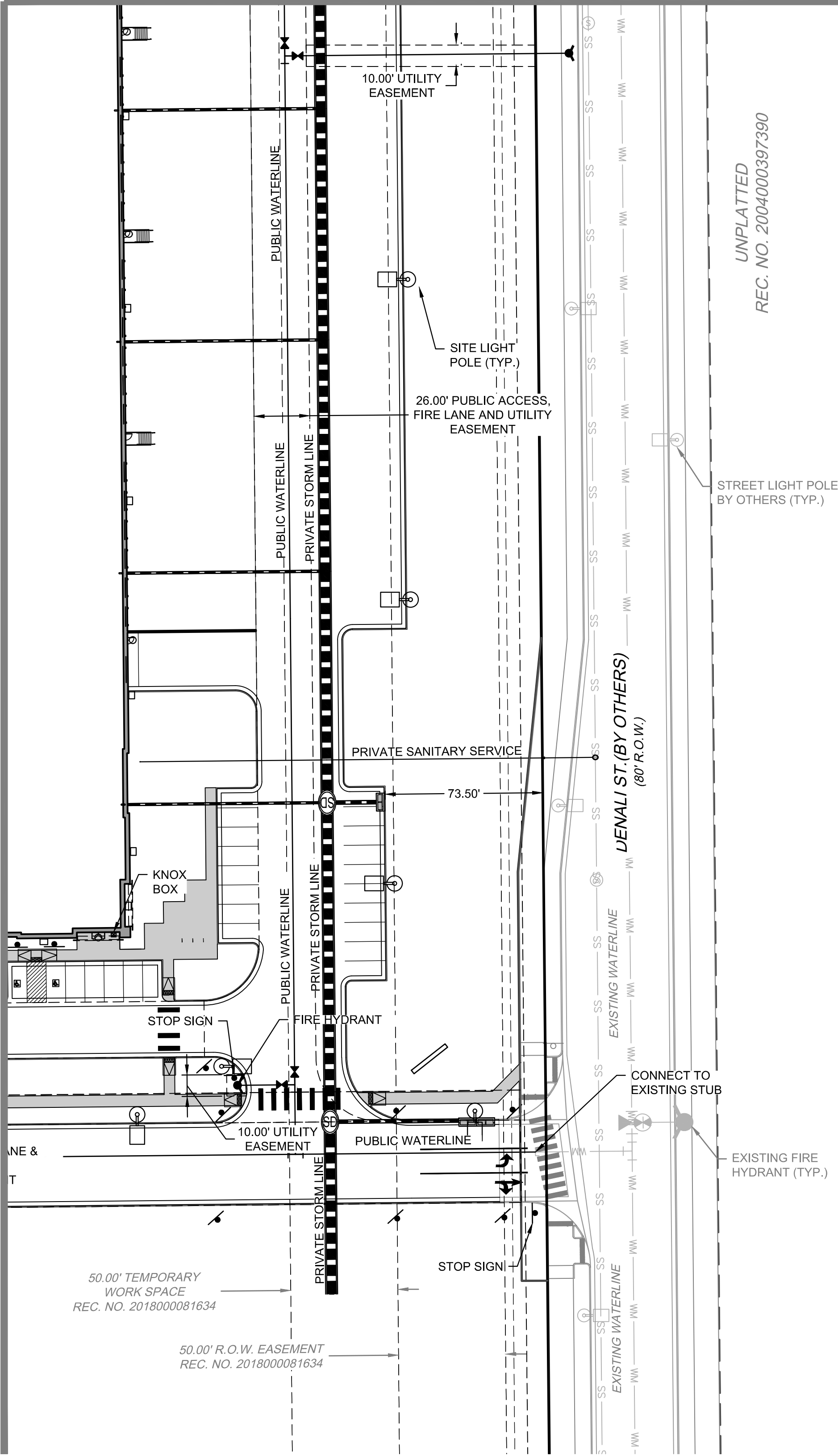
MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 30



MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 29



LEGEND:	
	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
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2. ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.

SITE DATA TABLE		
	AREA (SF)	%
TOTAL SITE AREA	1,189,576	100%
BUILDING COVERAGE	541,840	45.5%
HARD SURFACE	444,747	37.4%
LANDSCAPE AREA	202,989	17.1%
IRRIGATED NATIVE SEED:	53,242	
LANDSCAPE AREA:	149,747	
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	740,520	33%
% OF COOL SEASON GRASSES PROVIDED:	0	0%

Curbside Landscaping								
Location / Description	Length	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided	Percent of Grasses
COOLIDGE STREET - WEST (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	363 LF	2,723 SF	10	8	69	96	16	15%
COOLIDGE STREET - EAST (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	363 LF	2,723 SF	10	8	69	96	16	15%
E. 63RD AVENUE - NORTH (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	894 LF	6,705 SF	23	22	168	185	55	27%
E. 63RD AVENUE - SOUTH (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	826 LF	6,195 SF	21	20	155	170	50	26%
PRIVATE ROAD A EAST (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	1,028 LF	7,710 SF	26	23	193	247	95	35%
PRIVATE ROAD B NORTH (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	777 LF	5,828 SF	20	16	146	195	75	36%
Totals:			110	97	800	989	307	

- NOTES:
- 1.) All shrubs and grasses shall be a min. of 5 gal. in size.
  - 2.) 2" Tree is equal to 10-5 gal. shrubs.
  - 3.) Curbside landscape along Denali is designed with the Denali ISP and will be installed with the construction of this site.

Street Frontage Buffer						
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Street Perimeter Buffer: E. 63RD AVENUE (1 Tree and 10 Shrubs per 40 LF)	826 LF	21	24	207	294	132
Street Perimeter Buffer: DENALI STREET (1 Tree and 10 Shrubs per 40 LF)	1,206 LF	31	33	302	388	96
Totals:		52	57	509	682	228

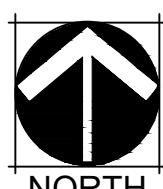
- NOTES:
- 1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
  - 2.) 2" Trees is equal to 10-5 gal. shrubs or 30 1 gal. ornamental grasses.

Non-Residential Building Perimeter Landscape Table						
Direction	Site Perimeter Description	Length	Tree Equivalents Required	Trees Provided	Shrubs Provided	Grasses Provided
Building 1B	North Elevation (1 Tree Equivalent per 40' LF)	520 LF	13	13	57	15
	South Elevation (1 Tree Equivalent per 40' LF)	520 LF	13	7	75	4
	West Elevation (1 Tree Equivalent per 40' LF)	80 LF	2	9	30	3
	East Elevation (1 Tree Equivalent per 40' LF)	130 LF	4	6	6	98
Totals:			32	35	168	120

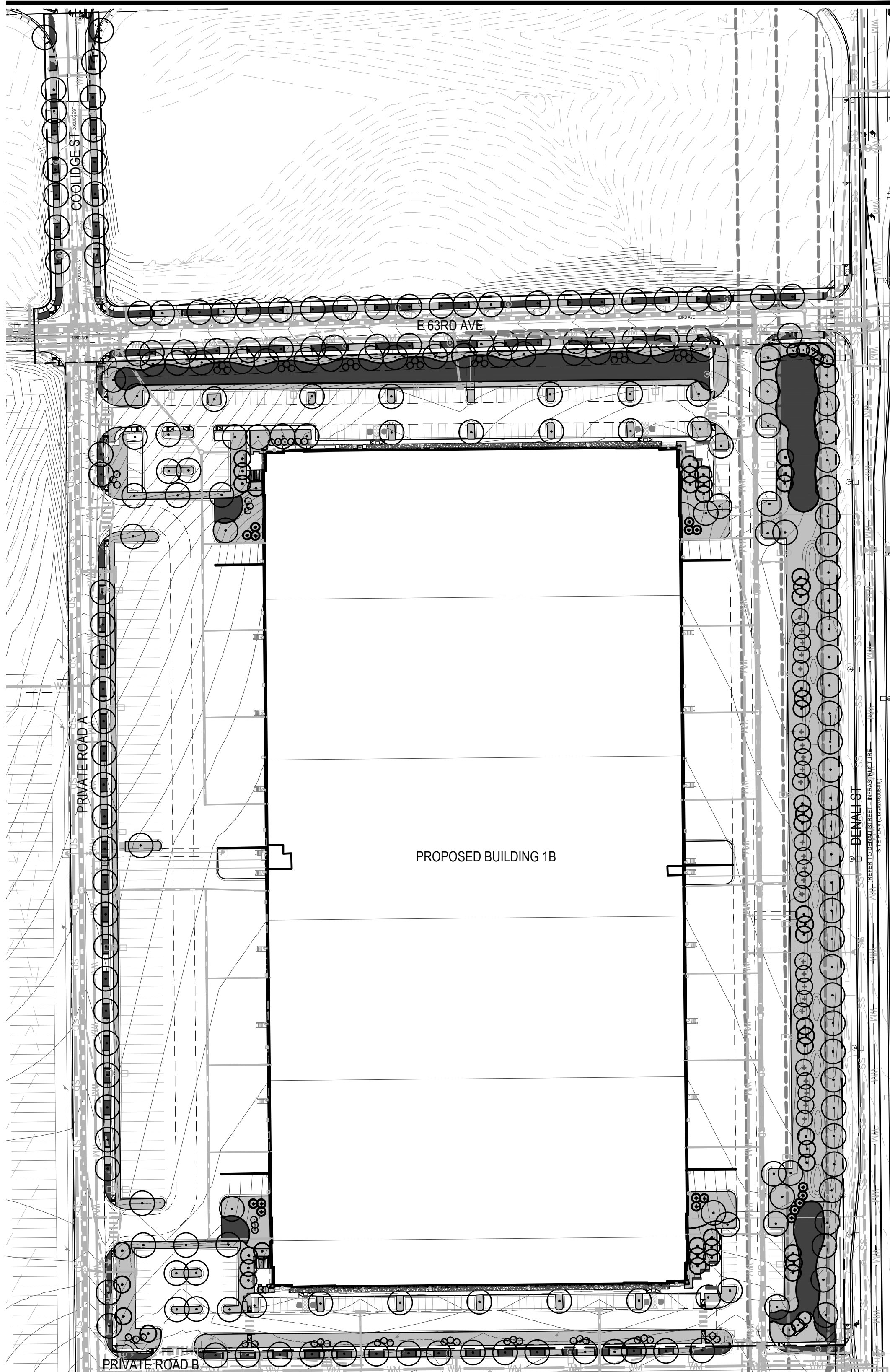
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## SHEET INDEX

L-1.00	LANDSCAPE REQUIREMENTS
L-1.01	NOTES & PLANT LIST
L-2.00 - L-2.10	LANDSCAPE PLAN
L-3.00 - L-3.01	LANDSCAPE DETAILS



## HYDRO ZONE MAP



**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors

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  
612-845-1991

NOT FOR CONSTRUCTION

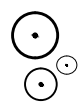
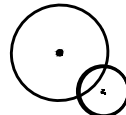
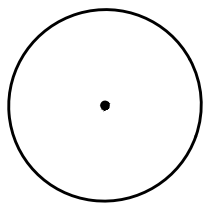
DATE:  
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NOVEMBER 01, 2021

SHEET TITLE:  
LANDSCAPE REQUIREMENTS

SHEET NUMBER:  
L-1.00  
33 OF 52

## CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS OR PARKING LOT LIGHTS.
3. THE SURFACE MATERIAL OF DRIVES, AND LOADING AREAS ARE TO BE ASPHALT. WALKS AND PLAZAS ARE TO BE LIGHT-BROOMED FINISH, STANDARD GREY CONCRETE.
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 THAT COMPLY WITH REQUIREMENTS FOUND IN U.D.O. SEC. 146-4.7, 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 SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" LOCAL RIVER ROCK MULCH IF NOT INDICATED AS WOOD MULCH. FOR AREAS SPECIFIED AS WOOD MULCH, USE DOUBLE SHREDDED CEDAR WOOD MULCH. WEED BARRIER IS REQUIRED UNDER ROCK AND WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, 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.
14. COMMERCIAL PARK LANDSCAPING IS TO BE COMPLETED WITH THIS PROJECT- REFERENCE DA-2233-00 FOR APPROVED DESIGN
15. CURBSIDE LANDSCAPE ALONG DENALI IS DESIGNED WITH THE DENALI ISP AND WILL BE INSTALLED WITH THE CONSTRUCTION OF THIS SITE.

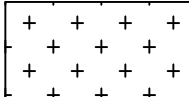


## PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>BOTANICAL NAME</u>
AC GR	ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW
AC MT	ACER MIYABEI 'MORTON' TM
AC FJ	ACER RUBRUM 'FRANK JR.' TM
CE OC	CELTIS OCCIDENTALIS
GL SK	GLEDITSIA TRIACANTHOS 'SKYLINE'
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'
KO PA	KOELREUTERIA PANICULATA
UL FR	ULMUS X 'FRONTIER'
<u>EVERGREEN TREES</u>	<u>BOTANICAL NAME</u>
PI HE	PINUS HELDREICHII
PI NI	PINUS NIGRA
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL NAME</u>
AM AL	AMELANCHIER ALNIFOLIA
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MA SS	MALUS X 'SPRING SNOW'
PR SS	PRUNUS VIRGINIANA 'SPUR SCHUBERT'
<u>DECIDUOUS SHRUBS</u>	<u>BOTANICAL NAME</u>
AM LE	AMORPHA CANESCENS
CA CL	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
CH NA	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS
CO KE	CORNUS SERICEA 'KELSEY'
CY SP	CYTISUS PURGANS 'SPANISH GOLD'
CY LT	CYTISUS X 'LILAC TIME'
EU AL	EUONYMUS ALATUS 'COMPACTUS'
LI LO	LIGUSTRUM VULGARE 'LODENSE'
PE LA	PEROVSKIA ATRIPLICIFOLIA 'LACEY BLUE'
PH CO	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'
PR PB	PRUNUS BESSEYI PAWNEE BUTTES
RHU ARO	RHUS AROMATICA
RI AL	RIBES ALPINUM
SY MK	SYRINGA PATULA 'MISS KIM'
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL NAME</u>
AR CO	ARCTOSTAPHYLOS X COLORADOENSIS
JU BC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
PI MO	PINUS MUGO 'MOPS'
PI TA	PINUS MUGO 'TANNENBAUM'
<u>ORNAMENTAL GRASSES</u>	<u>BOTANICAL NAME</u>
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
ER TR	ERAGROSTIS TRICHODES
HE SE	HELICTOTRICHON SEMPERVIRENS
PE OR	PENNISETUM ORIENTALE
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>
AC MO	ACHILLEA X 'MOONSHINE'
CO MB	COREOPSIS X 'MOONBEAM'
RU FU	RUDBECKIA FULGIDA 'GOLDSTRUM'
SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'
SO GB	SOLIDAGO X 'GOLDEN BABY'

## SEED MIX LIST

## 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 WILDRYE	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	PASCOPIRUM SMITHII	5%	0.99 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	0.42 LBS
	ALKALI SACATON	PUCCINELLIA	2%	0.02 LBS
	SAND DROPSIED	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%	13.97 LBS. DRILLED

COMMON NAME	ROOT	SIZE	QTY	VERY LOW	LOW	MEDIUM	HIGH
ROCKY MOUNTAIN GLOW MAPLE	B & B	2" CAL	4		X		
STATE STREET MIYABEI MAPLE	B & B	2" CAL	23			X	
REDPOINTE RED MAPLE	B & B	2" CAL	16			X	X
COMMON HACKBERRY	B & B	2" CAL	27		X		
SKYLINE HONEY LOCUST	B & B	2" CAL	27		X		
SHADEMASTER LOCUST	B & B	2" CAL	32		X		
KENTUCKY COFFEETREE 'ESPRESSO'	B & B	2" CAL	31		X		
GOLDENRAIN TREE	B & B	2" CAL	24		X		
FRONTIER HYBRID ELM	B & B	2" CAL	26			X	
COMMON NAME	ROOT	SIZE	QTY	VERY LOW	LOW	MEDIUM	HIGH
BOSNIAN PINE	B & B	6' HEIGHT	17		X		
AUSTRIAN BLACK PINE	B & B	6' HEIGHT	25		X		
COMMON NAME	ROOT	SIZE	QTY	VERY LOW	LOW	MEDIUM	HIGH
SERVICEBERRY	B & B	2" CAL	64		X		
AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL	23			X	
SPRING SNOW CRAB APPLE	B & B	2" CAL	25			X	
CHOKECHERRY	B & B	2" CAL	8				
COMMON NAME	ROOT	SIZE	QTY	VERY LOW	LOW	MEDIUM	HIGH
LEADPLANT	CONT	5 GAL	86	X			
BLUE MIST BLUEBEARD	CONT	5 GAL	534		X		
DWARF BLUE RABBITBRUSH	CONT	5 GAL	73		X		
KELSEYI DOGWOOD	CONT	5 GAL	638			X	
SPANISH GOLD BROOM	CONT	5 GAL	53		X		
LILAC TIME BROOM	CONT	5 GAL	63		X		
COMPACT BURNING BUSH	CONT	5 GAL	744		X		
LODENSE PRIVET	CONT	5 GAL	831		X		
RUSSIAN SAGE	CONT	5 GAL	105				
COPPERTINA NINEBARK	CONT	5 GAL	18		X		
CREEPING WESTERN SAND CHERRY	CONT	5 GAL	100		X		
FRAGRANT SUMAC	CONT	5 GAL	92		X		
ALPINE CURRANT	CONT	5 GAL	61			X	
MISS KIM LILAC	CONT	5 GAL	38		X		
COMMON NAME	ROOT	SIZE	QTY	VERY LOW	LOW	MEDIUM	HIGH
MOCK BEARBERRY MANZANITA	CONT	5 GAL	80		X		
BLUE CHIP JUNIPER	CONT	5 GAL	350		X		
MUGO PINE	CONT	5 GAL	81		X		
MUGO PINE	CONT	5 GAL	62		X		

<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>QTY</u>	<u>VERY LOW</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
BLOND AMBITION BLUE GRAMA GRASS	CONT	1 GAL	425		X		
KARL FOERSTER FEATHER REED GRASS	CONT	1 GAL	51		X		
SAND LOVEGRASS	CONT	1 GAL	265		X		
BLUE OAT GRASS	CONT	5 GAL	342		X		
ORIENTAL FOUNTAIN GRASS	CONT	1 GAL	125		X		

<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>QTY</u>	<u>VERY LOW</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
MOONSHINE YARROW	CONT	1 GAL	87	X			
MOONBEAM COREOPSIS	CONT	1 GAL	11		X		
BLACK-EYED SUSAN	CONT	1 GAL	213		X		
MAY NIGHT SALVIA	CONT	1 GAL	448		X		
GOLDENROD	CONT	1 GAL	155			X	

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

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

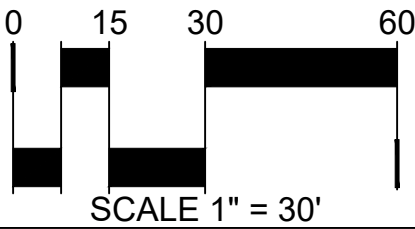
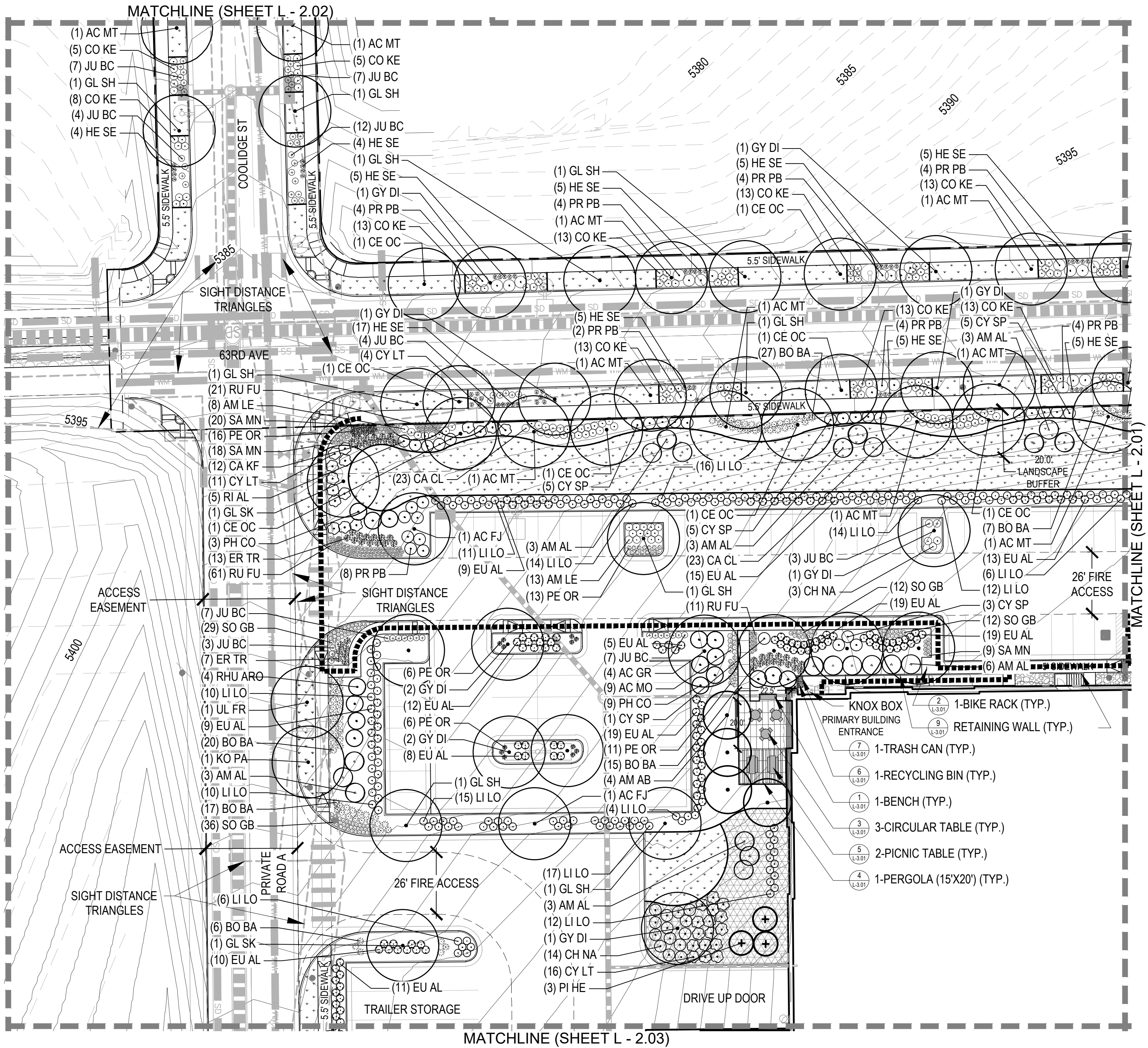
OWNER:  
Hyde Development  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

NOT FOR  
CONSTRUCTION

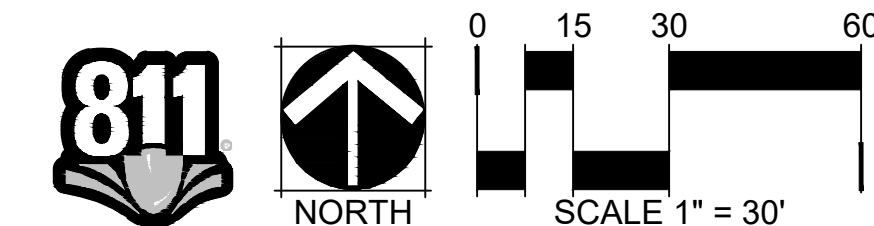
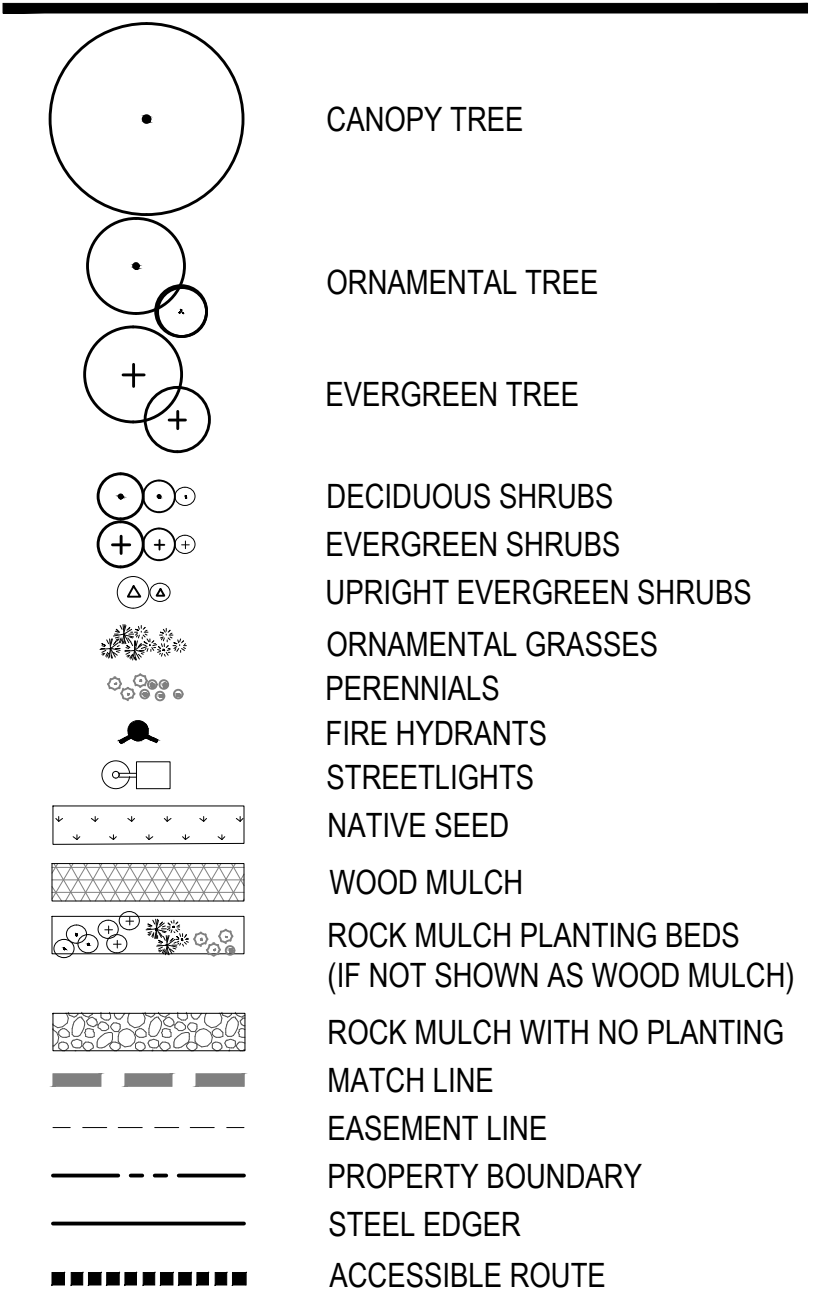
DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JULY 16, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
LANDSCAPE  
PLAN

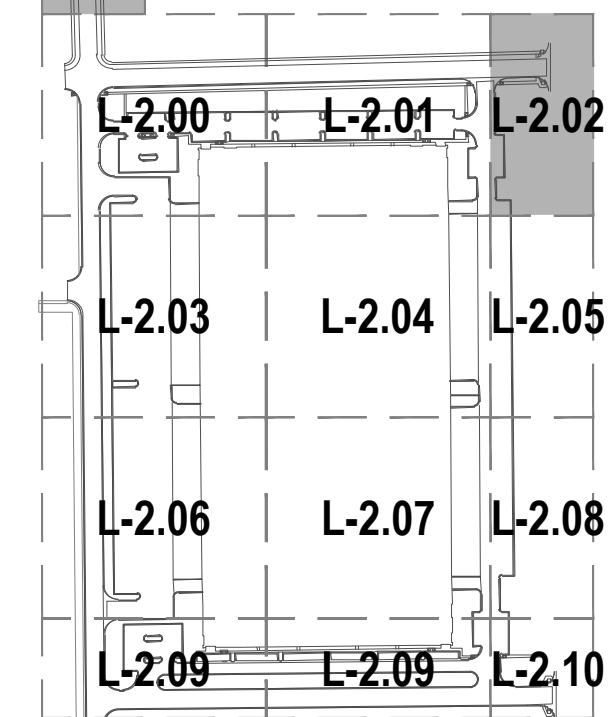
SHEET NUMBER:  
L-2.00



## LEGEND



**L-2.02**



- 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
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- STEEL EDGER
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**OWNER:**  
Hyde Development  
0 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

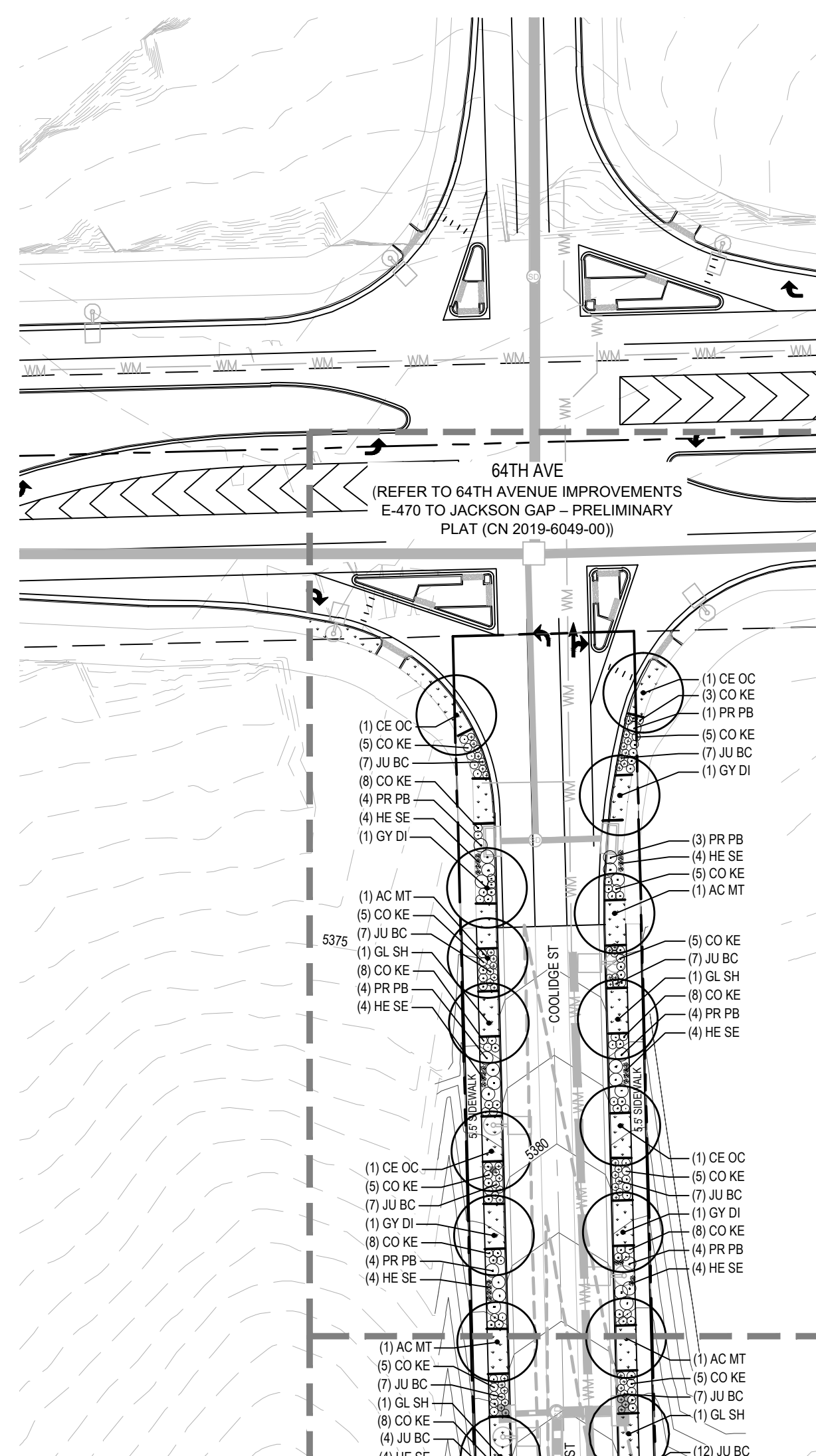
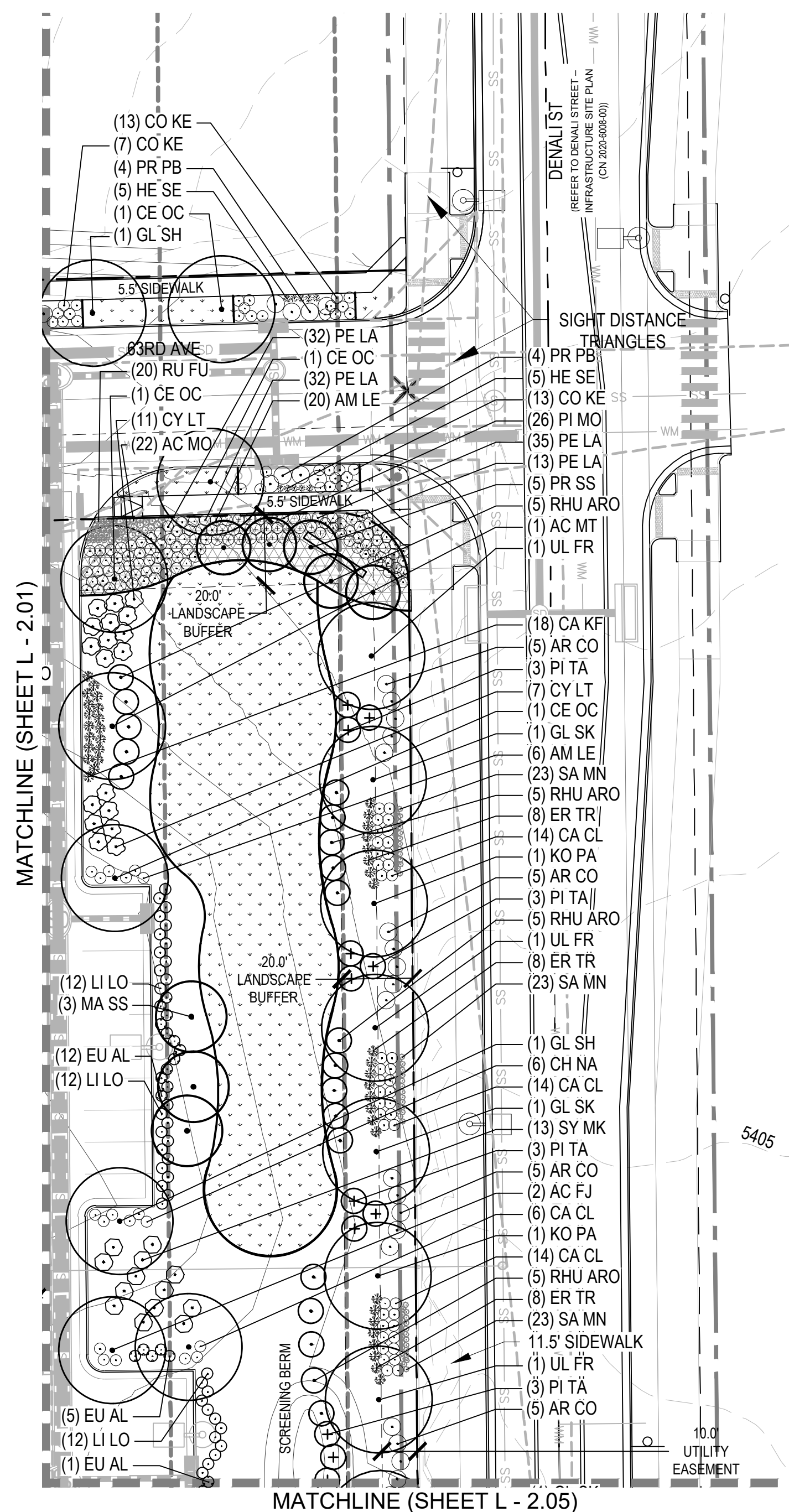
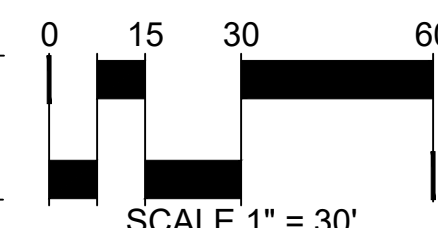
NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JULY 16, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
L-2.02

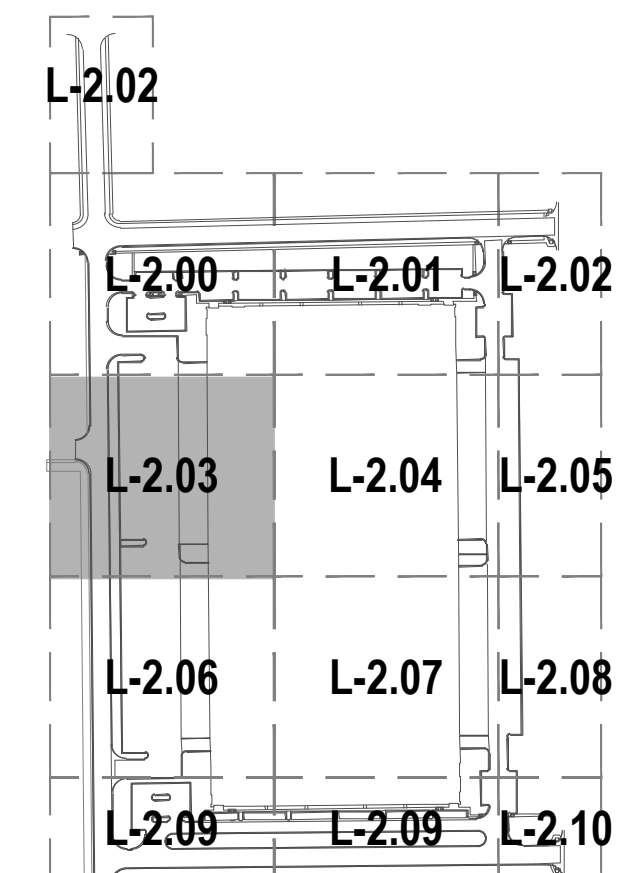
37 OF 52



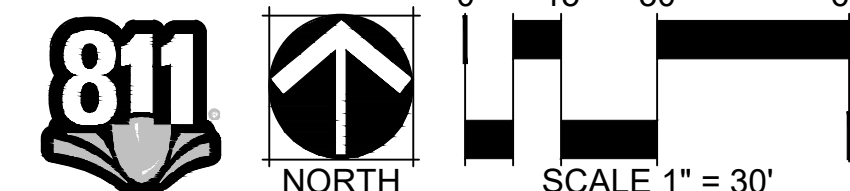
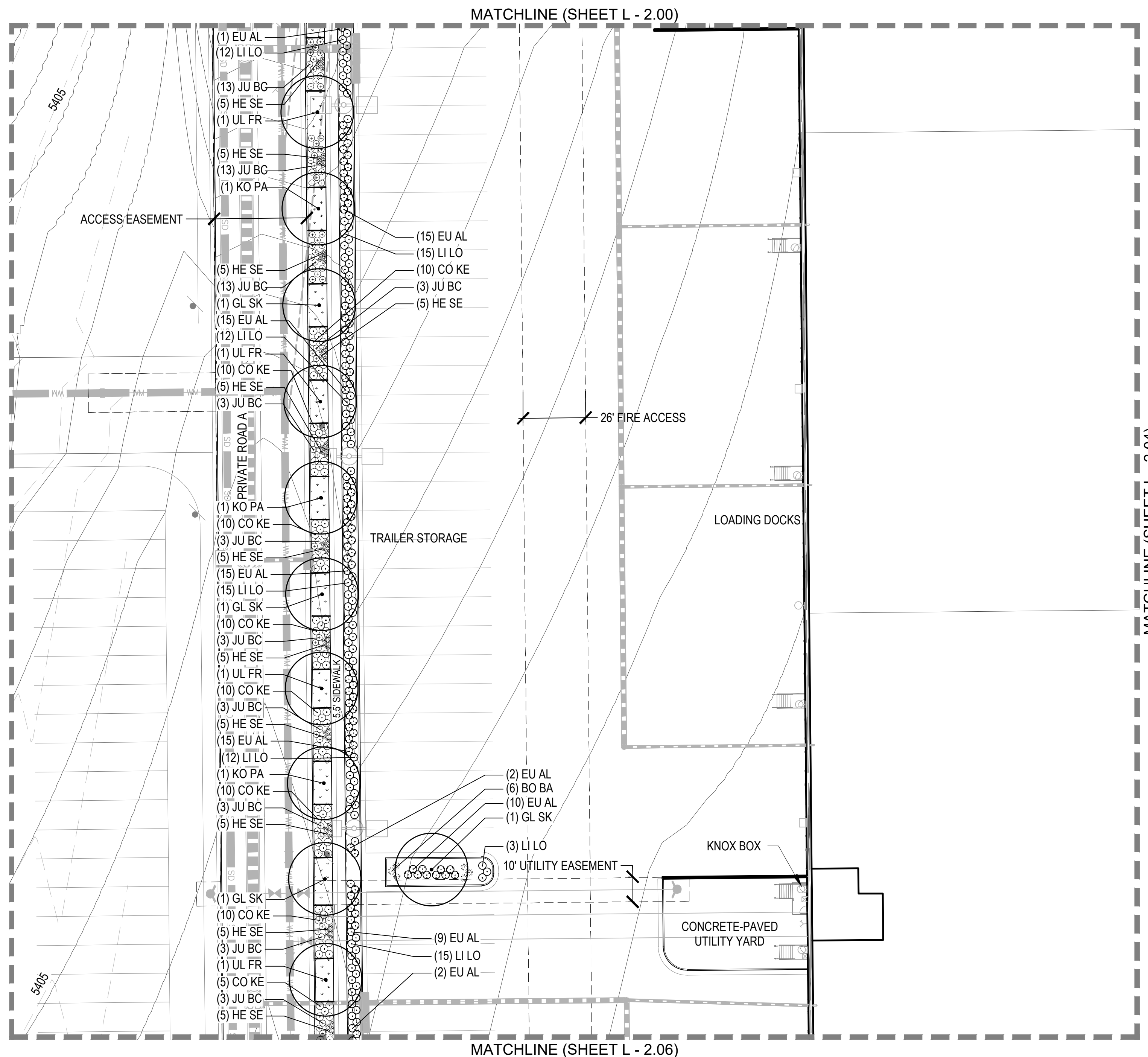
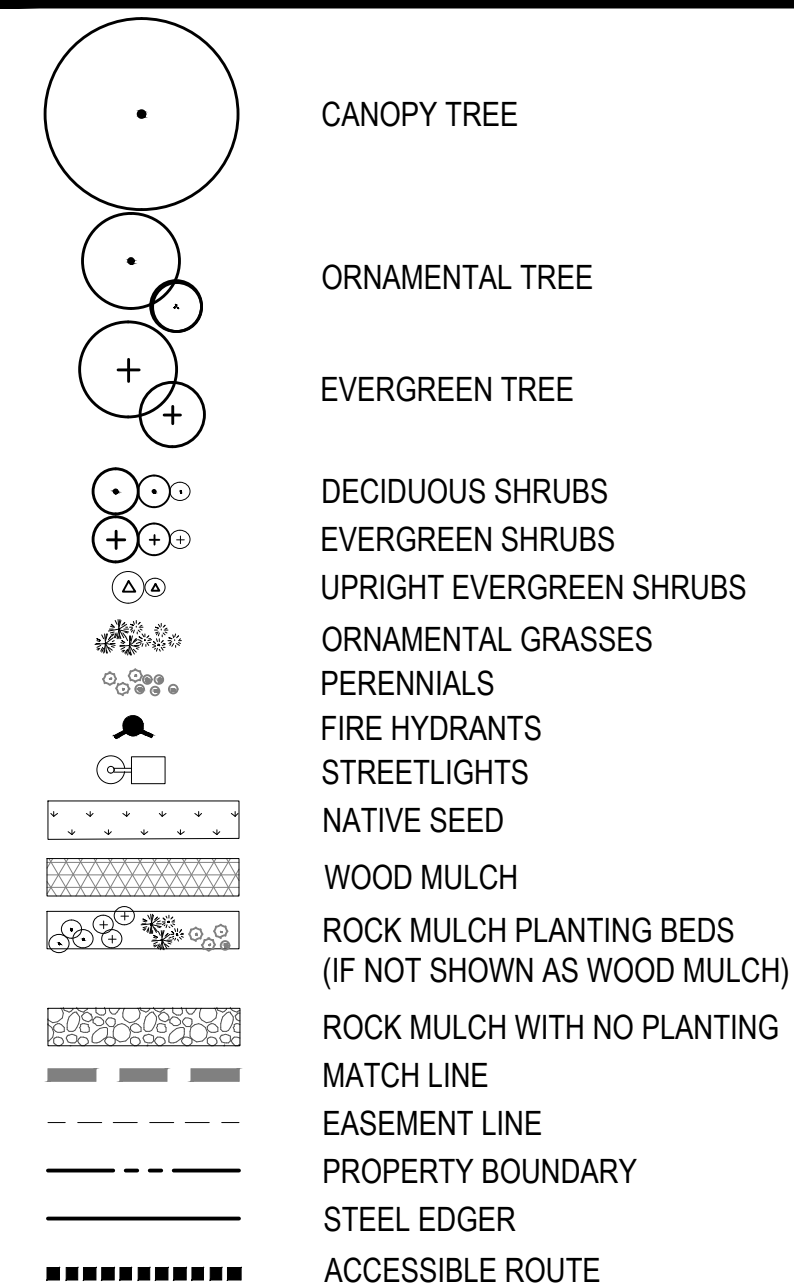
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FILENAME:

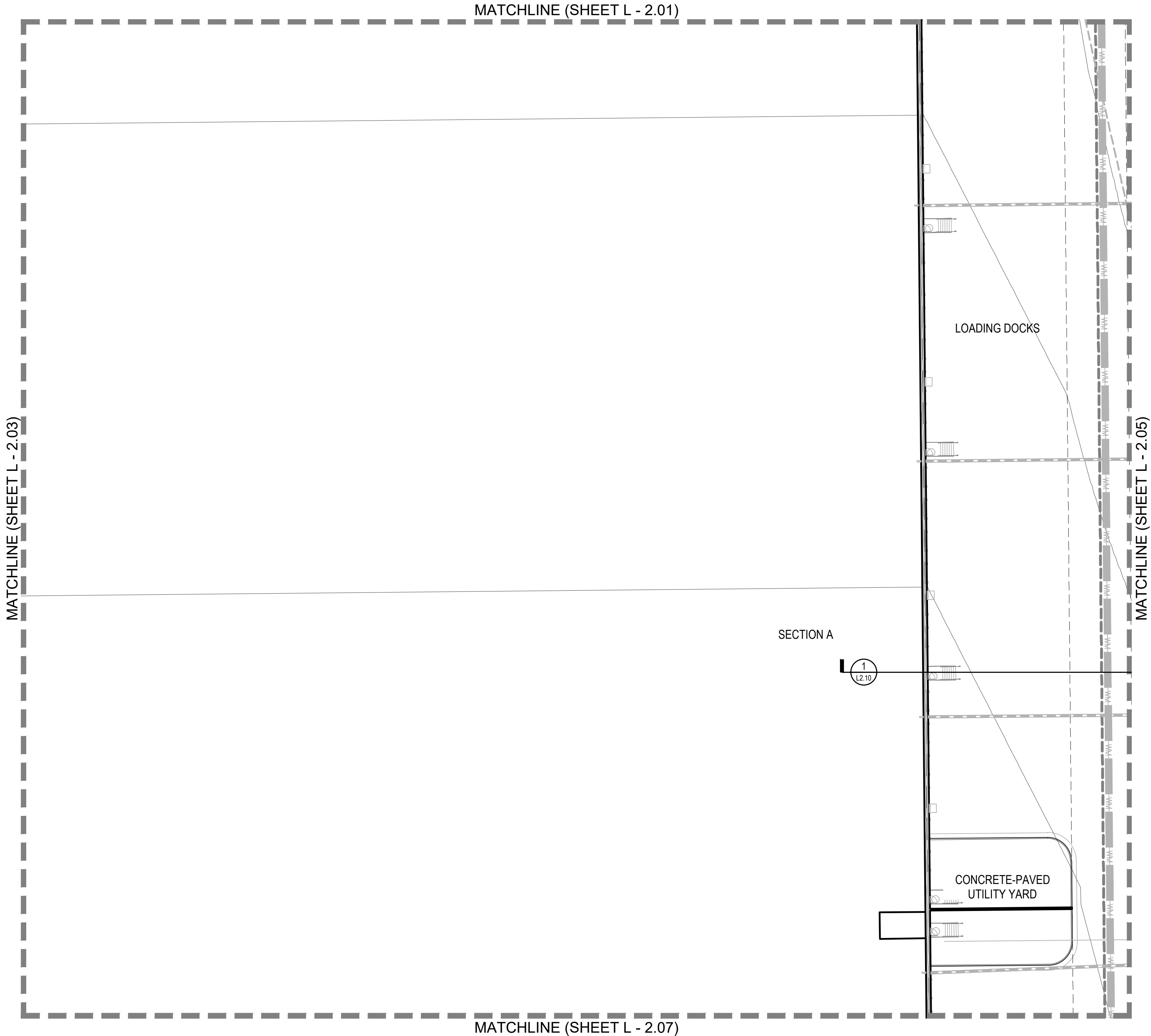
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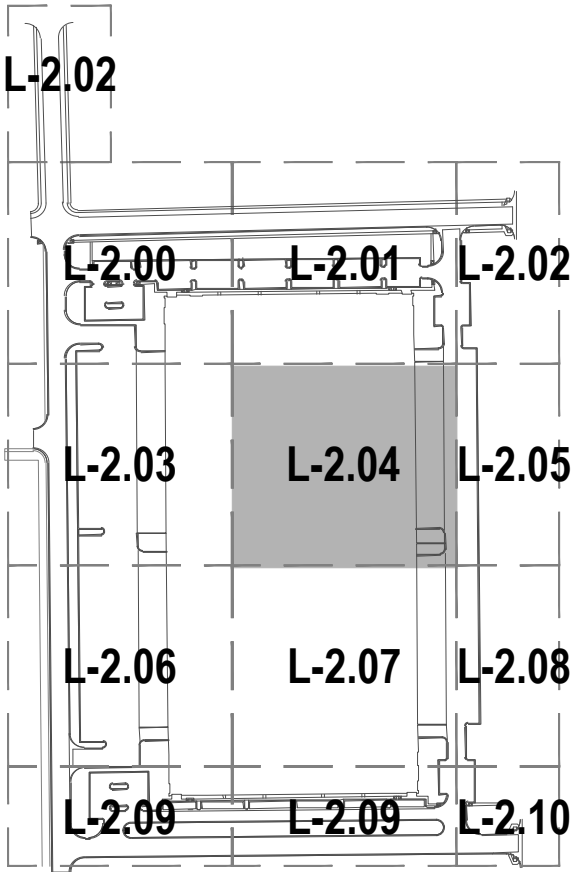
## LEGEND



CHECKED BY:  
AW  
DATE:  
FILE NAME:



## KEY MAP



## LEGEND

- CANOPY TREE
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- EVERGREEN TREE
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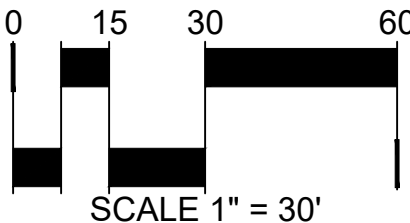
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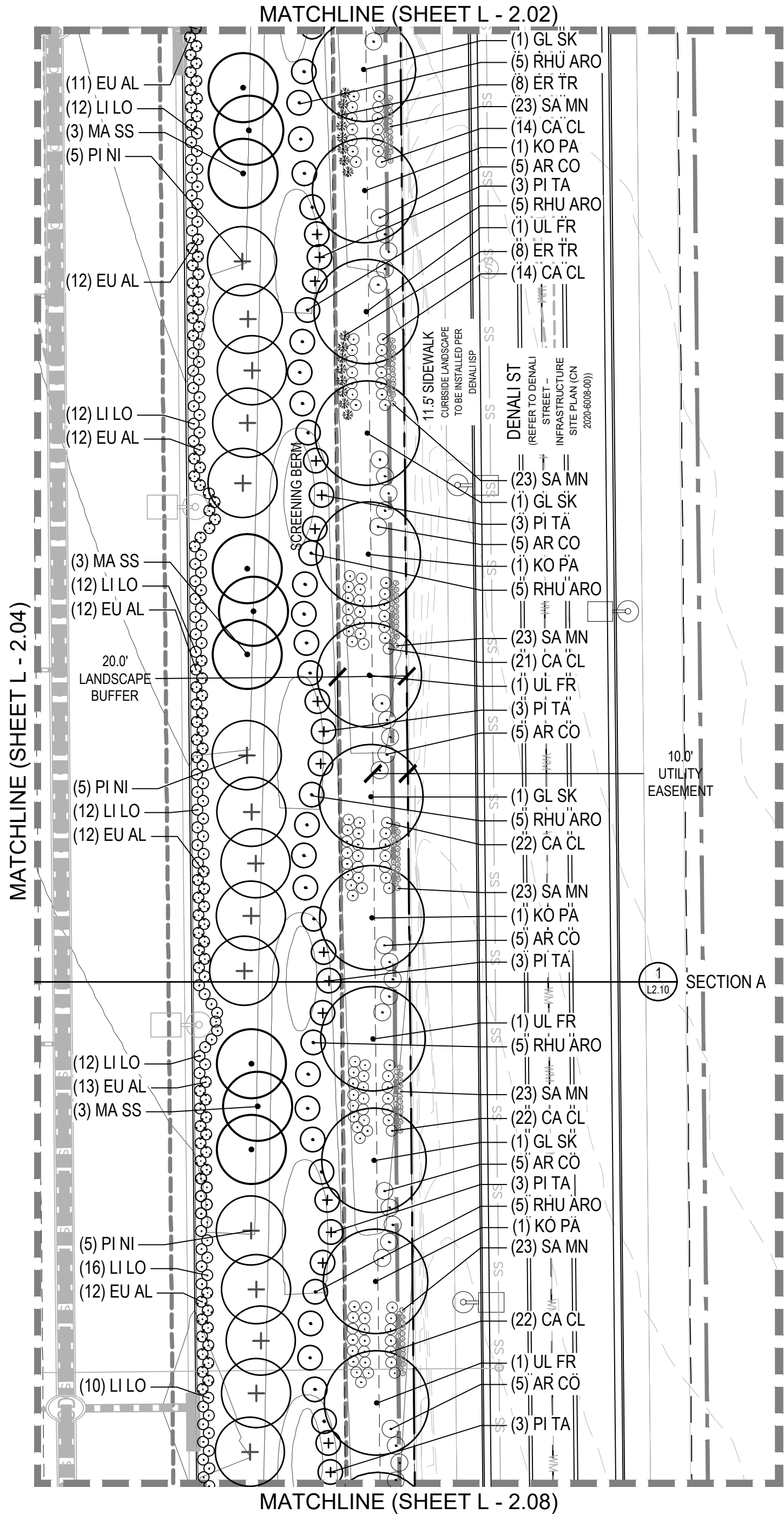
NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
FEBRUARY 3, 2021  
JULY 16, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
LANDSCAPE  
PLAN  
SHEET NUMBER:  
L-2.04

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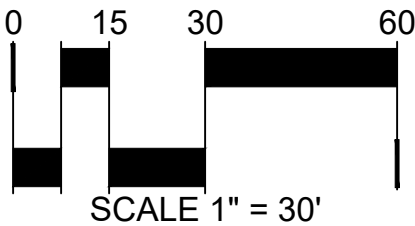
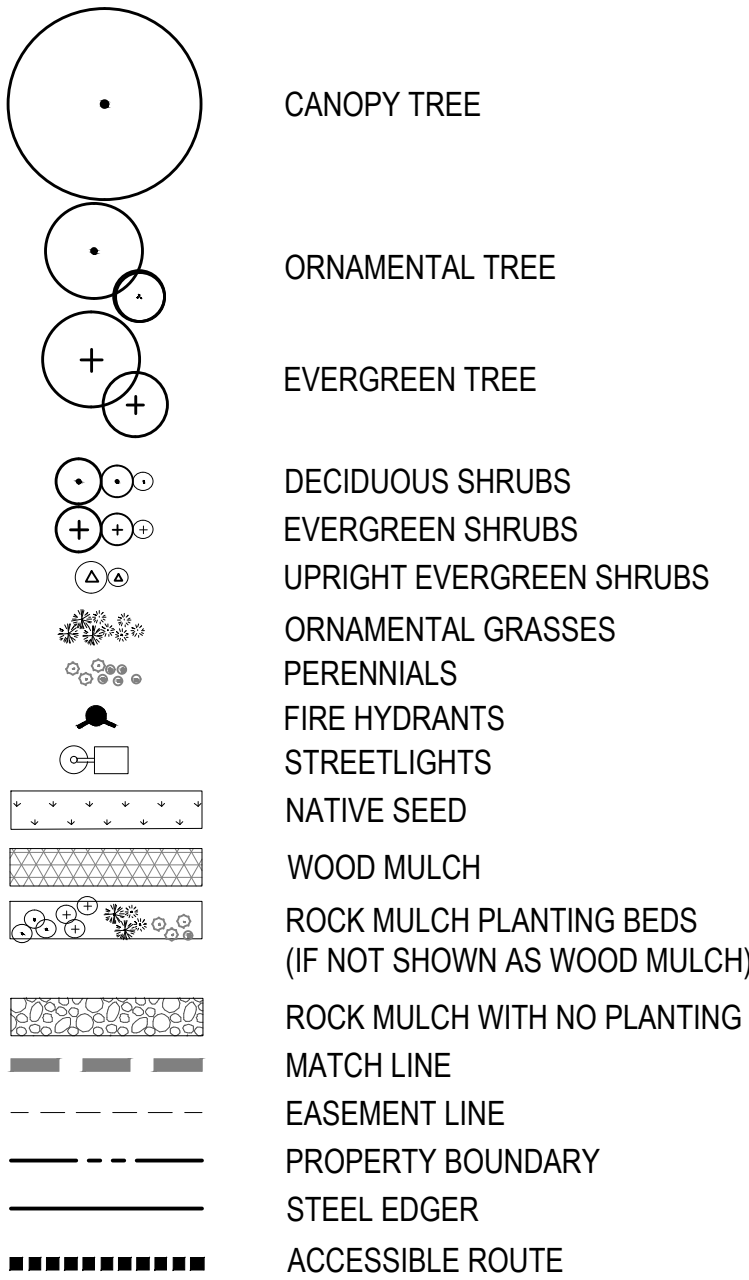




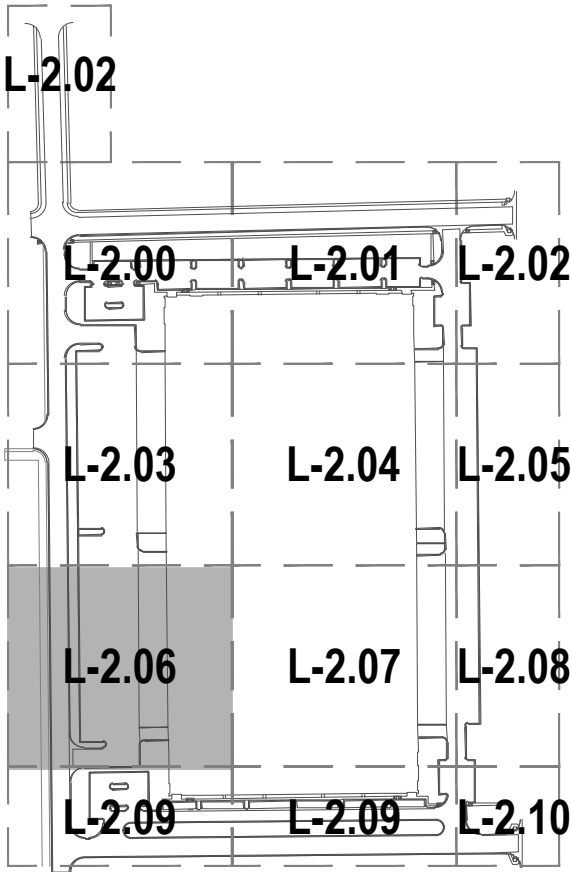
## KEY MAP



## LEGEND

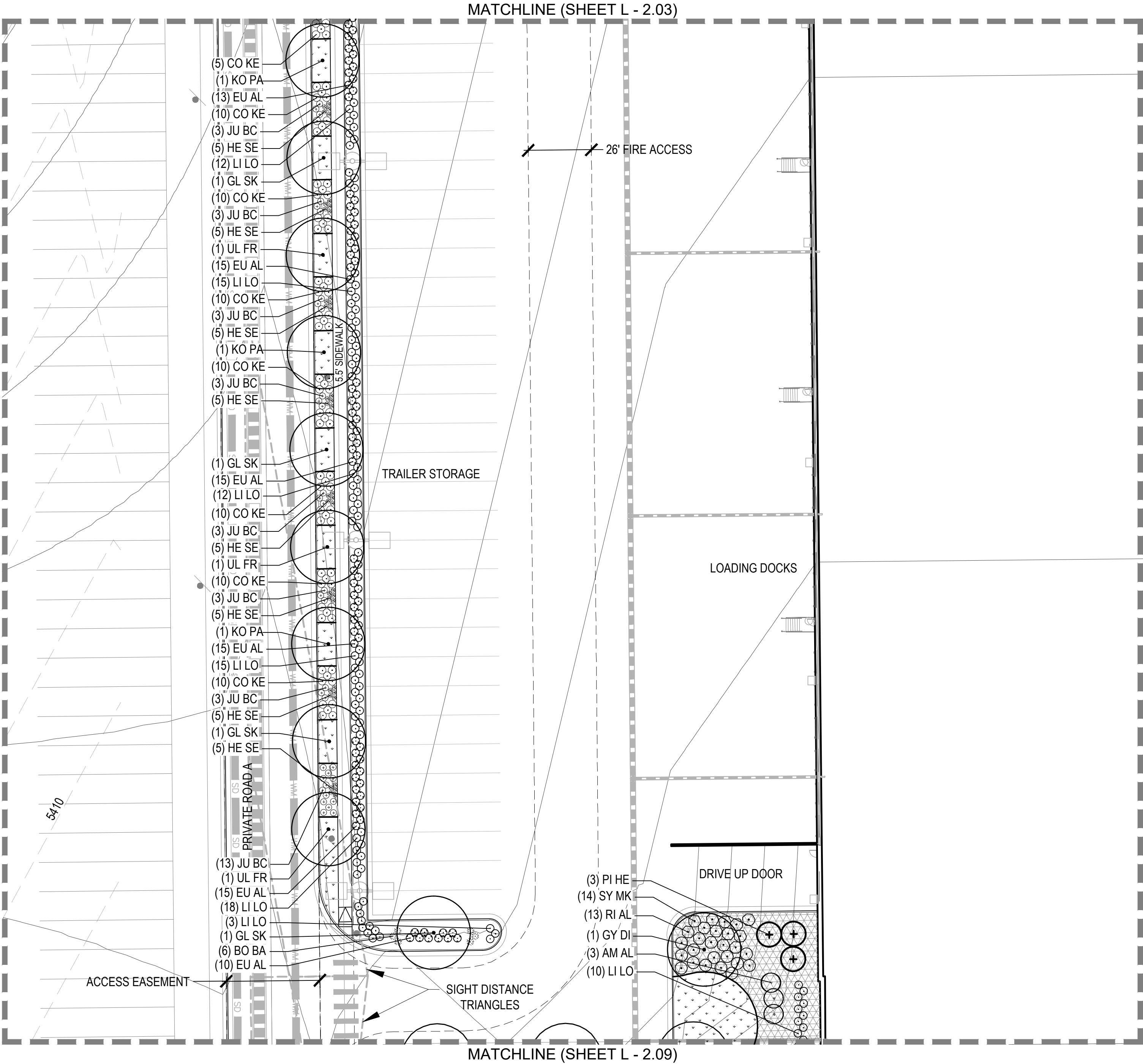
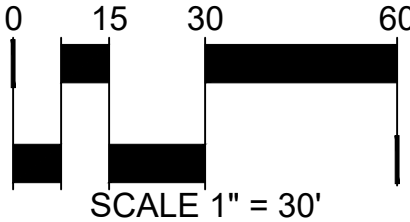


KEY MAP



LEGEND

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CHECKED BY:  
DATE:  
FILE NAME:

AW

MATCHLINE (SHEET L - 2.06)

MATCHLINE (SHEET L - 2.04)

LOADING DOCKS

DRIVE UP DOOR

- (14) RI AL
- (11) SY MK
- (3) PI HE
- (2) GL SH
- (6) CA CL
- (4) ER TR
- (1) AM AB
- (8) BO BA
- (8) ER TR

MATCHLINE (SHEET L - 2.09)

MATCHLINE (SHEET L - 2.08)

## KEY MAP



## LEGEND

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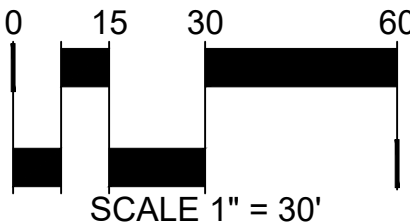
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CONSTRUCTION

DATE:  
NOVEMBER 5, 2020  
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NOVEMBER 01, 2021

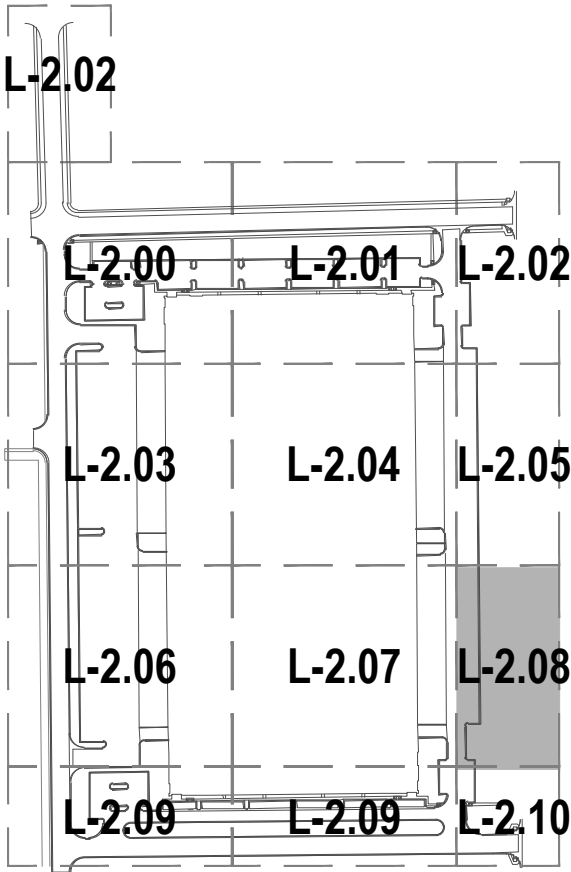
SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:  
L-2.07

42 OF 52

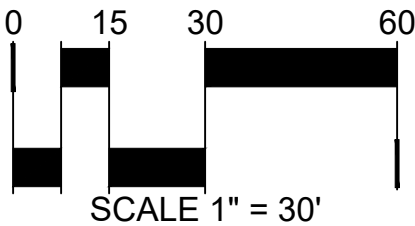
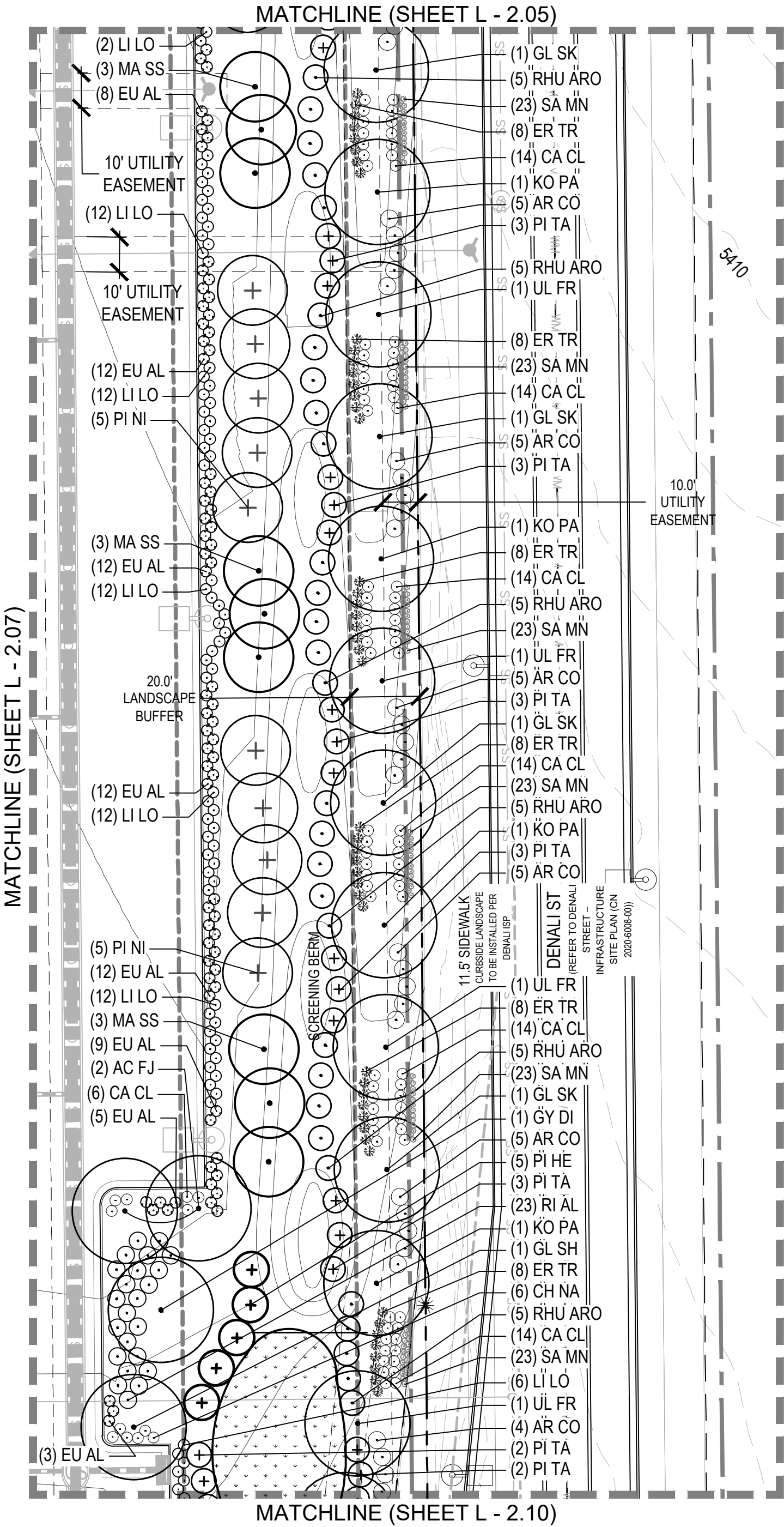


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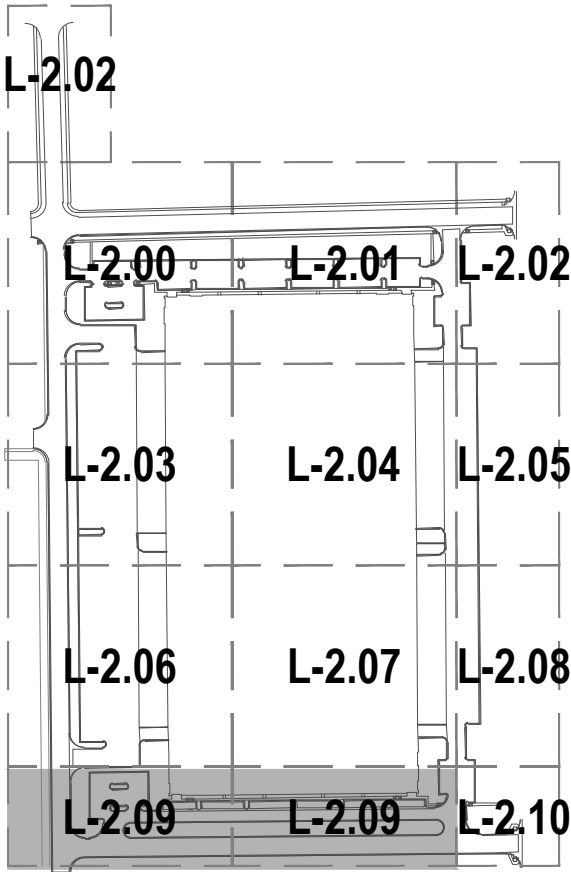


LEGEND

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KEY MAP



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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  
612-845-1991

NOT FOR CONSTRUCTION

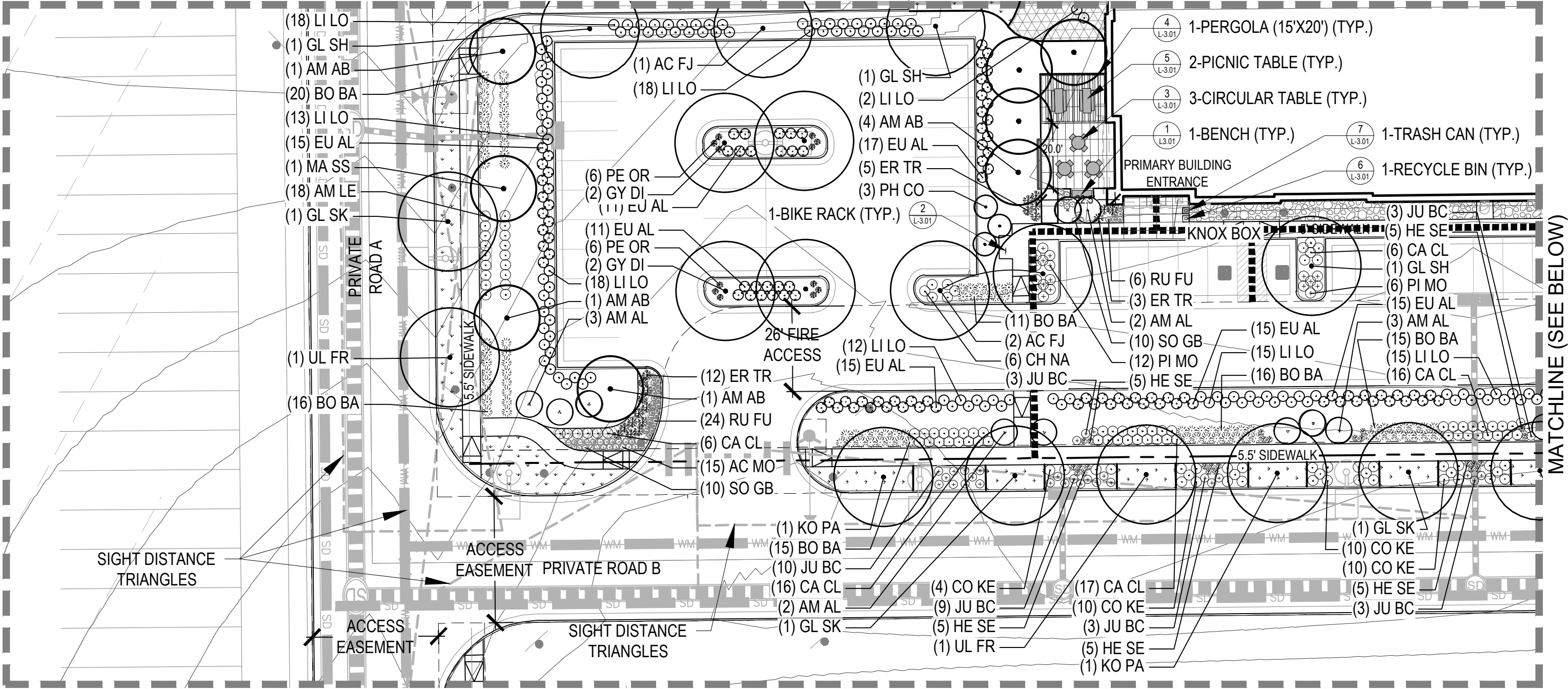
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FEBRUARY 3, 2021  
JULY 16, 2021  
NOVEMBER 01, 2021

SHEET TITLE:  
LANDSCAPE PLAN

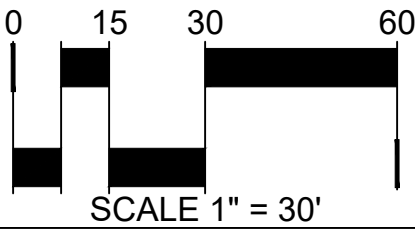
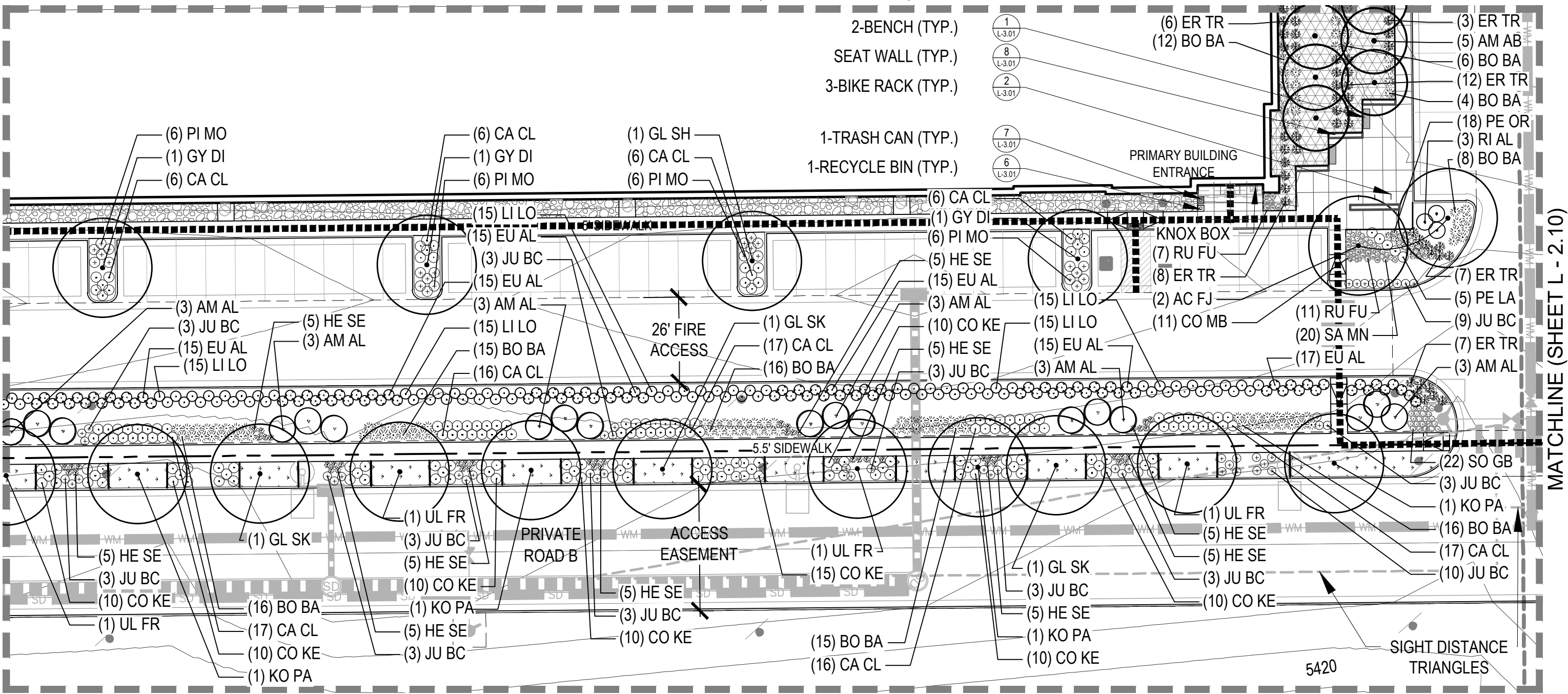
SHEET NUMBER:  
L-2.09

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MATCHLINE (SHEET L - 2.06)



MATCHLINE (SHEET L - 2.07)



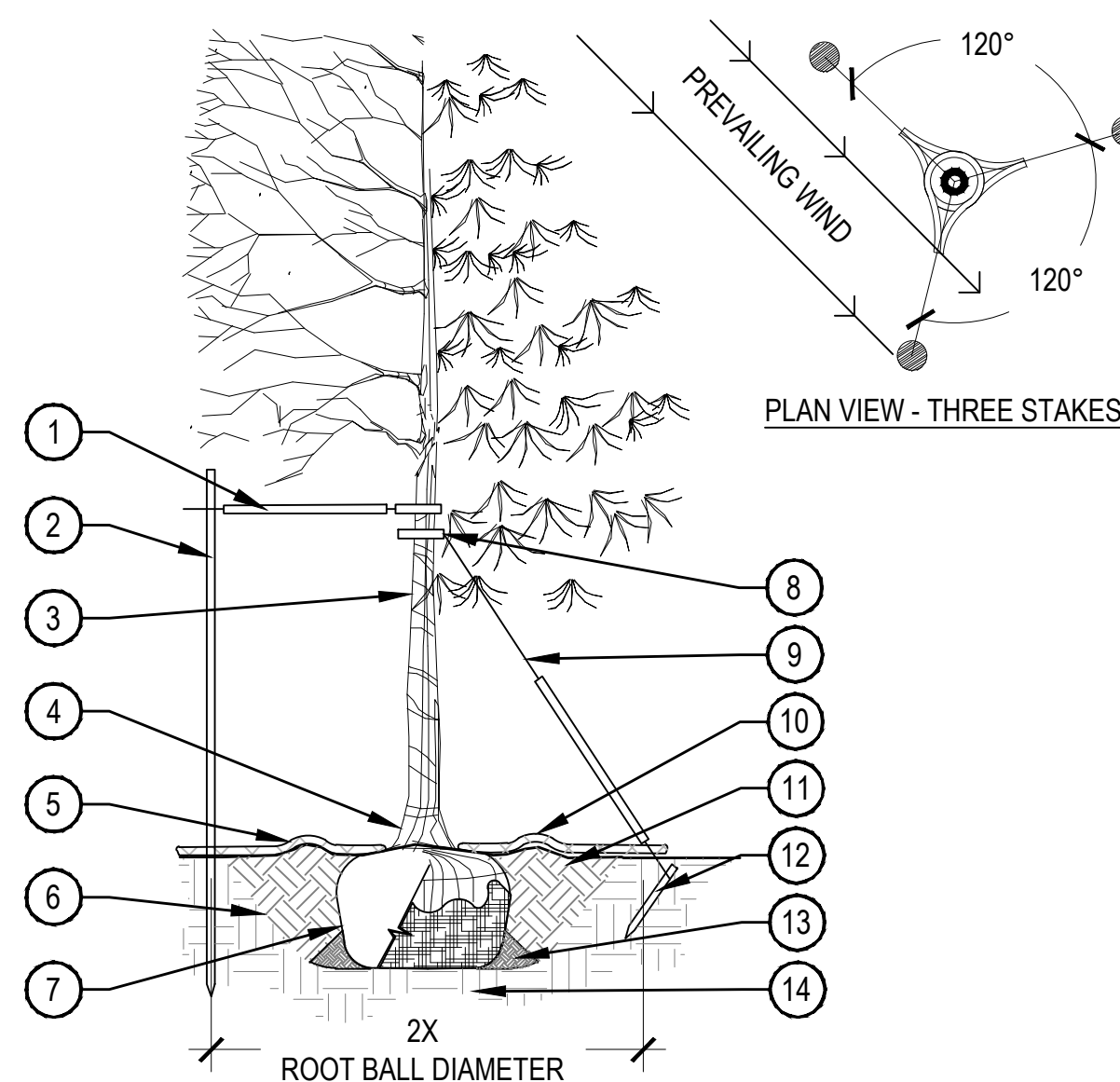


#### PRUNING NOTES:

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.

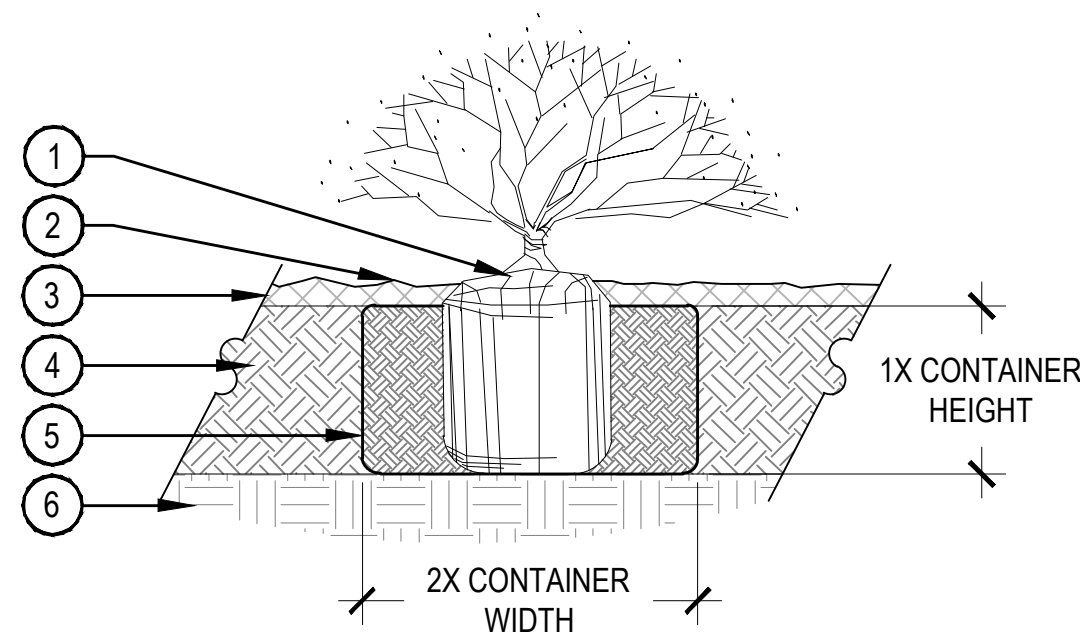


1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE 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

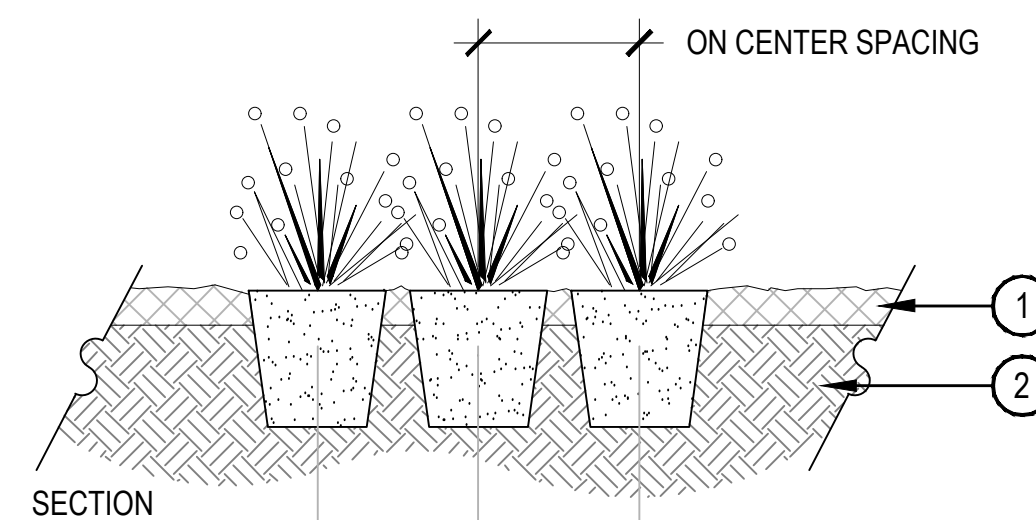
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL 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

## 1 TREE PLANTING DETAIL

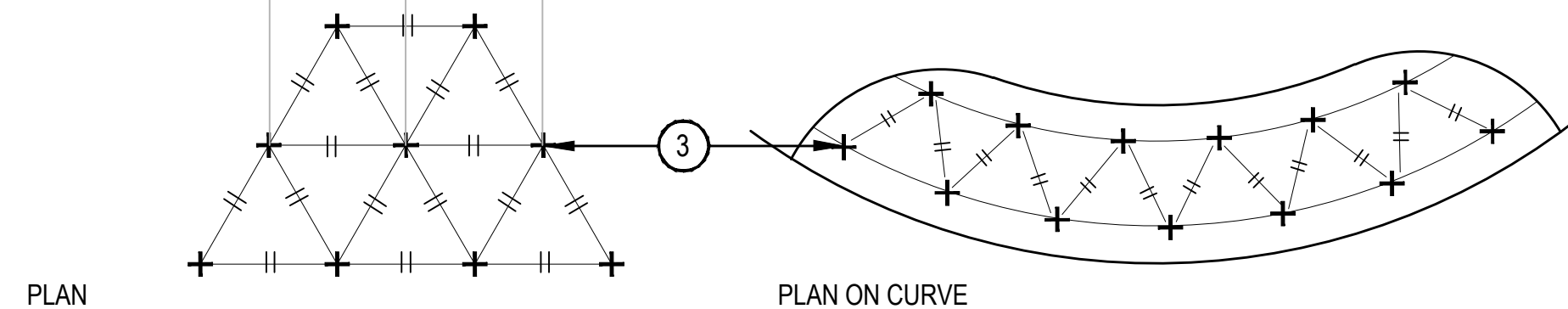
SCALE: 3/16" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO GENERAL NOTES, SHEET L-1.02
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL



1. 3" DEPTH SHREDDED WOOD MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



#### NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 2 SHRUB PLANTING

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

## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

#### 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.



ANONA FURNISHINGS  
ITEM: L2016  
COLOR: TEXTURE SILVER

1 BENCH

NOT TO SCALE



ANONA FURNISHINGS  
ITEM: LBR2PSURF  
COLOR: TEXTURE SILVER

2 BIKE RACK



ANONA FURNISHINGS  
ITEM: L1449  
COLOR: TEXTURE SILVER

3 CIRCULAR TABLE



15' x 20'  
MAX. HEIGHT 10'

4 PERGOLA

NOT TO SCALE



ANONA FURNISHINGS  
ITEM: D1007  
COLOR: TEXTURE SILVER

5 PICNIC TABLE



ANONA FURNISHINGS  
ITEM: 2009  
COLOR: TEXTURE SILVER

6 RECYCLING BIN



ANONA FURNISHINGS  
ITEM: L2019A  
COLOR: TEXTURE SILVER

7 TRASH CAN

NOT TO SCALE



FINAL FINISH AND DETAIL  
TO MATCH BUILDING  
MATERIALS AND/OR  
COLORS

8 SEAT WALL

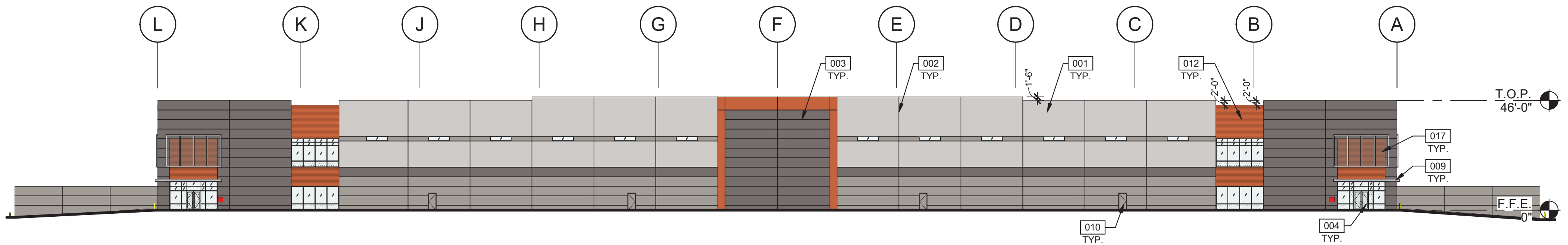
NOT TO SCALE



FINAL FINISH AND DETAIL  
TO MATCH BUILDING  
MATERIALS AND/OR  
COLORS

9 RETAINING WALL

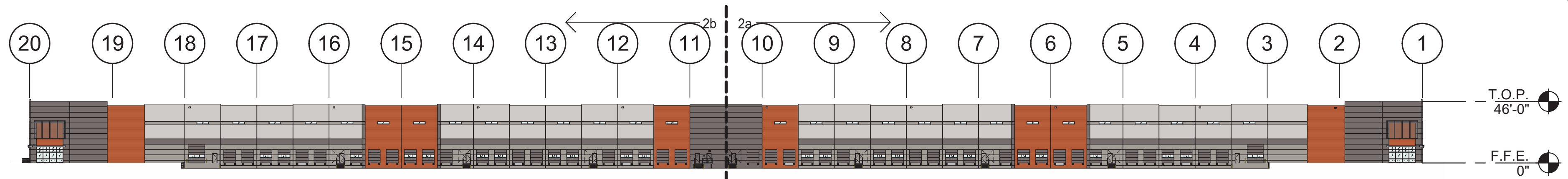
NOT TO SCALE



SOUTH ELEVATION

SCALE: 1" = 30'-0"

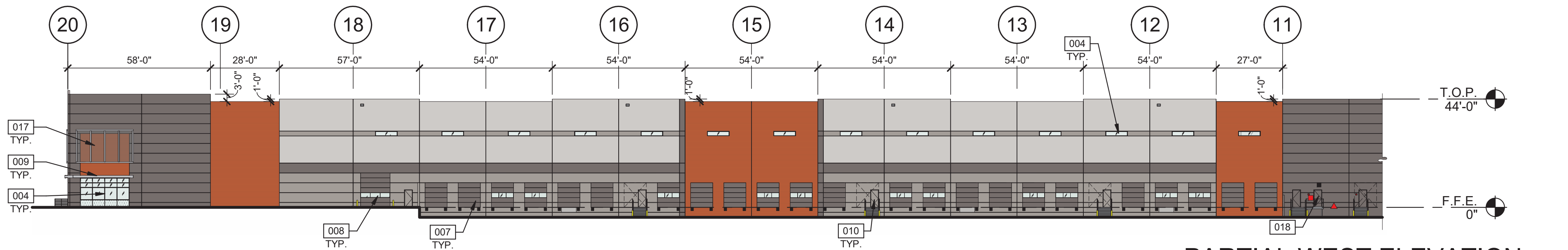
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OVERALL WEST ELEVATION

SCALE: 1" = 60'-0"

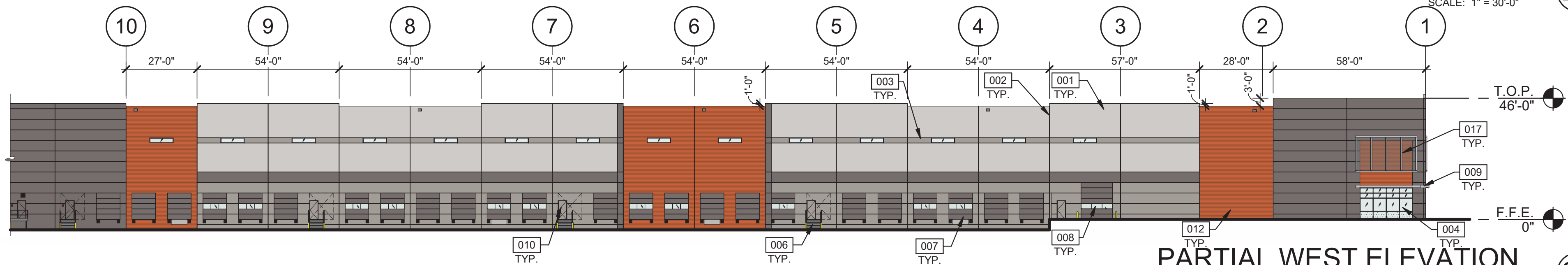
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PARTIAL WEST ELEVATION

SCALE: 1" = 30'-0"

2a



PARTIAL WEST ELEVATION

SCALE: 1" = 30'-0"

2b

KEYNOTES:

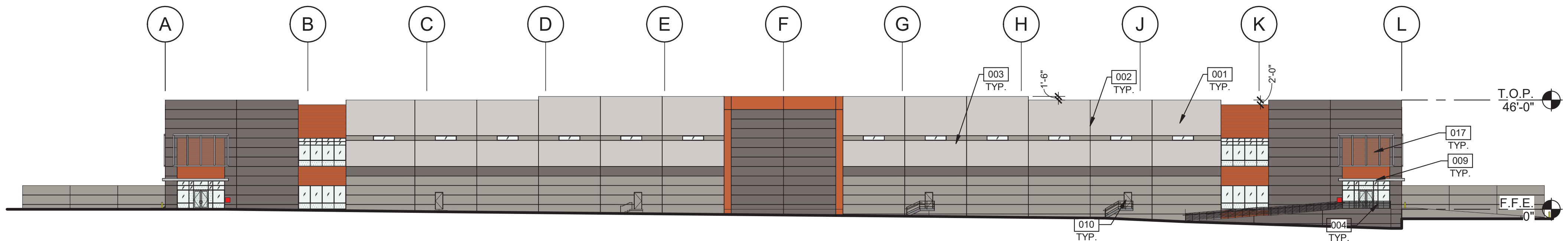
- 001 TILT-UP CONCRETE PANEL, PAINTED
- 002 TILT-UP CONCRETE PANEL JOINT
- 003 3/4" V-REVEAL
- 004 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING
- 006 EXTERIOR STEEL STAIRS
- 007 9'X10' DOCK DOOR
- 008 12'X14' DRIVE IN DOOR AT GRADE
- 009 STEEL CANOPY
- 010 3'X7' HOLLOW METAL MAN DOOR WITH LOCKING HARRDWARE AND THIS KEY SHALL BE PLACED IN ALL KNOX BOX LOCATIONS
- 012 CONCRETE FORMLINER
- 017 METAL MESH SCREEN, FOR FUTURE TENANT SIGNAGE
- 018 EXTERIOR DOOR TO FIRE RISER ROOM

COLOR LEGEND

- SHERWIN WILLIAMS GRAYISH - SW 6001
- SHERWIN WILLIAMS POLISHED CONCRETE - SW 9167
- SHERWIN WILLIAMS FOLKSTONE - SW 6005
- SHERWIN WILLIAMS ROBUST ORANGE - SW 6628
- SHERWIN WILLIAMS ROBUST ORANGE - SW 6628 CONCRETE FORMLINER

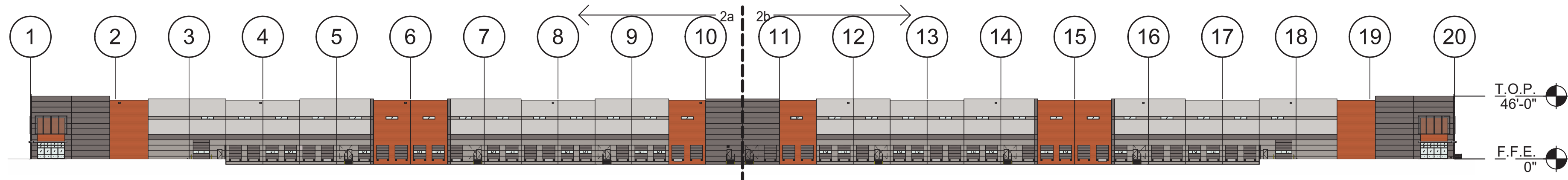
LEGEND

- FIRE DEPARTMENT CONNECTION
- KNOX BOX



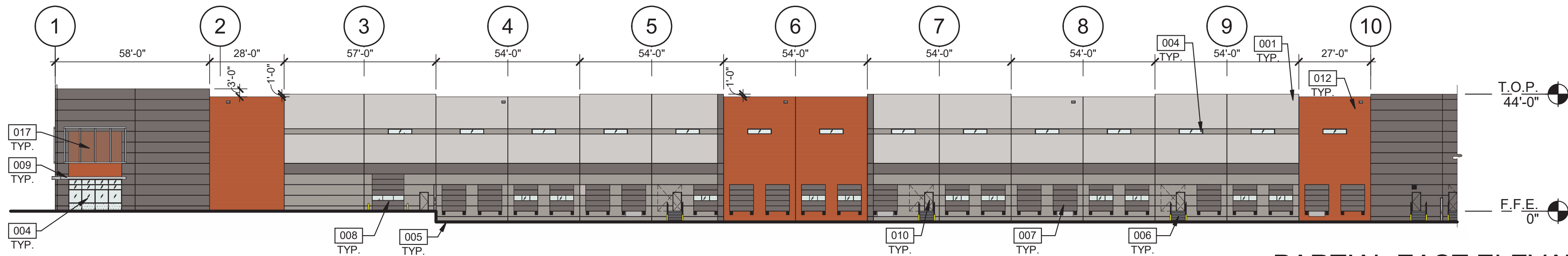
NORTH ELEVATION

SCALE: 1" = 30'-0"



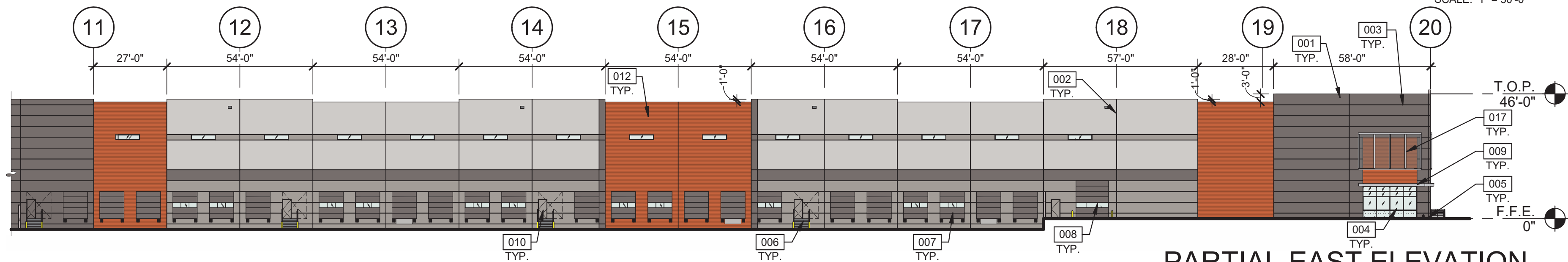
OVERALL EAST ELEVATION

SCALE: 1" = 60'-0"



PARTIAL EAST ELEVATION

SCALE: 1" = 30'-0"



PARTIAL EAST ELEVATION

SCALE: 1" = 30'-0"

KEYNOTES: -

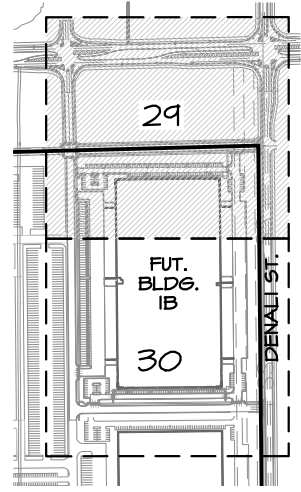
- 001 TILT-UP CONCRETE PANEL, PAINTED
- 002 TILT-UP CONCRETE PANEL JOINT
- 003 3/4" V-REVEAL
- 004 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING
- 005 FINISH GRADE, VARIES RE: CIVIL
- 006 EXTERIOR STEEL STAIRS
- 007 9'X10' DOCK DOOR
- 008 12'X14' DRIVE IN DOOR AT GRADE
- 009 STEEL CANOPY
- 010 3'X7" HOLLOW METAL MAN DOOR WITH LOCKING HARRDWARE AND THIS KEY SHALL BE PLACED IN ALL KNOX BOX LOCATIONS
- 012 CONCRETE FORMLINER
- 017 METAL MESH SCREEN, FOR FUTURE TENANT SIGNAGE

COLOR LEGEND

- SHERWIN WILLIAMS GRAYISH - SW 6001
- SHERWIN WILLIAMS POLISHED CONCRETE - SW 9167
- SHERWIN WILLIAMS FOLKSTONE - SW 6005
- SHERWIN WILLIAMS ROBUST ORANGE - SW 6628
- SHERWIN WILLIAMS ROBUST ORANGE - SW 6628 CONCRETE FORMLINER

LEGEND

- FIRE DEPARTMENT CONNECTION
- KNOX BOX



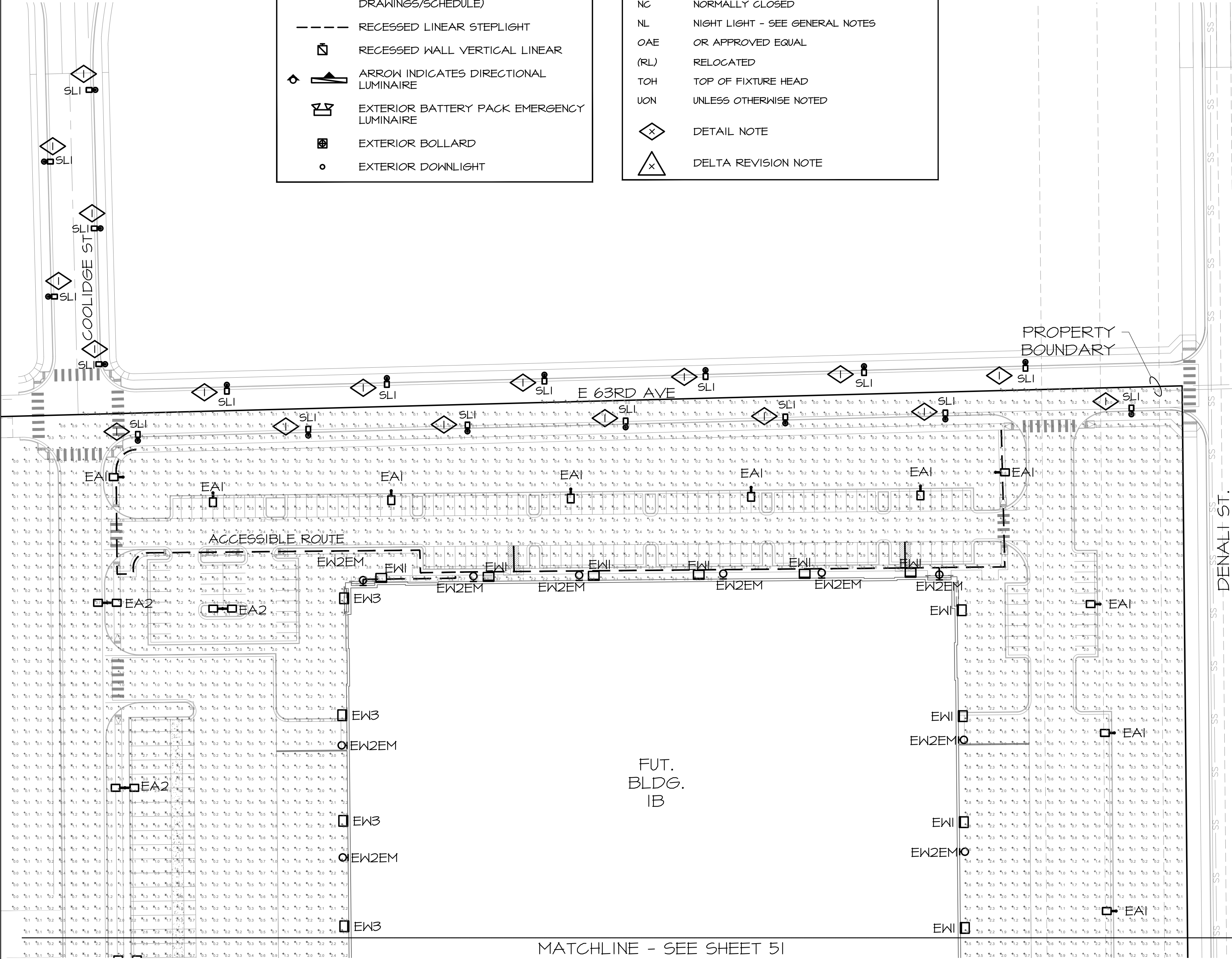
1 | KEY MAP  
50 | SCALE: NTS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Accessible Route		2.7 fc	11.3 fc	1.0 fc	11.3:1	2.7:1
Building 1B Loading Dock East	◇	2.3 fc	11.1 fc	0.6 fc	18.5:1	3.8:1
Building 1B Loading Dock West	◇	2.1 fc	9.3 fc	0.9 fc	10.3:1	2.3:1
Building 1B Property Line	□	1.2 fc	2.7 fc	0.0 fc	N/A	N/A
Parking		2.0 fc	6.3 fc	0.6 fc	10.5:1	3.3:1
Private Street	✕	1.6 fc	4.0 fc	0.4 fc	10.0:1	4.0:1
Site	+	1.4 fc	11.1 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURES		ABBREVIATIONS AND SYMBOLS	
A <sub>a</sub>	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.	AFG	ABOVE FINISHED GRADE
⬢	EXTERIOR AREA LIGHT	AHJ	AUTHORITY HAVING JURISDICTION
□	EXTERIOR WALL PACK LIGHT	DWG(S)	DRAWING(S)
⊙	EXTERIOR WALL MOUNTED LUMINAIRE	(E)	EXISTING TO REMAIN
—	RECESSED LINEAR SLOT LUMINAIRE (LENGTH AS INDICATED ON DRAWINGS/SCHEDULE)	(ER)	EXISTING TO BE RELOCATED
---	RECESSED LINEAR STEPLIGHT	(R)	EXISTING TO BE REMOVED
⬢	RECESSED WALL VERTICAL LINEAR	GC	GENERAL CONTRACTOR
➡	ARROW INDICATES DIRECTIONAL LUMINAIRE	LTG	LIGHTING
⬢	EXTERIOR BATTERY PACK EMERGENCY LUMINAIRE	NC	NORMALLY CLOSED
⬢	EXTERIOR BOLLARD	NL	NIGHT LIGHT - SEE GENERAL NOTES
○	EXTERIOR DOWNLIGHT	OAE	OR APPROVED EQUAL
		(RL)	RELOCATED
		TOH	TOP OF FIXTURE HEAD
		UON	UNLESS OTHERWISE NOTED
		✕	DETAIL NOTE
		△	DELTA REVISION NOTE

GENERAL NOTES	
A.	ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
B.	THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
C.	ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
D.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
E.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRE SHOWN EXPLICITLY ON THIS DRAWING.
F.	MAINTAIN EXISTING 4"X4" SQUARE POLES AND ROUND CONCRETE PADS UNLESS OTHERWISE NOTED.
G.	ALL PARKING LOT LIGHT FIXTURES SHALL HAVE OVERALL FIXTURE HEIGHT OF 25'-0" OR LESS.
H.	IN PARKING LOT AREAS, LIGHTING LEVELS HAVE A MAX/MIN UNIFORMITY RATIO LESS THAT 20.0:1.
I.	IN PARKING LOT AREAS, LIGHTING LEVELS HAVE AN AVERAGE TO MINIMUM UNIFORMITY RATIO OF 4:1.
J.	ALL LIGHTING IS FULL CUTOFF AND SHIELDED, UNO. TYPE EW4 AND EW4 LINEAR ACCENT LIGHTING IS PROVIDED AT A LOW LUMEN OUTPUT, FULLY DIMMABLE, CONTROLLED VIA AUTOMATIC TIMECLOCK, AND LOCATED ON THE BUILDING FACADE OR LANDSCAPE FEATURES UNDER OVERHEAD BUILDING CANOPIES TO SHIELD UPWARD ILLUMINATION FROM THE NIGHT SKY.
K.	ALL BUILDING ENTRIES UTILIZE LOW INTENSITY FIXTURES AND DO NOT EXCEED 8 FOOTCANDLES, UNO.

KEYNOTE LEGEND	
KEY VALUE	
◇	I. STREET LIGHTS PROVIDED AS PART OF COOLIDGE ST AND E 63RD AVE DRAWINGS. LIGHT LEVELS PRODUCED BY THESE LIGHTS ARE SHOWN AS PART OF THE COOLIDGE ST AND E 63RD AVE DRAWING PACKAGE. SEE DETAILS 445/SHEET 52 FOR LIGHT FIXTURE CUT SHEET AND POLE BASE DETAIL.

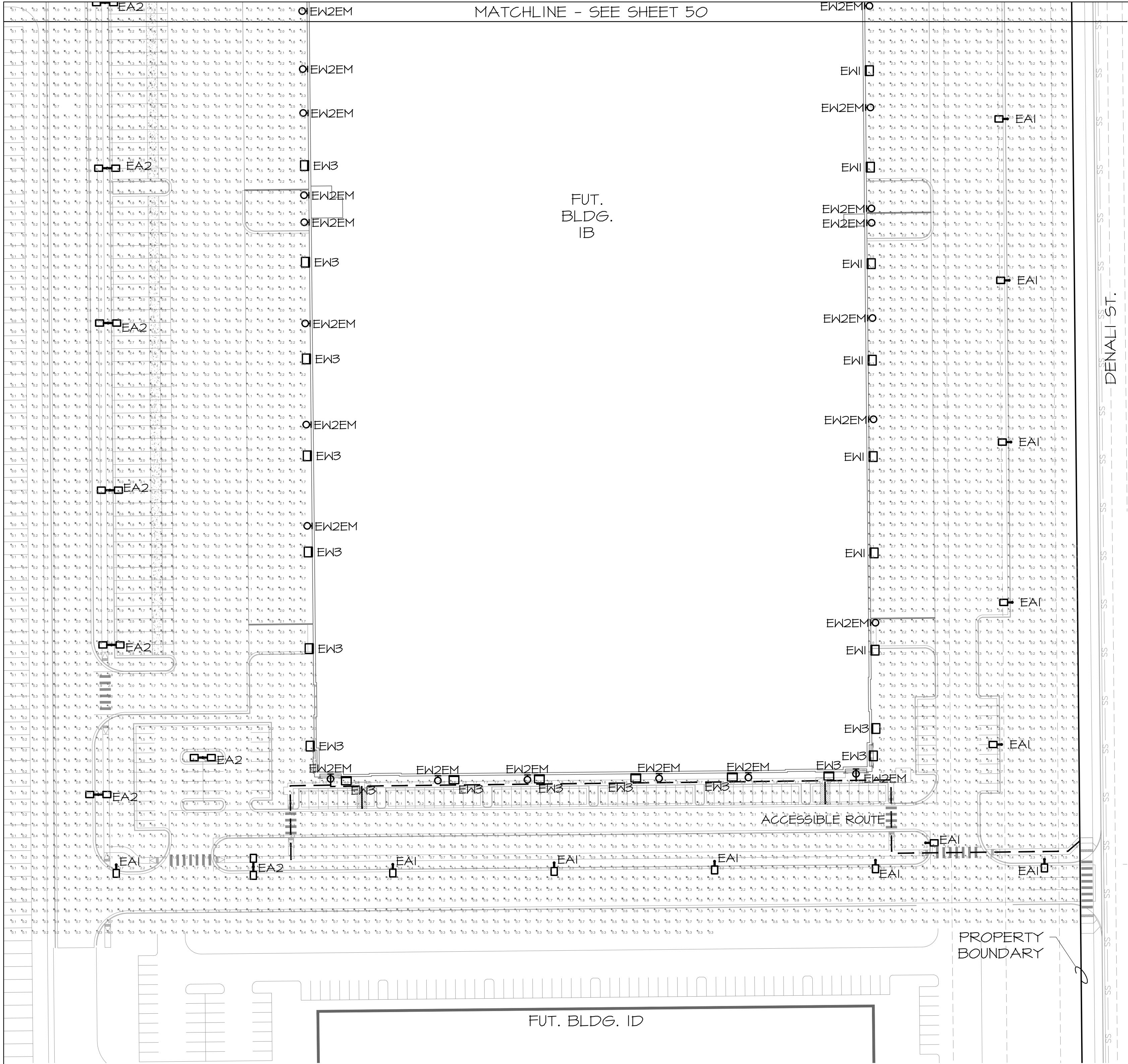


MATCHLINE - SEE SHEET 51

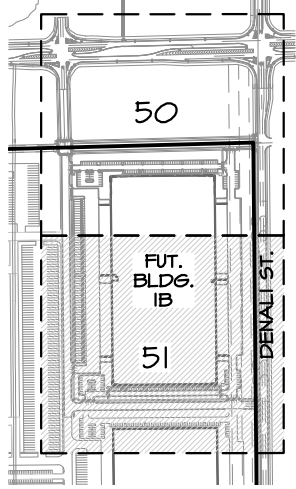


2 | PHOTOMETRIC PLAN NORTH  
50 | SCALE: 1" = 60'-0"

CHECKED BY:   
 PLAN: J4801.00 - HIGHFIELD-480100 - ELECTRICAL PHOTOMETRIC.DWG



2 | PHOTOMETRIC PLAN SOUTH  
51 | SCALE: 1" = 60'-0"



1 | KEY MAP  
51 | SCALE: NTS

GENERAL NOTES

- A. ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
- B. THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
- C. ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
- D. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- E. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRE SHOWN EXPLICITLY ON THIS DRAWING.
- F. MAINTAIN EXISTING 4"x4" SQUARE POLES AND ROUND CONCRETE PADS UNLESS OTHERWISE NOTED.
- G. ALL PARKING LOT LIGHT FIXTURES SHALL HAVE OVERALL FIXTURE HEIGHT OF 25'-0" OR LESS.
- H. IN PARKING LOT AREAS, LIGHTING LEVELS HAVE A MAX/MIN UNIFORMITY RATIO LESS THAT 20.0:1.
- I. IN PARKING LOT AREAS, LIGHTING LEVELS HAVE AN AVERAGE TO MINIMUM UNIFORMITY RATIO OF 4:1.
- J. ALL LIGHTING IS FULL CUTOFF AND SHIELDED, UNO. TYPE EW4 AND EW4 LINEAR ACCENT LIGHTING IS PROVIDED AT A LOW LUMEN OUTPUT, FULLY DIMMABLE, CONTROLLED VIA AUTOMATIC TIMECLOCK, AND LOCATED ON THE BUILDING FACADE OR LANDSCAPE FEATURES UNDER OVERHEAD BUILDING CANOPIES TO SHIELD UPWARD ILLUMINATION FROM THE NIGHT SKY.
- K. ALL BUILDING ENTRIES UTILIZE LOW INTENSITY FIXTURES AND DO NOT EXCEED 8 FOOTCANDLES, UNO.

KEYNOTE LEGEND

KEY	VALUE
	I. STREET LIGHTS PROVIDED AS PART OF COOLIDGE ST AND E 63RD AVE DRAWINGS.

Project		Catalog #		Type	
Prepared by		Notes		Date	



## Streetworks

### GAN Galleon

Area / Roadway Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

#### Product Certifications



#### Product Features



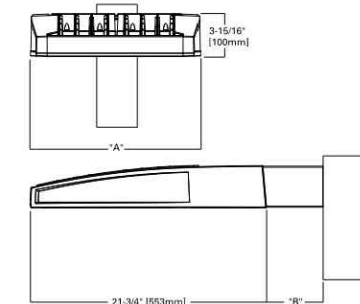
#### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 9](#)

#### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

#### Dimensional Details



Number of Light Sources	A* Width	W* Standard Arm Length	W* Extended Arm Length	W* Quick Mount Arm Length	W* Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	10-5/8"	--

NOTES:  
\*With installation requirements and additional 1/4" x 1/4" x 1/4" mounting details visible.



PS00000001 page 1  
October 29, 2020 1:59 PM



## WST LED Architectural Wall Sconce



#### Capable Luminaire

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

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

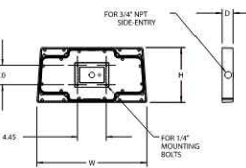
To learn more about A+, visit [www.acuitybrands.com/aplus](https://www.acuitybrands.com/aplus).

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLU](#).

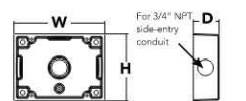
#### Optional Back Box (PBBW)

Height: 8.49"  
(21.56 cm)  
Width: 17.01"  
(43.21 cm)  
Depth: 1.70"  
(4.30 cm)



#### Optional Back Box (BBW)

Height: 4"  
(10.2 cm)  
Width: 5-1/2"  
(14.0 cm)  
Depth: 1-1/2"  
(3.8 cm)



COMMERCIAL OUTDOOR  
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (5378) • [www.lithonia.com](https://www.lithonia.com)  
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WST LED  
Rev. 03/17/21



## D-Series Size 0 LED Area Luminaire



#### d-series

#### Specifications

EPA: 0.95 ft<sup>2</sup>  
(0.09 m<sup>2</sup>)

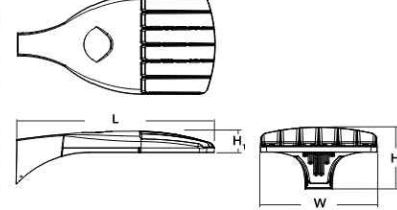
Length: 26"  
(660 mm)

Width: 13"  
(330 mm)

Height: 3"  
(76 mm)

Height: 7"  
(178 mm)

Weight (max): 16 lbs  
(7.2 kg)



#### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

#### Ordering Information

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

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000K	T15 Type I short (Automotive)	MOSFET 120V-277V/1-3	SPK
	P1 P5	40K 4000K	T26 Type II medium	EVOLV	Square pole mounting
	P2 P6	50K 5000K	T35 Type III short	120V	Square pole mounting
			T36 Type III medium	120V	Square pole mounting
			T40 Type IV medium	120V	Square pole mounting
Rotated optics	P10* P12*		T50 Type V short	240V	SPMA
	P11* P13*		T55 Type V medium	240V	Square pole universal mounting adapter
			T60 Type V long	240V	Square pole universal mounting adapter
				34V	DSX0 separately
				48V	KMA0 is not mounting bracket adapter (square hole)